

For Office Use Only:

File Number	<u>ANPL2019332</u>	Application Fee	<u>Paid with Zoning Amendment</u>
Related File Number	<u>ZNPL2019242</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>—</u>	Well & Septic Info Provided	<u>—</u>
Application Submitted	<u>Sept 25/19</u>	Planner	<u>Steve</u>
Complete Application	<u>Sept 25/19</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: 401 009 24436**A. Applicant Information****Name of Owner**John & Marlene Smith

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.

Address16 Warret Ave**Town and Postal Code**Simcoe**Phone Number****Cell Number**Marlene. (519) 427-3332**Email****Name of Applicant**Prominent Homes**Address**363 Ireland Rd**Town and Postal Code**Simcoe N3Y 4K4**Phone Number****Cell Number**(519) 718-2244**Email**

Name of Agent

Same as Applicant.

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:

B. Location, Legal Description and Property Information

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

Municipal Civic Address: 16 Warret Ave

Present Official Plan Designation(s): Urban Residential

Present Zoning: R1

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:

Residential Home

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:

Home, approx. 25 feet tall.

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:

Cabana. 66 m² livable area.

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:

15 years, plus

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
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage	_____	15/16
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	6m
Rear yard	_____	1.2m
Left Interior side yard	_____	1.2m
Right Interior side yard	_____	8m
Exterior side yard (corner lot)	_____	N/A

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

Building height 0.08m & useable floor area 11m

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

Existing foundation that was approved that we are trying to work with.

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:
Owner's 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:

Developed lot in built-out subdivision

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
☐ 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

N/A property grading

2. Existing or proposed access to subject lands

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

Name of road/street:

Werret Ave

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

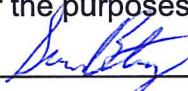
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

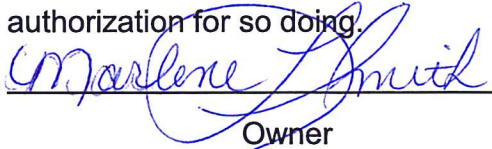
 Sept 25/19.
Owner/Applicant/Agent Signature Date

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 JOHN & MARLENE am/are the registered owner(s) of the lands that is the subject of this application.

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.

 Sept 25, 2019
Owner Date

Owner Date


K. Declaration

I, Sam Banting of Prominent Homes
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:

Simcoe


Owner/Applicant/Agent Signature

In Norfolk County

This 25th day of ~~8~~ September

A.D., 2019


A Commissioner, etc.

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



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: 16 Werret Ave Simcoe Legal Description:

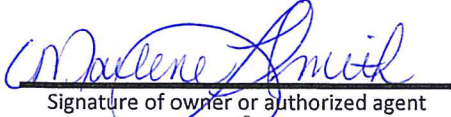
Roll Number:3310-401-009-24436 Application #:
Information Origins: site plan from Jewiit and Dixon, drawings from Prominent Homes(Revision to height only Sept 18/19)

Urban Residential Type 1 Zone (R1)		Zoning	R1-A		
Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	5.00	5.08	0.08	m
	b) minimum front yard	6.00	>6.00		m
	c) minimum exterior side yard	6.00			m
	d) minimum interior side yard	1.20	2.00		m
	e) minimum rear yard	1.20	2.00		m
	f) through lot distance to street line	6.00			m
	g) Lot coverage (Note:Proposed Area)		1050.00		m.sq
	i) lot coverage	10.00	8.20		%
	ii) useable floor area	55.00	66.00	11.00	m.sq
Comments		Accessory Building not to contain a "habitable room" by definition 2.2 of zoning bylaw 1-Z-2014			

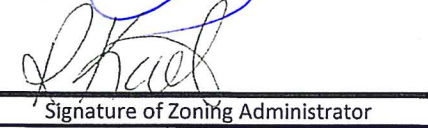
The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

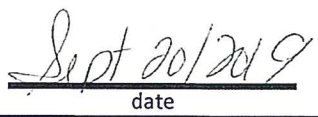
Prepared By:
Roxanne Koot

I have read and understand the above.


