

For Office Use Only:

File Number

ANP2020037

Application Fee

\$1529

Related File Number

Conservation Authority Fee

Pre-consultation Meeting

Well & Septic Info Provided

Application Submitted

☒ _____

Planner

Michael Higgins

Complete Application

☒ March 3, 2020

Public Notice Sign

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: 493.030.13810

A. Applicant Information

Name of Owner

GARY & CARLA SYWAK

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

102 FIRST AVE

Town and Postal Code

PORT DUFFER

Phone Number

519-583-1530

Cell Number

519-428-5989

Email

WATERS@NORNET.ON.CA

Name of Applicant

SHAUN SYWAK & SARAH SMITH

Address

771 CHARLOTTEVILLE ROAD 7

Town and Postal Code

SIMCOE N3Y 4K5

Phone Number

519-420-7670

Cell Number

647-633-8707

Email

SMITH-013@HOTMAIL.COM
SYWAK03@GMAIL.COM

Name of Agent DAVID MCPHERSON
Address 8 CULVER LANE
Town and Postal Code SIMCOE N3Y 5C8
Phone Number 519-426-7295
Cell Number 905-981-8795
Email DAVID-A-MCPHERSON@HOTMAIL.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:

NIL

B. Location, Legal Description and Property Information

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

LOT 10 CONCESSION 7 CHARLOTTEVILLE

Municipal Civic Address: 771 CHARLOTTEVILLE ROAD 7

Present Official Plan Designation(s): AGRICULTURAL

Present Zoning: AGRICULTURAL

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:

AGRICULTURAL FARM LANDS WITH AN
EXISTING FARM HOUSE & EXISTING FARM BUILDINGS.

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 FARM HOUSE IS TO BE DEMOLISHED ALL OTHER FARM BUILDINGS ARE TO BE RETAINED

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:

SEE ATTACHED SITE PLAN & SHEET AS OF ARCHITECTURAL PLANS. PROPOSED NEW HOUSE, 2 STOREY 6,482 SQ FT. (602 SQM)

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:

9. Existing use of abutting properties:

AGRICULTURAL, RESIDENTIAL, CONTRACTORS YARD (ALANS EXCAVATING)

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	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	<u>99 AC</u>	<u>99 AC</u>
Lot coverage	_____	_____
Front yard	<u>122 m</u>	<u>122 m</u>
Rear yard	<u>567 m</u>	<u>567 m</u>
Left Interior side yard	<u>408 m</u>	<u>408 m</u>
Right Interior side yard	<u>174 m</u>	<u>174 m</u>
Exterior side yard (corner lot)	_____	_____

NEW HOUSE IN SAME LOCATION AS EXISTING HOUSE.

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

RELIEF OF 1.5 m TO ALLOW MAXIMUM BUILDING HEIGHT OF 12.5 m (11 m 15 MAX)

SEE ATTACHED EXPLANATION SHEET.

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

By-law:

ARCHITECTURAL SCALE OF HOUSE WITH 14:12 ROOF PITCH PRODUCES ROOF HEIGHT OF 12.5 m AT RIDGE

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:

OWNERS 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:

PROPERTY CURRENTLY FARMED.

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:

OUTSIDE SOURCE PROTECTION AREA.

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 100m TO EAST

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)

WILL BE INSTALLED NEW

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:

CHARLOTTEVILLE ROAD 7

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.

SEE ATTACHED EXPLANATION NOTE

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

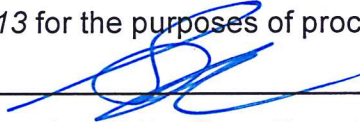
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

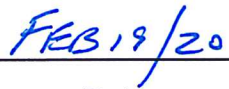
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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.

X 

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.

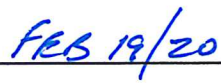
I/We GARY SYWAK GARLA SYWAK am/are the registered owner(s) of the lands that is the subject of this application.

