

Complete Application

March 19/19

Public Notice Sign

Yes

Name of Agent	David Roe, Civic Planning Solutions Inc.
Address	599 Larch Street
Town and Postal Code	Delhi, ON N4B 3A7
Phone Number	519-582-1174
Cell Number	519-983-8154
Email	dfrfez@me.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices 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):

Part Lot 19, Plan 475, being Part 2 Plan 37R5369, Norfolk County

Municipal Civic Address: 47 Willow Drive

Present Official Plan Designation(s): Hamlet

Present Zoning: HR

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

☒ Yes ☐ No If yes, please specify:

14.460 a duplex or semi shall be permitted

3. Present use of the subject lands:

Existing semi-detached (2 unit) residential building

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, and height on your attached sketch which must be included with your application:

See attached sketch

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

n/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:

9. Existing use of abutting properties:

single detached dwellings

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, for example: m, m² or %

Lot frontage	<u>52.368m</u>	<u>26.18m, 26.18m</u>
Lot depth	<u>65.465m/91.49m</u>	
Lot width	<u>45m</u>	<u>22.5m, 22.5m</u>
Lot area	<u>3553.5m²</u>	<u>1921.5m², 16323m²</u>
Lot coverage		
Front yard	<u>18.13m</u>	<u>18.13m, 26.48m</u>
Rear yard	<u>41.25m</u>	<u>41.29m, 41.25m</u>
Left Interior side yard	<u>11.06m</u>	<u>0m, 11.19m</u>
Right Interior side yard	<u>11.19m</u>	<u>0m, 11.06m</u>
Exterior side yard (corner lot)		

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

Relief required to sever the semi units into separate ownerships as per deficiency form. Reduced lot frontage and area and interior side yards as per Zoning Deficiency Form attached.

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

Severed semi-detached dwelling not anticipated in the HR zone.

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

Frontage:	<u>26.18m</u>
Depth:	<u>78.3</u>
Width:	<u>22.5m</u>
Lot Area:	<u>1632m²</u>
Present Use:	<u>semi-detached unit</u>
Proposed Use:	<u>semi-detached unit</u>

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: Parcel #1

Frontage: 26.18m

Depth: 78.3m

Width: 22.5m

Lot Area: 1921.5m²

Present Use: semi-detached unit

Proposed Use: semi-detached unit

Buildings on retained land: existing semi-detached unit

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

Frontage: n/a

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: n/a

Roll Number:

Total Acreage:

Workable Acreage:

Existing Farm Type: (for example: corn, orchard, livestock)

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built



Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
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 (for example: gas station, or petroleum storage):

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:
knowledge of owner

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:

no change in land use proposed

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:

not in source water protections area

Note: If in an area of source water Wellhead Protection Area (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 _____

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

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Willow Drive

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 Conservation and Parks, 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.

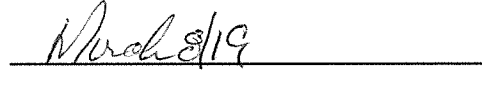
Permission to Enter Subject Lands

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

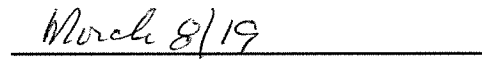
J. Owner's Authorization

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 Jason Gilbert am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize David Roe, Civic Planning Solutions 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

K. Declaration

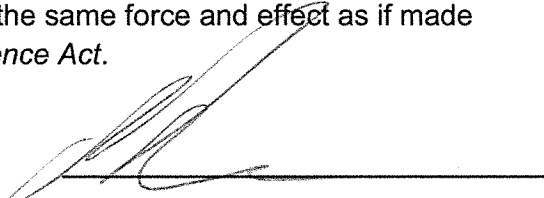
I, David Roe of Norfolk County

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:

Langton

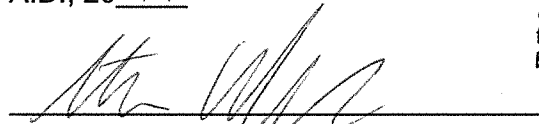


Owner/Applicant/Agent Signature

In Norfolk County

This 8th day of March

A.D., 20 19



A Commissioner, etc.

