For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application	May 22/19 May 30/19 May 31/19	Application Fee Conservation Authority Fee Well & Septic Info Provided Planner Public Notice Sign	\$1406 Shown on mag Steve Ves	
Check the type of plan	ning application(s	) you are submitting.		
Consent/Severance/	•			
V Minor Variance	Surplus Farm Dwelling Severance and Zoning By-law Amendment  Minor Variance			
Easement/Right-of-V	Vay			
Property Assessment I	Roll Number: 336010	011400		
A. Applicant Information  Name of Owner Melissa Collver				
It is the responsibility of to ownership within 30 days		ant to notify the planner of	any changes in	
Address	495 Concession 3			
Town and Postal Code	Wilsonville N0E 1Z0			
Phone Number	519-443-6598			
Cell Number				
Email	markcollver@silomail.com			
Name of Applicant	Mark & Melissa Collver			
Address	Same as above			
Town and Postal Code	••••			
Phone Number	Same as above			
Cell Number	519-465-2366			
Email	Same as above			



Name of Agent		
Address		
Town and Postal Code		
Phone Number		
Cell Number		
Email		
		ons should be sent. Unless otherwise directed, ct of this application will be forwarded to the
Owner	Agent	<ul><li>Applicant</li></ul>
encumbrances on the sub	oject lands:	ny mortgagees, charges or other
B. Location, Legal Des	cription and P	Property Information
<ol> <li>Legal Description (incl Block Number and Urb Townsend Township,</li> </ol>	oan Area or Har	•
Municipal Civic Addres	ss: 495 Conc	ession 3, Wilsonville, ON
Present Official Plan D	esignation(s):	Residential Hamlet
Present Zoning:	ŽŮ.	
2. Is there a special provi		ecific zone on the subject lands?
3. Present use of the sub Residential	ject 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:
	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.
  - Garage and additional storage
- 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:
  Addition to existing garage. See attached sketch.
- 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: Residential 100+ 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:



### C. Purpose of Development Application

Note: Please complete all that apply.

1.	Site Information	Existing	Proposed
Ple	ase indicate unit of measure	ement, for example: m, m <sup>2</sup> or	· %
Lof	frontage	57.3 m	
Lot	depth	121.92 m	
Lot	width		
Lot	area	1.72 acres	
Lo1	coverage		
Frc	ont yard		
Re	ar yard	***************************************	
Lef	t Interior side yard	-	
Riç	ht Interior side yard	<b>EAST-1</b>	<del></del>
Ex	terior side yard (corner lot)		
3.	Proposed usable Please explain why it is not	ng height of 7.0 le floor area \$24	
	By-law: House is over 100 years old building to increase storage	d with limited storage options capacity.	a. Adding onto existing
4.	Description of land intended Frontage:	I to be severed in metric unit	s:
	Depth:		
	Width:		
	Width: Lot Area:		
	Lot Area:		



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)
Owelling Present?: OYes ONo If yes, year dwelling built



Ow	mers name.
Ro	Il Number:
Tot	tal Acreage:
Wc	orkable Acreage:
Exi	isting Farm Type: (for example: corn, orchard, livestock)
Dw	velling Present?: OYes ONo If yes, year dwelling built
Ow	ners Name:
Ro	Il Number:
Tot	tal Acreage:
Wc	orkable Acreage:
Exi	isting Farm Type: (for example: corn, orchard, livestock)
Dw	velling Present?: OYes ONo If yes, year dwelling built
Ow	vners Name:
Ro	Il Number:
Tot	tal Acreage:
Wc	orkable Acreage:
Exi	isting Farm Type: (for example: corn, orchard, livestock)
Dw	velling Present?: OYes ONo If yes, year dwelling built
No	te: 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: Property has been in the same family for over 100 years.



