

For Office Use Only:

File Number ANPL2020051
Related File Number _____
Pre-consultation Meeting _____
Application Submitted MARCH 10 2020
Complete Application _____

Application Fee \$529.00
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner PAUL C. W. S.
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: 402 010 09500

A. Applicant Information

Name of Owner Brenda Hammond.

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 59 Decon Rd
Town and Postal Code Simcoe N3Y 4K2.
Phone Number 519-426-1685
Cell Number 519-410-1797
Email bhammondca@yahoo.ca

Name of Applicant Henry Boer
Address 59 Decon Rd
Town and Postal Code Simcoe N3Y 4K2.
Phone Number 519-426-1685
Cell Number 519 861-0915
Email boerhomes@live.com.

Name of Agent

Harry Boer

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):

Part Lot 1 Concession 14. Plan - 37R-2785
Formerly Woodhawk.

Municipal Civic Address: 17 Lynndelley Road.

Present Official Plan Designation(s): AGR B

Present Zoning: AGR

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify:

Small Portion of Hazard Land.

3. Present use of the subject lands:

Vacant of SFD.

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:

Currently a 28 x 32 structure on the property.
17'-10" to peak.

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.

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:

6m tall 67ft long. 33'-6" wide.
60' From Lot Line.

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:

SFO.

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	_____	_____
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):

RELIEF OF SECTION 3.24.3 TO PERMIT A LARGER
BUILDING. EXISTING BUILDING TO BE REMOVED.
WB

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

REQUIRE A LARGER BUILDING FOR STORAGE WB

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:

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:

N/A

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:

N/A

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

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> 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.
-
-
-

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

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.

Henry Bow
Owner/Applicant/Agent Signature

FEB 13 2020.
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 Brenda Hammond am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Henry Bow 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.

Brenda Hammond.
Owner

FEB 13 2020.
Date

Owner

Date

K. Declaration

I, Henry Boer 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:

185 Robinson St.



Owner/Applicant/Agent Signature

In Norfolk County

This 10th day of March

A.D., 20 20

Susan Wakeling
A Commissioner, etc.

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

Roxanne Koot

From: Roxanne Koot
Sent: Wednesday, February 19, 2020 3:23 PM
To: Michael Higgins
Subject: Boer Homes accessory building zoning review

Hello Michael;

I can't really do a zoning deficiency form for this accessory building, I can only give you quotes out of bylaw to help support Henry for reconstructing an accessory building which is currently a non-conforming use on lands 17 Lynn Valley Road.