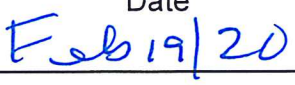
I/We authorize DAVID MCPHERSON to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner


Owner



Date


Date

K. Declaration

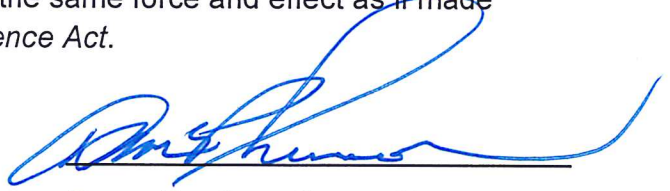
I, DAVID McPHERSON of SIMCOE

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:

CALEDONIA



~~Owner~~/Applicant/Agent Signature

In HALDIMAND COUNTY

This 20TH day of FEBRUARY

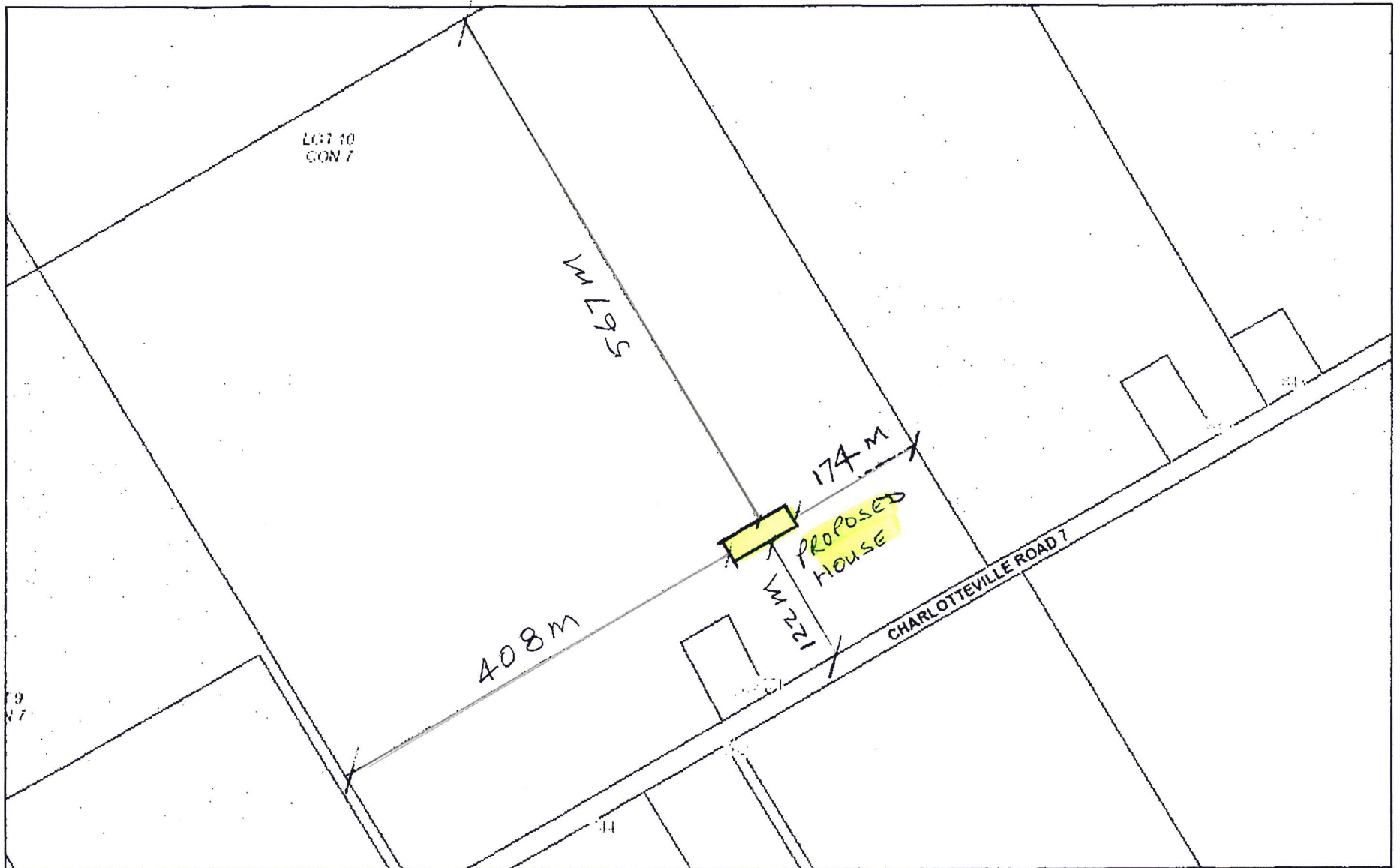
A.D., 2020

Barbara White

A Commissioner, etc.

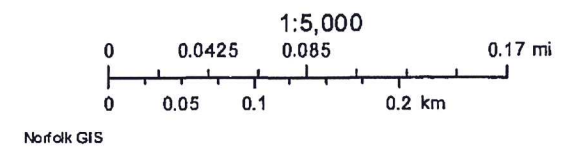
Barbara Lynn White, a Commissioner,
etc., Province of Ontario, for the
Corporation of Haldimand County.
Expires July 21, 2020

