

For Office Use Only:

File Number

ANPL2021336

Related File Number

SPPL 2021192~~Pre-consultation Meeting~~SPPL2018179

Application Submitted

July 7/2021

Complete Application

yes

Application Fee

yes

Conservation Authority Fee

N/A

Well & Septic Info Provided

N/A

Planner

Hanne Yager

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: 3310-402010039790000**A. Applicant Information**

Name of Owner

Ezekiel and Barbara Gulabsingh

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

44 Serviceberry Lane

Town and Postal Code

Simcoe, N3Y 0E5

Phone Number

519-426-1905

Cell Number

Email

egulabsingh@eastlink.ca

Name of Applicant

Ezekial and Barbara Gulabsingh

Address

44 Serviceberry Lane

Town and Postal Code

Simcoe, N3Y 0E5

Phone Number

519-426-1905

Cell Number

Email

egulabsingh@eastlink.ca

Name of Agent Mark Klyn
Address 2 Palmer Street East
Town and Postal Code Norwich, N0J 1P0
Phone Number 519-424-2816
Cell Number 519-532-4494
Email mark@bkllcarpentry.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:

* *Loan and Mortgage free*

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 NVLCP40 Level 1 Unit 27

Municipal Civic Address: 44 Serviceberry Lane

Present Official Plan Designation(s): _____

Present Zoning: R4

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 Condo Townhouses

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 attached site plan

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:

See attached sunroom drawings

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:

Since 2019

9. Existing use of abutting properties:

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 ² or %		
Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	391.5 sq m	391.5 sq m
Lot coverage	155.6 sq m	172.32 sq m
Front yard	_____	_____
Rear yard	5.71	2.35
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

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

Relief from the rear yard setback.

Proposed rear yard setback of 2.35m (same as the existing deck)

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

By-law:

The existing deck is set approx 2.35m from the rear property line so in order to build a sunroom on it the rear setback cannot be met without a variance

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:
Former natural forested area before condo development

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:

Condo development area with no habitats available

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 a source water protection area

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)

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:

Private Road - Serviceberry Lane

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.

Mark Klyn
Owner/Applicant/Agent Signature

July 7, 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 Ezekiel Gulebsky, and Barbara Gulebsky ☒ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Bill Klyn (Carpentry) (Mark Klyn) 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.

Ezekiel Gulebsky
Owner

2021 07 07
Date

Barbara Gulebsky
Owner

2021 07 07
Date

K. Declaration

I, Mark Klyn of Tillsonburg
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

[Signature]

