

**For Office Use Only:**

File Number	<u>ANPL2019138</u>	Application Fee	<u>\$1406.00</u>
Related File Number	<u>                    </u>	Conservation Authority Fee	<u>                    </u>
Pre-consultation Meeting	<u>                    </u>	OSSD Form Provided	<u>                    </u>
Application Submitted	<u>April 11</u>	Planner	<u>Nail / Stoen</u>
Complete Application	<u>April 11</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:** 336-080-66500-0000

**A. Applicant Information**

**Name of Owner** Wayne Bartlett / Alisia Bartlett

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** 1078 Cockshutt Rd.

**Town and Postal Code** Simcoe Ont. N3Y-4K4

**Phone Number** " "

**Cell Number** (519) 732-8913 or (519) 718-1177

**Email** wayne1bartlett@gmail.com

**Name of Applicant** Wayne

**Address** 1078 Cockshutt Rd.

**Town and Postal Code** Simcoe Ont. N3Y-4K4

**Phone Number** 519-732-8913 or 519 718-1177

**Cell Number** " "

**Email** wayne1bartlett@gmail.com

Name of Agent Wayne Bartlett  
Address 1078 Cockshutt Rd.  
Town and Postal Code Simcoe Ont N3Y-4K4  
Phone Number 519-732-8913  
Cell Number 519-718-1177  
Email Wayne1bartlett@gmail.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:

Scotia Bank Simcoe  
54 Norfolk Street North

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

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

Twp Con 14 PT Lot 13 Plan 39B Lot 13 RP  
37 R1579 Part 1 ReG 3.62 AC 106.17 FR D

Municipal Civic Address: 1078 Cockshutt Rd.

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: Residential Hamlet (Agricultural)

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

☐ Yes ☒ No If yes, please specify:

Agricultural

3. Present use of the subject lands:

yard / grass Barn,

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:

- ~~8x8~~ 6x10 shed, 8x10 shed, 45' sea container, 12x24 garage,  
- 18x30 garage (to be removed)

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:

See attached drawings.

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:

House built in 2007, <sup>other</sup> house previously on land

9. Existing use of abutting properties:

Residential / agricultural.

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, m<sup>2</sup> or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	3.62 acres.	_____
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):

1412 Sqm of relief from Floor area to permit 247 Sqm.  
0.7m of relief from max height, to permit 6.7m

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

park are car and truck in side  
car hoist to work on my 77 VW bug with sons

#### 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: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

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: (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:

Neighbours, Realtor,

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:

- mapping at time of application, will  
be screened.

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) |

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### Storm Drainage

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers           | <input 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:

Cockshutt Road

## 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.

other large building on the road.  
Large back yard.  
Building to be built in ag.

## 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

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.

Wayne Pratt  
Owner/Applicant/Agent Signature

April 10/2019  
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 Wayne Pratt 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.

Wayne Pratt

Owner

Alisia Fentles  
Owner

April 10/2019

Date

April 10/2019

Date

K. Declaration

I, Wayne Barthett 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

Wayne Barthett

Owner/Applicant/Agent Signature

In Norfolk County

This 11 day of April

A.D., 2019

Linda Berke

A Commissioner, etc.

LINDA JANE BERKE, a  
Commissioner, etc., Norfolk County,  
for the Corporation of Norfolk County.  
Expires January 20, 2020.



## 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: 1078 Cockshutt Road

Legal Description:

Roll Number: 336-080-66500

Application #:

Information Origins: drawings from owner, and GIS site plan from Planner

### Hamlet Residential Zone (RH)

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>	6.00	8.7 <del>6.10</del>	0.10 <del>0.10</del>	m
b) <i>minimum front yard</i>	6.00	>6.0		m
c) <i>minimum exterior side yard</i>	6.00			m
d) <i>minimum interior side yard</i>	1.20	1.20	N/A	m
e) <i>minimum rear yard</i>	1.20	>1.2		m
f) <i>through lot distance to street line</i>	6.00		N/A	m
g) <i>Lot coverage (Note: Proposed Area)</i>				m.sq
i) <i>lot coverage</i>	10.00	<10%		%
ii) <i>usable floor area</i>	100.00	247.00	147.00	m.sq

Comments

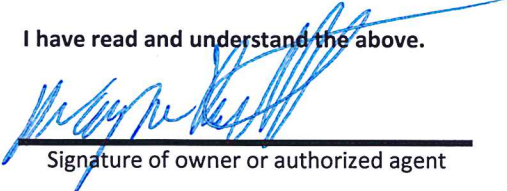
drawings did not indicate a 2nd storey floor. No habitable room permitted in an accessory building. Height was not calculated on the drawings, but was given verbally by email. Lot has two zones, the RH zone was used to calculate the allowable "accessory" size, as the main use (dwelling) of the property is in the RH zone.

