

For Office Use Only:

File Number	<u>ANR209183</u>	Application Fee	<u>\$1466</u>
Related File Number	<u>28TP209159</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>—</u>	Well & Septic Info Provided	<u>—</u>
Application Submitted	<u>Apr 15/19</u>	Planner	<u>Alisha</u>
Complete Application	<u>May 21/19</u>	Public Notice Sign	<u>—</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: 401 013 02900**A. Applicant Information****Name of Owner** Grenville Homes

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 766 Colborne Street East
Town and Postal Code Brantford, Ontario N3A 3S1
Phone Number 519 753 7311
Cell Number _____
Email dannydedominicus@royallepage.ca

Name of Applicant Same as Above
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____



Name of Agent J H Cohoon Engineering Limited
Address 440 Hardy Road, Unit 1
Town and Postal Code Brantford, Ontario N3T 5L8
Phone Number 519 753 2656
Cell Number _____
Email rphillips@cohooneng.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 mortgages, charges or other encumbrances on the subject lands:

N/A

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Head Street South, Part Lots 35, 71, 72, 73 & 74, Block 109, Plan 182

Municipal Civic Address: 150 Stanley Street (Head Street)

Present Official Plan Designation(s): Medium Density Residential Urban Residential

Present Zoning: R4 - Residential Type 4 Holding

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:

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

Vacant

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:

Refer to Attached plans (street townhouses)

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:
> 5 years

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:

~~Storm Sewer easement to be registered upon registration of Plan of Subdivision~~

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	122.18m (Head)	Refer to Attached
Lot depth	32.88m	Development Plan
Lot width	122.18m (Head)	
Lot area	155.06 sq.m.	
Lot coverage	N/A	
Front yard	6.03m	
Rear yard	7.86m	
Left Interior side yard	6.07m	
Right Interior side yard	1.27m	
Exterior side yard (corner lot)	6.07m	

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

To reflect the desire to construct 6.05m wide units whereas the bylaw requires 6.5m. Note that the development can proceed until such time as the Part Lot Control Bylaw is registered

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

Refer to above and attached correspondence

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

Frontage: N/A

Depth: _____

Width: _____

Lot Area: _____

Present Use: Vacant

Proposed Use: Street Townhouses

Proposed final lot size (if boundary adjustment): N/A

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

Description of land intended to be retained in metric units:

Frontage: N/A

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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):

Industrial buildings have been demolished and the environmental work has been completed with a record of site conditions already being file and accepted by the Ministry of the Environment

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:
Personal Knowledge

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:

N/A

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

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

Head 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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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

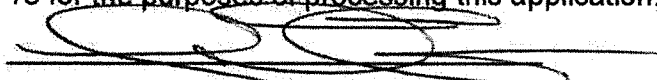
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

April 15, 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 Greenville Homes am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J H Cohoon Engineering Limited 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

April 15, 2019

Date

Owner

Date



K. Declaration

I, R W Phillips of City of Brantford

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:


CITY OF BRANTFORD

In COUNTY OF BRANT

This 18TH day of APRIL

A.D., 20 19

A Commissioner, etc.



Owner/Applicant/Agent Signature



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: 150 Stanley Street

Legal Description:

Roll Number: 40101302900

Application #:

Information Origins: site plan proposal

Urban Residential Type 4 Zone (R4)

Main Building	Street Townhouse			
	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.4.2 a) minimum lot area				
i) interior lot	156.00		N/A	m.sq
ii) corner lot	264.00		N/A	m.sq
iii) detached garage	162.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	6.50	6.05	0.45	m
ii) corner lot	11.00		N/A	m
iii) corner lot accessed by a rear lane	6.50		N/A	m
c) minimum front yard				
i) attached garage	6.00		N/A	m
ii) detached garage or rear yard parking	1.50		N/A	m
d) minimum exterior side yard				
i) with a 6 metre front yard	6.00		N/A	m
ii) with a 1.5 metre front yard	1.50		N/A	m
e) minimum interior side yard	3.00		N/A	m
f) minimum rear yard				
i) attached garage	7.50		N/A	
ii) detached garage	13.00		N/A	
g) minimum separation between townhouse dwellings	2.00		N/A	m
h) maximum building height	11.00		N/A	

