

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANP12020059
R12020060

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

4920.00

M. H. G. in 3

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: 40101208100**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 ONT. N3R-3J3**Phone Number** 519 755-0909**Cell Number** N/A.**Email** mgua@trociocchi**Name of Applicant** MIKE Gua Trociocchi**Address** 32 DUNSDON STREET**Town and Postal Code** BRANTFORD ONTARIO**Phone Number** N/A.**Cell Number** 519 755-0909.**Email** mgua@trociocchi.rogers.com

Name of Agent

OWNER

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:

DEGRANDISCO - C/O HUGO ^{DEGRANDIS} 20 CHERRY HILL LANE
BRANTFORD ONTARIO - 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):

LOT 12 & 13 BLOCK 115 REGISTERED PLAN 182
NORFOLK COUNTY

Municipal Civic Address: 210 QUEEN ST. SOUTH.

Present Official Plan Designation(s): URBAN RESIDENTIAL MP

Present Zoning: R2. MA

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 HOUSE TO BE REMOVED MA

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:

HOUSE AND SITED 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:

HOUSE HAS BEEN VACANT FOR 5 YEARS

9. Existing use of abutting properties:

SINGLE FAMILY DWELLINGS

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>17.16 m</u>	<u>8.58 m</u>
Lot depth	<u>27.79 m</u>	<u>27.79 m</u>
Lot width	<u>17.16 m</u>	<u>8.58 m</u>
Lot area	<u>499.10 m²</u>	<u>249.55 m²</u>
Lot coverage	<u>N/A</u>	<u>N/A</u>
Front yard	<u>N/A</u>	<u>N/A</u>
Rear yard	<u>N/A</u>	<u>N/A</u>
Left Interior side yard	<u>N/A</u>	<u>N/A</u>
Right Interior side yard	<u>N/A</u>	<u>N/A</u>
Exterior side yard (corner lot)	<u>N/A</u>	<u>N/A</u>

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

RI-B RELIEF OF FRONTAGE FROM 12m TO 8.58m
RELIEF OF LOT AREA FROM 360sqm TO 242.62sqm
FOR PARCEL A AND B

WQ

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

LOT IS SMALLER THAN BYLAW
ALLOWS.

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

Frontage: 8.58 m
Depth: 27.76 m.
Width: 27.76 m.
Lot Area: 242.62 sqm.
Present Use: RESIDENTIAL
Proposed Use: RESIDENTIAL

WQ

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: _____ 8.58 m

Depth: _____ 27.79 m

Width: _____ 8.58 m

Lot Area: _____ 24.62 m².

Present Use: _____ ABANDON HOME TO BE DEMOLISHED

Proposed Use: _____ CONSTRUCT NEW SINGLE FAMILY DWELLING

Buildings on retained land: _____ CONSTRUCT NEW HOME.

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

Frontage: _____

Depth: _____ N/A

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: _____ 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:

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

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

Sewage Treatment

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

Storm Drainage

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Storm sewers | <input 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.

SMALLER LOT SEVERED: WILL ALLOW THE
CONSTRUCTION OF TWO NEW AFFORDABLE FAMILY
HOUSES AS NEEDED IN COMMUNITY.

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

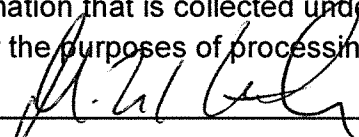
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



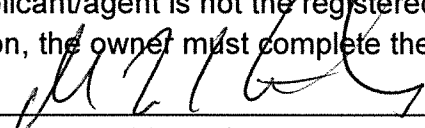
Owner/Applicant/Agent Signature

Mar 3/2020

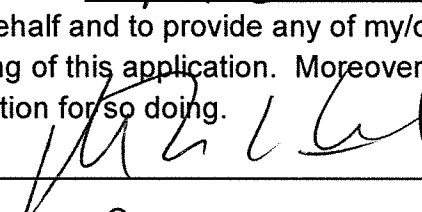
Date

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

I/We authorize MIKE QUATTROCIUTI 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

Mar 3/2020

Date

Owner

Date

K. Declaration

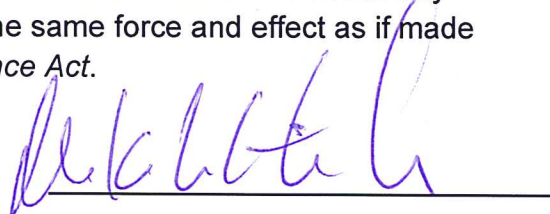
I, Mike Quattracocchi of City of Brampton

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.