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

  
Roxanne Koot

  
Apr 3/2019

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



# Norfolk Map Title



1: 750



NAD\_1983\_UTM\_Zone\_17N  
© Norfolk County

DISCLAIMER: This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of the information contained within the map.

## Legend

- ☐ Zones 1-Z-2014
- ☐ Zone
- ☒ Zone with Holding Provision
- ☒ Special Provisions
- ☐ Site Plan Control
- ☐ Zoning Amendments
- ☐ Lakeshore Erosion Prone Area
- ☐ Heritage Designations
- ☐ GRCA Generic Reg Lines
- ☐ LPRCA Generic Reg Lines
- ☐ Watermains
- ☐ Unknown
- ☐ NORFOLK
- ☐ PRIVATE
- ☐ Storm Sewers
- ☐ Sanitary
- ☐ Norfolk
- ☐ Private
- ☐ Not Assumed
- ☐ Property Lines
- ☐ Roll Numbers
- ☐ Civic Address
- ☐ Plan Lines
- ☐ DraftPlan
- ☐ Reg Plan Lot Numbers
- ☐ Roads

## Notes

\$2.906\$

\$04  
\$2.95

# Norfolk Map Title



1: 750



NAD 1983, UTM, Zone 17N  
© Norfolk County

DISCLAIMER: This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of the information contained within the map.

## Legend

- ☐ Zone
- ☒ Zone with Holding Provision
- ☒ Special Provisions
- ☐ Site Plan Control
- ☐ Zoning Amendments
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- ☐ Roads

