



Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.



Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



For Office Use Only:

File Number

BNPL2022189

Related File Number

ANPL2022092, 93

Pre-consultation Meeting

-

Application Submitted

June 3, 2022

Complete Application

July 4, 2022

Application Fee

(\$1599 x 2 = 3,198) + \$2886

= \$6,084

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: _____**A. Applicant Information****Name of Owner**

Mayberry Homes

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

32 Dunsdon Street

Town and Postal Code

Brantford, ON N3R 3J3

Phone Number

519 755 0909

Cell Number

Email

Mike Quattrociocchi <mquattrociocchi@rogers.com>

Name of Applicant

Same as above

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent J H Cohoon Engineering Limited
Address 440 Hardy Road, Unit 1
Town and Postal Code Brantford, Ontario N3T 5L8
Phone Number 519 753 2656
Cell Number _____
Email rphillips@cohooneng.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 owner and agent noted above.

☒ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

N/A

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 of Lot 9, Registered Plan 358 Norfolk County - Part 2 of Plan 37R-11528 - MN 269 Owen Street

Municipal Civic Address: 269 Owen Street

Present Official Plan Designation(s): Residential

Present Zoning: Residential Type R2

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 (under construction) - A single family home is under construction with the proposal to convert it to a semi detached unit

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 plan - Single family homes are under construction - to be converted to semi-detached home

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.

N/A

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:

This application relates to the conversion of an existing under construction single family home into a semi-detached unit

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:

Currently under construction

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	15.02	17.0		7.51m/7.51m	X
Lot depth	41.73m			41.73m	
Lot width	15.02	17.0		7.51m/7.51m	X
Lot area	628.74	255sq.m.		313.4/ 312.7	
Lot coverage	29.1			29.1/29.2	
Front yard		6.0m		7/7	
Rear yard		7.5		19.4	
Height		11.0		<11.0	
Left Interior side yard	1.28	1.20		1.20m/1.20m	
Right Interior side yard	1.27	1.20		1.20m/1.20	
Exterior side yard (corner lot)					
Parking Spaces (number)	2	2		2 per unit	
Aisle width					
Stall size					
Loading Spaces					
Other					

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

The severance of the unit into two individual units results in a frontage of 7.5m+/- whereas the zoning bylaw requires 8.5m.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 7.51 - Part D

Depth: 41.73 (varies)

Width: 7.51

Lot Area: 312.7 sq.m. (+/-)

Present Use: Single Family House

Proposed Use: Semi-Detached (individual units)

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: 7.51 - Part C

Depth: 41.73 (varies)

Width: 7.51

Lot Area: 313.39 sq.m. (+/-)

Present Use: Single Family House

Proposed Use: Semi-detached (individual unit)

Buildings on retained land: Semi-detached (individual unit)

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage:

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: 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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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:

Personal Knowledge

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. All Applications: 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. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |

Sewage Treatment

- | | |
|---|---|
| <input checked="" type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |

Storm Drainage

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Owen Street

G. All Applications: 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:

- ☐ 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

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

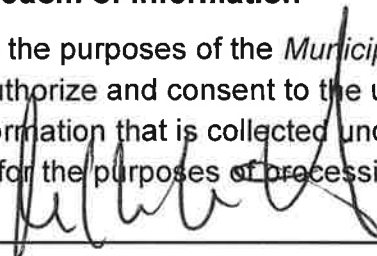
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

MAY 16/22

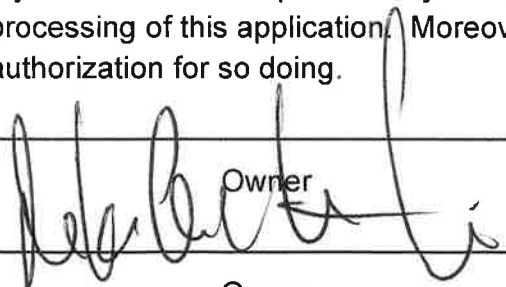
Date

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

I/We authorize J. J. COLLINS ESTATE SERVICES LTD 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

Owner

MAY 16/22

Date

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, R.W. Phillips of CITY OF BRADFORD

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:

CITY OF BRADFORD

In COUNTY OF BRANT

This 16th day of may

A.D., 20 22

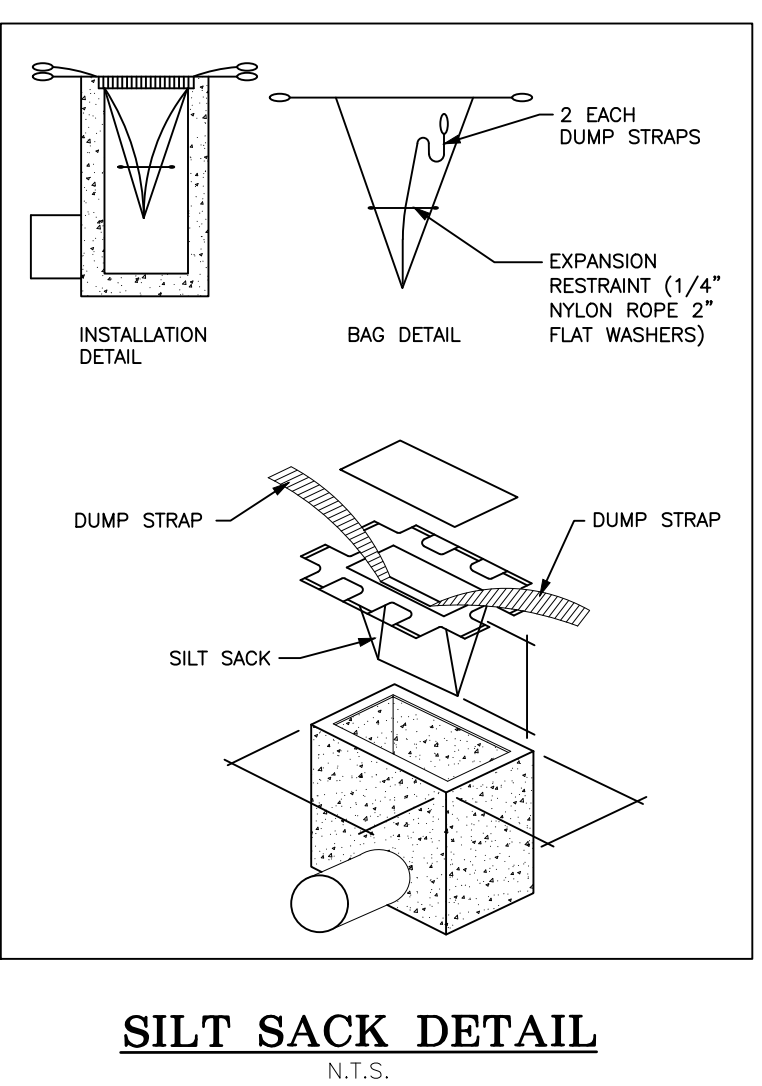
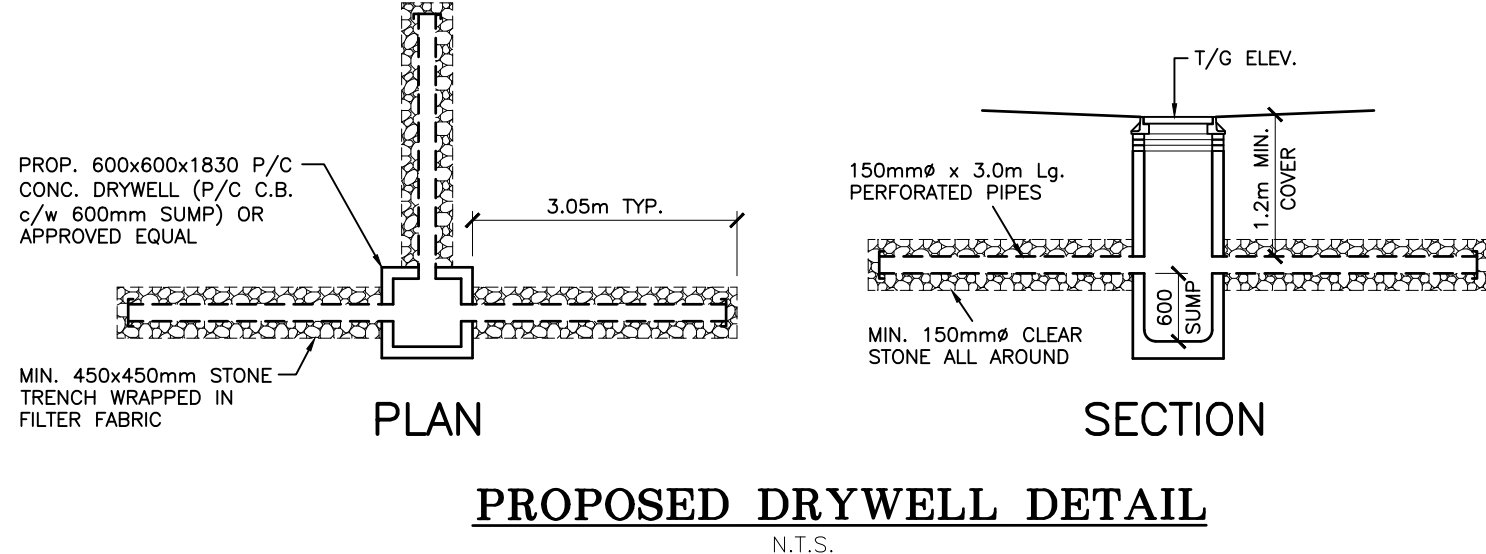
