

File Number	<u>ANPL2021003</u>	Application Fee	<u>1560</u>
Related File Number	<u>                    </u>	Conservation Authority Fee	<u>          </u>
Pre-consultation Meeting	<u>                    </u>	Well & Septic Info Provided	<u>                    </u>
Application Submitted	<u>Jan 6, 2020</u>	Planner	<u>Scott W</u>
Complete Application	<u>Jan 7, 2021</u>	Public Notice Sign	<u>                    </u>

<input type="checkbox"/>	Consent/Severance/Boundary Adjustment
<input type="checkbox"/>	Surplus Farm Dwelling Severance and Zoning By-law Amendment
<input checked="" type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Easement/Right-of-Way

<b>Name of Owner</b>	Michael & Krista Jones
----------------------	------------------------

Address	87 Oak Street
Town and Postal Code	Simcoe, ON N3Y 3K1
Phone Number	
Cell Number	Mike 905-730-4593 / Krista 416-802-5467
Email	mjones1110@hotmail.com

Name of Applicant	Michael Jones
Address	87 Oak Street
Town and Postal Code	Simcoe, ON N3Y 3K1
Phone Number	
Cell Number	905-730-4593
Email	mjones1110@hotmail.com

**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 mortgages, 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):

Municipal Civic Address: 87 Oak Street, Simcoe, ON N3Y 3K1

Present Official Plan Designation(s): Urban Residential

Present Zoning: R1-B

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:

Residential

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 (to remain as is), detached garage (to be removed). Sketch attached

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:

30ft x 50ft Garage, 19ft high. Drawings attached.

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:

---

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, m<sup>2</sup> or %

Lot frontage	34.39m	same
Lot depth	58.63m	same
Lot width	34.39m	same
Lot area	2,016.29m <sup>2</sup>	same
Lot coverage	130.06m <sup>2</sup>	232.26m <sup>2</sup>
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):

Requesting a variance to build a new 1500 sq ft garage which is 425 sq ft larger than the Zoning By-law requirements.

139.5 sq. m | usable floor area  
5.72 m | height

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

We would like the garage large enough to store an RV and every day vehicles (2). We feel there would no impact to our neighbours, as the building will be used for storage. It will be built in the rear right corner of the lot, where there is a lane way on one side and parking lot at the rear.

#### 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:

Existing residential lot, no changes.

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:

Existing residential lot, no changes

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 NO

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance No

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance No

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance NO

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance No

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance No

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance No

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance No

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance No

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance No

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance No



## 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)
- 

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:

---

## 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.

We are wanting to removing the existing garage and replacing it with a new larger garage to store all our vehicles. The garage will not be directly beside any neighbouring building or structure. It will be located in the back right corner of the lot adjacent to a lane way (and Church parking lot) and a parking lot (at the rear) for an apartment building.

## **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

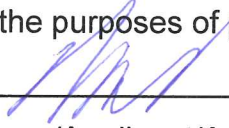
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

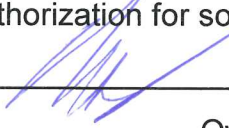
December 16, 2020  
\_\_\_\_\_  
Date

## 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 Michael & Krista Jones am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Michael & Krista Jones 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

December 16, 2020  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner

December 16, 2020  
\_\_\_\_\_  
Date

**K. Declaration**

I, Michael Jones 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:

Hamilton

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

In Ontario

This 16th day of December

A.D., 20 20

  
\_\_\_\_\_

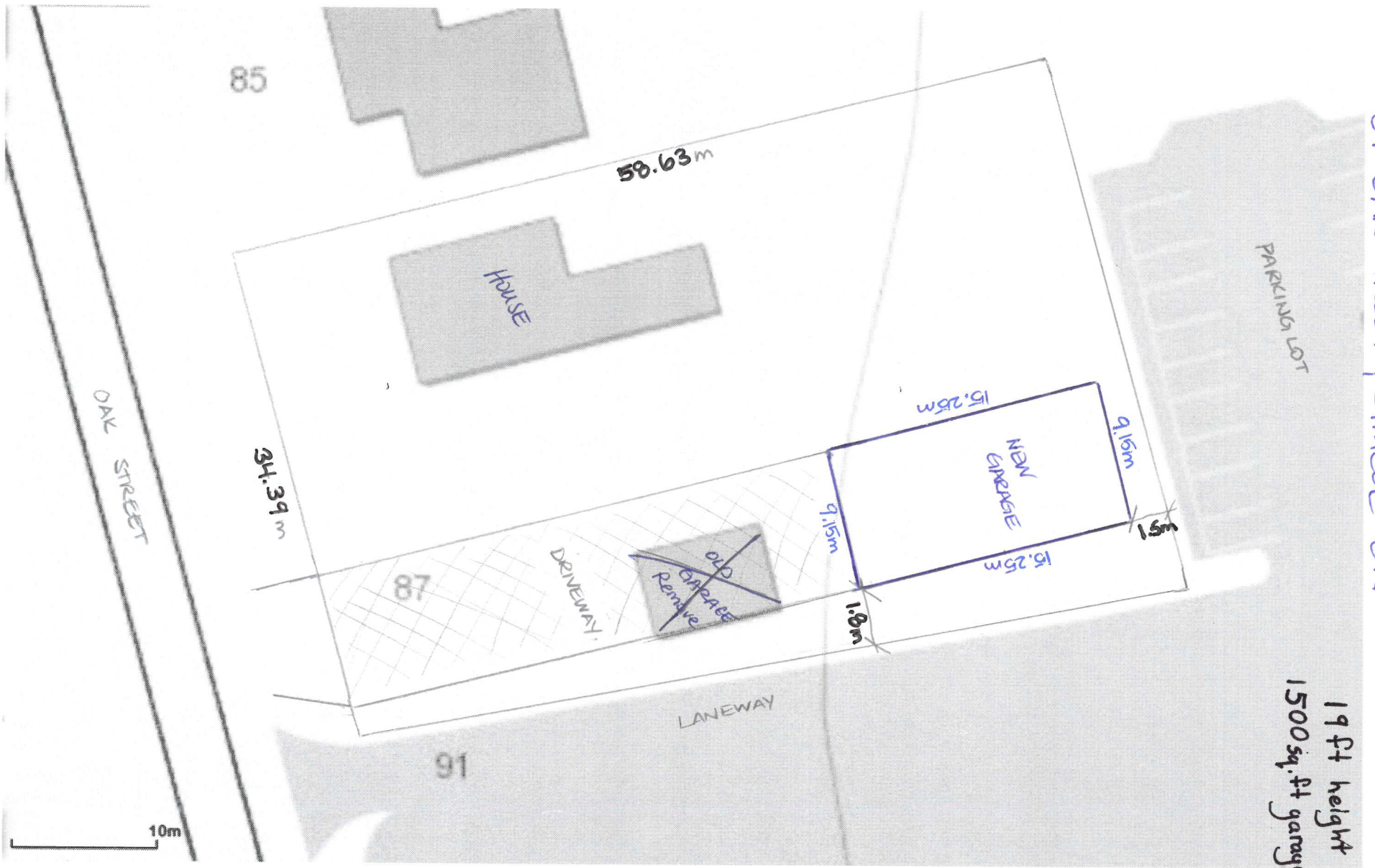
A Commissioner, etc.