## Notes

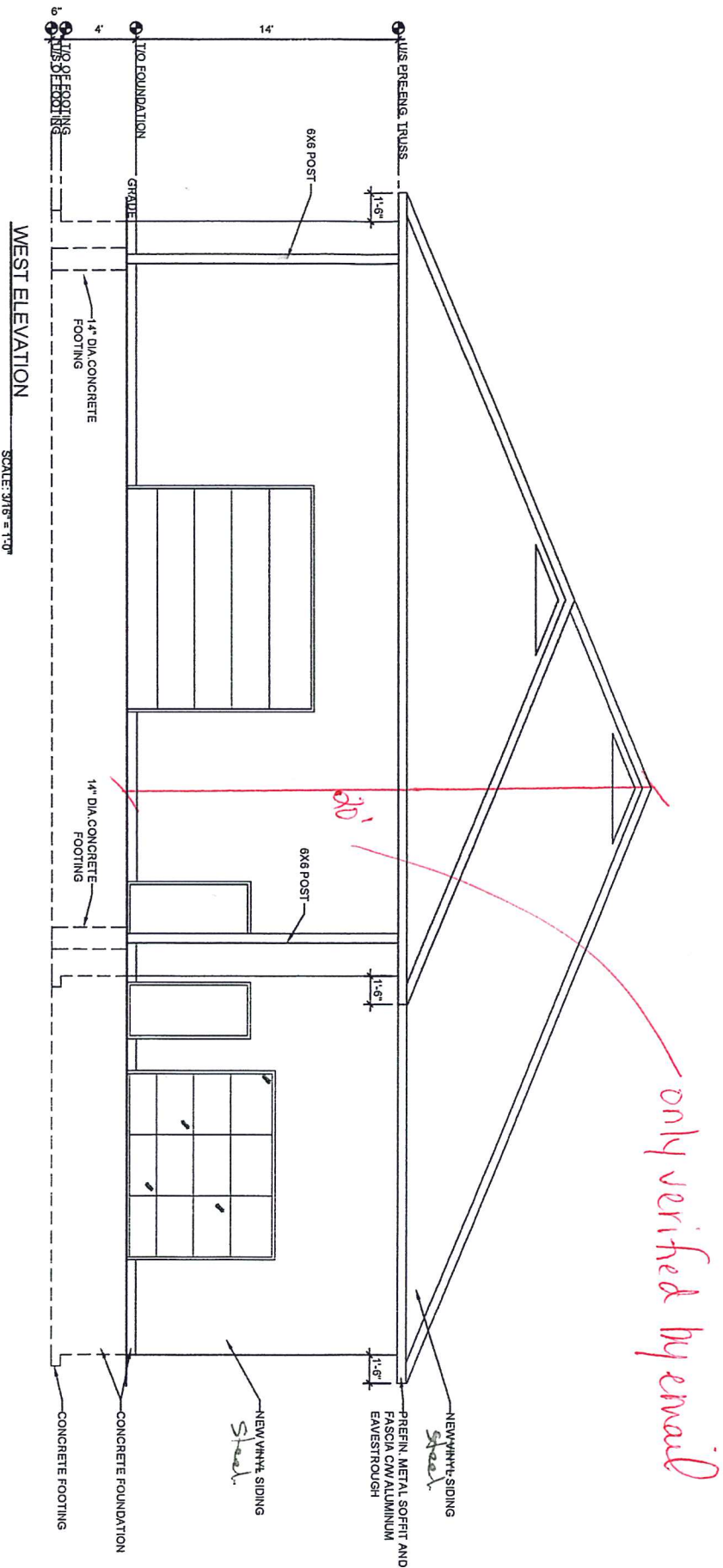




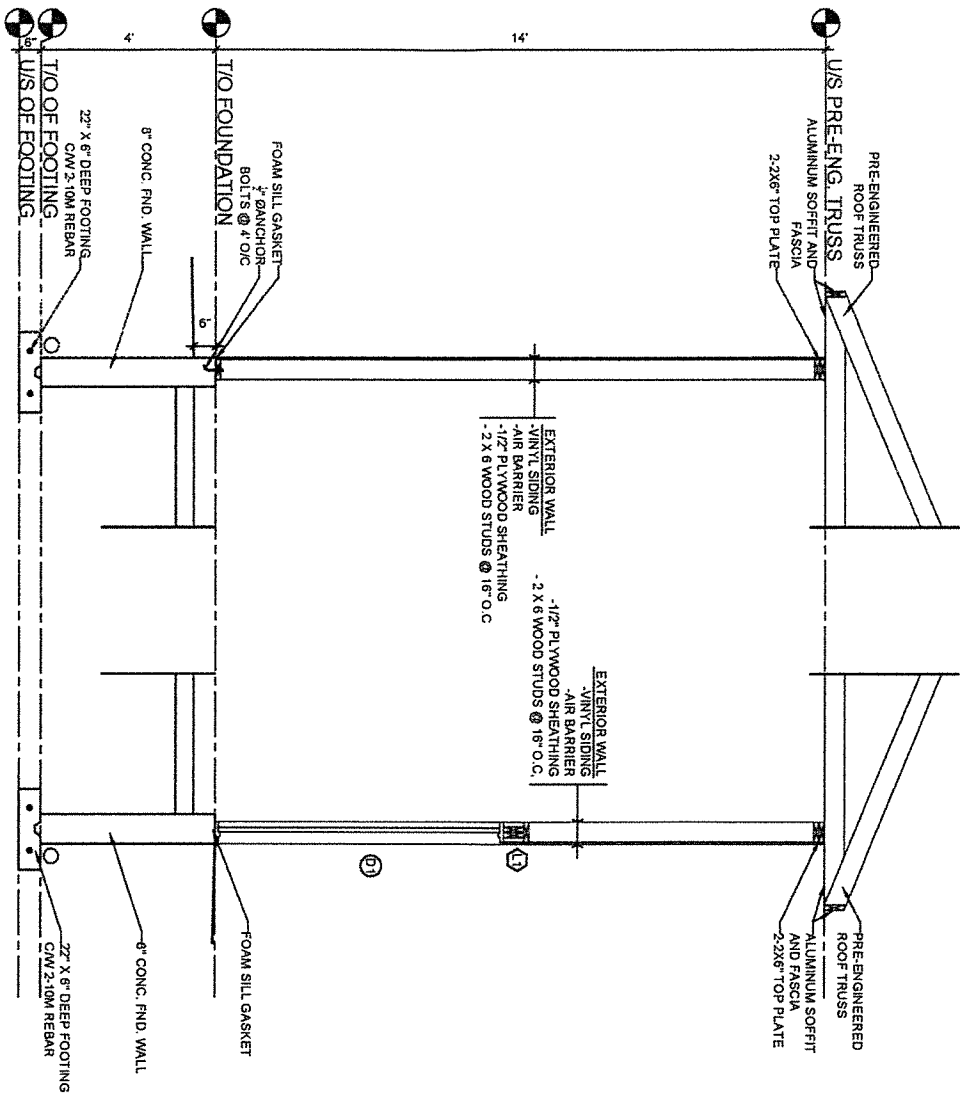


DRAWING TITLE: <b>SHOP ELEVATION</b> <b>1070 COCKSHUTT RD</b> <b>SIMCOE, ONTARIO</b>	JOB #:	OWN.:
	SCALE: 3/16"=1'-0"	CHRD.:
	DATE: AUGUST 2018	DWG. NO.: A9

Wayne Bartlett  
 718-1177 cell.  
 732-8913 work \*



DRAWING TITLE:		JOB #:	DWNT:
SHOP ELEVATION		SCALE:	2/16"=1'-0"
1070 COCKSHUTT RD		DATE:	AUGUST 2018
SIMCOE, ONTARIO		DWG. NO.:	A10




1 SHOP WALL  
SECTION A-B

SCALE: 1/2" = 1'-0"

2 SHOP WALL  
SECTION A-B

SCALE: 1/2" = 1'-0"

DRAWING TITLE:		
SHOP WALL SECTIONS		
1070 COCKSHUTT RD		
SIMCOE, ONTARIO		
JOB #:	DWG. #:	
SCALE: 1/2"=1'-0"	CHKD.:	
DATE: AUGUST 2018	DRG. NO.: A-B	

WALL SCHEDULE	
	W1 -VINYL SIDING (TBD BY OWNER) -AIR BARRIER -3/8" PLYWOOD SHEATHING -2 X 6 WOOD STUDS @ 16" O.C. -OPTIONAL -STUDS C/W BATT INSULATION -INTERIOR GYPSUM OR METAL WALL PANELS

Architectural floor plan of a building with overall dimensions of 60' by 40'. The plan includes the following details:

- Dimensions:**
  - Overall width: 60'
