

For Office Use Only:

File Number	<u>ANPL 2019219</u>	Application Fee	<u>\$1500</u>
Related File Number	<u></u>	Conservation Authority Fee	<u>-</u>
Pre-consultation Meeting	<u>June 11</u>	OSSD Form Provided	<u>-</u>
Application Submitted	<u>June 18</u>	Planner	<u>Neil</u>
Complete Application	<u>June 18</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: 3310 - 401 016 241 00.

A. Applicant Information

Name of Owner Daniel + Cecile Lipsit

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 46 Evergreen Hill Road

Town and Postal Code Simcoe N3Y 1B8

Phone Number 519-428-2263

Cell Number

Email lipper@kwic.com

Name of Applicant Daniel Lipsit

Address 46 Evergreen Hill Road

Town and Postal Code Simcoe N3Y 1B8

Phone Number 519-428-2263

Cell Number

Email lipper@kwic.com

Name of Agent _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

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:

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):

Port Lot 11, In the Gore (Woodhouse), Town of Simcoe Norfolk County

Municipal Civic Address: 46 Evergreen Hill Road, Simcoe Ontario

Present Official Plan Designation(s): Urban Residential

Present Zoning: R1-A

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:

Urban Residential

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:

Existing home and single car 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.

Na

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:

Vehicle storage - drawings attached

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:

Home was built in 1956

9. Existing use of abutting properties:

Urban 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

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	45.72 m	
Lot depth	55.5 m	
Lot width	45.72 m	
Lot area	0.63 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):

3.2.1 a/ building height 0.25 m to allow 5.25 m
3.2.1 g/ii usable floor area 5684 m² to allow 139 m²
3.2.1 b/ to locate in the front yard 111 m²

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

To accommodate storage of 3 personal vintage vehicles and 2 personal everyday drivers.

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:
We as current owners have lived here for 29 years. Shortly after we purchased the property, we spoke with original owners Mr & Mrs Don McKee.
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:

RESIDENTIAL AREA

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:

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 ☐ 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:

Evergreen Hill Road Simco

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

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.

David M. Lysit

JUNE 18 2019

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 _____ 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.

Owner

Date

Owner

Date

K. Declaration

I, _____ of _____

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 St.

David M. Lepore

Owner/Applicant/Agent Signature

In Norfolk County

This 18th day of June

A.D., 2019

Susan Diana Wakeling
A Commissioner, etc.

Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 11, 2022.



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: 46 Evergreen Hill Road

Legal Description:

Roll Number: 331040101624100

Application #:

Information Origins: site sketch and some drawings from owner

Urban Residential Type 1 Zone (R1)

		Zoning	R1-A		
Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	5.00	5.25	0.25	m
	b) minimum front yard	6.00	17.98	N/A	m
	c) minimum exterior side yard	6.00		N/A	m
	d) minimum interior side yard	1.20	1.30	N/A	m
	e) minimum rear yard	1.20	15.92	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	7.00	N/A	%
	ii) usable floor area	55.00	111.00	56.00	m.sq

Comments

37sqm open carport, and 28sqm covered porch not counted in useable floor space, but counted in lot coverage. Relief from 3.2.1(b) also required as the detached accessory building is located in the front yard.

