

For Office Use Only:

File Number	<u>ANPL2021355</u>	Application Fee	<u>1560⁰⁰ / pd.</u>
Related File Number	<u>BNPL2021277</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>N/A</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>CEFP 9, Nov, 21.</u>	Planner	<u>Hanne Yago</u>
Complete Application	<u>YES.</u>	Public Notice Sign	<u>-</u>

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: 3310-335-030-00200

A. Applicant Information

Name of Owner Deborah Vandalen

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 43 Washington Street

Town and Postal Code Waterford, Ontario N0E 1Y0

Phone Number _____

Cell Number 519-718-8307

Email debbiedalen@hotmail.com

Name of Applicant Deborah Vandalen

Address 43 Washington Street

Town and Postal Code Waterford, Ontario N0E 1Y0

Phone Number _____

Cell Number 519-718-8307

Email debbiedalen@hotmail.com



Name of Agent	Peter Karsten
Address	39 Colborne Street North
Town and Postal Code	Simcoe, Ontario N3Y 3T8
Phone Number	519-426-6763
Cell Number	
Email	karsten@mhnlawyers.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:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
 LT 23 BLK C Plan 19B; Norfolk County

Municipal Civic Address: 43 Washington Street, Waterford, Ontario N0E 1Y0
 Present Official Plan Designation(s): Urban Residential
 Present Zoning: R1-1

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:

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:

None

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.

None

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:

None

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:
Not applicable

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 ² or %		
Lot frontage	9.692 metres	
Lot depth	16.852 - 17.834 metres	
Lot width	9.438 - 9.692 metres	
Lot area	approx. 177.662 square metres	
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):
- This minor variance is being requested due to a filed boundary adjustment application.
- See attached
3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:
- As per Official Plan policies on consent to sever applications, and zoning by-law policies regarding non-complying uses a minor variance is require to be granted relief from these new zoning deficiencieis in the retained lands.

4. Description of land intended to be severed in metric units:
- | | |
|---------------|--|
| Frontage: | 2.181 metres |
| Depth: | 17.834 - 18.057 metres |
| Width: | 2.181 - 2.431 metres |
| Lot Area: | approx. 43.897 square metres |
| Present Use: | grass and concrete sidewalk |
| Proposed Use: | will not change; grass and concrete sidewalk |
- Proposed final lot size (if boundary adjustment): approx. 272.583 square metres



C. 2

The subject lands are in the R1-A zone.

Section 5.1.2. of Norfolk County's zoning by-law requires a minimum lot size of 560 square metres for corner lots and a minimum rear yard setback is 7.5 m in the R1-A zone. Therefore, it is my understanding that the subject lands are a legal non-complying use as defined in Norfolk County's Zoning By-Law.

The proposed boundary adjustment will also create for the retained lands an area of approximately 163.27 m² and a rear yard setback of 0.5 m.

Based upon the foregoing, it is my further understanding that a minor variance is required.

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:

There is no development or site alteration.

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:

There is no development or site alteration.

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 120 metres

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:

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

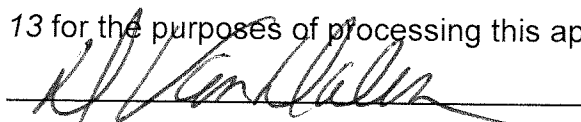
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

November 9, 2021

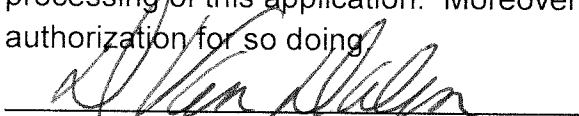
Date

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

I/We authorize Peter Karsten, MHN Lawyers LLP 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

November 9, 2021

Date

Owner

Date

K. Declaration

I, Deborah Vandalen of Norfolk County

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]

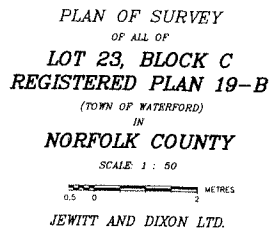
Owner/Applicant/Agent Signature

In the Province of Ontario

This 9 day of November

A.D., 20 21

A Commissioner, etc. PETER KANSTEN



NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK C, REGISTERED PLAN 19-B AS SHOWN ON PLAN 379-10571, HAVING A BEARING OF N68°52'50"E, AND CAN BE CONVERTED TO GRID BY APPLYING A ROTATION OF 0°28'45" COUNTER CLOCKWISE.