  - Overall depth: 40'
  - Top horizontal segment: 14'
  - Top horizontal segment: 12'
  - Top horizontal segment: 8'-9"
  - Top horizontal segment: 3'-3"
  - Top horizontal segment: 2'
  - Left vertical segment: 10'
  - Left vertical segment: 4'
  - Left vertical segment: 12'
  - Left vertical segment: 4'
- Structural Elements:**
  - BEAM TO BE DESIGNED BY TRUSS DESIGNER** (indicated at the top and right edges)
  - 6X6 POST** (indicated at the top and right corners)
  - 4'X4' WINDOW TO BE SPEC'D BY OWNER** (indicated on the left wall)
- Room and Area Markings:**
  - 1** (Room number in a circle)
  - 1** (Room number in a diamond)
  - 2** (Room number in a circle)
  - 3** (Room number in a circle)
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  - 60** (Room number in a circle)

## PROPOSED SHOP FLOOR PLAN

**SCALE: 3/16" = 1'-0"**

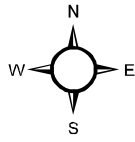
DRAWING TITLE		JOB #	DWG.
SHOP FLOOR PLAN			
1078 COCKSHUTT RD		SCALE: 3/16"=1'-0"	CLNO.
SIMCOE, ONTARIO		DATE: AUGUST, 2018	DWG. NO.: 30