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

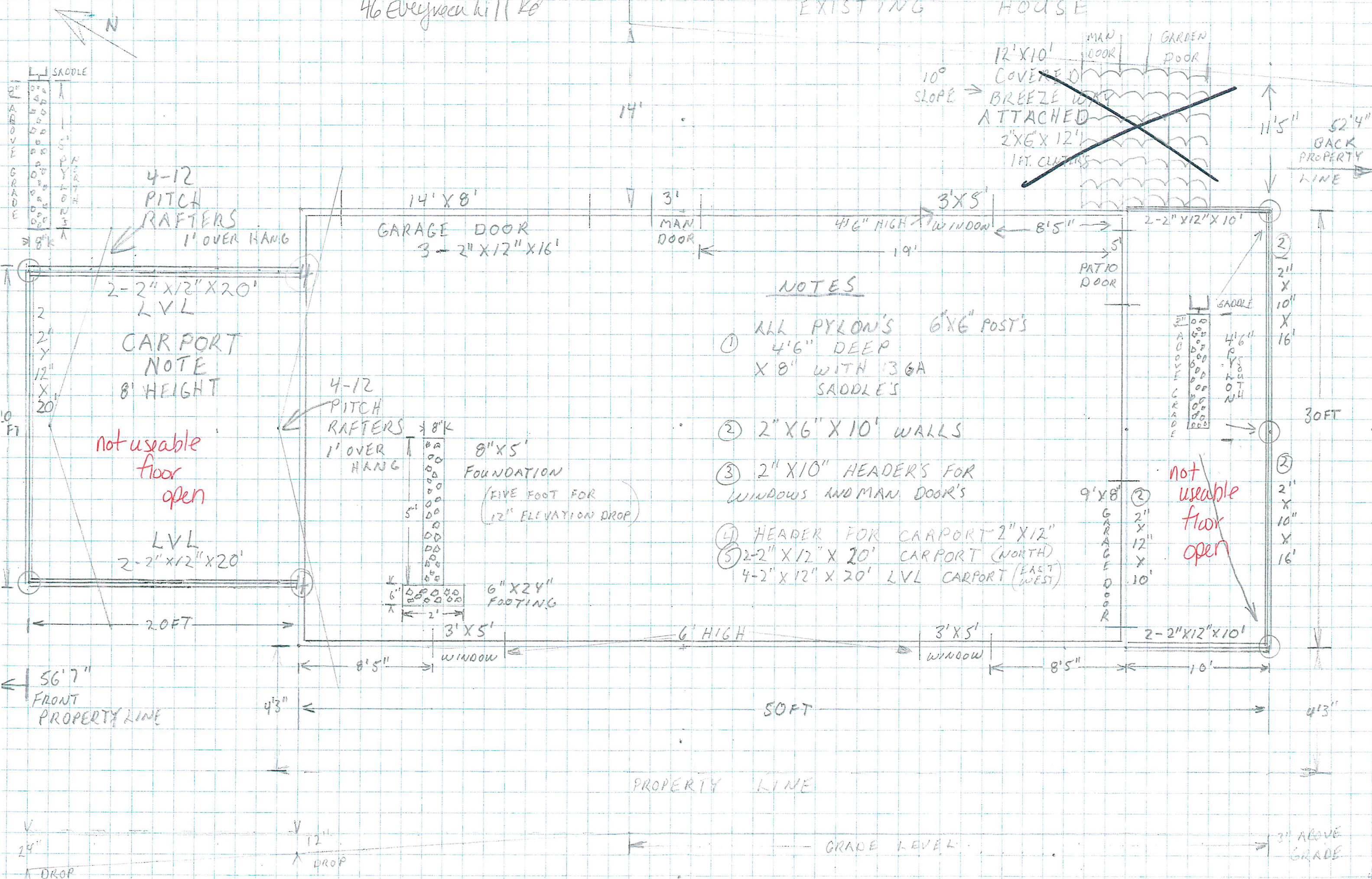
June 15/2019

date

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

46 Evelyn hill Rd

EXISTING HOUSE



NOTES

① ALL PYLON'S 6'X6" POST'S
4'6" DEEP
X 8" WITH 13 GA
SADDLES

② 2"X6"X10' WALLS

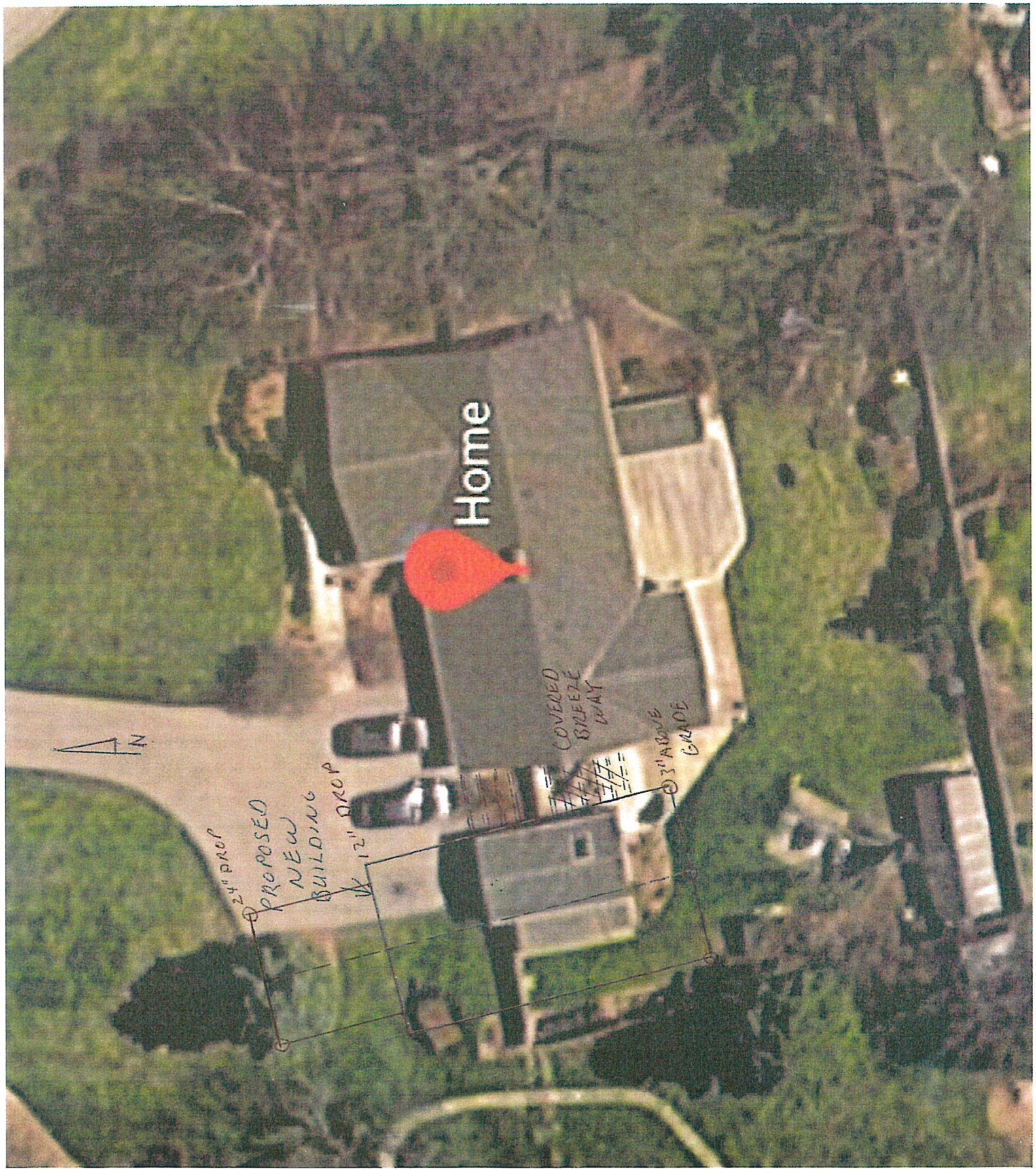
③ 2"X10" HEADERS FOR
WINDOWS AND MAN DOOR'S

④ HEADER FOR CARPORT 2"X12"
⑤ 2-2"X12"X20' CARPORT (NORTH)
4-2"X12"X20' LVL CARPORT (WEST)

not useable
floor
open

Total Height
From grade:
17' 5 1/4"

Additional
Accessory
building
5' x 30'





FOUNDATION GRAVE

6" x 12" FOOTING



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-870
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-485

PROPERTY INFORMATION

Address: 46 Evergreen Hill Road

Legal Description:

Roll Number: 331040101624140

Application #:

Information Origins: site sketch and some drawings from owner

Urban Residential Type 1 Zone (R1)

	Zoning	R1-A		UNITS
		REQUIRED	PROPOSED	
3.2.1 a) building height	5.00	5.25	0.25	rr
b) minimum front yard	6.00	17.98	N/A	rr
c) minimum exterior side yard	6.00		N/A	rr
d) minimum interior side yard	1.20	1.30	N/A	rr
e) minimum rear yard	1.20	15.92	N/A	rr
f) through lot distance to street line	6.00		N/A	rr
g) Lot coverage (Note: Proposed Area)				m.x
i) lot coverage	10.00	7.00	N/A	%
ii) usable floor area	55.00	111.00	56.00	m.x

Comments

37sqm open carport, and 28sqm covered porch not counted in useable floor space, but counted in lot coverage. Relief from 3.2.1(b) also required as the detached accessory building is located in the front yard.