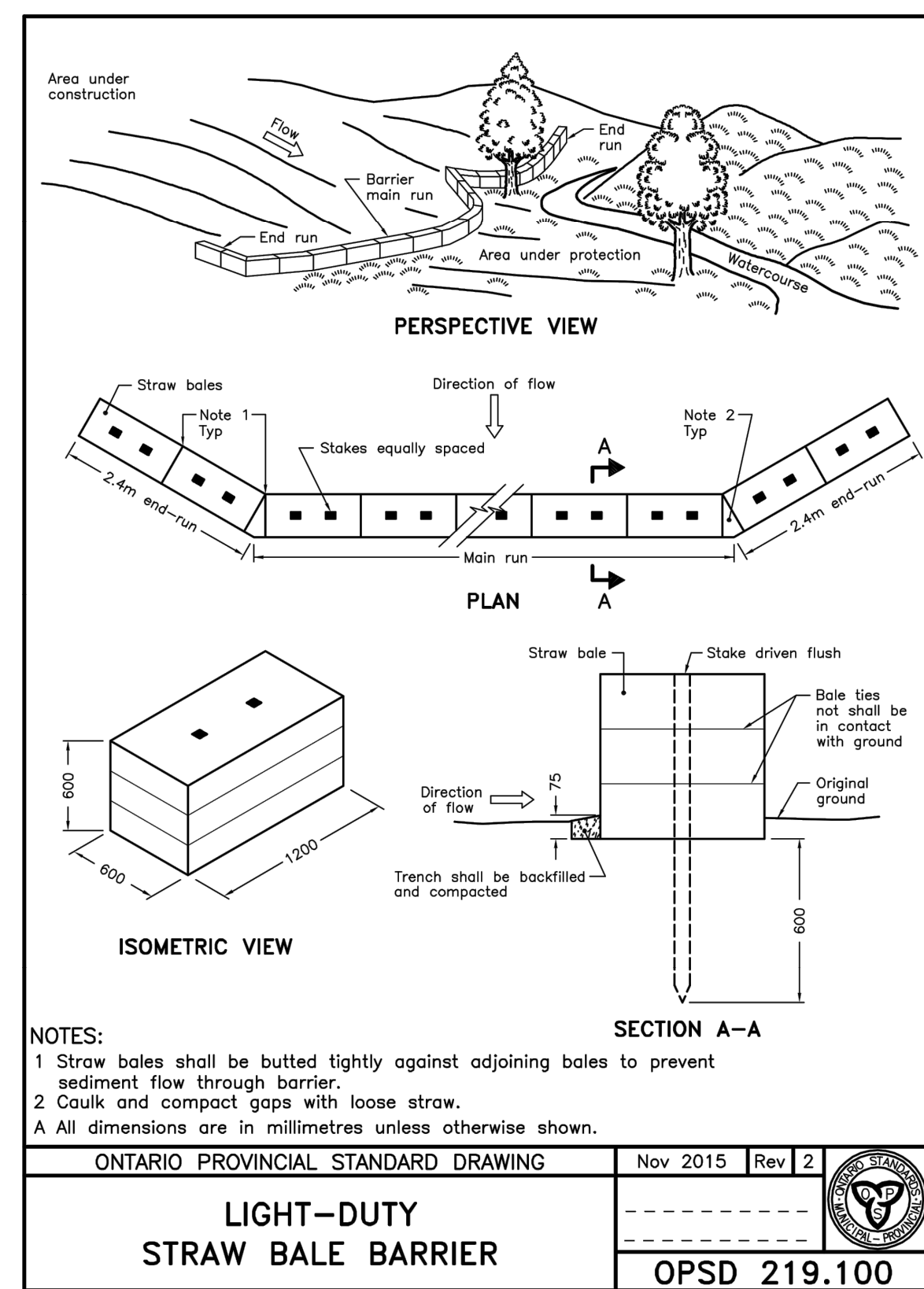
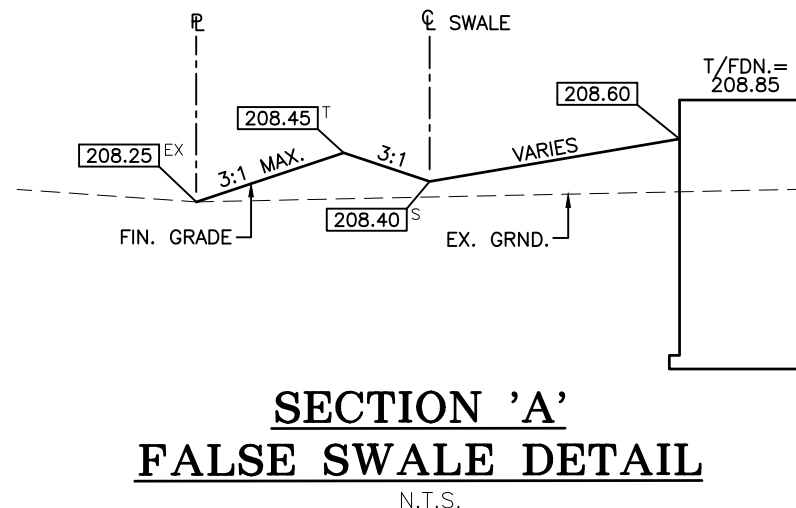
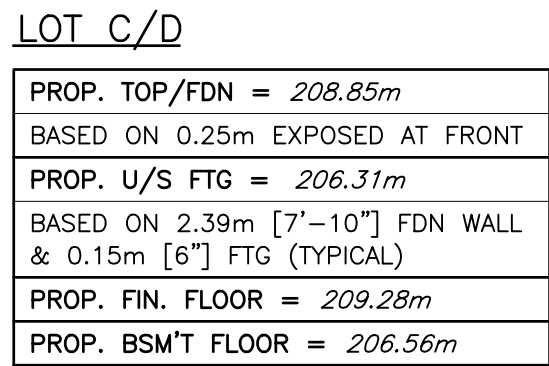
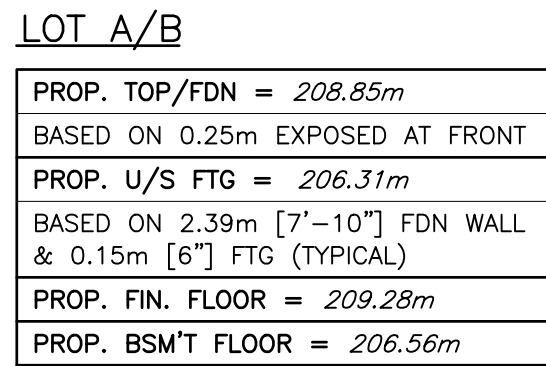
Linda Clarkson

