

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANP 2018107

Feb 14/18

May 9/18

May 18/18

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1406

Alisha

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:

331040100404200

A. Applicant Information**Name of Owner**

Valley Rauss Ltd (Ted Strauss)

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

24061 West Highland

Town and Postal Code

Kitchener ON N2M 5P1

Phone Number

519-749-5055

Cell Number

(same) ↑

Email

info@valleyrauss.com

Name of Applicant

same as above

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

Name of Agent

Jackie Thomas

Address

4 Old Mill Rd RR3

Town and Postal Code

Princeton ON

Phone Number

—

Cell Number

519 465 2844

Email

jackie.thomas@remax.net

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:

B. Location, Legal Description and Property Information

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

PT LT 16-17 BLK 57 PL 182 PT 1, 37R4680,
Norfolk County

Municipal Civic Address: 37 Union St. Simcoe ON

Present Official Plan Designation(s):

Present Zoning: CRB 6.4

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

☐ Yes ☒ No If yes, please specify:

vacant land, was a residential tri-plex

3. Present use of the subject lands:

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: N/A

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. N/A

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: please see Schedule A

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:

unknown

9. Existing use of abutting properties:

residential, business, church

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

21.63 M

Lot depth

32.76 M

Lot width

21.63 M

Lot area

708.57

Lot coverage

1516.1 sq ft

Front yard

6.045 M

Rear yard

12 M

Left Interior side yard

3.05 M

Right Interior side yard

Exterior side yard (corner lot)

6 M.

(140.8458 M²)
not incl.
covered porch
or back
stairs

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

asking for relief of the 6M exterior side yard at the back right corner to accommodate the accessible parking spot and the additional 1.5M wide space beside the parking space.

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

By-law:

because the parking space and additional 1.5M encroaches into the side yard.

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):

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:

there was a tri-plex before + it burnt down.

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 *N/A*



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: - was a residential tri-plex before.

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: outside the source water protection area.

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 _____

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 _____

*post office across Kent St
church on other side*

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

☐ 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

May 08 2018


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 Fred Strauss Valley Russell Ltd am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Jackie Thomas 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

May 08 2018

Date

Owner

Date



K. Declaration


I, Jackie Thomas of Princeton on

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:

185 ROBINSON STREET

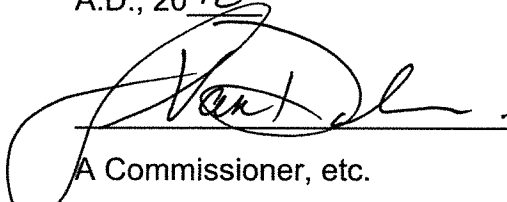

Owner/Applicant/Agent Signature

In SIMCOE, ONTARIO

This 9 day of MAY

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

A.D., 20 18


A Commissioner, etc.



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: 37 Union Street

Legal Description:

Roll Number: 331040100404200

Application #:

Information Origins: site plan provided from developer for a triplex

Resort Residential Zone (RR)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2 a) minimum lot area				
i) new lot	0.40		N/A	ha
ii) lot of record	700.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	15.00		N/A	m
ii) corner lot	18.00		N/A	m
c) minimum front yard	6.00		N/A	m
d) minimum exterior side yard	6.00	1.22	4.78	m
e) minimum interior side yard				
i) attached garage	1.20		N/A	m
	1.20		N/A	m
ii) detached garage	3.00		N/A	m
	1.20		N/A	m
f) minimum rear yard	9.00		N/A	m
g) maximum building height	7.50		N/A	m
h) maximum lot coverage (Note: Proposed Area)				m.sq
i) lot	15.00		N/A	%

Comments

land is zoned CBD, but because the use is solely residential, we use the R3 zone provisions (6.1.3). Reduction of exterior side yard from 6m to 1.22m to allow an accessible parking spot (parking by law 4.2.3 b) the parking bylaw requires 6 spots one of which must be wheelchair accessible 4.9a

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

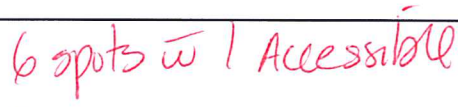
Signature of Zoning Administrator

date

May 16/2018

date

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



KENT STREET

UNION STREET

SITE SKETCH
37 UNION ST., SIMCOE

THIS SITE SKETCH IS NOT
A SURVEY PLAN, BUT WAS
PREPARED FOR THE PURPOSE
OF POSITIONING THE PROPOSED
TRIPLEX ON THE PROPERTY AND
LAYING OUT THE REQUIRED
DRIVEWAY AND PARKING SPACE
ONLY.

