

For Office Use Only:

File Number	<u>ANPL2018083</u>	Application Fee	<u>\$1406</u>
Related File Number	<u> </u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	OSSD Form Provided	<u>N/A</u>
Application Submitted	<u>April 20/18</u>	Planner	<u>Steve</u>
Complete Application	<u>April 20/18</u>	Public Notice Sign	<u>Yes</u>

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 3310401015080000000**A. Applicant Information****Name of Owner** Ronald Eric Collis

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 46 Patterson Street
Town and Postal Code Simcoe, Ontario, N3Y 1J3
Phone Number 519-582-4341
Cell Number 519-420-8824
Email ronald.collis@theguarantee.com

Name of Applicant Ronald Collis
Address 46 Patterson Street
Town and Postal Code Simcoe, Ontario, N3Y 1J3
Phone Number 519-582-4341
Cell Number 519-420-8824
Email ronald.collis@theguarantee.com



NORFOLK COUNTY
PLANNING
AND DEVELOPMENT SERVICES

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

ronald.collis@theguarantee.com

No Agent

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 agent noted above.

☒ Owner

☐ Agent

☒ Applicant

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

London Life Mortgage Company

B. Location, Legal Description and Property Information

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

Plan 182, Block 127A Lot1, REG, 0.13 AC, 37.00 FR, 153.5 D

Municipal Civic Address: unkn

Present Official Plan Designation(s): unkn

Present Zoning: Residential

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

☒ Residential, the item in question is a carport on the exterior side yard of the house.



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REGULATION AND DEVELOPMENT SERVICES

4. 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:

Home - Retained, Carport - Retained, Shed - Retained

5. 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.

NA

6. 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:

7. 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:

8. If known, the length of time the existing uses have continued on the subject lands:

NA

9. Existing use of abutting properties:

Residential

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

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



C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):

I am requesting a relief of 6 metres so that I do not have to demolish a carport.

↳ exterior side yard

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

The carport was built by the previous owners of the property and we just moved in I



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

Frontage:	_____
Depth:	_____
Width:	_____
Lot Area:	_____
Present Use:	_____
Proposed Use:	_____
Proposed final lot size (if boundary adjustment):	_____



NORFOLK COUNTY
PLANNING
DEVELOPMENT SERVICES

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

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

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.

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. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

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

Real Estate agent, vendor, and documentation received by Norfolk County.

4. 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 ☐ No



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:

2. 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, including the Endangered Species Act, 2007. 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:

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

If no, please explain:

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.

4. 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 No

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)
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

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.



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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

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. Transfers, Easements and Postponement of Interest

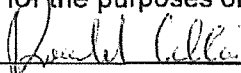
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Permission to Enter Subject Lands

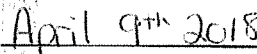
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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.



Owner/Applicant/Agent Signature



Date

J. 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

Date

Owner

Date



NORFOLK COUNTY
PLANNING
15311/15312/15313/15314/15315

K. Declaration

I, Ronald Collis of Simcoe, Ontario

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:

~~Woodstock ON~~
185 ROBINSON STREET

Ronald Collis

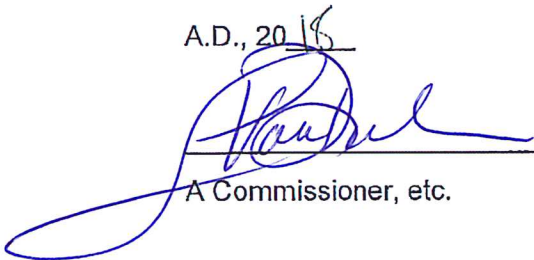
Owner/Applicant/Agent Signature

In SIMCOE

This ~~9th~~ 20th day of April

A.D., 20 18

Shannon Nichole Van Dalen, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires November 5, 2018.


A Commissioner, etc.



