

For Office Use Only:

File Number ANPL2019386
Related File Number _____
Pre-consultation Meeting _____
Application Submitted 11/29/19
Complete Application 11/29/19

Application Fee \$1500⁰⁰
Conservation Authority Fee _____
OSSD Form Provided _____
Planner Colin W.
Public Notice Sign yes

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: 3310401011199000000

A. Applicant Information

Name of Owner FILLIER MAXWELL GERALD, FILLIER SHIRLEY

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 22 GILSTON PKY
Town and Postal Code PARIS ONTARIO N3L 3K6
Phone Number _____
Cell Number (905) 220-5919
Email SHIRLEY-MONAHAN@HOTMAIL.COM

Name of Applicant MARK ACTON
Address 191 QUEENSWAY ST. WEST
Town and Postal Code SIMCOE, ONTARIO N3Y 2M8
Phone Number (519) 429-3001
Cell Number (519) 909-0385
Email MARK@MARKACTON-CA

Name of Agent MARK ACTON
Address 191 QUEENSWAY WEST
Town and Postal Code SIMCOE
Phone Number (519) 429-3001
Cell Number (519) 909-0385
Email MARK@MARKACTON.CA

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:

337 0356 CIBC MORTGAGES INC P.O. Box 115
COMMERCE COURT POSTAL STATION A TORONTO ON M5L 1E5.

B. Location, Legal Description and Property Information

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

PLAN 182 BLK 106 PT LOT 12-13
NR582555

Municipal Civic Address: 111 STANLEY ST. SIMCOE

Present Official Plan Designation(s): Urban Residential

Present Zoning: R2

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:

~~SFD~~ TWO FLATS ONE ONE SECOND LEVEL
ONE ON MAIN FLOOR

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:

ENCL. SITE PLAN.

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.

ONE BATHROOM, W/C, BASIN, BATH/SHOWER.
ONE BEDROOM.

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 SITE PLAN AND PAGE 4 OF 12

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:

ONE HUNDRED YEARS PLUS

9. Existing use of abutting properties:

SFR

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	<u>12-20</u>	<u>12-20</u>
Lot depth	<u>224</u>	<u>224</u>
Lot width	<u>12-20</u>	<u>12-20</u>
Lot area	<u>2733</u>	<u>2733</u>
Lot coverage	<u>52.85%</u>	<u>53.375%</u>
Front yard	<u>1.219</u>	<u>1.219</u>
Rear yard	<u>7.10</u>	<u>6.26</u>
Left Interior side yard	<u>N/A</u>	<u>N/A</u>
Right Interior side yard	<u>2.74</u>	<u>2.74</u>
Exterior side yard (corner lot)	<u>2.74</u>	<u>2.74</u>

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

1.24 M RELIEF OF 7.5M REAR
YARD SETBACK

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

ADDING ONE BEDROOM WHICH REQUIRES
ATEN FOOT ADDITION TO MAKE IT SERVICEABLE
THE PLAN LEFT WILL CONTAIN A BATHROOM
ALSO, TO SERVICE THE MAIN FLOOR.

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): N/A

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:

AREA HAS BEEN IN SFD USE OF IN EXCESS
OF ONE HUNDRED 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 *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:

URBAN ENVIRONMENT

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 _____

N/A

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:

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.

THE OWNER IS COMMITTED TO PRESERVING
AND IMPROVING THE PROPERTY FOR THEIR OWN
USE AND PROVIDING AN AFFORDABLE APARTMENT
ABOVE.

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.

Shirley Filler

Owner/Applicant/Agent Signature

November 13 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 Shirley/Max Filler am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Mark Acton 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.

Shirley Filler

Owner

November 13 2019

Date

Ma

Owner

10.13.19

Date

K. Declaration

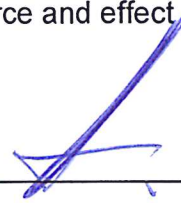
I, MARK ACTON of Town of Simcoe

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

This 28 day of NOVEMBER,

A.D., 20 19



A Commissioner, etc.