PREPARED BY:
RONALD E. POOLE
HOME DESIGN SERVICES
BCIN 29151
JAN. 26, 2018

EXTERIOR
SIDE YARD

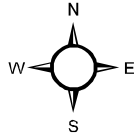
EXTERIOR BUILDING DIMENSIONS
ARE FROM FACE OF RIGID INSULATION
TO FACE OF RIGID INSULATION & TO FACE
OF STONE (THIS IS THE SAME AS FAC
FOUNDATION TO FACE OF FOUNDATION

REVISED APRIL 29, 2018 BY R.P. - ADDED UNACCESSIBLE PARKING SPACE ON ADJACENT APPLICABLE DELIMITED PARKING SPACE AT INTERIOR AND SIDE OF BUILDING	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; padding: 5px;"> VALLEYRAUS LIMITED PROPOSED RESIDENTIAL TRIPLEX STREET : 37 UNION ST., CITY : SIMCOE, ONT. </td> </tr> <tr> <td style="width: 50%; padding: 5px;"> TITLE: SITE SKETCH </td> <td style="width: 50%; padding: 5px;"> DATE: JAN 26, 2018 SCALE: 1/8" = 1'-0" DRAWN BY: R.P. DWG. NO.: 011 OF 11 </td> </tr> </table>	VALLEYRAUS LIMITED PROPOSED RESIDENTIAL TRIPLEX STREET : 37 UNION ST., CITY : SIMCOE, ONT.		TITLE: SITE SKETCH	DATE: JAN 26, 2018 SCALE: 1/8" = 1'-0" DRAWN BY: R.P. DWG. NO.: 011 OF 11
VALLEYRAUS LIMITED PROPOSED RESIDENTIAL TRIPLEX STREET : 37 UNION ST., CITY : SIMCOE, ONT.					
TITLE: SITE SKETCH	DATE: JAN 26, 2018 SCALE: 1/8" = 1'-0" DRAWN BY: R.P. DWG. NO.: 011 OF 11				