Signature of owner or authorized agent


date


Signature of Zoning Administrator

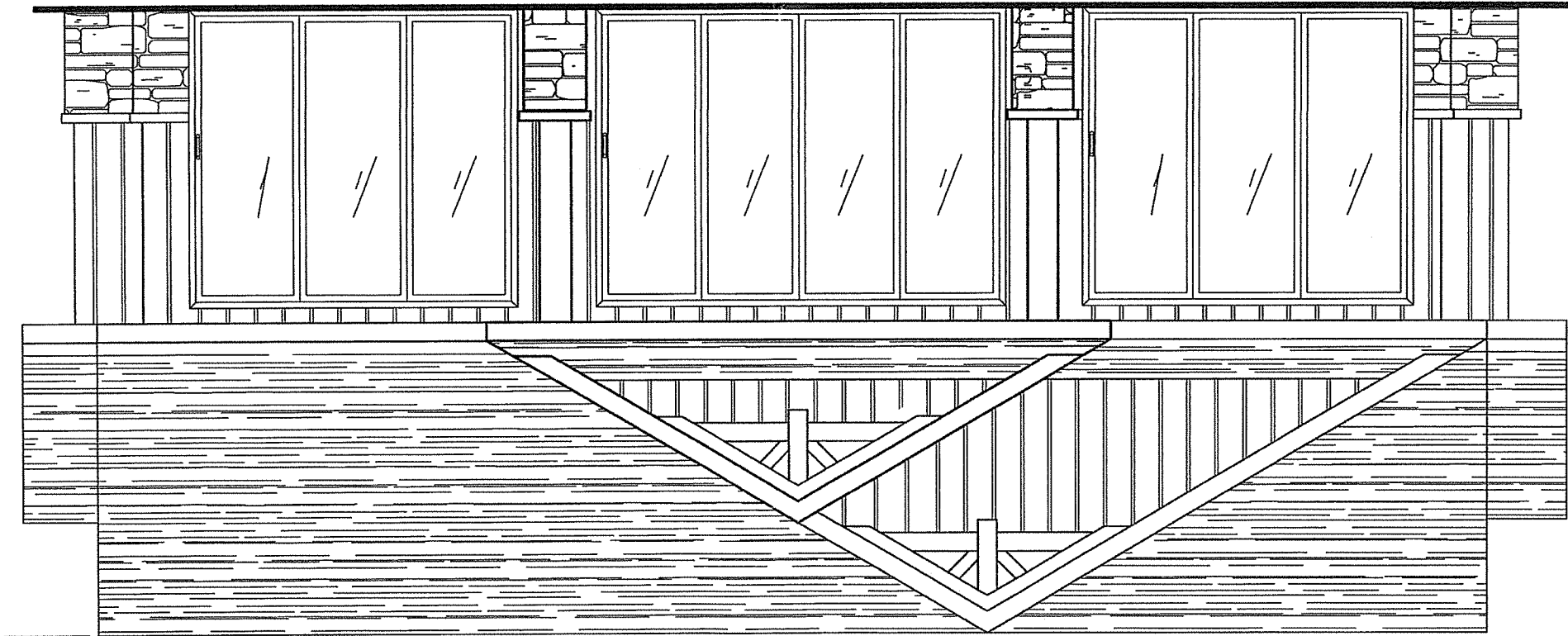

date

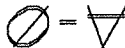
AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

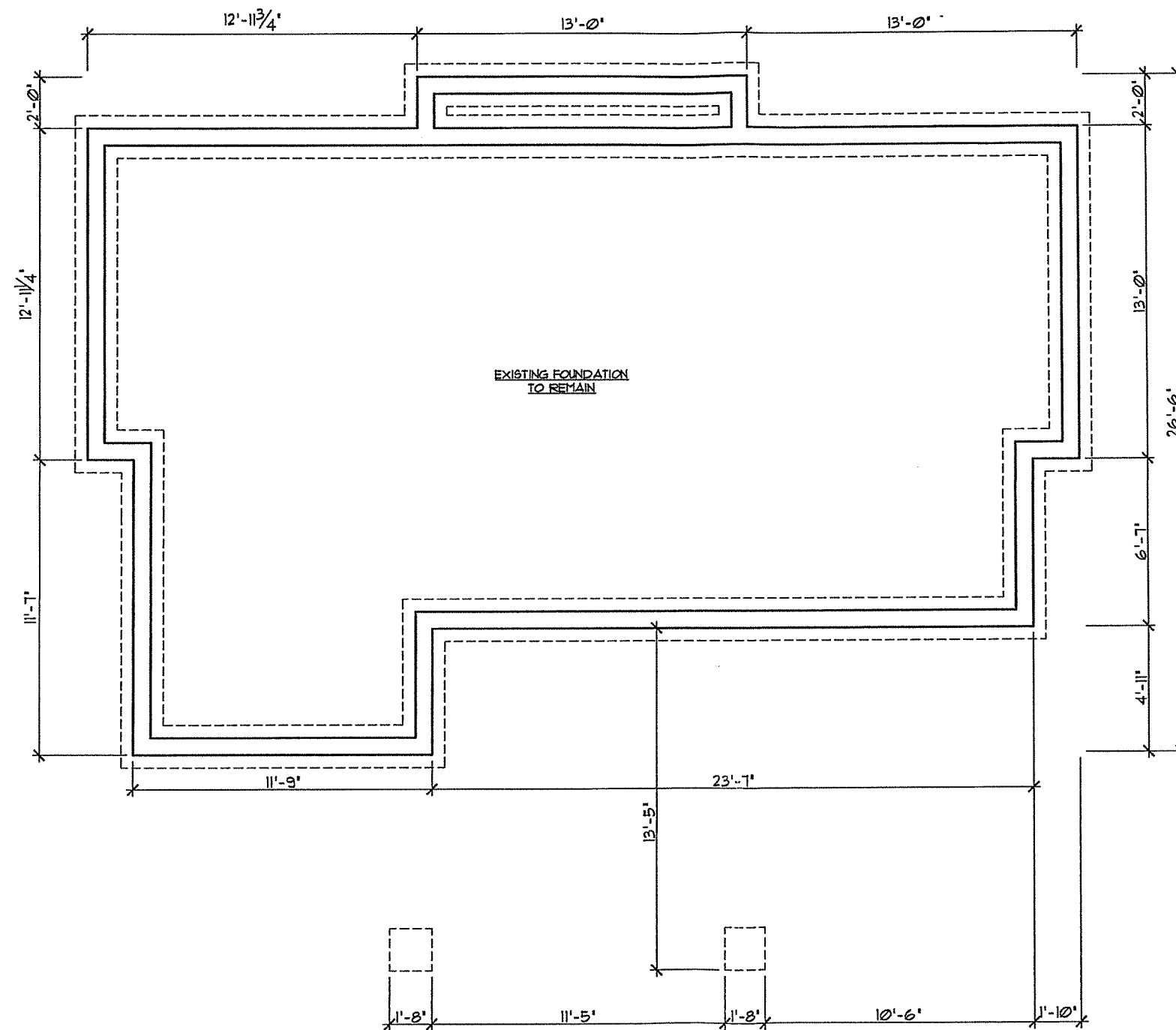
DRAWING INDEX		
DRAWING NAME	SH #	
A-1	BASEMENT FLOOR PLAN	
A-2	FIRST FLOOR PLAN	
A-3	FRONT & BACK ELEVATIONS	
A-4	LEFT & RIGHT ELEVATIONS	
A-5	BUILDING CROSS-SECTION	
A-6	ROOF PLAN	