Michele Jane Roberts, a Commissioner, etc.,
Province of Ontario, for MHN Lawyers LLP
Expires January 20, 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: 111 Stanley Street

Legal Description:

Roll Number: 40101119900

Application #:

Information Origins: site plan sketch from David Bennett

Urban Residential Type 1 Zone (R1)

Main Building	Zoning	R1-B	DEFICIENCY	UNITS
	REQUIRED	PROPOSED		
5.1.2 a) minimum lot area				
i) interior lot	360.00			m.sq
ii) corner lot	450.00			m.sq
iii) lot of record - interior lot	0.00			m.sq
iv) lot of record - corner lot	0.00			m.sq
b) minimum lot frontage				
i) interior lot	12.00			m
ii) corner lot	15.00			m
iii) lot of record - interior lot	0.00			m
iv) lot of record - corner lot	0.00			m
c) minimum front yard	6.00			m
i) detached garage with rear lane	3.00			m
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
i) detached garage (3.0m)	3.00		N/A	m
detached garage (1.2m)	1.20		N/A	m
ii) detached garage with a rear lane ;	1.20		N/A	m
attached garage	1.20		N/A	m
f) minimum rear yard	7.50	6.26	1.24	m
g) maximum building height	11.00		N/A	m

Comments

addition onto SFD creates a deficiency in the rear yard only

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.