Comments

townhouse units to be divided into lots. Smallest frontage will be 6.05m

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:

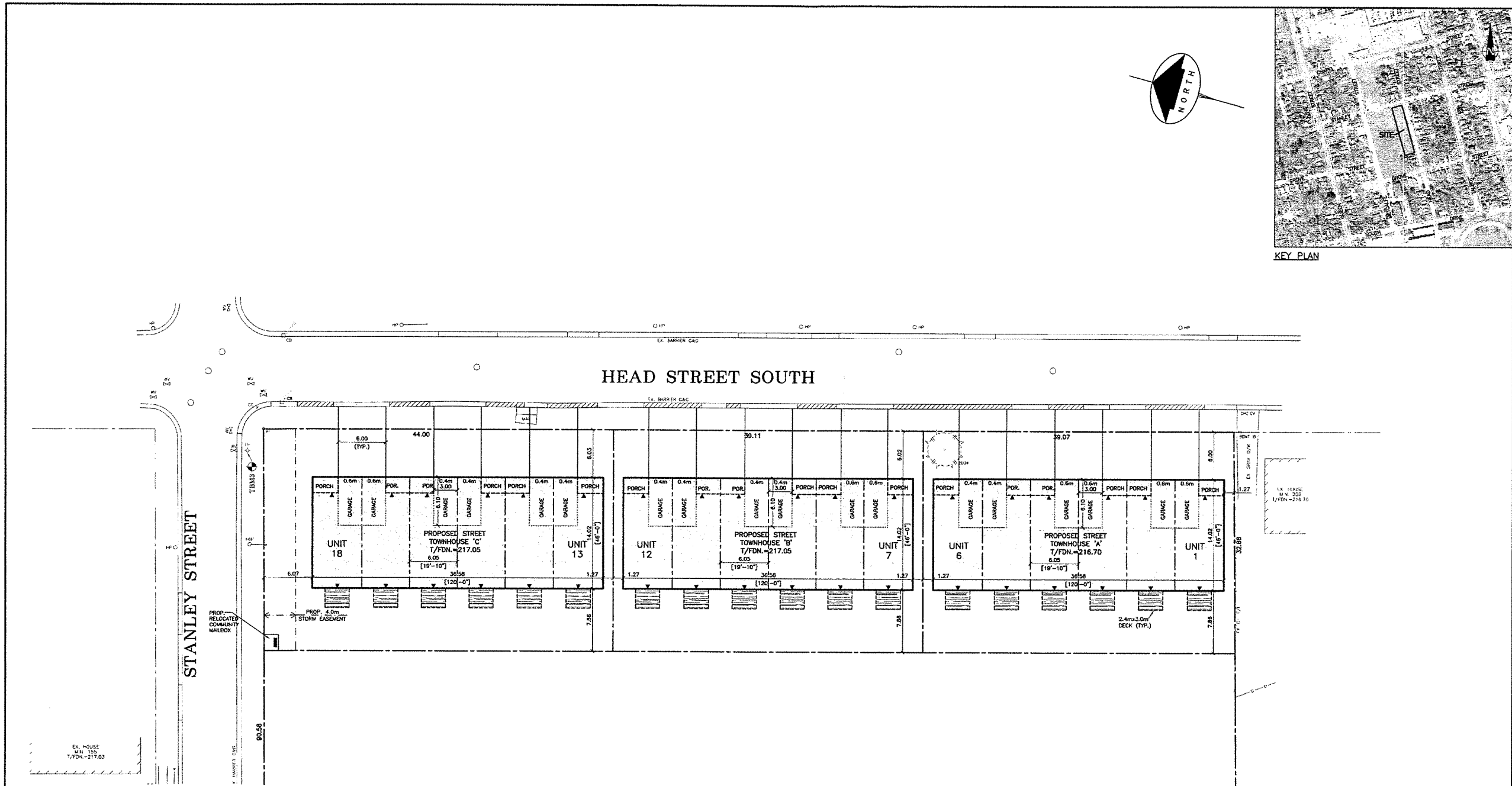
Roxanne Koot

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



KEY PLAN

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- LEGEND:**
- S1 EXISTING SANITARY MANHOLE
 - S7 EXISTING STORM MANHOLE
 - CB EXISTING CATCHBASIN
 - CB2 EXISTING DOUBLE CATCHBASIN
 - CB3 EXISTING DITCH INLET CATCHBASIN
 - F4 EXISTING FIRE HYDRANT
 - VBS EXISTING VALVE & BOX
 - WB EXISTING WATER BOX
 - VV EXIST. WATER VALVE
 - CT EXISTING CONIFEROUS TREE (TO BE REMOVED)
 - HP EXISTING HYDRO POLE
 - GUY EXISTING GUY
 - TBM EXISTING TEMPORARY BENCHMARK
 - SN EXISTING SIGN
 - POST EXISTING POST
 - CB EXISTING CATCHBASIN
 - BPD EXISTING BELL PEDESTAL
 - ▼ PROPOSED MANHOLE LOCATIONS

- NOTES:**
1. ALL ELEVATIONS SHOWN ARE METRIC.
 2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)

NO.	REVISION	DATE (MM/DD/YY)	BY
3	AS PER COUNTY COMMENTS	04/03/19	S.L.M.
2	AS PER COUNTY COMMENTS	02/14/19	S.L.M.
1	AS PER COUNTY COMMENTS	06/13/18	S.L.M.

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5J8
