

Good day,

We would like to request the approval of Minor Variance for the detached garage to be constructed to a maximum of 24'6 , measured to the midpoint of the roof.

We are requesting this because we would like to store our RV and pick-up truck inside the garage. This is essential as these vehicles last longer when protected from snow and harsh weather conditions.

Thank you for your consideration.

Have a great day,

Regards,
Iurie Balaur

Tel. [REDACTED]

Cell: [REDACTED]

RECEIVED

"Municipal World" - Form 1050
Reg. T.M. in Canada, Municipal World Inc.
Multicopy Form - PRESS FIRMLY

APPLICATION FOR

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

File No.

MAY 05 2021

TOWNSHIP OF
EDWARDSBURGH/CARDINAL

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

I, 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 JURIE BALAUR	NAME OF AGENT (if applicant is an agent authorized by the owner)
ADDRESS [REDACTED]	ADDRESS
OTTAWA ON, K2F 3Z2	
TELEPHONE [REDACTED]	TELEPHONE

OFFICIAL PLAN - current designation of the subject land:

Residential

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

RU

RELIEF - nature and extent of relief from the zoning by-law: **I will need a Minor Variance to enable the garage to be constructed to a maximum height of 24'6" measured to the midpoint of the roof.**

REASON why the proposed use cannot comply with the provisions of the zoning by-law: **We are requesting this because we would like to store our RV and pick-up truck inside the garage. The RV will not fit in the permitted height of an accessory building in a rural area (19'6")**

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):

PART LOT 24 CONCESSION 3 EDWARDSBURGH PARTS 2-3 Plan 1SR8446 TOWNSHIP OF EDWARDSBURGH/CARDINAL

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

DIMENSIONS OF LAND affected: **513'72"** **370'01"**
Frontage: **370.01** Depth: **513.72** Area: **148,757 M²**

ACCESS - Access to the subject land is by:

☐ Provincial highway ☐ Municipal road - seasonal
☐ Municipal road - year round ☐ Right-of-way
☒ Other public road (specify) **County Rd 44** ☐ 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:
Vacant Lot Residential	

EXISTING BUILDINGS - STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each:			
TYPE	Front lot line setback:	Height in metres:	
	Rear lot line setback:	Dimensions:	
DATE CONSTRUCTED	Side lot line setback:	Floor area:	
	Side lot line setback:		
TYPE	Front lot line setback:	Height in metres:	
	Rear lot line setback:	Dimensions:	
DATE CONSTRUCTED	Side lot line setback:	Floor area:	
	Side lot line setback:		

attach additional page if necessary

PROPOSED USES of the subject land:
RESIDENTIAL

PROPOSED BUILDINGS - STRUCTURES - Where any buildings or structures are proposed to be built on the subject land, indicate for each:			
TYPE	Front lot line setback:	Height in metres:	
	Rear lot line setback:	Dimensions:	
	Side lot line setback:	Floor area:	
	Side lot line setback:		
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:
November 30, 2020

WATER is provided to the subject land by:	
<input type="checkbox"/> Publicly-owned/operated piped water system	<input type="checkbox"/> Lake or other water body
<input checked="" type="checkbox"/> Privately-owned/operated individual well	<input type="checkbox"/> Other means (specify)
<input type="checkbox"/> Privately-owned/operated communal well	

SEWAGE DISPOSAL is provided to the subject land by:	
<input type="checkbox"/> Publicly-owned/operated sanitary sewage system	<input checked="" type="checkbox"/> Privately-owned/operated individual septic system
<input type="checkbox"/> Privately-owned/operated communal septic system	<input type="checkbox"/> Privy
<input type="checkbox"/> Other means (specify)	

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
to be the applicant in the submission of this application.

.....
Signature of owner

.....
Signature of witness

.....
Date

DECLARATION OF APPLICANT

I, IRIE BALAUR of the of
..... in the of
solemnly declare that:

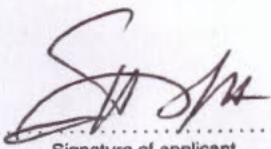
All the statements contained in this application and provided by me are true and I make this solemn
declaration conscientiously believing it to be true and knowing that it is of the same force and effect
as if made under oath.