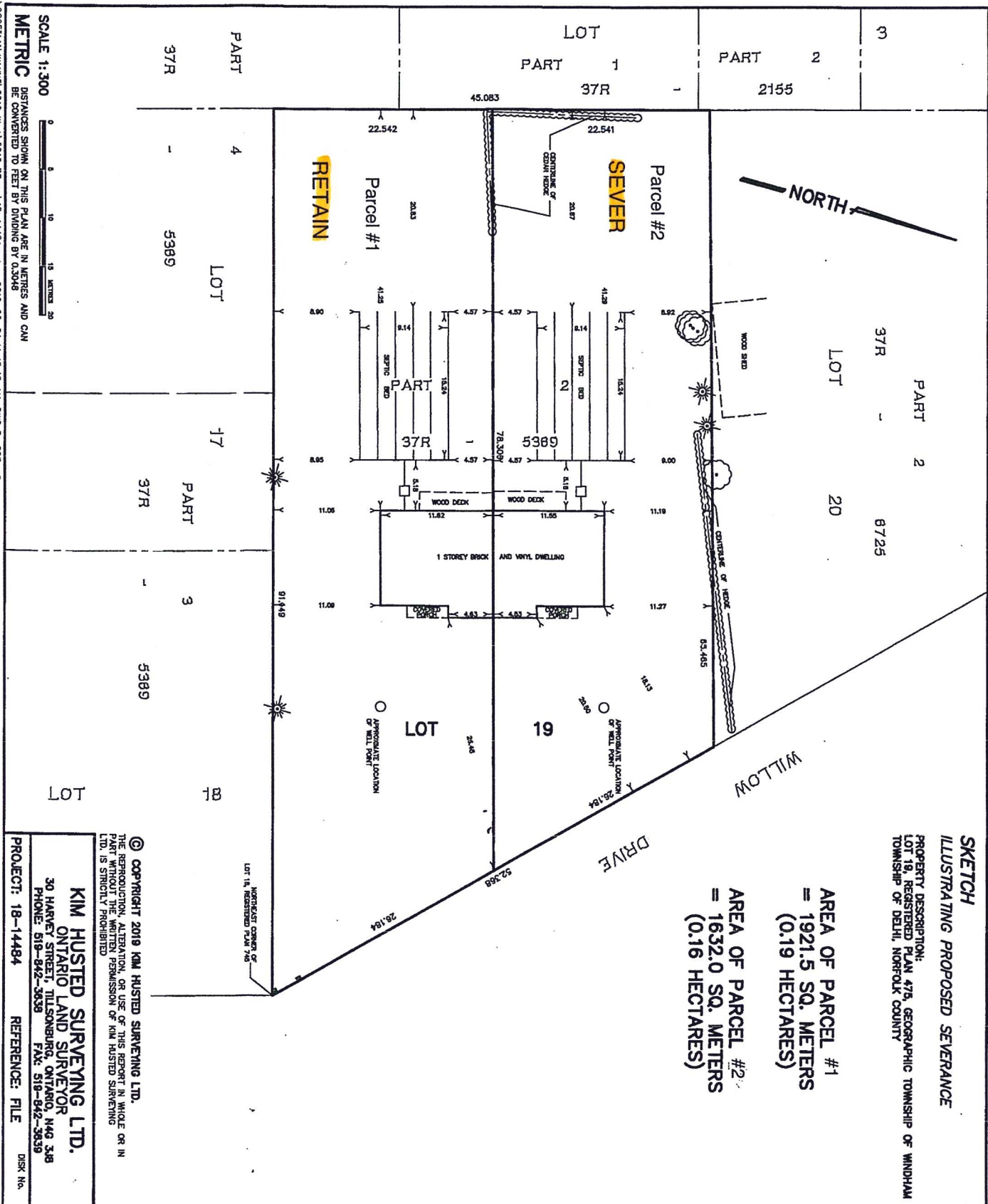
Steven James Collyer,
a Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires April 3, 2021