MAP NORFOLK - Community Web Map

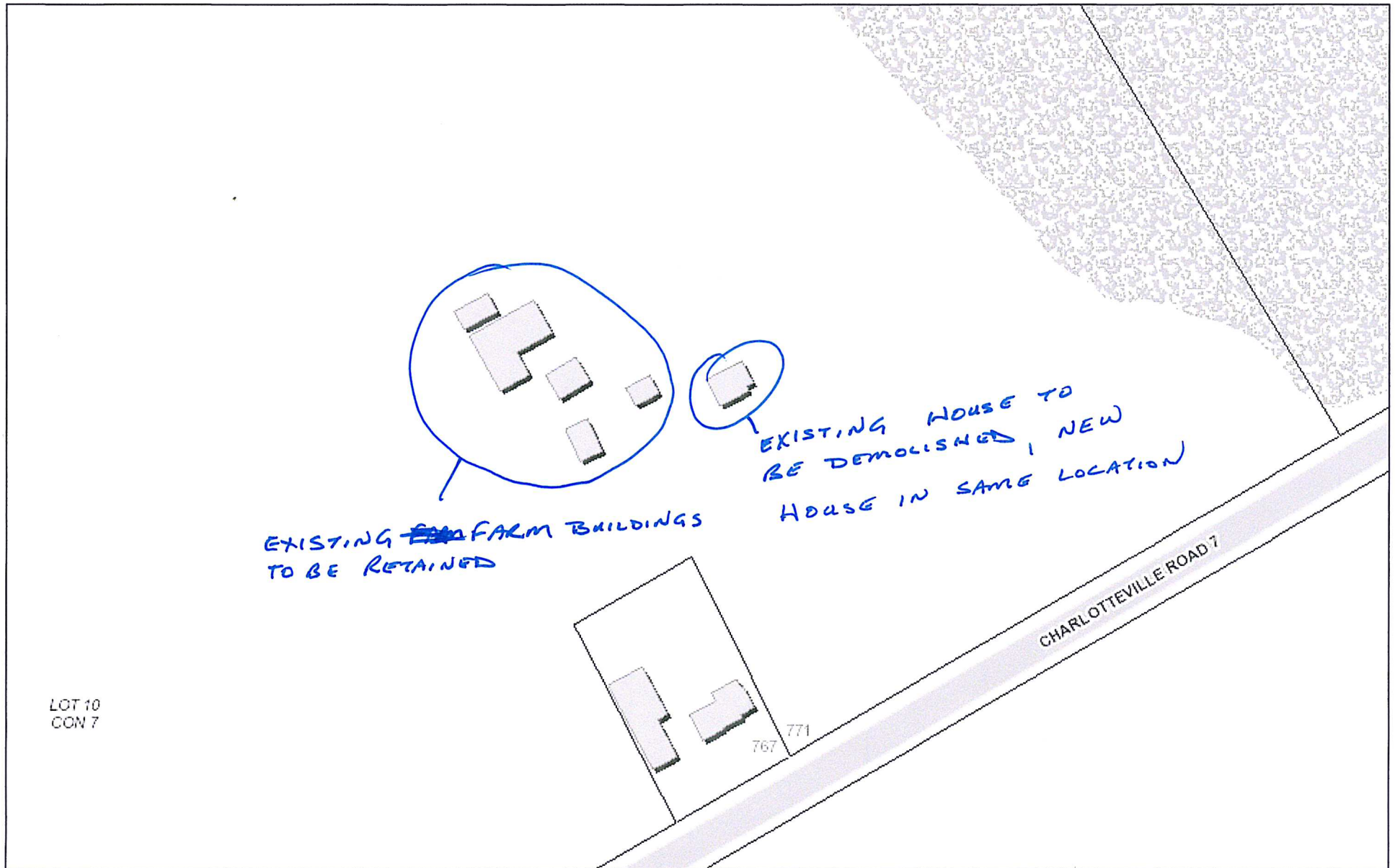


10/23/2019, 8:35:16 PM

- Land Parcels
- Plan Lines

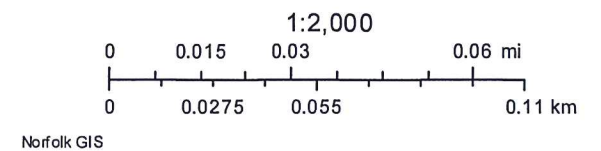


MAP NORFOLK - Community Web Map



10/23/2019, 8:36:43 PM

- Land Parcels
- Plan Lines



Norfolk GIS



SOUTH ELEVATION
SCALE - 3/16" = 1'-0"

EAST ELEVATION
SCALE - 3/16" = 1'-0"



LINTEL SCHEDULE FOR MASONARY VENEERS as per 9.20.5.2B 2016 OBC		
	BRICK	STONE
3 1/2"X 3 1/2" X 1/4"	8'-1"	7'-9"
4"X 3 1/2" X 1/4"	8'-9"	8'-2"
4 7/8"X 3 1/2" X 5/16"	10'-10"	10'-1"
4 7/8"X 3 1/2" X 3/8"	11'-5"	10'-8"
4 7/8"X 3 1/2" X 1/2"	11'-9"	10'-11"
5 7/8"X 3 1/2" X 3/8"	12'-7"	11'-8"
5 7/8"X 3 1/2" X 1/2"	13'-5"	12'-5"
5 7/8"X 4" X 1/2"	13'-6"	12'-7"
7 1/8"X 4" X 3/8"	14'-1"	13'-1"
7 1/8"X 4" X 1/2"	15'-1"	14'-0"

GENERAL NOTES

FOUNDATION PLAN NOTES:

- ALL DIMENSIONS TO EXTERIOR
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL (ASSUMED CAPACITY - 2500 P.S.F.)
- APPROVED GRANULAR FILL SH. COMPACTED IN 6" LAYERS TO 95% PROCTOR MAXIMUM DRY DENS
- ALL EXTERIOR FOOTINGS SHALL BE 4" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION
- CONCRETE FOR FLOOR SLABS SHALL BE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL BE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 20 MPa UNLESS OTHERWISE SPECIFIED (6% AIR / 4" SLUMP)
- REINFORCING STEEL TO HAVE A MINIMUM 2" COVER AT BOTTOM

I review and take responsibility for this drawing as a firm registered under subsection 1 of the Professional Engineers Act, 1991, and the firm is registered in the Province of Ontario.