Owner/Applicant/Agent Signature

In Simcoe, Ont

This 21st day of October 2021

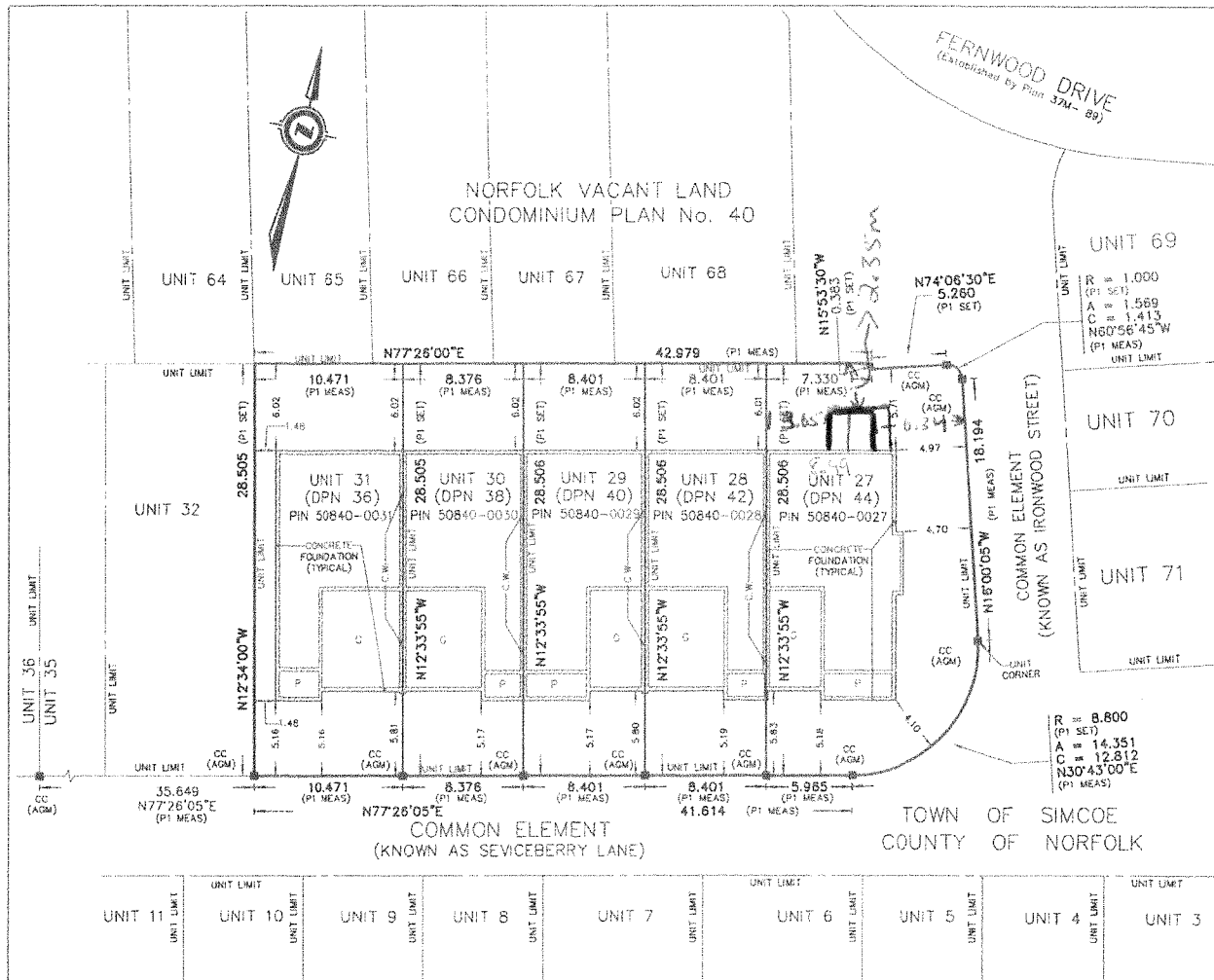
A.D. 2021

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

[Signature]

A Commissioner, etc.

Black - Existing deck - 12' x 12'
 Red - summer addition - 15' x 12'
 Deck - 7.5' wider than existing deck



SURVEYOR'S REAL PROPERTY REPORT

PART A

PLAN
 OF ALL OF
 UNITS 27, 28, 29, 30 AND 31,
 LEVEL 1, NORFOLK VACANT LAND
 CONDOMINIUM PLAN No. 40

IN THE
 TOWN OF SIMCOE
 COUNTY OF NORFOLK

SCALE 1:300

5 4 3 2 1 0 5 10 20
 SCALE IN METRES

2019
 ARCHIBALD, GRAY & MCKAY LTD.
 ONTARIO LAND SURVEYORS

NOTES & LEGEND

BEARINGS ARE UTM GRID BEARINGS, REFERRED TO CONTROL POINTS
 ORP 1, ORP 2 AND ORP 3 AS SHOWN ON NORFOLK VACANT LAND
 CONDOMINIUM PLAN No. 40.
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- AGM DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'s
- 700 DENOTES JEWITT & DIXON LTD., O.L.S.'s
- NVLCP DENOTES NORFOLK VACANT LAND CONDOMINIUM PLAN
- G DENOTES GARAGE
- P DENOTES PORCH
- DPN DENOTES DOOR POINT NUMBER
- C.W. DENOTES CENTRELINE OF WALL
- P1 DENOTES NVLCP 40

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN
 ACCORDANCE WITH THE SURVEYS ACT AND THE
 SURVEYORS ACT AND THE REGULATIONS MADE
 UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE
 1st DAY OF NOVEMBER, 2019.

NOV 01/2019
 ROBERT WOOD
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM

2109398



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 IN ACCORDANCE WITH
 Regulation 869 Section 20(5)

PART B

SURVEY REPORT

1. THIS REPORT DOES NOT CERTIFY ZONING COMPLIANCE.
2. SITUATE ON THE PARCEL IS A CONCRETE FOUNDATION.

METRIC:

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

THIS REPORT WAS PREPARED FOR
 WARREN D. SINCLAIR CONSTRUCTION LTD.

