

<b>For office use only</b>	File # _____
	Received _____, 20 ____
	Considered Complete _____, 20 ____

## APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

*Planning Act, RSO 1990, O. Reg. 200/96, Amended by O. Reg. 432/96 & 508/98*

Minor Variance	2018 Fee Effective Jan 1/18	2019 Fee Effective Jan 1/19	2020 Fee Effective Jan 1/20	2021 Fee Effective Jan 1/21
- 1 or 2 variances	\$1,456	\$1,484	\$1,514	\$1,544
- 3 or more variances	\$1,872	\$1,909	\$1,947	\$1,986

**Each application must be accompanied by the application fee in the form of a cheque payable to the local municipality.**

The undersigned hereby applies to the Committee of Adjustment for the \_\_\_\_\_  
\_\_\_\_\_ (name of municipality) under section 45 of the  
**Planning Act 1990** for relief, as described in this application, from By-law No \_\_\_\_\_ (as amended).

- Name of Owner STONECRAFT CUSTOM HOMES LTD.  
Telephone : 519-801-9961 Email: BRAD@STONECRAFTLTD.CA  
Address 226 WIMPOLE STREET, MITCHELL ON, NOK LWO
- Name of Agent (if applicable) \_\_\_\_\_  
Telephone : \_\_\_\_\_ Email: \_\_\_\_\_  
Address \_\_\_\_\_

*Note: Unless otherwise requested, all communications will be sent to the agent, if any.*

- Provide legal description and address of property.  
Ward: SEAFORTH  
Concession: \_\_\_\_\_ Lot: 12 Registered Plan #: 396  
911 Address and Road Name: 156

**NOTE: If property legal description and address approved, all numbers following will need to be changed.**

4. Names and addresses of any mortgages, holders of charges or other encumbrances:

5. Nature and extent of relief applied for:

*I'm asking for a 9m fringe instead of 10m*

6. Why is it not possible to comply with the provisions of the by-law?

*existing lot is under 20m total*

7. Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number):

Ward: SEAFORTH

Lot(s): 156 Concession: \_\_\_\_\_

Roll Number: 404039001902110 Registered Plan No.: 396

911 Number & Road Name: 156 SALL STREET

8. Is any of the subject land in Wellhead Protection Area C? Yes  No  Unknown

If **Yes**, please obtain a Restricted Land Use Permit from the Risk Management Official. If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

9. Indicate if access to the property is by Provincial Highway, municipal road maintained all year or seasonally, another public road or right of way: MUNICIPAL ROAD

10. Will this proposal result in adding or changing the location of any driveways/accesses/entrances?

Yes  No

11. Dimensions of land affected:

Frontage: 18.172m Area: 826.2 sq m

Depth: 45.48m +/- Width of street: \_\_\_\_\_

12. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, number of storeys, width, length, height, etc.):

Existing:

Proposed: 2400 sqft ground area, 49 feet wide X 71 feet deep,  
single story home.

13. Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear and front lot lines):

Existing:

Proposed: 7.69 m from Road  
1.65 m side yard.

14. Date of acquisition of subject land:

Aug. 20, 2021

15. Date of construction of all buildings and structures on subject land:

June 1, 2022

16. Existing uses of the subject property:

single home

17. Existing uses of abutting properties:

~~single homes~~ semi detached home

18. Length of time the existing uses of the subject property have continued:

since June 1 2022

19. Municipal services available (check appropriate space or spaces):

Water – Connected

Publicly Owned  Privately Owned

Communal Well  Lake

Sewage Disposal – Connected

Sanitary Sewers  Septic System  Privy

Storm Drainage – Connected

Storm Sewers  Ditches  Swales  Other

20. Is this property assessed to a Municipal Drain?

Yes  No

If yes, what is the name of the drain? \_\_\_\_\_

21. Is there a tile drain loan for this property or has an application for a tile drain loan been submitted to the Municipality within the last 90 days?

Yes  No

22. Present Official Plan provisions applying to the land:

RESIDENTIAL

23. Present Zoning By-law provisions applying to the land:

R2

24. Has the owner previously applied for relief in respect of the subject property?

Yes  No

If the answer is yes, describe briefly:

25. Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.

Date of Applicant's consultation meeting with County Planner: SEP 21, 2022

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.