MAP 1

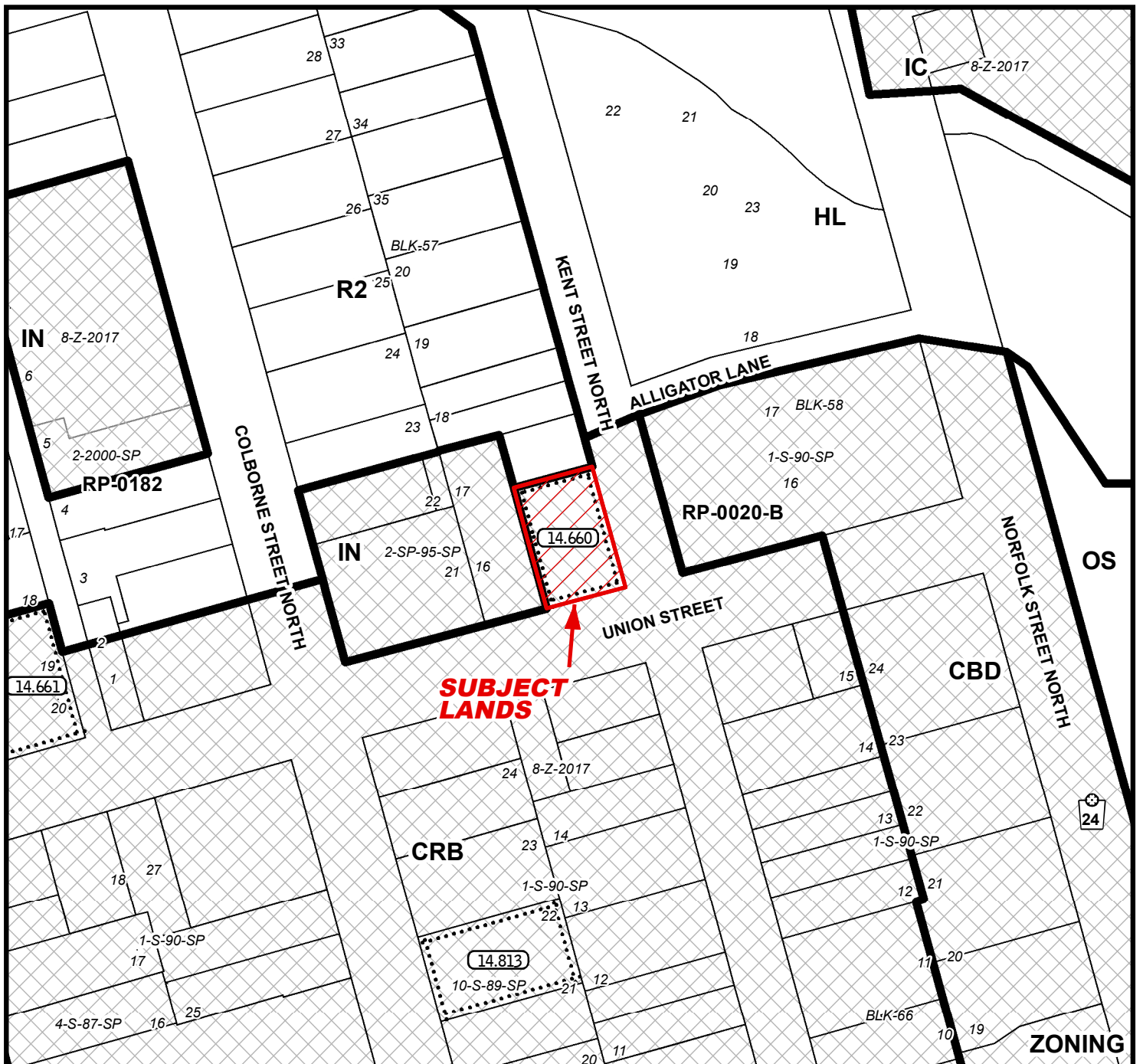
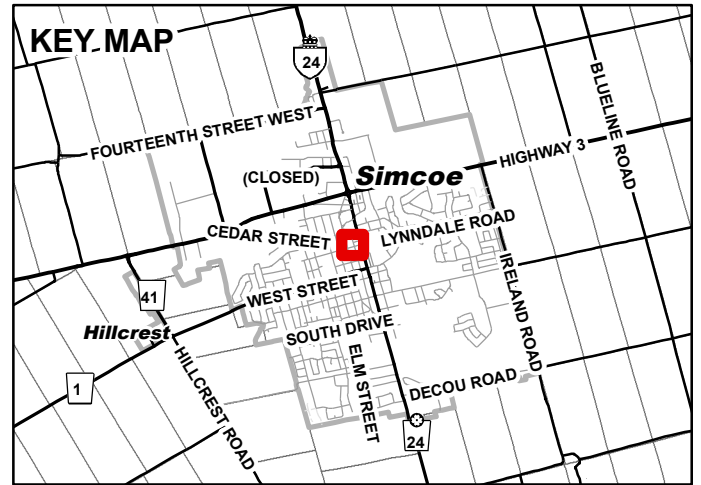
File Number: ANPL2018107

