APPLICATION FOR MINOR VARIANCE

OR FOR PERMISSION


<table>
<thead>
<tr>
<th>Minor Variance</th>
<th>2018 Fee Effective Jan 1/18</th>
<th>2019 Fee Effective Jan 1/19</th>
<th>2020 Fee Effective Jan 1/20</th>
<th>2021 Fee Effective Jan 1/21</th>
</tr>
</thead>
<tbody>
<tr>
<td>- 1 or 2 variances</td>
<td>$1,456</td>
<td>$1,484</td>
<td>$1,514</td>
<td>$1,544</td>
</tr>
<tr>
<td>- 3 or more variances</td>
<td>$1,872</td>
<td>$1,909</td>
<td>$1,947</td>
<td>$1,986</td>
</tr>
</tbody>
</table>

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 MORRIS TURNBERRY (name of municipality) under section 45 of the Planning Act 1990 for relief, as described in this application, from By-law No 45 2014 (as amended).

1. Name of Owner ROYAL HOMES LTD
   Telephone: 519-531-0365 Email: doug@royalhomes.com
   Address 213 ARTHUR ST WINGHAM ON N0G 2W0

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: ______________________________
   Concession: __________ Lot: __________ Registered Plan #: 410
   911 Address and Road Name: 213 X 229 ARTHUR ST

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:

MINOR Variance TO EXTEND LEGAL NON-COMFORMING
STATUS TO 'NEW PARTITION OF PROPERTY'

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

LEGAL NON-COMFORMING STATUS CANNOT BE
EXTENDED FOR LOT ADDITIONS

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

Ward: ____________________________
Lot(s): ____________________________ Concession: ____________________________
Roll Number: ________________________ Registered Plan No.: __410__
911 Number & Road Name: 213/229 ARTHUR St. WINSTON, ON

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: ALL YEAR ACCESS

10. Will this proposal result in adding or changing the location of any driveways/accesses/entrances?
   Yes ☐ No ☑

11. Dimensions of land affected:
   Frontage: 40' (12 m)  Area: 0.16 acres
   Depth: 175' 58 m  Width of street: 66'
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:

NONE

Proposed:

GARAGE ADDITION / WORKSHOP

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:

SEE SKETCH

14. Date of acquisition of subject land:

2020 NOT SET YET

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

2020 TO 2021

16. Existing uses of the subject property:

INDUSTRIAL (VACANT)
17. Existing uses of abutting properties:  

RESIDENTIAL

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

100 + years

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:  

Industrial VM-1
23. Present Zoning By-law provisions applying to the land:

\[ VM - J \]

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

Yes [ ] No [X]

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: 2019/11/19

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 $208.00 made payable to the Treasurer, County of Huron) No [X]

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:

CEY-19

Yes [X] No [ ]

Notes:

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 $1484 in cash or by cheque made payable to the Treasurer of the (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.
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.)

ROYAL HOMES LTD

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

authorize DOUG KUYVENHOVEN to prepare and submit an application of Minor Variance.

Signature of Owner: 

I have the authority to bind the corporation.

Date: 2019-11-19

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

1. DOUG KUYVENHOVEN of the MUNICIPALITY OF MORRIS - TURNBERRY

(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District of 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 of HURON

In the Municipality of MORRIS - TURNBERRY

Signature: 

This 19 day of NOVEMBER, 2019

(Day) (Month) (Year)

Please Print name of Applicant

Commissioner of Oaths

TREVOR HALLAM
CAO/Clerk
Commissioner of Oaths
Municipality of Morris-Turnberry
41342 Morris Rd, Brussels, ON N0G 1H0
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, [Name of Owner], 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

Date

2019-11-19

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 __________________________________________