



Town of Penetanguishene
APPLICATION FOR MINOR VARIANCE

OFFICE USE ONLY	
<input type="checkbox"/> MINOR VARIANCE <input type="checkbox"/> PERMISSION TO EXPAND <input type="checkbox"/> OTHER	
Application No.: A. /20	Date of Application:
Civic Address: _____	
Application Complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee Received: <input type="checkbox"/> Yes <input type="checkbox"/> No
ROLL # 4372-_____ - _____ - _____ - 0000	

PRESCRIBED INFORMATION AND MATERIAL TO BE PROVIDED PURSUANT TO SECTION 45 OF THE PLANNING ACT, R.S.O. 1990.

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only.

Primary Contact: C-K Kenneth Chow

a) Registered Owner(s): Sarah Bingham Curcione
(List all owners and contact information if multiple exist)

Mailing Address: 38 Irwin Drive, Barrie, ON, L4N 7A6

Home Phone: _____ Cell Phone: 705-721-3214

Business Phone: _____ Fax: _____

Email Address: sar_curc@yahoo.ca

b) **Agent:** C-K Kenneth Chow Architect, of Truekei Design Company Inc.

Mailing Address: 316859 Highway 6. RR1. Chatsworth, ON, N0H 1G0

Home Phone: _____ Cell Phone: _____

Business Phone: 416-898-6849 Fax: _____

Email Address: kenchowarchitect@gmail.com

c) **Planner:** _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) **Surveyor:** Raikes Geomatics Inc. - Brad Petroff

Mailing Address: 529 Elizabeth Street, Midland, ON, L4R 2A2

Phone Number: 705-526-7552 Fax Number: _____

Email Address: infor@survey4u.com

e) **Solicitor:** Patrick Lassaline (B.A., LL.B.) Great Law

Mailing Address: 77 Coldwater Street East, Orillia, ON, L3V 1N6

Phone Number: 705-327-2600 ext 222 Fax Number: 705-327-7532

Email Address: plassaline@greatlaw.ca

f) **Engineer:** _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS:

- a) Concession(s): _____
- b) Lot(s): Lot 21A, and Part Water Lot
- c) Registered Plan No. : 69 Lot(s)/Block(s): _____
- d) Reference Plan No. : RD 359 Part(s): 11 to 14, and 17A,
RP 51 R34 998
- e) Geographic Township (former municipality): Tay PART 1
- f) Civic Address: 284 Watson Road, Penetanguishene, L9M 1X9
- g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
45.72	+/- 367	3.75

- h) Official Plan (current designation of subject lands) : Rural Area, Shoreline Area, Environmental Protection Area
- i) Zoning (current zoning of subject lands) : RU, LSR-H, LS
- j) Are there any easements or rights-of-way affecting the subject lands?
 Yes
 No

If yes, indicate and describe the purpose of the easement or right-of-way:

Shared Driveway Access to Neighbouring Lots and Utility Overhead

Power Line Row

3. VARIANCE:

By-law Provision	Required	Proposed	Variance / Relief (difference between Required & Proposed)
8.1.2.1 (b)	35 m	5 m	30 m

a) Nature and extent of the relief from the Zoning By-law:

** Attach a separate description if necessary*

To have Severed Property with frontage on Municipal Town Road, we are

seeking to have a 5 meter strip minor variance noted on the Official Plan, at
~~the west end of the road frontage for direct access for the severed property.~~

b) Reasons why proposed use cannot comply with the provisions of Zoning By-law:

4. EXISTING AND PROPOSED USES:

a) Date the subject land was acquired by the current Owner: 26 April, 2021

b) Existing uses of the subject land:

Two existing single family detached dwellings, one Bunkie and Three accessory buildings, foot bridge, foundation for rebuild of previous accessory ice house, and removable dock

c) Length of time that the existing uses have continued: 1890's

d) Proposed uses of the subject land:

** Attach a separate description if necessary*

Same as existing, single family dwelling and accessory structures

e) Date the existing building(s) or structure(s) on the subject land were constructed:

Type of Building/ Structure	Date Constructed
1. Dwelling 1	1910
2. Dwelling 2	1964
3. Bunkie and Shed	1964
4. Accessory Shed and	1920

Ice house

f) Location and Dimensions of all **existing** buildings and/or structures on the subject land (metric)*:

Building / Structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Dwelling 1	> 300	> 11		> 7
2. Dwelling 2	> 300	> 10		> 5
3. Bunkie	> 300	> 1.8		> 7
4. Main Shed	>280	> 26		> 35

Building/ Structure	Ground Floor Area (m ²)	Gross Floor Area (m ²)	# of Stories	Length (m)	Width (m)	Height (m)
1.	+/- 235	+/- 235	1	+/- 35	+/- 19	+/- 7
2.	+/- 124	+/- 124	1	+/- 24	+/- 12	+/- 7
3.	+/- 31	+/- 31	1	+/- 7	+/- 7	+/- 6
4.	+/- 28	+/- 28	1	+/- 6	+/- 5	+/- 5

*Attach separate sheet if more than 4 existing or proposed structures

g) Location and Dimensions of any **proposed** buildings and/or structures for the subject land (metric)*:

Building / Structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Dwelling 2	> 300	> 10		> 5
2. Bunky	> 300	> 1.8		> 7
3.				
4.				