AGM
 PLAN • SURVEY • ENGINEER

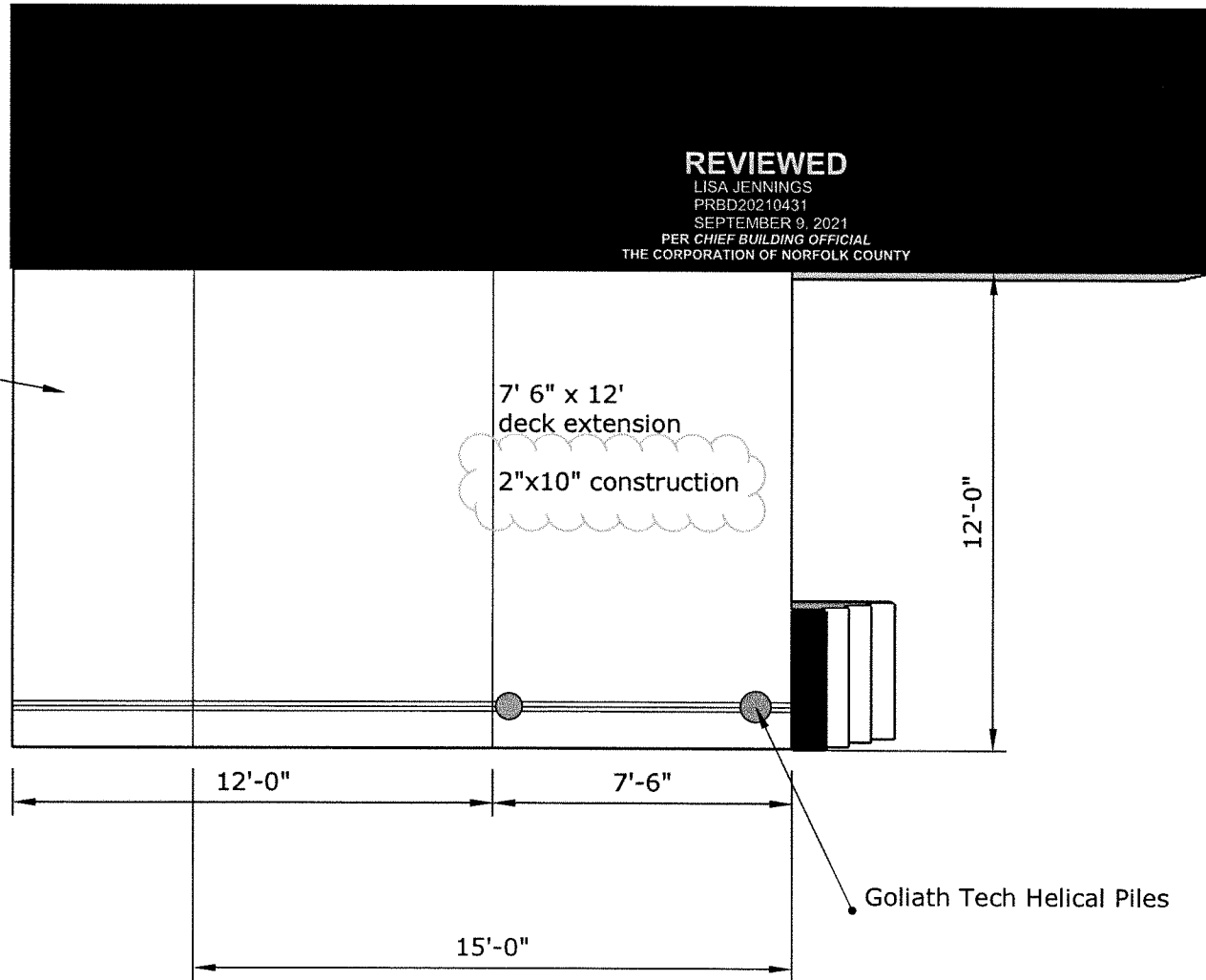
ARCHIBALD, GRAY & MCKAY LTD.
 3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
 PHONE 519-665-6300 FAX 519-665-5303
 EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: CRC DIGITAL FILE: CON040BLT3SR1.dwg
 CHECKED BY: DDC COGO FILE: CON894CN.COG
 Plot date: Nov 05, 2019 FILE No. SMT-CON040-01-13

