

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL 2021029

BNPL 2021028

BNPL 2021026

Dec 24/20

Jan 28/21

Application Fee

Conservation Authority Fee

Well &amp; Septic Info Provided

Planner

Public Notice Sign

\$7,051.00 ✓

N/A

N/A

N. Goodbrand

Required revision + ZDF

**Check the type of planning application(s) you are submitting.**

Consent/Severance/Boundary Adjustment ✓ 2



Surplus Farm Dwelling Severance and Zoning By-law Amendment



Minor Variance



Easement/Right-of-Way

**Property Assessment Roll Number:** 40101200200**A. Applicant Information****Name of Owner**

Principal Properties Incorporated

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**

126 North Main St.

**Town and Postal Code**

Simcoe ON

**Phone Number****Cell Number**

226-567-6425

**Email**

nick.thompson@century21.ca

**Name of Applicant**

Nicolas Walter Hompson

**Address**

126 North Main St.

**Town and Postal Code**

Simcoe ON

**Phone Number****Cell Number**

226-567-6425

**Email**

norfolkrealestatedad@gmail.com

**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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:** 40101200200**A. Applicant Information****Name of Owner** Principal Properties Incorporated

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** 126 North Main St.  
**Town and Postal Code** Simcoe ON  
**Phone Number** \_\_\_\_\_  
**Cell Number** 226-567-6425  
**Email** nick.thompson@anturydl.ca

**Name of Applicant** Nicolas Walter Hompson  
**Address** 126 North Main St.  
**Town and Postal Code** Simcoe ON  
**Phone Number** \_\_\_\_\_  
**Cell Number** 226-567-6425  
**Email** norfolkrealestatedad@gmail.com

Name of Agent Caroline D Jager  
Address 524 St. Johns Rd. E  
Town and Postal Code Port Dover ON N0A1N2  
Phone Number 519-909-9851  
Cell Number \_\_\_\_\_  
Email cjagerdesign@gmail.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 mortgagees, charges or other encumbrances on the subject lands:

~~None~~ Canadian Western Trust Company  
4 Hughson St South  
5th Floor, Hamilton ON, L8N 3Z1

**B. Location, Legal Description and Property Information**

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

PLAN 182 BLK 97 PT LOT 2 RP  
37R2879 PART 1

Municipal Civic Address: 241 Grove St

Present Official Plan Designation(s): Urban Residential

Present Zoning: Residential R2 Zone

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 - Single Family Dwelling

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 2 Story single family dwelling to remain. Refer to attached sketch for additional information.

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.

No addition to existing building.

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:

New semi-detached residence proposed on new property. Refer to attached sketch for additional details

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:

approximately 1910 (110 years)

9. Existing use of abutting properties:

urban residential

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	_____	_____
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):

Requested relief for 40% required front yard landscaped area to allow for second parking spaces to encroach on front yard setback.

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

Second parking space is required for accessory dwelling unit proposed for each semi-detached space. Additional parking space will encroach on front yard setback, and reduce the required front yard landscaped area to approximately 40%

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

Frontage:	8.5m (X2)
Depth:	30m (X2)
Width:	8.5m (X2)
Lot Area:	510m <sup>2</sup>
Present Use:	Residential R2
Proposed Use:	Residential R2

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: 20.8m

Depth: 63.9m

Width: 51.3m

Lot Area: 2,343m<sup>2</sup>

Present Use: Residential R2

Proposed Use: Residential R2

Buildings on retained land: existing single family dwelling to remain

**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:

Use of property has been residential

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:

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:

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 20m

**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

- ☒ 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:

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**G. Other Information**

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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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
- ☐ 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.

N.2

Owner/Applicant/Agent Signature

Dec 24 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 \_\_\_\_\_ 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, Nick Thompson 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. Simcoe

[Signature]

Owner/Applicant/Agent Signature

In Norfolk County

This 24<sup>th</sup> day of December

A.D., 2020

[Signature]

A Commissioner, etc.