# MAP 1

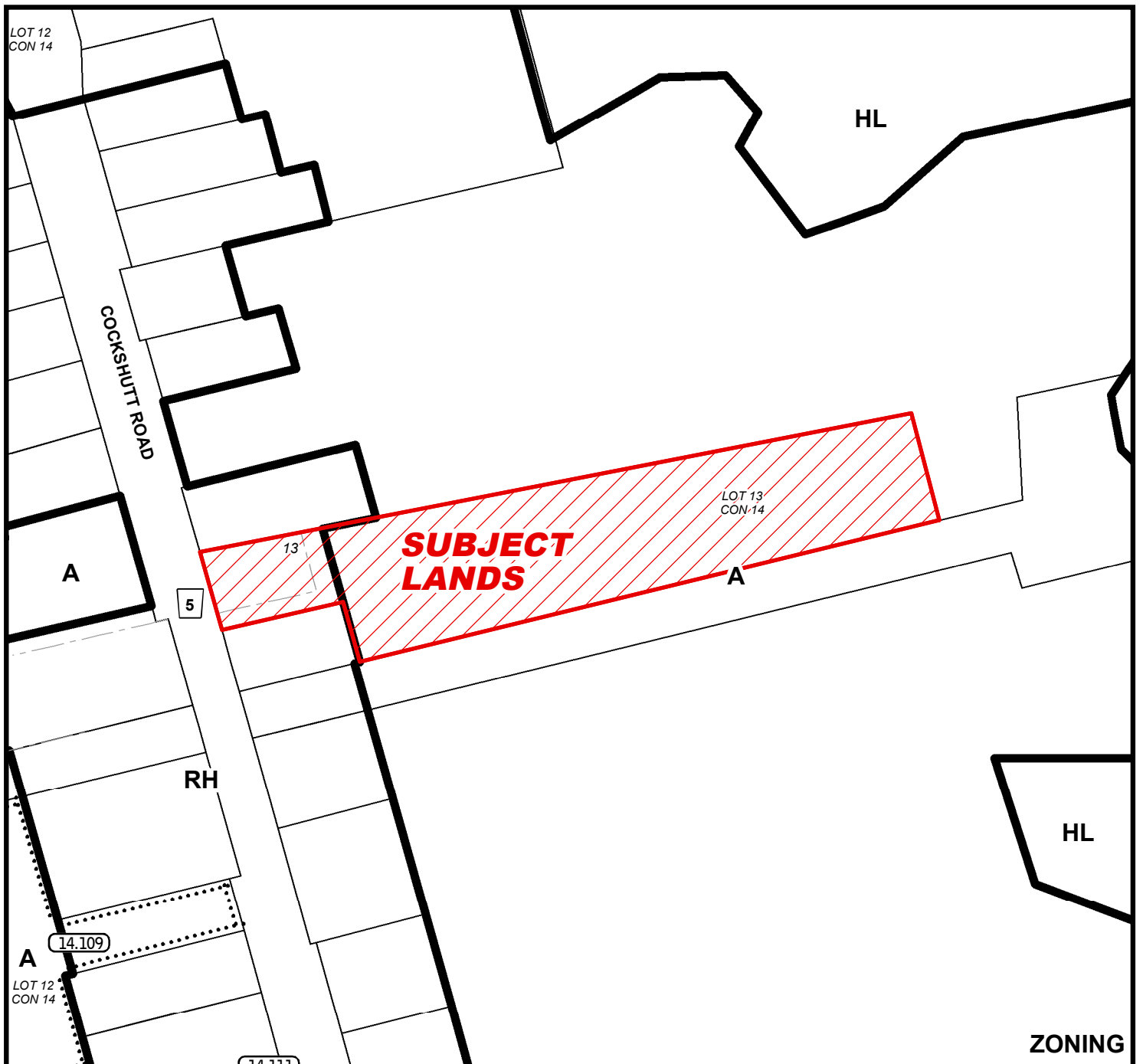
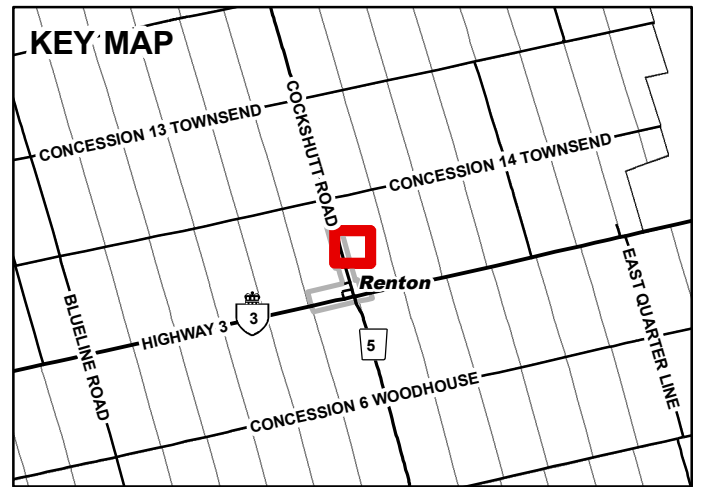
## File Number: ANPL2019138