MARK A. DADZIC  
Barrester, Solicitor, Notary



87 OAK STREET, SIMCOE ON

19 ft height  
1500 sq. ft garage



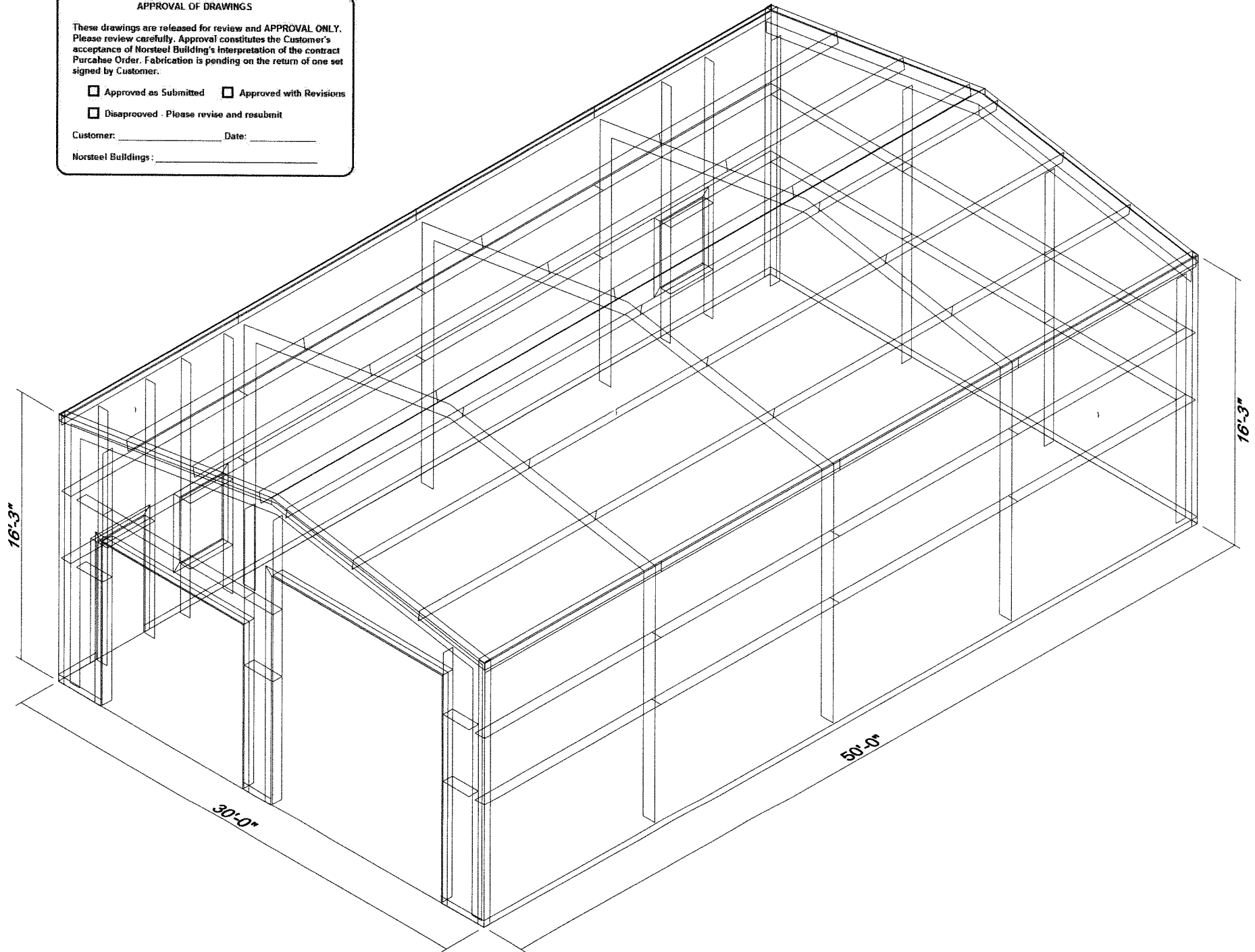
#### APPROVAL OF DRAWINGS

These drawings are released for review and APPROVAL ONLY. Please review carefully. Approval constitutes the Customer's acceptance of Norsteel Building's interpretation of the contract Purchase Order. Fabrication is pending on the return of one set signed by Customer.

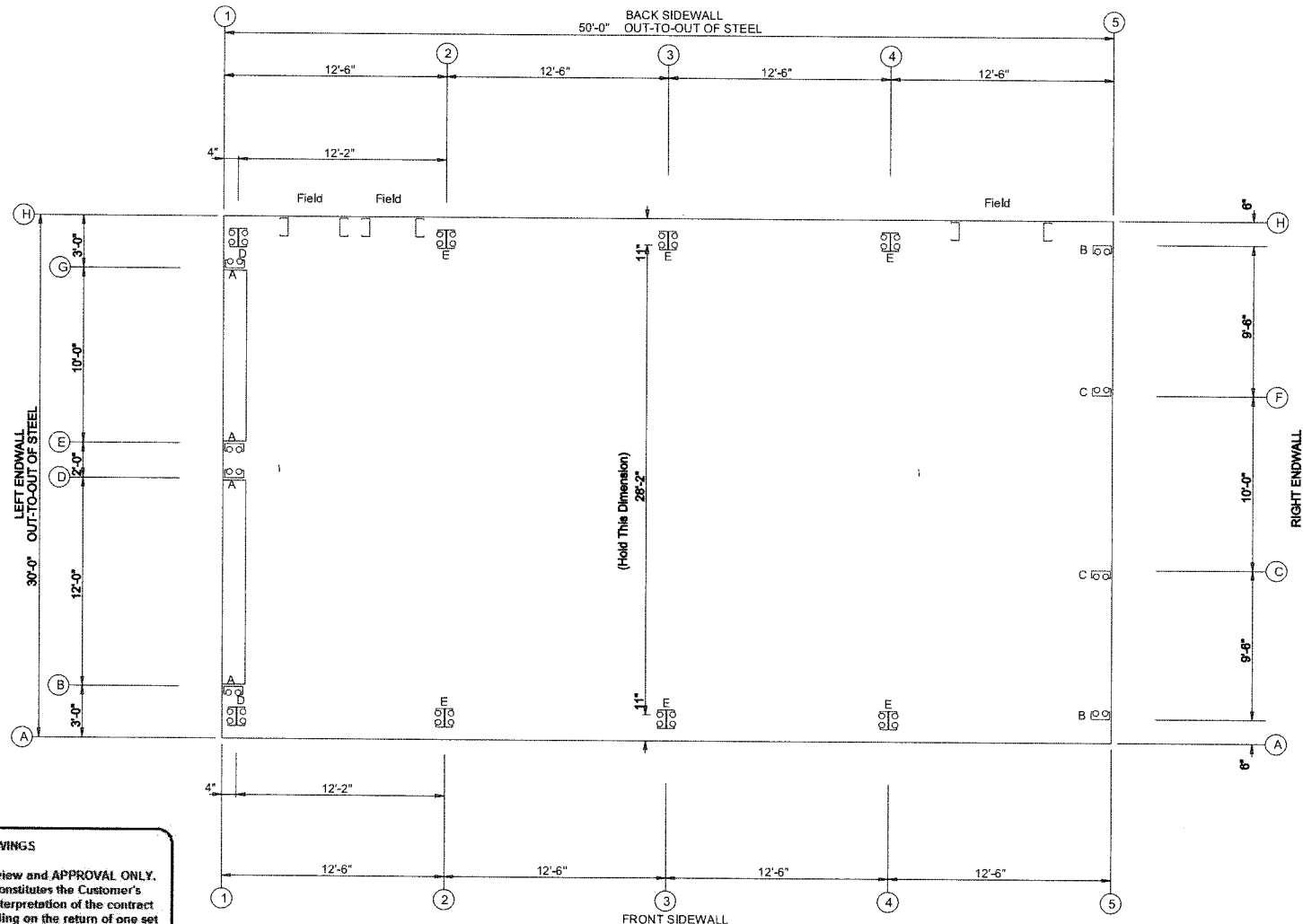
- ☐ Approved as Submitted    ☐ Approved with Revisions  
☐ Disapproved - Please revise and resubmit

Customer: \_\_\_\_\_ Date: \_\_\_\_\_

Norsteel Buildings: \_\_\_\_\_



○ Dia= 1/2"



**ANCHOR BOLT PLAN**  
NOTE: All Base Plates @ 100'-0" (U.N.)

**APPROVAL OF DRAWINGS**

These drawings are released for review and APPROVAL ONLY. Please review carefully. Approval constitutes the Customer's acceptance of Norsteel Building's interpretation of the contract Purchase Order. Fabrication is pending on the return of one set signed by Customer.