ILLUSTRATING PROPOSED SEVERANCE

PROPERTY DESCRIPTION:
LOT 19, REGISTERED PLAN 475, GEOGRAPHIC TOWNSHIP OF WINDHAM
TOWNSHIP OF DELHI, NORFOLK COUNTY

**AREA OF PARCEL #1
= 1921.5 SQ. METERS
(0.19 HECTARES)**

AREA OF PARCEL #2
= 1632.0 SQ. METERS
(0.16 HECTARES)



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KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYORS

30 HARVEY STREET, TILSONBURG, ONTARIO, N4G 3A8
PHONE: 519-842-3639 FAX: 519-842-3639

PROJECT: 18-14484	REFERENCE: FILE	DISK No.

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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: 47 Willow Drive (Gilbertville)

Legal Description:

Roll Number: 49102812840

Application #:

Information Origins: survey March 2019 from Kim husted

Hamlet Residential Zone (RH)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.7.2 Main Building				
a) minimum lot area				
i) new lot (lot 1)	4000.00	1921.50	2078.50	m.sq
new lot (lot 2)	4000.00	1632.00	2368.00	m.sq
ii) lot of record	930.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot (lot 1)	30.00	26.18	3.82	m
i) interior lot (lot 2)	30.00	26.18	3.82	m
ii) corner lot	30.00		N/A	m
iii) lot of record	18.00		N/A	m
c) minimum front yard	6.00		N/A	m
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
lot 1				
ii) detached garage	3.00	11.19	N/A	m
	1.20	0.00	1.20	m
lot 2				
ii) detached garage	3.00	11.06	N/A	m
	1.20	0.00	1.20	m
f) minimum rear yard	9.00		N/A	m
g) maximum building height	11.00		N/A	m

Comments

semi detached being severed to create lot line between the 2 units. Rear decks create an interior yard deficiency

Parking

4.1 number of parking spaces

Comments

REQUIRED	PROPOSED	DEFICIENCY	UNITS
		N/A	

parking existing for semi's

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

PROPERTY DESCRIPTION:
LOT 19, REGISTERED PLAN 475, GEOGRAPHIC TOWNSHIP OF WINDHAM
TOWNSHIP OF DELHI, NORFOLK COUNTY

DRIVE



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PHONE: 519-842-3638 FAX: 519-842-3639

