File No. **A1/18**

Committee of Adjustment

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Revised Planning Act, 1990, c. P.13, s. 45 (5);1994, c. 23, s. 26(1)

(a) Name of committee — (a) Municipality of Tweed - Committee of Adjustment

(b) Name of Applicant — RE: AN APPLICATION BY (b) Heidi Stegmayer

(c) Brief description — LOCATION OF PROPERTY (c)
Charles Rd – Lot 29 Plan 111, Municipality of Tweed.

d) As set out in Application — PURPOSE OF APPLICATION

To provide relief from the required 15 m (49.2 ft) Front Yard setback to 7.62 m (25 ft). (Section 8.3 of By-Law 2012-30)

TAKE NOTICE that an application under the above file number will be heard by the committee on the date, and at the time and place shown below.

DATE: **Friday, September 7, 2018** TIME **10:00 a.m.**

PLACE AND ADDRESS: Municipality of Tweed Council Chambers
255 Metcalf Street, Tweed, ON

PUBLIC HEARING - You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the secretary-treasurer of the committee at the address shown below.

FAILURE TO ATTEND HEARING - If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided in the *Planning Act,* you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION - A copy of the decision of the committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who has filed with the secretary-treasurer a written request for notice of the decision.

Dated this 7th day
of August, 2018.

Betty Gallagher, Secretary-Treasurer
Municipality of Tweed Committee of Adjustment
Postal Bag 729, 255 Metcalf St.
Tweed, ON K0K 3J0

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APPLICATION FOR

Planning Act, R.S.O. 1990, c. P.13, s. 45
O.Reg. 200/96, Schedule

File No.

☒ **MINOR VARIANCE – s. 45 (1)** ☐ **PERMISSION – s. 45 (2)**

The undersigned hereby applies to the Committee of Adjustment for the .....

..... under section 45
(name of municipality)

of the *Planning Act* for relief, as described in this application, from By-law No. ..... (as amended).

NAME OF OWNER	NAME OF AGENT (if applicant is an agent authorized by the owner)
DARREN & Kim Wright	HEIDI STEGMAYER
ADDRESS 167 MARLBANK RD K0K 3J0	ADDRESS 7 CHARLES CRT, TWEED, ON K0K 3J0
TELEPHONE 613-438-7008	TELEPHONE 613-921-6330

OFFICIAL PLAN - current designation of the subject land:

RURAL RESIDENTIAL - EMPTY LOT

ZONING BY-LAW - current zoning of the subject land:

RURAL RESIDENTIAL + ENVIRONMENTALLY PROTECTED

RELIEF - nature and extent of relief from the zoning by-law:

RELIEF OF FRONT LOT LINE SETBACK FROM 50' to 25'

REASON why the proposed use cannot comply with the provisions of the zoning by-law:

NOT ENOUGH ROOM TO BUILD A SINGLE FAMILY DWELLING DUE TO CONSERVATION + MUNICIPAL SETBACKS

LEGAL DESCRIPTION of subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number):

LOT 29 CHARLES RD PLAN 111 MUNICIPALITY OF TWEED COUNTY OF HASTINGS, PIN # 402930261

Note: See reverse of page 3 for details of sketch required.

DIMENSIONS OF LAND affected:

Frontage: 140' Depth: 115' Area: 16,100 SQFT

ACCESS - Access to the subject land is by:

- ☐ Provincial highway
- ☒ Municipal road - year round
- ☐ Other public road (specify) .....
- ☐ Municipal road - seasonal
- ☐ Right-of-way
- ☐ Water

WATER ACCESS - Where access to the subject land is by water only:

Docking facilities (specify) ..... Parking facilities (specify) .....

distance from subject land ..... distance from subject land .....

distance from nearest public road ..... distance from nearest public road .....

EXISTING USES of the subject land:	**LENGTH OF TIME** the existing uses of the subject land have continued:
EMPTY LOT	

EXISTING BUILDINGS - STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each:

TYPE - Ø — Front lot line setback: ..... Height in metres: .....

Rear lot line setback: ..... Dimensions: .....

DATE CONSTRUCTED Ø — Side lot line setback: ..... Floor area: .....

Side lot line setback: .....

TYPE - Ø — Front lot line setback: ..... Height in metres: .....

Rear lot line setback: ..... Dimensions: .....

DATE CONSTRUCTED Ø — Side lot line setback: ..... Floor area: .....