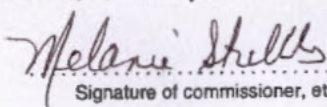
DECLARED before me at the

of

in the of

this 5th day of


Signature of applicant


Signature of commissioner, etc.

Melanie Stubbs, Treasurer and by virtue of this
Office is a Commissioner etc., United Counties of
Leeds and Grenville, for the Corporation of the
Township of Edwardsburgh/Cardinal.

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

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 <input type="checkbox"/> NO <input type="checkbox"/>
Authorization of owner received (if required)	YES <input type="checkbox"/> NO <input type="checkbox"/>
Conformity with the Agricultural Code of Practice (if applicable)	YES <input type="checkbox"/> NO <input type="checkbox"/>
Committee File No.	Committee Submission No.
Hearing Date	Adjourned Hearing Date
General comments:	
.....	



Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information:

Jeremy McMullen 22021
NAM SIGNATURE BC N

Precision Home Design 113690
RM BC N

CUSTOMER

BALAUER RESIDENCE

3158 COUNTY RD 44,
SPENCERVILLE, ON

DRAWING NAME

GARAGE & HOUSE

SCALE


Sheet #

DATE

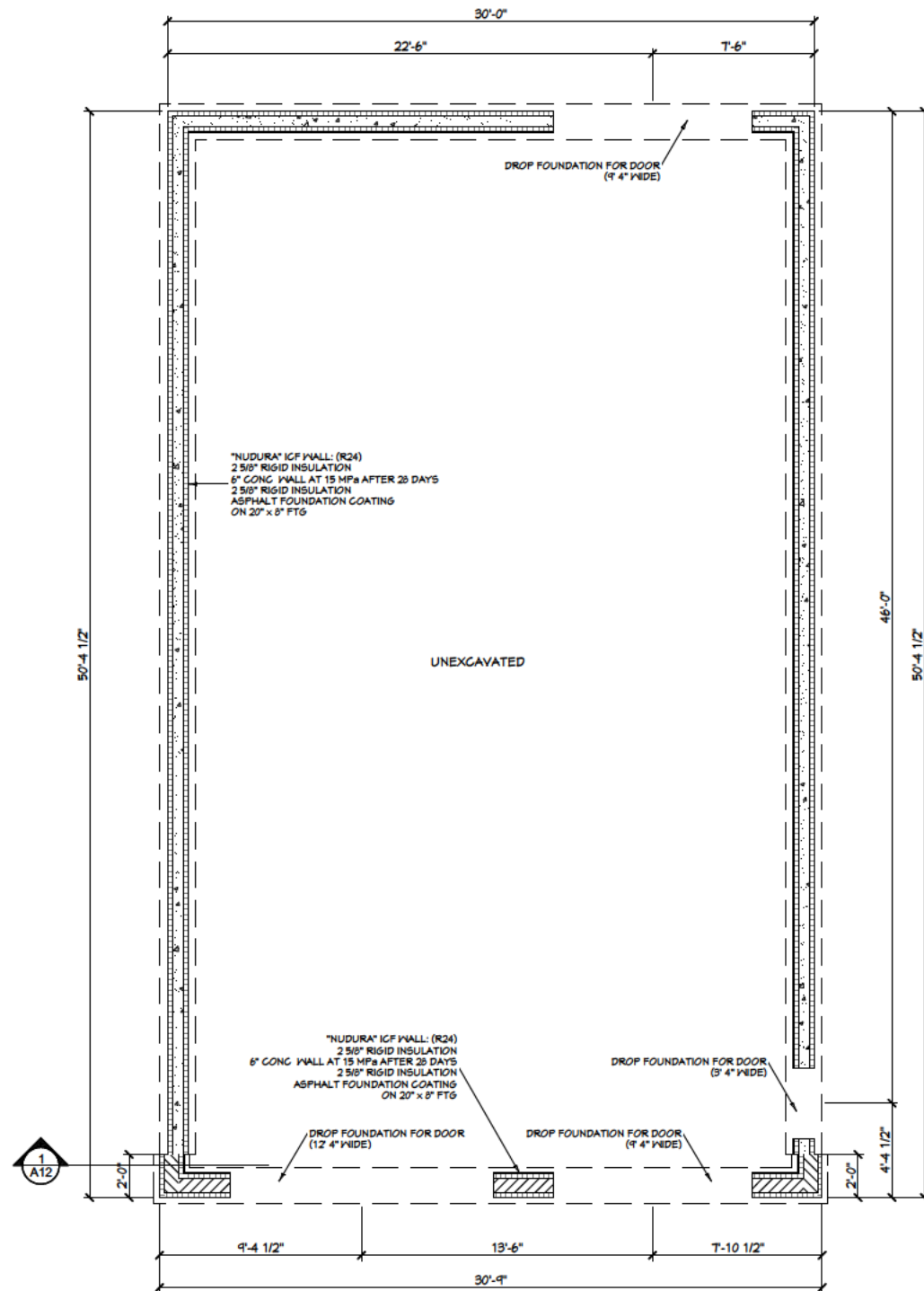
MARCH 18, 2021

A1



<small>Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.</small> <small>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.</small> <small>Qualification Information:</small>		
Jeremy McMullen <small>NAM</small>	 <small>SIGNATURE</small>	22021 <small>BC N</small>
Precision Home Design <small>RM</small>		113690 <small>BC N</small>
CUSTOMER BALAUZ RESIDENCE 3158 COUNTY RD 44, SPENCERVILLE, ON		
DRAWING NAME GARAGE		
SCALE 1/8" = 1'-0"	Sheet # A9	
DATE MARCH 18, 2021		

