



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

Form MVA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsection 2 of Ontario Regulation 200/96) and any fee under Section 69(1) of the *Planning Act*, the application will be deemed incomplete and the time periods referred to in section 45(4) of the Act will not begin. Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp – Date Received:

Fee Paid: ☒ Yes ☐ No

- ☒ The completed application form and declarations.
- ☒ 1 digital copy of sketch/plan showing **EXISTING** and **PROPOSED** building(s) and structure(s) on subject lands, where applicable. Sketch is to include, for each existing and proposed building or structure, the location including setbacks from lot lines, height and dimensions (or floor areas) in metric units. See Section 18 of this application for more detail.
- ☒ **Application Fee made payable to "The Municipality of Central Elgin". Application Fee Amount: \$ 553.75**
- ☒ A Letter of Authorization from the Owner (with dated, original signature) **OR** completion of the Owner's Authorization on page 7, **if the Owner is not filing the application.**
- ☒ Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

About Pre-Consultation

Prior to submitting this application for a Minor Variance to the Municipality of Central Elgin, a proponent is encouraged to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application.

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Municipality of Central Elgin
Planning and Engineering Services Department
450 Sunset Drive, St. Thomas, Ontario N5R 5V1

Telephone: 519-631-4860
Facsimile: 519-631-4036

Personal information is collected under the authority of the *Planning Act* and will be used only for the purposes of considering and reviewing your application.



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for a Minor Variance/Permission under Section 45 of the Planning Act.

1. Name of applicant: Kyle Derrig
Address: 6362 Quaker Rd. Sparta
Telephone (home): 519-520-2013 (business)
E-Mail: Kyle@derrigquality.ca
2. Is the applicant the owner of the land? ☒ Yes ☐ No If no, please provide:
Name of owner: _____
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____
3. When was the subject land acquired by the current owner? 2019
4. Name of Agent (if any): _____
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____
5. Location of Property ("subject lands"):
Registered Plan No.: 6362 Quaker Rd Lot No.(s): _____
Concession No.: _____ Lot No.(s): _____
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: 6362 Quaker Rd. Sparta
6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: *
7. Current applicable Zoning By-law: X
Current applicable zone: CS1

8. What is the present use(s) of the subject lands? Residential.

How long has this use(s) continued on the subject lands? ?

9. What is the proposed use of the subject lands? Residential.

10. Nature and extent of relief from the zoning by-law: _____

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: ? To close to lot line.

11. Dimensions of the subject lands:
Frontage (m): 128' / 39m on Quaker Street/Road/Highway
Depth (m): 344' / 105m
Area (m²): 4095 m²

12. Access to the subject lands is provided by:
☒ A Provincial highway or municipal road that is maintained year-round or other public road;
☐ A right of way; or
☐ By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

13. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

EXISTING	<u>Home.</u> BUILDING 1	BUILDING 2	BUILDING 3
Building type:	<u>Home.</u>		
Length (m):	<u>125' / 38.1m</u>		
Width (m):	<u>55' / 16.76 m</u>		
Height (m):	<u>26' / 7.9 m</u>		
No. of storeys:	<u>2</u>		
Ground floor area (m ²):	<u>172' x 46' = 491 m²</u>		
Gross floor area (m ²):	<u>614 m²</u>		
Parking area (m ²):	<u>112' x 40' = 4480 sq. ft. = 416 m² (outside)</u>		<u>39.7 m² (garage)</u>
Setback, front lot line (m):	<u>217' / 66.14 m</u>		
Setback, rear lot line (m):	<u>10' / 3m</u>		
Setback, side lot line (m):	<u>45' / 13.7 m</u>		
Setback, side lot line (m):	<u>24' / 7.3 m</u>		
Date constructed:	<u>late 1800's (original part)</u>	<u>Additions in 1982</u>	

PROPOSEDBUILDING 1BUILDING 2BUILDING 3

Building type:

Length (m):

Width (m):

Height (m):

No. of storeys:

Ground floor area (m²):Gross floor area (m²):Parking area (m²):

Setback, front lot line (m):

Setback, rear lot line (m):

Setback, side lot line (m):

Setback, side lot line (m):

14.

Potable water will be supplied to the subject lands through:

☐

Publicly owned and operated piped water system.

☒

Privately owned and operated individual or communal well.

☐

Lake or other water body.

☐

Other means. Explain: _____

15.

Sewage disposal will be supplied to the subject lands through:

☐

Publicly owned and operated sanitary sewage system.

