

For Office Use Only:

File Number	<u>ANPL2020057</u>	Application Fee	<u>4290.00</u>
Related File Number	<u>BNPL2020058</u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	Well & Septic Info Provided	<u> </u>
Application Submitted	<u>MARCH 5/20</u>	Planner	<u>M. HILLING</u>
Complete Application	<u> </u>	Public Notice Sign	<u> </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: 40101207900

A. Applicant Information

Name of Owner 1498745 ONT LTD.

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 32 DUNSDON STREET

Town and Postal Code BRANTFORD ONTARIO

Phone Number 519 755-0909

Cell Number N/A.

Email mquattroccchi@rogers.com

Name of Applicant MIKE QUATTROCCCHI

Address

Town and Postal Code SAME AS OWNER

Phone Number

Cell Number

Email

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:

DEMANDICO FNC - 20 CHERRY HILL LANE
BRANDFORD ONT N3T-6H4

B. Location, Legal Description and Property Information

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

LOTS 12 & 13 BLOCK 115
REGISTERED PLAN 182 NORFOLK COUNTY

Municipal Civic Address: 230 GROVE STREET

Present Official Plan Designation(s): URBAN RESIDENTIAL INC

Present Zoning: R2.1A

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:

VACANT LOT

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:

ONE DEMOLISHED GARAGE TO BE DEMOLISHED.

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:

N/A.

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:

4 ~~XX~~ YEARS + or -

9. Existing use of abutting properties:

SINGLE FAMILY HOMES

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:

HYDRO - AT FRONT AS SHOWN ON DRAWING

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>16.76m</u>	<u>8.01 & 8.55</u>
Lot depth	<u>37.19m</u>	<u></u>
Lot width	<u>16.76m</u>	<u></u>
Lot area	<u>628.29 m²</u>	<u>320.26 m²</u>
Lot coverage	<u></u>	<u></u>
Front yard <u>Set back</u>	<u>VACANT</u>	<u>8.07 m.</u>
Rear yard	<u>"</u>	<u>7.62m</u>
Left Interior side yard	<u>"</u>	<u>2.3 m</u>
Right Interior side yard	<u>"</u>	<u>2.3m</u>
Exterior side yard (corner lot)	<u>"</u>	<u>1.09m</u>

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

Relief For LOT ~~width~~ FRONTAGE from 12m to 8.01m
LOT AREA from 360 sqm to 308.03

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

Existing Lot NOT WIDE ENOUGH.

4. Description of land intended to be severed in metric units: PARCELA

Frontage: 8.65m.
Depth: 37.18 m.
Width: 37.18 m.
Lot Area: 308.03 sqm.
Present Use: VACANT LOT
Proposed Use: RESIDENTIAL.

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: _____ 8.01 m. *wa*

Depth: _____ ~~10.05 m~~ 37.18 m *wa*

Width: _____ 8.01 m ~~8.01 m~~ ~~IRREGULAR~~ *wa wa*

Lot Area: _____ 80 m² 320 sqm. *wa*

Present Use: _____ ~~vacant~~ VACANT *wa*

Proposed Use: _____ ~~will remain~~ ~~VACANT~~ RESIDENTIAL. *wa*

Buildings on retained land: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____ 10.05 m

Depth: _____ 8.01 m

Width: _____ 80 m²

Area: _____ VACANT

Proposed Use: _____ TO REMAIN VACANT

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: _____ *N/A*

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:

N/A.

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:

PROVIDE ADDITION AFFORDABLE HOUSING
TO HOUSING STOCK.

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 N/A

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

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
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☒ Municipal sewers

- ☐ Communal system

- ☐ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☒ Storm sewers
☐ Other (describe below)

- ☐ Open ditches

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.

& this YES - NORFOLK NEEDS AFFORDABLE HOUSING
will provide NEW AFFORDABLE HOMES
WHILE CONFORMING & FITTING INTO THE AREA.

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.



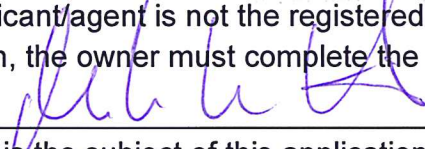
Owner/Applicant/Agent Signature

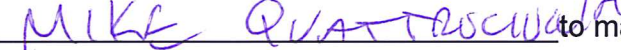


Date

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.

