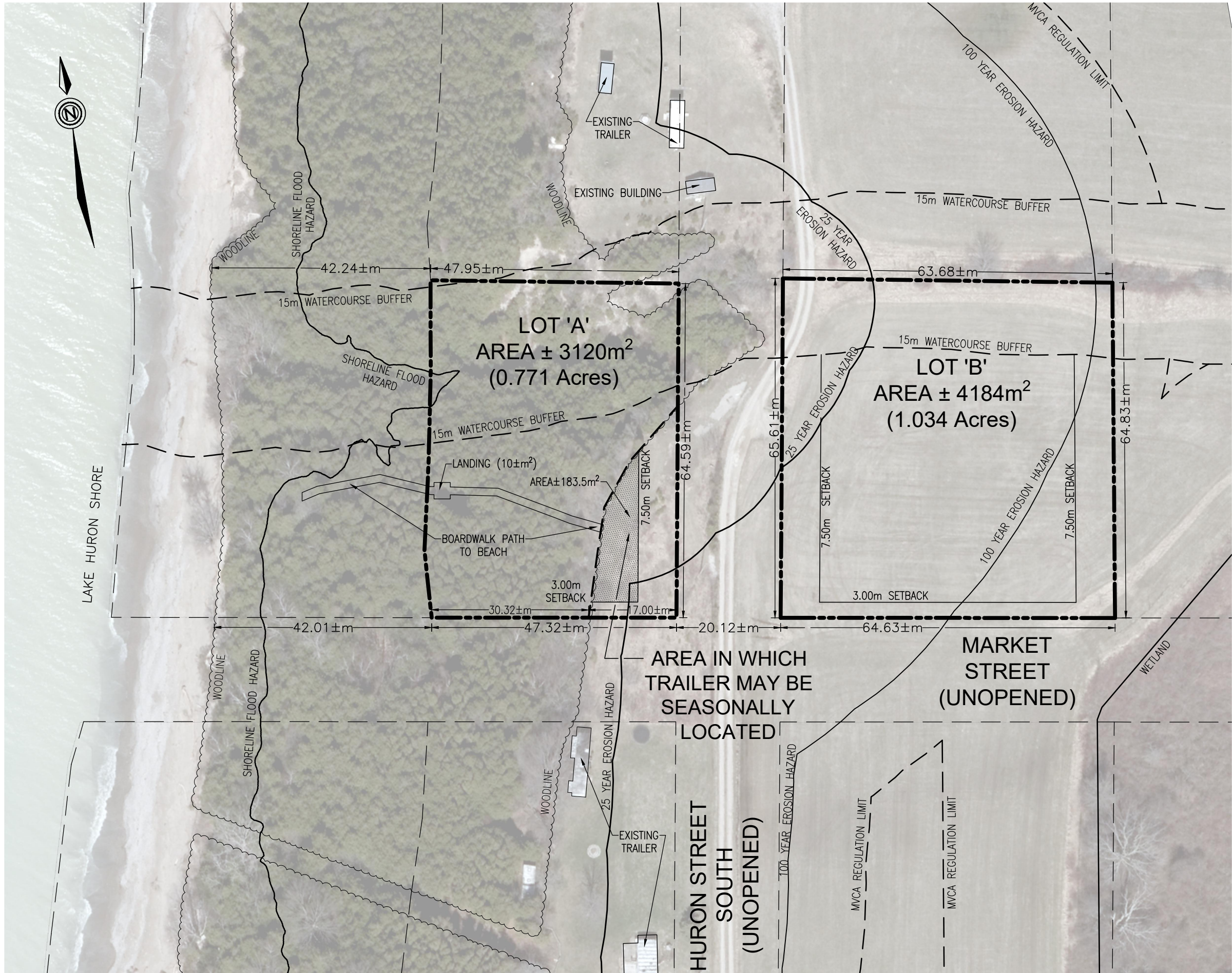


Subject land information				
Names and addresses of any mortgages, holders, charges or other encumbrances: Mat Jantzi and Carrie-Lee Hofman 60 Charles Street West, Unit 2208 Kitchener, Ontario N2E 0C9				
Nature and extent of relief applied for: The proposed minor variance would allow for seasonal use of a travel trailer to be located on the subject lands.				
Why is not possible to comply with the provisions of the by-law? Travel trailers are not allowed within the zone				
Is any of the subject land in Wellhead Protection Area C? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown				
Property access by Municipal road maintained seasonally				
Will this proposal result in adding or changing the location of any driveway/accessed/entrances? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If UNKNOWN, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.				
Dimensions of Land affected:	Frontage	Area	Depth	Width of Street
	64	7200	63	64
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 The property is currently vacant. The seasonal use trailer that has been on these lands since 2013 has been removed.		Proposed To allow the trailer to be relocated on the subject lands. See Justification Letter report.		
Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear, and front lot lines)				
Existing See attached sketch plan.		Proposed See Justification Letter report and sketch plan.		
Date of construction of all buildings and structures on subject land 2025-10-31		Date of acquisition of subject land 2020		
Existing uses of the subject property vacant - season use trailer has been removed		Existing uses of abutting properties Single family dwellings / modular homes and trailers		
Length of time the existing uses of subject property have continued A trailer has been on the lands since 2013 - See Justification Letter report.				
Municipal services available (check all that apply)				
<input checked="" type="checkbox"/> Water - Connected	<input type="checkbox"/> Public owned	<input type="checkbox"/> Privately owned		
<input type="checkbox"/> Communal well	<input type="checkbox"/> Lake	<input type="checkbox"/> Sewage disposal - Connected		
<input type="checkbox"/> Sanitary Sewers	<input type="checkbox"/> Septic system	<input checked="" type="checkbox"/> Privy		