☒

Privately owned and operated individual or communal septic system.

☐

A privy.

☐

Other means. Explain: _____

16.

Storm drainage will be supplied to the subject lands through:

☐

Publicly owned and operated storm sewer system.

☐

Privately owned and operated storm sewer system.

☒

Ditches and swales.

☐

Other means. Explain: _____

17.

Has the subject lands ever been the subject of any of the following matters under the Planning Act:

(a) For approval of a plan of subdivision under Section 51.

☐ Yes☒ No

File No.: _____

Status: _____

(b) For approval of a consent under Section 53.

☐ Yes☒ No

File No.: _____

Status: _____

(c) For approval of minor variance/permission under Section 45.

☒ Yes☐ No

File No.: _____

Status: _____

18.

This application must be accompanied by a digital sketch, in metric, showing as applicable:

- ✓ The boundaries and dimensions of the subject lands;
- ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it; and
 - (ii) in the applicant's opinion, may affect the application.
- ✓ The current uses of land that is adjacent to the subject land;

(continued on next page)

- ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- ✓ The location and nature of any easement affecting the subject land.

19. This application must be filed **with the Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1, and must be accompanied by the application fee of \$553.75.**

PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"

DECLARATION:

I, Kyle Derrig. of 6362 Quaker Rd. Sparta, ON.
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith 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 Municipality of Central Elgin.
In the County of Elgin.
this _____
day of 12th A.D. Aug. 2021.
E. Austerberry
A Commissioner, etc.

[Signature]
Signature of Owner or Authorized Agent

**Emerald Jan Austerberry,
a Commissioner, etc.,
Province of Ontario,
for The Corporation of the
Municipality of Central Elgin.
Expires February 3, 2036.**

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) Kyle Derrig, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Kyle Derrig to prepare and submit an Application for a Minor Variance.

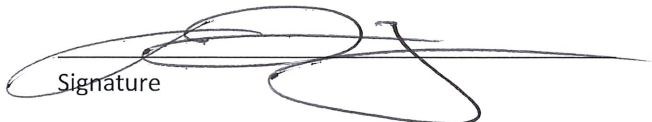

Signature
25 05 2020
Day Month Year

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Kyle Derrig
(please print name) the ☐ Owner ☒ Applicant ☐ Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.


Signature
20 07 2020
Day Month Year



PRE-CONSULTATION REQUEST FORM

Office Use: Request Accepted By: _____ Date: _____ Reference #: _____

Type of Application

This is a pre-consultation request for (check all that apply):

- ☐ Official Plan Amendment ☐ Zoning By-law Amendment
☐ Site Plan Approval ☒ Minor Variance
☐ Plan of Subdivision/Condominium

Registered Owner

Name: Kyle Derrig Email: Kyle@derrigquality.ca
Address: 6362 Quaker Rd. Sparta.
Postal Code: N0L 2H0 Phone: 519-520-2013 Fax: _____

Applicant/Agent (if applicable)

Name: _____ Email: _____
Company: _____
Address: Same as Above.
Postal Code: _____ Phone: _____ Fax: _____

Subject Property

Municipal Address: 6362 Quaker Rd.
Legal Description: _____

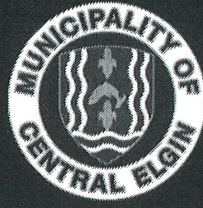
Description of Proposal (please provide a separate sheet of paper if required)

Minor Variance for shed built too close to property line

Current Property Owner

***If an applicant/agent is advancing this Pre-Consultation Request, see Appendix A - Authorization of Owner.**

Kyle Derrig [Signature] 2/11/22 OSK/2026.
Owners Name (Print) Signature of Owner Date



THE MUNICIPALITY OF CENTRAL ELGIN

DEVELOPMENT REVIEW FORM

The Building Code Act requires compliance to other applicable law and items identified under the Municipal Building By-law prior to issuance of a building permit.

In order to determine compliance, the Municipality of Central Elgin has developed the attached "Development Review Form" as a general guideline for residential and small construction projects. Failure to complete this form and submission of all required approvals as noted on the Development Review Form will leave municipal staff unable to determine compliance to other applicable law and, therefore, a building permit will not be reviewed or issued.

Building permit application time frames as set out in the Building Code Act will not commence until such time as the Development Review Form is complete and all approvals have been received.