ALL EXTERIOR DIMENSIONS
ARE FROM EDGE OF ICF

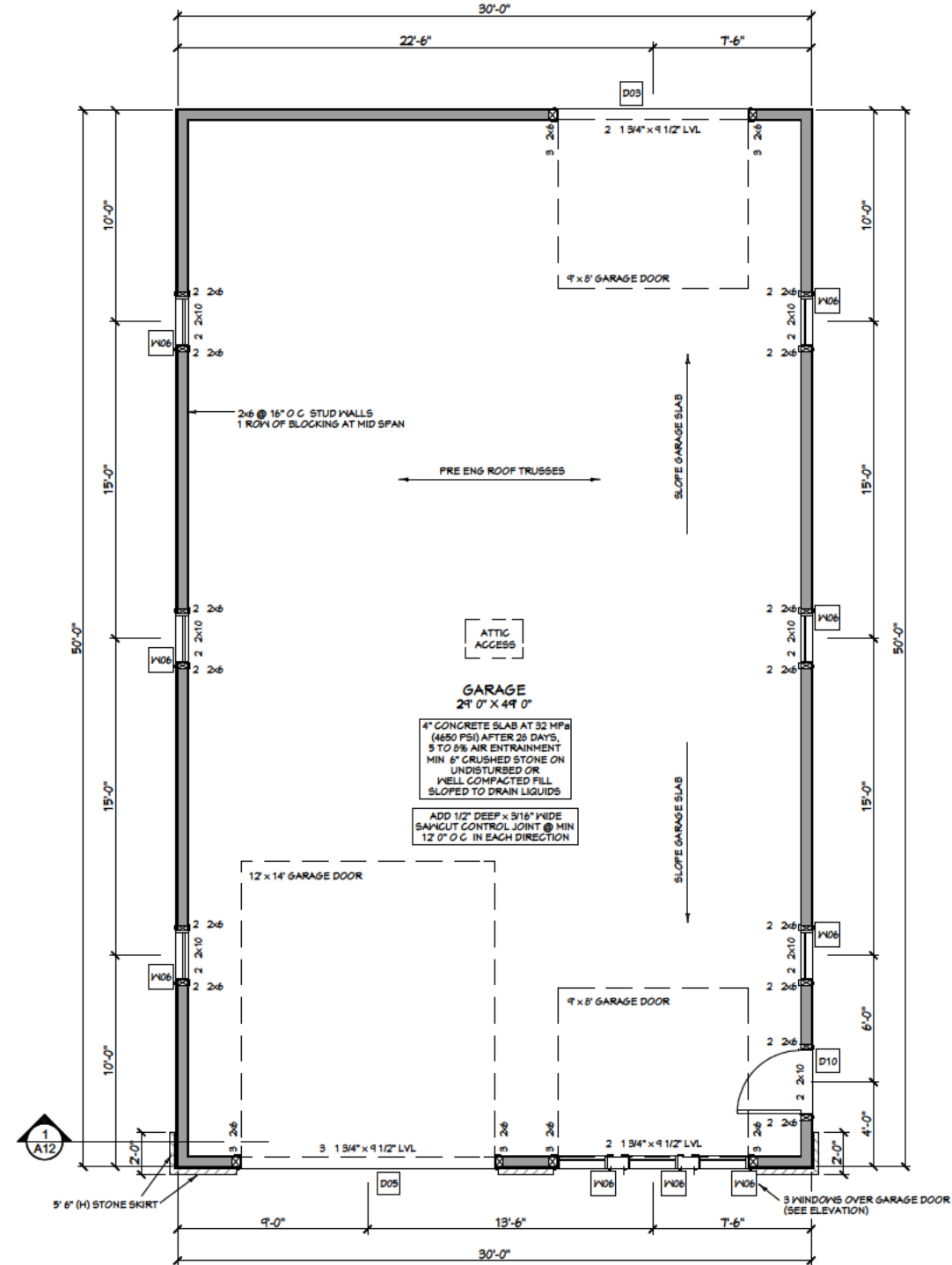


FOUNDATION PLAN

NOTES:
1. NUDURA ICF FOUNDATION WALLS
(ICF WALL RE-INFORCEMENT AS PER MNFR.
SPECS, DEPENDING ON SITE CONDITIONS)

ALL EXTERIOR DIMENSIONS
ARE FROM FRAMING

ALL INTERIOR DIMENSIONS
ARE FROM FRAMING



GROUND FLOOR PLAN

1500 SQ.FT.



lease note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

Qualification Information:

Jeremy McMullen 22021
NAM S GNAT R BC N

Precision Home Design 113640
RM BC N

CUSTOMER

BALAUZ RESIDENCE

3158 COUNTY RD 44,
SPENCERVILLE, ON

DRAWING NAME

GARAGE FLOOR PLANS

SCALE

1/8" = 1'-0"