CUSTOM PROMINENT CABANA

16 WARRET AVE. SIMCOE, ON.



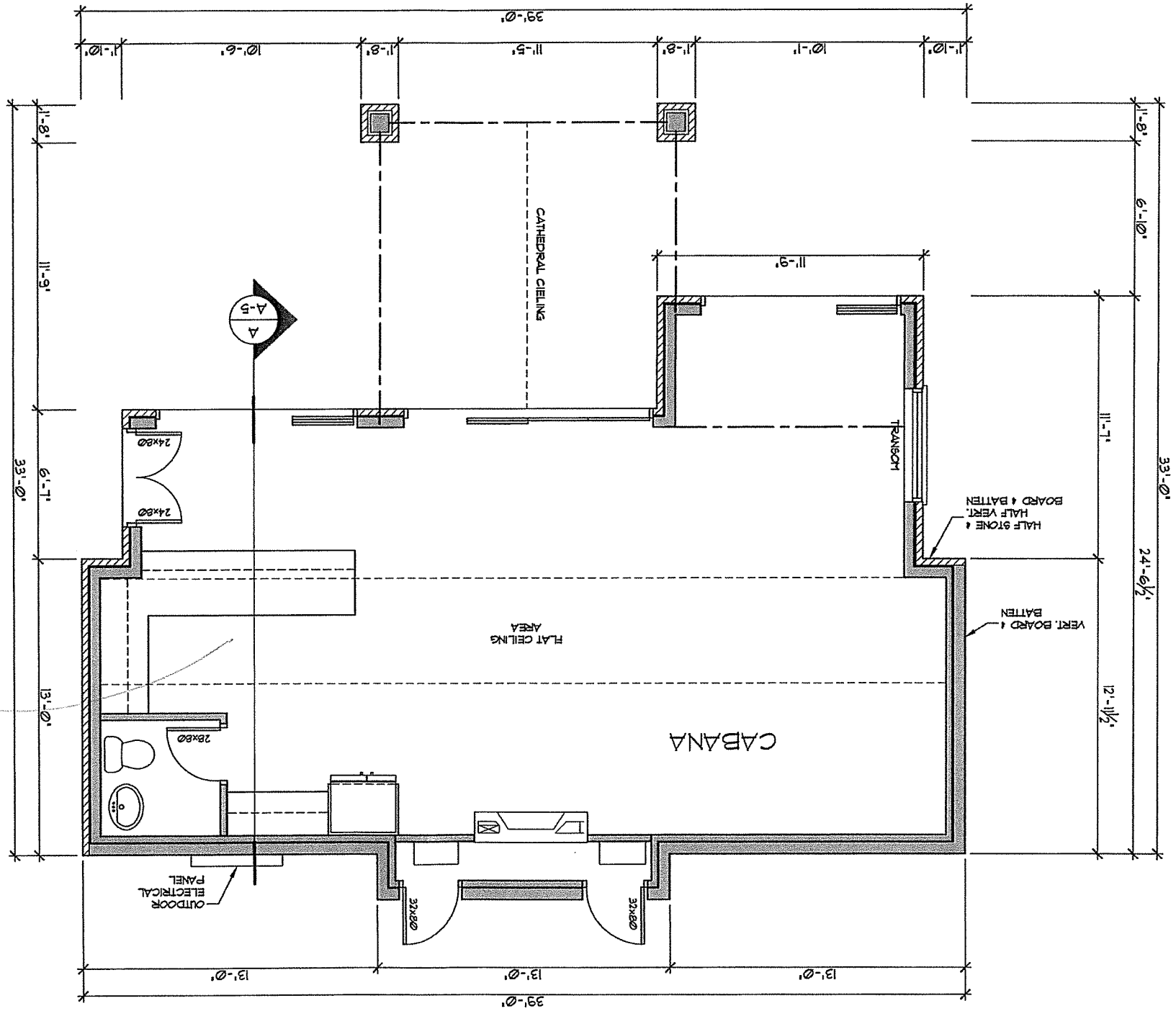
DRAWN BY SAM BUNTING		DATE May 24th, 2019
CAD FILE 37074	SCALE 1/8" = 1'-0"	 SHEET No.
COVER		
PROMINENT HOMES		