NORFOLK COUNTY
COMMUNITY
PLANNING













Grass	Feet	74. Grass Strip
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Fencing

Backyard

6inch x 6
inch wood
posts

Interlocking Brick Base

Interlocking Brick Base
Carport (width of
carport is 10 Ft 8
Inches)

Porch

الحمد لله
والصلاة والسلام على
سيدنا محمد وآله

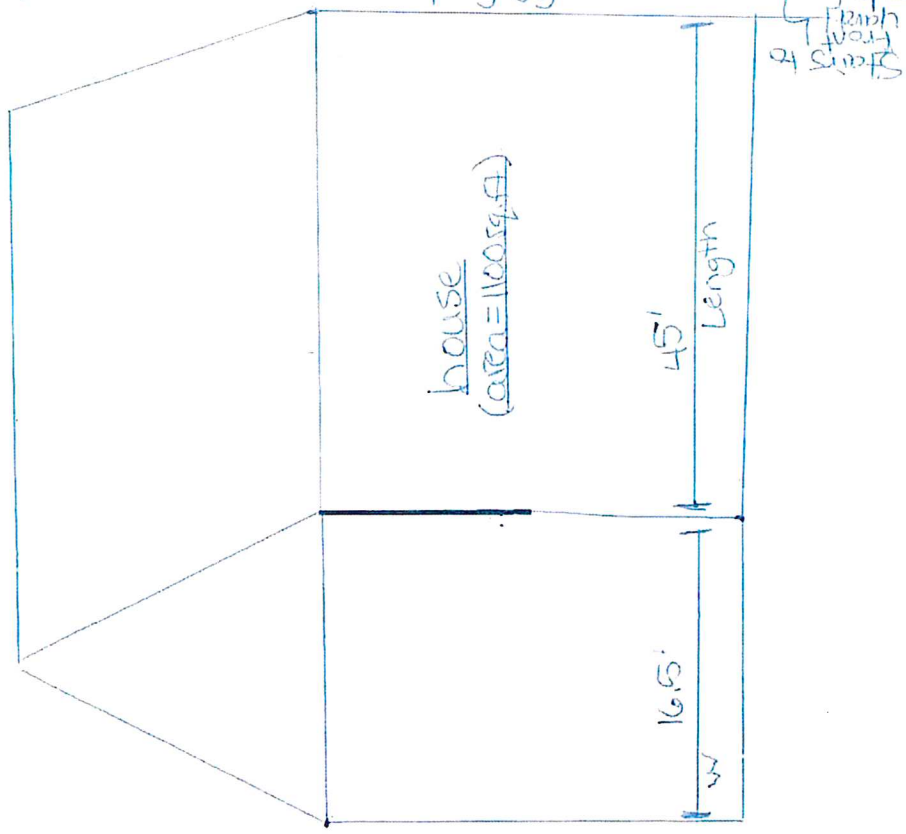
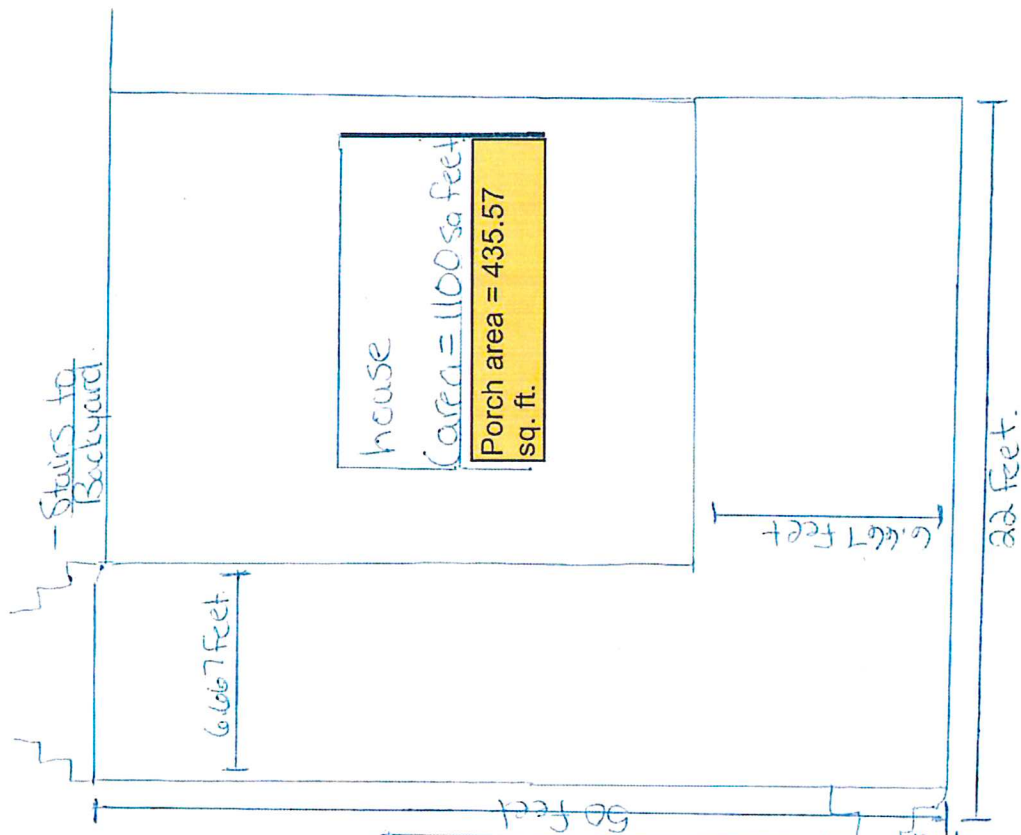
225