Tony Wall
M.E.N. - 22052

MAIN FLOOR	4304
UPPER FLOOR	1068
GARAGE	2174
OVERALL FOOTPRINT	8112

REV.	DATE	DESCRIPTION
4		
3		
2		
1	11/13	PERMIT ISSUE

girard
ENGINEERING
2478153 ONTARIO
212 Main Street West
Ottawa, Ontario
Tel: 1-519-871-1111
Fax: 1-519-871-1112
Email: d@allowhelt@girard.ca

***PROPERTY OF VIEW-IT D**
RR# 1 PORT BRADSHAW
OFFICE: 319-481-1111
FAX: 319-481-1112

SYWAK RES
771 CHARLOTTE
SIMCOE, ON

PROPOSED HOUSING ELEVATION

DRAWN BY: TONY WALL	SC
BCIN: 29620	POH
DATE: OCTOBER 2019	
SHEET NO. 1 OF 1	



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 771 charlotteville Rd 7

Legal Description:

Roll Number: 493-030-13810

Application #:

Information Origins: drawings from Girard Engineering showing the height of the proposed dwelling.

Agricultural Zone (A)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a) minimum lot area				
i) new lot	40.00		N/A	ha
ii) lot of record	1390.00		N/A	m.sq
iii) residential lot surplus to a farm operation	2000.00		N/A	m.sq
b) minimum lot frontage				
i) interior corner lot s	30.00		N/A	m
ii) lot of record	18.00		N/A	m
c) minimum front yard	13.00		N/A	m
d) minimum exterior side yard	13.00		N/A	m
e) minimum interior side yard	3.00		N/A	m
	3.00		N/A	m
f) minimum rear yard	9.00		N/A	m
g) Minimum separation between a farm processing facility and a dwelling on an adjacent lot	30.00		N/A	m
h) maximum building height	11.00	12.50	1.50	m

Comments

proposed new dwelling will exceed height of current bylaw 1-Z-2014 section 12.1.2(h)