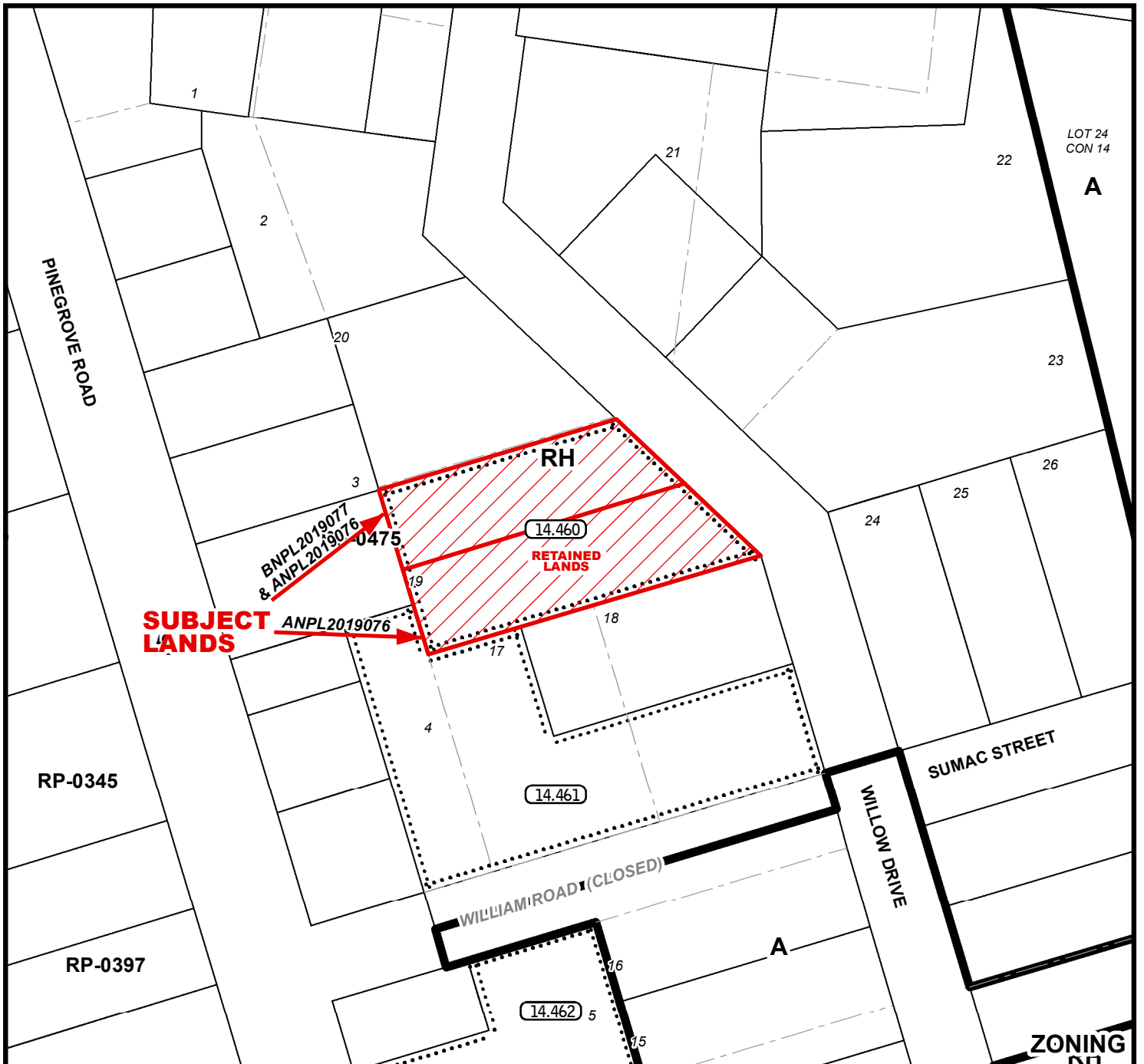
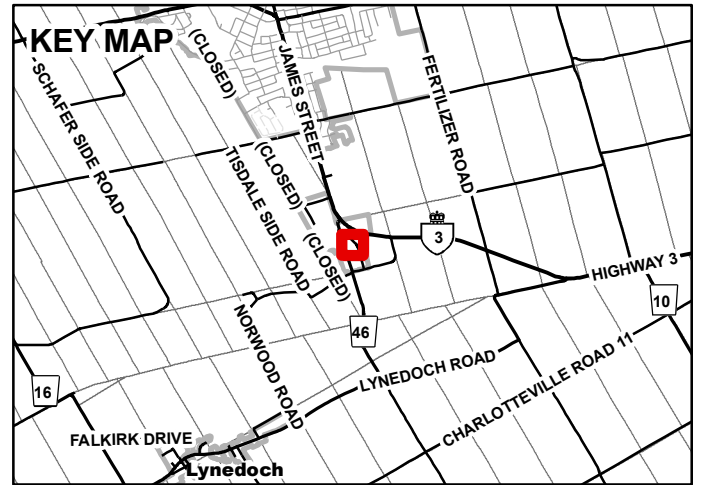
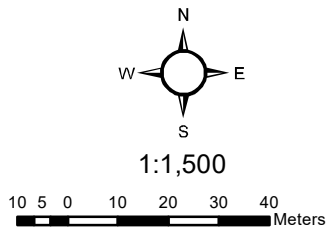
PROJECT: 18--14484 **REFERENCE: FILE**