Drawings are required to be to scale, legible and include:

- **Zoning Compliance**
 - o Site plan showing lot lines and dimensions, new and existing building sizes and locations, building height, building setbacks, street names, municipal address and north arrow, reference to legal survey or note stating survey stakes located and confirmed on site.
- **Lot Grading**
 - o Site plan showing lot lines and dimensions, new and existing building sizes and locations, building setbacks, location of paved surfaces, street names, municipal address and north arrow, location of septic field, reference to legal survey or note stating survey stakes located and confirmed on site, geodetic elevations and drainage arrows. Lot Grading plans must bear the signature and seal of a Professional Engineer, Landscape Architect, or Ontario Land Surveyor.
- **Access Permit**
 - o Site plan showing lot lines and dimensions, driveway location and width.
- **Service Permit**
 - o Site plan showing lot lines and dimensions, building setbacks, street names, municipal address and north arrow, location of service lines, location of driveways and sidewalks.
- **Proximity to Overhead Power Lines**
 - o Site plan identifying and confirmed by the Local Utility Company the proximity to overhead power lines.

Sections outlined below deal with applicable law as outlined in section 1.1.3.3. of the O.B.C , and the Municipal Building By-law as per section 7 of the BCA. Prior to the acceptance of a building permit application, all sections must be fully completed and approved by the appropriate authorities. Time frames for issuance of permits under the BCA, due not commence until all items below are completed and submitted with a complete building permit application to the municipality. This form is only a guideline for residential and small development in our area, additional reviews and approvals may be required.

Full Address of project Building Number <i>6362</i>	Street Name <i>Quaker</i>	Unit Number	Lot/con.
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A) Zoning Compliance. To obtain property zoning, you <u>must</u> contact Municipality of Central Elgin Planning Office at 519-633-2560.			
Property Zoning <i>R1</i>			
Building Size			
Width <i>12'6"</i>	Length <i>23'6"</i>	Height <i>9'6"</i>	Area <i>293 sq. ft.</i>
Setbacks Provided			
Side yard <i>7'</i>	Side yard <i>101'</i>	Front Yard <i>99'</i>	Rear yard <i>225'</i>
Is this application conditional to Site Plan Control or Zoning Amendment? ☐ Yes ☒ No			
If yes attach copies of approvals.			

B) Lot Grading Approval

Does the proposed development include a roofed structure greater than 10 sq. m. (108 sq. ft.)? (if yes one of the following is required) ☒ Yes ☐ No

Have you provided a Lot Grading Plan or Lot Grading Exemption Form for approval? ☒ Yes ☐ No

C) Overhead Power Lines

Are there any Overhead Power Lines within the construction area? ☐ Yes ☒ No

If "Yes", provide a drawing showing the approximate location to the construction work.

C) Ontario Heritage Act

Does the development deal with a historical designated building? ☐ Yes ☒ No

If yes, provide letter of approval from the Municipal Council.

D) Conservation Authority

Is the proposed development in a flood, erosion or dynamic beaches controlled area?

- Kettle Creek Conservation Authority - 631-1270.-Joe Gordon
- Catfish Creek Conservation Authority - 773-9037 – Tony Difazio

Does the proposed construction require Conservation Authority review? ☐ Yes ☒ No

If yes, provide a copy of Permit Issued.

E) Agricultural**Minimum Distance Separation****Non-livestock related construction**

Are there any structures capable of housing livestock within 500m (1650 ft) of this proposed structure? ☐ Yes ☒ No.

Livestock related construction

Are there any residential structures within 500m (1650 ft) of this proposed structure? ☐ Yes ☒ No.

If yes to either of the above provide Minimum Distance Separation Calculation Form.

Nutrient Management Act

1) Is this a new operation creating > 5 N.U.'s? ☐ Yes ☒ No.

If yes, provide a copy of Nutrient Management Plan.

2) Is this a new operation creating > 150 N.U.'s? ☐ Yes ☒ No.

3) Is this a expanding operation creating > 300 N.U.'s? ☐ Yes ☒ No.

If yes to either of the above, provide a copy of Provincial approval

F) Septic Permit

Does the development require installation of a new septic system? ☐ Yes ☒ No

Does the development require alterations of a existing septic system? ☐ Yes ☒ No

Does the development increase the number of bedrooms? ☐ Yes ☒ No

Does the development increase the number of plumbing fixtures? ☐ Yes ☒ No

G) Access permit

Does the development require new access onto a County road? ☐ Yes ☒ No

Does the development require access approval for MTO? ☐ Yes ☒ No

If yes, provide letter of approval.