TEL: (519) 753-2856 FAX: (519) 753-4263 www.cohooneng.com

PROPOSED RESIDENTIAL DEVELOPMENT
ALL OF LOTS 34 TO 38, ALL OF LOTS 72 TO 80, PART LOTS 69, 70 & 71, PART OF RAILWAY LOT 2, ALL IN BLOCK 109, R.P. 182
HEAD STREET SOUTH
SIMCOE - ONTARIO

CLIENT: **DANNY DeDOMINICIS**
(519-753-7311)

SITE PLAN

DESIGN: R.W.P.	SCALE: 1:250
DRAWN: S.L.M.	JOB NO: 12439
CHECKED: R.W.P.	
SHEET: 1 of 6	ENC. No: 12439-1C
DATE: JAN. 22/18	

SITE STATISTICS STREET TOWNHOUSE 'C'

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	R4	R4
LOT AREA - INTERIOR (sq. m.)	168.6 (SMALLEST)	156/UNIT MIN.
LOT AREA - CORNER (sq. m.)	343.4	264/UNIT MIN.
LOT FRONTAGE - INTERIOR (m)	6.07 (SMALLEST)	6.5 MIN.
LOT FRONTAGE - CORNER (m)	12.33	11.00 MIN.
FRONT YARD (m) STANLEY ST.	6.07	6.00 MIN.
EXTERIOR SIDE YARD (m)	6.03	6.00 MIN.
INTERIOR SIDE YARD (m)	1.27	1.20 MIN.
REAR YARD (m)	7.86	7.50 MIN.
BUILDING HEIGHT (m)	--	11.00 MAX.
NUMBER OF UNITS IN TOWNHOUSE DWELLING	6	8 MAX.
NUMBER OF PARKING SPACES	12	12*
NUMBER OF VISITOR PARKING SPACES	0	2**

* CALCULATION BASED ON 2 SPACES FOR EACH DWELLING UNIT
** CALCULATION BASED ON 1 VISITOR SPACE FOR EVERY 3 DWELLING UNITS

SITE STATISTICS STREET TOWNHOUSE 'B'