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

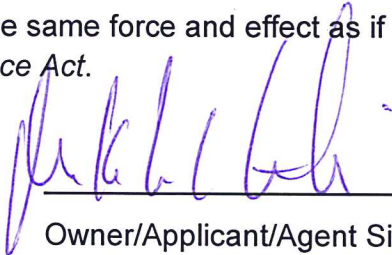
I, Mike Quattrochi of City of Brampton

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 5th day of March

A.D., 20 20

Sue Wakeling
A Commissioner, etc. 

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

SCALE - 1 : 200

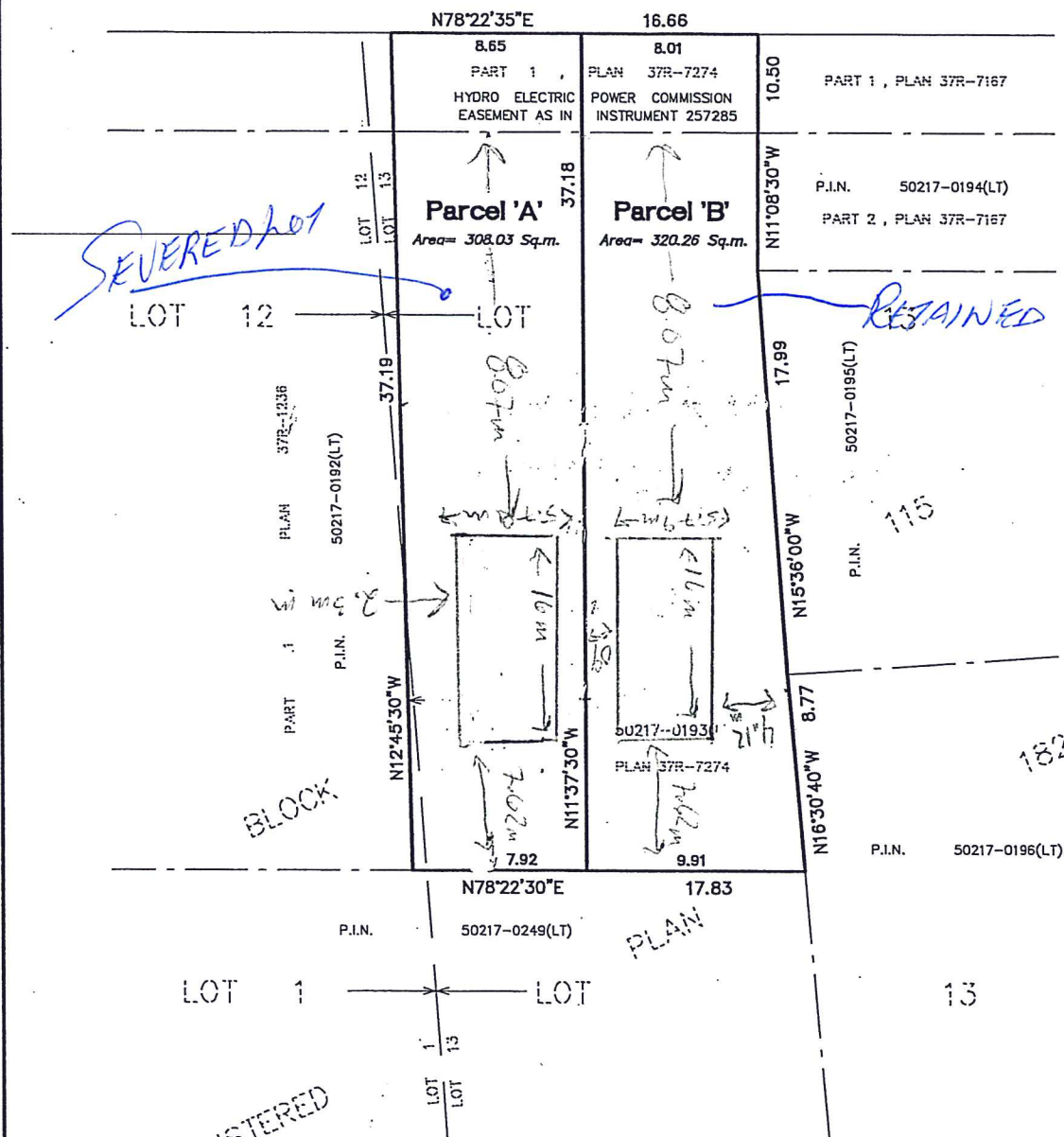


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GROVE STREET

P.I.N. 50217-0141(LT)



