For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application Public Notice Sign	ANPL201636 110 NOV 23116 NOV 25116	SPRT Meeting Application Fee Conservation Authority Fee OSSD Form Provided Planner PAC Meeting	no 18917 no no Alisha no
		ink and completed in ful accepted and could res	
A. Applicant Informa	3		
Name of Owner	HAROLD :	SONNENBERG	
It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.			
Address	1795 CONC.	7 TOWNSEND	
Town and Postal Code	WATERFOR	D NOE 140	,
Phone Number	519 443	-5616	
Cell Number	519 413	-5482	
Email	<u>sonnenberg</u> harold. sonne	optionsdsl.	ca sunty.ca
Name of Applicant	same as	Owner	
Note: If the applicant i company.	is a numbered compa	any provide the name of	a principal of the
Address	* ***		
Town and Postal Code	e <u>'</u>		
Phone Number			
Cell Number			



Email

For Office Use Only:

Name of Agent	
Address	
Town and Postal Code	
Phone Number	
Cell Number	
Email	
Name of Engineer	
Address	
Town and Postal Code	
Phone Number	
Cell Number	
Email	
	all communications should be sent. Unless otherwise directed, ces, etc., in respect of this application will be forwarded to the
☒ Applicant☐ Agent☐ Owner	
Names and addresses of encumbrances on the su	of any holder of any mortgagees, charges or other ubject lands:
and the second s	



3.	Location, Legal Description and Property Information
1.	Property Assessment Roll Number: 3310 - 336-040-48(80-0000
	Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet): TWN CONC 6 PT LOT Z3 RP
	Municipal Civic Address (911 Number): 1795 Conc. 7 TOWNSEND
	Present Official Plan Designation(s): Acocultural
	Present Zoning: Agnicultura
2.	Is there a special provision or site specific zone on the subject lands?
	The date the subject lands was acquired by the current owner:
	Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:
	- Single of very house, 21 m x 7.2 m - 151 5q.m. 40.5 from rear prop. line; 11.7 m. from side prop. line
	existing shed to be removed
6.	If known, the date existing buildings or structures were constructed on the subject lands: HOUSE BILLET IN 2001



7.	If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.		
8.	Please describe all proposed buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:		
9.	If known, the date the proposed buildings or structures will be constructed on the subject lands: LATE 2016 OF EARLY 2017		
10	Are any existing buildings on the subject lands designated under the <i>Ontario</i> Heritage Act as being architecturally and/or historically significant? Yes No		
	If yes, identify and provide details of the building:		



11.If known, the length of time the existing uses h	ave continued on the subject lands:
12. Existing use of abutting properties: AGRICULTURE	
13. Are there any easements or restrictive covena	ints affecting the subject lands?
☐ Yes ☒ No If yes, describe the easement of	or restrictive covenant and its effect:
14. Does the requested amendment alter all or an settlement in the municipality or implement a municipality? ☐ Yes ☒ No If yes, describe it	new area of settlement in the
-	,
15. Does the requested amendment remove the semployment? ☐ Yes ☒ No If yes, describe	



C. Purpose of Development Application

Note: Please complete all that apply.

1.	Please explain what you propose to do on the subject lands/premises which makes		
	this development application necessary:		
	PROPOSE TO CONSTRUCT A GARAGE		
	18.3 M × 9.1 M		
	requesting relief of (07, 22 m² from max, permitted		
	on order of 167.22 mg		
2.	Description of land intended to be severed in metric units:		
	Frontage:		
	Depth:		
	Width:		
	Lot Area:		
	Present Use:		
	Proposed Use:		
3.	Name of person(s), if known, to whom lands or interest in lands to be transferred,		
	leased or charged (if known):		
4.	List all properties in Norfolk County, which are owned and farmed by the applicant		
4.	List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:		
Ov	and involved in the farm operation:		
Ov Ro	and involved in the farm operation: vners Name:		
Ov Ro To	and involved in the farm operation: vners Name: Il Number:		
Ov Ro To We	and involved in the farm operation: vners Name: Il Number: tal Acreage:		



Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type:	(i.e., corn, orchard etc)
Dwelling Present?:	☐ Yes ☐ No If yes, year dwelling built
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type:	(i.e., corn, orchard etc)
Dwelling Present?:	☐ Yes ☐ No If yes, year dwelling built
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type:	(i.e., corn, orchard etc)
Dwelling Present?:	☐ Yes ☐ No If yes, year dwelling built
Owners Name:	
Roll Number:	
Total Acreage:	
•	
9	(i.e., corn, orchard etc)
•	☐ Yes ☐ No If yes, year dwelling built
	anage is moreled places attach a congrete cheet

Note: If additional space is needed please attach a separate sheet.