DISK No. _____

MAP 1

File Number: BNPL2019077 & ANPL2019076

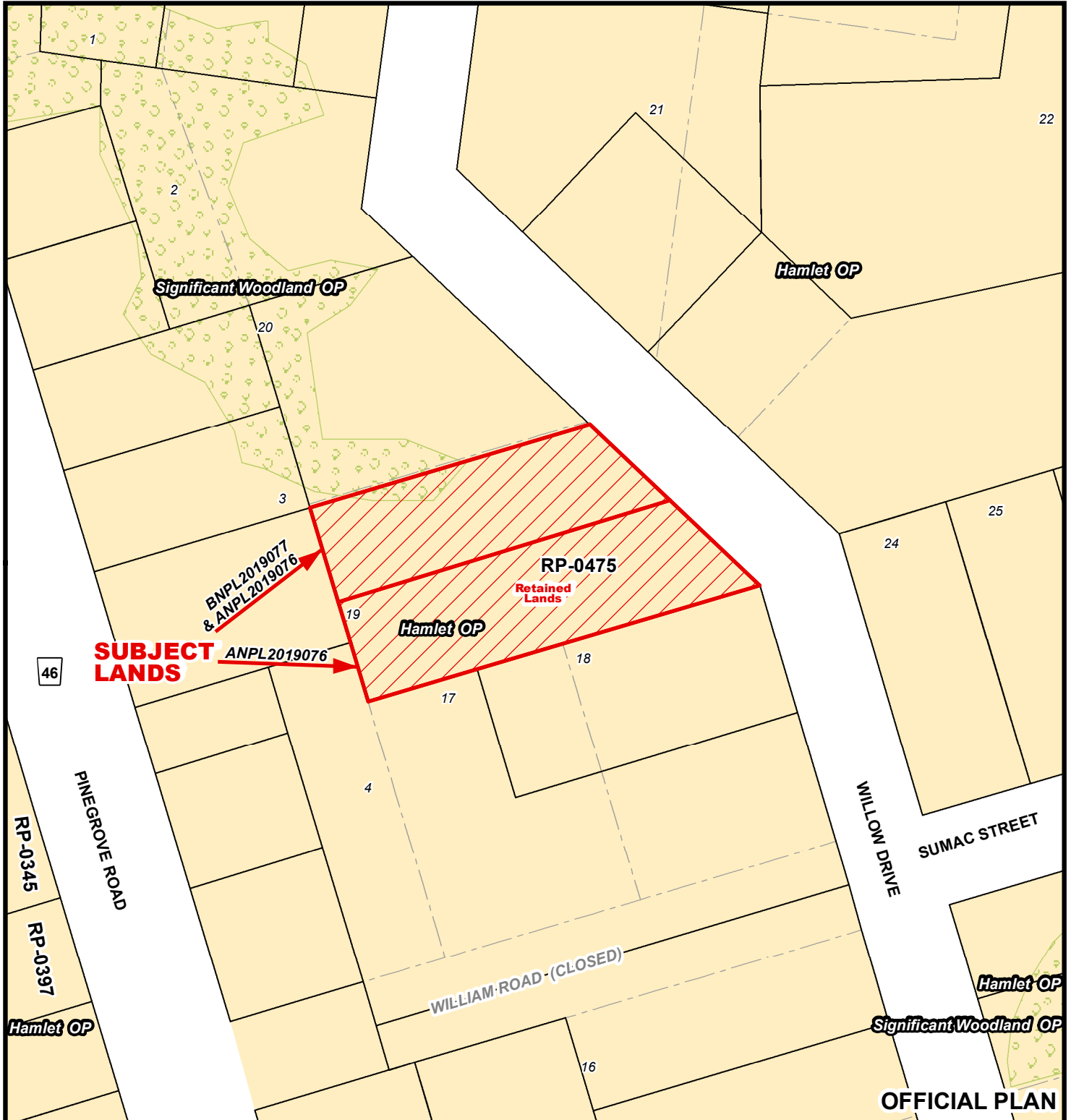
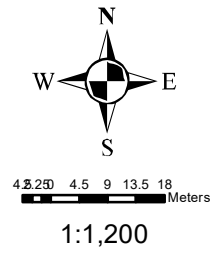
Geographic Township of
WINDHAM



