

Subject land information

Names and addresses of any mortgages, holders, charges or other encumbrances:
Wes and Laura Beacom 55 Loftus Street Auburn ON

Nature and extent of relief applied for:
Request for minor variance to allow for the construction of a 12' x 24' single floor home addition, addition to not exceed current home setbacks from existing dwelling to property line (frontage only)

Why is not possible to comply with the provisions of the by-law?
-current setback on property frontage from existing dwelling to property line is 1'6" as noted on survey plan. Proposed new addition will require the same setback distance as per existing which will not conform to the provisions of the bylaw for minimum setbacks for new construction.

Is any of the subject land in Wellhead Protection Area C?
 Yes No Unknown

Property access by
Municipal road maintained all year around

Will this proposal result in adding or changing the location of any driveway/accessed/entrances?
 Yes No

Dimensions of Land affected:	Frontage	Area	Depth	Width of Street
	65	0.3	205	20

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 -1 1/2 story framed home 16' x 23', with single story rear addition 25' x 18'	Proposed -12' x 24' single floor dwelling home addition to accommodate kitchen/entrance room, includes 48" crawl space
---	---

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

Existing -please see survey attached Front-1'6" South Side-2'7" North Side- 34'6" Rear-150'+	Proposed -Please see attached sketch Front- 1'6" Side (North)- 22'6" Rear- 150' +
---	--

Date of construction of all buildings and structures on subject land 1960-01-01	Date of acquisition of subject land November 2007
--	--

Existing uses of the subject property Residential Home Dwelling	Existing uses of abutting properties Residential Home Areas
--	--

Length of time the existing uses of subject property have continued
50+ Years for dwelling and abutting properties.

Municipal services available (check all that apply)

<input type="checkbox"/> Water - Connected	<input type="checkbox"/> Public owned	<input type="checkbox"/> Privately owned
<input checked="" type="checkbox"/> Communal well	<input type="checkbox"/> Lake	<input type="checkbox"/> Sewage disposal - Connected
<input type="checkbox"/> Sanitary Sewers	<input checked="" type="checkbox"/> Septic system	<input type="checkbox"/> Privy
<input type="checkbox"/> Storm drainage - Connected	<input type="checkbox"/> Storm sewer	<input type="checkbox"/> Ditches
<input type="checkbox"/> Swales	<input type="checkbox"/> Other	

Is the property assessed to a Municipal Drain?

Yes No

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

Present Official Plan provisions applying to the land
Village

Present Zoning By-law provisions applying to the land
VR1

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

Yes No

Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.

<p>Date of Applicant's consultation meeting with County Planner 2024-09-12</p>	<p>Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Biologist for comments on Natural Heritage matters?</p> <p><input type="checkbox"/> Yes - Please submit a fee of \$220.00 made payable to the Treasurer, County of Huron</p> <p><input checked="" type="checkbox"/> No</p>
--	--

<p>Is the subject property the subject of a current application for consent or plan of subdivision under the Planning Act?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
---	--

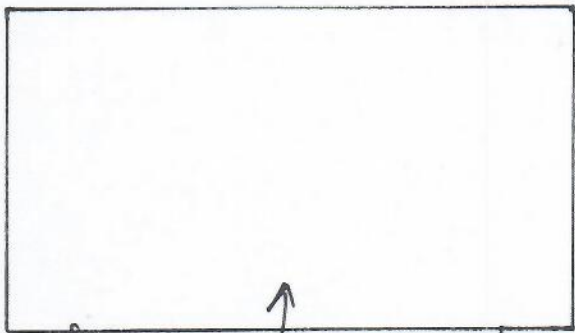
Instructions

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.

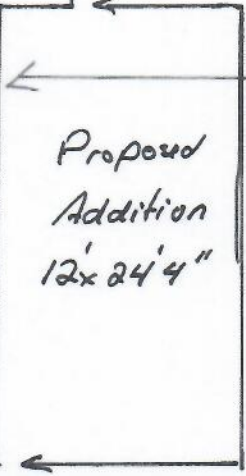
* Area of new
Septic Bed Area.
Beyond.

Existing Storage
Building.
20' x 30'

38'



Existing
Home
As per drawings



Proposed
Addition
12' x 24'4"

39'

Lot Line ← 300' Depth →

1'6"

Lot Line ↗

Driveway

66'

Koffus Street