Yes  (submit a fee of \$216.00 made payable to the Treasurer, County of Huron) No

26. Is the subject property the subject of a current application for consent or plan of subdivision under the Planning Act? If yes, please indicate file number:

PART LOT CONTROL

Yes  No

**RECEIVED**

SEP 21 2021 CB

**Notes:**

MUNICIPALITY OF HURON EAST

a) It is required that . . . . . copies of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the plan referred to in Note 2, accommodated by a

fee of \$ \$1544.00 in cash or by cheque made payable to the Treasurer of the

\_\_\_\_\_  
(name of municipality)

**OWNER'S AUTHORIZATION**

(This must be completed by the OWNER if the owner is not filing the application.)

I/We BRAD LUBBERS, being the registered owner(s) of the subject lands,  
hereby

authorize \_\_\_\_\_ to prepare and submit an application of Minor  
Variance.

[Signature]  
Signature of Owner

2021/09/21  
Date

**APPLICANT'S DECLARATION**

(This must be completed by the Person Filing the Application for the proposed development site.)

I, BRAD LUBBERS of the MITCHELL  
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District ONTARIO, CANADA solemnly declares that all of the statements  
contained in this application and supporting documentation are true and complete, and I make this solemn  
declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made  
under oath, and by virtue of the "Canada Evidence Act."

DECLARED before me at:

Region/County/District HURON

In the Municipality of HURON EAST

[Signature]  
Signature

This 21 day of September, 2022  
(Day) (Month) (Year)

BRAD LUBBERS  
Please **Print** name of Applicant

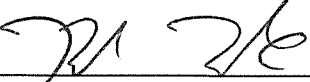
[Signature]  
Commissioner of Oaths  
John McKercher  
Notary Public

**OWNER/APPLICANT'S CONSENT DECLARATION**

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, BRAD LUSBERS, the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