Side lot line setback: .....

attach additional page if necessary

PROPOSED USES of the subject land:

SINGLE FAMILY DWELLING

PROPOSED BUILDINGS - STRUCTURES - Where any buildings or structures are proposed to be built on the subject land, indicate for each:

TYPE SINGLE FAMILY DWELLING — Front lot line setback: 25' — Height in metres: .....

Rear lot line setback: 50' ± — Dimensions: .....

Side lot line setback: 50' ± — Floor area: .....

Side lot line setback: 10'

TYPE - ..... — Front lot line setback: ..... Height in metres: .....

Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor area: .....

Side lot line setback: .....

attach additional page if necessary

DATE - Subject land was acquired by current owner on: .....

WATER is provided to the subject land by:

- ☐ Publicly-owned/operated piped water system
- ☒ Privately-owned/operated individual well
- ☐ Privately-owned/operated communal well
- ☐ Lake or other water body
- ☐ Other means (specify) .....

SEWAGE DISPOSAL is provided to the subject land by:

- ☐ Publicly-owned/operated sanitary sewage system
- ☐ Privately-owned/operated communal septic system
- ☐ Other means (specify) .....
- ☒ Privately-owned/operated individual septic system
- ☐ Privy

STORM DRAINAGE is provided to the subject land by:

☐ Sewers ☐ Ditches ☑ Swales ☐ Other means (specify) .....

OTHER APPLICATIONS - If known, indicate if the subject land is the subject of an application under the Act for:

☐ Approval of a plan of subdivision (under section 51) File # ..... Status .....

☐ Consent (under section 53) File # ..... Status .....

☐ Previous application (under section 45) File # ..... Status .....

AUTHORIZATION BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize ..HEIDI..STEGMAYER..... to be the applicant in the submission of this application.

Signature of owner

Signature of witness

DW May 12/18
Date

DECLARATION OF APPLICANT

I, ..HEIDI..STEGMAYER..... of the ..MUNICIPALITY..OF..TWEED.... of ..7..CHARLES..CRT..... in the ..COUNTY..... of ..HASTINGS.... solemnly declare that:

All the statements contained in this application and provided by me 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.

DECLARED before me at the ...Municipality....
of ...Tweed.....
in the ..County..... of ..Hastings.....
this ..2nd..... day of ..August..,..2018.....

Signature of commissioner, etc.

Signature of applicant

It is required this application be accompanied by a fee of $ 10000 in cash or by cheque made payable to the Treasurer of the ..Municipality of Tweed.....

Personal information contained on this form, collected pursuant to the *Planning Act*, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

PLANS REQUIRED

IT WILL BE NECESSARY TO SUBMIT PRELIMINARY SITE PLANS FOR THE DEVELOPMENT AT THE TIME OF THE FILING OF THIS APPLICATION.

Minimum requirements will be a sketch showing the following

i. The boundaries and dimensions of the subject land.

ii. 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 yard lot line, rear yard lot line and the side yard lot lines.

iii. 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. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.

iv. The current uses on land that is adjacent to the subject land.

v. 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.

vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.

vii. The location and nature of any easement affecting the subject land.

FOR OFFICE USE ONLY

Name of Owner ..... Address .....

Name of Agent ..... Address .....

Date of receipt of completed application ..... Checked by .....

Zoning By-law No. ..... Passed .....

As amended by By-law No. ..... Passed .....

And By-law No. ..... Passed .....

Sections ..... Zone .....

Official Plan Designation .....

.....

Agricultural Land Use Classification in Canada: Land Inventory .....

Site visit carried out by staff or committee member: YES ☐ NO ☐

Authorization of owner received (if required) YES ☐ NO ☐

Conformity with the Agricultural Code of Practice (if applicable) YES ☐ NO ☐

Committee File No. ..... Committee Submission No. .....

Hearing Date ..... Adjourned Hearing Date .....

General comments: .....

.....

Hastings County

Map Title

Legend

Emergency Services

- Hospital
- Ambulance Base
- Fire Station
- Police Station
- 9-1-1 Address

Roads

- Major Road
- Minor Road
- Water Access Only
- Forest Access
- Parcel Information
- Floodline

Zoning Description

- Zoning
- EP
- ES-EW

N W E S

This map has been produced from the County of Hastings Online Mapping Application (www.hastingscounty.com) Data Sources: Ontario GeoSpatial Data Exchange (OGDE), Municipal Property Assessment Corporation (MPAC) & County of Hastings. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication.

