



MINOR VARIANCE APPLICATION

UNDER SECTION 45 OF THE PLANNING ACT

Instructions

This is a minor variance application under Section 45 of the Planning Act. Prior to processing, it is required that 1 copy of this application, the application fee of \$700, and an accurate sketch of your proposal detailing the requirements of Section 4 of this application, be filed with the Municipality. Additionally it should be noted that:

- (1) The application must be completed in metric units.
- (2) The Committee of Adjustment may require that a certified Ontario Land Surveyor verify the measurements.
- (3) Applicants should be aware that receipt of inaccurate information may cause delays in the hearing of the application.
- (4) Additional information may be required by the Committee of Adjustment prior to a decision being issued. The Municipality reserves the right to determine what information is necessary in order to properly process an application.

THE MUNICIPALITY IS NOT RESPONSIBLE FOR ANY THIRD PARTY CHARGES RELATING TO THIS MINOR VARIANCE APPLICATION.

Please submit the application, fee, and sketch to the Municipal Office care of:

Debbie Walsh, Secretary-Treasurer
Strathroy-Caradoc Committee of Adjustment
Municipality of Strathroy-Caradoc
52 Frank Street
Strathroy, ON N7G 2R4

Tel: 519-245-1105 (ext. 234)
Fax: 519-245-6353
Email: dwalsh@strathroy-caradoc.ca

For office use only

File No. _____ Date Received _____

This application was determined complete on _____

Signature of Planner

SECTION 1: CONTACT INFORMATION

- 1 Name of owner: _____
Address _____

Phone _____ Fax _____
Email _____
- 2 Name of Applicant (if diff.) _____
Address _____

Phone _____ Fax _____
Email _____
- 3 Please specify to whom all correspondence should be sent:
Owner Applicant

SECTION 2: PROPERTY INFORMATION

- 4 Municipal Address: _____

- 5 Legal Description: Concession No. _____ Lot No(s) _____
Reference Plan No. _____
Ref. Plan Part No(s) _____
Registered Plan No. _____
Reg. Plan Lot / Block No(s) _____

6 Property Dimensions (in metric units)

| Frontage | Depth | Area | Existing Use(s) |
|----------|-------|------|-----------------|
| | | | |

7 Please indicate whether there are any buildings or structures on the subject lands

Yes No

If yes, Please indicate the type of buildings and structures that currently exist on the lot and the specified measurements (in metric units):

| Type of Building / Structure | Distance from front lot line | Distance from rear lot line | Distance from side lot lines | Height | Floor Area |
|------------------------------|------------------------------|-----------------------------|------------------------------|--------|------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

8 Is the subject land affected by any easements or restrictive covenants? If so please describe below:

9 What is the official plan designation of the property?

10 What is the zoning of the property?

11 Please indicate the date subject property was acquired by current owner.

12 If known, what is the length of time existing uses have continued on the subject property?

13 If known, what is the length of time that the existing buildings or structures on the subject land were constructed?

14 Access to the lot is currently provided by:

- County Road
- Municipal Road (Year Round)
- Municipal Road (Seasonal)
- Other Public Road
- Private Road
- Right-of-way

15 Sewage disposal to the lot is currently provided by:

- Municipal Sewage System
- Private Individual Septic System
- Private Communal Septic System
- Privy
- Other
- Please Specify _____

16 Water service to the lot is currently provided by:

- Municipal Piped Water
- Private Individual Well
- Private Communal Well
- Water Body
- Other
- Please Specify _____

17 Storm drains to the lot are currently provided by:

- Sewers
- Ditches
- Swales
- Other
- Please Specify _____

18 If known, has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or consent under Section 53 of the Planning Act?

Yes No

If yes, please specify the file number of the application and the decision of the application.

File No. _____ Decision: Approved Denied

19 If known, has the subject land ever been the subject of an application for approval of a minor variance under Section 45 of the Planning Act?

Yes No

If yes, please specify the file number of the application and the decision of the application.

File No. _____ Decision: Approved Denied

20 Is the subject land the subject of any other application under the Planning Act?

Yes No

If yes, please specify the type of application, the file number (if any) and its status:

Consent Zoning By-law Amendment Official Plan Amendment

Site Plan Approval Other Please Specify _____

File No. _____ Status: In Process Deferred

SECTION 3: MINOR VARIANCE DESCRIPTION

21 Please briefly describe the nature and extent of the relief applied for:

22 Please indicate which Section(s) of the By-law you are applying for relief from:

23 Please briefly explain why it is not possible to comply with the provisions of the By-law

- 24 Please indicate whether any buildings or structures (including additions and expansions to existing buildings or structures) are proposed to be built on the subject lands.

Yes No

If yes, Please indicate the type of buildings and structures that are proposed on the lot and the specified measurements (in metric units):

| Type of Building / Structure | Distance from front lot line | Distance from rear lot line | Distance from side lot lines | Height | Floor Area |
|------------------------------|------------------------------|-----------------------------|------------------------------|--------|------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

- 25 If a change in use is being proposed, please indicate what the proposed use of the land will be

- 26 Indicate which, if any, uses or features are located on or within 500 metres of the subject lands.

| Use or Feature | On the Subject Lands | Within 500 metres of the subject lands. |
|---|----------------------|---|
| A livestock facility or stockyard | | |
| A county road or Highway 402 | | |
| Significant wetland | | |
| Significant woodlot | | |
| A watercourse, municipal drain, river or stream | | |
| Floodplain or hazard lands | | |
| Active railway line | | |

SECTION 4: SKETCH CHECKLIST

- 27 This application must be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application. Please fill out the checklist below to ensure you have included all the required information.
- The boundaries and dimensions of the subject land.
 - The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines.
 - The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks)
 - The current uses on land that is adjacent to the subject land.
 - The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
 - The location and nature of any easements affecting the subject land.

SECTION 5: DECLARATIONS

I, _____, of the _____ of _____
in the _____ of _____, do solemnly declare that all
statements contained in this application are true, 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 the _____)
of _____ in the County of _____)
_____) _____)
this _____ day of _____ 20 _____) Applicant's Signature*

A Commissioner of Oaths

* If an agent is applying on behalf of an applicant / owner, written authorization must accompany the application

If owner is different from applicant:

I, _____, being the owner of the property described in
Section 2 of this application, hereby acknowledges and give consent to this application
dated at _____ this _____ day of _____ 20 _____

Signature of owner