Neighbouring Proximity

Shed Width = 10.333 Ft.
Shed Height = 9.8333 Ft.
Shed Depth = 10.333 Ft.

Area of wrap-around porch = 435.57 sq. ft.

Carport Width = 10.333 Ft.
 Carport Height = 12.00 Ft.
 Carport Depth = 15.333 Ft.



April 9, 2018

Part B

Question 4) Existing Structures on Property:

The buildings on the property consist of the home, the carport in question, and a shed behind the carport (see attached photos). All existing structures are to be retained. The home has a frontage of 37 feet, and the depth is 153.5 feet. The front of the home has a 0 meter setback, and the side of the home has a 0 meter setback as they start almost immediately at the property line.

Question 6) Proposed Structure:

The proposed structure is a carport. The carport is a metal roof built off of the existing fence to provide a spot for parking my car, which would shelter it from the rain and snow. The attached illustration, as well as a number of photos, shows the distance from the road to the beginning of the carport which is about 7 feet. The carport starts right on the property line as it was built off of the fence.

Part C

Question 2) Outline of Relief Requested:

We are requesting a relief of 6 meters from the exterior side yard. This carport was built by the previous homeowners, so we are basically inheriting this issue. We want to do whatever it takes to be able to keep this carport as we have no other place to park besides on the road (no driveway)

Question 3) Reason(s) we are not able to comply:

We are not able to comply with this provision as we did not physically build this carport. It was built by the previous owners and unbeknownst to us, required a permit. As we have not been made aware of the contravention of bylaw, we want to do whatever possible to retain this carport. We only moved into this home on February 15th 2018.

Ronald Collis



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: 46 Patterson Street

Legal Description: Simcoe, ON

Roll Number: 401.015.06000

Application #:

Information Origins: site plan provided by owner

Urban Residential Type 2 Zone (R2)

	Zoning	SemiDetached		
	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>	5.00		N/A	m
b) <i>minimum front yard</i>	6.00		N/A	m
c) <i>minimum exterior side yard</i>	6.00	0.00	6.00 N/A	m
d) <i>minimum interior side yard</i>	1.20		N/A	m
e) <i>minimum rear yard</i>	1.20		N/A	m
f) <i>through lot distance to street line</i>	6.00		N/A	m
g) Lot coverage (Note: Proposed Area)				m.sq
i) <i>lot coverage</i>	10.00		N/A	%
ii) <i>usable floor area</i>	55.00		N/A	m.sq

Comments

A 14sqm carport was built in exterior side yard without a permit the structure is not counted in useable floor area as it is not enclosed.

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.

Prepared By:

Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

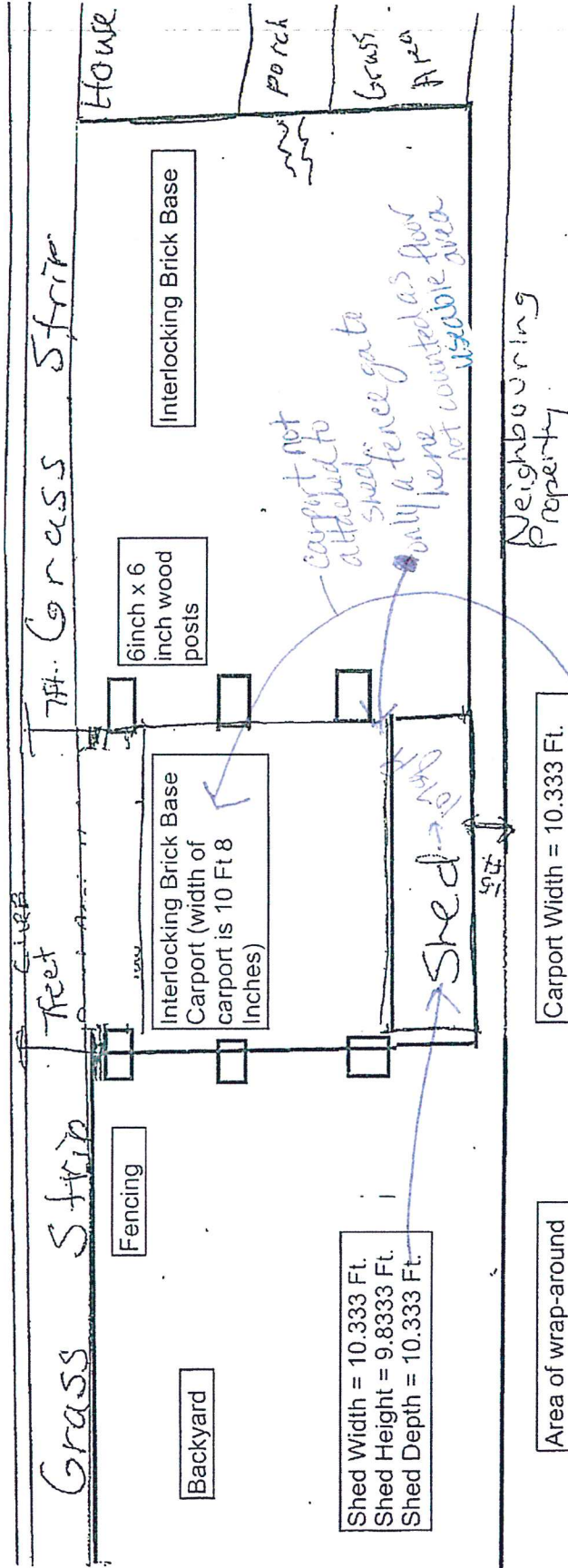
date

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

* Rec'd April 11th/2018.

401-015-06000 46 Patterson St
Ames

Owen Street



Apr. 18-2018

NOTE: shed under 108 sq ft does not require permit

& existing shed was approx same distance to interior lot line (legal noncomplying)