Building/ Structure	Ground Floor Area (m ²)	Gross Floor Area (m ²)	# of Stories	Length (m)	Width (m)	Height (m)
1.						
2.						
3.						
4.						

*Attach separate sheet if more than 4 existing or proposed structures

h) What are the adjacent land uses:

To the north: Water Lots / Lake

To the south: Municipal Road / Residential

To the west: Vacant Owned Property / Residential

To the east: Family Dwelling Single / Residential

5. SOUTHERN GEORGIAN BAY LAKE SIMCOE SOURCE PROTECTION PLAN:

a) Is the subject land within a Wellhead Protection Area (WHPA) or an Issue Contributing Area (ICA)?

- Yes No

b) If yes, please identify the WHPA/ICA?

c) If yes, do you have an Approved Risk Management Plan (RMP) and/or a Section 59 Notice to Proceed from the Risk Management Official (RMO)? (Please attach the document you have).

- Yes No

6. ACCESS:

a) Access to the subject land is provided by: _____

- Provincial Highway
 County Road
 Municipal Road (year round)
 Municipal Road (seasonal)
 Private Road / Right-of-Way
 Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

7. SERVICES:

a) Water is provided to the subject land by:

- Town water
 Private well
 Privately owned/operated communal well
 Lake or other water body
 Other: _____

b) Sewage disposal is provided to the subject land by:

- Town sewer
- Private sewage system
- Privately owned/operated communal sewage system
- Other: _____

c) Storm drainage is provided to the subject land by:

- Town storm sewers
- Ditches
- Swales
- Natural
- Other: _____

7. OTHER APPLICATIONS:

Indicate if the subject land is the subject to any other applications currently under the *Planning Act*:

Application	File #	Status
Plan of Subdivision/Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

8. PLANS REQUIRED:

Please attach **6** copies of the sketch, site plan or survey **drawn to scale, in metric**. One reduced size copy (8.5" x 11") and a digital copy in Adobe Acrobat .pdf format must also be submitted.

Minimum requirements will be a sketch showing the following:

- The boundaries and dimensions (frontage, depth and area) of the subject land.
- Location and distances from property line of all proposed and existing structures.
 - o The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- The approximate location of all topographical, 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. Examples include buildings, railways, roads, watercourses, drainage ditches, river 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 road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- If the subject land has lake frontage, label the lake name.
- The location and nature of any easement affecting the subject land.
- North arrow and scale.

9. AUTHORIZATION BY OWNER:

Applicable if an Agent is making this application on your behalf.


If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), SARAH BINGHAM CURCIONE the undersigned, being the
Registered Owner(s)

Registered Owner(s) of the subject land, hereby authorize C-K Kenneth Chow
Agent

to act as my Agent with respect to the preparation and submission of this Application.

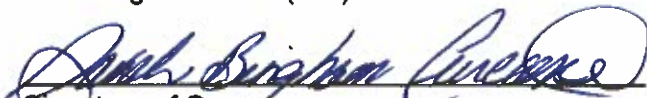

Signature of Owner
(If Corporation, I have the authority to bind the Corporation)

Nov 22 / 2021
Date


10. FREEDOM OF INFORMATION AND PRIVACY:


Personal information contained in this form, collected and maintained pursuant to Section 45 of *The Planning Act*, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Town considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Town photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Department of Planning and Development at the Town of Penetanguishene at (705) 549-2673.


Signature of Owner


Date

Signature of Owner

Signature of Witness

Date

Date

11. DECLARATION OF OWNER/AGENT:

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I _____ (Owner(s)/Agent) of the
_____ of _____ in the
(Town/Township/City)

County/District/Regional Municipality of _____

do solemnly declare that all of the 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/District/Regional
(Town/Township/City)

Municipality of _____ this ____ day of _____, 20____.

Signature of Owner

Signature of Agent *(if applicable)*

Signature of Commissioner

Commissioner's Stamp

Please submit this application to the Town of Penetanguishene's Department of Planning and Development at:

**Town of Penetanguishene
10 Robert Street West
Penetanguishene, ON L9M 2G2
Ph: (705) 549-2673
Fax: (705) 549-3922**