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

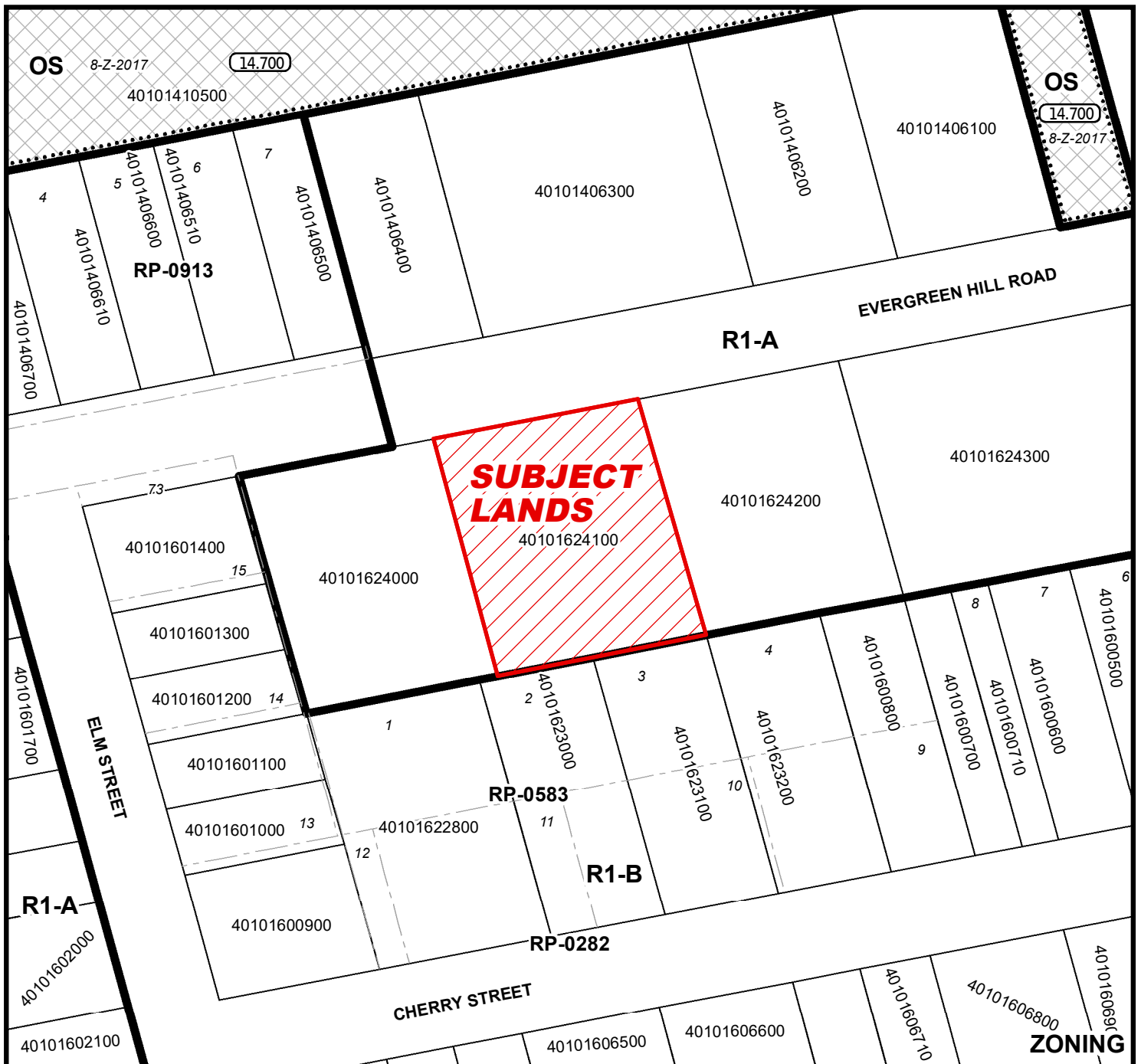
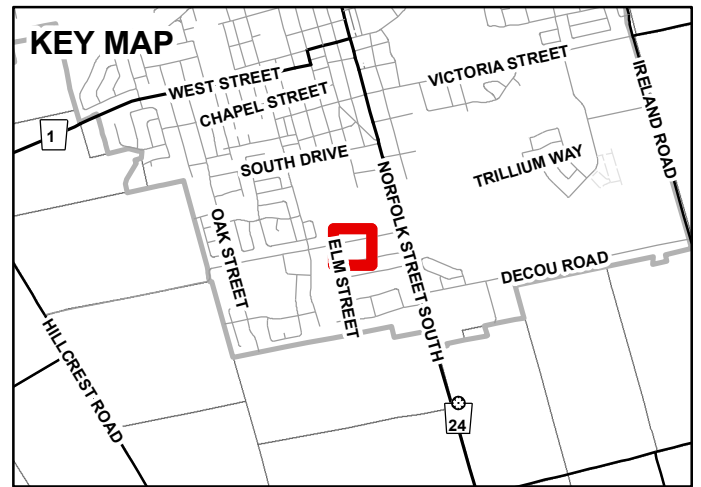
JUNE 20 2019
date


