

For Office Use Only:

File Number

ANPL2021037

Application Fee

\$1560.00

Related File Number

Conservation Authority Fee

Pre-consultation Meeting

Well & Septic Info Provided

Application Submitted

Planner

SCOTT WILSON

Complete Application

FEBRUARY 2, 2021

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: 33706017400

A. Applicant Information

Name of Owner BONNIE SQUIRES

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 2 COVILLE COURT

Town and Postal Code SIMCOE N3Y 4K2

Phone Number (519) 428-4286

Cell Number _____

Email TAFFEY@KWIC.COM

Name of Applicant MARK ACTON

Address 63 WOODHOLME STREET

Town and Postal Code SIMCOE, ONTARIO N5Y 1G1

Phone Number (519) 909-0585

Cell Number " " "

Email MARK@MARKACTON.CA

Name of Agent MARK ACTON
Address 63 WOODHOUSE STREET
Town and Postal Code SIMCOE, ONTARIO N3Y 1G1
Phone Number (519) 909-0385
Cell Number " " "
Email MARK@MARKACTON.CA

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:

BANK OF MONTREAL
100 KING ST W PO BOX 3
TORONTO M5X 1A3

B. Location, Legal Description and Property Information

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

PART LOT 10 NE SIDE ROLPH ST; BLOCK 9, REGISTERED PLAN 17-B
AS IN INSTRUMENT NO. NR 548781 - PORT RYERSE
GEOGRAPHIC TOWNSHIP OF WOODHOUSE

Municipal Civic Address: 2 COVILLE COURT, SIMCOE (PORT RYERSE)

Present Official Plan Designation(s): HAMLET

Present Zoning: RESIDENTIAL HAMLET

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:

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:

see sketch

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.

see sketch

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:

see sketch

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:

SINGLE FAMILY DWELLINGS - RESIDENTIAL HAMLET

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>14.02</u>	<u>same</u>
Lot depth	<u>33.09 (irreg)</u>	<u>same</u>
Lot width	<u>14.02</u>	<u>same</u>
Lot area	<u>461.33 sq.m</u>	<u>same</u>
Lot coverage	<u>22.5% (104.16 sq.m)</u>	<u>28.3% (130.89 sq.m)</u>
Front yard	<u></u>	<u></u>
Rear yard	<u>shed 0.28m</u>	<u>garage 1.25m</u>
Left Interior side yard	<u></u>	<u></u>
Right Interior side yard	<u>shed 0.27m</u>	<u>garage 1.25m</u>
Exterior side yard (corner lot)	<u>shed 4.83m</u>	<u>garage 5.75m</u>

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

Request for relief of 0.25m from Exterior Sideyard for Proposed garage.

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

Holding minimum setbacks for construction along Interior (Right) Sideyard @ 1.25m (1.20 min)

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:

NOT APPLICABLE

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:

NOT APPLICABLE

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☒ Other (describe below)

EXISTING CISTERN

NONE

Sewage Treatment

- ☐ Municipal sewers
☐ Septic tank and tile bed in good working order
- ☐ Communal system
☒ Other (describe below)

EXISTING

FLOORING TANK

NONE

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:

COVILLE COURT

G. Other Information

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

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

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☒ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ 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

12/JAN/2021

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

I/We authorize MARK ACTON 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.

Bonnie Squires

Owner

13/JAN/2021

Date

Owner

Date

K. Declaration

I, MARK ACTON 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:

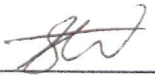
NORFOLK COUNTY


Owner/Applicant/Agent Signature

In ONTARIO

This 13 day of JANUARY

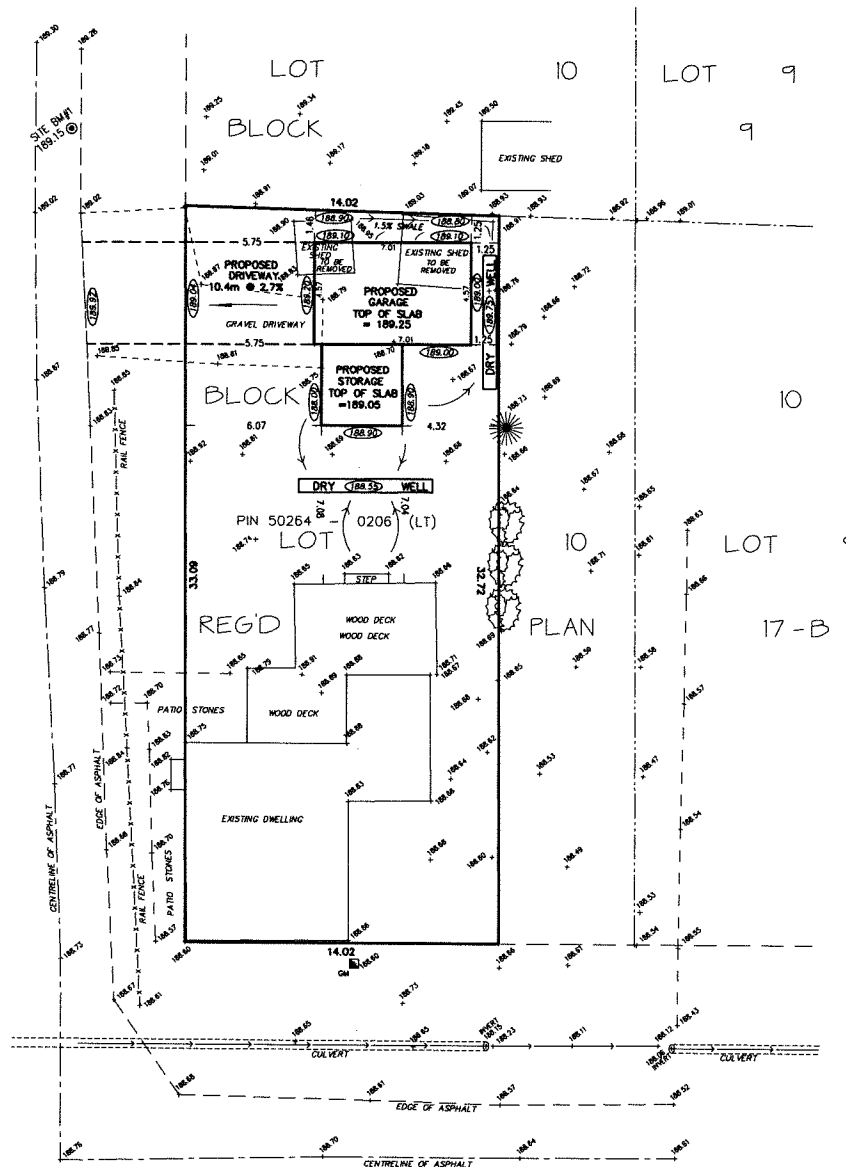
A.D., 2021



A Commissioner, etc.
Anastacia Weatherbee P12736



COVILLE COURT/HUNT STREET



ROLPH STREET SOUTH

SKETCH PREPARED FOR BUILDING
PERMIT APPLICATION
FOR: MARK ACTON CONSTRUCTION
2 COVILLE COURT
PORT RYERSE

PIN 50264 - 0206 (LT)

SCALE: 1 : 150

1.5 0 6 METRES

JEWITT AND DIXON LTD.

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOP	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
MAGNETIC NAIL	SHOWN	MAC	△
HYDRO POLE	SHOWN	HP	⊕
GAS METER	SHOWN	GM	⊗
MANHOLE	SHOWN	MH	⊕

DRY WELL

DRY WELL TO BE CONSTRUCTED
6.0m L X 0.6m W X 1.2m DEEP
FILLED WITH CLEAR 3/4" GRAVEL
WRAPPED IN TERRAFIX 270R
GEOTEXTILE (c/w 600mm OVERLAP)
TOP WITH TOP SOIL AND SOD

NOTES

- (1) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (189.25) AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK MAGNETIC NAIL IN ASPHALT HAVING A GEODETIC ELEVATION OF 189.25 METERS
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- (8) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCHMARK PRIOR TO EXCAVATION
- (9) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CGVD 1928 VERTICAL DATUM
- (10) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 2ND DAY OF DECEMBER, 2020

PROPERTY DESCRIPTION:

PART OF LOT 10, BLOCK 10
REGISTERED PLAN 17-B
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
COUNTY OF NORFOLK

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

© COPYRIGHT JEWITT AND DIXON LTD. 2020

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD. IS STRICTLY PROHIBITED

DECEMBER 22, 2020

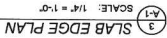
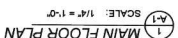
KIM HUSTED, O.L.S.
THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S SEAL

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

F.W.	-	J.P.H.
BOOK	-	LL
CALC.	-	J.L.W.
PLAN	-	J.L.W.
CHECK	-	K.H.
CLIENT	-	ACTON
PROJECT No.	-	20-2744
		20-2744-GP



- CONTRACTOR'S NOTES

ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS
UNLESS OTHERWISE NOTED.

