

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

ANPL 2017030

Jan 10/17

Jan 10/17

Feb 21/17

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

PAC Meeting

\$1172

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Alisha

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This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

**A. Applicant Information****Name of Owner**

Prominent Homes Inc.

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**

363 Ireland Rd.

**Town and Postal Code**

Simcoe N3Y4K4

**Phone Number**

(519) 426-9186

**Cell Number**

(519) 718-2244

**Email**

sbunting600@gmail.com

**Name of Applicant**

Brian Bunting

Note: If the applicant is a numbered company provide the name of a principal of the company.

**Address**

Same as above.

**Town and Postal Code****Phone Number****Cell Number****Email**

**Name of Agent**

Sam Bunting

Address

Town and Postal Code

Phone Number

Cell Number

(519) 719-2244

Email

sbunting600@gmail.com

**Name of Engineer**

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the applicant noted above.

- ☐ Applicant  
☒ Agent  
☐ Owner

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

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**B. Location, Legal Description and Property Information**

1. Property Assessment Roll Number: 3310 - 40100921118.

Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Plan 37M73 Lot 3. Simcoe.

Municipal Civic Address (911 Number): 232 Argyle.

Present Official Plan Designation(s): Urban Residential.

Present Zoning: R1A

2. Is there a special provision or site specific zone on the subject lands?

N/A.

3. The date the subject lands was acquired by the current owner: November 2016

4. Present use of the subject lands:

Vacant Land, Residential building lot.

5. 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:

No existing buildings.

6. If known, the date existing buildings or structures were constructed on the subject lands: \_\_\_\_\_



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.

N/A.

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:

Residential building, Front: 6.1m, Rear: 5.42m & 8.57m, Side 1: 1.25m, side 2: 4.67m, 1454 sf., ~~2367~~ 672.67 m<sup>2</sup>, One Storey, Width: 14.987m, Length: 16.916m, Height: 24'-2"

Lot Coverage: 32.69%

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

As soon as this minor variance is completed.

\* End of March or Start of April. Prefer Middle of March.

10. Are any existing buildings on the subject lands designated under the *Ontario 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 have continued on the subject lands:

1 year.

12. Existing use of abutting properties:

Residential Building Lots.

13. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

There is a 1m easement from the front property line into the lot.

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☒ Yes ☒ No If yes, describe its effect:

The building proposed will enter existing side yard and rear yard setbacks governed by Norfolk County's By-Laws.

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:



### 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:

We are proposing to build a home that enters/extends into the side yard and rear yard set backs. relief of 1.33 m from exterior side yard of 6m to permit 4.67m, 2.08m from min. rear yard of 7.5m to permit 5.42m

2. Description of land intended to be severed in metric units:

Frontage: 19.111 m

Depth: 32.770 m

Width: irregular 26.63 m

Lot Area: 672.67 m<sup>2</sup>

Present Use: Residential Building Lot

Proposed Use: Residential Building Lot.

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

Prominent Homes Inc.

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: N/A.

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: \_\_\_\_\_  
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 \_\_\_\_\_

**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:

We are proposing to build into the sideyard and rear yard setbacks of the By-Law. - smallest home design offered by Prominent Homes doesn't fit lot, surrounding lots are much larger.

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 measurement i.e. m, m<sup>2</sup> or % etc.

Lot frontage	<u>19.111m</u>	<u>19.111m</u>
Lot depth	<u>32.770m</u>	<u>32.770m</u>
Lot width	<u>25.798m</u>	<u>25.798m</u>
Lot area	<u>672.67m<sup>2</sup></u>	<u>672.67m<sup>2</sup></u>
Lot coverage	<u>N/A 0%</u>	<u>32.69%</u>
Front yard	<u>- 6m</u>	<u>6.1m</u>
Rear yard	<u>- 7.5m</u>	<u>5.42m &amp; 8.57m</u>
Left Interior side yard	<u>- N/A</u>	<u>N/A</u>
Right Interior side yard	<u>- 1.2m</u>	<u>1.25m</u>
Exterior side yard (corner lot)	<u>6m</u>	<u>4.67m &amp; 8.49m</u>
Landscaped open space	<u></u>	<u></u>
Entrance access width	<u>7.4m</u>	<u>7.4m</u>
Exit access width	<u>7.4m</u>	<u>7.4m</u>
Size of fencing or screening	<u>N/A</u>	<u>N/A</u>
Type of fencing	<u>N/A</u>	<u>N/A</u>

