

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	<u>ANPL2022297</u>	Application Fee	<u>\$1599 - paid</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>September 13, 2022</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>October 5, 2022</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: 40101300600**A. Applicant Information****Name of Owner** Anthony Cappucci & Peter Cappucci

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 5 Tom Thomson Court

Town and Postal Code Brantford, N3R 7Z6

Phone Number (519) 758-1557

Cell Number (226) 934-3649

Email anthony.cappucci15@gmail.com

Name of Applicant J. H. Cohoon Engineering Ltd.

Address 440 Hardy Road

Town and Postal Code Brantford, N3T 5L8

Phone Number 519 753-2656

Cell Number 519 753-2656

Email mfeiden@cohooneng.com

Name of Agent	N/A
Address	N/A
Town and Postal Code	N/A
Phone Number	N/A
Cell Number	N/A
Email	N/A

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):

PIN: 50215-0055 LT

Description: PT LT 4-5 BLK 108 PL 182 PT 2 37R6892; NORFOLK COUNTY

Municipal Civic Address: 194/196 Metcalfe Street South, Simcoe

Present Official Plan Designation(s): R2

Present Zoning: R2

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

N/A

3. Present use of the subject lands:

Undeveloped lot.

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:

Undeveloped lot.

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:

Proposing construction of duplex building. See attached site plan. No garage.

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:

N/A

8. If known, the length of time the existing uses have continued on the subject lands:

N/A

9. Existing use of abutting properties:

Single-Family Residential Units

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:

N/A

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	16.2m	15m	5.2.2	16.2 m	N/A
Lot depth	22.6m	N/A	N/A	22.6 m	N/A
Lot width	16.2m	N/A	N/A	16.2 m	N/A
Lot area	367.0m ²	450m ²	5.2.2	367.0 m ²	83 m ²
Lot coverage	0%	N/A	N/A	29.9 %	N/A
Front yard	N/A	6m or EBL	3.7	EBL = 3.5m	N/A
Rear yard	N/A	7.5m	5.2.2	7.5m	N/A
Height	N/A	< 11m	5.2.2	< 11m	N/A
Left Interior side yard	N/A	3.0m & 1.2m	5.2.2	3.35m	N/A
Right Interior side yard	N/A	3.0m & 1.2m	5.2.2	3.26m	N/A
Exterior side yard (corner lot)	N/A	N/A	5.2.2	N/A	N/A
Parking Spaces (number)	N/A	4	4.9	4	N/A
Aisle width	N/A	N/A	N/A	N/A	N/A
Stall size	N/A	3.3m x 7m	4.1.3	3.3m x 7m	N/A
Loading Spaces	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A

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

Not feasible to increase lot area to 450 m2 to allow for duplex.

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

Frontage: N/A

Depth: N/A

Width: N/A

Lot Area: N/A

Present Use: N/A

Proposed Use: N/A

Proposed final lot size (if boundary adjustment): N/A

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: N/A

N/A

N/A

Description of land intended to be retained in metric units:

Frontage: N/A

Depth: N/A

Width: N/A

Lot Area: N/A

Present Use: N/A

Proposed Use: N/A

Buildings on retained land: N/A

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

Frontage: N/A

Depth: N/A

Width: N/A
Area: N/A
Proposed Use: N/A

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: N/A
Roll Number: N/A
Total Acreage: N/A
Workable Acreage: N/A
Existing Farm Type: (for example: corn, orchard, livestock) N/A
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built N/A
Date of Land Purchase: N/A

Owners Name: N/A
Roll Number: N/A
Total Acreage: N/A
Workable Acreage: N/A
Existing Farm Type: (for example: corn, orchard, livestock) N/A
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built N/A
Date of Land Purchase: N/A

Owners Name: N/A
Roll Number: N/A
Total Acreage: N/A
Workable Acreage: N/A
Existing Farm Type: (for example: corn, orchard, livestock) N/A
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built N/A
Date of Land Purchase: N/A

Owners Name: N/A
Roll Number: N/A
Total Acreage: N/A
Workable Acreage: N/A
Existing Farm Type: (for example: corn, orchard, livestock) N/A
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built N/A
Date of Land Purchase: N/A