5.	Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:		
	need more storage than what is permitted		
6.	Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☐ No If yes identify the policy to be deleted:		
_			
7.	Does the requested amendment change or replace a policy in the Official Plan? Yes No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):		



8. Site Information	Existing	Proposed
Please indicate unit of measureme	ent i.e. m, m² or % etc.	
Lot frontage	108 M.	
Lot depth	99 M.	
Lot width		
Lot area	1.06 H	
Lot coverage	10692 sq. m.	
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		
9. Building Size		
Number of storeys	/	
Building height	5.0 M.	
Total ground floor area	166.5 M2	
Total gross floor area		
Total useable floor area		
10. Off Street Parking and Loadi	ng Facilities	
Number of off street parking space	es	
Number of visitor parking spaces		Y
Number of accessible parking spa	ices	
Number of off street loading facilit	ies	W- 454-454-454-454-454-454-454-454-454-45

11. Multiple Family Residential				
Number of buildings existing:				
Number of buildings proposed:				
Is this a conversion or addition to an existing building? ☐ Yes ☐ No				
If yes, describe:				
Туре	Number of Units	Floor Area per Unit in m²		
Bachelor				
One bedroom				
Two bedroom				
Three bedroom				
Group townhouse				
Stacked townhouse				
Street townhouse	- Control of the Cont			
Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):				
12. Commercial/Indus	strial Uses			
Number of buildings ex	xisting:	W. C.		
Number of buildings pr	roposed:			
Is this a conversion or	addition to an existing building	g? □ Yes □ No		
If yes, describe:				
Indicate the gross floor	r area by the type of use (e.g.	office, retail, storage, etc.):		



Seating Capacity (for assembly halls, etc.):
Total number of fixed seats:
Describe the type of business(es) proposed:
Total number of staff proposed initially:
Total number of staff proposed in five years:
Maximum number of staff on the largest shift:
Is open storage required: ☐ Yes ☐ No
Is a residential use proposed as part of, or accessory to commercial/industrial use? \Box Yes \Box No If yes please describe:
13.Institutional
Describe the type of use proposed:
Seating capacity (if applicable):
Number of beds (if applicable):
Total number of staff proposed initially:
Total number of staff proposed in five years:
Maximum number of staff on the largest shift:
Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):
14. Describe Recreational or Other Use(s)



D.	Previous Use of the Property
1.	Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown If yes, specify the uses (example: gas station, petroleum storage, etc.):
2.	Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown
3.	Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? \square Yes \bowtie No \square Unknown
4.	Provide the information you used to determine the answers to the above questions: I HAVE OWNED THE PROPERTY FOR FORTY YEARS
5.	If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? Yes X No



E. Provincial Policy

١.	Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? ☐ Yes ☐ No					
	If no, please explain:					
2.	Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? \square Yes \square No					
	If no, please explain: Will be followed up on by owner					
3.	Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? \square Yes \square No					
4.	Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.					