Signature of Zoning Administrator

June 15/2019
date

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

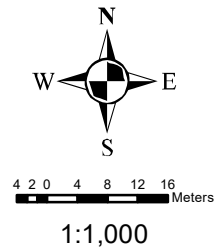
Urban Area of **SIMCOE**



MAP 2

File Number: ANPL2019219

Urban Area of SIMCOE



MAP 3

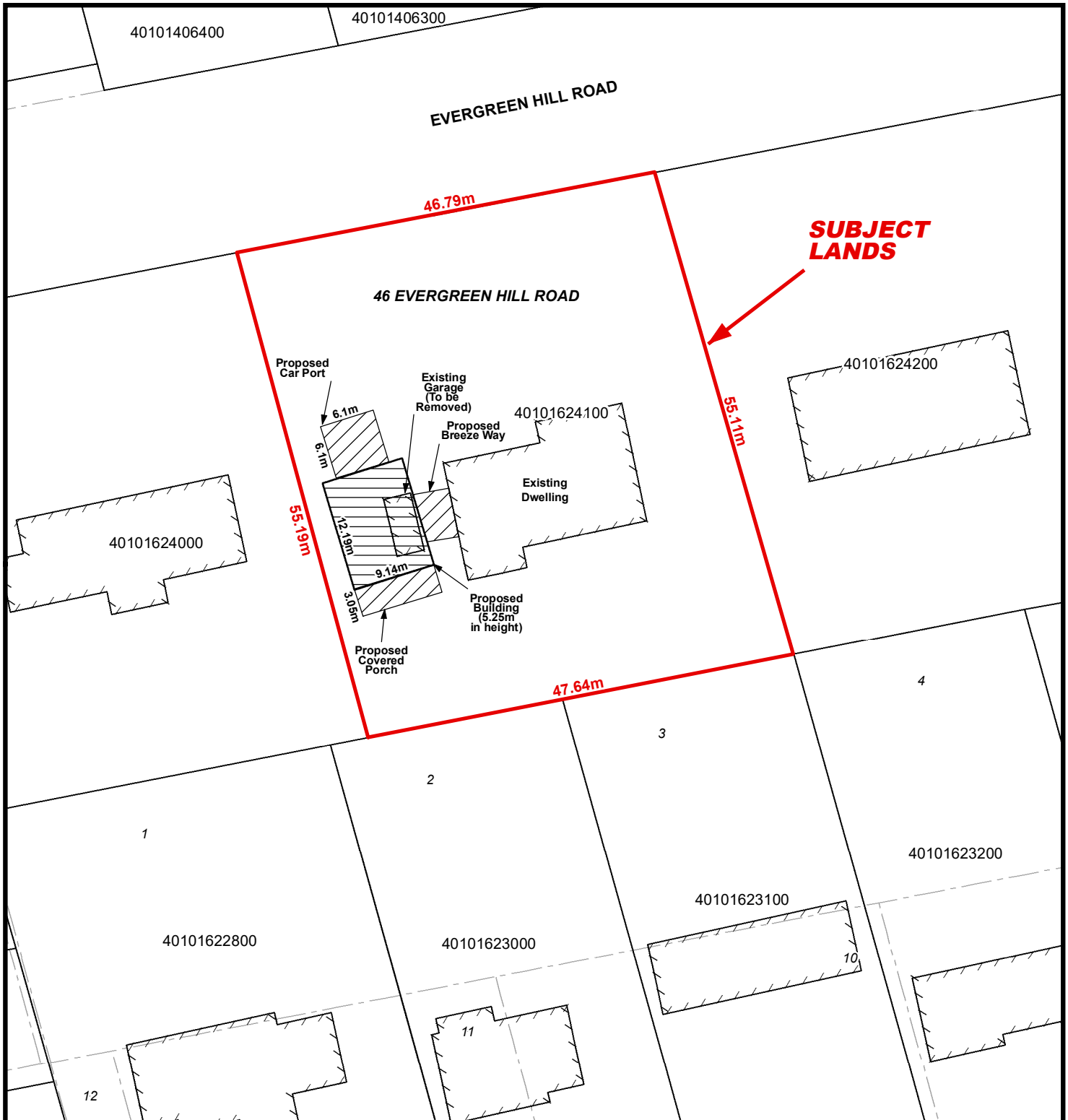
File Number: ANPL2019219

Urban Area of SIMCOE



2 1 0 2 4 6 8 Meters

1:600



Urban Area of SIMCOE