Urban Area of
SIMCOE



1:1,500

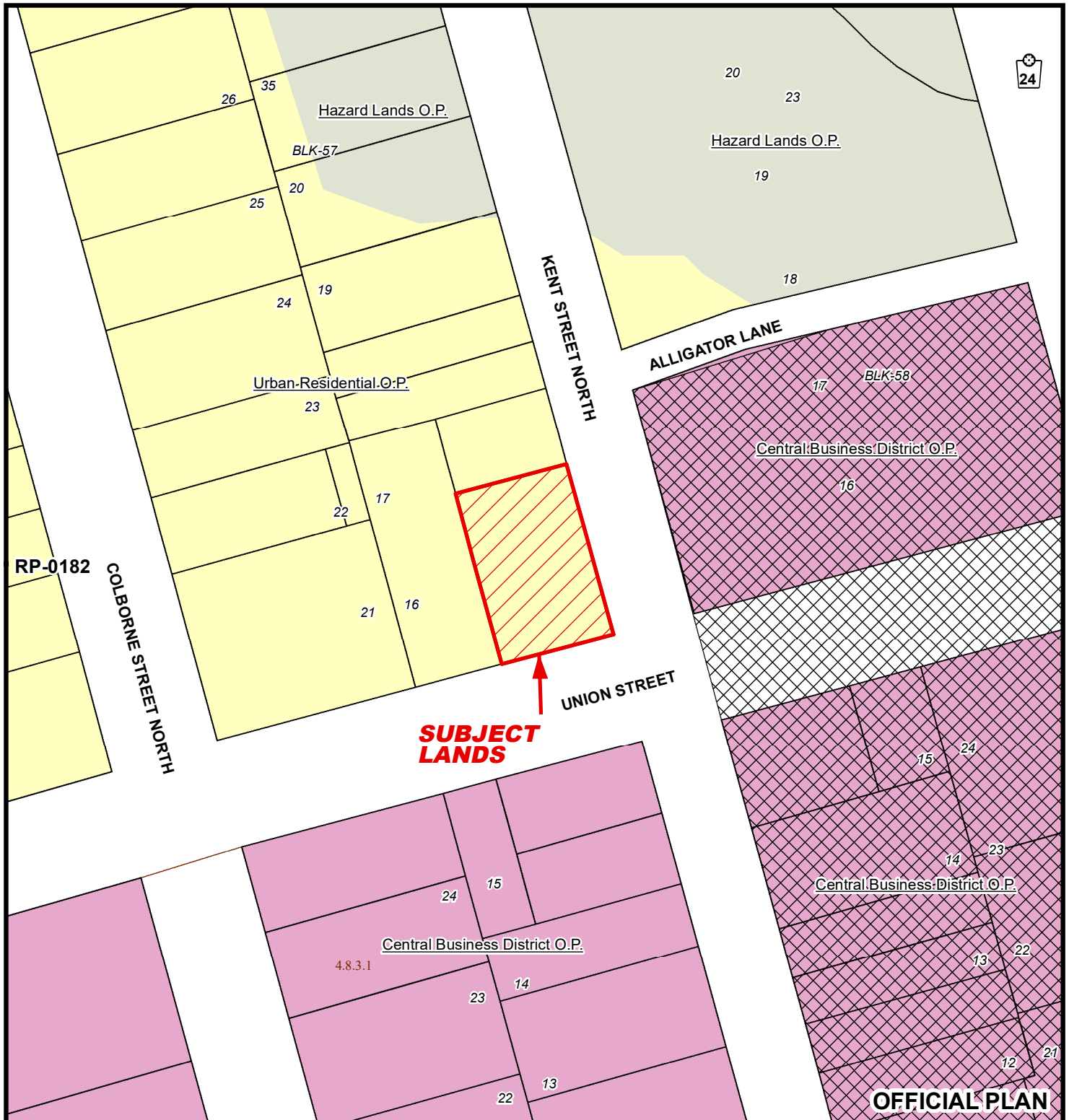
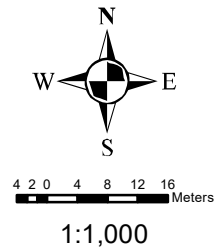
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Meters