5.	Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.					
	Livestock facility or stockyard (submit MDS Calculation with application)					
	☐ On the subject lands or ☐ within 500 meters – distance					
	Wooded area ☑ On the subject lands or ☐ within 500 meters – distance					
	Municipal Landfill ☐ On the subject lands or ☐ within 500 meters – distance					
	Sewage treatment plant or waste stabilization plant ☐ On the subject lands or ☐ within 500 meters – distance					
	Provincially significant wetland (class 1, 2 or 3) or other environmental feature ☐ On the subject lands or ☐ within 500 meters — distance					
	Floodplain ☐ On the subject lands or ☐ within 500 meters – distance					
	Rehabilitated mine site ☐ On the subject lands or ☐ within 500 meters – distance					
	Non-operating mine site within one kilometre ☐ On the subject lands or ☐ within 500 meters – distance					
	Active mine site within one kilometre ☐ On the subject lands or ☐ within 500 meters – distance					
	Industrial or commercial use (specify the use(s)) ☐ On the subject lands or ☐ within 500 meters – distance					
	Active railway line ☐ On the subject lands or ☐ within 500 meters – distance					
	Seasonal wetness of lands ☐ On the subject lands or ☐ within 500 meters – distance					
	Erosion ☐ On the subject lands or ☐ within 500 meters – distance					
	Abandoned gas wells ☐ On the subject lands or ☐ within 500 meters – distance					



F. Servicing and Access

1.	Indicate what services are available or proposed:						
	Water Supply						
	☐ Municipal piped water						
	☐ Communal wells						
	☐ Individual wells						
	☐ Other (describe below)						
	Sewage Treatment						
	☐ Municipal sewers						
	☐, Communal system						
	Septic tank and tile bed						
	☐ Other (describe below)						
	Storm Drainage						
	□ Storm sewers						
	Ø Open ditches						
	☐ Other (describe below)						
2.	Have you consulted with Public Works & Environmental Services concerning storm water management?						
	□ Yes ☒ No						
3.	Has the existing drainage on the subject lands been altered?						
	□ Yes ☒ No						
4.	Does a legal and adequate outlet for storm drainage exist?						
	▼Yes □ No						
5.	How many water meters are required?						



6.	Existing or proposed access to subject lands:
	Municipal road
	☐ Provincial highway
	☐ Unopened road
	☐ Other (describe below)
7.	Name of road/street:
	DUC. 7 TOWNSEND
G.	Other Information
1.	Does the application involve a local business? ☐ Yes ☒ No
	If yes, how many people are employed on the subject lands?
2.	Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.
	approation in co, explain below or attack on a coparate page.
	,



H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

- 1. Concept/Layout Plan
- 2. All measurements in metric
- 3. Key map
- 4. Scale, legend and north arrow
- 5. Legal description and municipal address
- 6. Development name
- 7. Drawing title, number, original date and revision dates
- 8. Owner's name, address and telephone number
- 9. Engineer's name, address and telephone number
- 10. Existing and proposed easements and right of ways
- 11. Zoning compliance table required versus proposed
- 12. Parking space totals required and proposed
- 13. Loading spaces, facilities and routes
- 14. All dimensions of the subject lands
- 15. Dimensions and setbacks of all buildings and structures
- 16. Gross, ground and useable floor area
- 17. Lot coverage
- 18. Floor area ratio
- 19. Building entrances and grades
- 20. Names of adjacent streets
- 21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- 22. Fire access and routes
- 23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
- 24. Location of mechanical room
- 25. Refuse disposal and storage areas including any related screening
- 26. Winter snow storage location
- 27. Landscape areas with dimensions
- 28. Natural features, watercourses and trees
- 29. Fire hydrants and utilities location
- 30. Fencing, screening and buffering size, type and location
- 31. All hard surface materials
- 32. Light standards and wall mounted lights
- 33. Signs



- 34. Sidewalks and walkways with dimensions
- 35. Pedestrian access routes into site and around site
- 36. Bicycle parking
- 37. Professional engineer's stamp

addition, the following additional plans, studies and reports, including but not limited may also be required as part of the complete application submission:
Zoning Deficiency Form
On-Site Sewage Disposal System Evaluation Form
Architectural Plan
Buildings Elevation Plan
Cut and Fill Plan
Erosion and Sediment Control Plan
Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
Landscape Plan
Photometric (Lighting) Plan
Plan and Profile Drawings
Site Servicing Plan
Storm water Management Plan
Street Sign and Traffic Plan
Street Tree Planting Plan
Tree Preservation Plan
Archaeological Assessment
Environmental Impact Study
Functional Servicing Report
Geotechnical Study / Hydrogeological Review
Minimum Distance Separation Schedule
Noise or Vibration Study
Record of Site Condition
Storm water Management Report
Traffic Impact Study – please contact the Planner to verify the scope of the study required



Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Owner/Applicant Signature

Date

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner/Applicant Signature

Date

NOV 19, 2016



L. Freedom of Information For the purposes of the Municipal Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 for/the purposes of processing this application. 10019,2016 Owner/Applicant Signature M. Endangered Species Act, 2007 Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that it is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals. NOJ 19,2016 Owner/Applicant Signature N. Owner's Authorization If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below. I/We am/are the registered owner(s) of the lands that is the subject of this application for site plan approval. I/We authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the

processing of this application. Moreover, this shall be your good and sufficient



authorization for so doing.