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

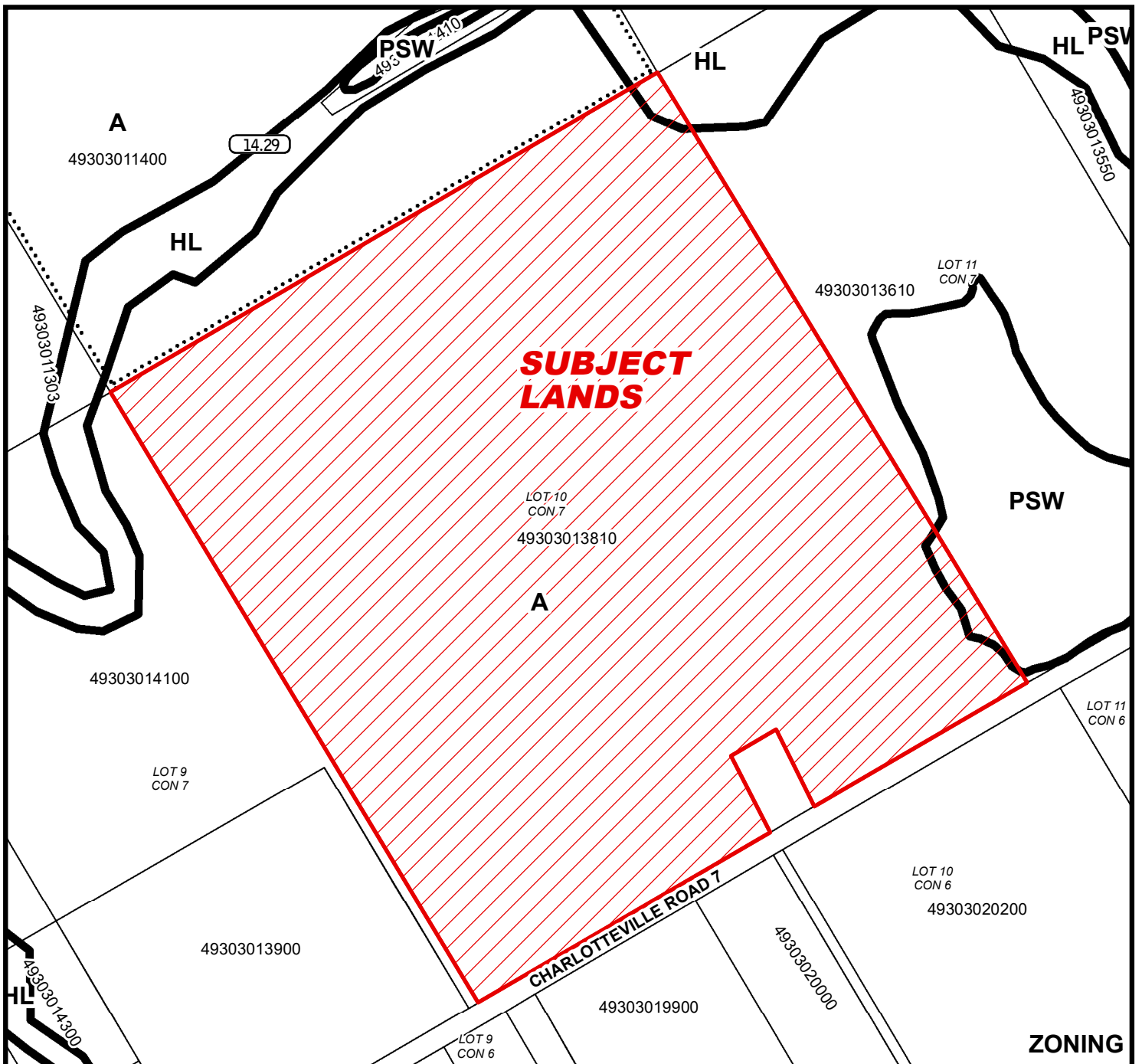
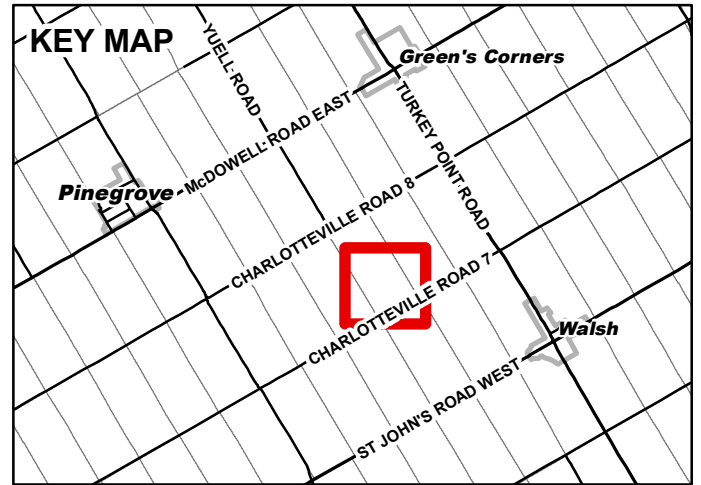
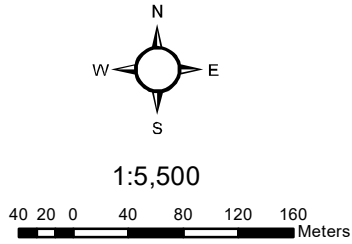
Signature of Zoning Administrator