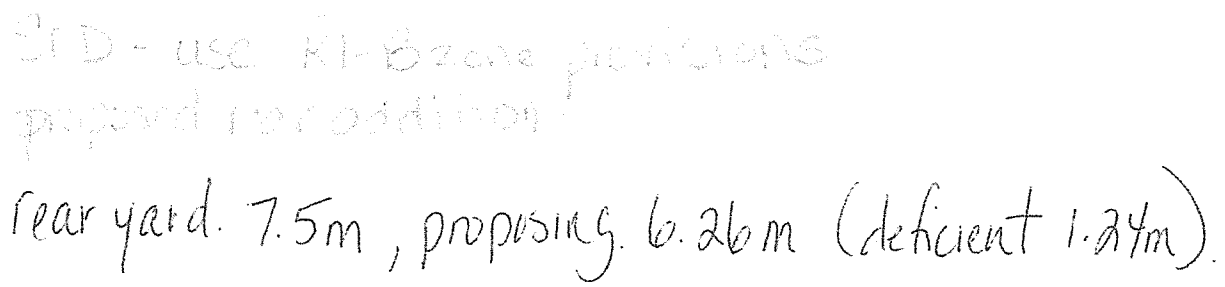
Signature of owner or authorized agent

date

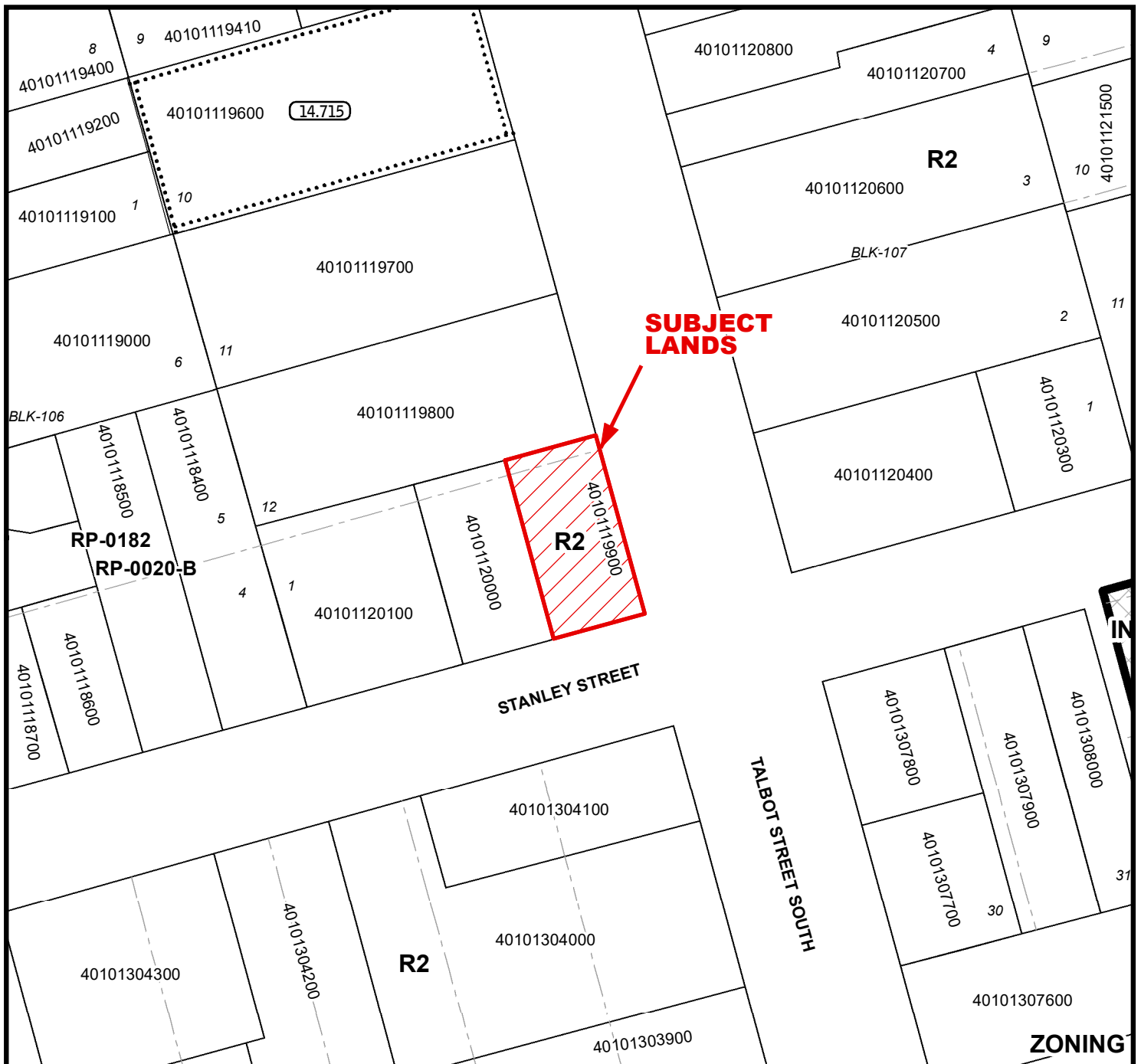
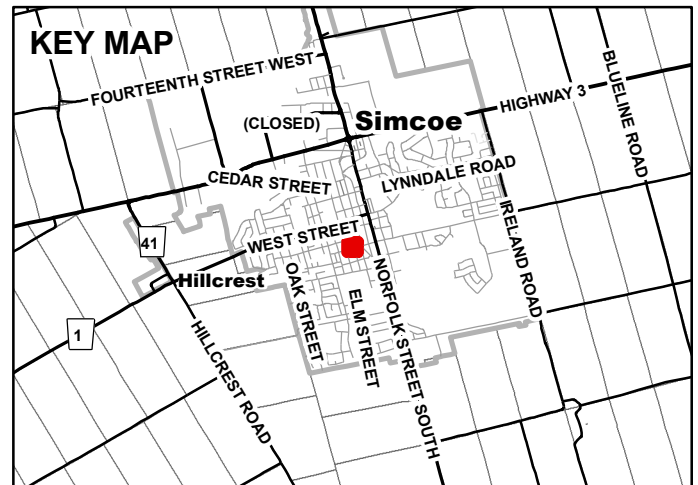
Signature of Zoning Administrator