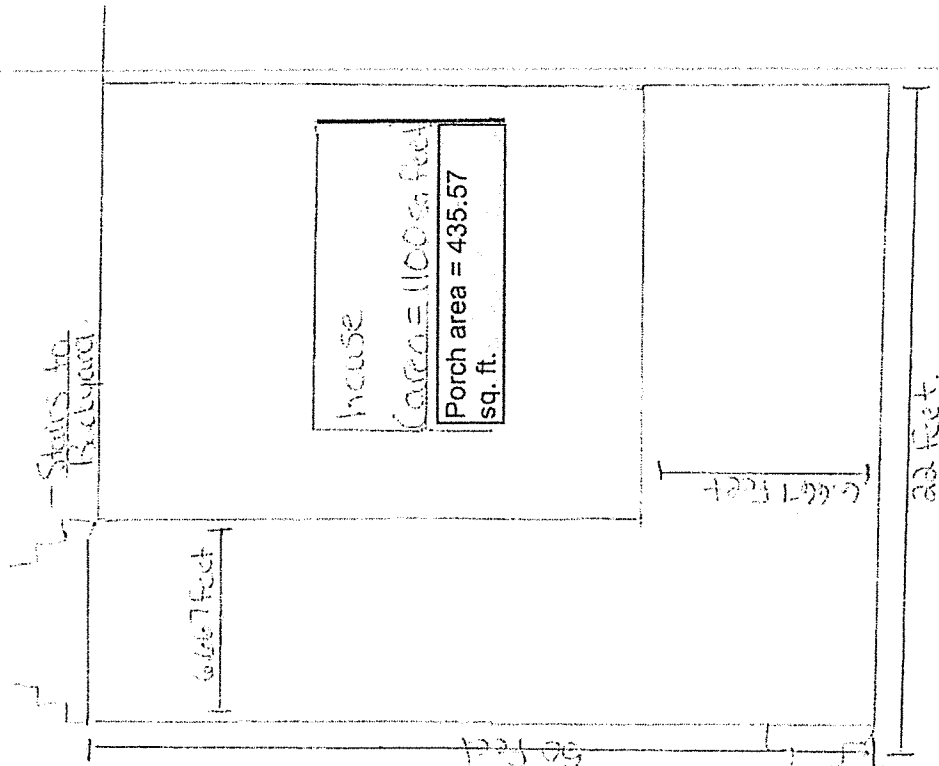
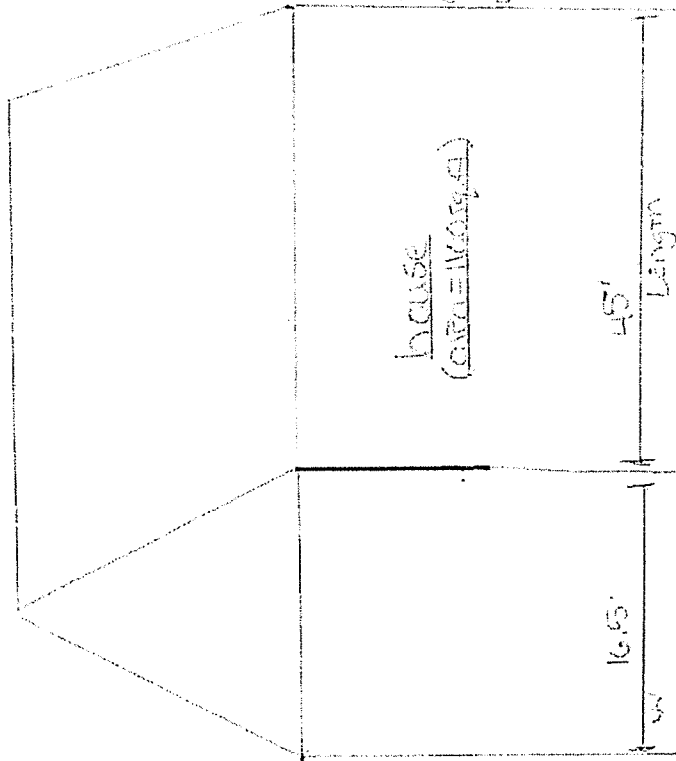
However, carport is over 108 sq ft so does require permit & built too close to exterior lot line

planning application required

Dr.

0 exterior side yard

46 Patterson St



Roxanne Koot

From: Steven Collyer
Sent: Wednesday, April 11, 2018 11:54 AM
To: Roxanne Koot
Subject: ZDF request - 46 Patterson St
Attachments: doc20180411104228.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rox,

This ZDF is for the carport on Patterson Street we were talking about the other week. The applicant is applying for a minor variance to keep it.

Address: 46 Patterson Street, Simcoe
Roll # 3310.401.015.06000

The attached sketch is hand drawn, but I believe has all the elements you require to create the ZDF.

Please let me know if you need more info!

Thanks,

Steve Collyer BCD
Planner

Norfolk County
519.875.4485 ext. 1824

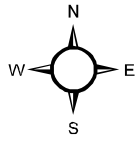
From: P462@norfolkcounty.ca [mailto:P462@norfolkcounty.ca]
Sent: Wednesday, April 11, 2018 11:43 AM
To: Steven Collyer <Steven.Collyer@norfolkcounty.ca>
Subject: P462 Scan