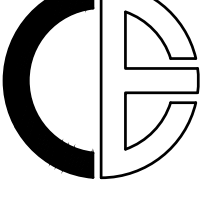
A Commissioner, etc.



Owner/Applicant/Agent Signature

LINDA ELAINE CLARKSON
a Commissioner, etc., Province of Ontario
for J.H. Cohoon Engineering Limited.
Expires June 17, 2024



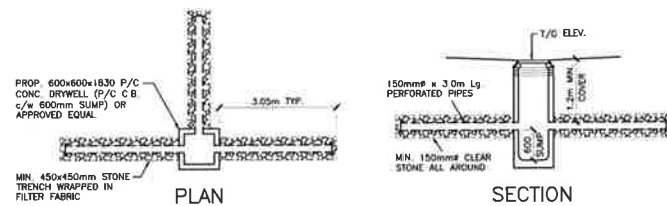
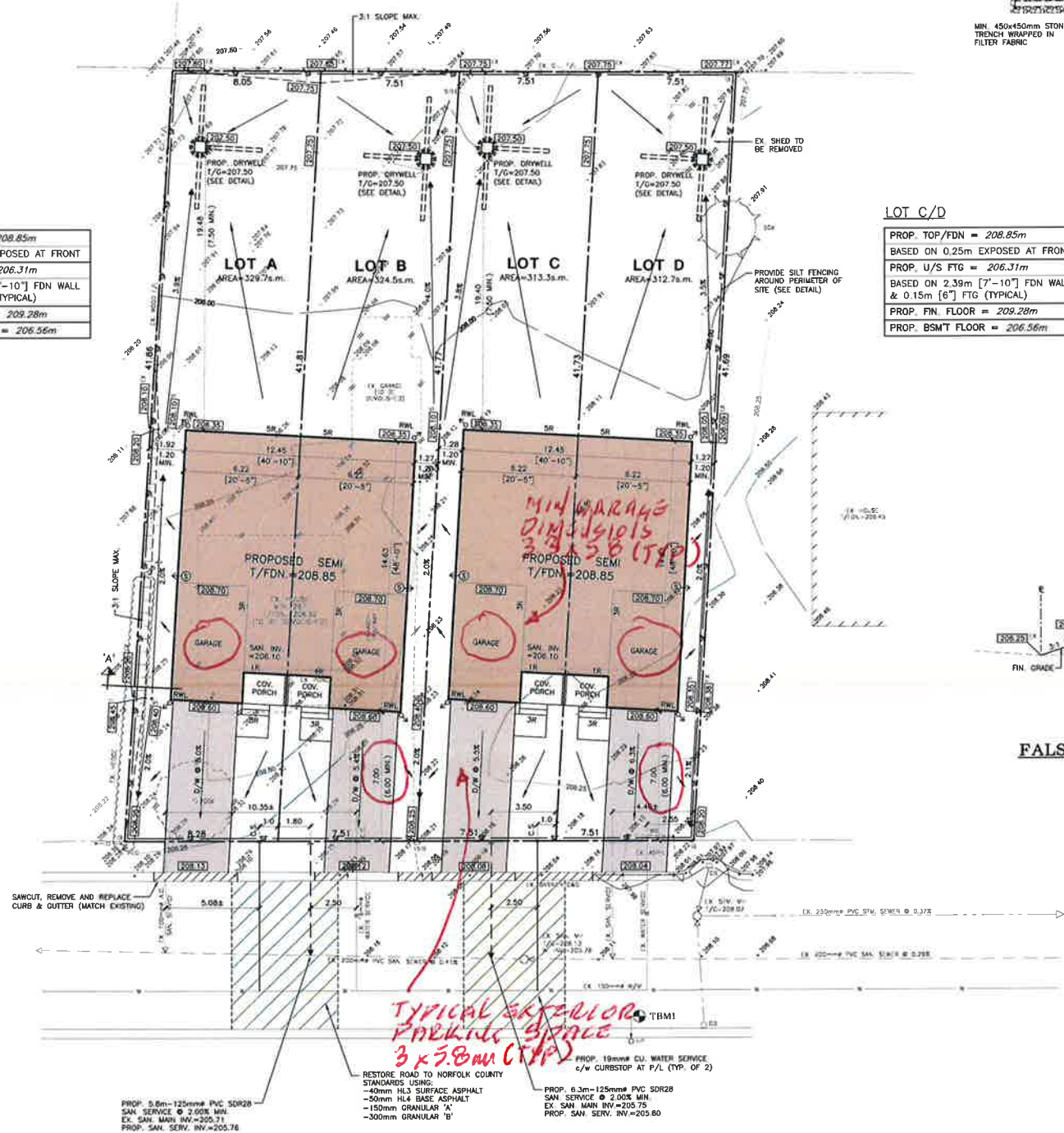
NOTES:			
1. ALL ELEVATIONS SHOWN ARE METRIC.			
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (ie. SIDEYARDS, SETBACKS, REARWARDS ETC.)			
3. LOTS ARE IN THE R2 ZONE.			
4. BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (I.e. TRANSFORMERS, STREET LIGHTS, HYDRANTS, PEDESTALS ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION. (1.5m MINIMUM CLEARANCE)			
5. WEEPING TILE DRAINAGE AROUND HOUSE FOOTING TO BE DISCHARGED TO GRADE VIA A SUMP PUMP c/w A "GOOSE-NECK" STYLE DRAIN.			
6. FINISHED GARAGE FLOOR TO BE 0.20m BELOW THE SET TOP OF FOUNDATION ELEVATION.			
7. THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.			
8. BUILDER TO VERIFY EXISTING SANITARY LATERAL WILL ACCOMMODATE PROPOSED UNDERSIDE OF FOOTING ELEVATION.			
9. DIRECT RAINWATER LEADERS TO OWEN STREET WHERE POSSIBLE.			
10. THE SILTATION & EROSION CONTROL (SEC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT . SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.			
11. ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.			
12. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.			
13. ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED.			
14. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSSION WILL BE MINIMIZED, AND THE CONSULTANT MUST PROVIDE CONFIRMATION THAT ALL APPROVED SILTATION AND EROSION CONTROL FACILITIES HAVE BEEN INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING, EXCAVATION OR DEMOLITION.			
15. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.			
16. STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.			
17. THE OWNER IS RESPONSIBLE TO ENSURE THE MUNICIPAL ROADWAYS ARE CLEARED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE, AT THE END OF EACH WORKDAY.			
18. ALL DISTURBED AREAS, NOT INCLUDED IN THE CONSTRUCTION ZONE, ARE TO BE TOPSOILED AND SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.			
19. ALL EXISTING AND PROPOSED CATCHBASINS ON THE SUBJECT PROPERTY, PLUS ANY CATCHBASINS WITHIN THE INFLUENCE OF RUNOFF FROM THE SITE, ARE TO BE PROTECTED WITH FILTER CLOTH OR APPROVED EQUIVALENT.			
20. REUSE EXISTING SANITARY AND WATER SERVICES TO M.N. 267 IF POSSIBLE. CONDITION OF BOTH TO BE VERIFIED BY NORFOLK COUNTY . CURRENT LOCATION OF SANITARY SERVICE IS UNKNOWN, DECOMMISSION ANY UNUSED SERVICES TO NORFOLK COUNTY SPECIFICATIONS.			
			T.B.M. No. 1 ELEV. = 208.73m (GEO)
NAIL IN HYDRO POLE ON THE WEST SIDE OF OWEN STREET AS SHOWN.			
NO.	REVISION	DATE (MM/DD/YY)	BY
 <div style="margin-left: 20px;"> <p>J.H. COHOON ENGINEERING LIMITED</p> <p>CONSULTING ENGINEERS</p> <hr/> <p>440 HARDY ROAD , UNIT #1 , BRANTFORD – ONTARIO , N3T 5L8 TEL: (519) 753–2656 FAX: (519) 753–4263 www.cohoeng.com</p> </div>			
PROJECT:			
<h1 style="margin: 0;">PROPOSED SEMI-DETACHED DWELLING</h1> <h2 style="margin: 0;">267 OWEN STREET (SIMCOE) NORFOLK COUNTY</h2>			
CLIENT:			
<h3>MAYBERRY HOMES</h3>			
<h1>SITE DEVELOPMENT PLAN</h1>			
DESIGN:	R.W.P.	SCALE:	1:150
DRAWN:	K.P.B.	JOB NO:	
CHECKED:	R.W.P.	14980	
SHEET:	1 of 1	DWG. No:	
DATE:	JAN. 28/22	14980-1	

LOT A/B

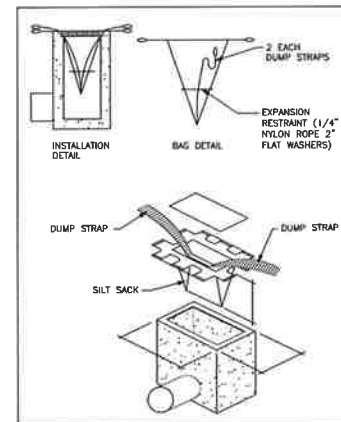
PROP. TOP/FDN = 208.85m
BASED ON 0.25m EXPOSED AT FRONT
PROP. U/S FTG = 208.31m
BASED ON 2.39m [7'-10"] FDN WALL & 0.15m [6"] FTG (TYPICAL)
PROP. FIN. FLOOR = 209.28m
PROP. BSM'T FLOOR = 206.56m

LOT C/D

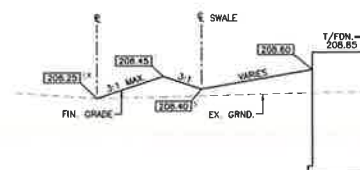
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BASED ON 2.39m [7'-10"] FDN WALL & 0.15m [6"] FTG (TYPICAL)
PROP. FIN. FLOOR = 209.28m
PROP. BSM'T FLOOR = 206.56m



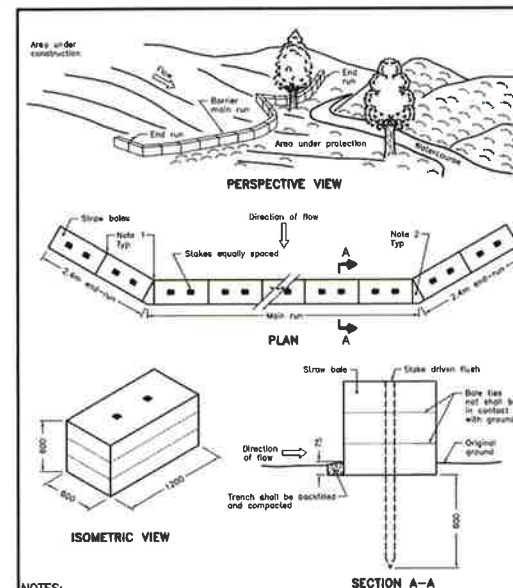
PROPOSED DRYWELL DETAIL
N.T.S.