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





# 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: 241 Grove Street new semi proposal

Legal Description:

Roll Number: 40101200200

Application #:

Information Origins: site plan from CJ Design

### Semi proposal - LOT B (Semi A)

#### Urban Residential Type 2 Zone (R2)

Urban Residential Type 2 Zone (R2)		Zoning	SemiDetached		
	Main Building		per unit		
5.2.2		REQUIRED	PROPOSED	DEFICIENCY	UNITS
	a) minimum <i>lot area</i>				
	i) <i>interior lot</i>	255.00	280.00		m.sq
	ii) <i>corner lot</i>	345.00		N/A	m.sq
	b) minimum <i>lot frontage</i>				
	i) <i>interior lot</i>	8.50	8.50	N/A	m
	ii) <i>corner lot</i>	11.50		N/A	m
	c) minimum <i>front yard</i>	6.00	6.0+		m
		3.00		N/A	m
	i) except where detached <i>private garage</i> or <i>parking space</i> is accessed via a rear <i>lane</i>				
	d) minimum <i>exterior side yard</i>	3.00		N/A	m
	e) minimum <i>interior side yard</i>				
	i) detached private garage or parking space	3.00	1.20	1.80	m
	accessed via front yard	3.00	1.20	1.80	m
	ii) detached <i>private garage</i> or <i>parking space</i> accessed via a rear <i>lane</i>	1.20		N/A	m
		1.20		N/A	m
	iii) attached Private Garage	1.20			
		1.20			
	f) minimum <i>rear yard</i>	7.50	7.50	N/A	m
	g) maximum <i>building height</i>	11.00	11.00	N/A	m

Comments

An Accessory Dwelling unit is not permitted in a semi detached (see section 3.2.3 e) of the ADU bylaw 7-Z-2020. Proposed ADU, but no details have been given at this time to know if the provisions of 3.2.3 have been met

#### Parking

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
<b>4.1</b> number of parking spaces	3	2.00	1	

Comments

2 for the semi, 1 for the ADU. Only 2 parking spaces can fit in the front yard, and only one can encroach into the required front yard (both are encroaching) Section 4.2.3(b)

**4.2.5** Landscape Area (min 50% front yard shall remain as landscaped area)

proposing 40% to allow to fit 2 parking spaces in front yard, Therefore deficient by 10%



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
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519-875-4485

---

### PROPERTY INFORMATION

Address: 241 Grove Street new semi proposal      Legal Description:

Roll Number: 40101200200      Application #:

Information Origins: site plan from CJ Design

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### Semi proposal - LOT B (Semi A)

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### Urban Residential Type 2 Zone (R2)

Zoning

SemiDetached

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 Lambrecht

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

---

Signature of owner or authorized agent

---

date

---

27-Jan-21

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





# Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
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## PROPERTY INFORMATION

Address: 241 Grove Street new semi proposal

Legal Description:

Roll Number: 40101200200

Application #:

Information Origins: site plan from CJ Design

### Semi proposal - LOT B (Semi B)

#### Urban Residential Type 2 Zone (R2)

Main Building	Zoning	SemiDetached per unit		DEFICIENCY	UNITS
	REQUIRED	PROPOSED			
<b>5.2.2 a) minimum lot area</b>					
i) interior lot	255.00	280.00			m.sq
ii) corner lot	345.00		N/A		m.sq
<b>b) minimum lot frontage</b>					
i) interior lot	8.50	8.50	N/A		m
ii) corner lot	11.50		N/A		m
<b>c) minimum front yard</b>					
	6.00	6.0+			m
	3.00		N/A		m
i) except where detached <i>private garage</i> or <i>parking space</i> is accessed via a rear lane					
<b>d) minimum exterior side yard</b>	3.00		N/A		m
<b>e) minimum interior side yard</b>					
i) detached private garage or parking space	3.00	1.20	1.80		m
accessed via front yard	3.00	1.20	1.80		m
ii) detached <i>private garage</i> or <i>parking space</i> accessed via a rear lane	1.20		N/A		m
	1.20		N/A		m
iii) attached Private Garage	1.20				
	1.20				
f) minimum rear yard	7.50	7.50	N/A		m
g) maximum building height	11.00	11.00	N/A		m