MAP 1

File Number: ANPL2018083

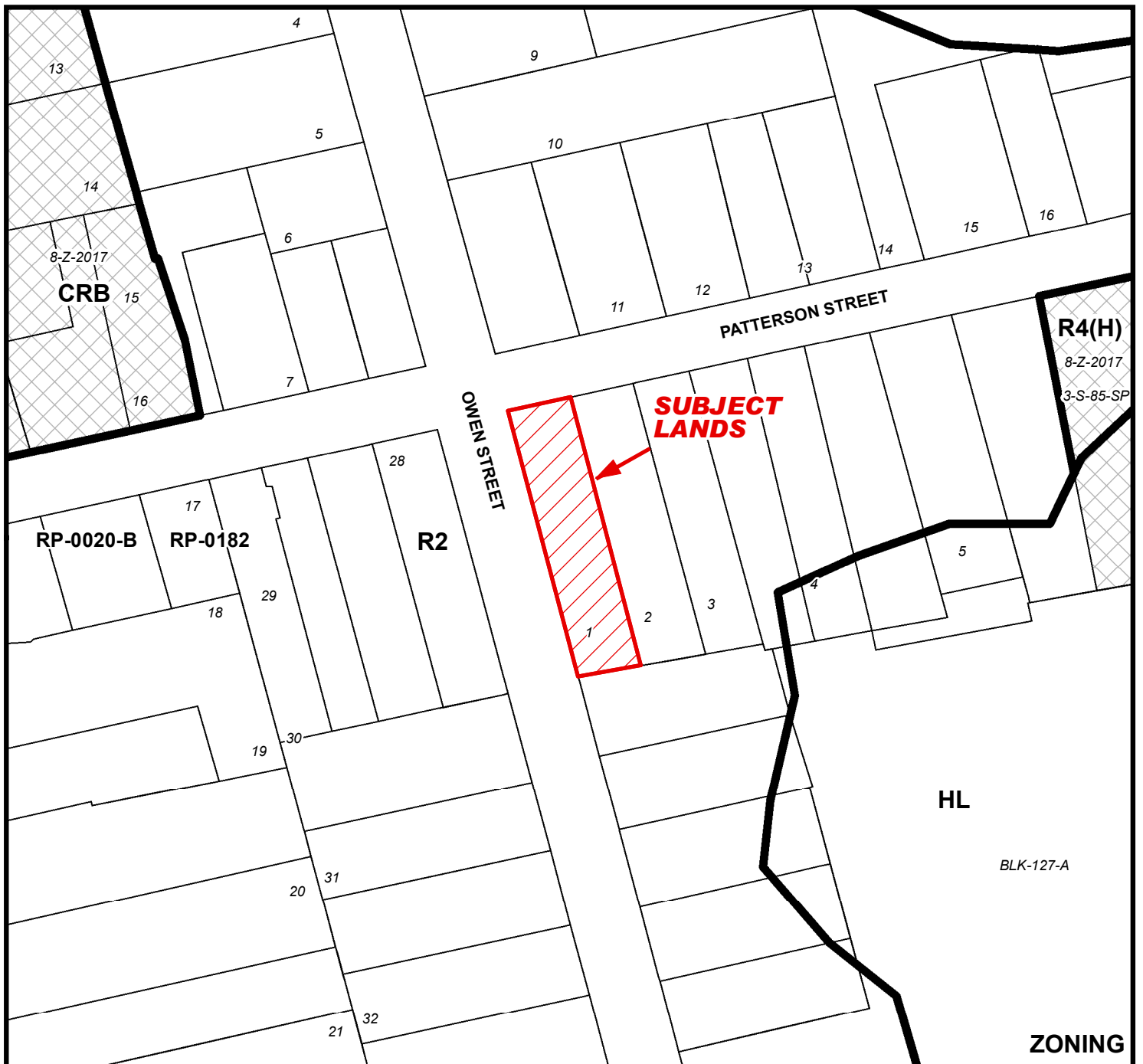
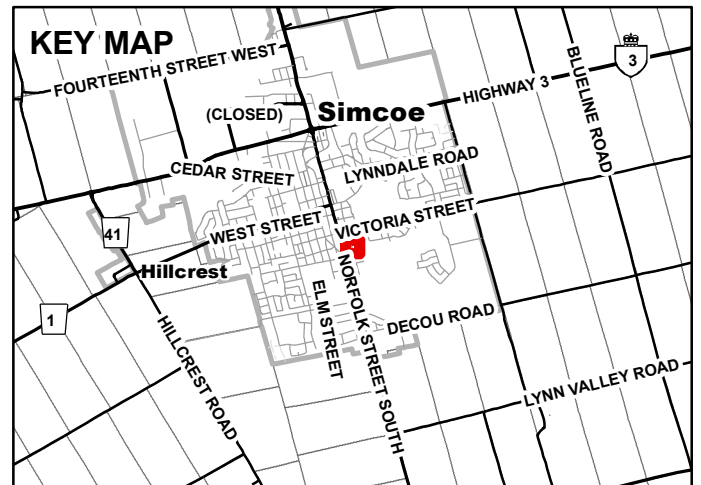
Urban Area of