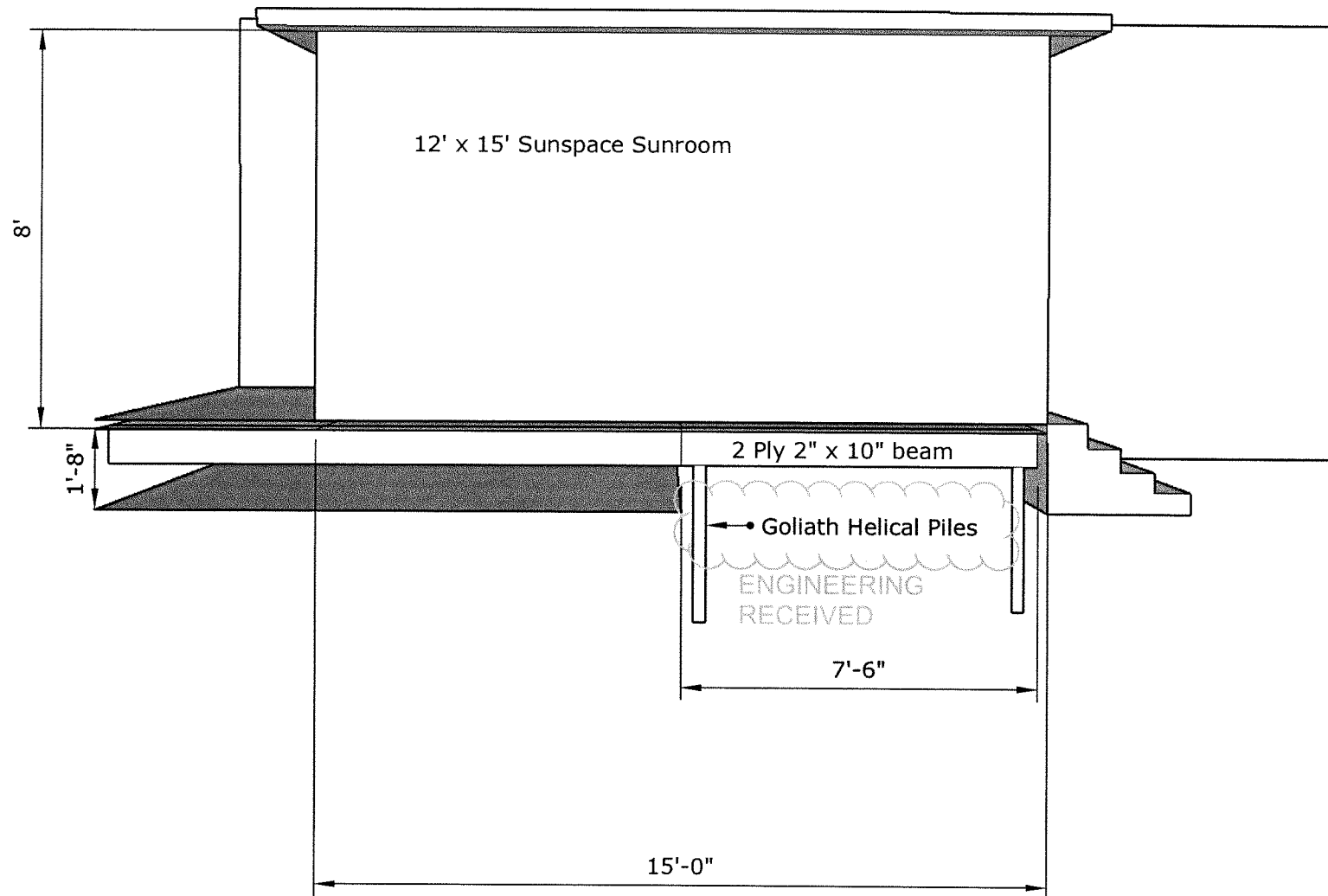
PLAN No.
 W-17287

F:\Projects\BLD45\CON040\Condo 40 Simcoe\Black 13\CON040BLT3SR1.dwg