REGISTERED



WEST & RUUSKA LTD.
Land Surveyors

17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6
Telephone (519)752-8641

DRAWN BY: Ted S. KUTYLA, CST, CET

Q190069

Date: 25 April, 2019.

METRIC: DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

SKETCH OF
LOTS 12 and 13
BLOCK 115
REGISTERED PLAN 182
NORFOLK COUNTY
SCALE - 1 : 200

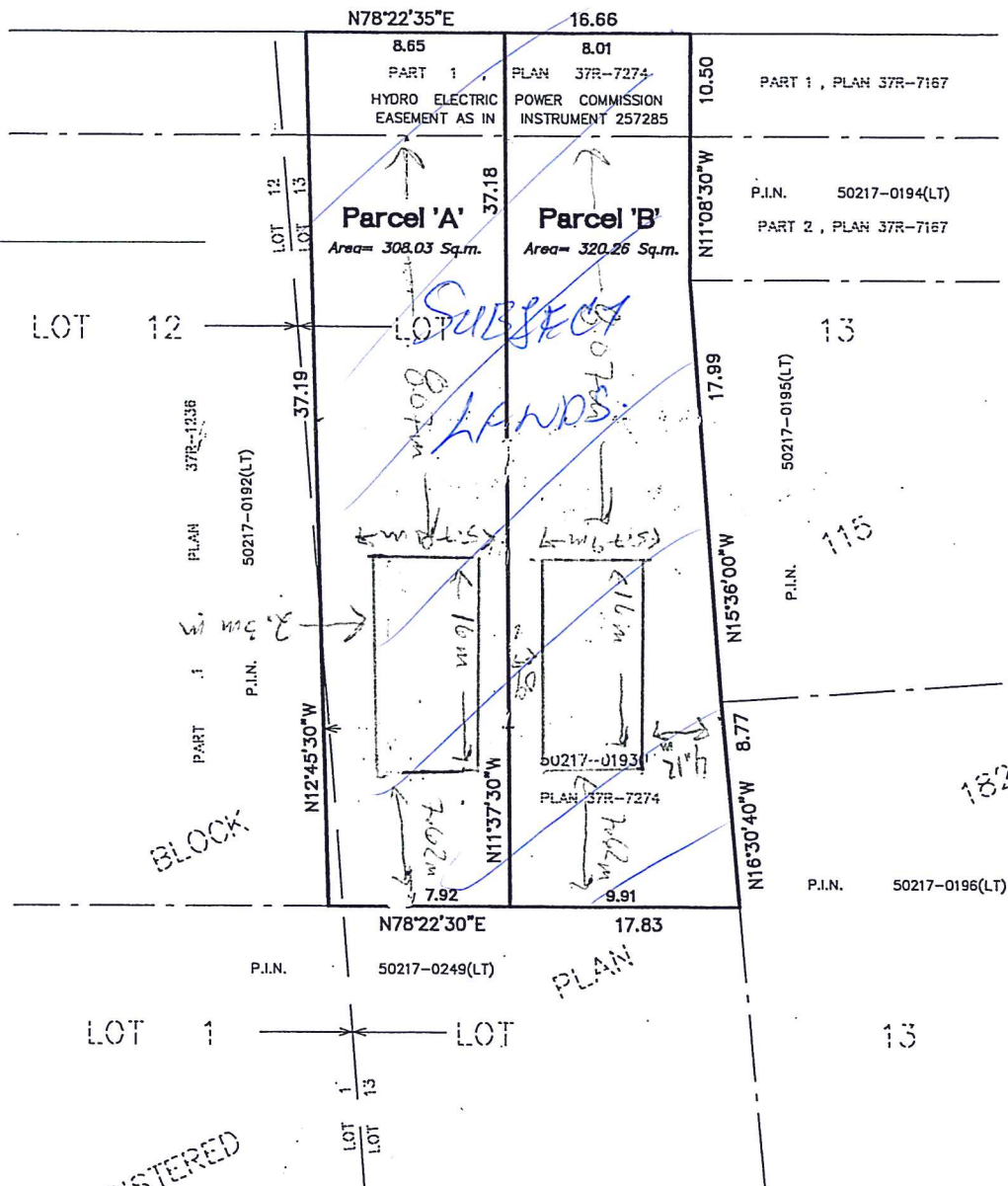


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GROVE STREET

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Date: 25 April, 2019.



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Telephone (519) 752-8641

DRAWN BY: Ted S. KUTYLA, CST, CET

Q190069



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: Grove Street

Legal Description:

Roll Number: 331040101207900

Application #:

Information Origins: legal survey

Urban Residential Type 1 Zone (R1)

PARCEL A	Zoning	R1-B	DEFICIENCY	UNITS
	REQUIRED	PROPOSED		
5.1.2 a) minimum lot area				
i) interior lot	360.00	308.03	51.97	m.sq
b) minimum lot frontage				
i) interior lot	12.00	8.65	3.35	m
ii) corner lot	15.00			m

Urban Residential Type 1 Zone (R1)

PARCEL B	Zoning	R1-B	DEFICIENCY	UNITS
	REQUIRED	PROPOSED		
5.1.2 a) minimum lot area				
i) interior lot	360.00	320.26	39.74	m.sq
b) minimum lot frontage				
i) interior lot	12.00	8.01	3.99	m
ii) corner lot	15.00			m

Comments

Lot zoned R2, but since applicant using the lots for a SFD, the R1-B zone provisions apply. This zoning deficiency form only covers lot deficiencies not any future deficiencies with proposed SFD