## 9. Building Size

Number of storeys	<u>1</u>
Building height	<u>24'-2"</u>
Total ground floor area	<u>1454 sf.</u>
Total gross floor area	<u>2367 sf.</u>
Total useable floor area	<u>1300 sf.</u>

## 10. Off Street Parking and Loading Facilities

Number of off street parking spaces	<u>0</u>
Number of visitor parking spaces	<u>4</u>
Number of accessible parking spaces	<u>4</u>
Number of off street loading facilities	<u>0</u>



**11. Multiple Family Residential**

N/A

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): \_\_\_\_\_

**12. Commercial/Industrial Uses**

N/A

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Indicate the gross floor 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? ☐

Yes ☐ No ☐ If yes please describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 13. Institutional

N/A

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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

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4. Provide the information you used to determine the answers to the above questions:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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### E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

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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? ☒ Yes ☐ No

If no, please explain:

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3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

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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 No

**Wooded area**

☐ On the subject lands or ☒ within 500 meters – distance 20m

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance No

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance No

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance No

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance No

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance No

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance No

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance No

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance No

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance No

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance No

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance No

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance No



## F. Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- ☒ Municipal piped water
- ☐ Communal wells
- ☐ Individual wells
- ☐ Other (describe below)

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### Sewage Treatment

- ☒ Municipal sewers
- ☐ Communal system
- ☐ Septic tank and tile bed
- ☐ Other (describe below)

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### Storm Drainage

- ☐ Storm sewers
- ☒ Open ditches
- ☒ Other (describe below)

Ditch at rear of lot, surface drainage for lot.

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? One



6. Existing or proposed access to subject lands:

- ☒ Municipal road
- ☐ Provincial highway
- ☐ Unopened road
- ☐ Other (describe below)

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7. Name of road/street:

Argyle Street, Smoore.

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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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.

There is a larger than normal Boulevard on the corner of our property which provides ample visibility for cars to view the traffic at the corner of Argyle St. and Lynndale Rd.

## **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

In addition, the following additional plans, studies and reports, including but not limited to, **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**

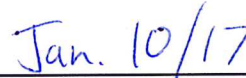
A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage,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

#### 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.

Brian Bunting

Owner/Applicant Signature

Jan. 10/17

Date

#### 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.

Brian Bunting

Owner/Applicant Signature

Jan. 10/17

Date

#### 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 Prominent Homes Inc. ~~am~~ are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Brian Bunting 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.

Brian Bunting

Owner

January 10<sup>th</sup> /2017.

Date

Owner

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.

Sam Buttz  
Applicant Signature

January 10<sup>th</sup>/2017.  
Date

Sam Buttz  
Agent Signature

January 10<sup>th</sup>/2017  
Date

**P. Declaration**

I, Sam Buttz of Prominent Homes Inc.  
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

Sam Buttz  
Owner/Applicant Signature

In Norfolk County

This 11<sup>th</sup> day of January

A.D., 2017

[Signature]  
A Commissioner, etc.

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



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 232 Argyle Street

Legal Description: Lot 8 Plan 37M-73 Simcoe

Roll Number: # 331040100921118000

Application #:

Information Origins: Plan submitted by Jewitt and Dixon dated Dec. 5, 2016

### Urban Residential Type 1 Zone (R1)

	Zoning	R1-A		
	REQUIRED	PROPOSED	DEFICIENCY	UNITS
<b>Main Building</b>				
5.1.2 a) minimum lot area				
i) interior lot	450.00		N/A	m.sq
ii) corner lot	560.00		N/A	m.sq
iii) lot of record - interior lot	405.00		N/A	m.sq
iv) lot of record - corner lot	450.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	15.00	19.11	N/A	m
ii) corner lot	18.00		N/A	m
iii) lot of record - interior lot	13.50		N/A	m
iv) lot of record - corner lot	15.00		N/A	m
c) minimum front yard	6.00	6.1	N/A	m
i) detached garage with rear lane	3.00		N/A	m
d) minimum exterior side yard	6.00	4.67	1.33	m
e) minimum interior side yard				
i) detached garage (3.0m)	3.00	4.67	N/A	m
detached garage (1.2m)	1.20	1.25	N/A	m
ii) detached garage with a rear lane ;	1.20		N/A	m
attached garage	1.20		N/A	m
f) minimum rear yard	7.50	5.42	2.08	m
g) maximum building height	9.20		N/A	m