Comments

An Accessory Dwelling unit is not permitted in a semi detached (see section 3.2.3 e) of the ADU bylaw 7-Z-2020. Proposed ADU, but no details have been given at this time to know if the provisions of 3.2.3 have been met

#### Parking

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
<b>4.1</b> number of parking spaces	3	2.00	1	

Comments

2 for the semi, 1 for the ADU. Only 2 parking spaces can fit in the front yard, and only one can encroach into the required front yard (both are encroaching) Section 4.2.3(b)

**4.2.5** Landscape Area (min 50% front yard shall remain as landscaped area)

proposing 40% to allow to fit 2 parking spaces in front yard, Therefore deficient by 10%



## Zoning Deficiency

Simcoe: 185 Robinson St.  
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### PROPERTY INFORMATION

Address: 241 Grove Street new semi proposal      Legal Description:

Roll Number: 40101200200      Application #:

Information Origins: site plan from CJ Design

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### Semi proposal - LOT B (Semi B)

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### Urban Residential Type 2 Zone (R2)

Zoning

SemiDetached

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**Prepared By:**

Roxanne Lambrecht

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

---

Signature of owner or authorized agent

---

date

---

27-Jan-21

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



# Zoning Deficiency

Simcoe: 185 Robinson St.  
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 519-426-5870  
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 Langton, On.  
 N0E 1G0  
 519-875-4485

## PROPERTY INFORMATION

Address: 241 Grove Street existing dwelling  
 severance  
 Roll Number: 40101200200  
 Information Origins: site plan from CJ Design

Legal Description:  
 Application #:

LOT A - Existing Dwelling to remain				
Urban Residential Type 1 Zone (R1)		Zoning	R1-B	
Main Building		REQUIRED	PROPOSED	DEFICIENCY UNITS
5.1.2	a) minimum lot area			
	i) interior lot	360.00	450.00	m.sq
	ii) corner lot	450.00		m.sq
	b) minimum lot frontage			
	i) interior lot	12.00	12.30	m
	ii) corner lot	15.00		m
	c) minimum front yard	6.00	~8.00	m
	i) detached garage with rear lane	3.00		m
	d) minimum exterior side yard	6.00	n/a	m
	e) minimum interior side yard			
	i) detached garage (3.0m)	3.00	1.40	1.60 m
	detached garage (1.2m)	1.20	1.20	m
	ii) detached garage with a rear lane ;	1.20		m
	attached garage	1.20		m
	f) minimum rear yard	7.50	~14.0	m
	g) maximum building height	11.00	~11.00	m
Comments		Assuming the existing dwelling is a SFD, the zone provisions must comply with R1-B zone, as per section 5.2.3 of the R2 zoning		



## Zoning Deficiency

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519-426-5870  
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Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 241 Grove Street existing dwelling  
severance  
Legal Description:  
Roll Number: 40101200200  
Application #:  
Information Origins: site plan from CJ Design

#### LOT A - Existing Dwelling to remain

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

Parking	Zoning	R1-B	DEFICIENCY	UNITS
	REQUIRED	PROPOSED		
4.1 number of parking spaces	2	1.00	1	

Comments

there is no attached garage on the property, and only one parking spot is permitted in the required front yard.

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 Lambrecht

I have read and understand the above.