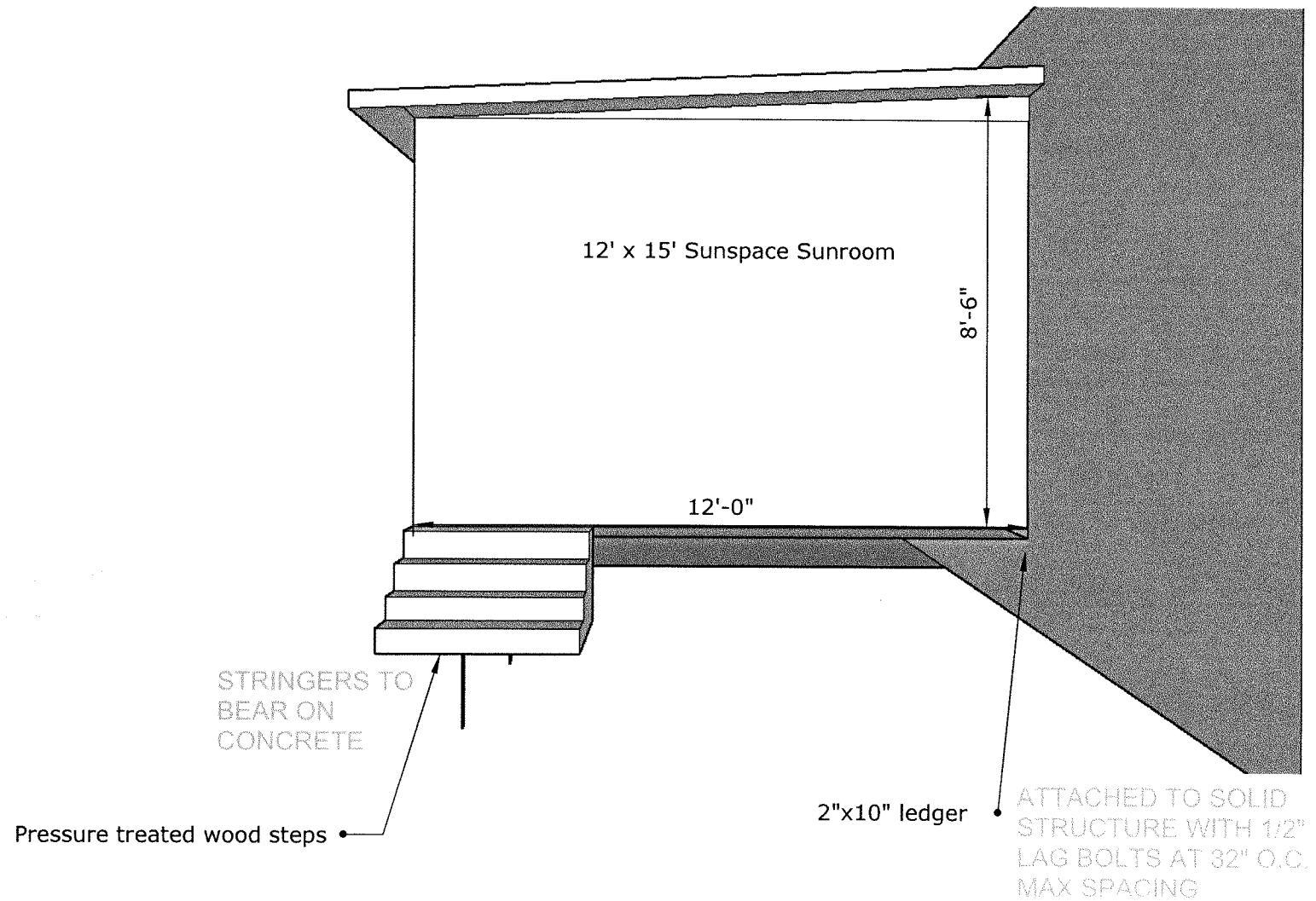
Barbara and Ezekial Gulabsingh
44 Serviceberry Lane
Simcoe, ON