Comments

Lot Area Not specified and must conform to 1-Z-2014; Building Height not specified and must conform to 1-Z-2014

### Accessory Structure

3.2.1 a) building height	5.00		N/A	m
b) minimum front yard	6.00		6.00	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20		1.20	m
e) minimum rear yard	0.00		N/A	m
f) through lot distance to street line	6.00		6.00	m
g) Lot coverage				
i) lot coverage	10.00		N/A	%
ii) usable floor area	55.00		N/A	m.sq

Comments



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 232 Argyle Street

Legal Description: Lot 8 Plan 37M-73 Simcoe

Roll Number: # 331040100921118000

Application #:

Information Origins: Plan submitted by Jewitt and Dixon dated Dec. 5, 2016

### Urban Residential Type 1 Zone (R1)

Zoning

R1-A

#### Decks and Porches

3.6 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 first storey of the main building on the lot.		N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00	N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50	N/A	m
e) sloping rear yard.			
i) interior lot line	3.00	N/A	m
ii) rear lot line	6.00	N/A	m
Comments			

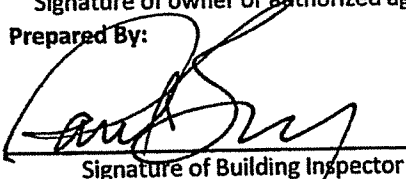
#### Parking

4.1 number of parking spaces	2	2	N/A
Comments			

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  
Prepared By:

  
Signature of Building Inspector

date

January 20, 2017

date

AS PER:

Fritz R. Enzlin. CBCO, CRBO  
Chief Building Official  
Manager, Building & Bylaw Division  
Norfolk County