Signature of owner or authorized agent

Tuesday, January 26, 2021

date

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

Signature of Zoning Administrator

date



## 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 vacant lot proposal

Legal Description:

Roll Number: 40101200200

Application #:

Information Origins: proposed site plan from CJ Design

### Urban Residential Type 2 Zone (R2)

		Zoning	SemiDetached		
Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.2.2	a) minimum <i>lot area</i>				
	i) <i>interior lot</i>	255.00	1840.00	N/A	m.sq
	ii) <i>corner lot</i>	345.00		N/A	m.sq
	b) minimum <i>lot frontage</i>				
	i) <i>interior lot</i>	8.50	16.00	8.50	m
	ii) <i>corner lot</i>	11.50		N/A	m
	c) minimum <i>front yard</i>	6.00		N/A	m
		3.00		N/A	m
	i) except where detached <i>private garage</i> or <i>parking space</i> is accessed via a rear <i>lane</i>				
	d) minimum exterior side yard	3.00		N/A	m
	e) minimum interior side yard				
	i) detached private garage or parking space	3.00		N/A	m
	accessed via front yard	3.00		N/A	m
	ii) detached <i>private garage</i> or <i>parking space</i> accessed via a rear <i>lane</i>	1.20		N/A	m
		1.20		N/A	m
	iii) attached Private Garage	1.20			
		1.20			
	f) minimum <i>rear yard</i>	7.50		N/A	m
	g) maximum <i>building height</i>	11.00		N/A	m

Comments

I used the worst case scenario for lot frontage, because in an R2 zone a semi must have 8.5 per unit, a duplex 15, and a SFD 12. The applicant has not indicated what is being proposed on the vacant parcel, using this deficiency allows options

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.



# 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 vacant lot proposal      Legal Decription:  
  
Roll Number: 40101200200      Application #:  
Information Origins: proposed site plan from CJ Design

**Urban Residential Type 2 Zone (R2)**      Zoning      SemiDetached

**Prepared By:**  
Roxanne Lambrecht

**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



LOT B (SEMI A + SEMI B)  
LOT AREA: 568m<sup>2</sup>  
ZONE: R2  
LOT FRONTAGE: 17m

REQUIRED LANDSCAPED FRONT YARD 50%  
REQUESTED LANDSCAPED FRONT YARD 40%  
TO ALLOW FOR SECOND PARKING SPACE  
REQUEST FOR TWO PARKING SPACES TO  
ENCROACH ON FRONT YARD SETBACK

PROPOSED PARKING: 2  
PER UNIT + 1 PER  
ACCESSORY DWELLING  
UNIT

No.	REVISION	DATE
1	ISSUED FOR PRELIMINARY PLANNING REVIEW	OCT 24'20
2	ISSUED FOR FINAL REVIEW	DEC 10'20
3	ISSUED FOR COA	DEC 17'20
4	ADDITIONAL DIMS	JAN 22'21



Caroline Jager  
Licensed Technologist OAA  
Residential & Small Buildings

524 St. Johns Rd. E  
Port Dover ON NOA 1N2  
t: (519) 909-9851  
e: cjagerdesign@gmail.com

Project Title / Client:

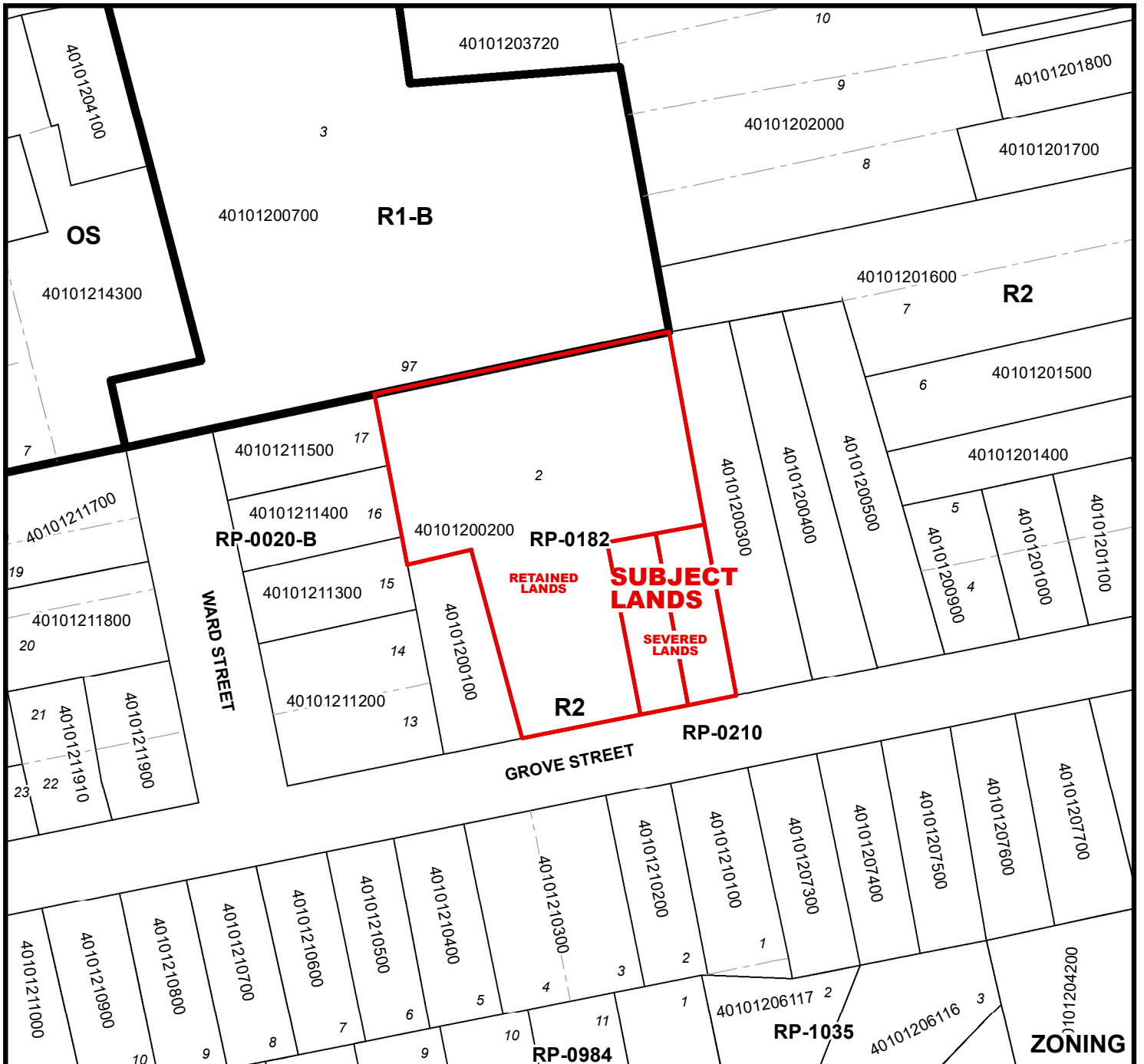
241 Grove St  
Principal Properties Incorporated  
126 North Main St., Simcoe ON

Drawing Title:

PROPOSED LOT SEVERANCE PLAN  
Revision 2

Drawn By:	C JAGER	Date:	OCTOBER 24, 2020
Designed By :	CDJ	Drawing No.	
Checked By :	CDJ		
Project No.	20-17		
			SITE 1