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 <i>Planning Act, R.S.O. 1990, c. P. 13?</i> •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: The property is already a developed lot.
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:
	ii iio, piodoo oxpidiii.
	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 orwithin 500 meters – distance
	Municipal Landfill On the subject lands orwithin 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 orwithin 500 meters – distance
	Floodplain On the subject lands orwithin 500 meters – distance
	Rehabilitated mine site On the subject lands orwithin 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 orwithin 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 orwithin 500 meters – distance
	Abandoned gas wells On the subject lands orwithin 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 in good working order	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:			
	Townsend Concession 3	The state of the s		
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:

•	
A	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

authorize and consent to the use by or the dinformation that is collected under the authorial for the purposes of processing this application that is applicated to the purposes of processing the authorial for the purposes of processing the application of the purposes of the multiplication of the distribution of the purposes of the multiplication of the purposes of the purposes of processing this application of the purposes of processing the purposes of the purposes of processing the purposes of the purposes of processing the purposes of the purpose	ty of the <i>Planning Act, R.S.O.</i> 1990, c. P. ation.		
Owner/Applicant/Agent Signature	May 28 2019 Date		
J. Owner's Authorization	<del>- 111</del>		
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.			
	and the second s		
I/We lands that is the subject of this application for	_ am/are the registered owner(s) of the site plan approval.		
	site plan approvalto make this application on ersonal information necessary for the		
lands that is the subject of this application for I/We authorizemy/our behalf and to provide any of my/our perocessing of this application. Moreover, this	site plan approvalto make this application on ersonal information necessary for the		



K. Declaration  I, Medissa Colluct o	of Norfolk County
solemnly declare that:	8
all of the above statements and the statements and I make the transmitted herewith are true and I make the believing it to be true and knowing that it is under oath and by virtue of <i>The Canada Ex</i>	nis solemn declaration conscientiously of the same force and effect as if made
Declared before me at:	Molleer
	Owner/Applicant/Agent Signature
In Norfolk County	
This 4th day of Ine	
A.D., 20 <u>19</u>	Steven James Collyer, a Commissioner, etc., Province of Ontario, for the Corporation of Norfolk County. Expires April 3, 2021.
A Commissioner etc	





## **Zoning Deficiency**

Langton:

Simcoe, ON

22 Albert St.

NOE 1G0 519-875-4485

**PROPERTY INFORMATION** 

Address: 495 Conc 3 Townsend

Legal Decription:

Roll Number: 33601011400

Application #:

Information Origins: drawings from desinger and owner plot plan

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
2.1 a) building height	6.00	7.00	1.00	m
b) minimum front yard	6.00	24.00	N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	15.80	N/A	m
e) minimum <i>rear yard</i>	1.20	82.00	N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage (Note:Proposed Area)				m.sq
i) lot coverage	10.00		N/A	%
ii) usable floor area	100.00	243.00	143.00	m.sq
Comments	addition to the rear of	exising garage.	An existing access	ory shed of
	11.15sqm also on property. No habitable rooms permitted in an access			
	building		and a second	au man docc

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.

June 7/2019

date

Onen 0 5/2019

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

1"=91

#### **Roxanne Koot**

From: Steven Collyer

**Sent:** Monday, May 27, 2019 4:14 PM

To: Roxanne Koot

**Subject:** FW: FW: 495 Conc 3 Townsend garage addition

Additional info for the ZDF:

Max height: 23 ft

★Other shed: 10x12 or 11.15sqm

I sent a request for the other minor variance files and they should be coming to me tomorrow. I'll have a look and let you know what I find.

Thanks,

Steve Collyer BCD

Planner

Norfolk County

519.875.4485 ext. 1824

From: 1 519-465-2366 [mailto:markcollver@silomail.com]

Sent: Monday, May 27, 2019 4:08 PM

**To:** Steven Collyer <Steven.Collyer@norfolkcounty.ca> **Subject:** Re: FW: 495 Conc 3 Townsend garage addition

Steven,

The height at the front from grade to roof peak would be 23'.

We would like to keep one existing wood shed that has a floor area of 10'x12'.