Does the development require new access onto a Municipal road? ☐ Yes ☒ No

If yes please provide plans for approval by the Director of Physical Services

H) Service Connection

Does the development require connection to municipal services? ☐ Yes ☒ No

If yes please provide plans for approval by the Director of Physical Services

I) Declaration of applicant

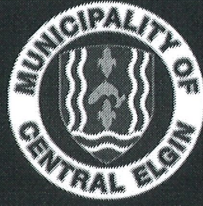
I, Kyle Derrig (Print name) certify that:

1. The information contained in this application, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. As the Owner/Contractor, I take responsibility to ensure compliance to all federal, provincial and municipal legislation and or regulations prior to, during, and after construction. I will not hold The Municipality of Central Elgin or its employees liable for any actions by myself resulting in non-issuance of a permit, revoking of a permit, civil action, and/or possible fine.
4. I have authority to bind the Corporation or Partnership (if applicable).

April 29
(Date)

[Signature]
(Signature of Applicant)

Personal information contained in this form and schedules is collected under the authority of section 7 subsections 8(2) of the *Building Code Act*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality to which this application is being made.



THE MUNICIPALITY OF CENTRAL ELGIN

LOT GRADING EXEMPTION FORM

NAME OF PROPERTY OWNER: Kyle Derrig PERMIT # _____

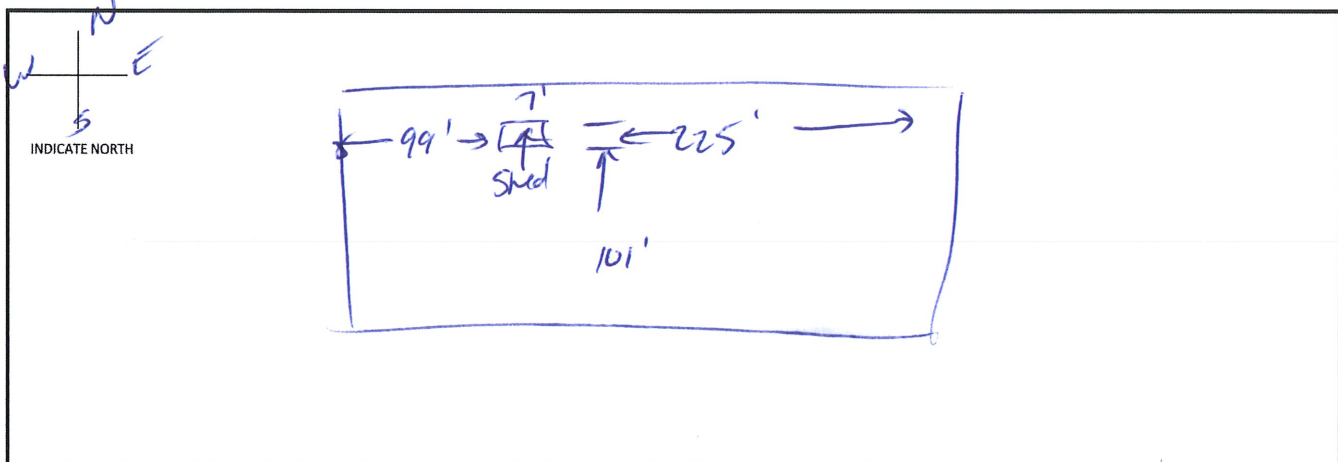
ADDRESS: 6362 Quaker Rd. EMAIL: kyle@derrigquality.ca

PHONE: 99-520-2033

DESCRIPTION OF WORK: Shed

SKETCH OR PLAN (INDICATE LOCATION OF PROPOSED WORK)

MUNICIPAL DRAIN ON PROPERTY: Y/☒ N NAME: _____



On the approval of this exemption you are hereby advised that you will be responsible for any flooding or drainage disputes which may arise as a result of this construction.

SIGNATURE OF APPLICANT

DATE

COMMENTS:

CINDY VERMEER

DATE

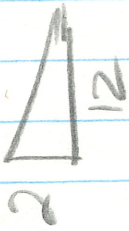
SENIOR ENGINEERING TECHNOLOGIST

Tuff Rib Steel Bat.

2x6 Battens

@ 16" OC with

7/16 OSB.



2-2x6 Headers on all
doors & window
headers.