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

Mar 19/20

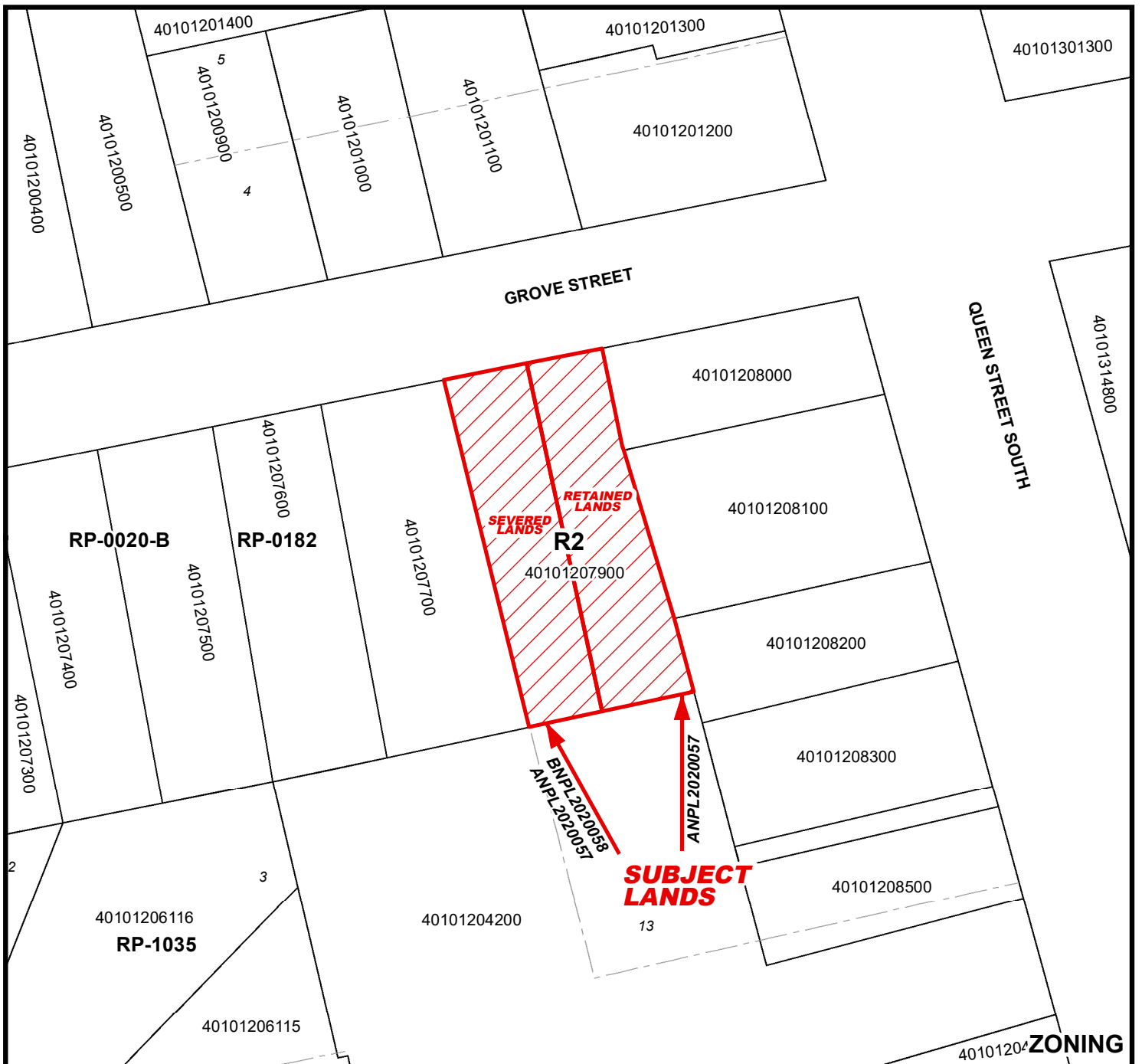
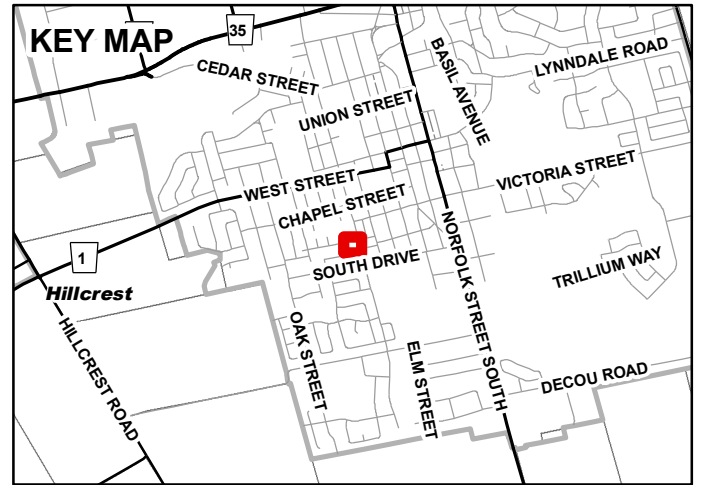
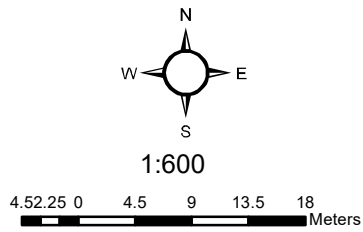
date