Zoning Deficiency for 17 Lynn Valley Road

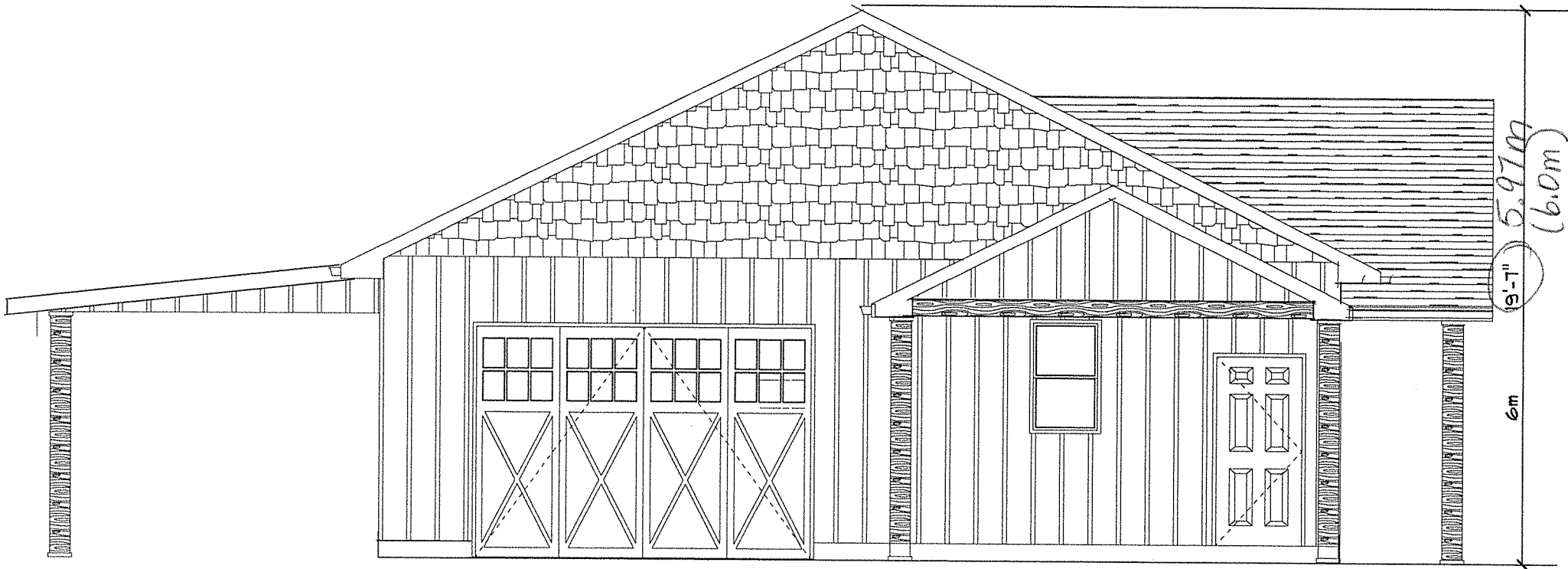
Henry plans to build a workshop/ storage building at a size of 200sqm useable floor area with a height of 6.0m. Henry plans to build a new dwelling on this property in a few years time, there is currently no dwelling on the property to support an residential accessory structure. He is currently requesting to replace the current dilapidated non-conforming accessory structure with this new larger one, and in a different location on the property.

Under 3.24.3, a non-conforming use is permitted to be rebuilt, however, Henry is changing the height, the area, volume and location which he will need relief to do. The new accessory will meet the current zone provisions for an accessory building that is permitted on these lands.

Roxanne Koot
Zoning Administrator
Building and By-Law
Development and Cultural Services
185 Robinson St., Simcoe, Ontario, Canada, N3Y 5L6
519-875-4485 x. 1839
Fax: 519-875-4789