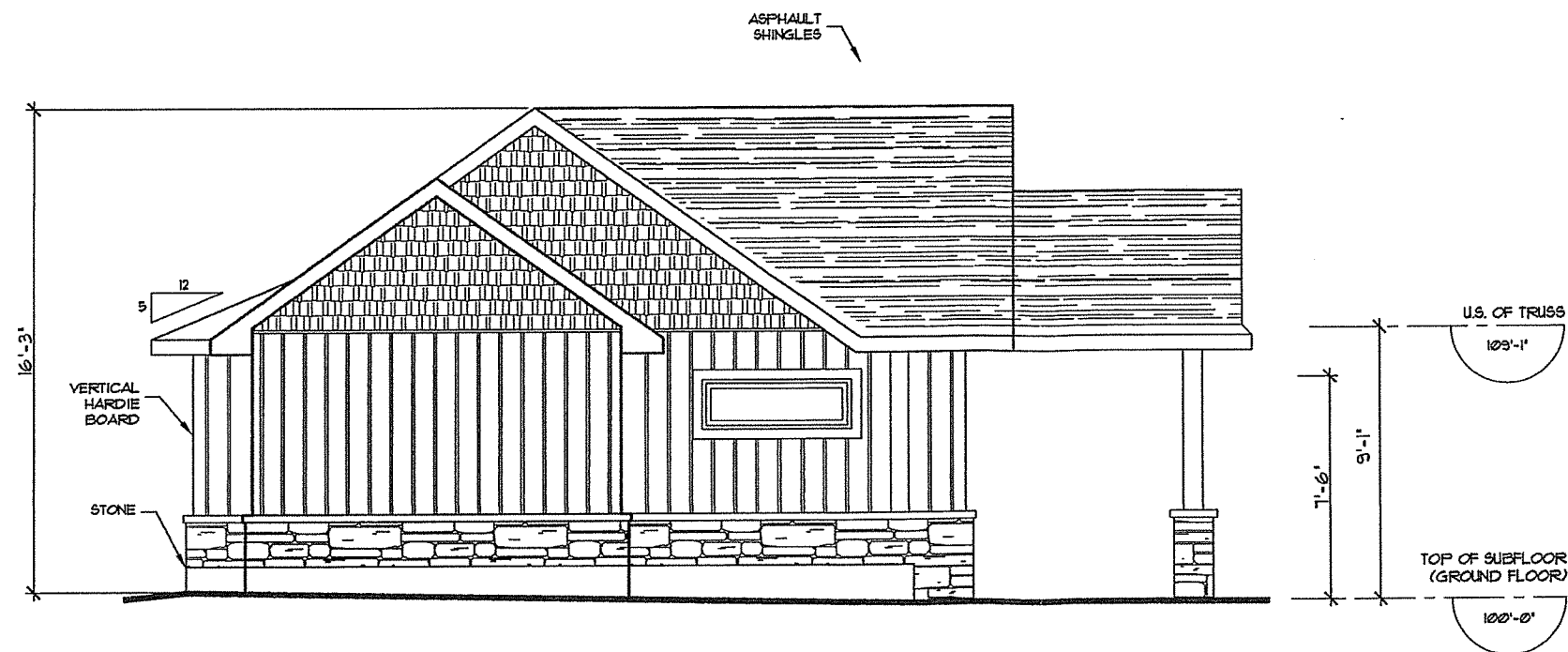


PROMINENT HOMES		
BASEMENT FLOOR PLAN		
ADDRESS 16 WARRET AVE, SIMCOE, ON.		SHEET No. A-1
DRAWN BY SAM BUNTING	CAD FILE 31014	
DATE May 24th, 2013	SCALE N.T.S	

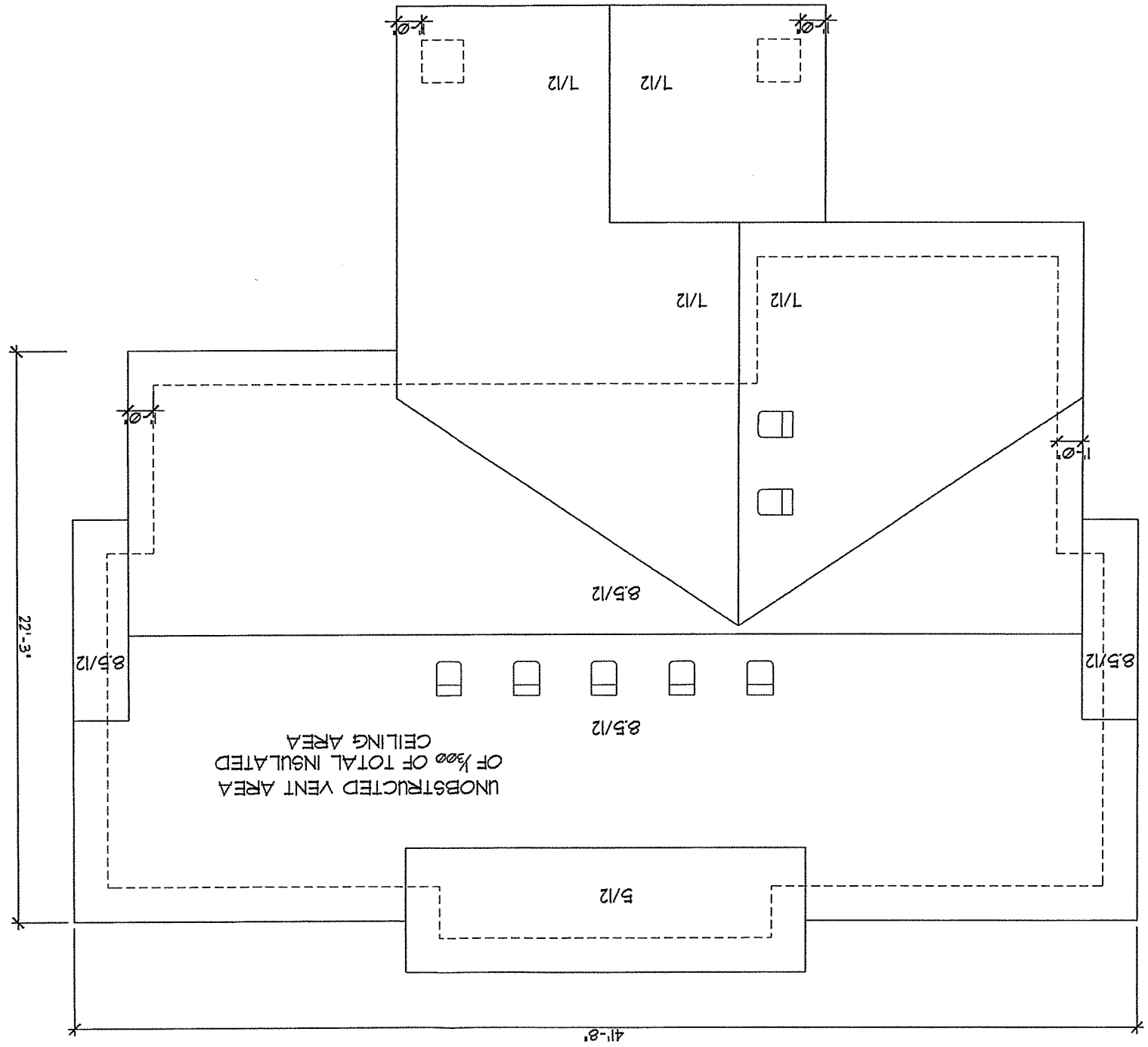
PROMINENT HOMES		
MAIN FLOOR PLAN		
SHEET No.	ADDRESS 16 WERRETT AVE, SIMCOE	
	DRAWN BY SAM BUNTING	
	CAD FILE 31014	SCALE N.T.S
	DATE May 24th, 2019	