SILT SACK DETAIL
N.T.S.



SECTION 'A' FALSE SWALE DETAIL
N.T.S.



NOTES:

- 1 Straw bales shall be balled tightly against adjoining bales to prevent sediment flow through barrier.
- 2 Caulk and compact gaps with loose straw.
- A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT-DUTY STRAW BALE BARRIER		
		OPSD 219.100

- NOTES:**
1. ALL ELEVATIONS SHOWN ARE METRIC.
 2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (A. SUBSIDIARY, SETBACKS, REARWARDS ETC.)
 3. LOTS ARE IN THE R2 ZONE.
 4. BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (E.G. TRANSFORMERS, STREET LIGHTS, HYDRANTS, FEEDSTOCKS, ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION (1.5m MINIMUM CLEARANCE).
 5. WEEPING TILE DRAINAGE AROUND HOUSE FOOTING TO BE DISCHARGED TO GRADE VIA A SUMP PUMP c/w A 'GOOSE-NECK' STYLE DRAIN.
 6. FINISHED GARAGE FLOOR TO BE 0.20m BELOW THE SET TOP OF FOUNDATION ELEVATION.
 7. THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
 8. BUILDER TO VERIFY EXISTING SANITARY LATERALS WILL ACCOMMODATE PROPOSED UNDERSIDE OF FOOTING ELEVATION.
 9. DIRECT RAINWATER LEADERS TO OWEN STREET WHERE POSSIBLE.
 10. THE SILTATION & EROSION CONTROL (SEC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
 11. ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 12. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
 13. ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED.
 14. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED, AND THE CONSULTANT MUST PROVIDE CONFIRMATION THAT ALL APPROVED SILTATION AND EROSION CONTROL FACILITIES HAVE BEEN INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING, EXCAVATION OR DEMOLITION.
 15. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.
 16. STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
 17. THE OWNER IS RESPONSIBLE TO ENSURE THE MUNICIPAL ROADS ARE CLEARED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE, AT THE END OF EACH WORKDAY.
 18. ALL DISTURBED AREAS, NOT INCLUDED IN THE CONSTRUCTION ZONE, ARE TO BE TOPSOILED AND SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.
 19. ALL EXISTING AND PROPOSED CATCHBASINS ON THE SUBJECT PROPERTY, PLUS ANY CATCHBASINS WITHIN THE INFLUENCE OF RUNOFF FROM THE SITE, ARE TO BE PROTECTED WITH FILTER CLOTH OR APPROVED EQUIVALENT.
 20. REUSE EXISTING SANITARY AND WATER SERVICES TO M.N. 267 IF POSSIBLE. CONDITION OF BOTH TO BE VERIFIED BY NORFOLK COUNTY DECOMMISSION ANY UNUSED SERVICES TO NORFOLK COUNTY SPECIFICATIONS.

T.B.M. No. 1 ELEV. = 208.73m (GEO)
NAIL IN HYDRO POLE ON THE WEST SIDE OF OWEN STREET AS SHOWN.

NO.	REVISION	DATE	BY
1	UPDATE WATER & SANITARY SERVING	06/09/22	K.P.B.

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 0L6
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cchooneng.com

PROJECT: **PROPOSED SEMI-DETACHED DWELLING**
267 OWEN STREET (SIMCOE)
NORFOLK COUNTY

CLIENT: **MAYBERRY HOMES**

SITE DEVELOPMENT PLAN

DESIGN: R.W.P.	SCALE: 1:150
DRAWN: K.P.B.	JOB No: 14980
CHECKED: R.W.P.	
SHEET: 1 of 1	DWG. No: 14980-1
DATE: JAN. 28/22	

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

PLAN OF SURVEY OF

PART OF LOT 9
REGISTERED PLAN 358
NORFOLK COUNTY

SCALE - 1 : 250



WEST & RUUSKA LTD.

SCHEDULE		
PART	LOT	P.I.N.
1	PART OF 9	PART OF 50236-0235(LT)
2	PART OF 9	PART OF 50236-0235(LT)
3	PART OF 9	PART OF 50236-0235(LT)
4	PART OF 9	PART OF 50236-0235(LT)

PARTS 1, 2, 3 and 4 COMPRISE ALL OF P.I.N. 50236-0235(LT).