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	R4	R4
LOT AREA - INTERIOR (sq. m.)	168.7 (SMALLEST)	156/UNIT MIN.
LOT FRONTAGE - INTERIOR (m)	6.05 (SMALLEST)	6.5 MIN.
FRONT YARD (m)	6.02	6.00 MIN.
INTERIOR SIDE YARD (m)	1.27	1.20 MIN.
REAR YARD (m)	7.86	7.50 MIN.
BUILDING HEIGHT (m)	--	11.00 MAX.
NUMBER OF UNITS IN TOWNHOUSE DWELLING	6	8 MAX.
NUMBER OF PARKING SPACES	12	12*
NUMBER OF VISITOR PARKING SPACES	0	2**

* CALCULATION BASED ON 2 SPACES FOR EACH DWELLING UNIT
** CALCULATION BASED ON 1 VISITOR SPACE FOR EVERY 3 DWELLING UNITS

SITE STATISTICS STREET TOWNHOUSE 'A'

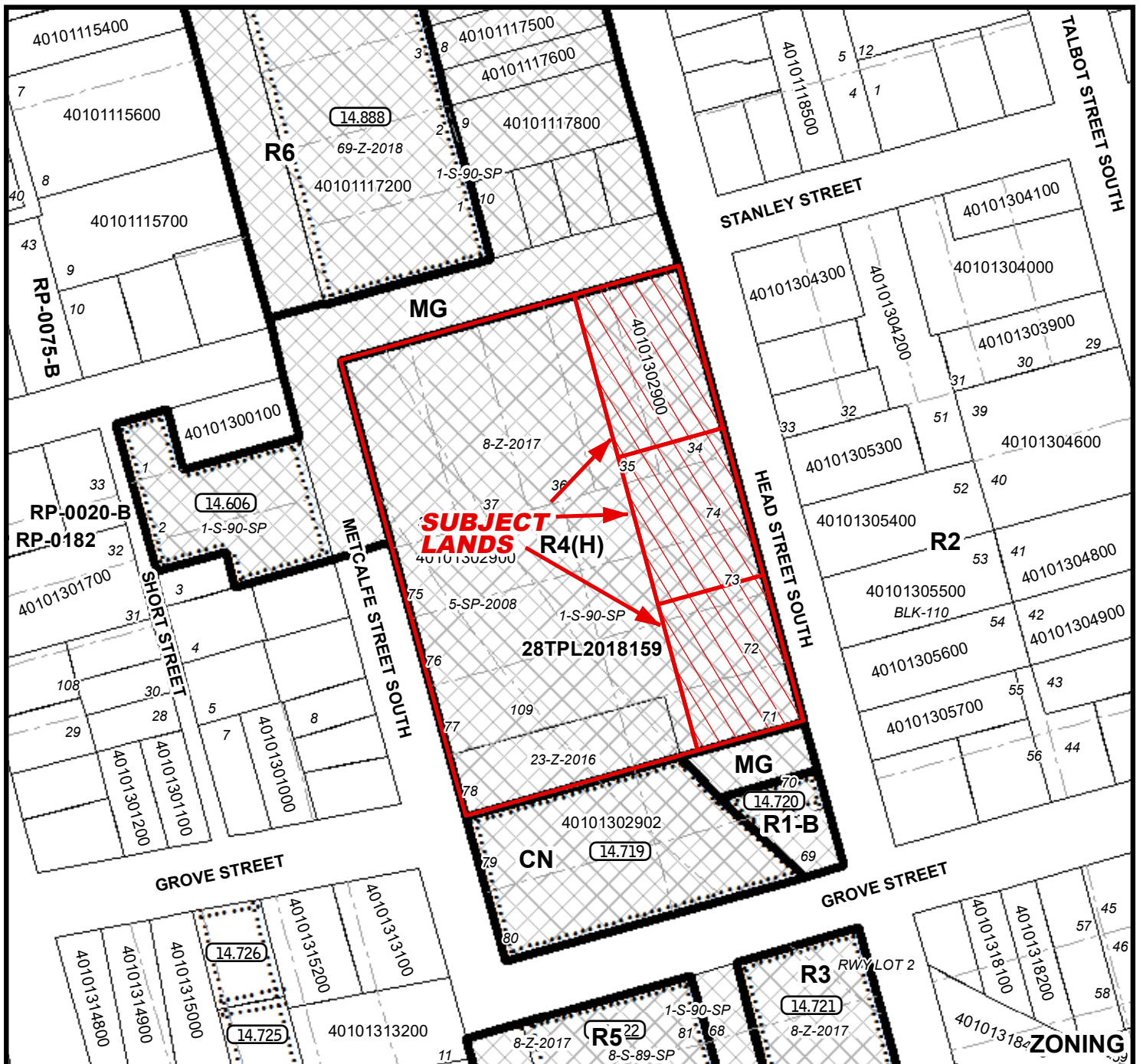