← 2x4 wall 16" OC
1x4 horizontal strapping @ 24" OC

1/2" B&B siding w/ Battens

2x6 Base w/ 3/4 OSB

Grade w/ patio stones
on top.

12'6" wide.

8'3" Packed wall.

23' 2 1/2"

9"

16'5"

6'9 1/2"

Sec'd Part.

2-2x6 Header

28/13

2-2x6 Header

32" L.H.

2-2x6 Header

28/13

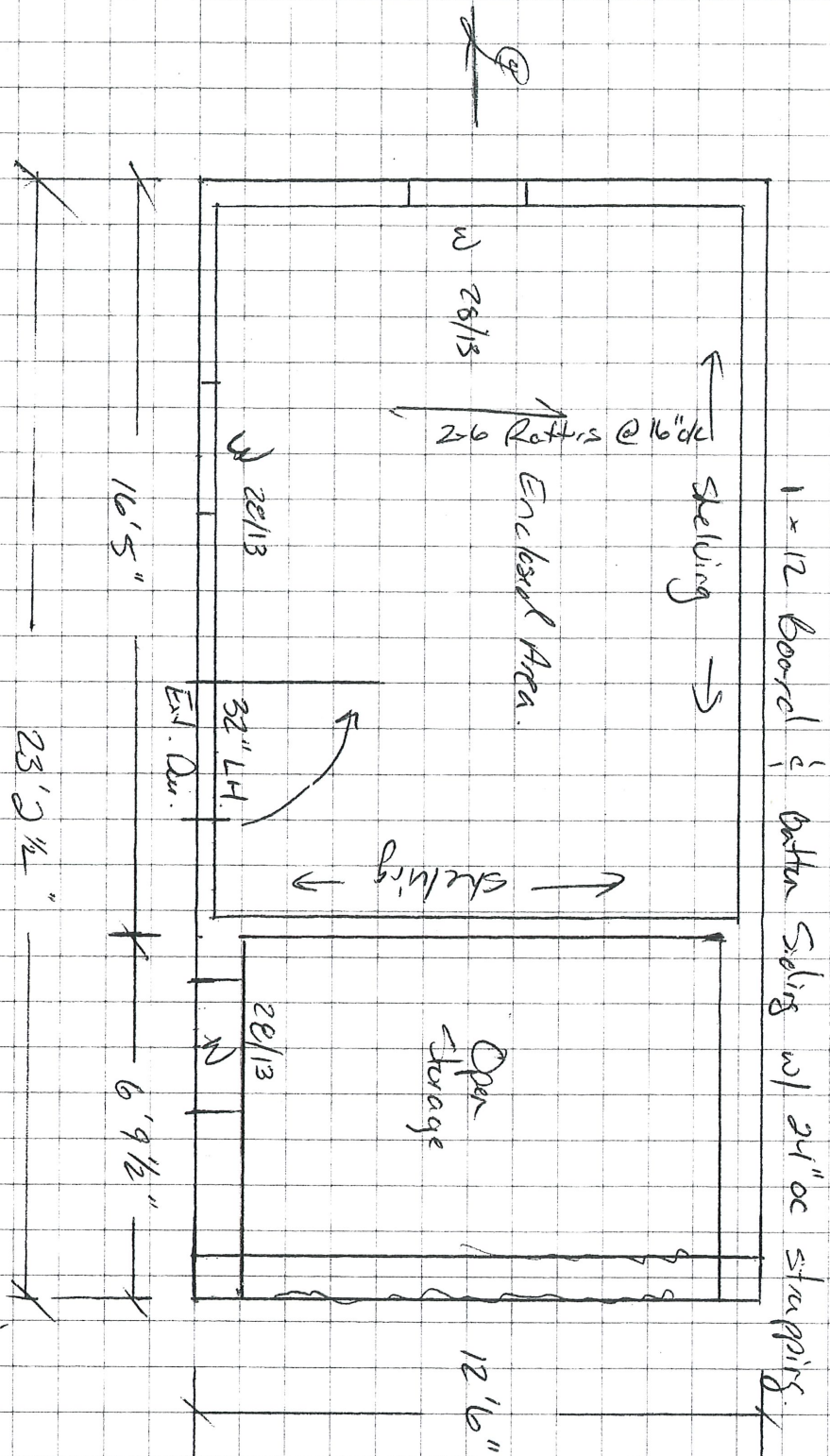
2-2x6 Beam

4x4 Post

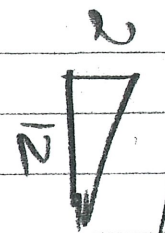
9'0"

6'4"

2x6 PT BASE @ 16" o/c + mid span bracing + 3/4" T & G SSB (Pint k) Glued and nailed
levelled on patio stones.