☐ Approved as Submitted ☐ Approved with Revisions

☐ Disapproved - Please revise and resubmit

Customer: \_\_\_\_\_ Date: \_\_\_\_\_

Norsteel Buildings: \_\_\_\_\_

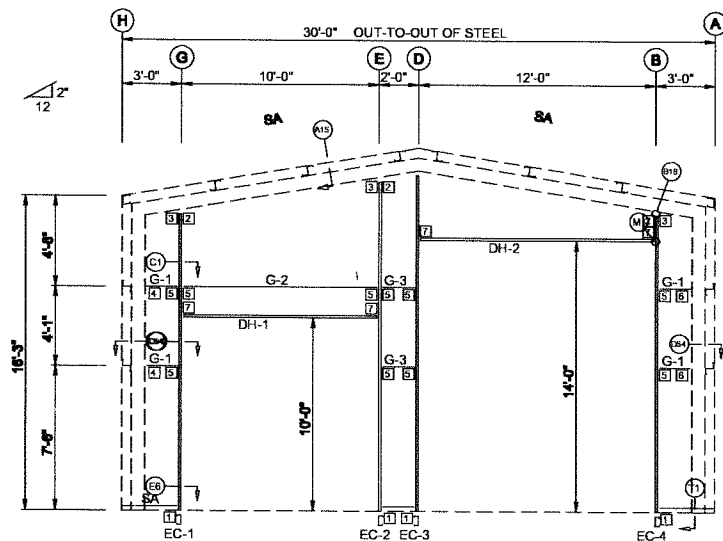
Norsteel Buildings		Customer: CUSTOMER INFO	
DLR ADDRESS 2		CUSTOMER ADDRESS 2	
Drafter: XX	Date: 12/ 8/20	Designer: RA	Date: 12/ 8/20
Detailer: XX	Date: 12/ 8/20	Sales ID:	Factory ID:
Checker: XX	Date: 12/ 8/20		
ANCHOR BOLT PLAN			Sht E of

BOLT TABLE				
FRAME LINE 1 & 5				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325T	1/2"	2"
Columns/Raf	4	A325T	1/2"	2"
Columns/Raf	8	A325T	1/2"	2"

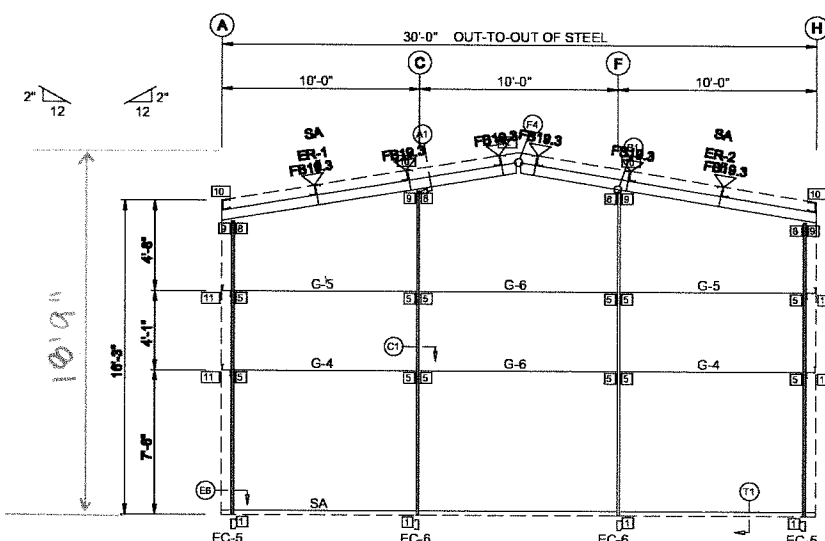
FLANGE BRACE TABLE			
FRAME LINE 1 & 5			
V/D	QUAN	MARK	LENGTH
1	6	FB19.3	1'-7 1/4"

CONNECTION PLATES	
FRAME LINE 1 & 5	
ID	MARK/PART
1	CLC008
2	g2
3	g1
4	b1
5	CLC062
6	b4
7	CLC025
8	CLC081
9	CLC083
10	CLC089
11	CLC061
12	CLC122

HEIGHT TO TOP OF PEAK 18'9"



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 5

#### APPROVAL OF DRAWINGS

These drawings are released for review and APPROVAL ONLY. Please review carefully. Approval constitutes the Customer's acceptance of Norsteel Building's interpretation of the contract Purchase Order. Fabrication is pending on the return of one set signed by Customer.