Owner

Owner

Date

Date

O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Wall maring		NOV 23/16
Applicant Signature		Date
Agent Signature		Date
P. Declaration 1, Harold Sonnenberg	_of _	Worfolk County

solemnly declare that:

all of the above statements and the 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:

Simcoe ON

Owner/Applicant Signature

This 23rd day of November

ALISHA K
Commissi
for the co

dering

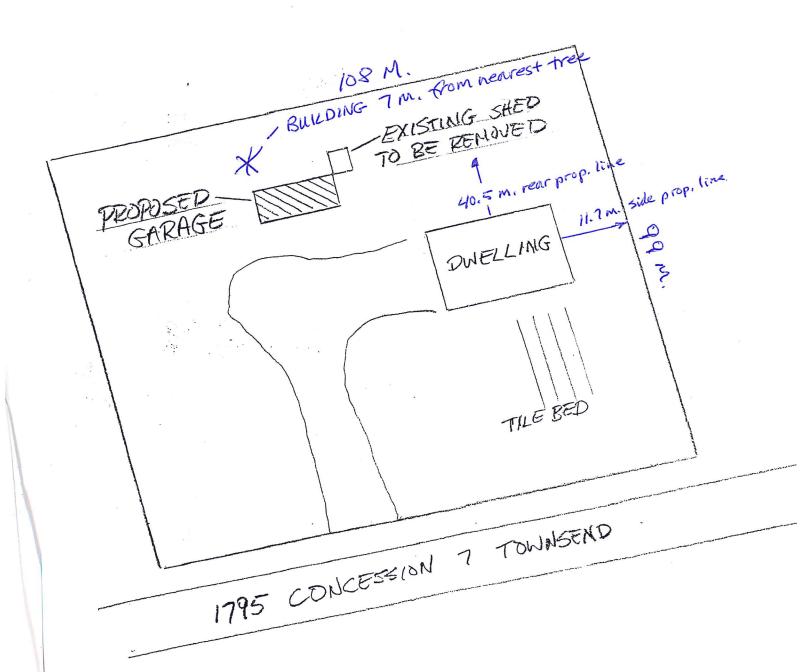
A Commissioner, etc.

ALISHA KATHLEEN CULL, a Commissioner, etc., Province of Ontario, for the Corporation of Norfolk County. Expires April 28, 2019.



A.D., 20

18.3 M x 9.1 m PROPOSED GARAGE ON 1.06 H. 60' FROM PROPERTY LINE 18.3 M 60' FROM DWELLING 18.3 M



POSED GARAGE FOR HAROLD SOMNENBERG . 1795 CONE. 7 TOWNSE



Zoning Deficiency

Simcoe:

185 Robinson St. Simcoe, ON

N3Y 5L6 519-426-5870

Langton:

22 Albert St. Langton, On. NOE 1G0 519-875-4485

PROPERTY INFORMATION

1795 CONC 7 TOWNSEND

Legal Decription:

TWN CON 6 PT LOT 23 RP 37R8143 PART 1

Roll Number:

Application #:

HAROLD SONNENBERG

Ma	ain Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a)	minimum <i>lot area</i>				
i) r	new lot	40.00		N/A	ha
ii)	lot of record	1390.00	11036.88	N/A	m.sq
b)	minimum <i>lot frontage</i>				
i) <i>i</i>	nterior corner lot s	30.00		N/A	m
ii)	lot of record	18.00	109.73	N/A	m
c)	mimimum <i>front yard</i>	13.00		N/A	m
d)	minimum <i>exterior side yard</i>	13.00		N/A	m
e)	minimum interior side yard	3.00		N/A	m
		3.00		N/A	m
f) ı	minimum <i>rear yard</i>	9.00		N/A	m
g)	Minimum separation between a farm	30.00		N/A	m
•	ocessing facility and a dwelling on an jacent lot				
h)	maximum building height	11.00		N/A	m
Co	mments				
Ac	cessory Structure				
2.1 a)	building height	6.00	6.00	N/A	m
b)	minimum front yard	13.00	13.00	N/A	m
c)	minimum <i>exterior side yard</i>	6.00		N/A	m
d)	minimum interior side yard	1.20	1.20	N/A	m
e)	minimum <i>rear yard</i>	1.20	1.20	N/A	m
•	through lot distance to street line Lot coverage	6.00		N/A	m
i) /	ot coverage	10.00	1.39	N/A	%
ii)	usable floor area	100.00	167.23	67.23	m.sq
·	usable floor area omments	100.00	167.23	67.23	m.s



Zoning Deficiency

Simcoe:

Langton:

185 Robinson St.

Simcoe, ON N3Y 5L6

519-426-5870

22 Albert St. Langton, On. NOE 1G0 519-875-4485

PROPERTY INFORMATION

1795 CONC 7 TOWNSEND

Legal Decription:

TWN CON 6 PT LOT 23 RP 37R8143 PART 1

Roll Number:

HAROLD SONNENBERG

Application #:

Decks and Porches			
.6 a) interior side lot line	1.20	N/A	m
b) have a floor higher than the height,			
above finished grade, of the floor of the			m
first storey of the main building on the lot.		N/A	
c) project more than 3 m into a required			
rear yard but in no circumstance be closer			m
than 3m from the rear lot line.	3.00	N/A	
d) project more than 1.5m into the required			m
front yard or required exterior side yard.	1.50	N/A	111
e) sloping rear yard.			
i) interior lot line	3.00	N/A	m
ii) rear lot line	6.00	N/A	m
Comments			
Parking			
1.1 number of parking spaces		N/A	
Comments			



Zoning Deficiency

Simcoe:

185 Robinson St.

Simcoe, ON

N3Y 5L6 519-426-5870

Langton:

22 Albert St. Langton, On. NOE 1G0 519-875-4485

PROPERTY INFORMATION 1795 CONC 7 TOWNSEND	Legal Decription:	TWN CON 6 PT LOT	23 RP 37R8143 PAR	Т1
Roll Number: HAROLD SONNENBERG	Application #:			
Agricultural Zone (A)				
12.1.4 Location of an Animal Kennel No land shall be used and no building or structure or part thereof shall be erected for the purpose of an animal kennel nearer a) any Residential (R1-R6, RH) or	300.00)	N/A	m
development (D) zone. b) any Rural Commercial <i>Zone</i> (CR), Institutional <i>Zone</i> (IC, IN, IR) or any	125.00		N/A	m
dwelling house located on a separate lot .c) to any lot lineComments	30.00)	N/A	m

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

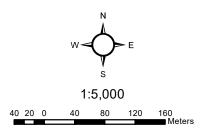
Signature of owner or authorized agent	Duble	Duble
Prepared By:	AS PER:	
LAUREL LEE SOWDEN	Fritz R. Enzlin. CBCO, CRBO	
Chief Building Official		
Manager, Building & Bylaw Division		
Signature of Building Inspector	Date	Duble
Signature of Building Inspector	Duble	Duble
Signature of Building Inspector	Duble	Duble
Signature of Building Inspector	Duble	Duble
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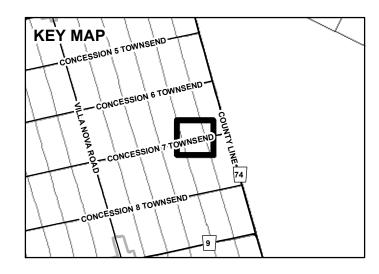
MAP 1