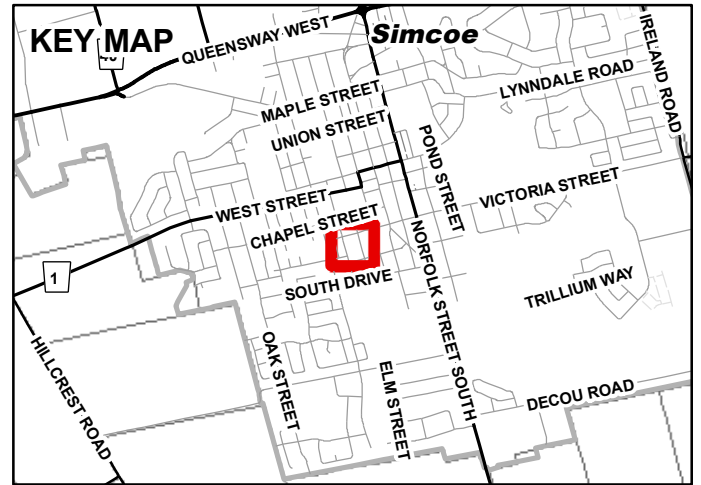
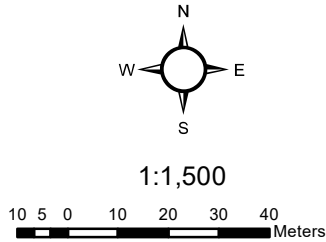
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	R4	R4
LOT AREA - INTERIOR (sq. m.)	168.6 (SMALLEST)	156/UNIT MIN.
LOT FRONTAGE - INTERIOR (m)	6.05 (SMALLEST)	6.5 MIN.
FRONT YARD (m)	6.00	6.00 MIN.
INTERIOR SIDE YARD (m)	1.27	1.20 MIN.
REAR YARD (m)	7.86	7.50 MIN.
BUILDING HEIGHT (m)	--	11.00 MAX.
NUMBER OF UNITS IN TOWNHOUSE DWELLING	6	8 MAX.
NUMBER OF PARKING SPACES	12	12*
NUMBER OF VISITOR PARKING SPACES	0	2**

* CALCULATION BASED ON 2 SPACES FOR EACH DWELLING UNIT
** CALCULATION BASED ON 1 VISITOR SPACE FOR EVERY 3 DWELLING UNITS