DATE

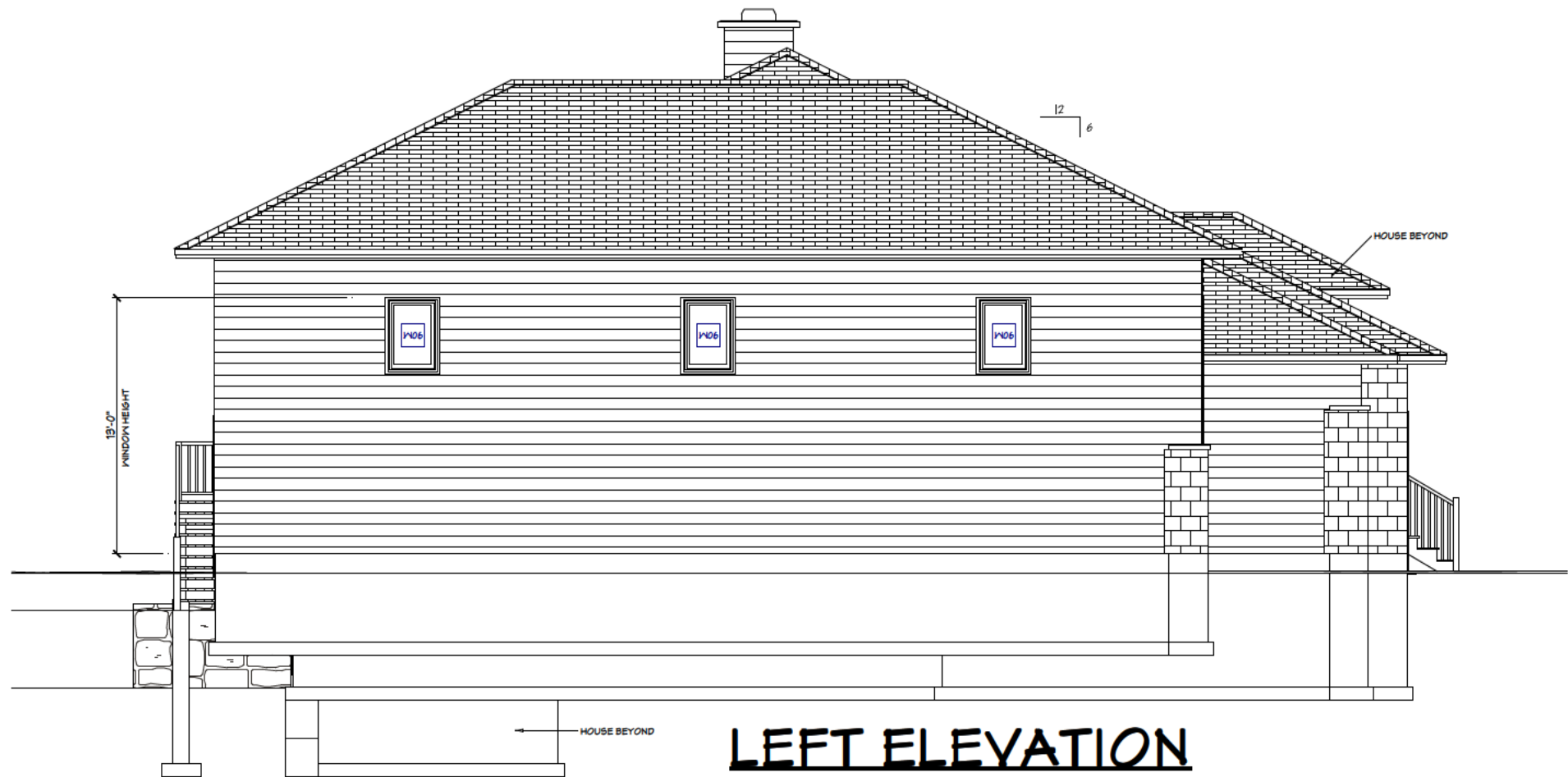
MARCH 18, 2021

Sheet #

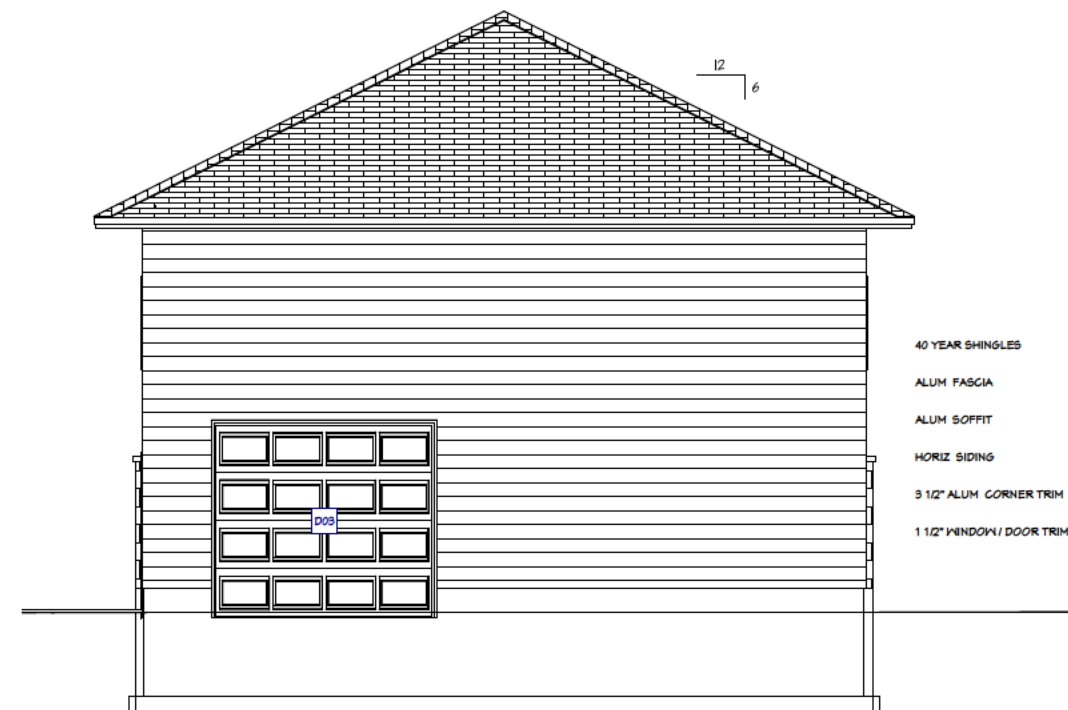
A10



FRONT ELEVATION

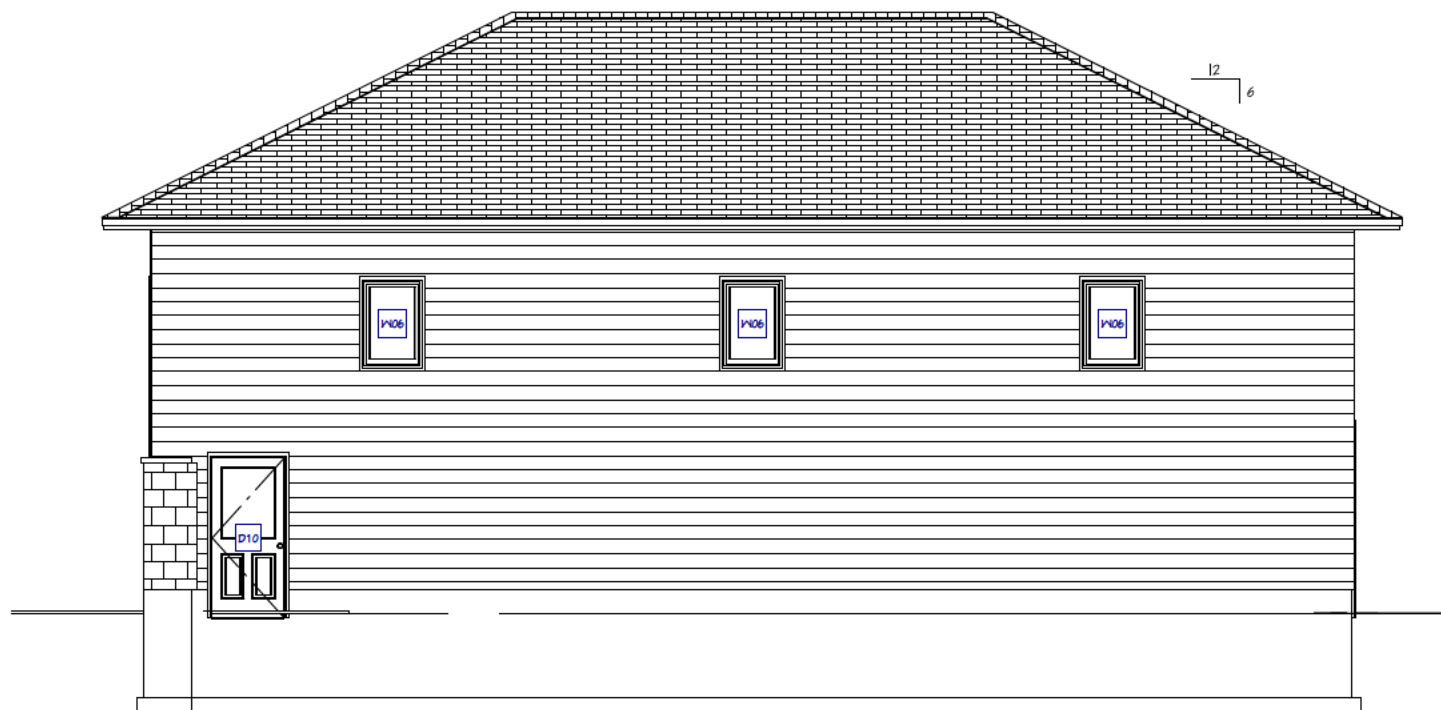


LEFT ELEVATION



REAR ELEVATION

- 40 YEAR SHINGLES
- ALUM FASCIA
- ALUM SOFFIT
- HORIZ SIDING
- 3 1/2" ALUM CORNER TRIM
- 1 1/2" WINDOW/DOOR TRIM



RIGHT ELEVATION



lease note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

Qualification Information:

Jeremy McMullen 22021
 NAM SGNAT R BC N
 Precision Home Design 113640
 RM BC N

CUSTOMER
BALAU RESIDENCE
 3158 COUNTY RD 44,
 SPENCERVILLE, ON

DRAWING NAME
GARAGE ELEVATIONS

SCALE
 1/8" = 1'-0"