Owners Name: N/A
Roll Number: N/A
Total Acreage: N/A
Workable Acreage: N/A
Existing Farm Type: (for example: corn, orchard, livestock) N/A
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built N/A
Date of Land Purchase: N/A

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):

N/A

N/A

N/A

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:

N/A

N/A

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:

N/A

N/A

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:

N/A

N/A

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:

N/A

N/A

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 N/A

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water ☐ Communal wells
☐ Individual wells ☐ Other (describe below)

N/A

Sewage Treatment

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

N/A

Storm Drainage

- ☐ Storm sewers ☒ Open ditches
☐ Other (describe below)

N/A

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

N/A

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?

N/A

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.

Based on the existing front yard setbacks of the six existing structures along Metcalfe Street South from Grove Street to Stanley Street, an Established Building Line (EBL) of 3.5m was calculated. The planned road width of 20m only required a 2.5m front yard setback, and therefore the EBL was found to govern.

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.

x Peter Cappucci P. Cappucci

Sept 12 / 2022

Owner/Applicant/Agent Signature

Sept 12 / 2022 Date

Anthony Cappucci

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 Anthony Cappucci & Peter Cappucci am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Joseph Harvey Cohoon 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.

x P. Cappucci

Sept 12 / 2022

Owner

Date

+ [Signature]

Sept 12 / 2022

Owner

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, Joseph Harvey Cohoon of J. H. Cohoon Engineering Ltd.

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:

BRANTFORD


Owner/Applicant/Agent Signature

In COUNTY OF BRANT

This 13th day of SEPTEMBER

A.D., 20 22

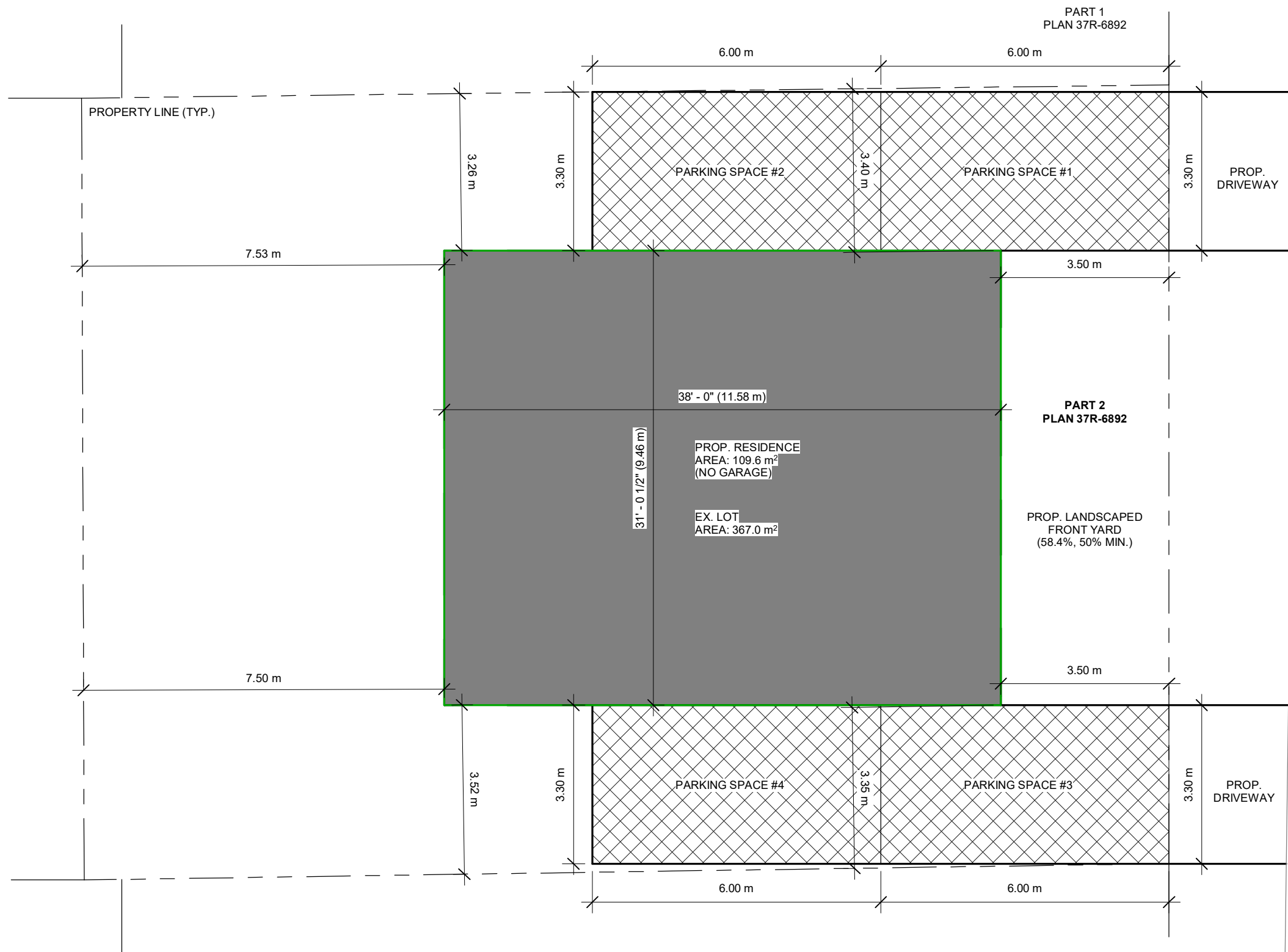


A Commissioner, etc.

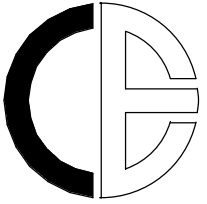
LINDA ELAINE CLARKSON
a Commissioner, etc., Province of Ontario
for J.H. Cohoon Engineering Limited.
Expires June 17, 2024

SITE STATISTICS		
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	R2	R2
LOT AREA (sq. m.)	367.0 *	DUPLEX: 450.0 MIN.
GROUND FLOOR AREA (sq. m.)	109.6	N/A
LOT COVERAGE	29.9 %	N/A
LOT FRONTAGE (m)	16.2	15.0
FRONT YARD (m)	EBL = 3.5	EBL = 3.5 MIN.
REAR YARD (m)	7.5	7.5
SIDE YARD (m)	3.0	3.0
NUMBER OF PARKING SPACES	4 (2 / UNIT)	4 (2 / UNIT)
PARKING STALL DIMENSIONS (m)	3.3 x 6.0	3.3 x 6.0
PERCENTAGE OF LOT LANDSCAPED	48.0 % ±	N/A
BUILDING HEIGHT (m)	TBD (<11.0)	11.0

* DEFICIENT (REQUIRES MINOR VARIANCE RELIEF)

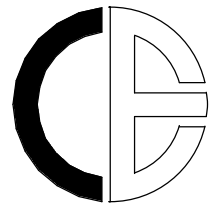


METCALFE STREET

No.	REVISION	DATE (MM/DD/YY)	BY
<div><div>J.H. COHOON ENGINEERING LIMITED CONSULTING ENGINEERS</div></div>			
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8 TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneg.com			
PROJECT:			
PROP. RESIDENCE			
194 METCALFE ST. S. NORFOLK COUNTY			
CLIENT:			
ANGELO CAPPUCCI			
CONCEPT SITE PLAN			
DESIGN:	M.F.	SCALE:	AS SHOWN
DRAWN:	M.F.	JOB No:	15434
CHECKED:	J.H.C.		
SHEET:	1 of 3	DWG. No:	A1
DATE:	09/12/22		



No.	REVISION	DATE (MM/DD/YY)	BY

 **J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneg.com

PROJECT:

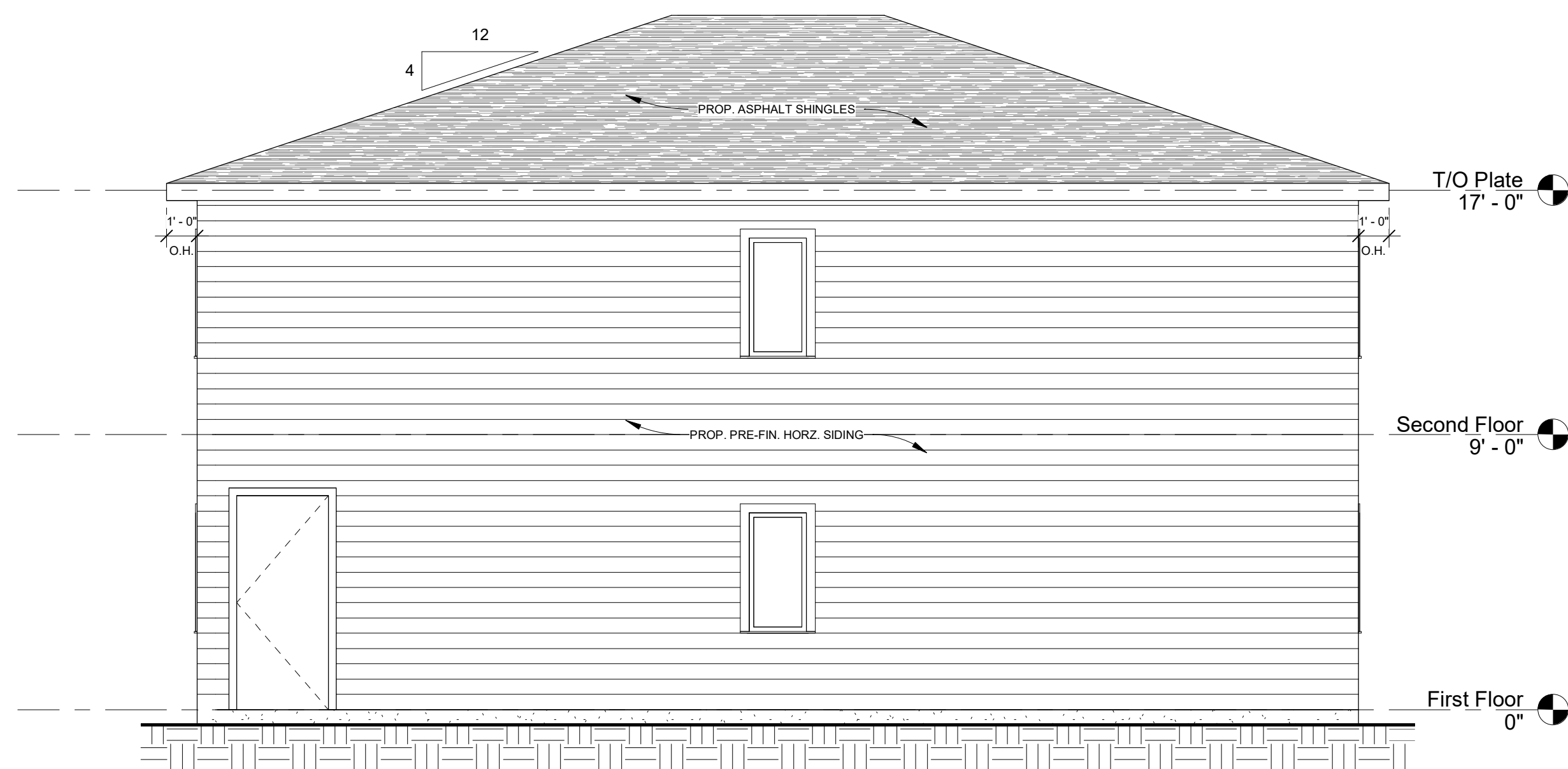
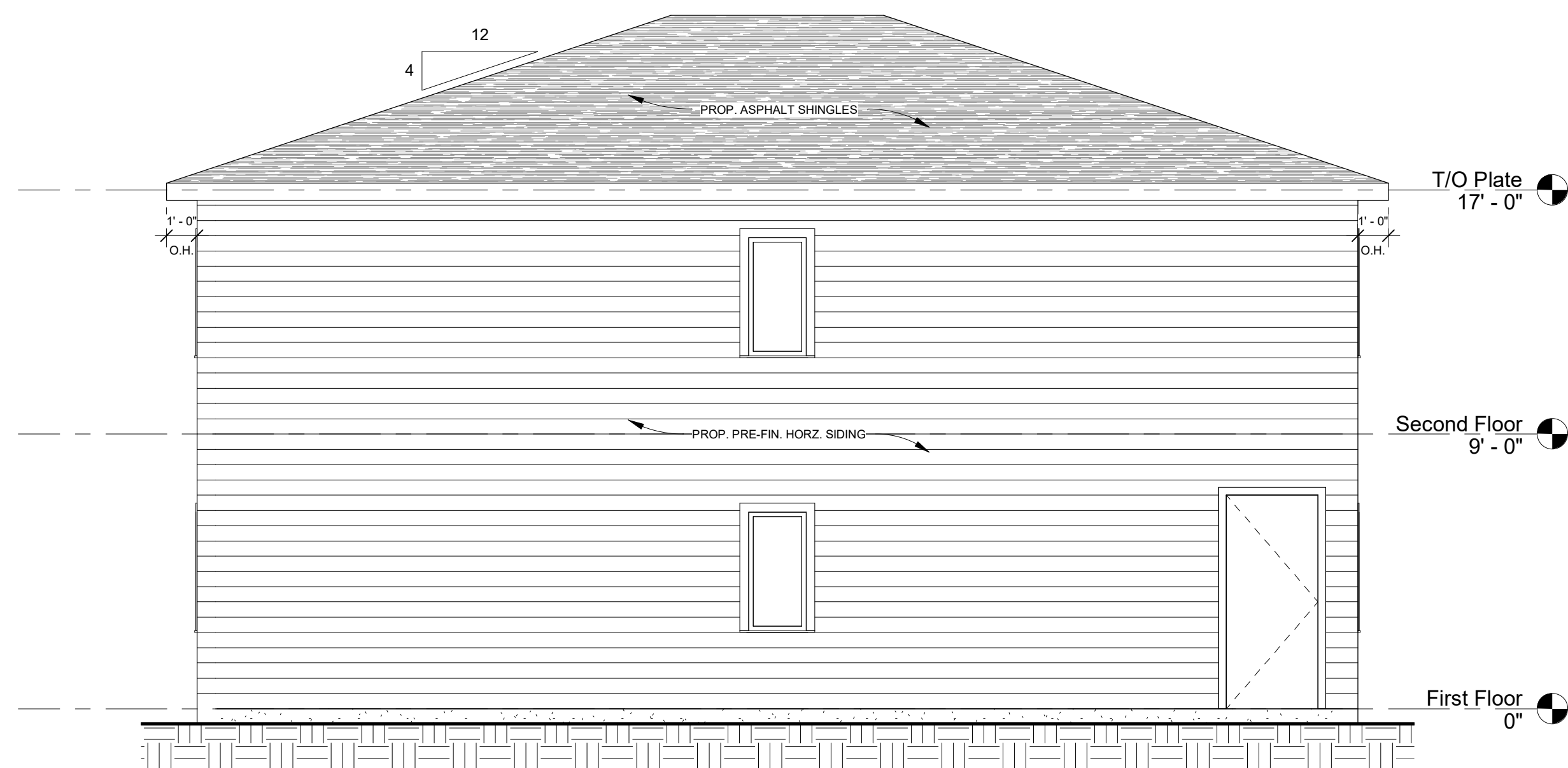
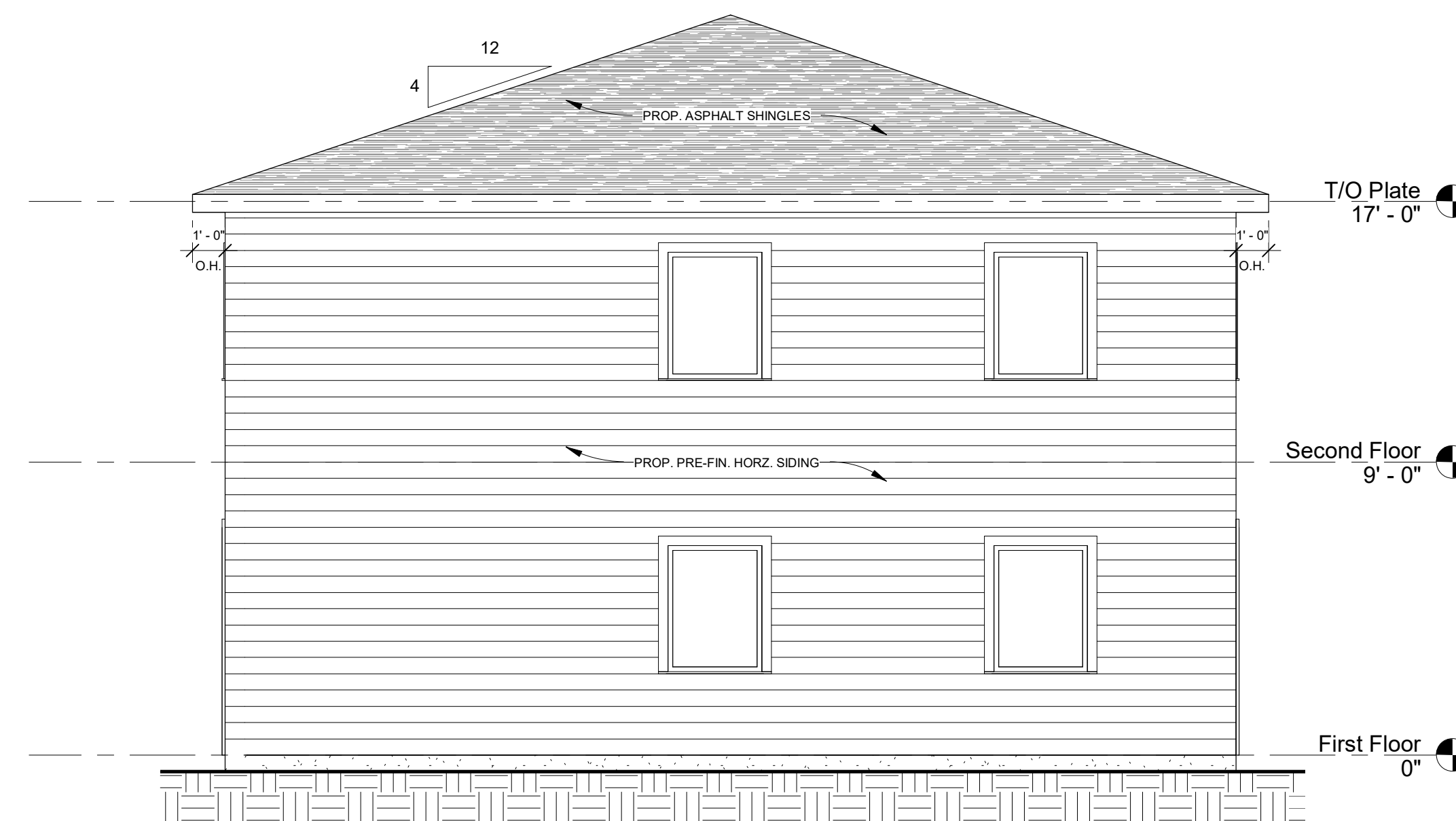
