

For office use only	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 _____

Municipality of Huron East (name of municipality) under section 45 of the **Planning Act 1990** for relief, as described in this application, from By-law No 52-2006 (as amended).

1. Name of Owner Walter Melnyk

Telephone : 519-851-9773 Email: melnykconstruction@hotmail.com

Address 314 St. George Street, Port Stanley, Ontario N5Z 2X7

2. Name of Agent (if applicable) _____

Telephone : _____ Email: _____

Address _____

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

3. Provide legal description and address of property.

Ward: Seaforth Ward

Concession: _____ Lot: 56 & 57 Registered Plan #: 394

911 Address and Road Name: 71 Louisa Street

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:

TD Canada Trust, London Ernest Branch, London, Ontario

5. Nature and extent of relief applied for:

- increase from 4 permitted units to 6 units
- reduce exterior side yard from 6m to 3m
- reduce rear yard from 10m to 8m

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

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 Ward

Lot(s): 56 & 57

Concession: _____

Roll Number: 4040-390-022-00904 Registered Plan No.: 394

911 Number & Road Name: 71 Louisa 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: yes

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

Yes No

11. Dimensions of land affected:

Frontage: 36.136m

Area: 1453.37sqm

Depth: 40.234m

Width of street: 20m (assumed)

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

Existing building is a raised ranch style fourplex residential building with (4) separate 2 bedroom dwelling units 6.6m wide x 13.7m long = 90sqm each (968sf) with a total ground floor area of 180sqm (1936sf)

Proposed:

Addition of (1) single storey 2 bedroom dwelling unit constructed each side adjoining to existing fourplex dwelling, each unit 8.73m (28.67ft) wide x 16m (52.5ft) long including attached single car garage with a total ground floor area of 103sqm (1114sf)

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

Existing:

See Attached Site Concept Plan SP-3A

Proposed:

See Attached Site Concept Plan SP-3A

14. Date of acquisition of subject land:

2012

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

June 2012

16. Existing uses of the subject property:

residential use

17. Existing uses of abutting properties:

residential use

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

9 yrs

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:

Section 6, Urban Settlements

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

Section 19, R2 Zone

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: Aug-03-2021

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:

Yes No

PAID

AUG 26 2021

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 \$ 1,986.00 in cash or by cheque made payable to the Treasurer of the

Municipality of Huron East

(name of municipality)

- b) *Each copy of this application must be accompanied by a plan showing the dimensions of the subject land and all abutting land; the location, size and type of all existing and proposed buildings and structures on the subject land indicating the distance of the buildings from the lot lines; approximate location of all natural and artificial features on the subject and adjacent lands; location, width and name of roads; location of easements; and use of adjacent lands. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.*
- c) *Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.*

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

OWNER'S AUTHORIZATION

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

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

authorize _____ to prepare and submit an application of Minor
Variance.

Signature of Owner

Date

APPLICANT'S DECLARATION

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

I, Walter Melnyk of the HURON EAST
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District HURON 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 County of Huron

In the Municipality of Huron East


Signature

This 26 day of August, 2021
(Day) (Month) (Year)

Walter Melnyk
Please **Print** name of Applicant

Brad McRoberts
Commissioner of Oaths

**BRAD MCROBERTS, a Commissioner, etc.,
County of Huron, while Clerk
of the Municipality of Huron East.**

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, Walter Melnyk, 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.

W Melnyk
Signature

Aug 26/21
Date

OFFICE USE ONLY

CERTIFICATION

I, _____

For the _____

Of _____ in the _____ of _____

Certify that the above application is a true copy.

Dated this _____ day of _____, 20 _____

Signature _____

**COMPLETE THIS FORM TO DETERMINE IF
SEPTIC COMMENTS ARE REQUIRED
ON YOUR PLANNING APPLICATION**

For certain planning applications, comments are required from local municipal staff to assist the municipality in its decision on your application. This sheet will determine if comments are required from local staff, and if so, the appropriate fee* must be submitted with your application and paid to the local municipality (*based on the local municipality's Fee Schedule – consult with your Planner to determine).

Name of Applicant: _____

Name of Owner (if different from the applicant): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality):

Type of Planning Application(s) submitted with this form:

- | | |
|---|---|
| <input type="radio"/> Consent (severance) | <input type="radio"/> Minor Variance |
| <input type="radio"/> Zoning By-Law Amendment | <input type="radio"/> Plan of Subdivision/Condominium |
| <input type="radio"/> Official Plan Amendment | |

Please answer Section A **OR** Section B, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A – Where **SANATARY SEWERS** are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)? Yes No

Section B – Where **SEPTIC SYSTEMS** are required.

- | | | |
|--|---------------------------|--------------------------|
| 1. The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). | <input type="radio"/> Yes | <input type="radio"/> No |
| 2. Is the property less than .4 hectares (1 acre) in area? | <input type="radio"/> Yes | <input type="radio"/> No |
| 3. Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below. | <input type="radio"/> Yes | <input type="radio"/> No |
| 4. I am uncertain of the location of the existing septic tank and tile bed on the property. | <input type="radio"/> Yes | <input type="radio"/> No |
| 5. There will be more than one dwelling unit on each lot. | <input type="radio"/> Yes | <input type="radio"/> No |
| 6. An industrial or commercial use is proposed which will require a septic system. | <input type="radio"/> Yes | <input type="radio"/> No |
| 7. Is the property with 183 metres (600 feet) of an abattoir (slaughter house)? | <input type="radio"/> Yes | <input type="radio"/> No |
| 8. The application is for a new Plan of Subdivision/Condominium | <input type="radio"/> Yes | <input type="radio"/> No |

Proceed to **Section C**

“Useable Land” means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restrictions may apply according to legislation.)