no habitable room





PROMINENT HOMES		
FRONT ELEVATIONS		
ADDRESS 16 WERRET AVE. SIMCOE		SHEET No. A-3
DRAWN BY SAM BUNTING	CAD FILE 37014	
DATE May 24th, 2019	SCALE N.T.S	

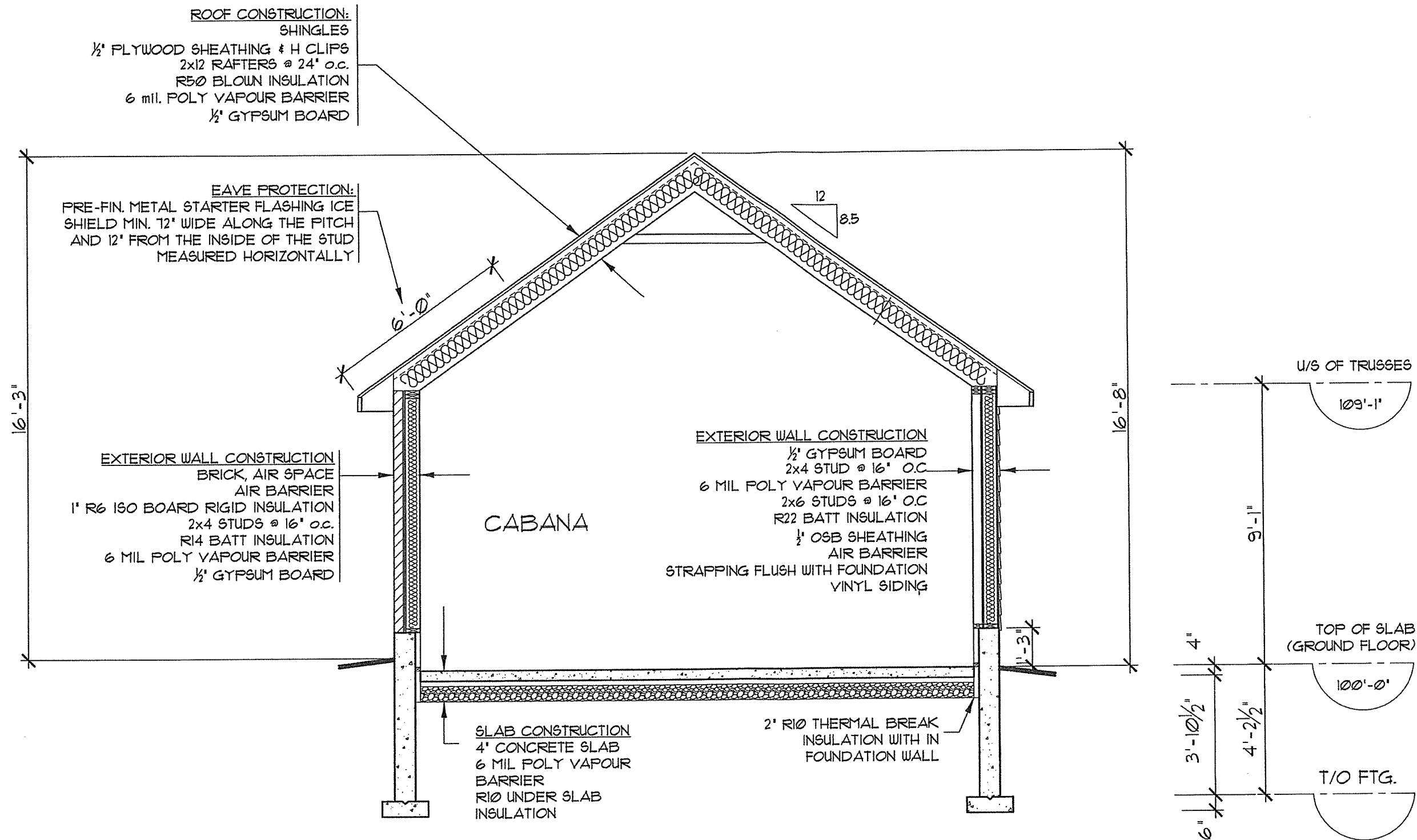


WOOD LINTEL SCHEDULE FORMING PART OF SENTENCE O.B.C. 923.12.3		
LINTEL SIZES (in)	MAXIMUM SPAN SUPPORTING ROOF (59L - 15 KPA) AND CEILING ONLY (5-P-F No. 1 & 2)	
	EXT. WALL	INT. WALL
2 - 2x4	3'-1"	3'-0"
2 - 2x6	5'-6"	4'-5"
2 - 2x8	6'-1"	5'-4"
2 - 2x10	8'-1"	6'-8"
2 - 2x12	9'-5"	7'-8"
SPANS ARE CALCULATED BASED ON MAX. SUPPORTED JOIST OR RAFTER LENGTH OF 16'-0" AND A MAX. SUPPORTED TRUSS LENGTH OF 32'-1".		
ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS, ARE TO BE PRE-ENGINEERED LVL HEADERS		

WOOD LINTEL SCHEDULE FORMING PART OF SENTENCE O.B.C. 923.12.3		
LINTEL SIZES (in)	MAXIMUM SPAN SUPPORTING ROOF (59L - 15 KPA) AND CEILING ON GABLE END ONLY (5-P-F No. 1 & 2)	
	EXT. WALL	INT. WALL
2 - 2x4	3'-1"	3'-0"
2 - 2x6	5'-6"	4'-5"
2 - 2x8	6'-1"	5'-4"
2 - 2x10	8'-1"	6'-8"
2 - 2x12	9'-5"	7'-8"
SPANS ARE CALCULATED FOR GABLE END WALLS THAT SUPPORT ONLY 2'-0" OF ROOF & CEILING, BUT DO NOT SUPPORT ROOF JOISTS, ROOF RAFTERS & ROOF TRUSSES		
ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS, ARE TO BE PRE-ENGINEERED LVL HEADERS		

PROMINENT HOMES
ROOF PLAN

ADDRESS 6 MARKET AVE, SIMCOE, ON.	DRAWN BY SAM BUNTING	DATE May 24th, 2019
	CAD FILE 37074	SCALE N.T.S
	SHEET No.	



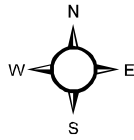
PROMINENT HOMES		
BUILDING CROSS SECTION		
ADDRESS 6 WARRET AVE, SIMCOE, ON.		SHEET No. A-5
DRAWN BY SAM BUNTING	CAD FILE 37074	
DATE May 24th, 2019	SCALE N.T.S	