Barbara and Ezekial Gulabsingh
44 Serviceberry Lane
Simcoe, ON



Barbara and Ezekial Gulabsingh
44 Serviceberry Lane
Simcoe, ON

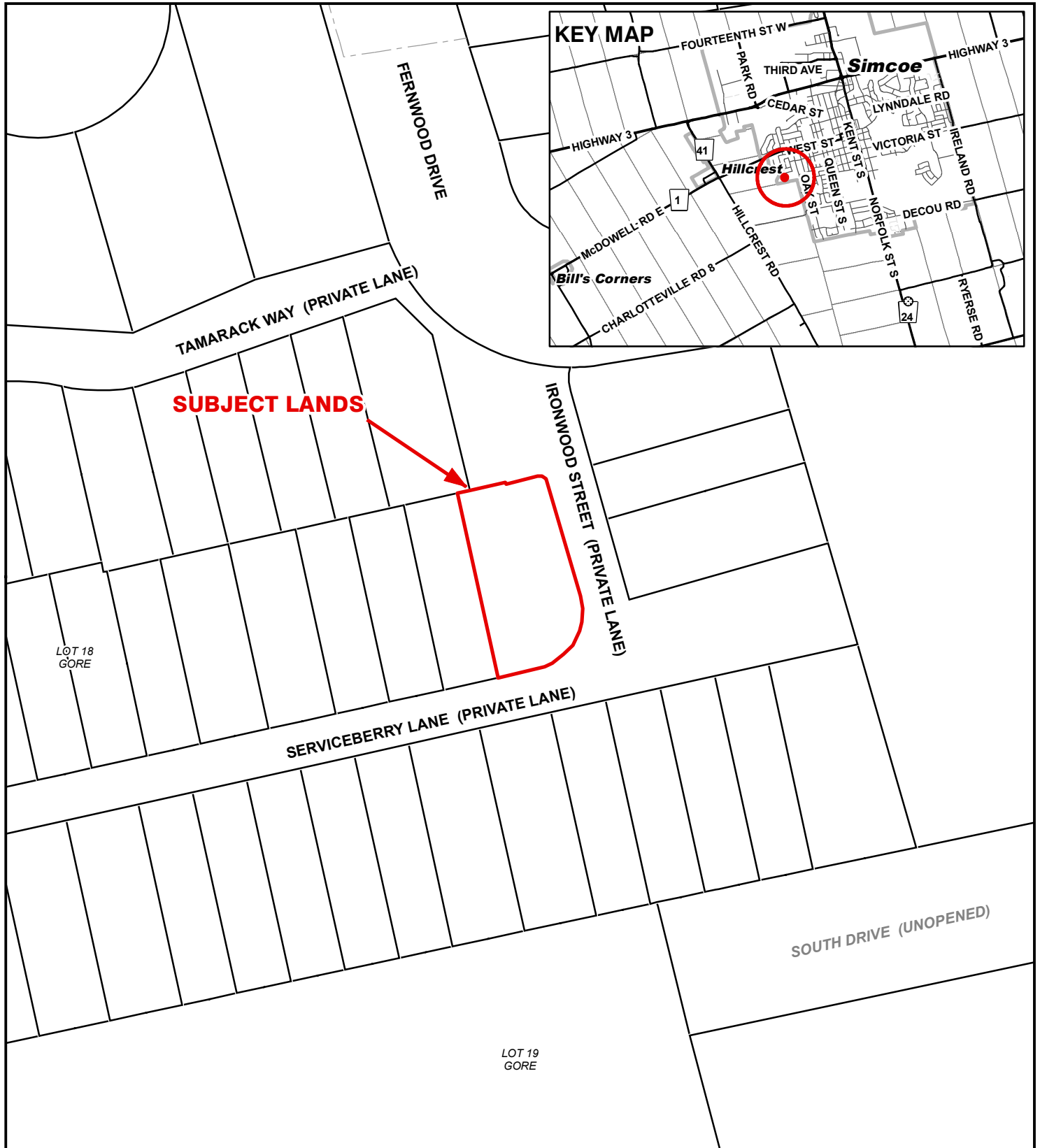


MAP A


ANPL2021336

CONTEXT MAP

Geographic Township of WOODHOUSE

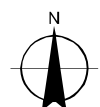


Legend

 Subject Lands

2020 Air Photo

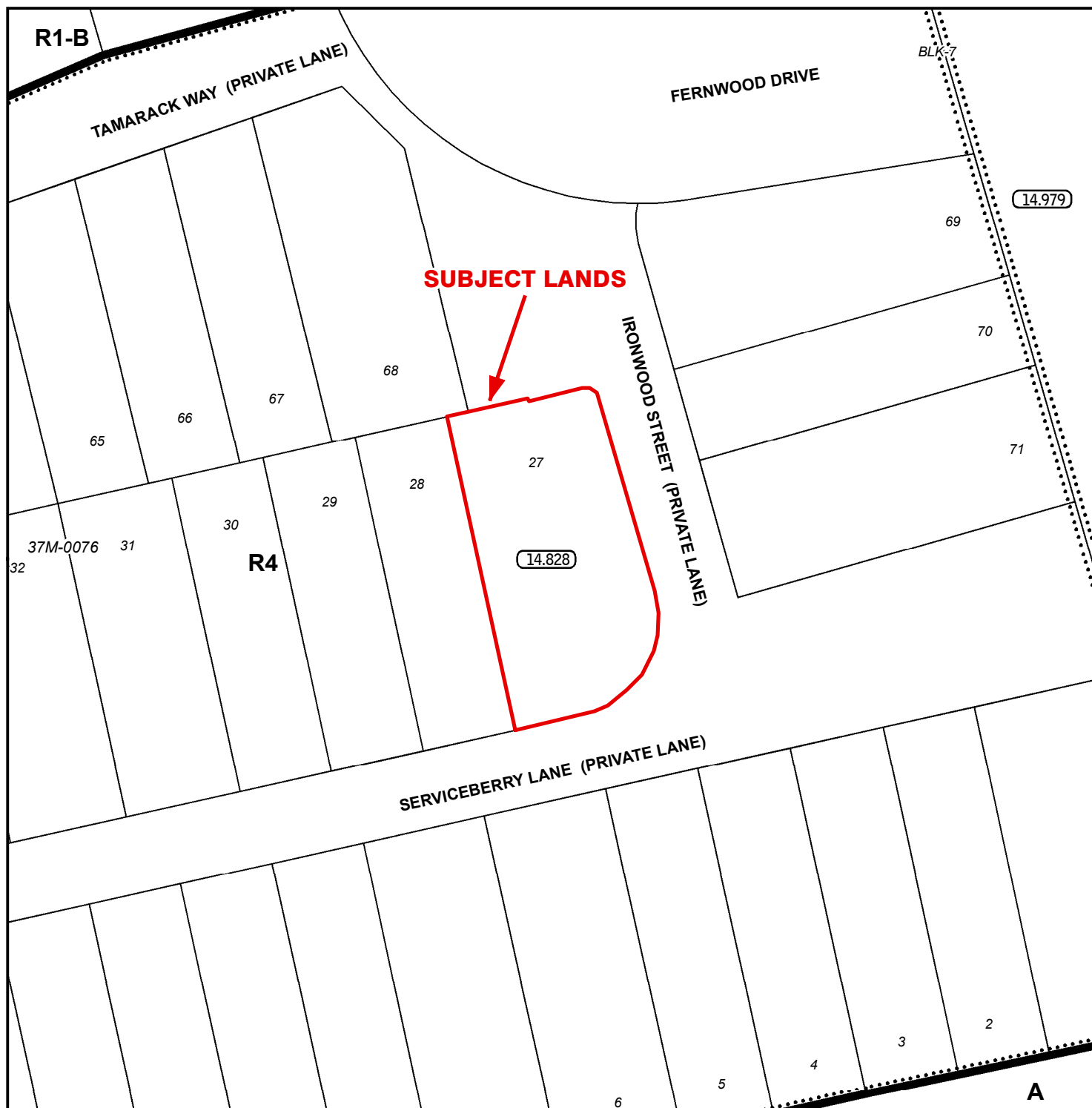
2021-10-27



8 4 0 8 16 24 32 Meters