Zoning Deficiency

ANPL 2020059

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: 210 Queen St South

Legal Description:

Roll Number: 331040101208100

Application #:

Information Origins: legal survey

Urban Residential Type 1 Zone (R1)

	Zoning	R1-B		UNITS
		REQUIRED	PROPOSED	
5.1.2 a) minimum lot area				
i) interior lot	360.00	242.62	117.38	m.sq
b) minimum lot frontage				
i) interior lot	12.00	8.58	3.42	m
ii) corner lot	15.00			m

Urban Residential Type 1 Zone (R1)

	Zoning	R1-B		UNITS
		REQUIRED	PROPOSED	
5.1.2 a) minimum lot area				
i) interior lot	360.00	242.62	117.38	m.sq
b) minimum lot frontage				
i) interior lot	12.00	8.58	3.42	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

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



WEST & RUUSKA LTD.
© COPYRIGHT, 2020.

GROVE STREET

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

PART 1, PLAN 37R-7274
HYDRO ELECTRIC POWER COMMISSION
EASEMENT AS IN INSTRUMENT 257285

PART 1, PLAN 37R-7167

P.I.N. 50217-0194(LT)

PART 2, PLAN 37R-7167

N78°22'30"E

27.79

50217-0193(LT)

17.84
8.92

50217-0195(LT)

Parcel 'A'
Area = 242.62 Sq.m.

N77°40'05"E

27.77

P.I.N.

PART 2, PLAN 37R-7274

N15°36'05"W
8.92

P.I.N.

Parcel 'B'
Area = 242.62 Sq.m.

N76°57'40"E

27.76

P.I.N. 50217-0196(LT)

N15°36'15"W

QUEEN STREET

STREET

BLOCK

LOT

PLAN

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: 2 March, 2020.

PART 1, PLAN 37R-7274
HYDRO ELECTRIC POWER COMMISSION
EASEMENT AS IN INSTRUMENT 257285

PART 1, PLAN 37R-7167

P.I.N. 50217-0194(LT)

PART 2, PLAN 37R-7167

N78°22'30"E

27.79

17.84

8.92

P.I.N. 50217-0195(LT)

N77°46'05"E

27.77

Parcel 'A'
Area = 242.62 Sq.m.

8.58

17.16

P.I.N.

50217-0193(LT)

PART 2, PLAN 37R-7274

N15°36'05"W

8.92

P.I.N.

Parcel 'B'
Area = 242.62 Sq.m.

8.58

N15°36'15"W

N76°57'40"E

27.76

P.I.N.

50217-0196(LT)