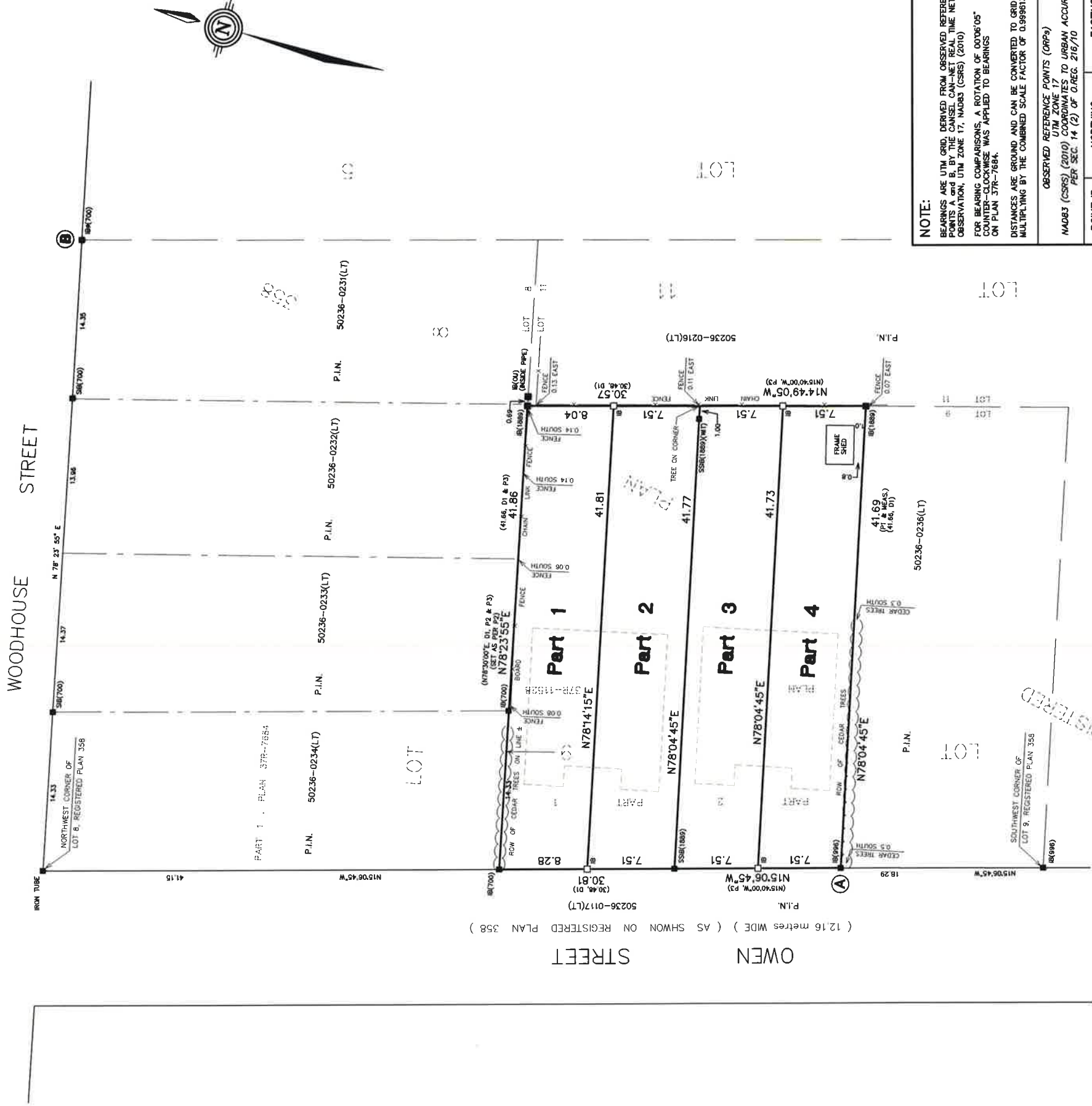
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.

RECEIVED AND DEPOSITED

DATED

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TILES DIVISION OF NORFOLK (No. 37)

JIM JOHNSON, O.L.S.



LEGEND

- DENOTES SET MONUMENT
- FOUND MONUMENT
- IRON BAR
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- ROUND IRON BAR
- CUT CROSS
- WITNESS
- INSTRUMENT N516719
- PLAIN IRON PILING
- DATED DECEMBER 20, 1990 (FILE S-6108-B)
- PLAN 378-7684
- REGISTERED PLAN 358

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE DAY OF . 2022.

DRAFT COPY
(subject to change)

DATED: JIM JOHNSON
ONTARIO LAND SURVEYOR THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM NUMBER

NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A and B, BY THE CANSEL CAN-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010) FOR BEARING COMPARISONS, A ROTATION OF 00°06'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 378-7684.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999613.

OBSERVED REFERENCE POINTS (ORPs)	
UTM ZONE 17 NAD83 (CSRS) (2010) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10	
POINT ID	NORTHING
ORP A	4742136.02
ORP B	4742216.95
COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN	

WEST & RUUSKA LTD.
Ontario Land Surveyors
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6
Telephone (519)752-8641
DRAWN BY: Ted S. KUTYLAK, CST, OCT. CHECKED BY: 0210237



14980

J.H. COHOON ENGINEERING LIMITED

CONSULTING ENGINEERS

440 Hardy Road, Unit #1, Brantford, ON N3T 5L8
Tel: (519) 753-2656 Fax: (519) 753-4263
www.cohooneng.com

June 3, 2022

County of Norfolk
Planning
Community Development Division
185 Robinson Street,
Simcoe, Ontario
N3Y 5L6

Attention: Ms. Sherry Mott
Secretary-Treasurer, Committee of Adjustment

Re: Proposed Semi-Detached Severance
(including Minor Variance)
MN 267 and 269 Owen Street
Simcoe, Ontario
Norfolk County

Dear Ms. Mott:

Further to our submission previously, and on behalf of our client, Mr. M Quattrociocchi, please find enclosed the following information regarding our application for consent to allow for the conversion of the existing single-family homes that are under construction on the two lots to be semi-detached units into freehold units. A corresponding minor variance accompanies the severance application.

1. Two (2) copies of the "Site Development Plan illustrating the proposed semi-detached units as prepared by J H Cohoon Engineering Limited
2. Two (2) copies of the severance and minor variance application for Part 1 of 37R – 11528 whereas the proposed semi-detached is to be converted into individual units
3. Two (2) copies of the severance and minor variance application for Part 2 of 37R – 11528 whereas the proposed semi-detached is to be converted into individual units
4. Two (2) copies of original land survey being plan 37R – 11528 as prepared by West and Ruuska Ltd.
5. Two (2) copies of the preliminary reference plan for the severance of each of the semi-detached on Parts 1 and 2 of plan 37R – 11528.



Professional Engineers
Ontario

6. A cheque in the amount of \$ 5,772.00 representing the severance and minor variance application fee.

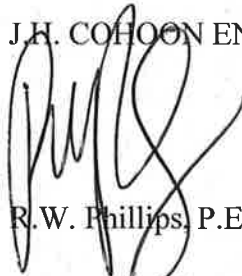
As you might be aware, construction of the units on the site has commenced as single-family homes which with the completion of these applications, will be modified to be semi-detached units on the properties. As a result of the bylaw requirements, the individual units / lots will be deficient in accordance of the Zoning Bylaw requiring a variance. The variance relates to the frontage whereas, approximately 7.5m is being proposed but 8.5m is required.

With the submission of this information, we would respectfully your prompt circulation of the application to the various departments.

If you require any further details please do not hesitate to contact this office, at your earliest convenience.