Geographic Township of  
**TOWNSEND**



1:2,400

25 12.5 0 25 50 75 100 Meters



**ZONING**

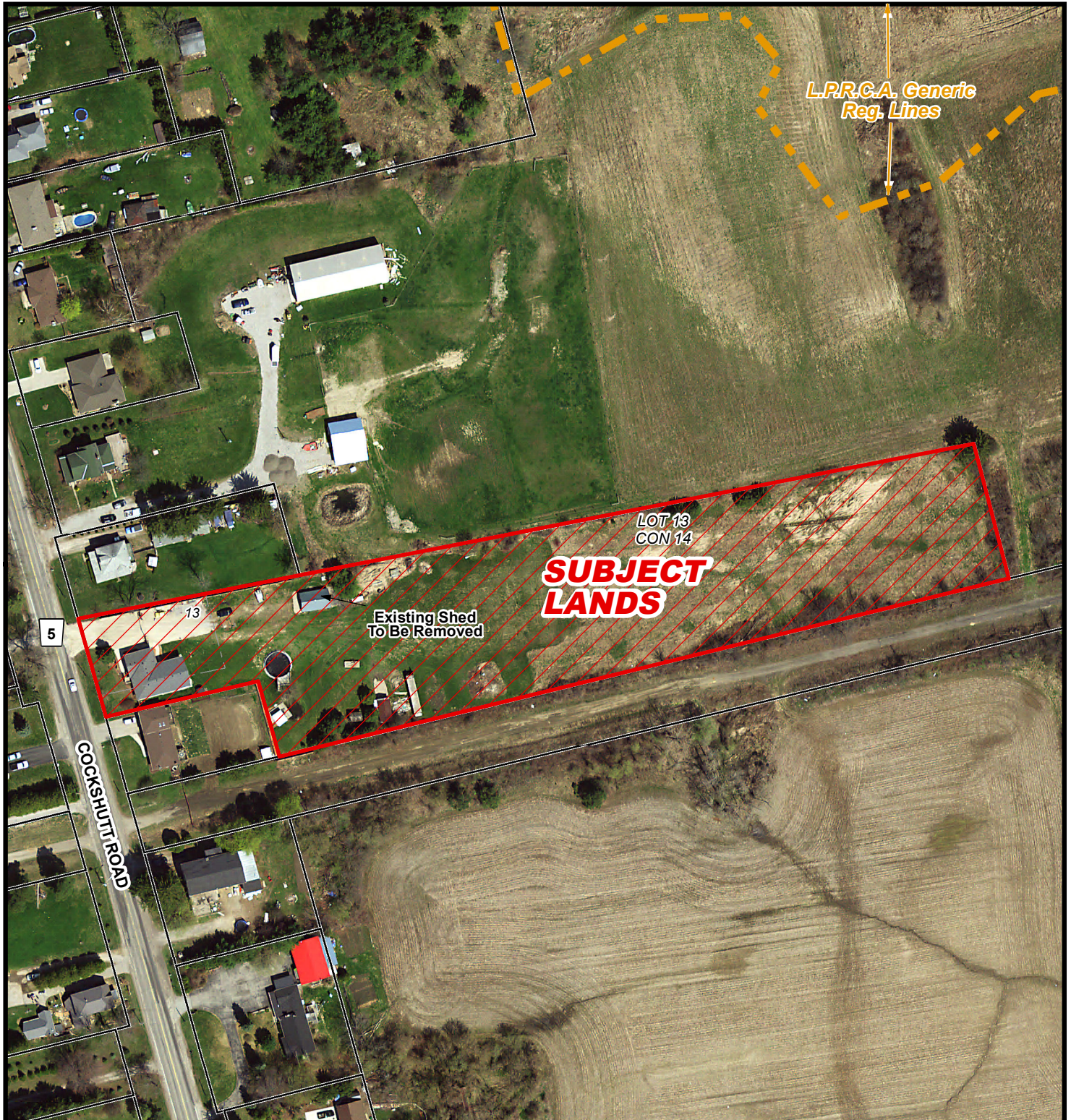
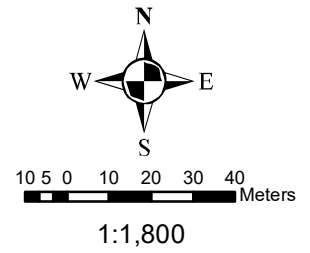
4/17/2019