SKETCH SHOWING  
PROPOSED BUILDING LOCATION

OF  
LOT 8

REGISTERED PLAN 37M-73  
IN THE GEOGRAPHIC  
TOWNSHIP OF WOODHOUSE

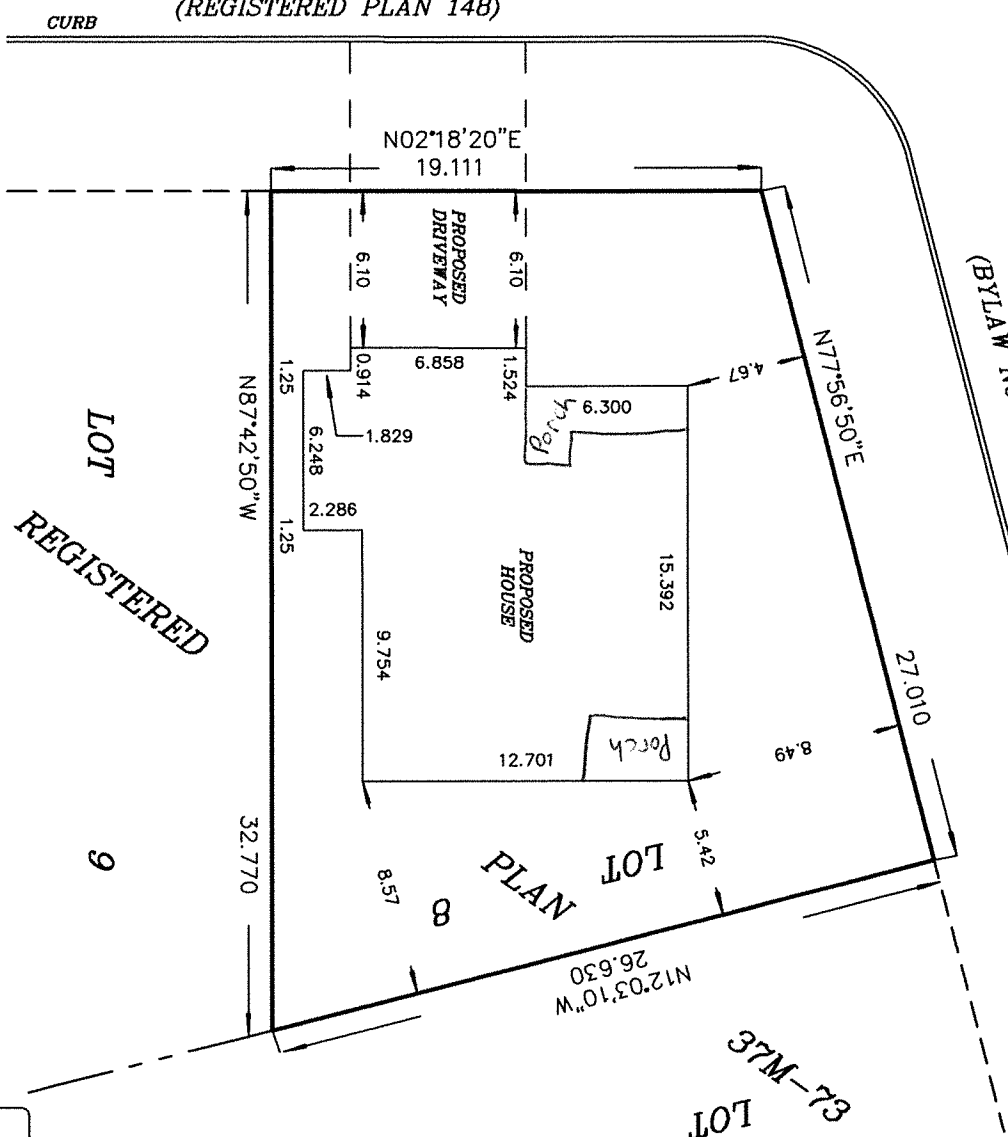
IN  
NORFOLK COUNTY

SCALE: 1 : 300  
JEWITT AND DIXON LTD.  
DECEMBER 5, 2016



ARGYLE STREET  
(20.117 WIDE)  
(REGISTERED PLAN 148)

LYNNDALE ROAD  
(BYLAW NO. 76-34, INST. NO. NK372132)



NOTE:

THIS PLAN IS IN METRES AND CAN BE CONVERTED  
TO FEET BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**  
R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)  
PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