MAP B
ZONING BY-LAW MAP
 Geographic Township of WOODHOUSE

ANPL2021336



2021-10-27

LEGEND

Subject Lands

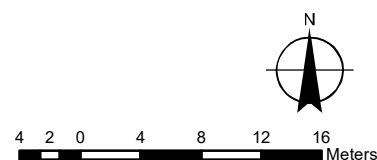
ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

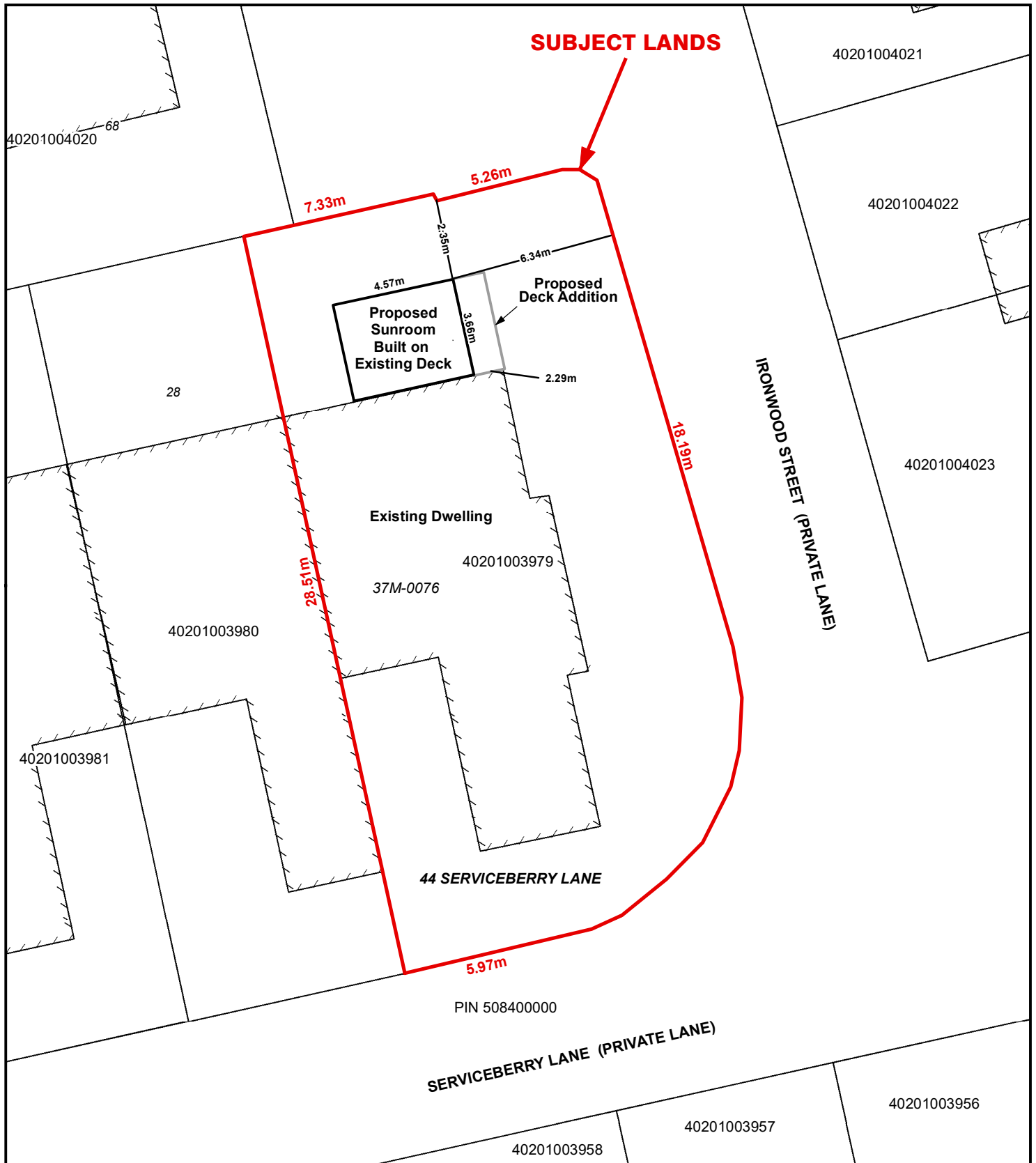
R1-B - Residential R1-B Zone

R4 - Residential R4 Zone



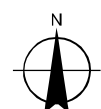
CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