MAP 2

File Number: ANPL2018107

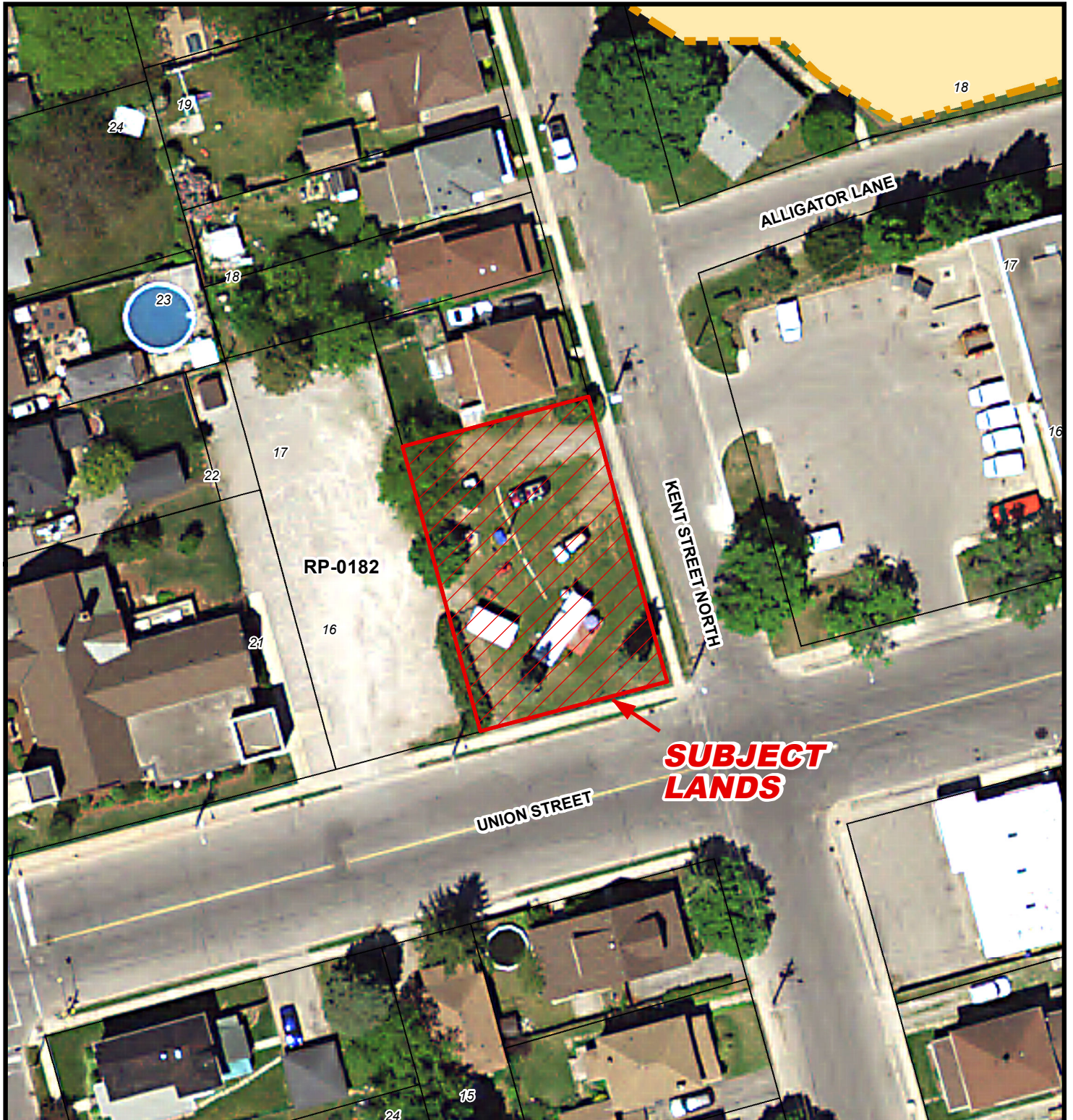
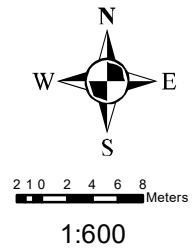
Urban Area of SIMCOE