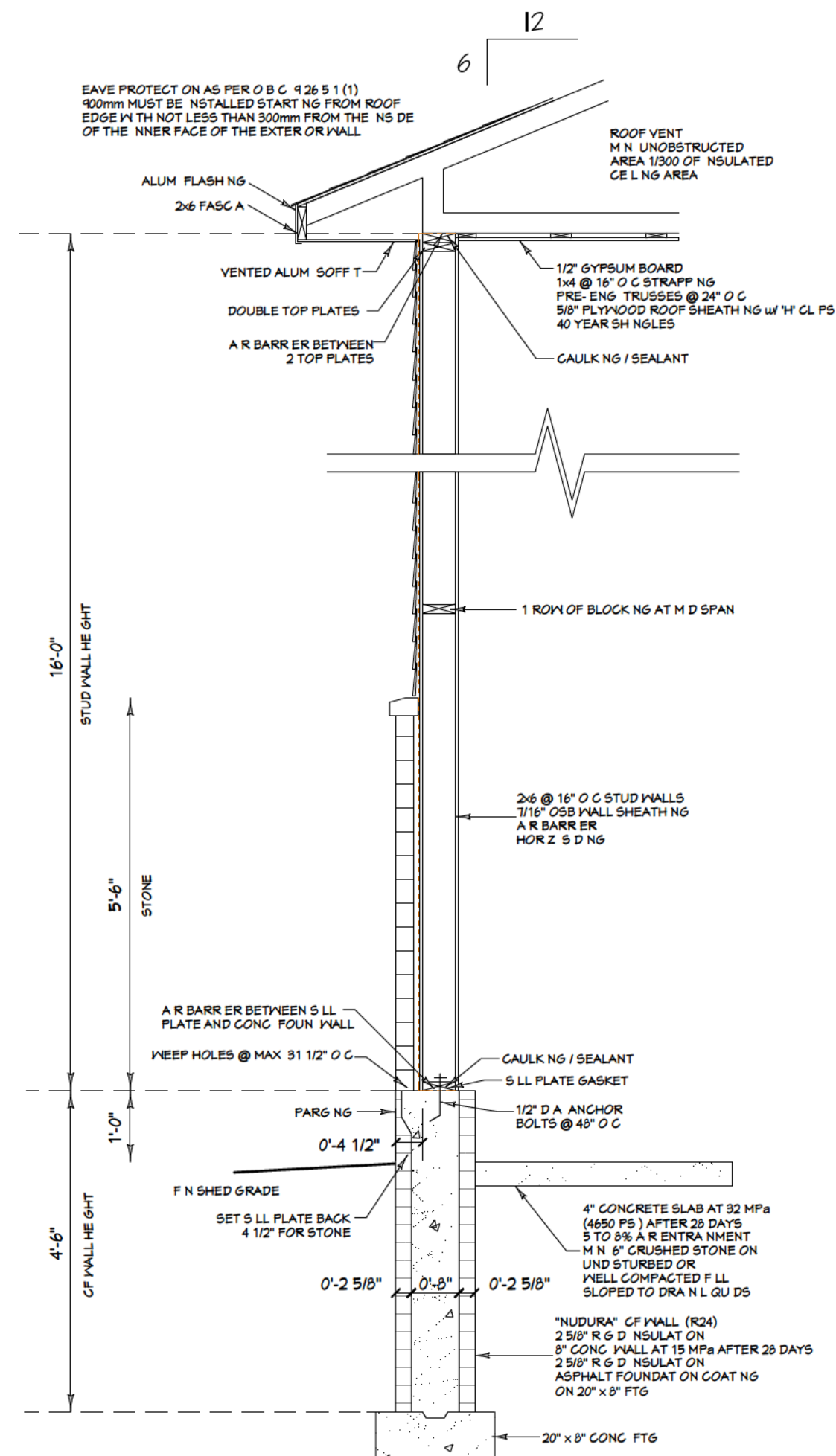
DATE
 MARCH 18, 2021

Sheet #
A11

NOTES:
1. NUDURA ICF FOUNDATION WALLS
(ICF WALL RE-INFORCEMENT AS PER MNFR.
SPECS, DEPENDING ON SITE CONDITIONS)

WALL SECTION

1/4" = 1'-0"