INTERIOR DOOR SIZES NOTED ARE DOOR LEAF SIZES
FOR ROUGH STUD OPENINGS ADD 3" TO WIDTH AND 2" TO
HEIGHT

AND LIVING SPACES AND AS DIRECTED BY HOME
OWNER

4. CONC. SLAB IN CLASS (20 MPa)
OVER IS MEL POLY VINYL BLENDED OVER

EXTERIOR PORCH SLAB
4" V-3 CLASS CONCRETE

SP-400 AT 25 E/S (ROOM 04) MAX

Project No.	21-001
	A-1

DATE	10/10/2021
DRAWN BY	10/10/2021
CHECKED BY	10/10/2021
DESIGNED BY	10/10/2021
CHECKED BY	10/10/2021
DATE	10/10/2021


Drawing Title

MARK ACTON
CONSTRUCTION
2 COMPLE CBT

Email: Dave@engagedesign.ca
Web Site: www.engagedesign.ca

22 Walpole Drive Jarvis Ontario NOA 1J0

David B. Bennett
Licensed Technologist OAA
O.B.C. Qualified Design : Small Buildings



Engaged Custom Home Design

2019

DEC 21 '20
1988
LICENSED TECHNOLOGIST

STAMP

APPLICANT

FOR BUILDING

[illegible]

to the building department and owner for approval. Only after the contractor has received approval from the building department regarding said change may construction of the affected

Any deviations, alterations or changes from the design intent shall be reported by the contractor to the designer prior to implementation of the

IMMEDIATELY FOR FURTHER INSTRUCTION.

THESE DRAWINGS MUST NEVER BE
SCALED.

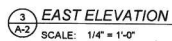
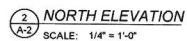
THESE DRAWINGS MUST BE CHECKED BY THE CONTRACTOR.

THIS DRAWING IS THE PROPERTY OF
ENGAGED CUSTOM HOME DESIGN
/RECORD AND AS SUCH IS NOT TO BE

ISSUED FOR FINAL
CUMENT AND
CONTRACTOR
REVIEW

2	ISSUED FOR	DEC 21 20
---	------------	-----------

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----



Drawn By: nmw	Date: JUNE 2021
Designed By: D.B.	Drawing No. A-2
Checked By: D.B.	
Project No. 21-001	



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: 2 Coville Court, Port Ryerse

Legal Description:

Roll Number: 33706017400

Application #:

Information Origins: updated grading plan/survey and complete building plans

RESIDENTIAL HAMLET ZONE (RH)

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	6.00	4.10	N/A	m
	b) <i>minimum front yard</i>	6.00	16.00	N/A	m
	c) <i>minimum exterior side yard</i>	6.00	5.75	0.25	m
	d) <i>minimum interior side yard</i>	1.20	1.25	N/A	m
	e) <i>minimum rear yard</i>	1.20	1.25	N/A	m
	f) <i>through lot distance to street line</i>	6.00		N/A	m
	g) <i>Lot coverage (Note:Proposed Area)</i>				m.sq
	i) <i>lot coverage</i>	10.00	8.70	N/A	%
	ii) <i>usable floor area</i>	46.00	40.35	N/A	m.sq

Comments

existing lot size is 462.0sqm, so with a max of 10% lot coverage up to 100sqm, they are permitted 46sqm in useable floor space in accessory buildings.



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: 2 Coville Court, Port Ryerse

Legal Description:

Roll Number: 33706017400

Application #:

Information Origins: updated grading plan/survey and complete building plans

Parking	REQUIRED	PROPOSED	DEFICIENCY	UNITS
4.1 number of parking spaces	2	2.00	N/A	
Comments	<div>existing</div>			