0 0.04 0.08 0.16
Kilometres

Map Scale: 1:1,943

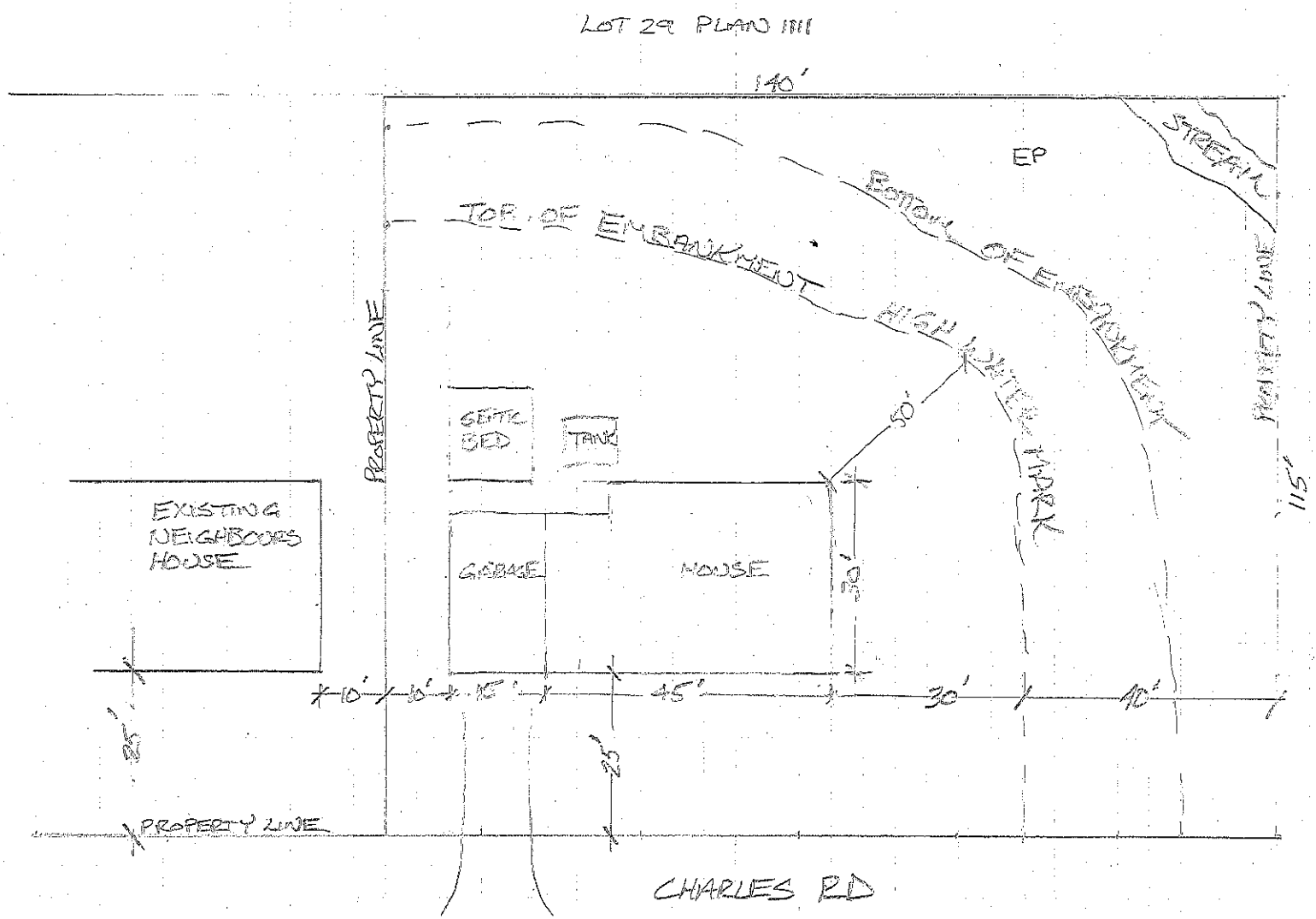
Site

160

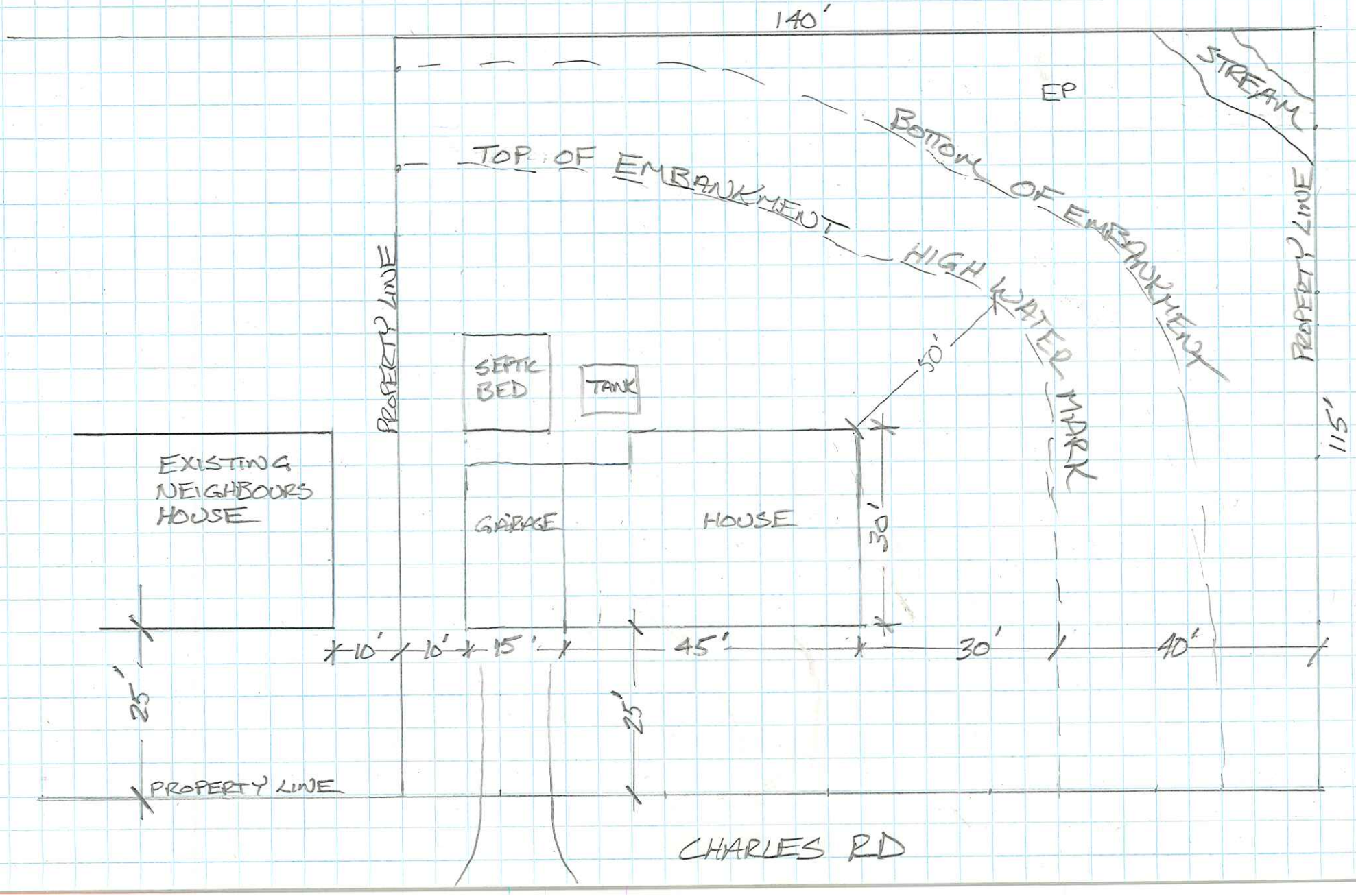
Map created: 4/3/2018

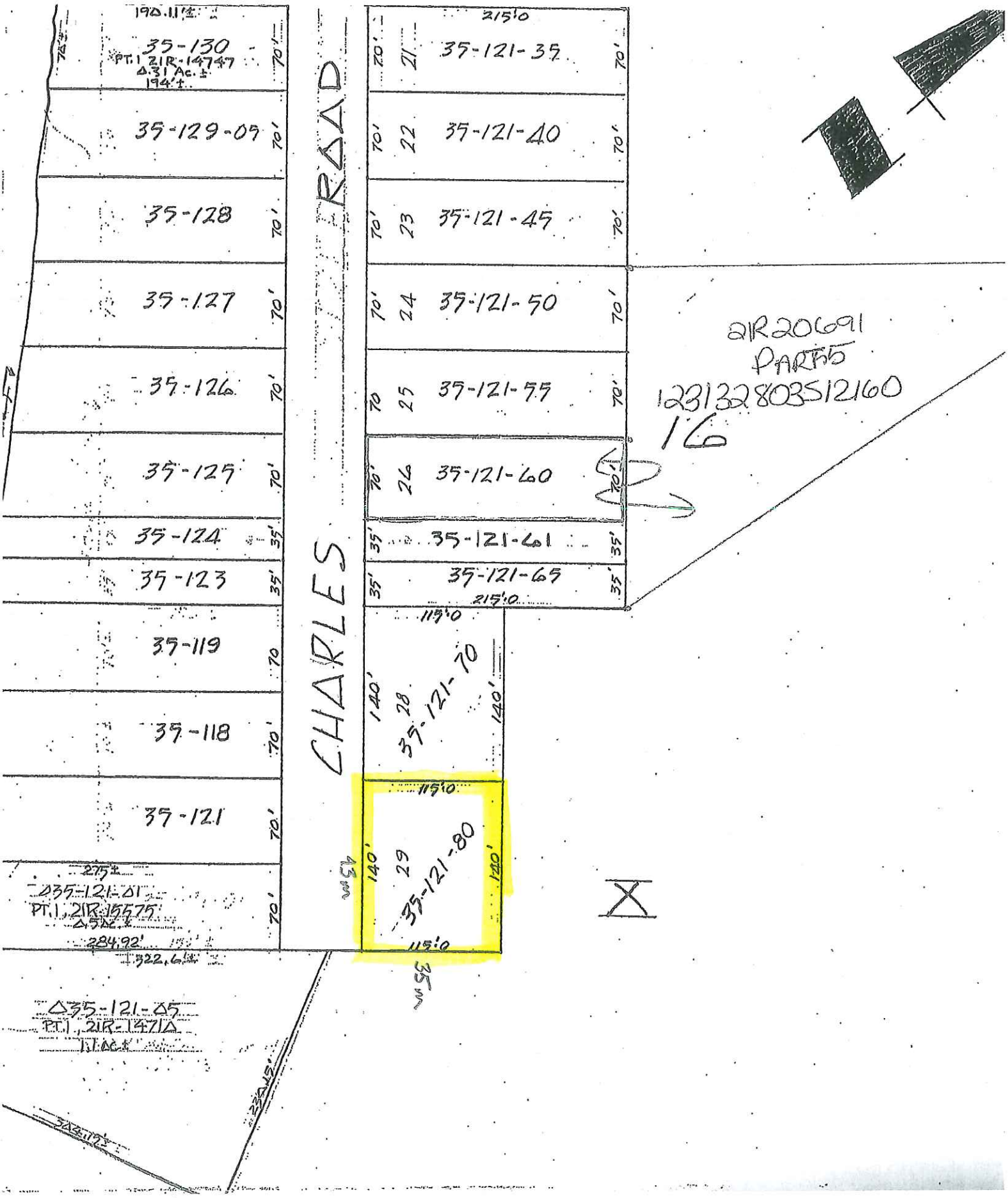
Restricted Site

325


LOT 29 PLAN 11111
140'
EP
STREAM
TOP OF EMBANKMENT
BOTTOM OF EMBANKMENT
HIGH WATER MARK
PROPERTY LINE
PROPERTY LINE
115'
SEPTIC BED
TANK
50'
EXISTING NEIGHBOURS HOUSE
GARAGE
HOUSE
30'
10'
10'
15'
45'
30'
40'
25'
25'
PROPERTY LINE
CHARLES RD

LOT 29 PLAN 1111




190.11±
35-130
PT. 1 21R-14747
0.31 Ac. ±
194'±
35-129-09
35-128
35-127
35-126
35-125
35-124
35-123
35-119
35-118
35-121
275'±
035-121-01
PT. 1, 21R-15575
0.52 Ac. ±
284.92'
322.6'±
035-121-05
PT. 1, 21R-15710
11 Ac. ±
CHARLES
ROAD
215.0
35-121-35
35-121-40
35-121-45
35-121-50
35-121-55
35-121-60
35-121-61
35-121-65
115.0
140'
35-121-70
35-121-80
21R20691
PARTS
123132803512160
16