PLAN

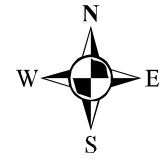
QUEEN

STREET

MAP 2

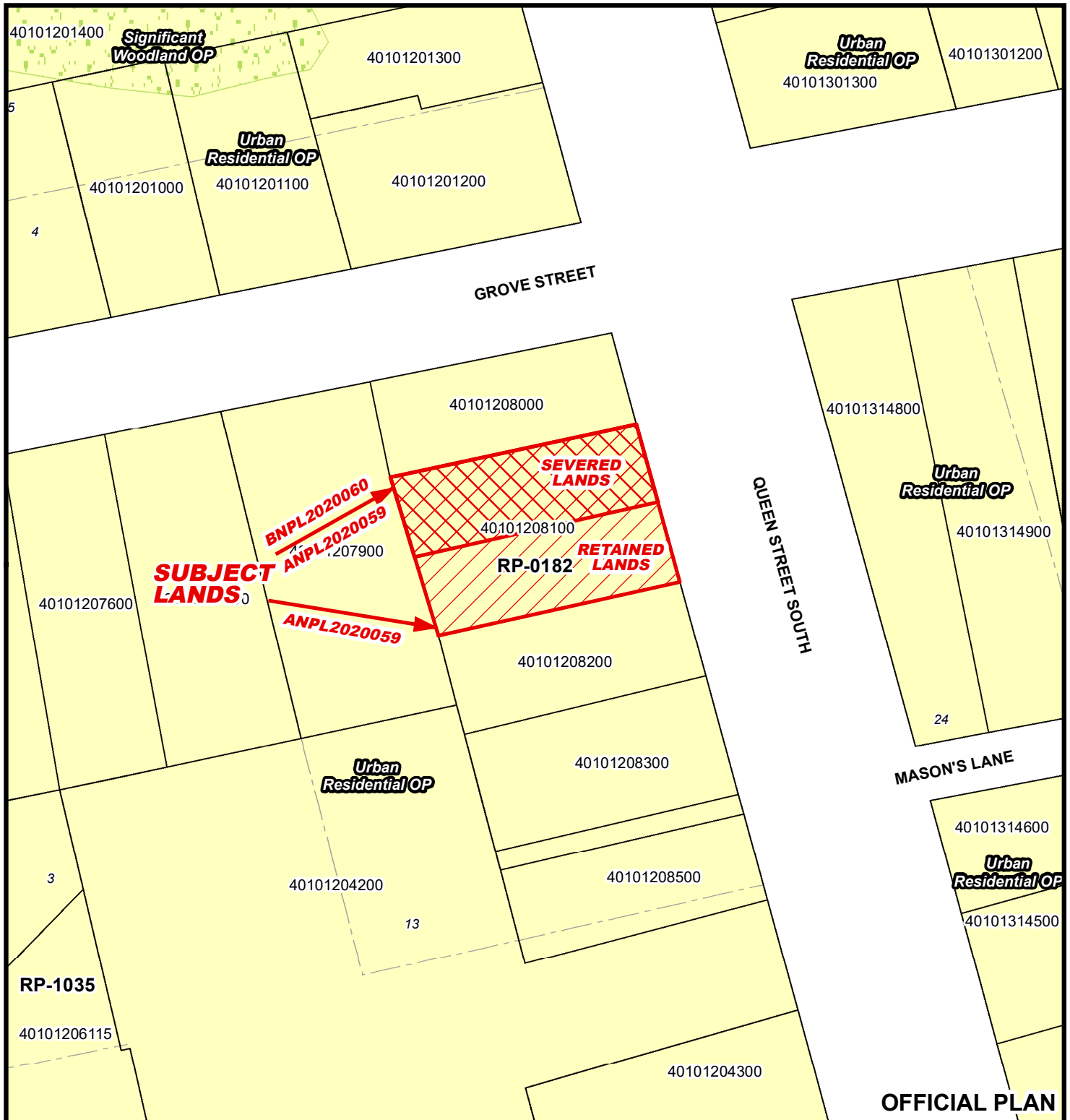
File Number: ANPL2020059 & BNPL2020060

Urban Area of SIMCOE



4 2 0 4 8 12 16 Meters

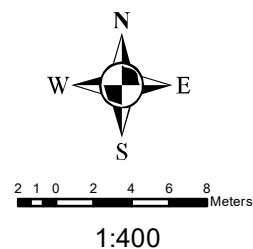