SIMCOE



1:1,000

8 4 0 8 16 24 32 Meters



MAP 2

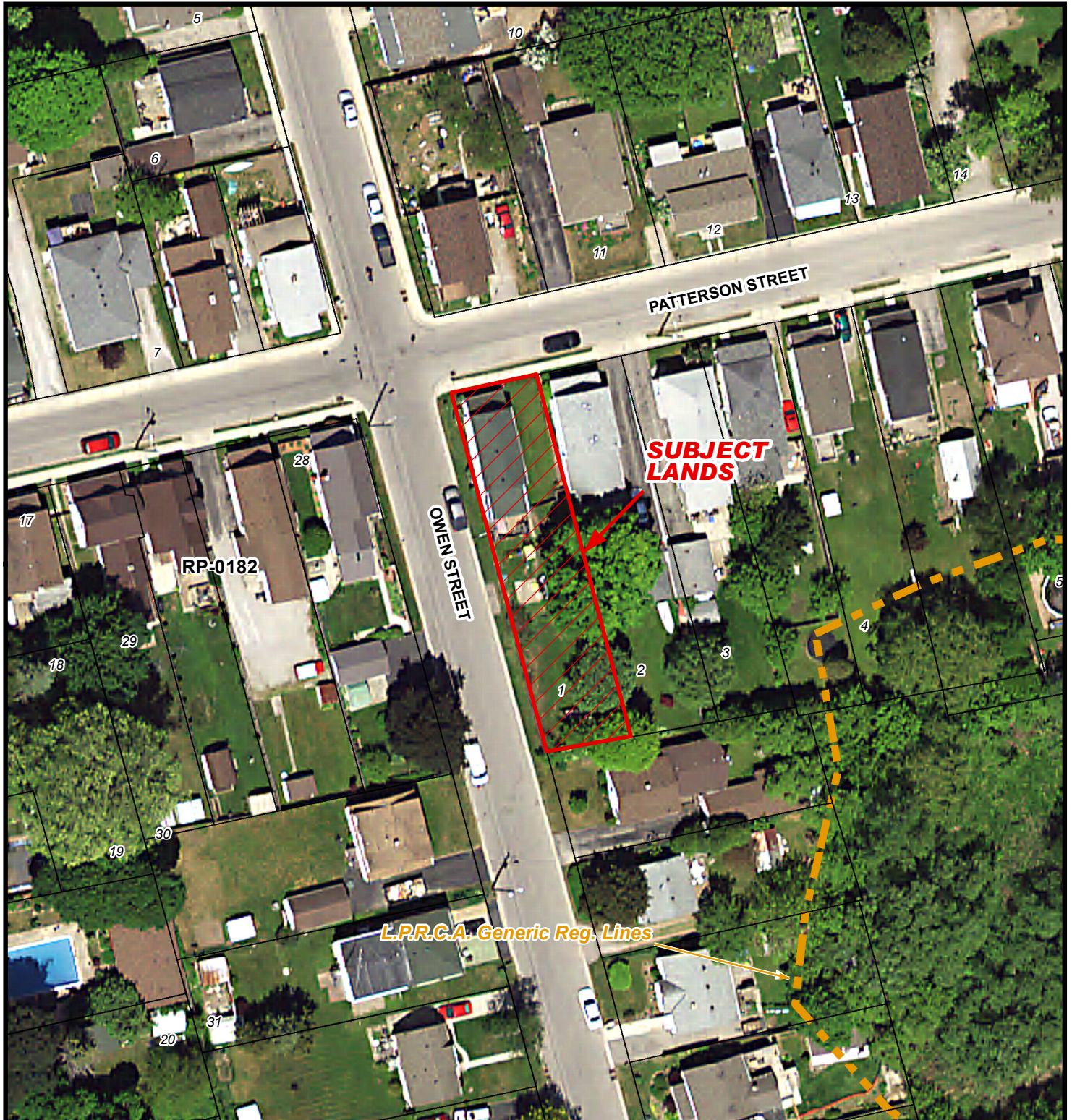
File Number: ANPL2018083

Urban Area of SIMCOE



2.5 2.5 5 7.5 10 Meters

1:700



MAP 3

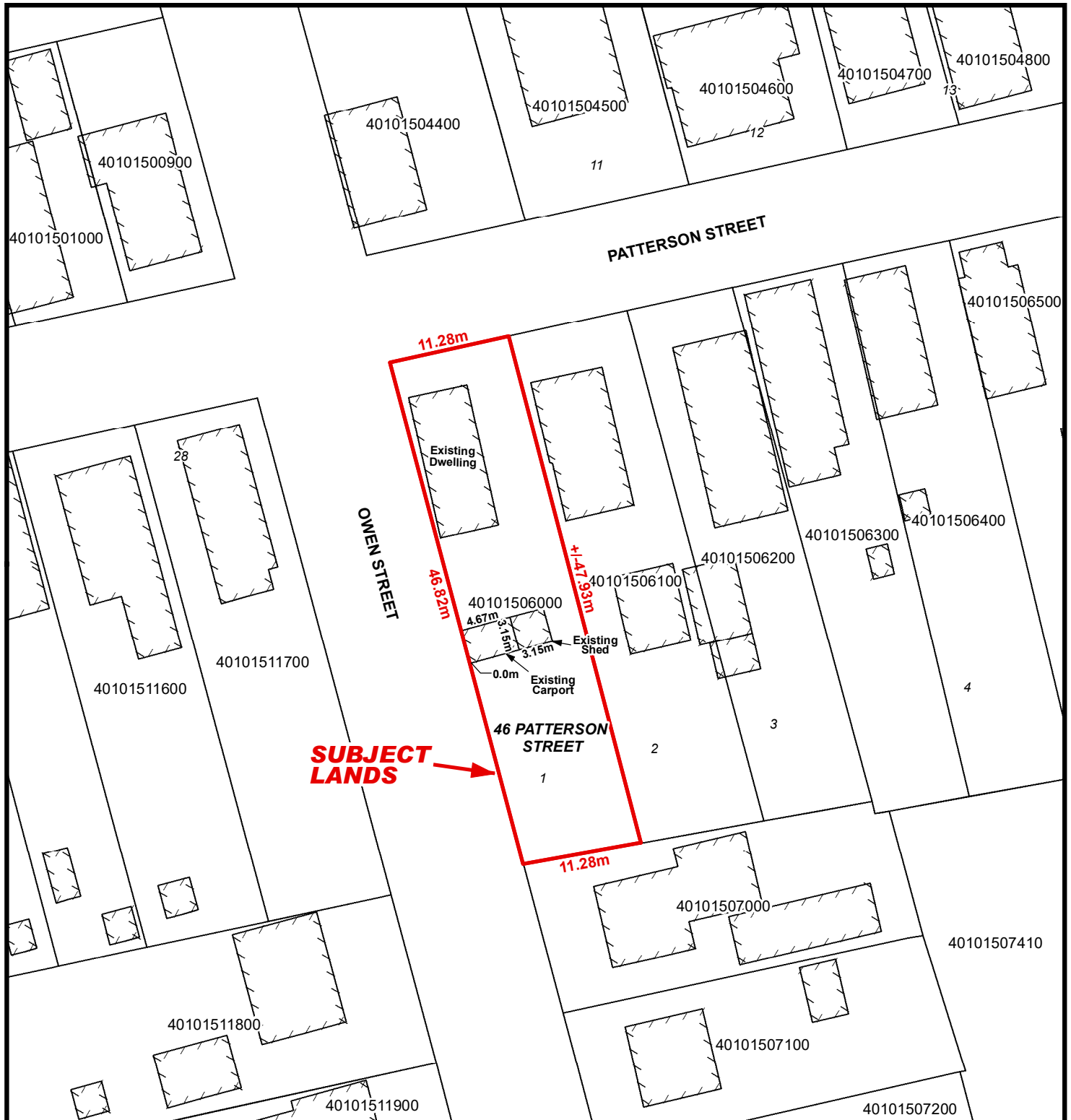
File Number: ANPL2018083

Urban Area of SIMCOE



2 1 0 2 4 6 8 Meters

1:500



LOCATION OF LANDS AFFECTED

File Number: ANPL2018083

Urban Area of SIMCOE



2 1 0 2 4 6 8 Meters

1:500