☐ Approved as Submitted ☐ Approved with Revisions

☐ Disapproved - Please revise and resubmit

Customer: \_\_\_\_\_ Date: \_\_\_\_\_

Norsteel Buildings: \_\_\_\_\_

#### GENERAL NOTES:

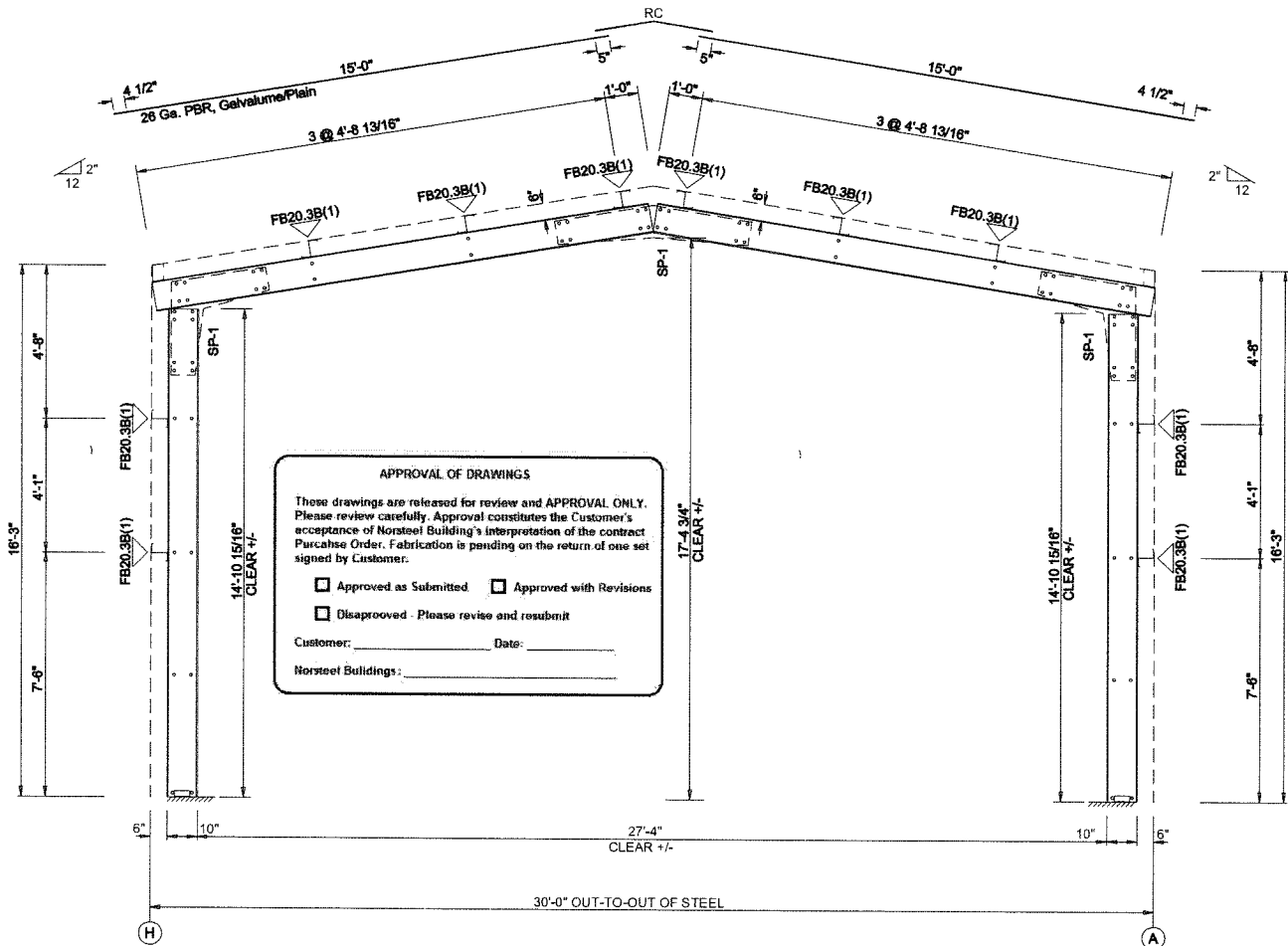
MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

Norsteel Buildings		Customer: CUSTOMER INFO	
DLR ADDRESS 2		CUSTOMER ADDRESS 2	
Drafter: JX	Date: 12/ 8/20	Designer: RA	Date: 12/ 8/20
Detailer: JX	Date: 12/ 8/20	Sales ID:	Factory ID:
Checker: JX	Date: 12/ 8/20		
ENDWALL FRAMING		Sht E of	



SPLICE BOLT TABLE						
Mark	Qty	Top	Bot	Int	Type	Dia Length
SP-1	8	8	0	A325	0.500	2.00
SP-1	8	8	0	A325	0.500	2.00

▽ FLANGE BRACES: Both Sides(U.N.)  
 FBxxB(1): xx=length(in), (1)=one side  
 B - L2X2X10G