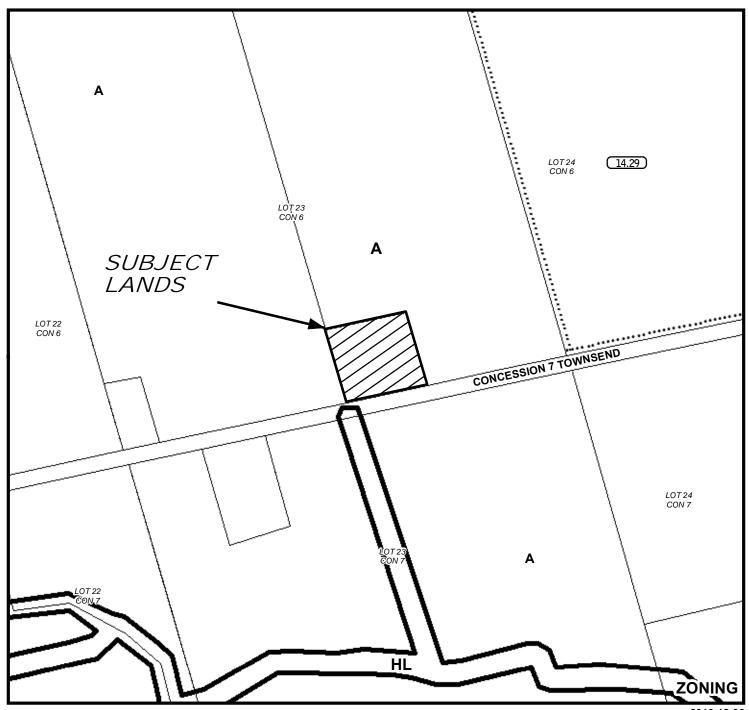
File Number: ANPL2016336

Geographic Township of

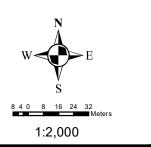
TOWNSEND





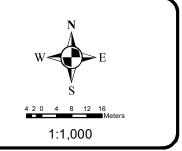


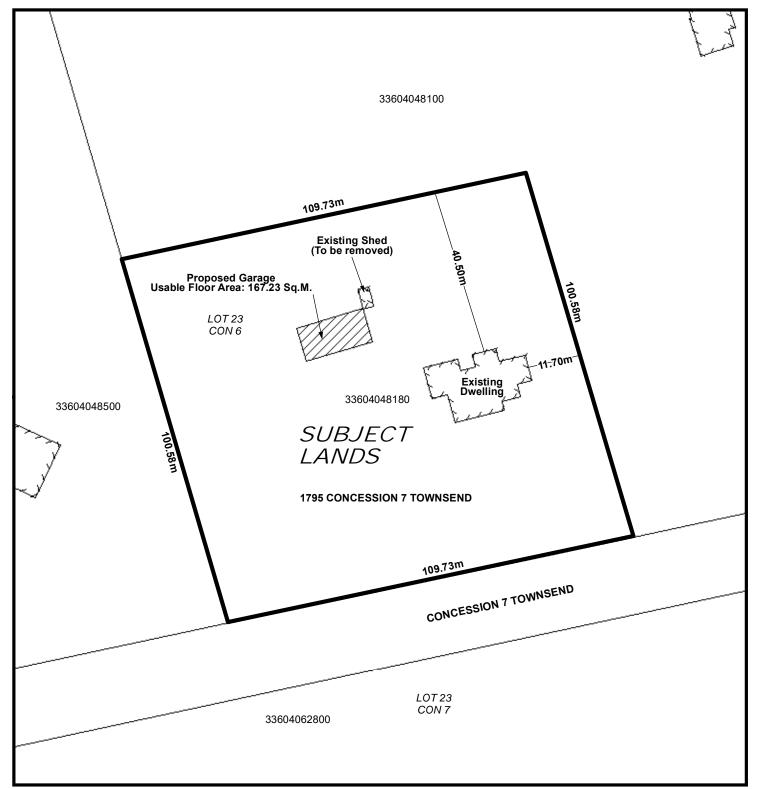
MAP 2 File Number: ANPL2016336 Geographic Township of TOWNSEND





MAP 3
File Number: ANPL2016336
Geographic Township of TOWNSEND





LOCATION OF LANDS AFFECTED

File Number: ANPL2016336

Geographic Township of TOWNSEND