Truss E/B Steel Roof.
2x10 Rafters @ 16" OC



@ 16" OC with 7/16 OSB.

2-2x6 Headers on all
doors & window
headers.

← 2x4 Wall 16" OC
1x4 Horizontal strapping @ 24" OC
type

1x2 Bx B siding w/ Batten

2x6 Base w/ 3/4 OSB

Grade w/ patio stones
on top.

12'6" wide.
8'3" postwall.

23' 2 1/2"

9"

16'5"

Steel Post.

6'9 1/2"

10"

6 3/4"

2-2x6 Header

28/13

2-2x6 Header

32" ch.

2-2x6 Header

28/13

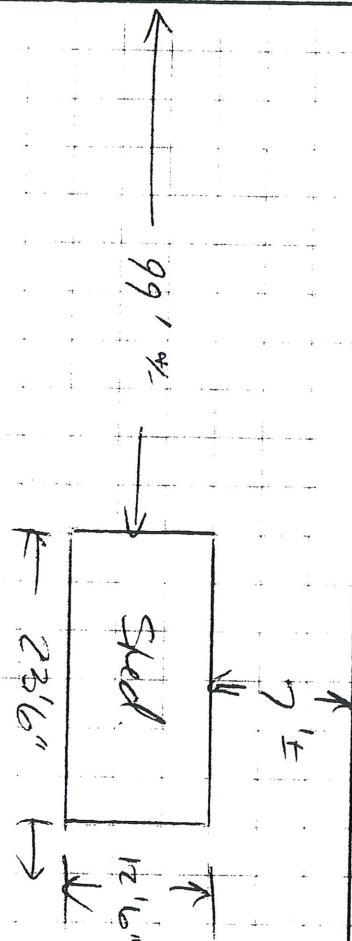
2-2x6 Beam

4x4 Post.

2x6 OT BASE @ 16" o/c + mid span bracing + 3x4" T&G OSB (Rintek) Glued and nailed)
levelled on patio stones

← Quaker Rd. →

Property Line.



Driveway.

100' ±

Property Line

Not to Scale.

← 225' ± →
to back property line.

Office - $(9'9" \times 8'6") + (6'4'6") = 83 + 27 = 110$

Bed 1 - $(15.25' \times 18.33') = 280$

Hall - $(3'9" \times 19'6") = 74$

Bathroom - $(6.75' \times 8.5') = 57$

Hall 2 - $(11' \times 4') = 44$

Bed 2 - $(12.66' \times 14.75') = 187$

Play Room - $(23.2' \times 11') = 255$

Bedroom 3 - $(20 \times 12) + (3.5 \times 6) + (5 \times 5.33) + (12 \times 2.5)$

240

21

27

30

318

1325

upper level.

6611 Total

5286 main level.