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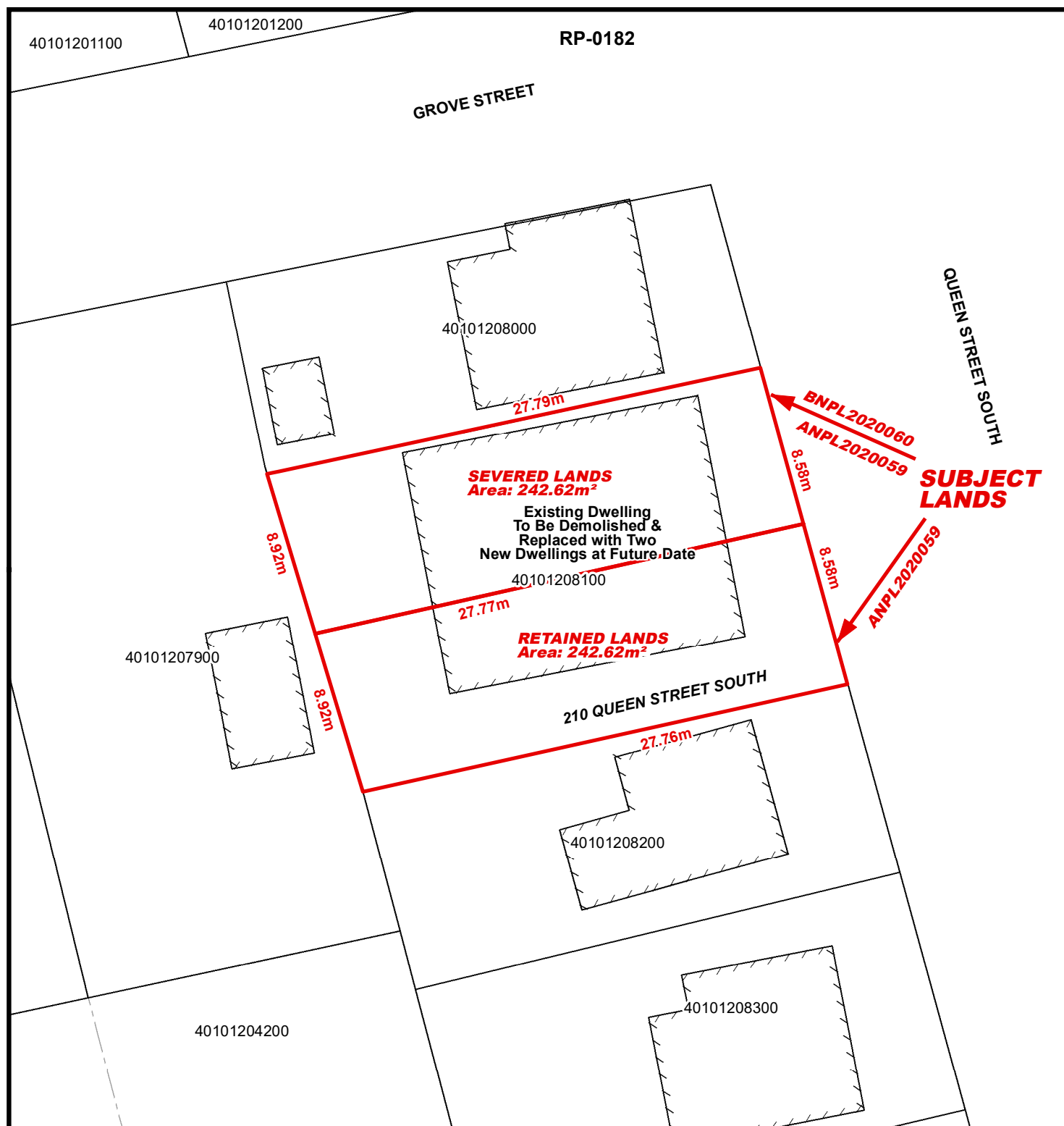
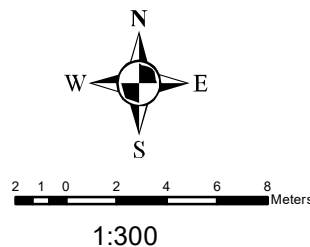
MAP 3

File Number: ANPL2020059 & BNPL2020060

Urban Area of SIMCOE



Urban Area of SIMCOE



LOCATION OF LANDS AFFECTED

File Number: ANPL2020059 & BNPL2020060

Urban Area of SIMCOE