MAP 1

File Number: ANPL2019332

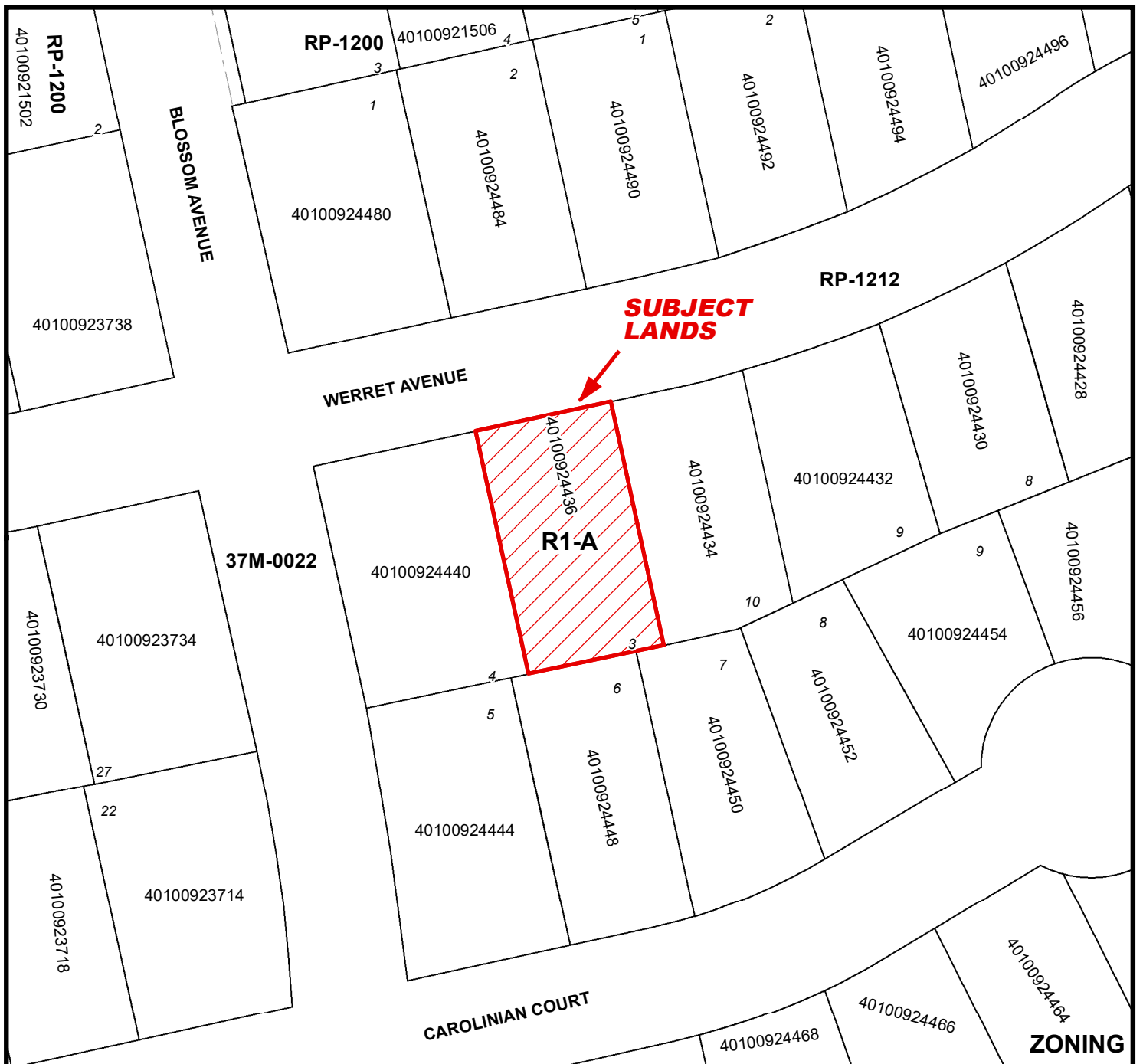
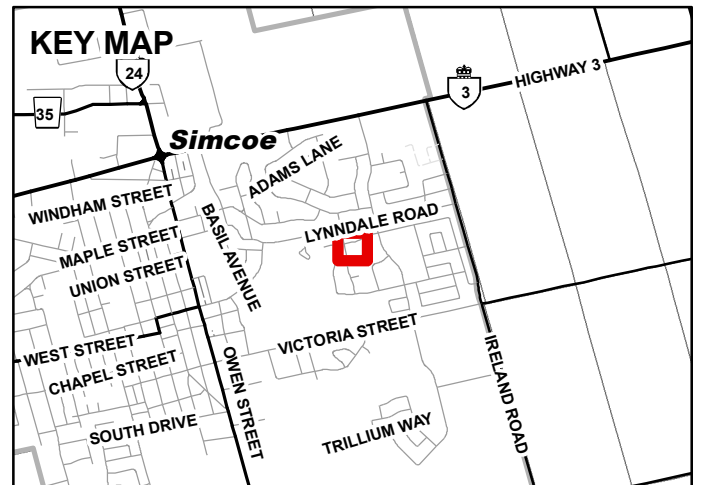
Urban Area of