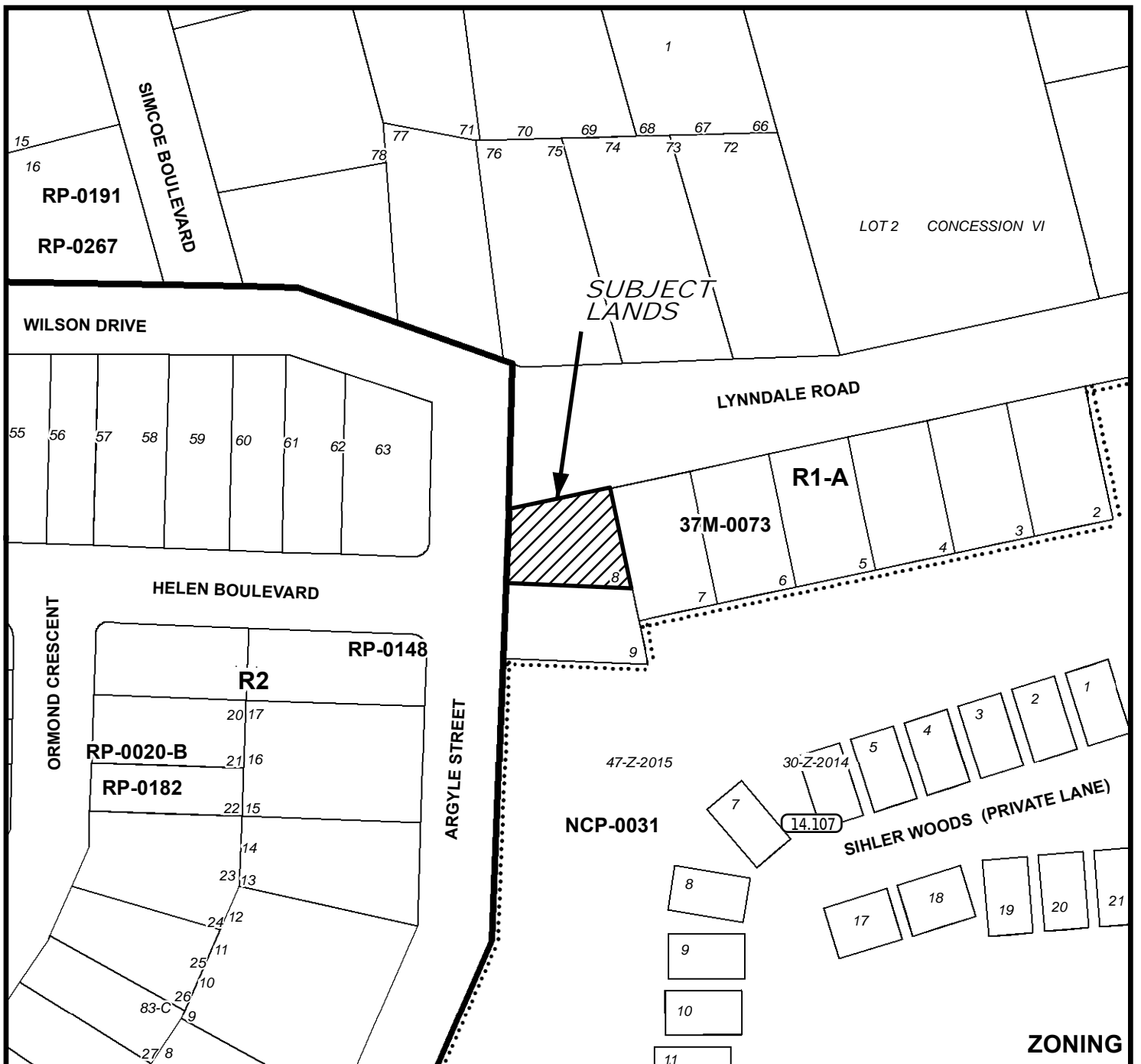
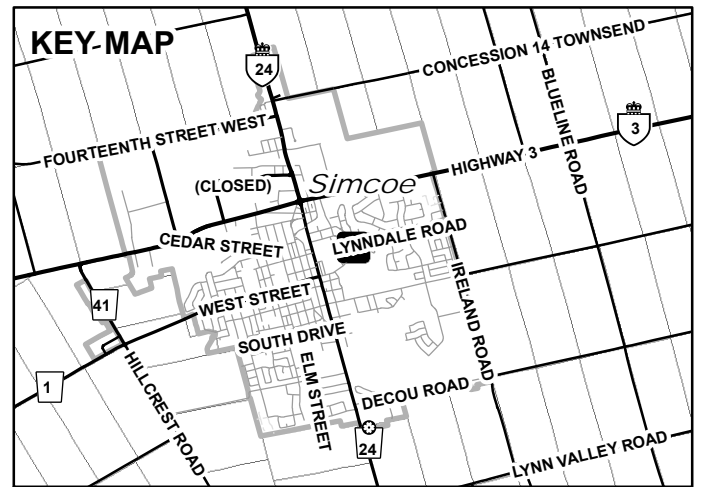
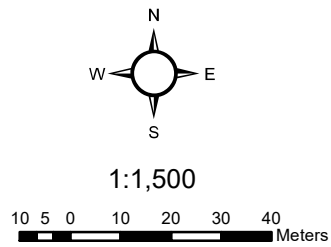
PROJECT # 16-1403 PROMINENT HOMES

# MAP 1

## File Number: ANPL2017030

Urban Area of

### SIMCOE



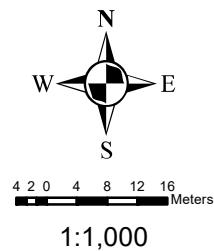
**ZONING**



# MAP 2

File Number: ANPL2017030

Urban Area of SIMCOE

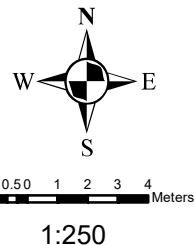




# MAP 3

File Number: ANPL2017030

Urban Area of SIMCOE



LYNNDAL ROAD

27.01m

4.67m

8.49m

5.42m

26.63m

40100921117

RP-0148

19.11m

232 ARGYLE STREET

40100921118

6.10m

Proposed Driveway

Porch

Proposed Dwelling

Porch

SUBJECT LANDS

37M-0073

8.57m

8

32.77m

1.25m

40100921119

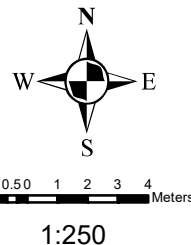
ARGYLE STREET

NCP-0031

# LOCATION OF LANDS AFFECTED

File Number: ANPL2017030

Urban Area of SIMCOE



LYNNDAL ROAD

27.01m

4.61m

8.49m

5.42m

26.63m

40100921117

RP-0148

19.11m

232 ARGYLE STREET

40100921118

6.10m

Proposed Driveway

Porch

Proposed Dwelling

Porch

SUBJECT LANDS

37M-0073

8.57m

8

32.77m

1.25m

40100921119

ARGYLE STREET

NCP-0031