DISTANCES AND COORDINATES ARE METRIC GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999758708 THEN DIVIDING BY 0.3048 TO CONVERT TO IMPERIAL.


RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, HAVING A BEARING OF N17°14'40"W, UTM ZONE 17, (81° WEST LONGITUDE), NAD83 (CSRS) (2010).

POINT ID	NORTHING	EASTING
GRP A	4753603.849	557429.611
GRP B	4753666.727	557500.082

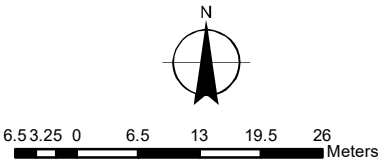
F.W. - J.P.H.
BOOK - U2-FILE
CALC. - J.L.M.
PLAN - J.L.M.
CHECK - K.H.
CLIENT - KARSTEN
JOB No. - 21-2837
21-2837-RP2

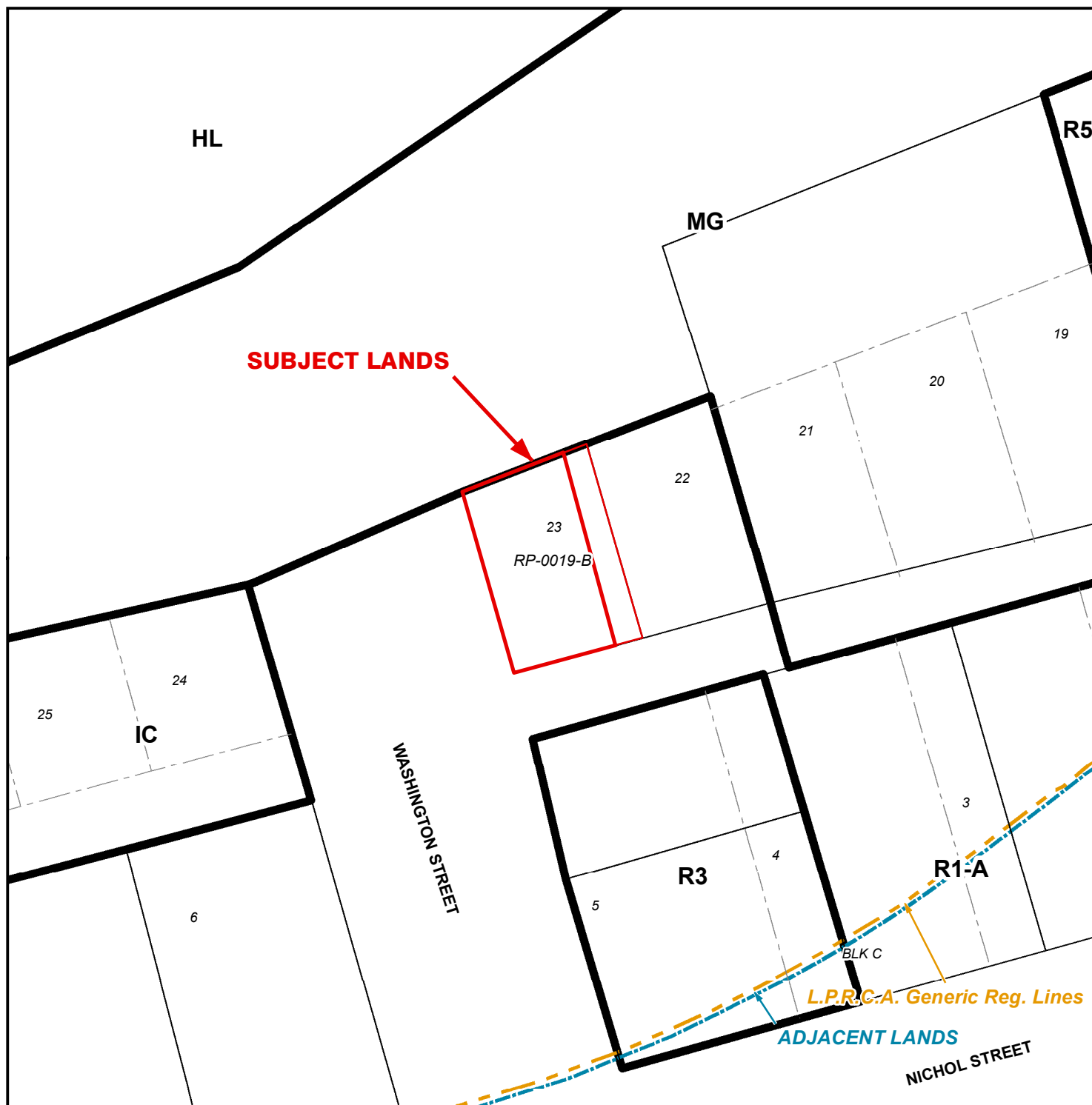


Legend

 Subject Lands

2020 Air Photo





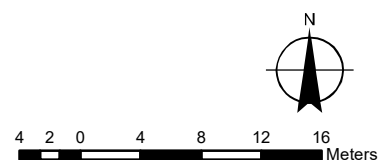
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