SIMCOE



1:1,000

10 5 0 10 20 30 40 Meters



MAP 2

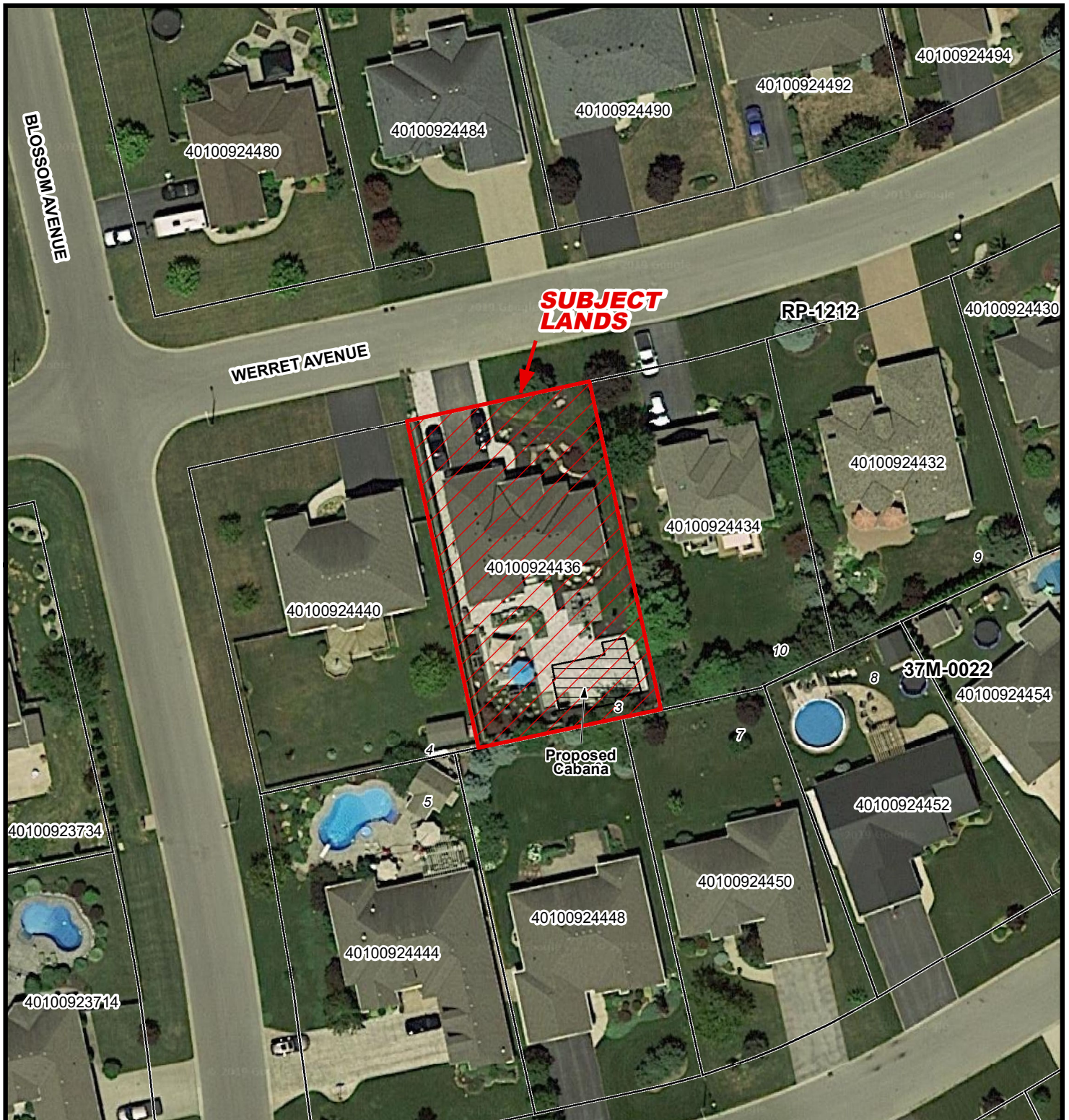
File Number: ANPL2019332

Urban Area of SIMCOE