Regards, Mark

On May 27, 2019 1:02 PM, Melissa Collver < Melissa.Collver@norfolkcounty.ca> wrote:

Melissa Collver
Director, Heritage and Culture

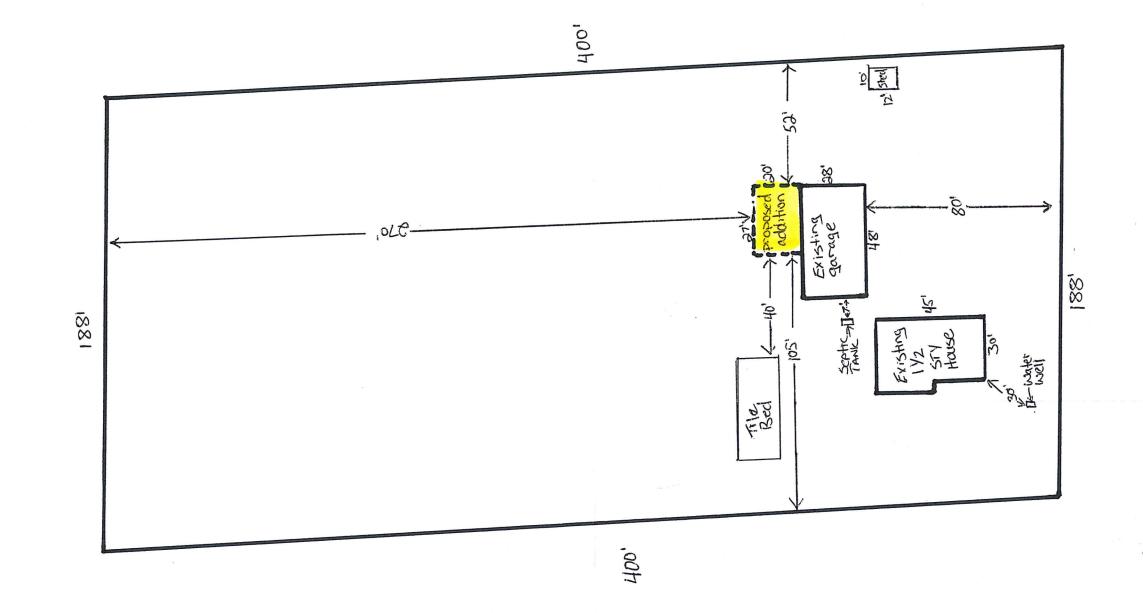
Heritage and Culture

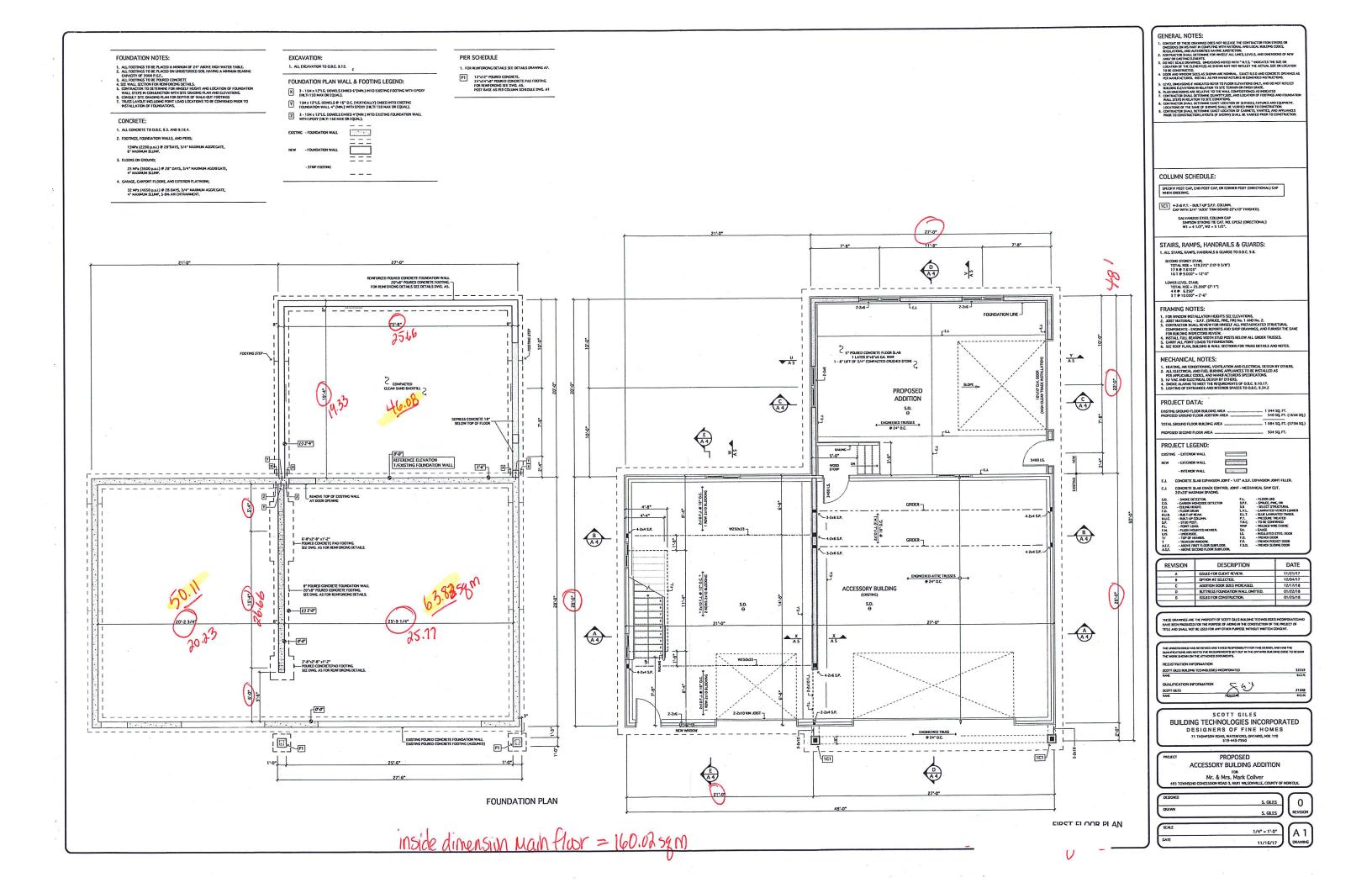
Development and Cultural Services Division