Yours truly,

J.H. COHOON ENGINEERING LIMITED

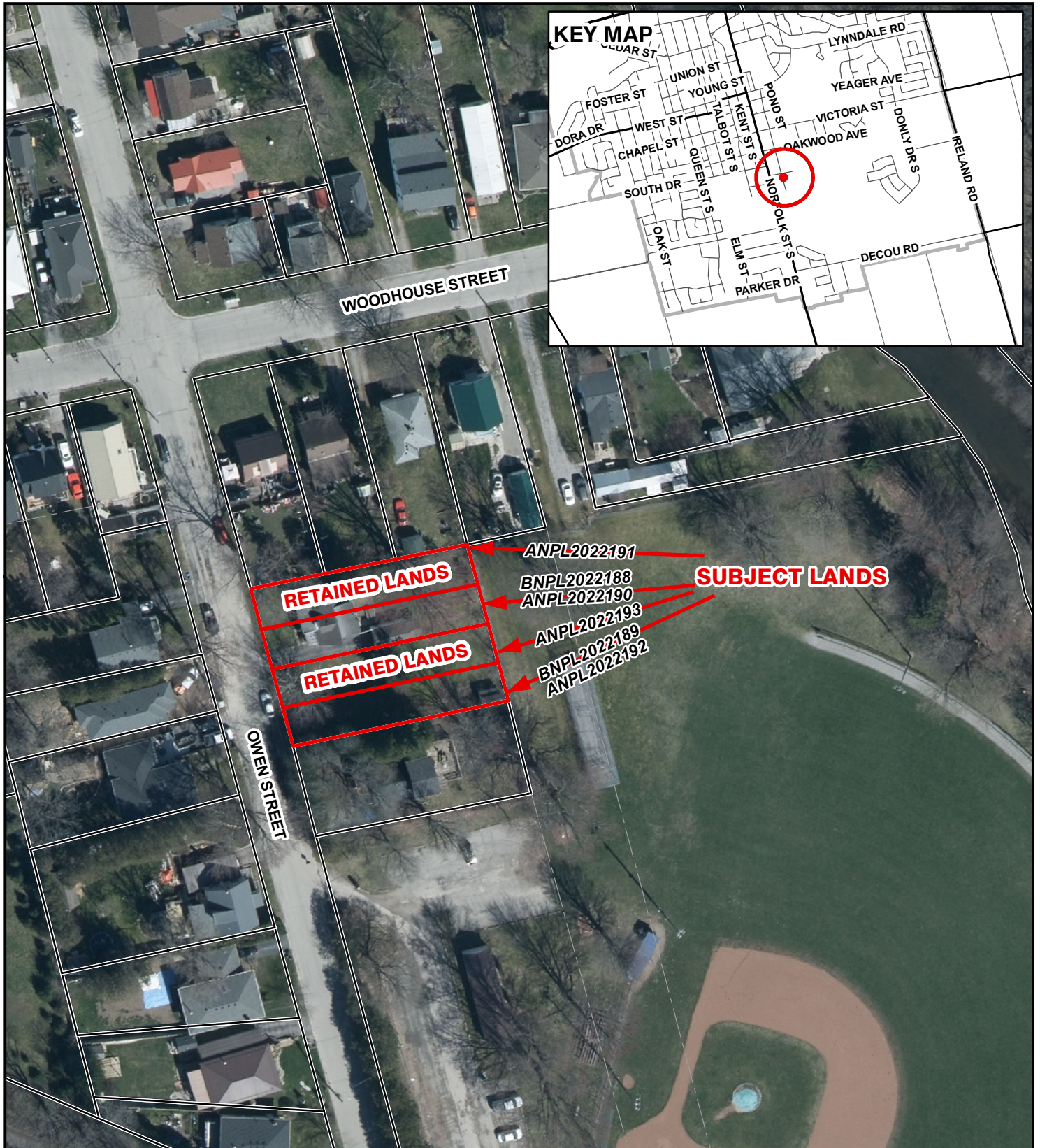


R.W. Phillips, P.Eng.


c.c. Mr. M Quattrociocchi – Mayberry Homes

MAP A
CONTEXT MAP
 Urban Area of SIMCOE

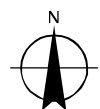
BNPL2022188, ANPL2022190, ANPL2022191
 BNPL2022189, ANPL2022192, ANPL2022193