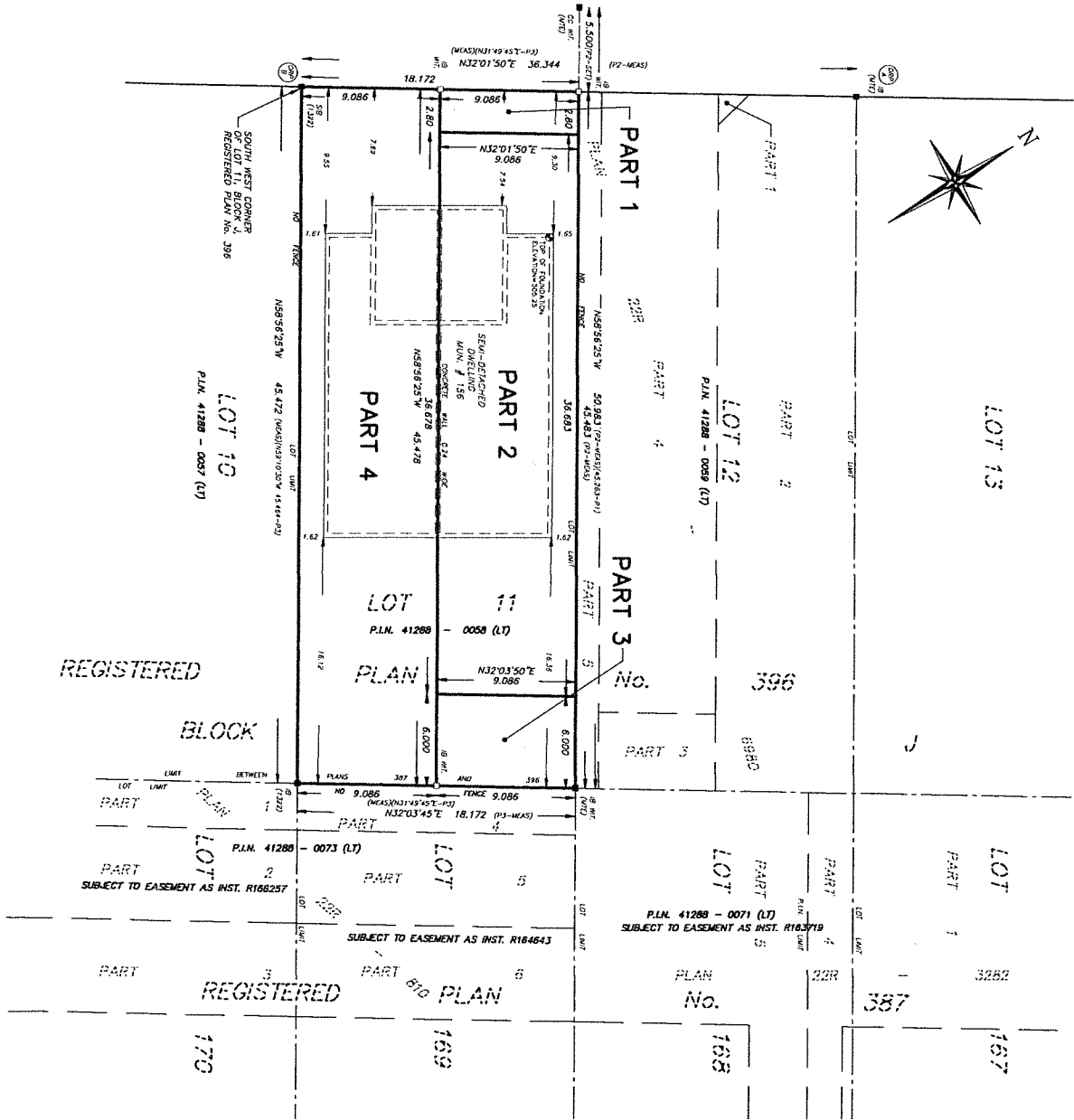
  
Signature

2021 / 09 / 21  
Date

<p><b><u>OFFICE USE ONLY</u></b></p> <p style="text-align: center;">CERTIFICATION</p> <p>I, _____</p> <p>For the _____</p> <p>Of _____ in the _____ of _____</p> <p>Certify that the above application is a true copy.</p> <p>Dated this _____ day of _____, 20 _____</p> <p>Signature _____</p>
--

**METRIC:**  
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**MILL STREET (KNOWN AS SILLS STREET)**  
(20.117 WIDE BY REG'D PLAN No. 387)  
P.L.N. 41288 - 0090 (LT)



REGISTERED BLOCK

REGISTERED PLAN

PLAN OF SURVEY		BLOCK J		REGISTERED PLAN No. 396	
PART	LOT	BLK	REG'D PLAN	AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )
1	PT OF 11	J	PT OF 41288-0056 (LT)	23.4	264
2	PT OF 11	J	PT OF 41288-0056 (LT)	333.2	3812
3	PT OF 11	J	396	54.5	628
4	PT OF 11	J	PT OF 41288-0056 (LT)	411.1	4721
PARTS 1, 2, 3, AND 4 COMPOSE ALL OF P.L.N. 41288-0056 (LT)					

PLAN OF SURVEY  
OF LOT 11  
BLOCK J  
REGISTERED PLAN No. 396  
FOR THE  
TOWN OF SEAFORTH  
IN THE  
MUNICIPALITY OF HURON EAST  
COUNTY OF HURON  
SCALE 1:200

**LEGEND:**  
 L DENOTES PLANTED LANDMARK  
 S DENOTES ROUND MONUMENT  
 SB DENOTES SHORT STANDARD IRON BAR  
 18 DENOTES NEW BAR  
 16 DENOTES OLD CROSS  
 15 DENOTES OLD CROSS  
 14 DENOTES MEASURED  
 13 DENOTES METELED  
 12 DENOTES METELED  
 11 DENOTES METELED  
 10 DENOTES METELED  
 9 DENOTES METELED  
 8 DENOTES METELED  
 7 DENOTES METELED  
 6 DENOTES METELED  
 5 DENOTES METELED  
 4 DENOTES METELED  
 3 DENOTES METELED  
 2 DENOTES METELED  
 1 DENOTES METELED

**NOTES:**  
 BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17N MAGNET (CSRS 98) DEPARTURES FOR THIS PLAN ARE ASSUMED POSITIVE AND CAN BE CONVERTED TO GRID DEPARTURES BY MULTIPLYING BY THE COSINE OF LOCAL MAGNETIC DECLINATION.  
 ALL COORDINATES ARE GIVEN FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17N MAGNET (CSRS 98) WITH SECS 14 (2) OF DATE: 21/4/10  
 THIS SURVEY WAS COMPLETED ON THE 31ST DAY OF MAY, 2021.

POINT ID	COORDINATES	EASTING	NORTHING
OMP A	4821732.012	487236.842	487236.842
OMP B	4821732.014	487236.842	487236.842

**SURVEYOR'S CERTIFICATE:**  
 I, THE SURVEYOR, HEREBY CERTIFY THAT THE PLAN AND THE SURVEY THEREON ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 THE SURVEY WAS COMPLETED ON THE 31ST DAY OF MAY, 2021.

**MTE** METEORIC TITLES ENGINEERING  
 365 HOWE STREET  
 SUNDRIED, ONTARIO N6A 2A5  
 TEL: 519-271-7852