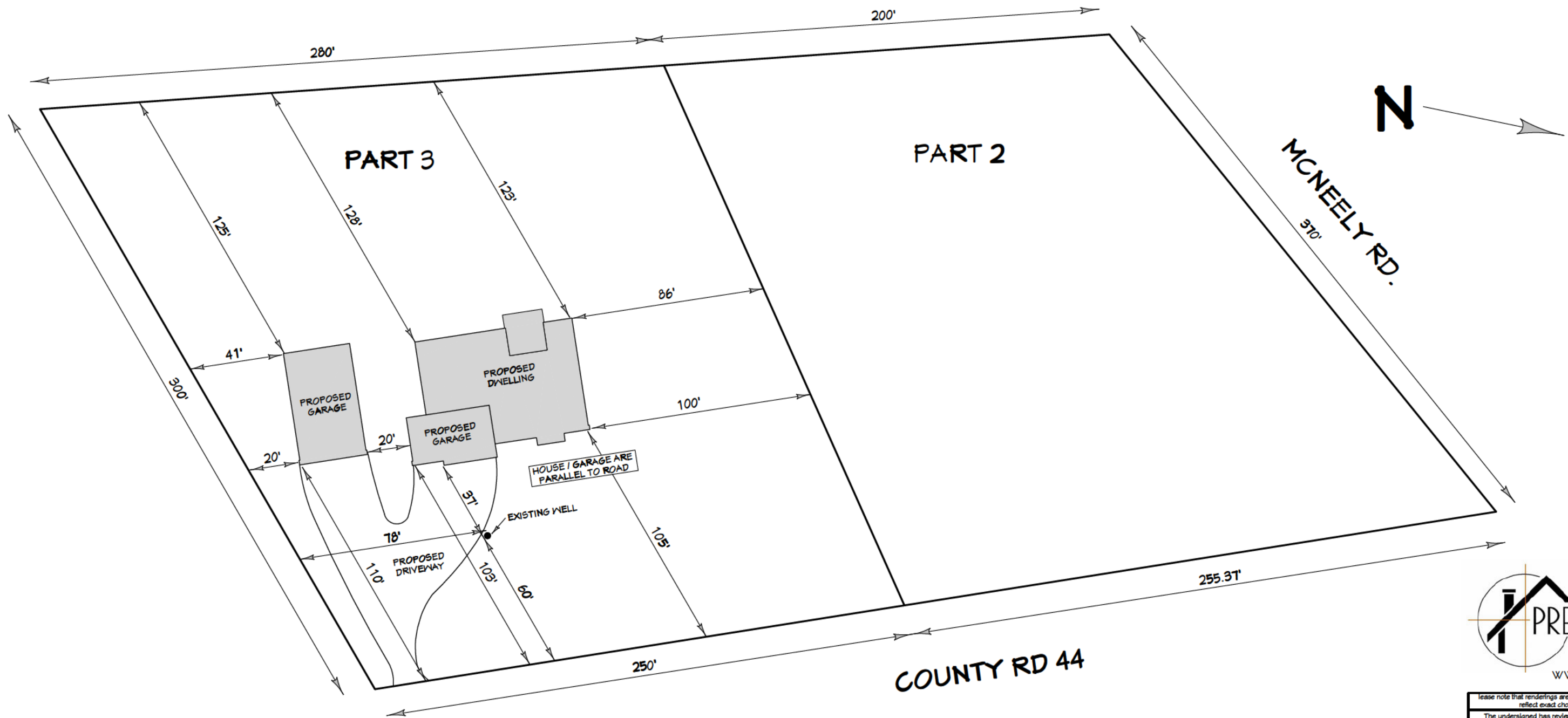


Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.		
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.		
Qualification Information:		
Jeremy McMullen	22021	BCN
NAM	SIGNATURE	BCN
Precision Home Design	113640	BCN
RM		BCN

CUSTOMER	
BALAUR RESIDENCE	
3158 COUNTY RD 44, SPENCERVILLE, ON	

DRAWING NAME
WALL SECTION

SCALE	Sheet #
DATE	A12
MARCH 18, 2021	



<small>Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.</small> <small>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.</small> <small>Qualification Information:</small>		
Jeremy McMullen NAME SIGNATURE Precision Home Design RM	 22021 BC N 113640 BC N	
CUSTOMER BALAU RESIDENCE 3158 COUNTY RD 44, SPENCERVILLE, ON		
DRAWING NAME SITE PLAN		
SCALE DATE MARCH 18, 2021	Sheet # A13	