**MAP 1**  
**File Number: BNPL2021026,**  
**BNPL2021028 &**  
**ANPL2021029**

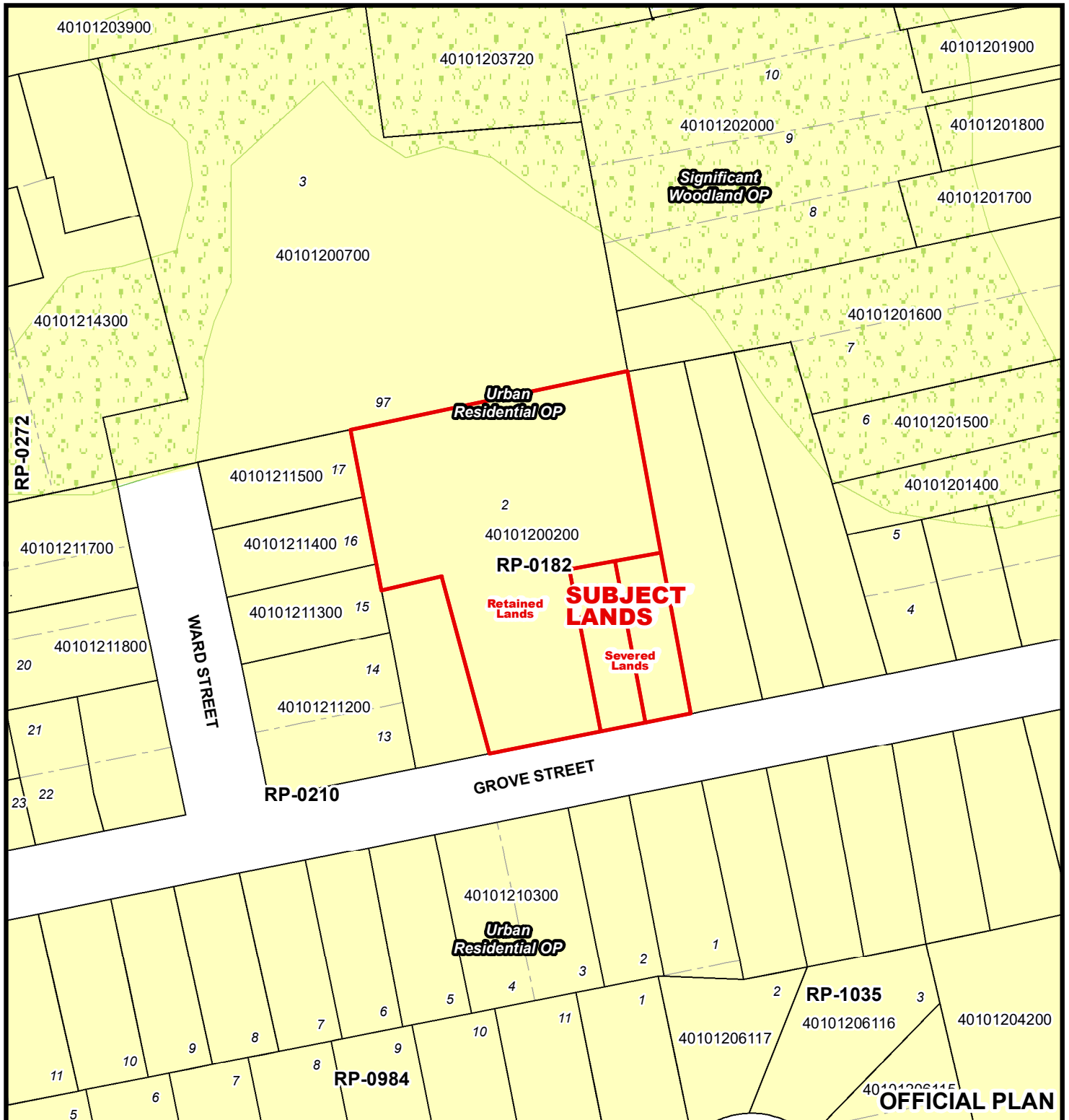
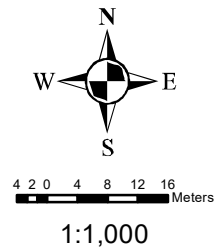




# MAP 2

File Number: BNPL2021026, BNPL2021028 &  
ANPL2021029

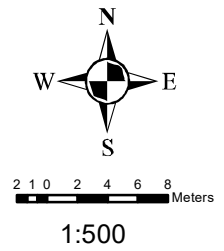
Urban Area of SIMCOE



# MAP 3

File Number: BNPL2021026, BNPL2021028 &  
ANPL2021029

Urban Area of SIMCOE





# MAP 4

File Number: BNPL2021026, BNPL2021028 &  
ANPL2021029

Urban Area of SIMCOE