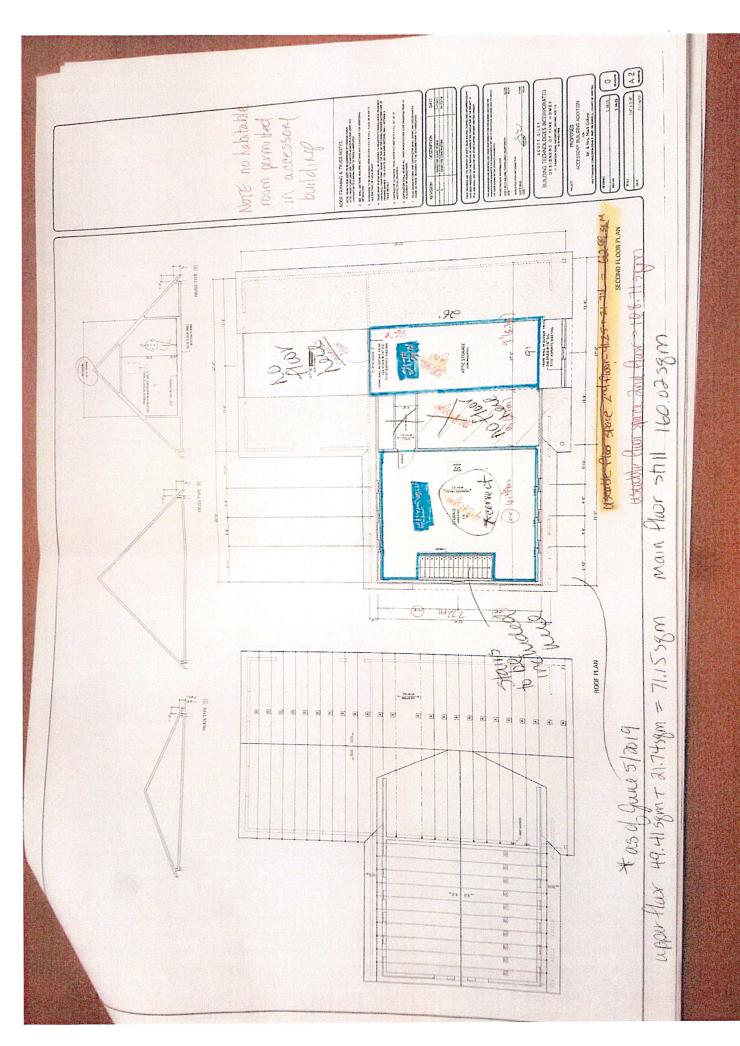
185 Robinson Street, Simcoe, Ontario, N3Y 5L6