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

MAP 1

File Number: BNPL2020058 & ANPL2020057

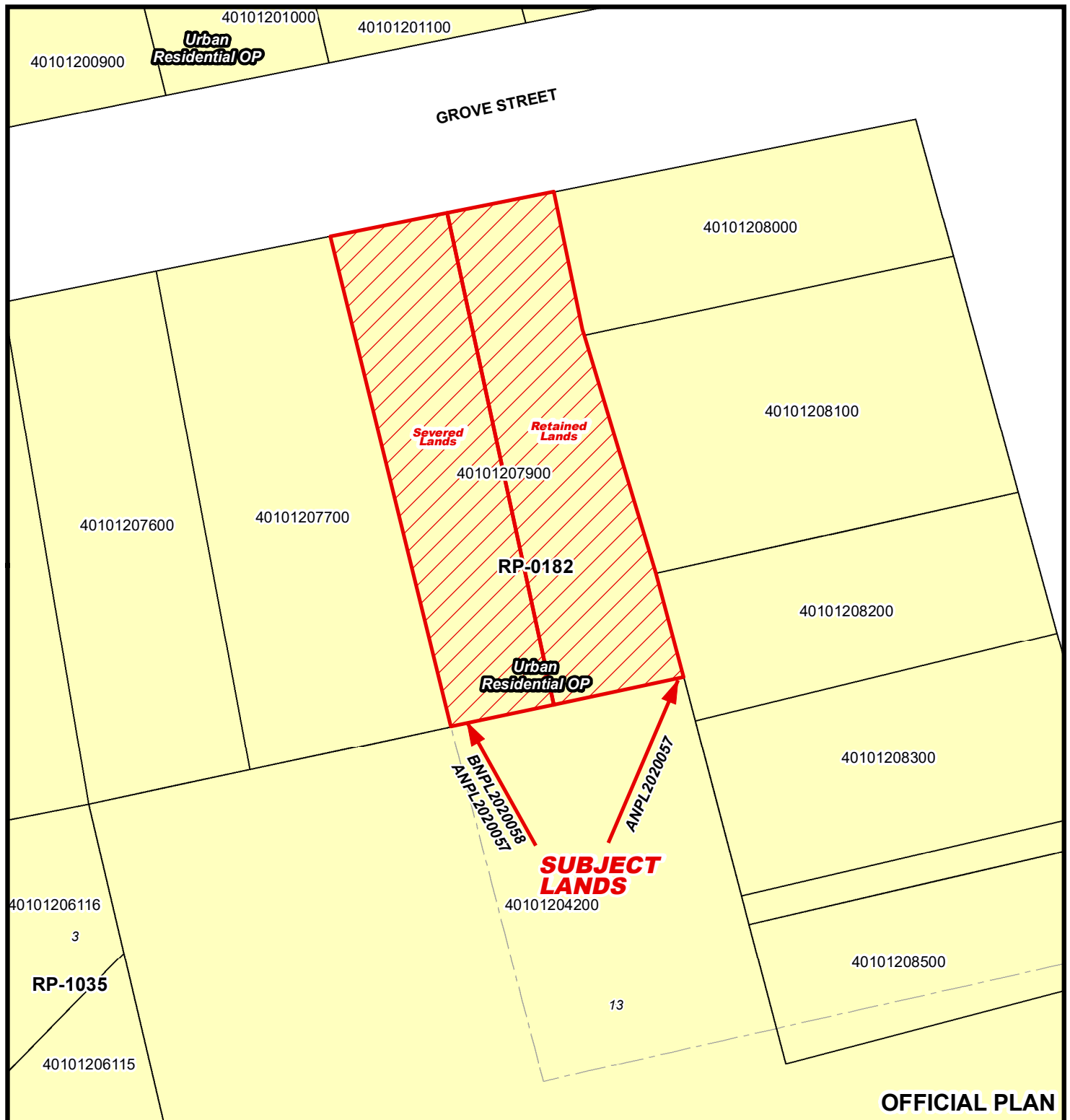
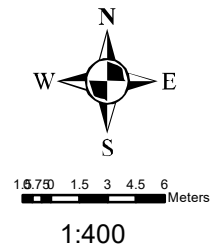
Urban Area of
SIMCOE