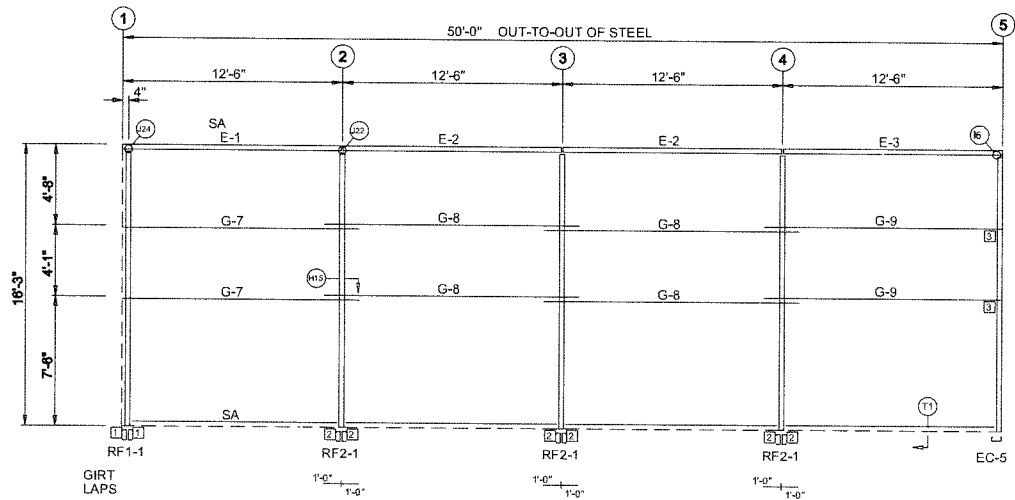


RIGID FRAME ELEVATION: FRAME LINE 2 3 4

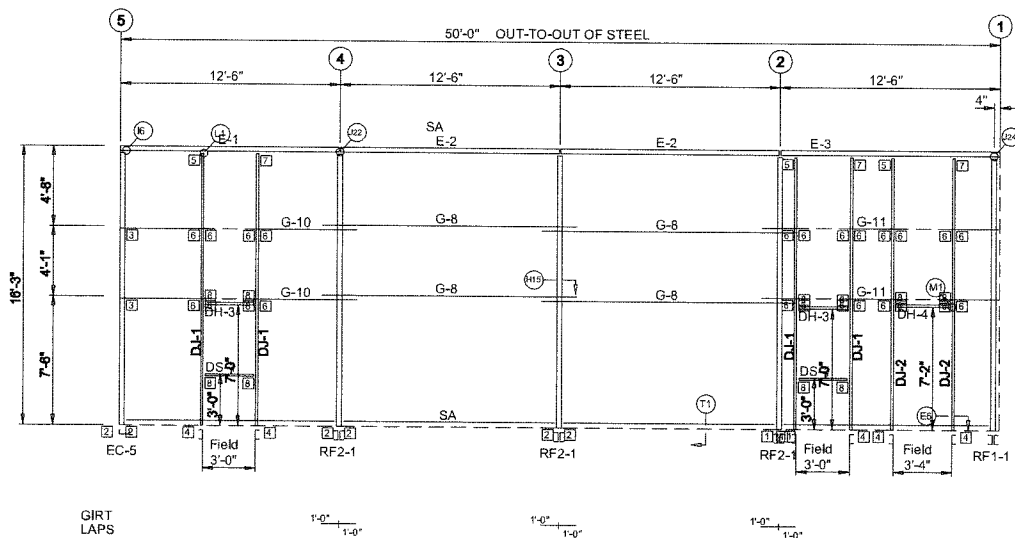
# GENERAL NOTES:

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

Norsteel Buildings		Customer: CUSTOMER INFO	
DLR ADDRESS 2		CUSTOMER ADDRESS 2	
Drafter: XX	Date: 12/ 8/20	Designer: RA	Date: 12/ 8/20
Detailer: XX	Date: 12/ 8/20	Sales ID:	Factory ID:
Checker: XX	Date: 12/ 8/20		
RIGID FRAME ELEVATION			Shit E of



**SIDEWALL FRAMING: FRAME LINE A**



**SIDEWALL FRAMING: FRAME LINE H**

CONNECTION PLATES	
FRAME LINE A & H	
ID	MARK/PART
1	f2
2	f3
3	CLC061
4	CLC008
5	CLC212
6	CLC062
7	CLC213
8	CLC025

**APPROVAL OF DRAWINGS**

These drawings are released for review and APPROVAL ONLY. Please review carefully. Approval constitutes the Customer's acceptance of Norsteel Building's interpretation of the contract Purchase Order. Fabrication is pending on the return of one set signed by Customer.

- ☐ Approved as Submitted
 ☐ Approved with Revisions
 ☐ Disapproved - Please revise and resubmit

Customer: \_\_\_\_\_ Date: \_\_\_\_\_

Norsteel Buildings: \_\_\_\_\_

**GENERAL NOTES:**

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

Norsteel Buildings		Customer: CUSTOMER INFO	
DLR ADDRESS 2		CUSTOMER ADDRESS 2	
Drafter: XX	Date: 12/ 8/20	Designer: RA	Date: 12/ 8/20
Detailer: XX	Date: 12/ 8/20	Sales ID:	Factory ID:
Checker: XX	Date: 12/ 8/20		
SIDEWALL FRAMING			Sh E of



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: Legal Description:  
  
Roll Number: Application #:  
Information Origins:

Urban Residential Type 1 Zone (R1)		Zoning	R1-B		
Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	5.00	5.72	0.72	m
	b) minimum front yard	6.00		N/A	m
	c) minimum exterior side yard	6.00		N/A	m
	d) minimum interior side yard	1.20		N/A	m
	e) minimum rear yard	1.20		N/A	m
	f) through lot distance to street line	6.00		N/A	m
	g) Lot coverage (Note:Proposed Area)				m.sq
	i) lot coverage	10.00		N/A	%
	ii) usable floor area	55.00	139.50	84.50	m.sq
Comments		Proposed accessory structure exceeds maximum height and maximum usable floor area.			