Closet - $8 \times 6 = 48$

Bath (ensuite) - $(10.15 \times 12.5) = 127$

Bedroom - $(18 \times 15.18) = 273$

Salon - $(9'7" \times 17'10") = 171$

Kitchen / Dining - $(3.5 \times 6.25) + (8.5 \times 6) + (25.25 \times 17'6")$

~~Kitchen~~ - $(22) + 51 + 442 = 515$

Pantry - $(5.8 \times 13.33) = 77$

Hall 1 - $(4.25) + (4.25) + (5) = 100$

Living - $(25.75 \times 24.8) = 639$

Back area (Laundry, Bath, closet) - $(22.5 \times 16.75) = 377$

Foyer - $(12.5 \times 11) = 138$

Garage - $(16.75 \times 22) + (6.5 \times 9) = 369 + 58 = 428$

Basement (Finished) - $(21.25 \times 19.5) = 414$

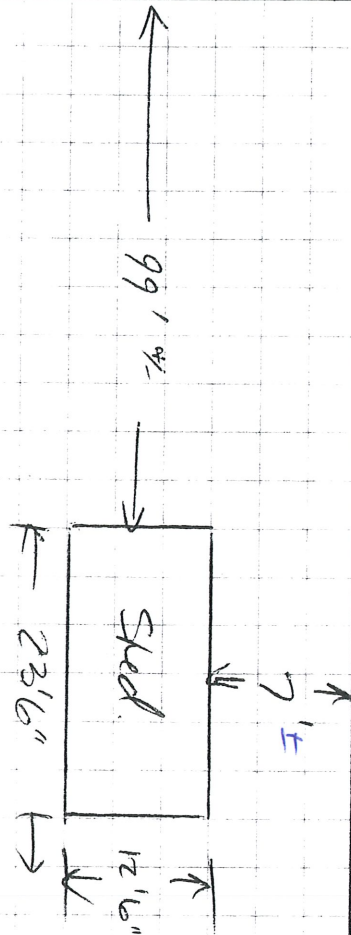
Basement mech - $(20.5 \times 12.5) + (24 \times 11) = 256 + 286 = 542$

Pool House - $17'3" = 1437$

← Quaker Rd. →

Property Line.

Driveway.