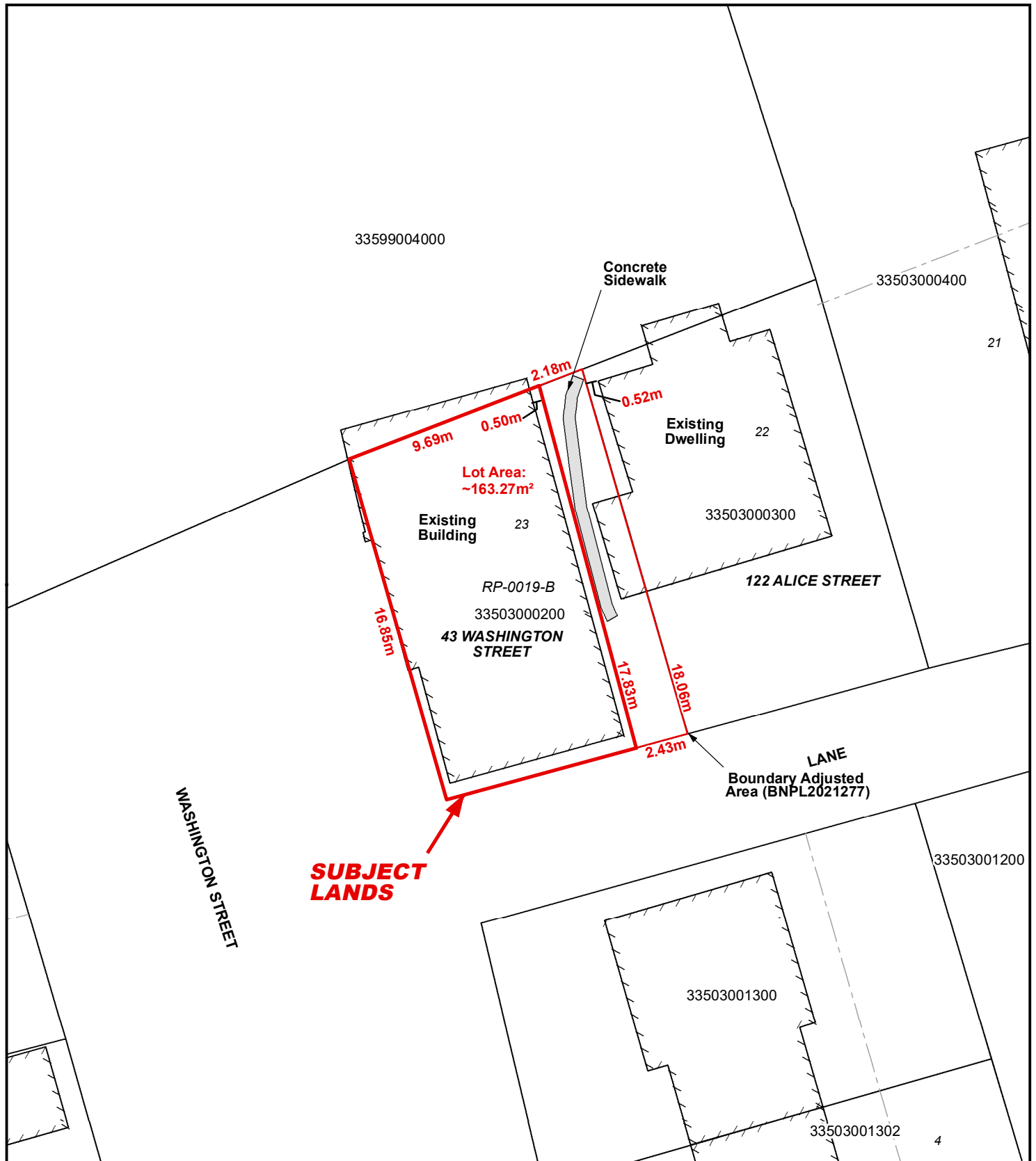
2021-12-01

- (H) - Holding
- IC - Community Institutional Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- R1-A - Residential R1-A Zone
- R3 - Residential R3 Zone
- R5 - Residential R5 Zone