MAP 2

File Number: BNPL2019077 & ANPL2019076

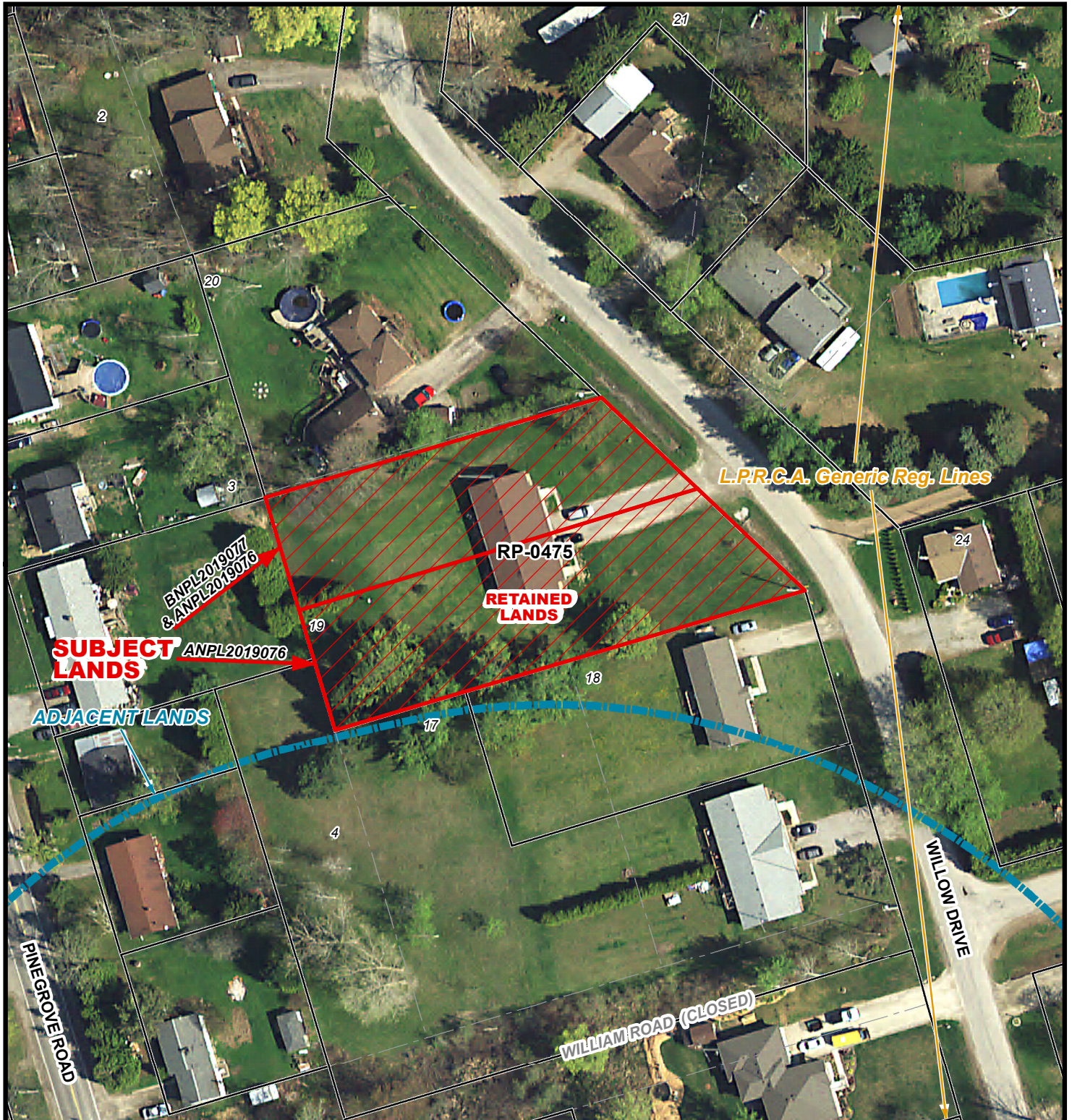
Geographic Township of WINDHAM



MAP 3

File Number: BNPL2019077 & ANPL2019076

Geographic Township of WINDHAM



MAP 4

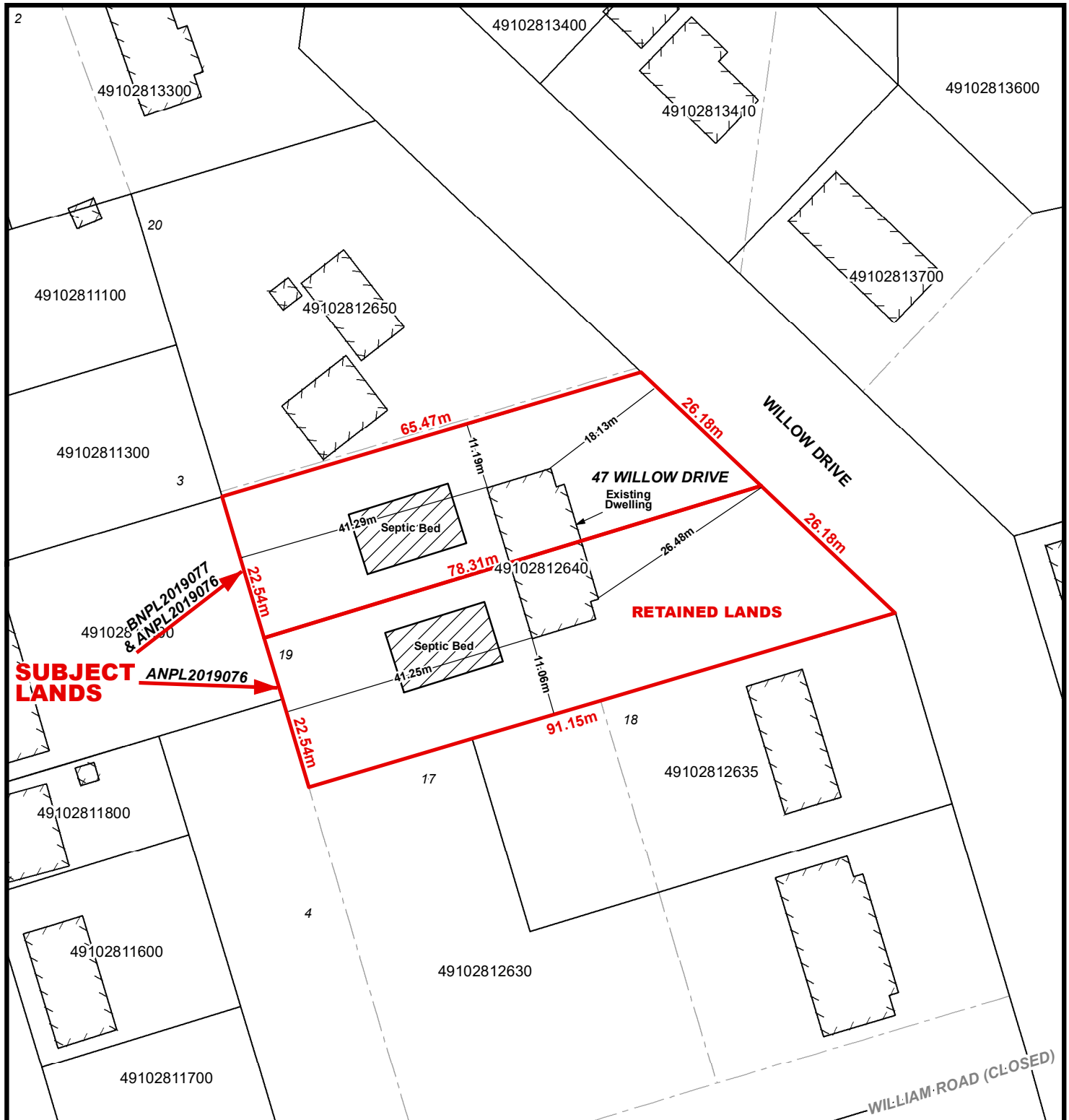
File Number: BNPL2019077 & ANPL2019076

Geographic Township of WINDHAM



31.50 3 6 9 12 Meters

1:800



LOCATION OF LANDS AFFECTED

File Number: BNPL2019077 & ANPL2019076

Geographic Township of WINDHAM



31.50 3 6 9 12 Meters

1:800