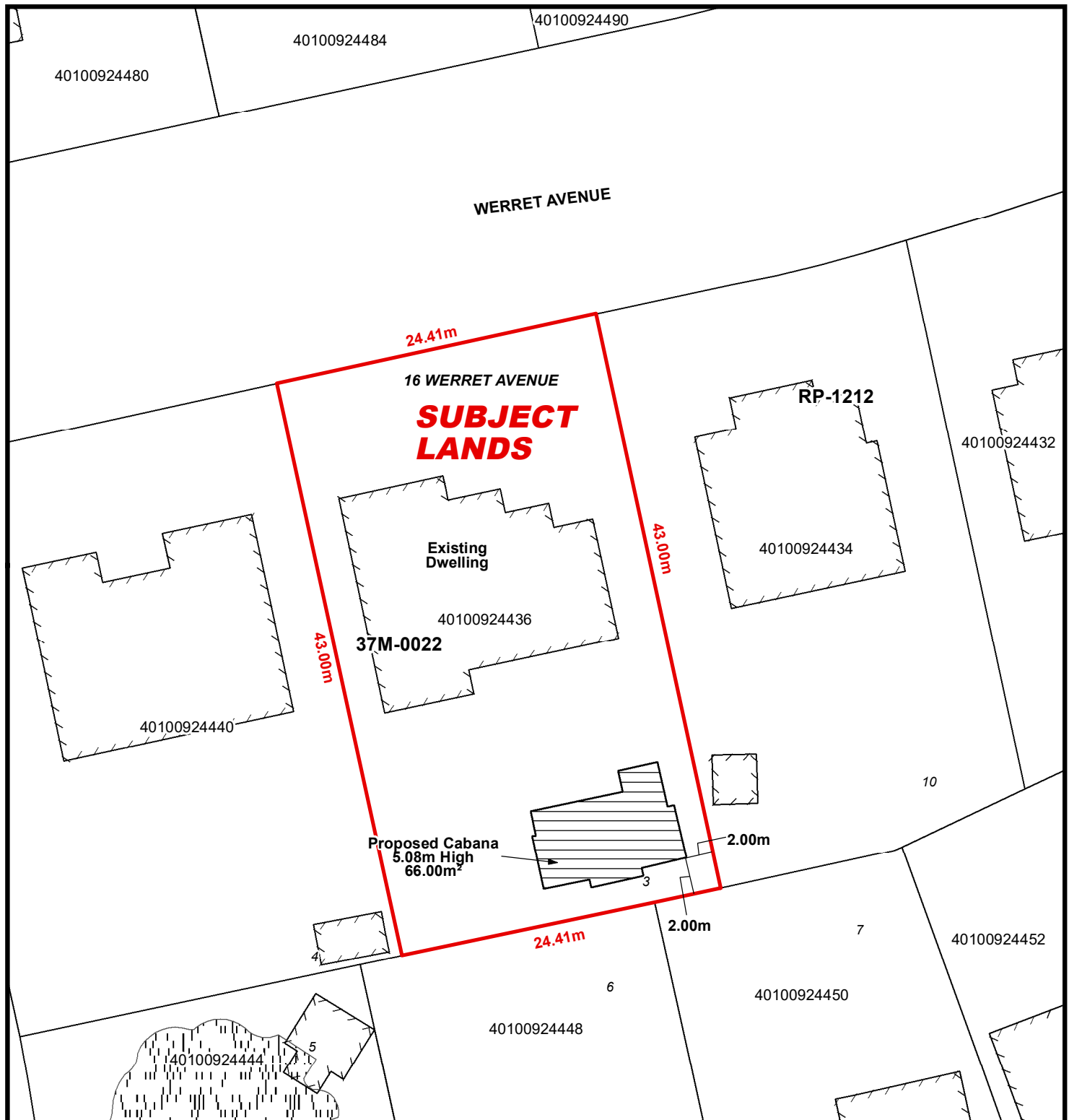
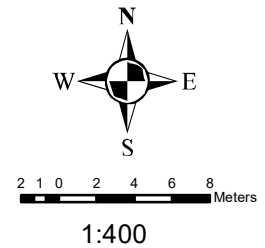


4 2 0 4 8 12 16 Meters

1:700



Urban Area of SIMCOE



Urban Area of SIMCOE