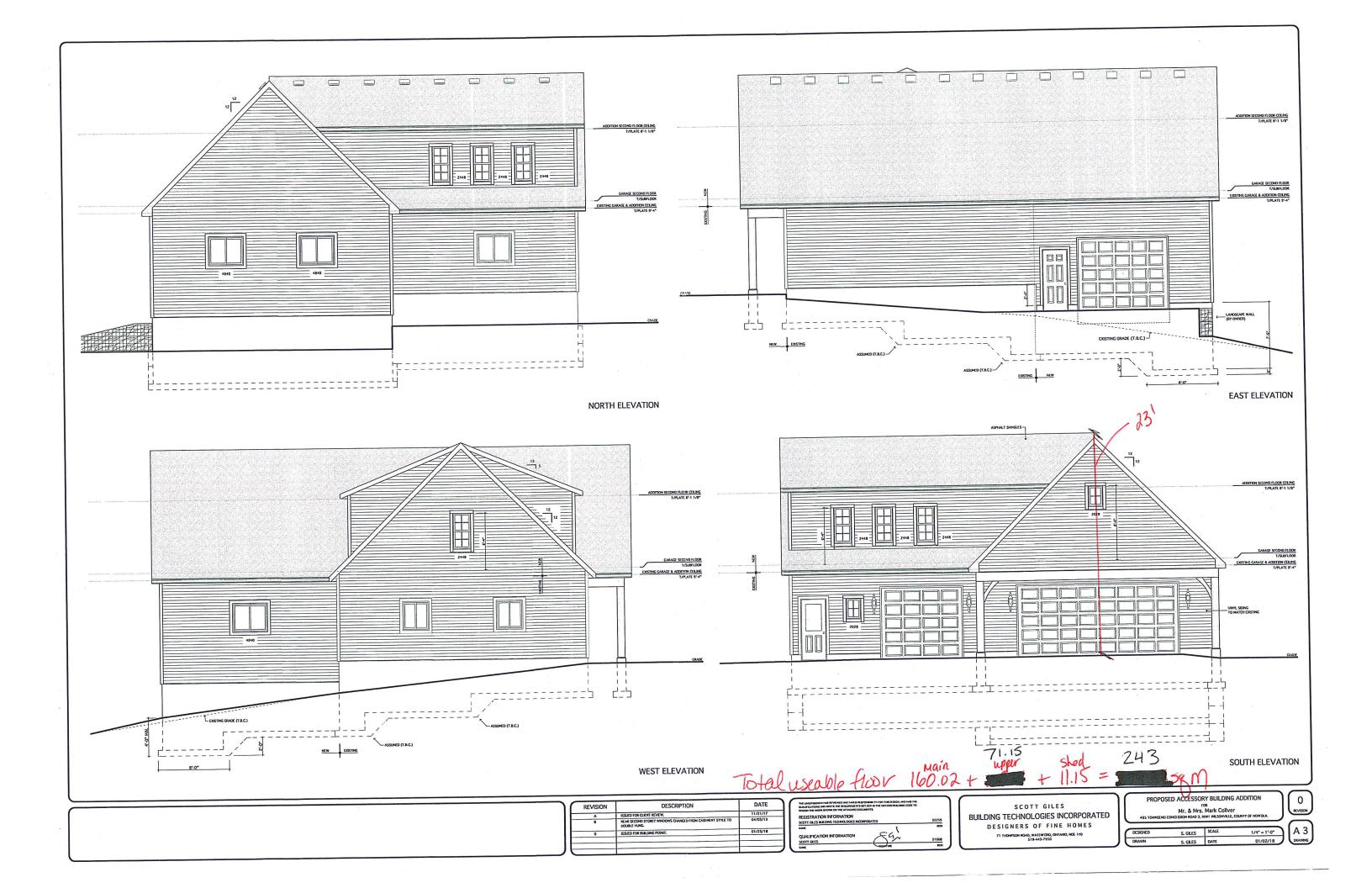
519-426-5870 x. 1347

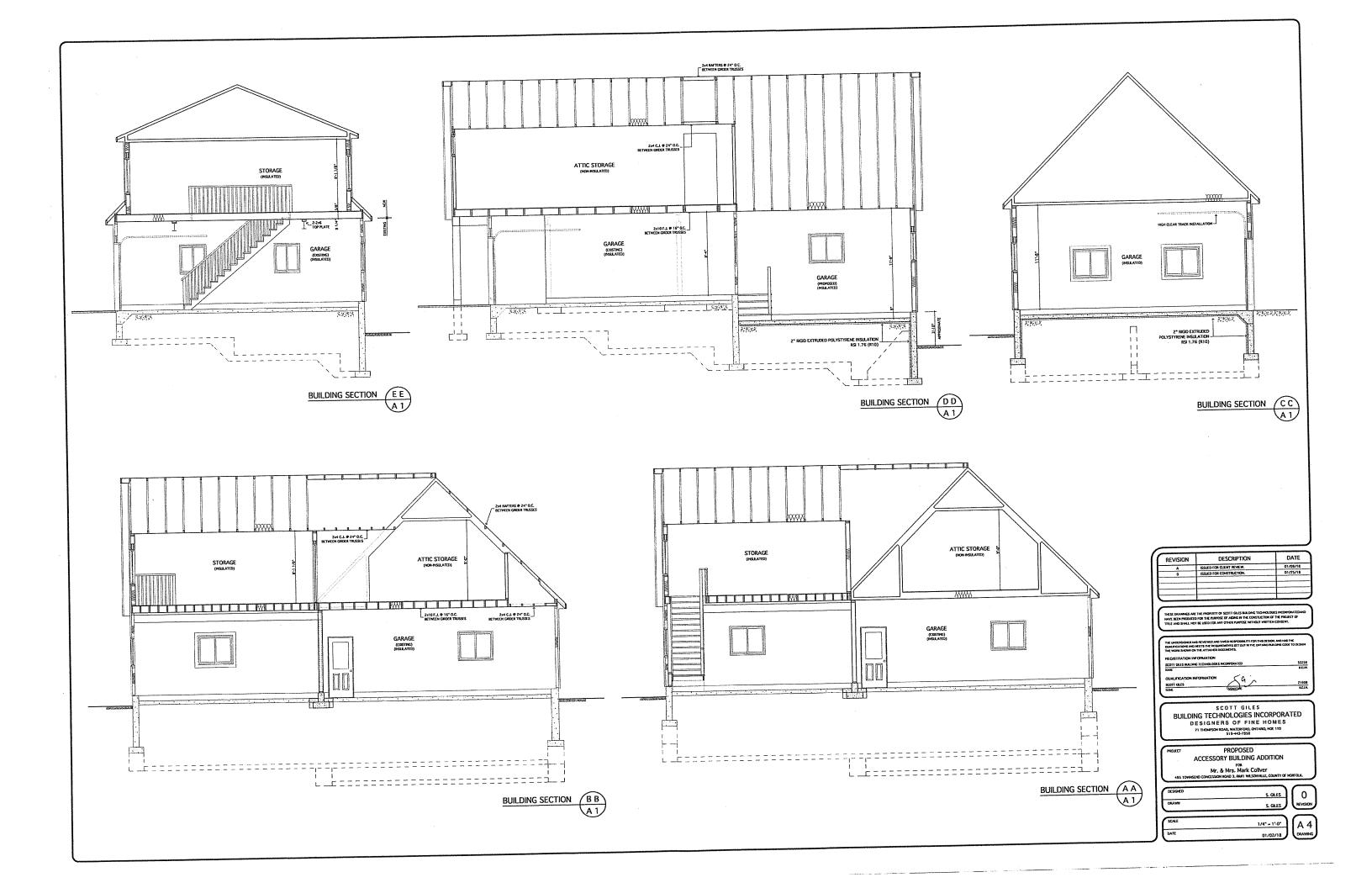
495 Concession 3 Townsend 32601011400

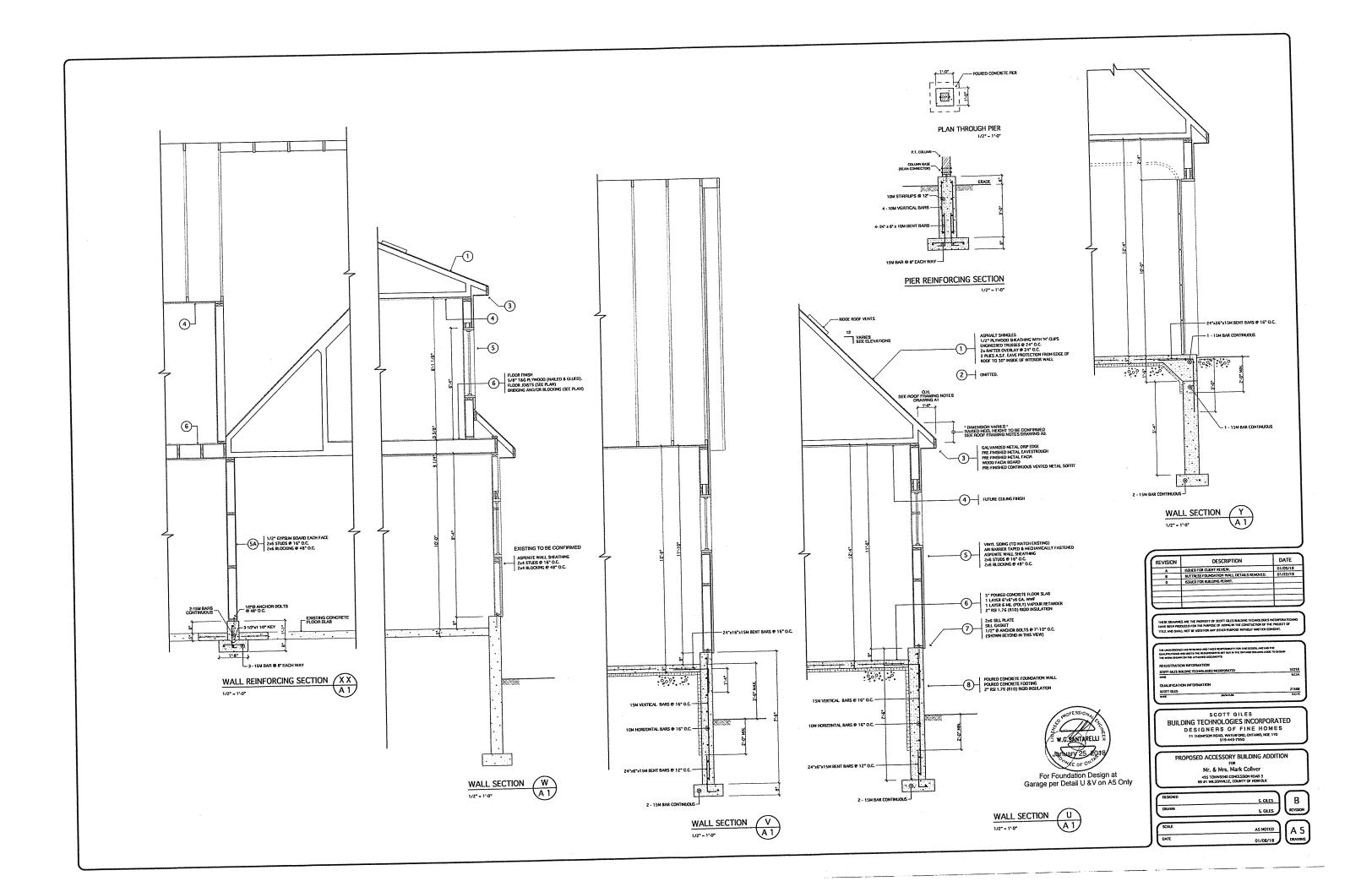