date

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



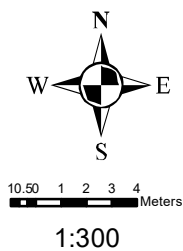
6 3 0 6 12 18 24 Meters



MAP 2

File Number: ANPL2019386

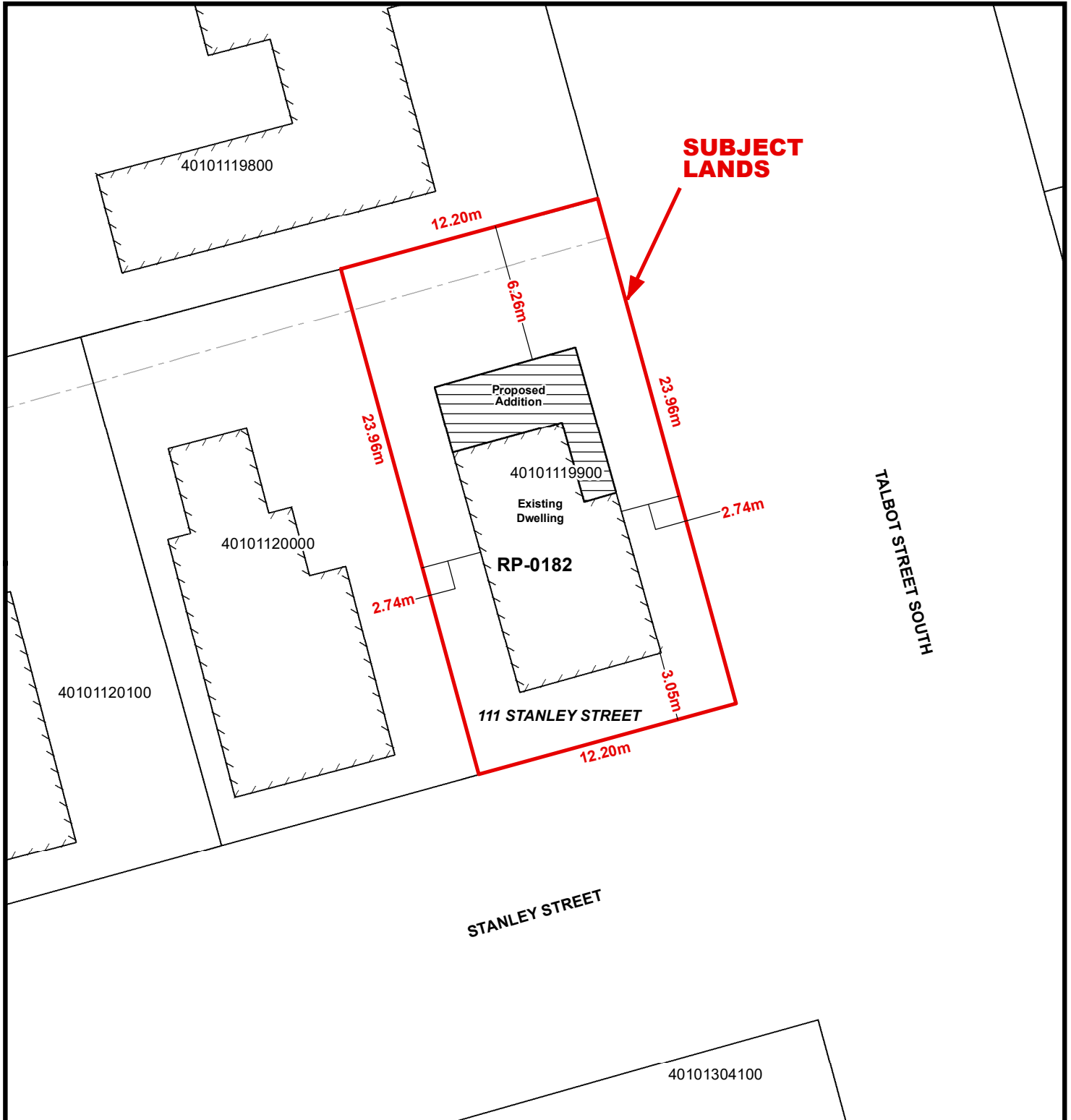
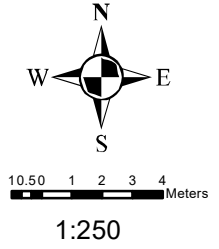
Urban Area of SIMCOE



MAP 3

File Number: ANPL2019386

Urban Area of SIMCOE



LOCATION OF LANDS AFFECTED

File Number: ANPL2019386

Urban Area of SIMCOE