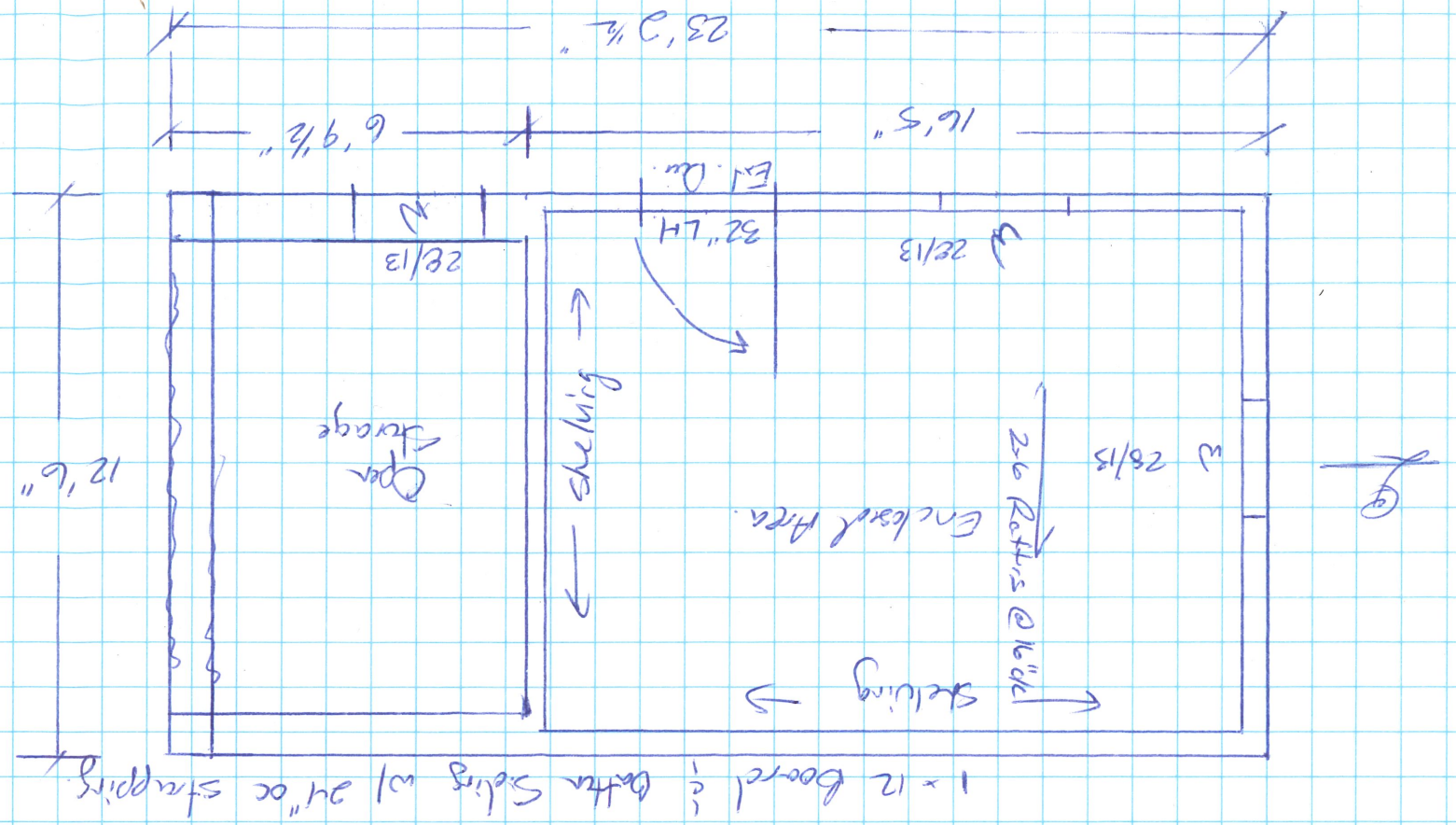


101'±

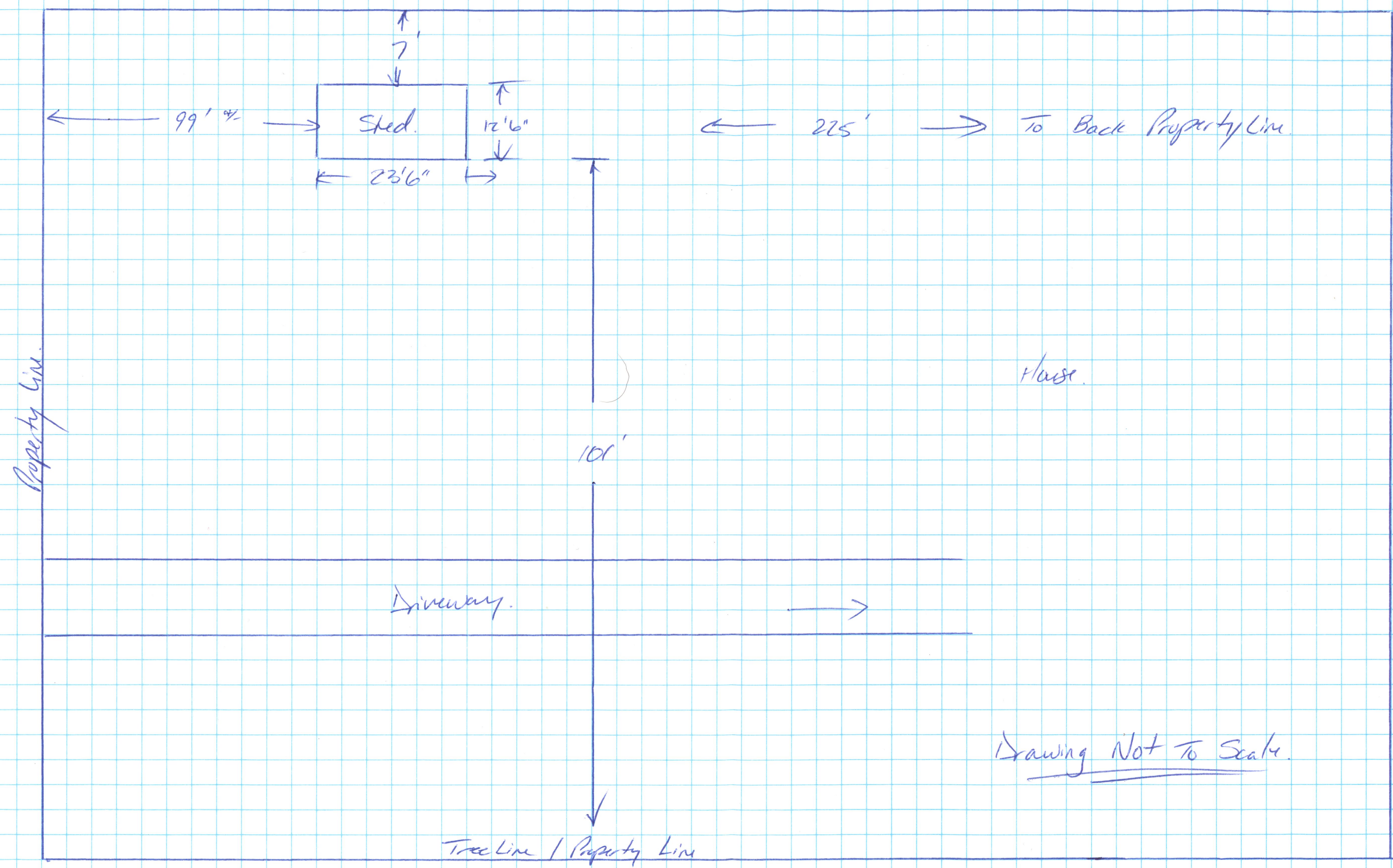
Not to Scale.

← 225'± →
to back property line.

Property Line



← Quaker Rd. →



Drawing Not To Scale.