MAP 3

File Number: ANPL2018107

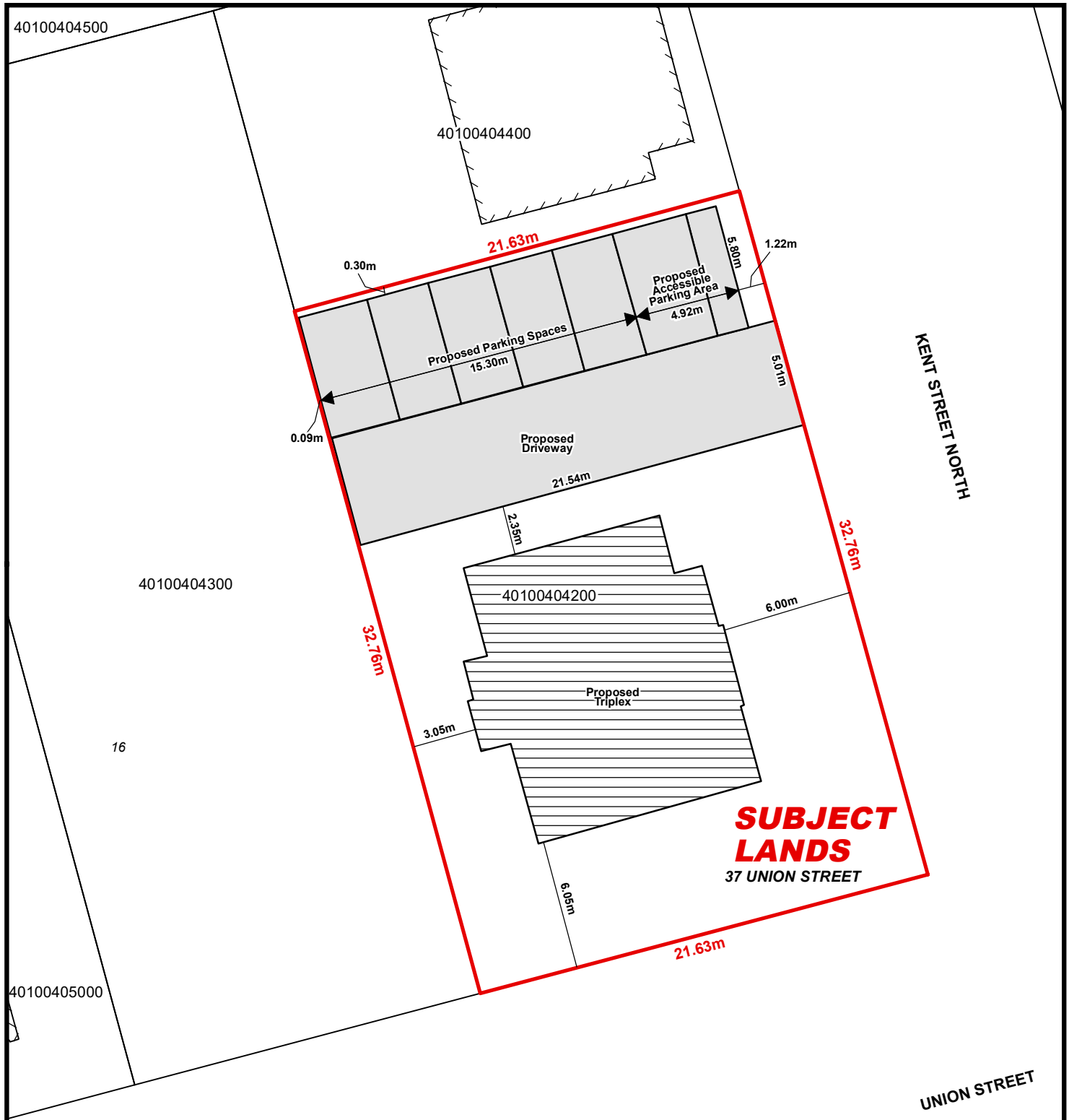
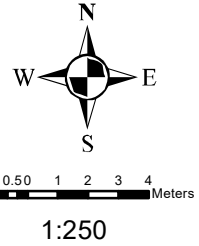
Urban Area of SIMCOE



MAP 4

File Number: ANPL2018107

Urban Area of SIMCOE



LOCATION OF LANDS AFFECTED

File Number: ANPL2018107

Urban Area of SIMCOE



10.50 1 2 3 4 Meters

1:250