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

Roxanne Lambrecht

date

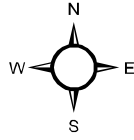
Tuesday, January 26, 2021

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

MAP 1

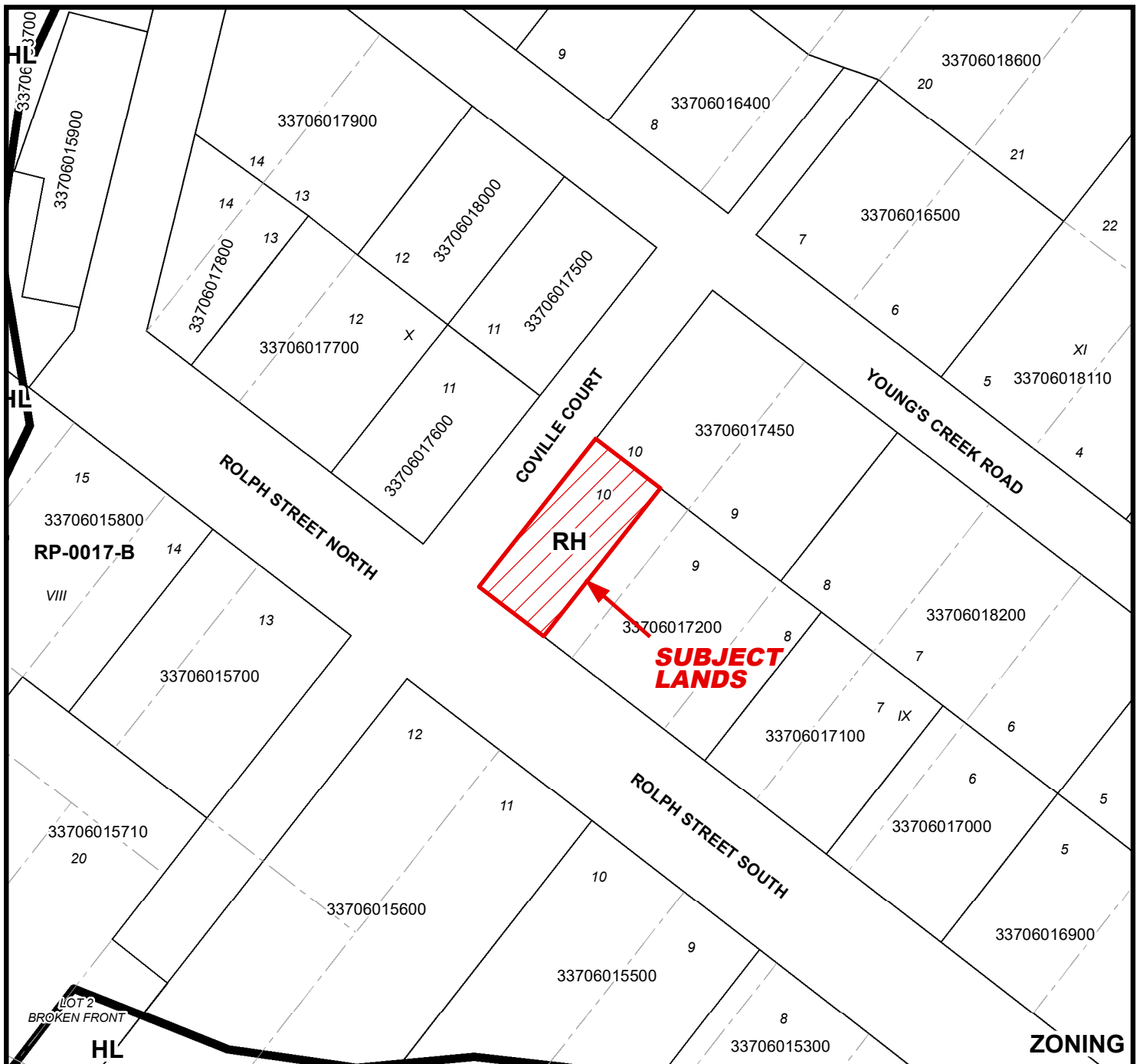
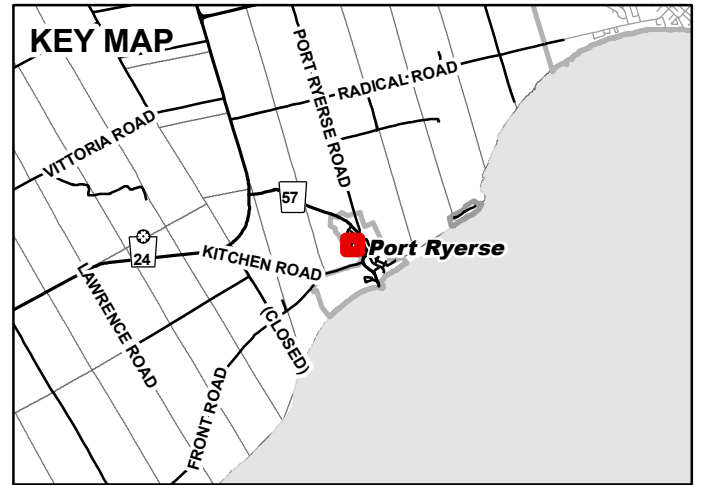
File Number: ANPL2021037