Feb 24/20

date

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

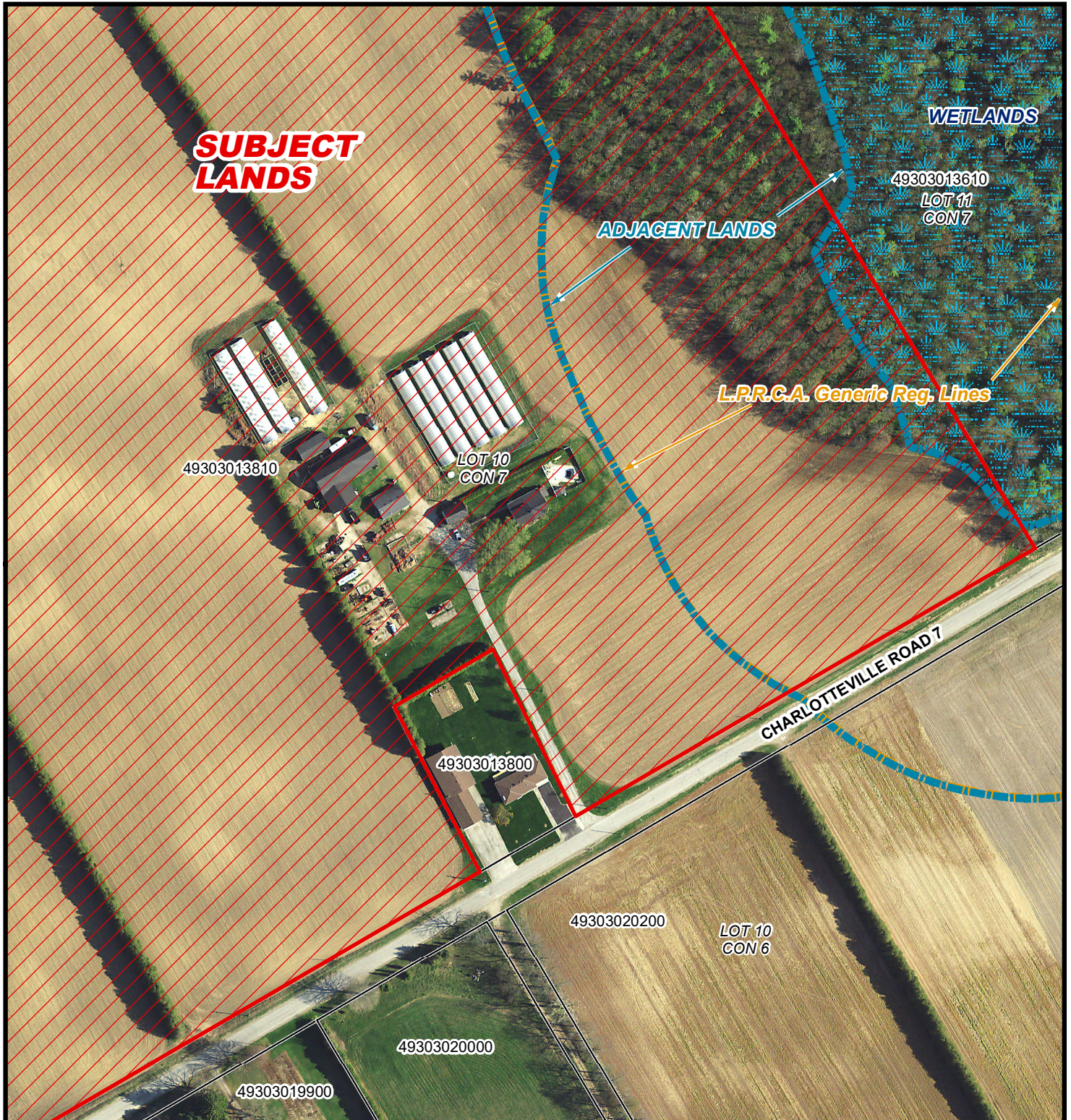
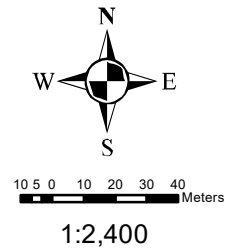
MAP 1
File Number: ANPL2020037
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2020037