MAP 2

File Number: BNPL2020058 & ANPL2020057

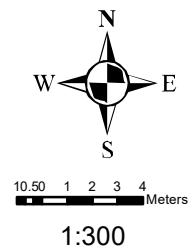
Urban Area of SIMCOE



MAP 3

File Number: BNPL2020058 & ANPL2020057

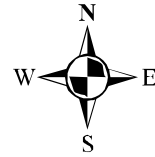
Urban Area of SIMCOE



MAP 4

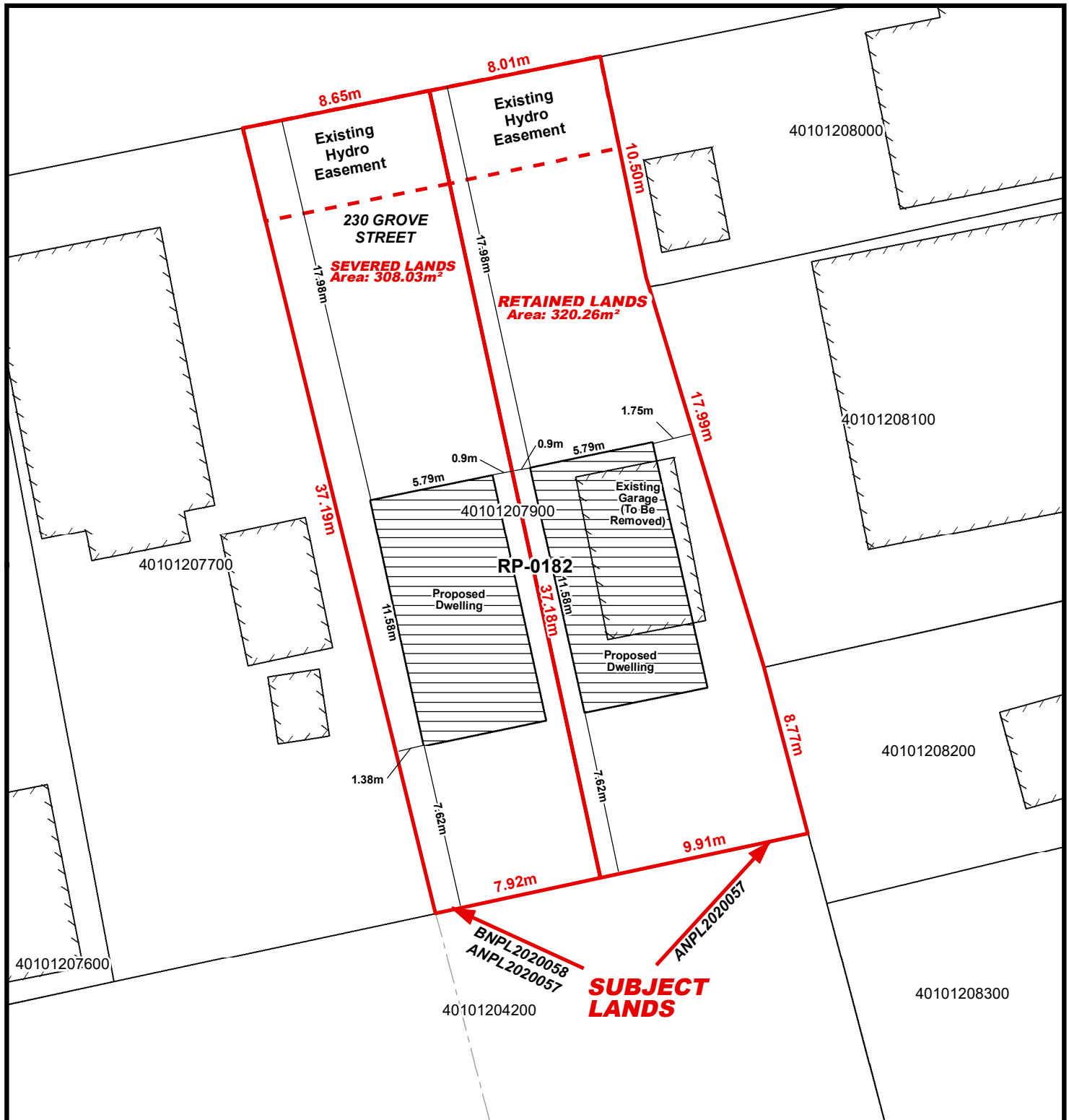
File Number: BNPL2020058 & ANPL2020057

Urban Area of SIMCOE



10.50 1 2 3 4 Meters

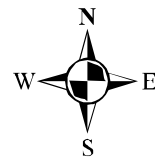
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LOCATION OF LANDS AFFECTED

File Number: BNPL2020058 & ANPL2020057

Urban Area of SIMCOE



10.50 1 2 3 4 Meters

1:250