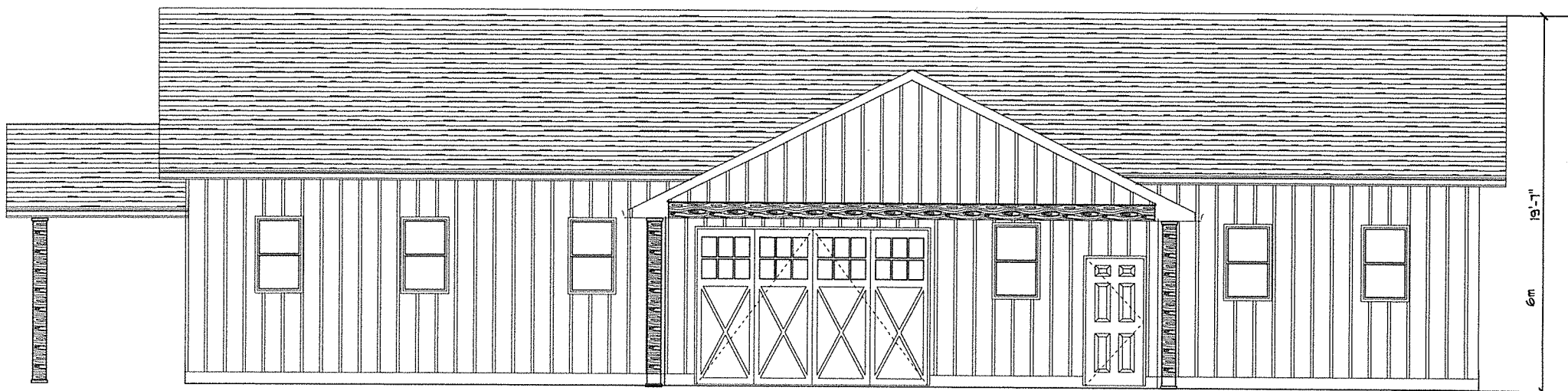


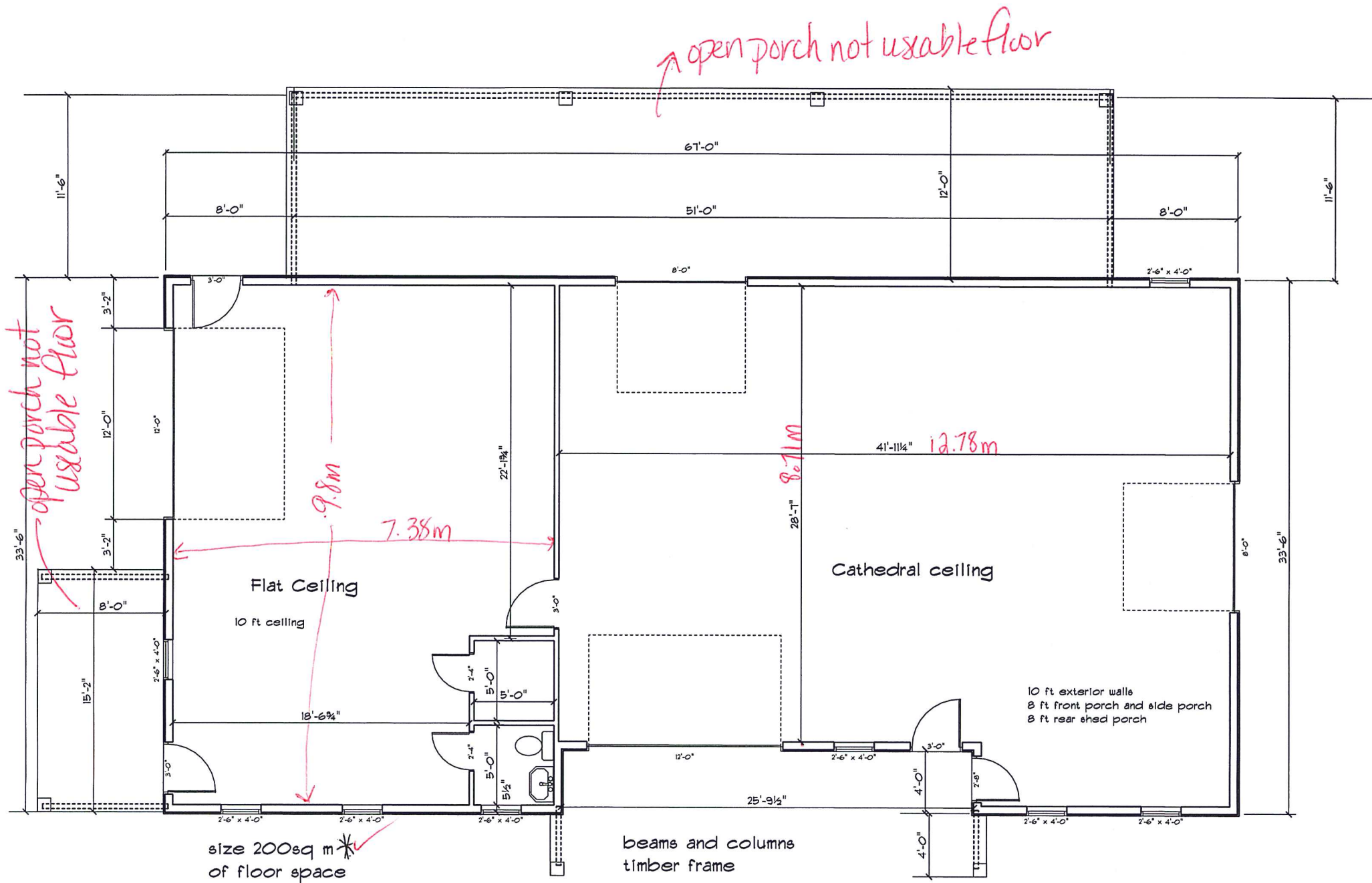
Working together with our community



9'-1" 5.91m
(6.0m)