## MAP 2

File Number: ANPL2019138

Geographic Township of TOWNSEND

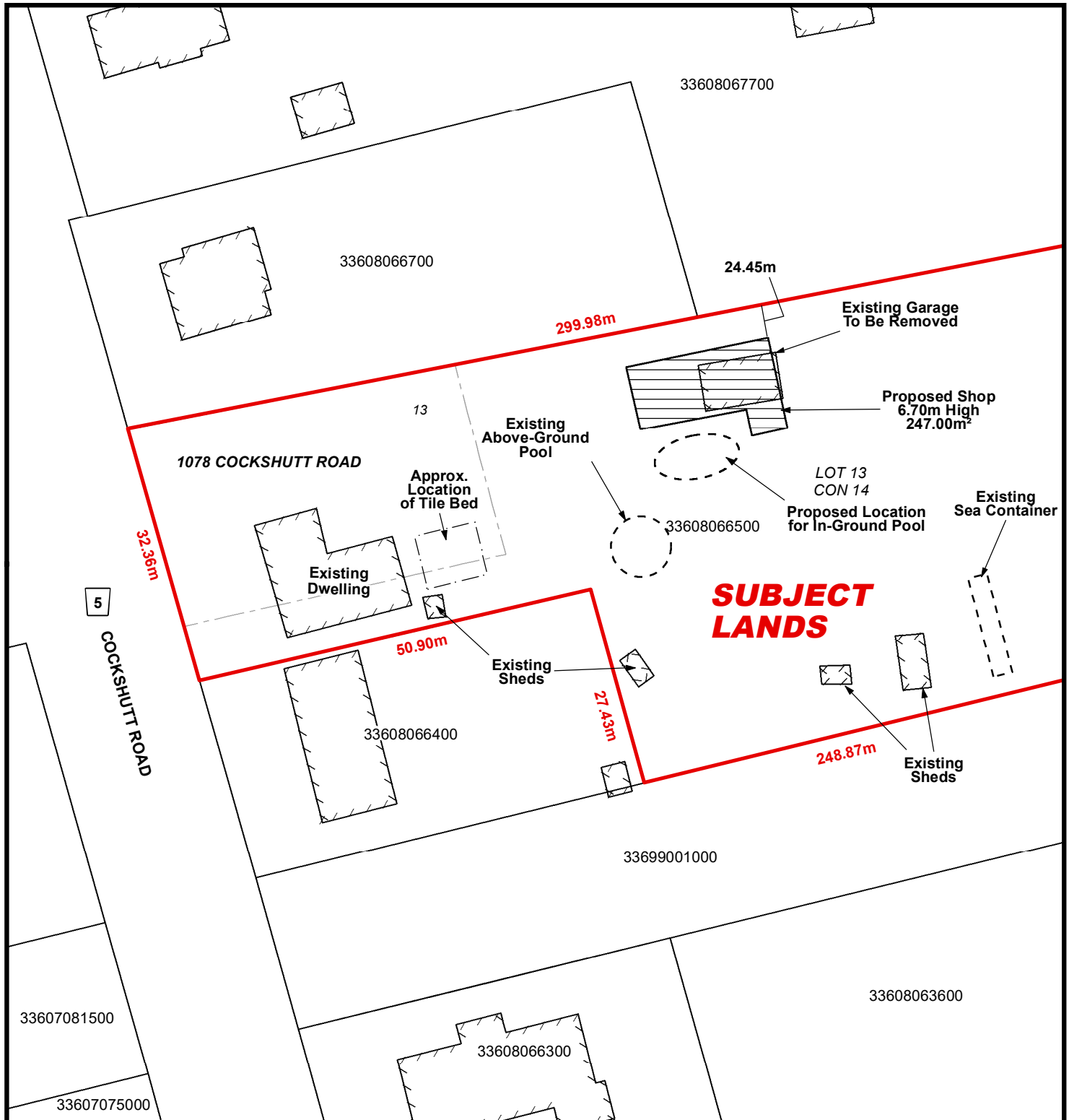
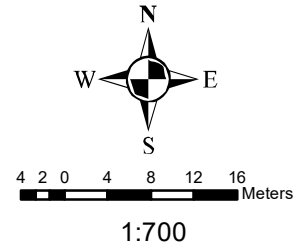




# MAP 3

File Number: ANPL2019138

Geographic Township of TOWNSEND



# LOCATION OF LANDS AFFECTED

File Number: ANPL2019138

Geographic Township of TOWNSEND