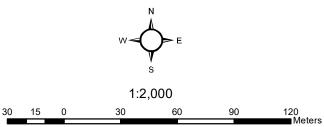


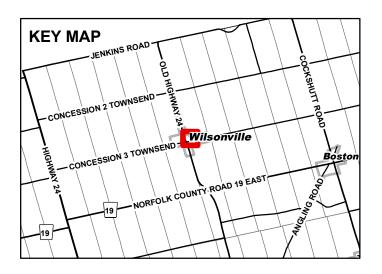


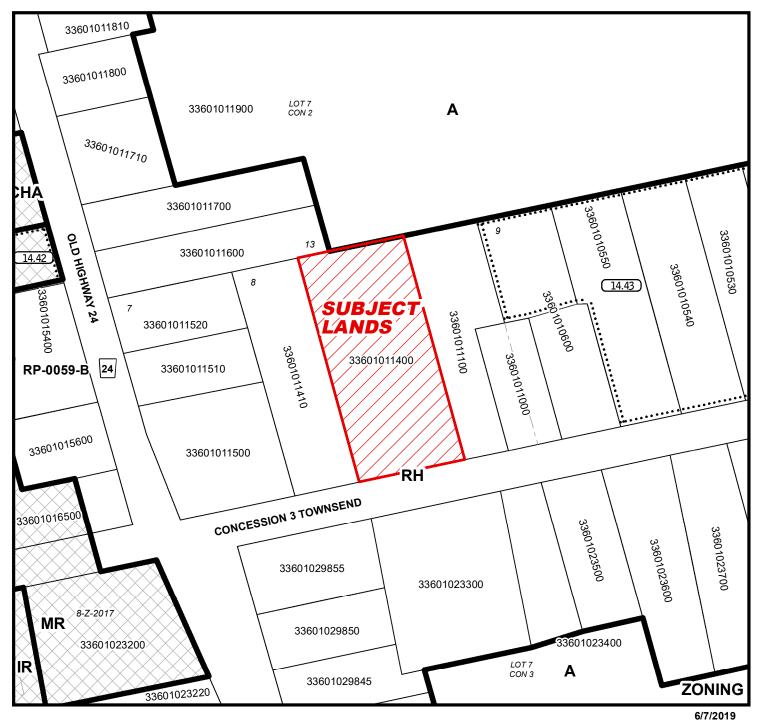
# MAP 1 File Number: ANPL2019205

Geographic Township of