Name of Owner or Designated Agent

Signature and Date

To be completed by Municipal Clerk: Has the Septic Review Fee, made payable to the local municipality, been collected from the applicant?

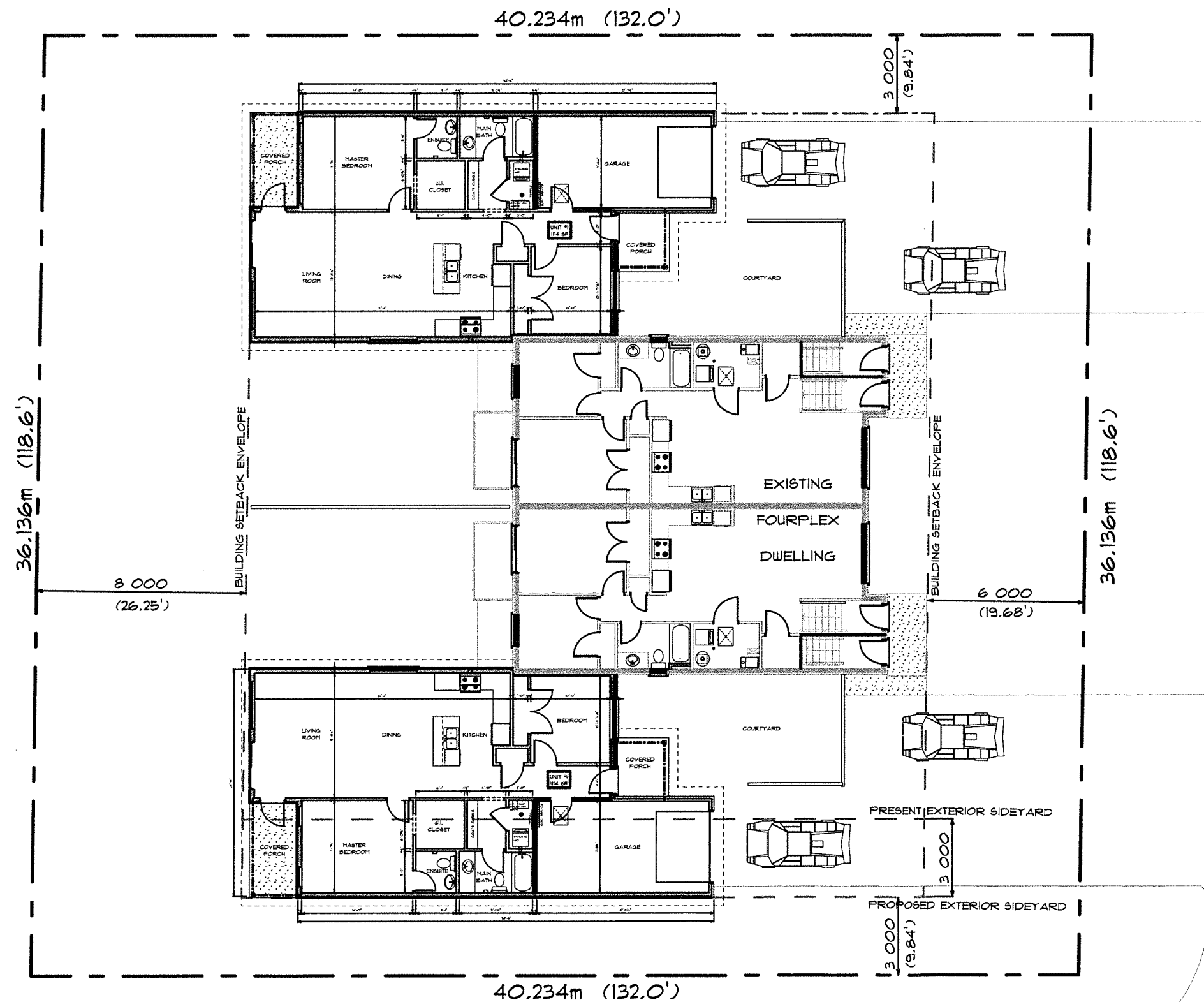
*Please note type of application and file # on the cheque.

Yes No

Amount: _____

Name of Clerk-Treasurer

Signature and Date



LOUISA STREET

HURON STREET
(UNDEVELOPED STREET)

LOT INFORMATION:

SITE AREA	1453.9 sq.m	(15650.2 sqft)	100%
EXIST FOURPLEX DWELLING	185.8 sq.m	(2000 sqft)	12.8%
PROPOSED 2 UNIT DWELLINGS	258.0 sq.m	(2778 sqft)	17.7%
LOT COVERAGE	392.8 sq.m	(4228.2 sqft)	30.5%