6m





33'-6" → open porch not
usable floor

This side facing south

PART 2: PART of LOT 1, CONC. IV, WOODHOUSE; PART of INS
PART 3: PART of LOT 1, CONC. IV, WOODHOUSE; PART of IN

514935

(N 79° 50' 142.83, INST. N° 342337)
N 76° 52' 20" E 145.12

I.B.(996)

PART I

342337

N 15° 30' 12" W 94.74
(N 15° 41' W, INST. N° 342337)

RAILWAY COMPANY

LAKE ERIE & NORTHERN

INST. N° 125740

474226
Town

02
RT
T.
1.44

(N 130° 50' E
148.26, INST. N° 342337
N 11° 06' 49" E 147.98

replacing
non conformity
wall

24.38,
342337)
S.I.B.
4.04
N 15° 47' 52" W 47.56
I.B.
N 15° 47' 52" W 47.56
I.B.
40.58
24.39

Existing
Structure
32'
28'
10'
N 15° 28' 56" W 87.02
N 15° 28' 56" W 86.98
(PLAN 37R-1423 & set)
N 15° 28' 56" W 86.98
(PLAN 37R-1423 & meas.)
I.B. (PLAN 37R-1423)
36.58 (set)
N 76° 42' 00" E 234.96

519213
PART 2

PART I
PLAN 37R-1423
INST. N° 390850

515615

427807

543238
Powell

INST. N° 228138

PART I

I.B.(700)
(0.34 south)

PLAN 37R-2391

418555

INST. N° 411328

PART 2

I.B.(700)
(0.39 south)