## 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:

Legal Description:

Roll Number:

Application #:

Information Origins:

---

**Urban Residential Type 1 Zone (R1)**

Zoning

R1-B

---

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:**

Hayley Stobbe

**I have read and understand the above.**

---

Signature of owner or authorized agent

---

date

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

---

  
Signature of Zoning Administrator

---

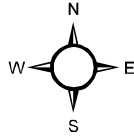
DEC 21 2020  
date

# MAP 1

## File Number: ANPL2021003

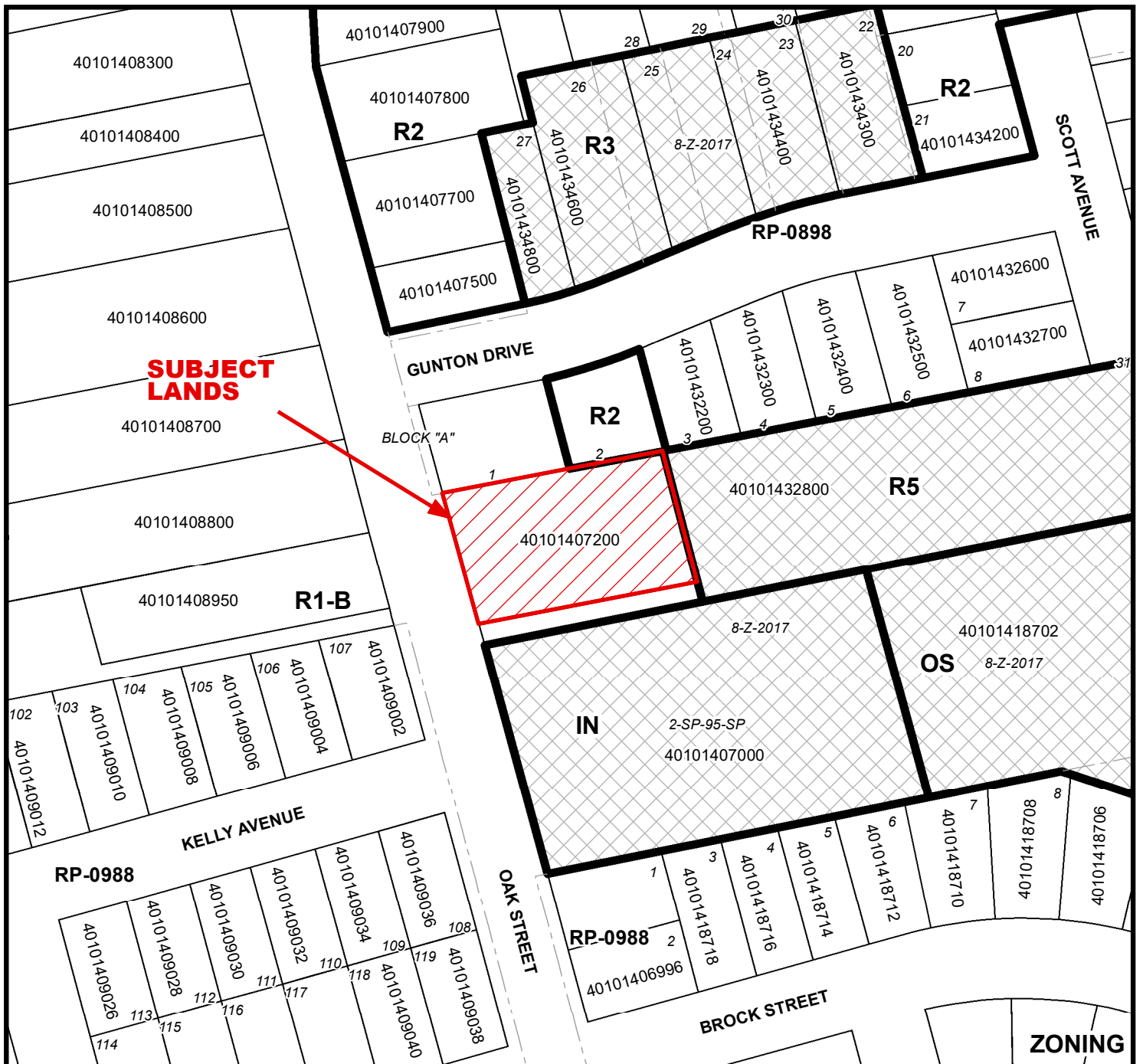
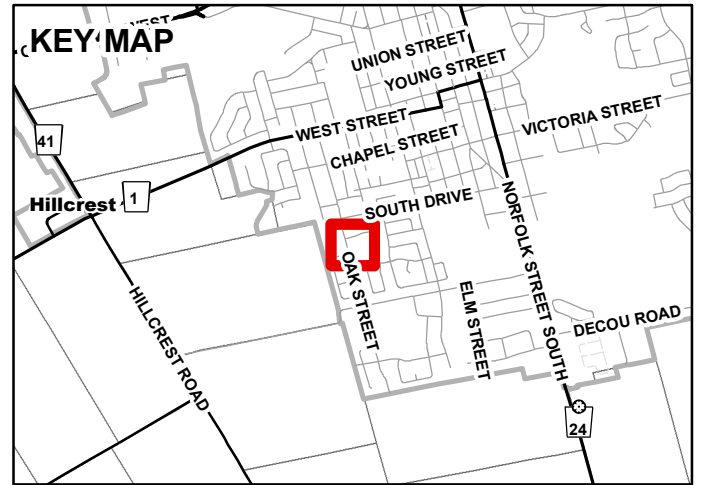
Urban Area of