<input type="checkbox"/> Storm drainage - Connected	<input type="checkbox"/> Storm sewer	<input checked="" type="checkbox"/> Ditches		
<input type="checkbox"/> Swales	<input type="checkbox"/> Other			

Is the property assessed to a Municipal Drain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Present Official Plan provisions applying to the land The lands are designated "Village" and "Natural Environment" in the Township of Ashfield Colborne-Wawanosh Official Plan	
Present Zoning By-law provisions applying to the land Zoned Village Residential (VR1 & VR1-H) in Zoning By-law 32-2008.	
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 2024-11-11	Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Biologist for comments on Natural Heritage matters? <input type="checkbox"/> Yes - Please submit a fee of \$220.00 made payable to the Treasurer, County of Huron <input checked="" type="checkbox"/> No
Is the subject property the subject of a current application for consent or plan of subdivision under the Planning Act? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Instructions
<p>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.</p>



CONCEPT PLAN

49 HURON STREET SOUTH
LOTS 19 & 20, LOTS EAST/WEST OF
HURON STREET, TOWNSHIP OF
ASHFIELD COLBORNE- WAWANOSH,
HURON COUNTY
ROLL # 4070640022047000000

KEY MAP



ZONING MATRIX: VR1 - Village/Hamlet
Residential (Low Density Zone) - Lot 'A'

28.4	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA (MIN.)	1850 m²	3120 ±m²	YES
LOT FRONTAGE	23 m	65.20 ±m	YES
FRONT YARD SETBACK	7.5 m	N/A ±m	YES
SIDE YARD (INTERIOR)	3.0 m	N/A ±m	YES
SIDE YARD (EXTERIOR)	6.0 m	N/A ±m	YES
REAR YARD	7.5 m	N/A ±m	YES
BUILDING HEIGHT (MAX)	9.0 m	<5.0 m	YES
LOT COVERAGE (MAX)	35%	0%	YES
LANDSCAPED SPACE (MIN)	30%	>95%	YES

Lot 'B' (VR1-H)

28.4	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA (MIN.)	1850 m²	4184 ±m²	YES
LOT FRONTAGE	23 m	65.61 ±m	YES
FRONT YARD SETBACK	7.5 m	N/A ±m	YES
SIDE YARD (INTERIOR)	3.0 m	N/A ±m	YES
SIDE YARD (EXTERIOR)	6.0 m	N/A ±m	YES
REAR YARD	7.5 m	N/A ±m	YES
BUILDING HEIGHT (MAX)	9.0 m	<5.0 m	YES
LOT COVERAGE (MAX)	35%	0%	YES
LANDSCAPED SPACE (MIN)	30%	>95%	YES

DEVELOPMENT NOTES

- Minor Variance to allow a trailer to be located seasonally in a VR1 - Village Residential zone

**DRYDEN & SMITH
HEAD**
Planning Consultants Ltd.

DATE: February 7, 2025
PROJECT: 49 Huron street south - MV
FILE #: 17230
REVISION: OCTOBER 28, 2025
DRAWN BY: A.M.