MAP 1

File Number: ANPL2019183

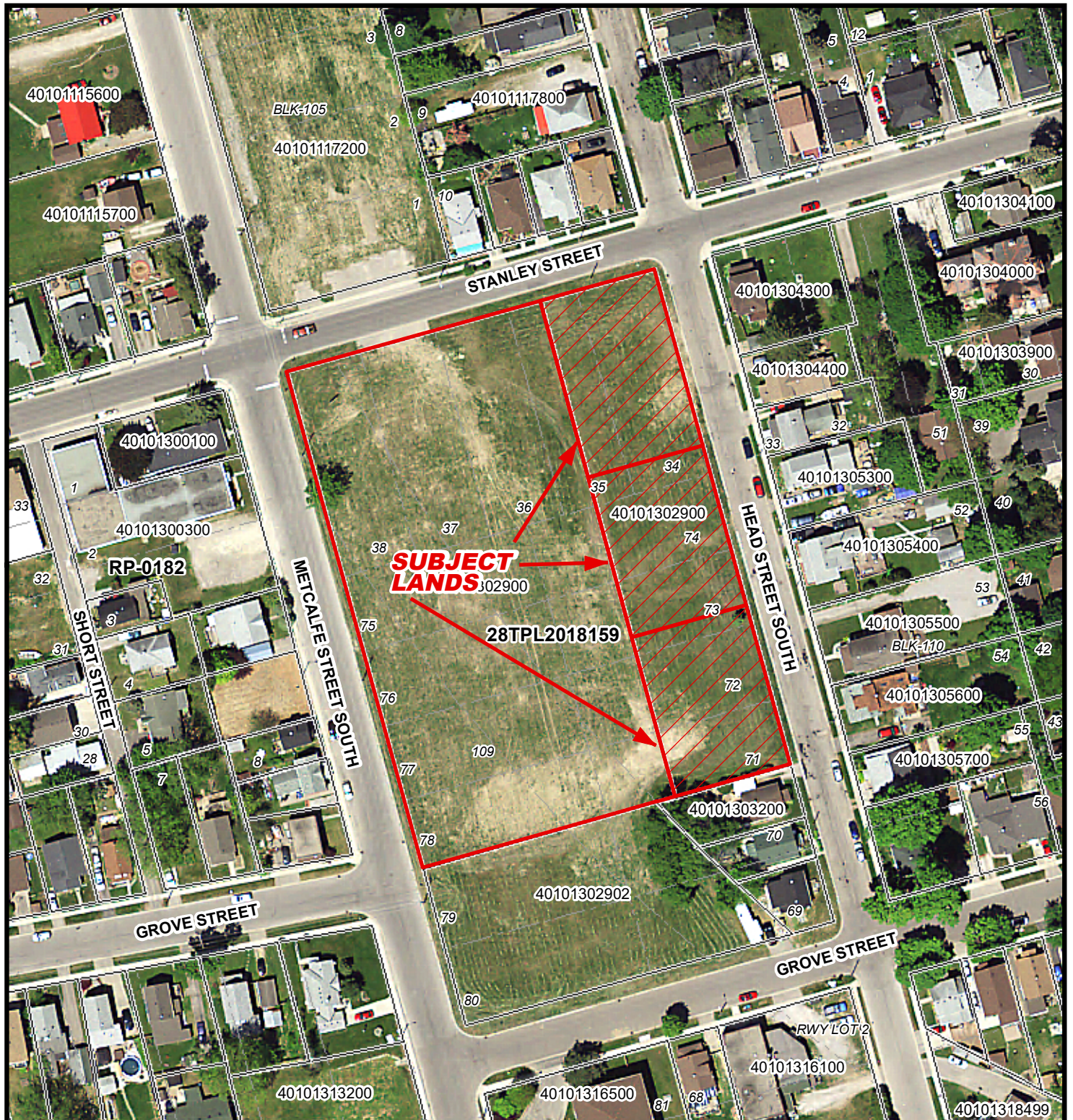
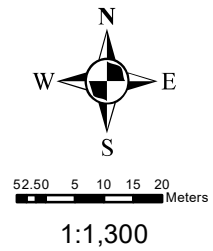
Urban Area of
SIMCOE