Geographic Township of
WOODHOUSE



1:1,000

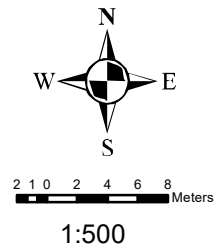
8 4 0 8 16 24 32 Meters



MAP 2

File Number: ANPL2021037

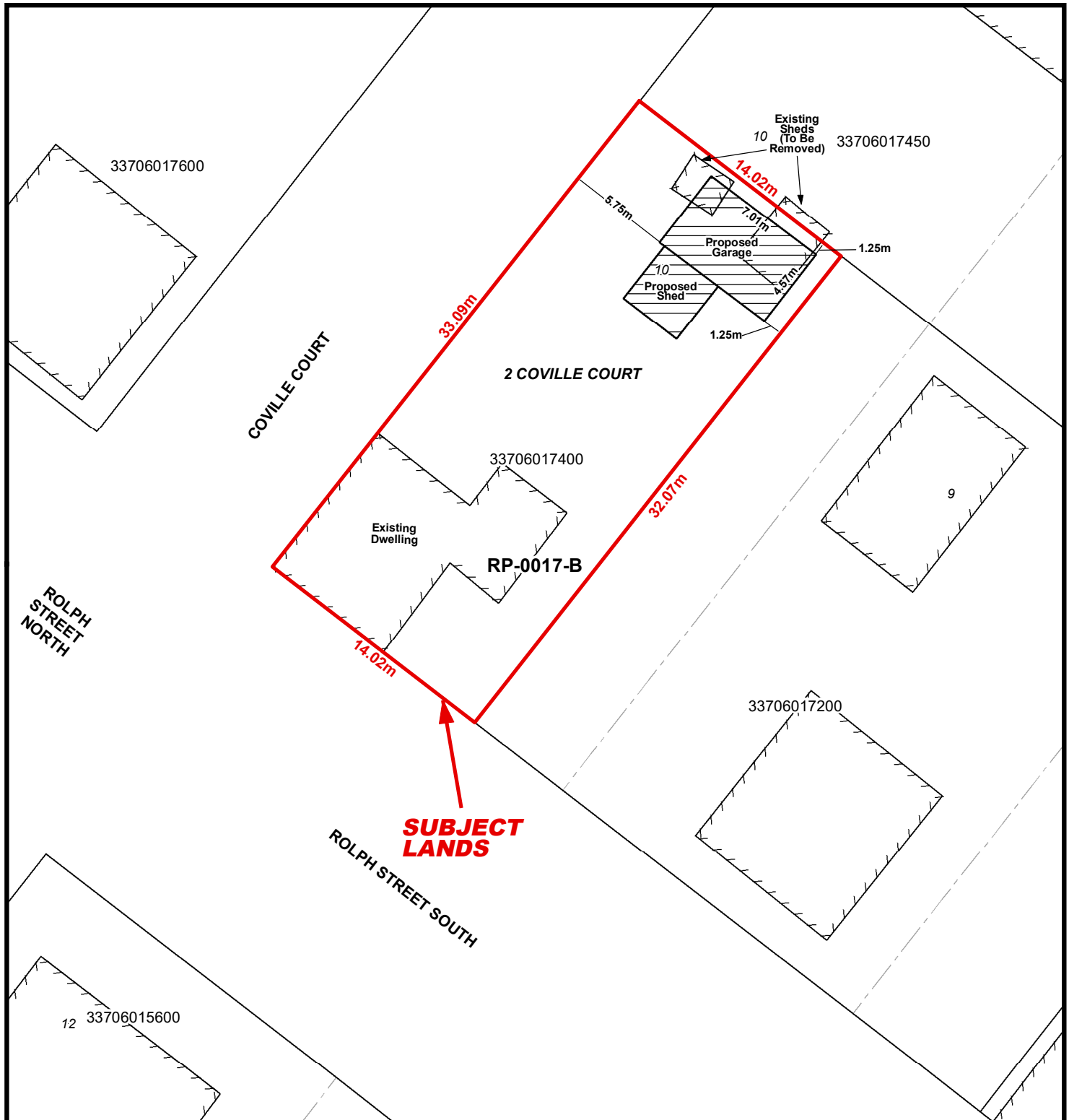
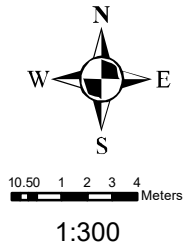
Geographic Township of WOODHOUSE



MAP 3

File Number: ANPL2021037

Geographic Township of WOODHOUSE



Geographic Township of WOODHOUSE