### SIMCOE



1:1,500

10 5 0 10 20 30 40 Meters

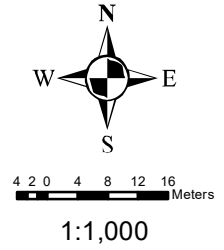




# MAP 2

File Number: ANPL2021003

Urban Area of SIMCOE

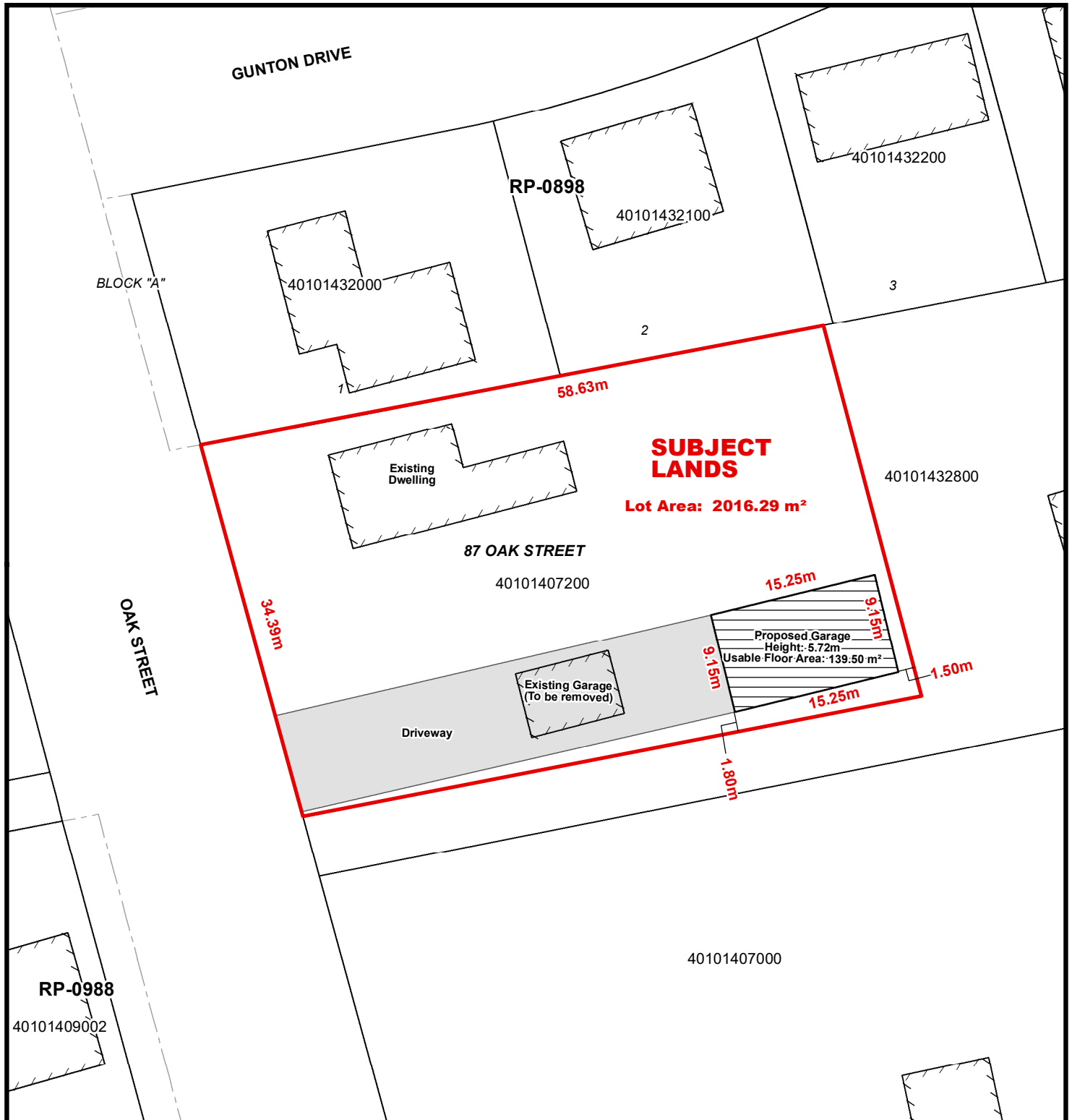
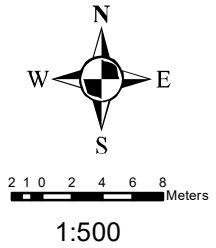




# MAP 3

File Number: ANPL2021003

Urban Area of SIMCOE



# LOCATION OF LANDS AFFECTED

File Number: ANPL2021003

Urban Area of SIMCOE