MAP 2

File Number: ANPL2019183

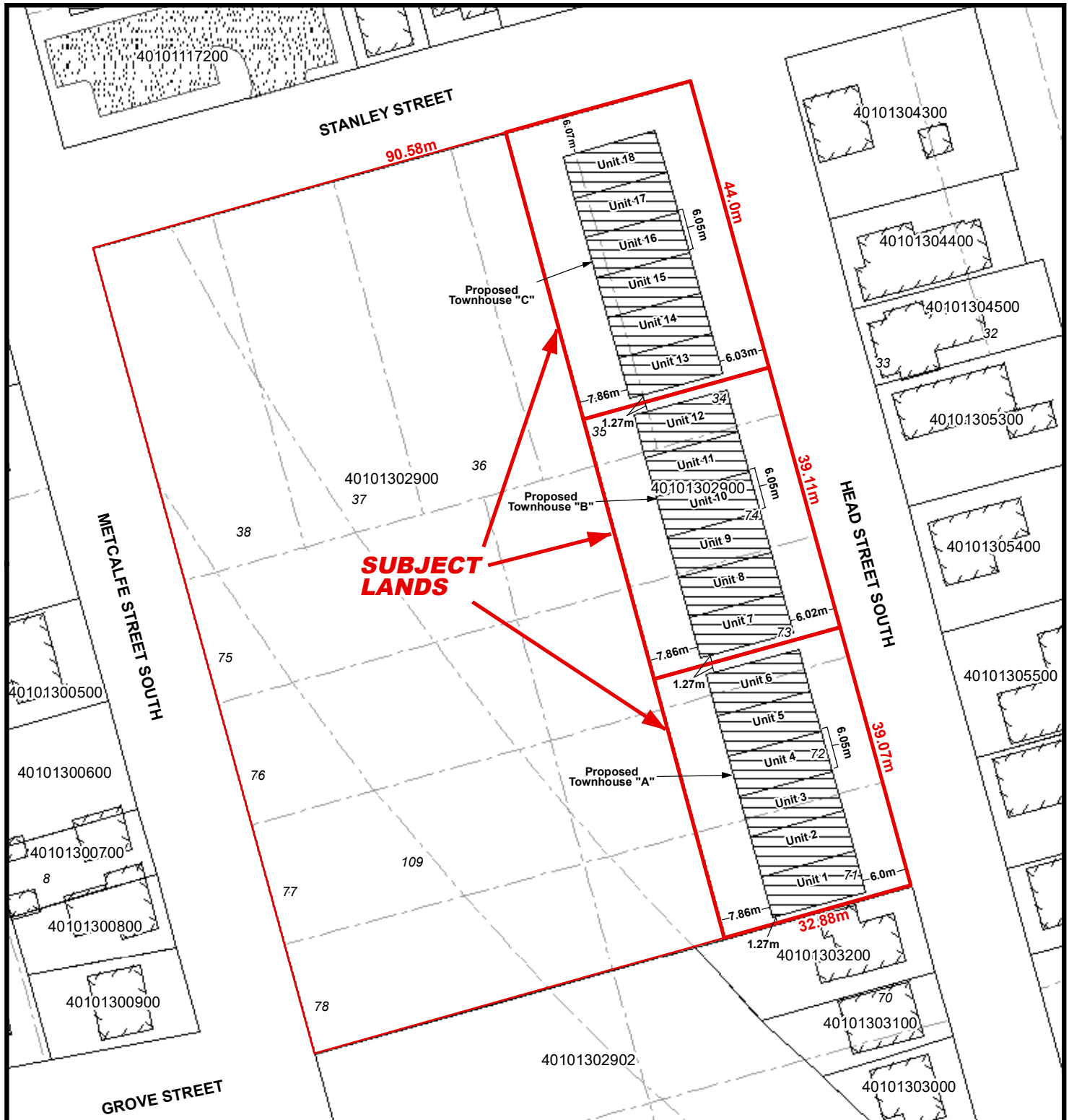
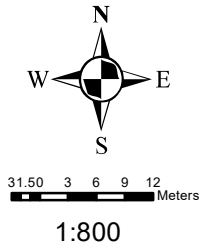
Urban Area of SIMCOE



MAP 3

File Number: ANPL2019183

Urban Area of SIMCOE



Urban Area of SIMCOE