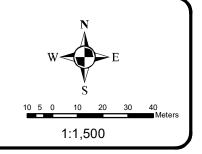
## **TOWNSEND**





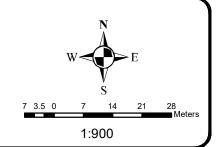


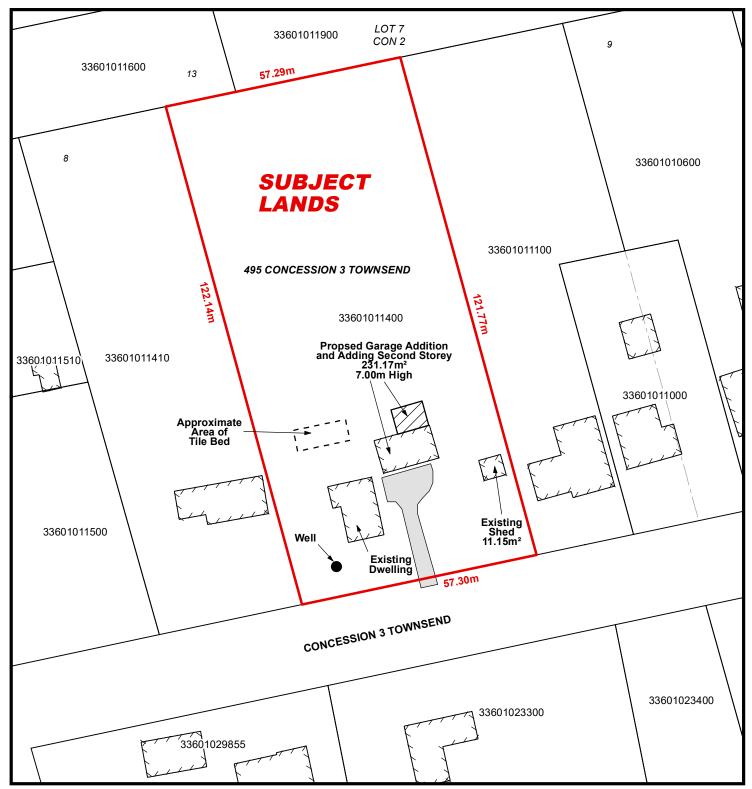
# MAP 2 File Number: ANPL2019205 Geographic Township of TOWNSEND





MAP 3
File Number: ANPL2019205
Geographic Township of TOWNSEND





## **LOCATION OF LANDS AFFECTED**

File Number: ANPL2019205

**Geographic Township of TOWNSEND** 