Subject Lands

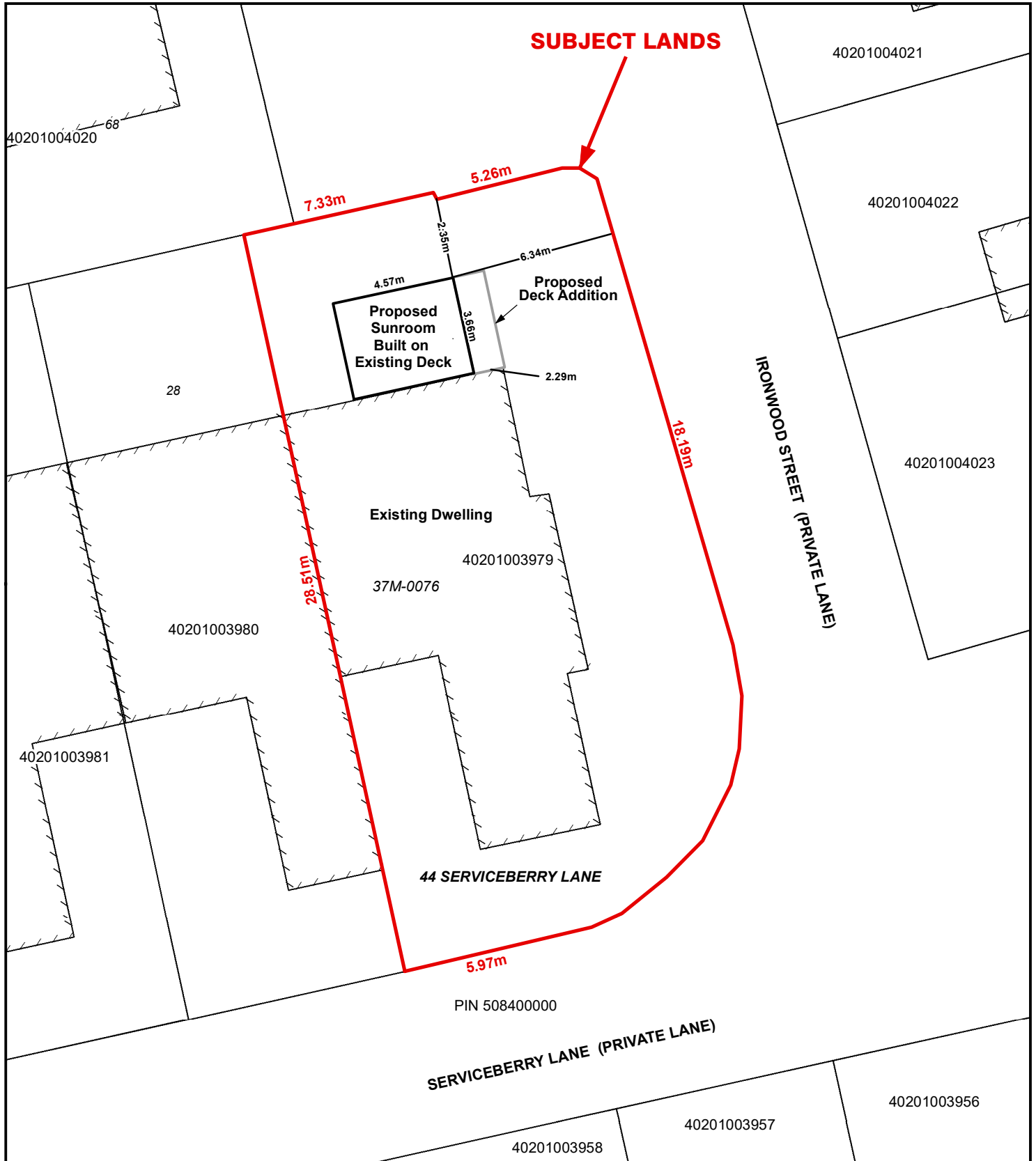


2021-10-27

1.5 0.75 0 1.5 3 4.5 6 Meters

CONCEPTUAL PLAN

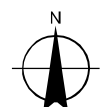
Geographic Township of WOODHOUSE



Legend

Subject Lands

2021-10-27



1.5 0.75 0 1.5 3 4.5 6 Meters