CONCEPTUAL PLAN

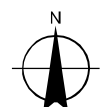
Urban Area of WATERFORD



Legend

Subject Lands

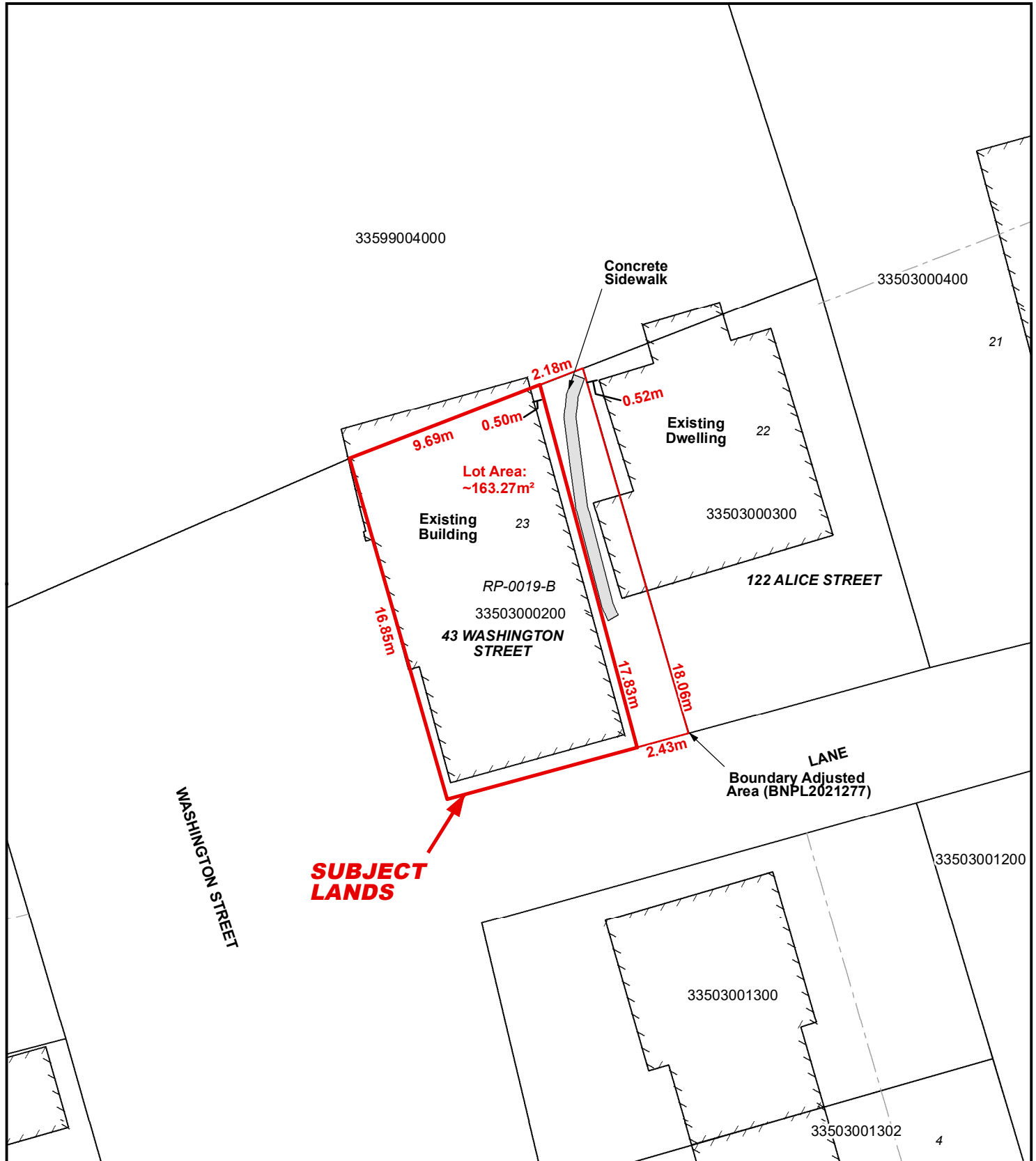
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2 1 0 2 4 6 8 Meters

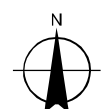
CONCEPTUAL PLAN

Urban Area of WATERFORD



Legend

Subject Lands



2021-12-01

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