Legend

 Subject Lands
 2020 Air Photo

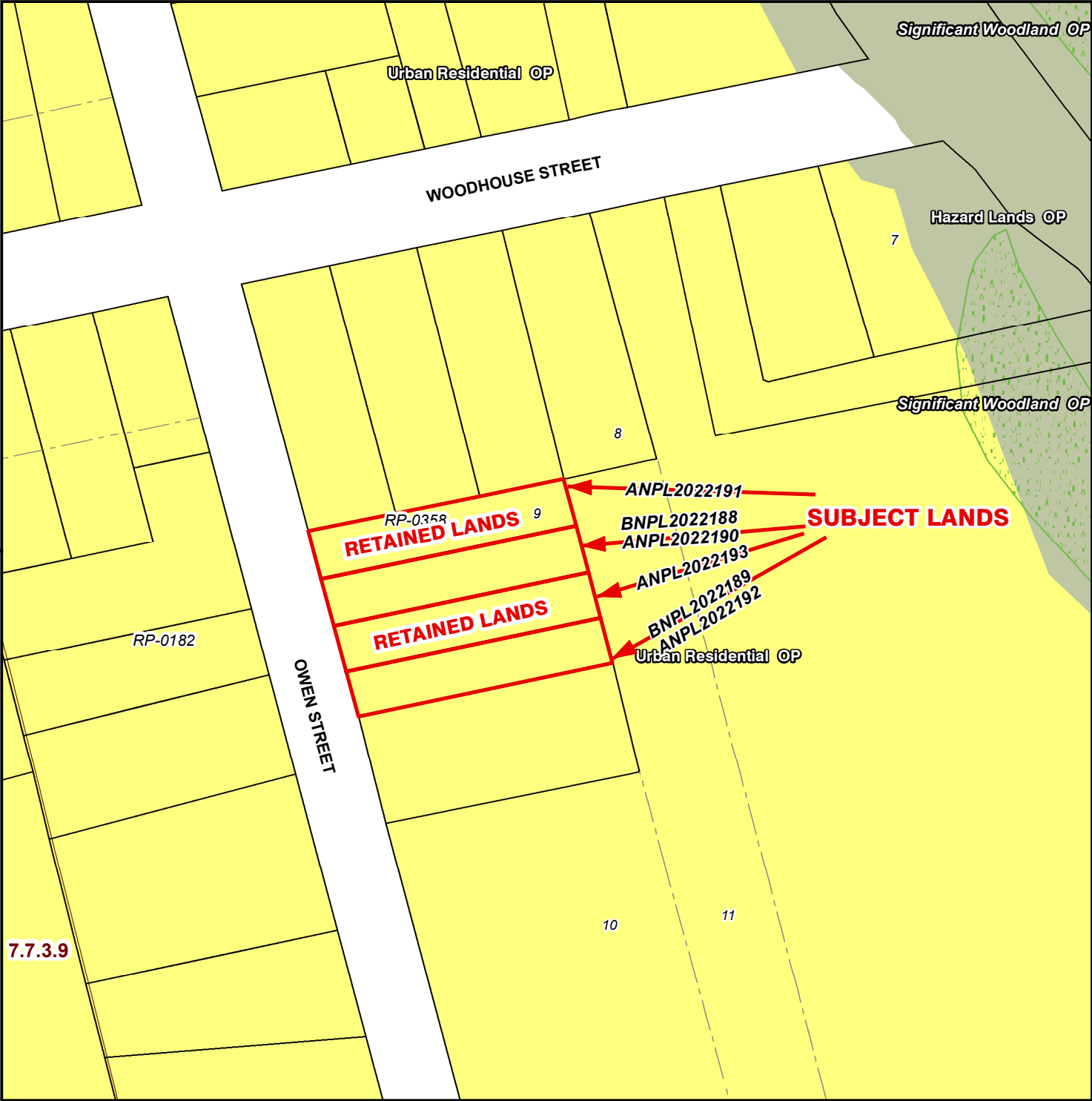
8/3/2022



8 4 0 8 16 24 32 Meters

MAP B
OFFICIAL PLAN MAP
Urban Area of SIMCOE

BNPL2022188, ANPL2022190, ANPL2022191
BNPL2022189, ANPL2022192, ANPL2022193



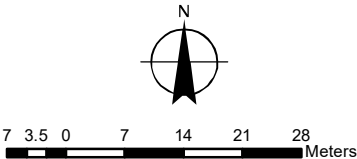
Legend

Subject Lands

Official Plan Designations

- Hazard Lands
- Urban Residential
- Urban Area Boundary
- Significant Woodland

8/3/2022



MAP C
ZONING BY-LAW MAP
 Urban Area of SIMCOE

BNPL2022188, ANPL2022190, ANPL2022191
 BNPL2022189, ANPL2022192, ANPL2022193



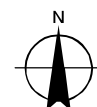
LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

7/6/2022

- (H) - Holding
- HL - Hazard Land Zone
- OS - Open Space Zone
- R2 - Residential R2 Zone



5.5 2.75 0 5.5 11 16.5 22 Meters

MAP D

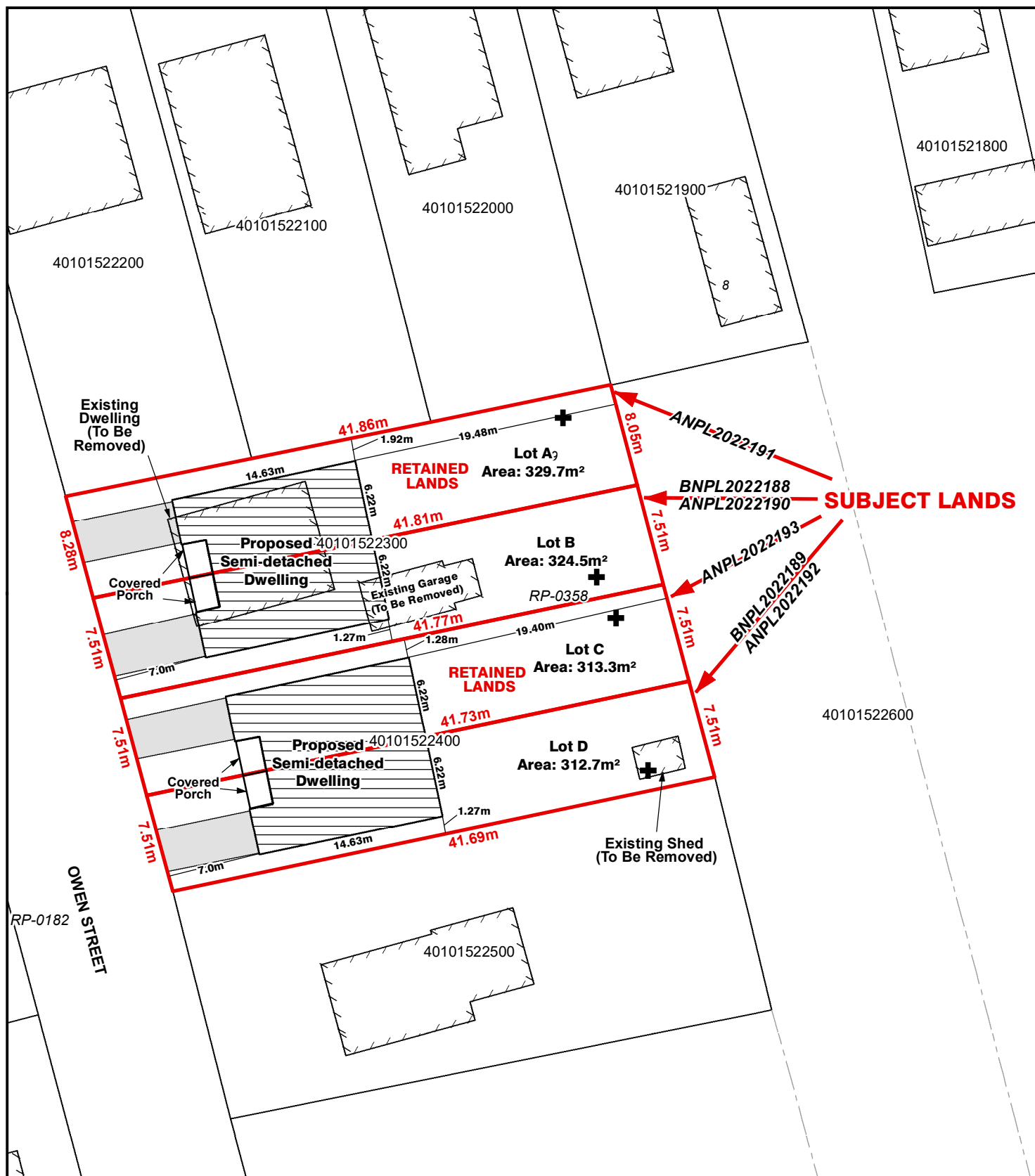
CONCEPTUAL PLAN

Urban Area of SIMCOE

BNPL2022188, ANPL2022190

BNPL2022189, ANPL2022192

ANPL2022191, ANPL2022193

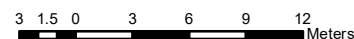


Legend

- Subject Lands
- + Proposed Drywell



7/6/2022



Urban Area of SIMCOE

ANPL2022191, ANPL2022193