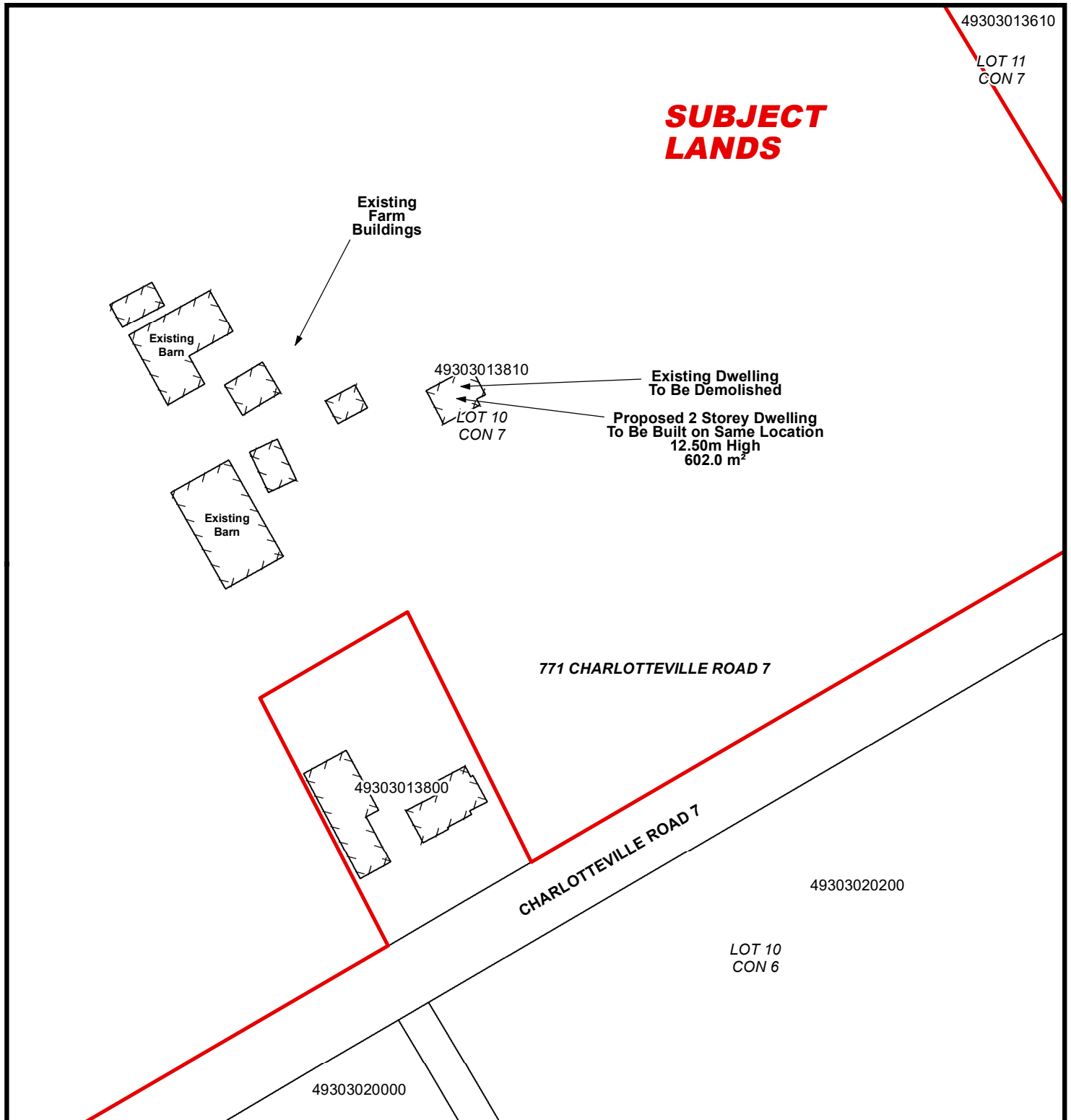
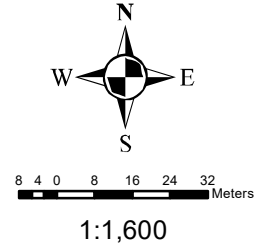
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: ANPL2020037

Geographic Township of CHARLOTTEVILLE



LOCATION OF LANDS AFFECTED

File Number: ANPL2020037

Geographic Township of CHARLOTTEVILLE