519747

INST. N° 411037

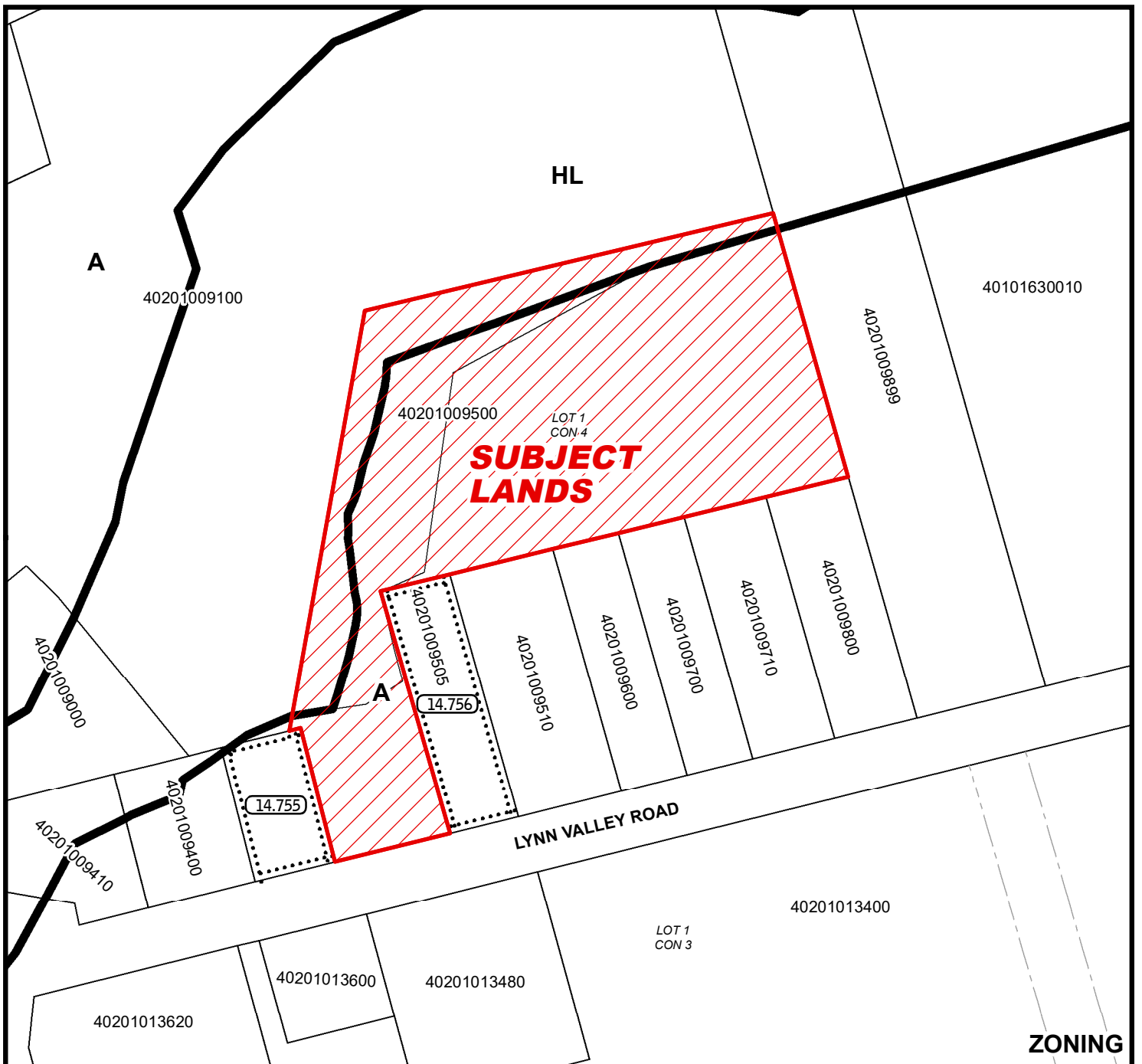
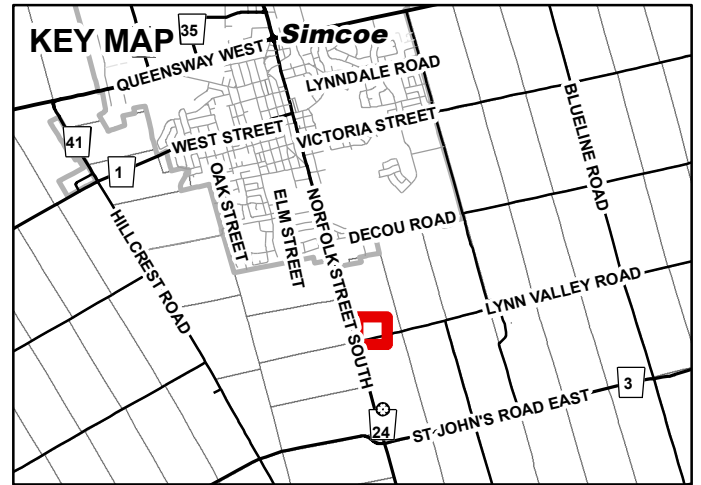
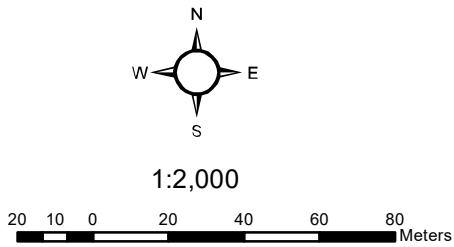
N 15° 15' 20" W 86.76
(N 13° 40' W 86.59, INST. N° 342337)

SIB(700)

MAP 1

File Number: ANPL2020051

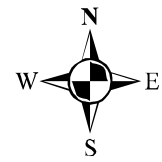
Geographic Township of
WOODHOUSE



MAP 2

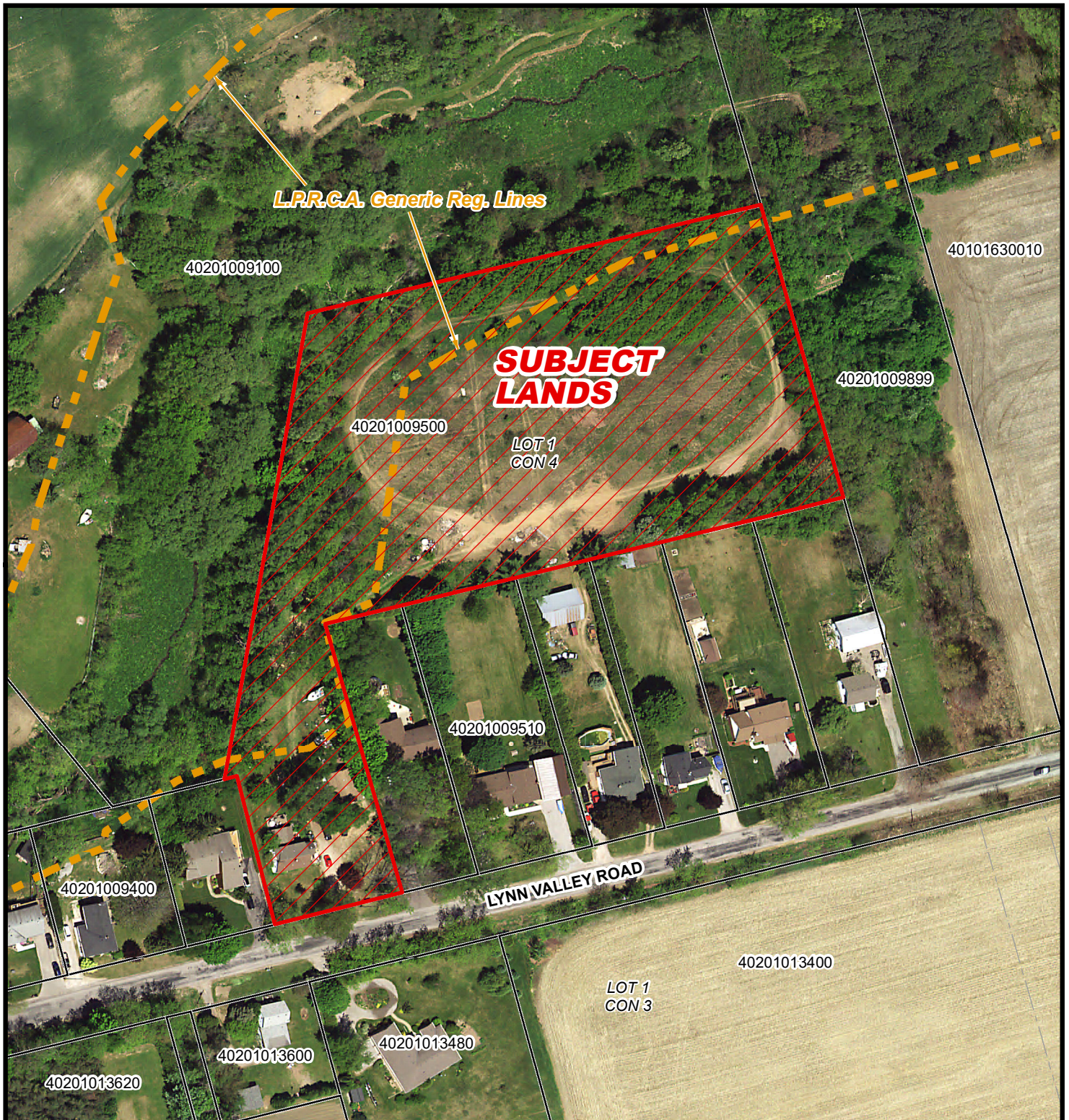
File Number: ANPL2020051

Geographic Township of WOODHOUSE



8 4 0 8 16 24 32 Meters

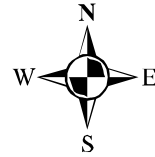
1:1,700



MAP 3

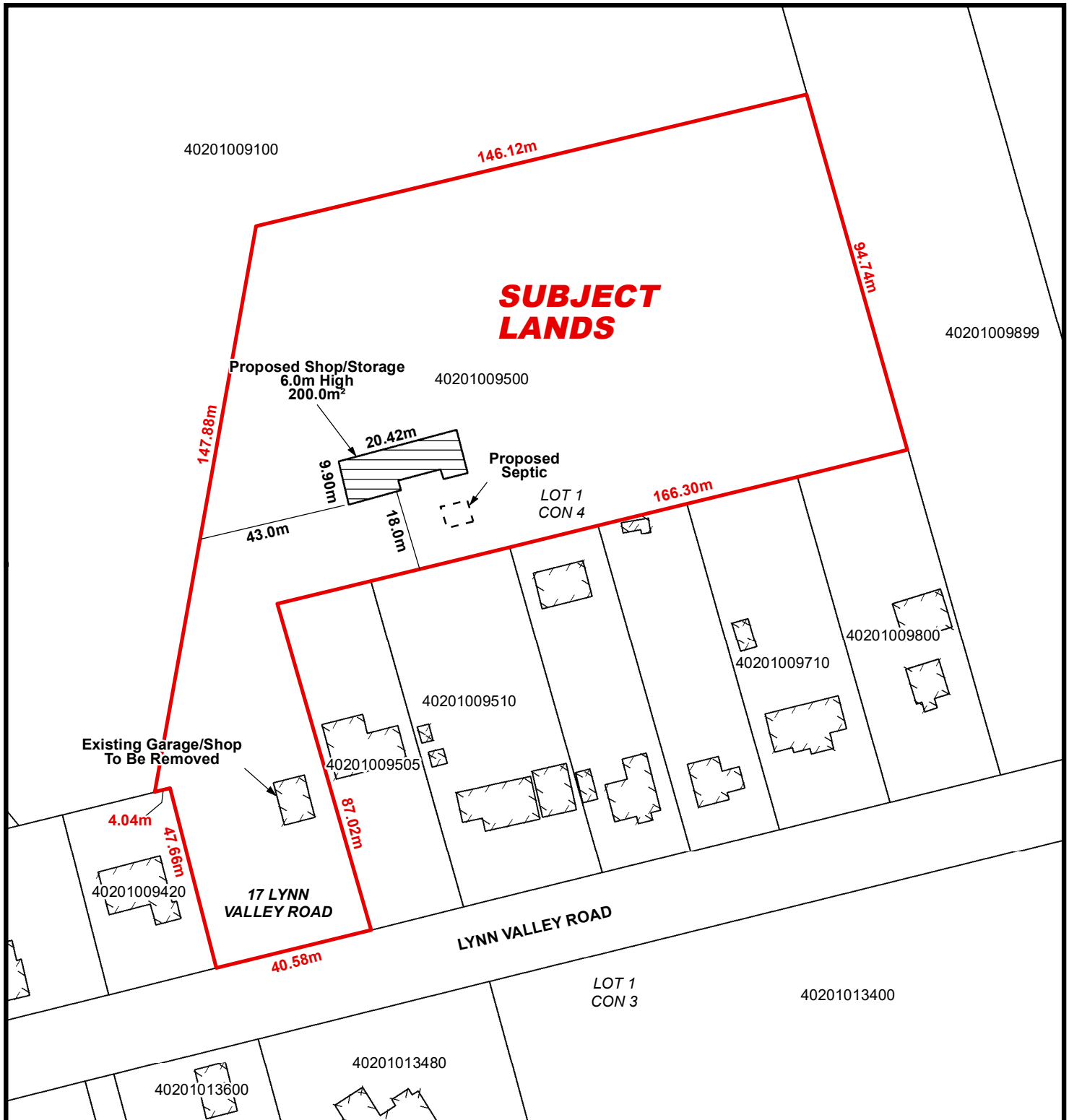
File Number: ANPL2020051

Geographic Township of WOODHOUSE



6 3 0 6 12 18 24 Meters

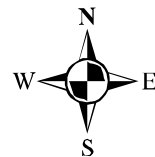
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LOCATION OF LANDS AFFECTED

File Number: ANPL2020051

Geographic Township of WOODHOUSE



6 3 0 6 12 18 24 Meters

1:1,400