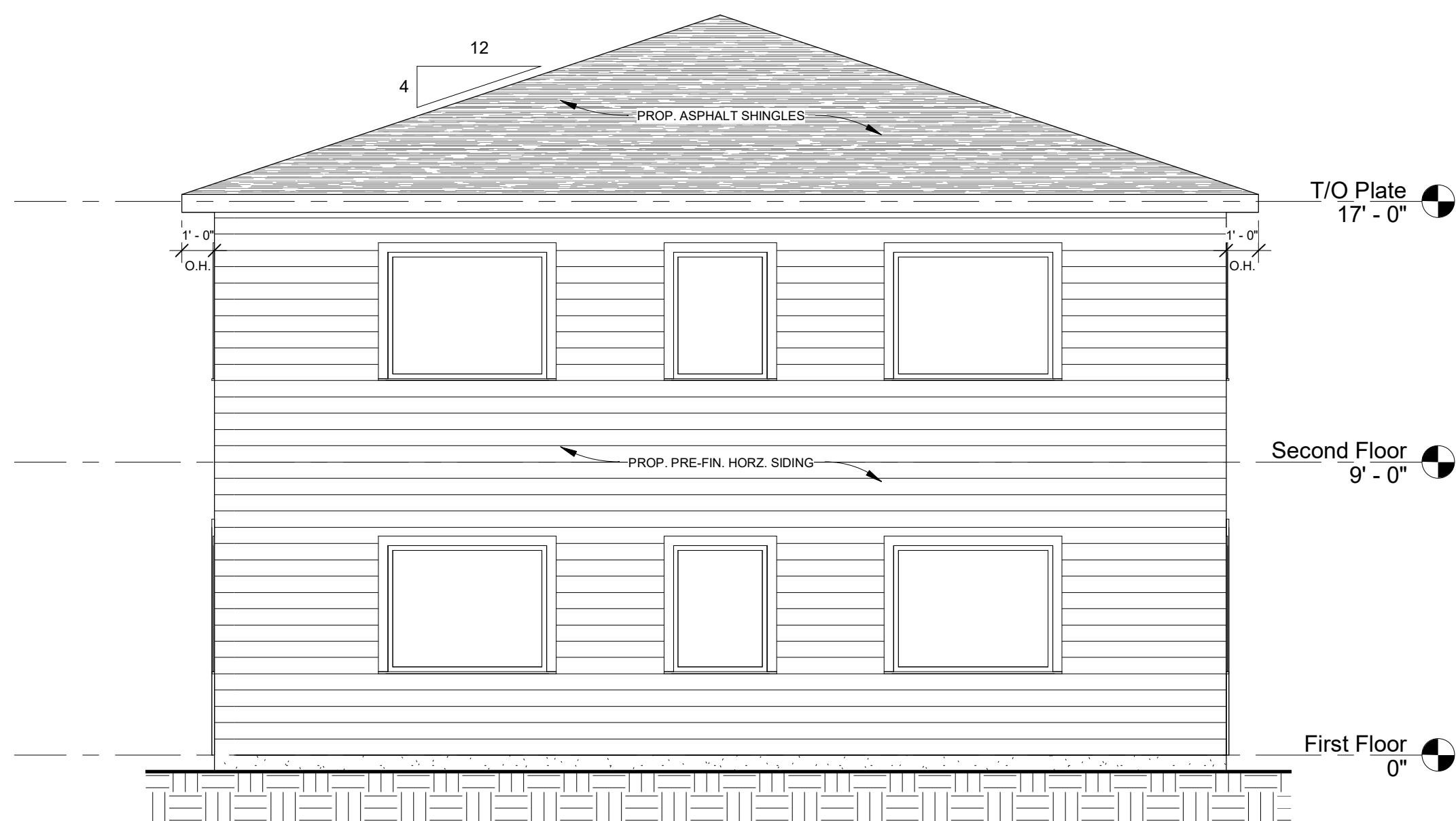
PROP. RESIDENCE

194 METCALFE ST. S.
NORFOLK COUNTY

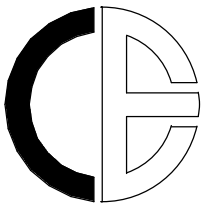
CLIENT: ANGELO CAPPUCCI

CONCEPT SITE PLAN
WITH AERIAL

DESIGN: M.F.	SCALE: AS SHOWN
DRAWN: M.F.	JOB No:
CHECKED: J.H.C.	15434
SHEET: 2 of 3	DWG. No:
DATE: 09/12/22	A2



No.	REVISION	DATE (MM/DD/YY)	BY

 **J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneng.com

PROJECT:

PROP. RESIDENCE

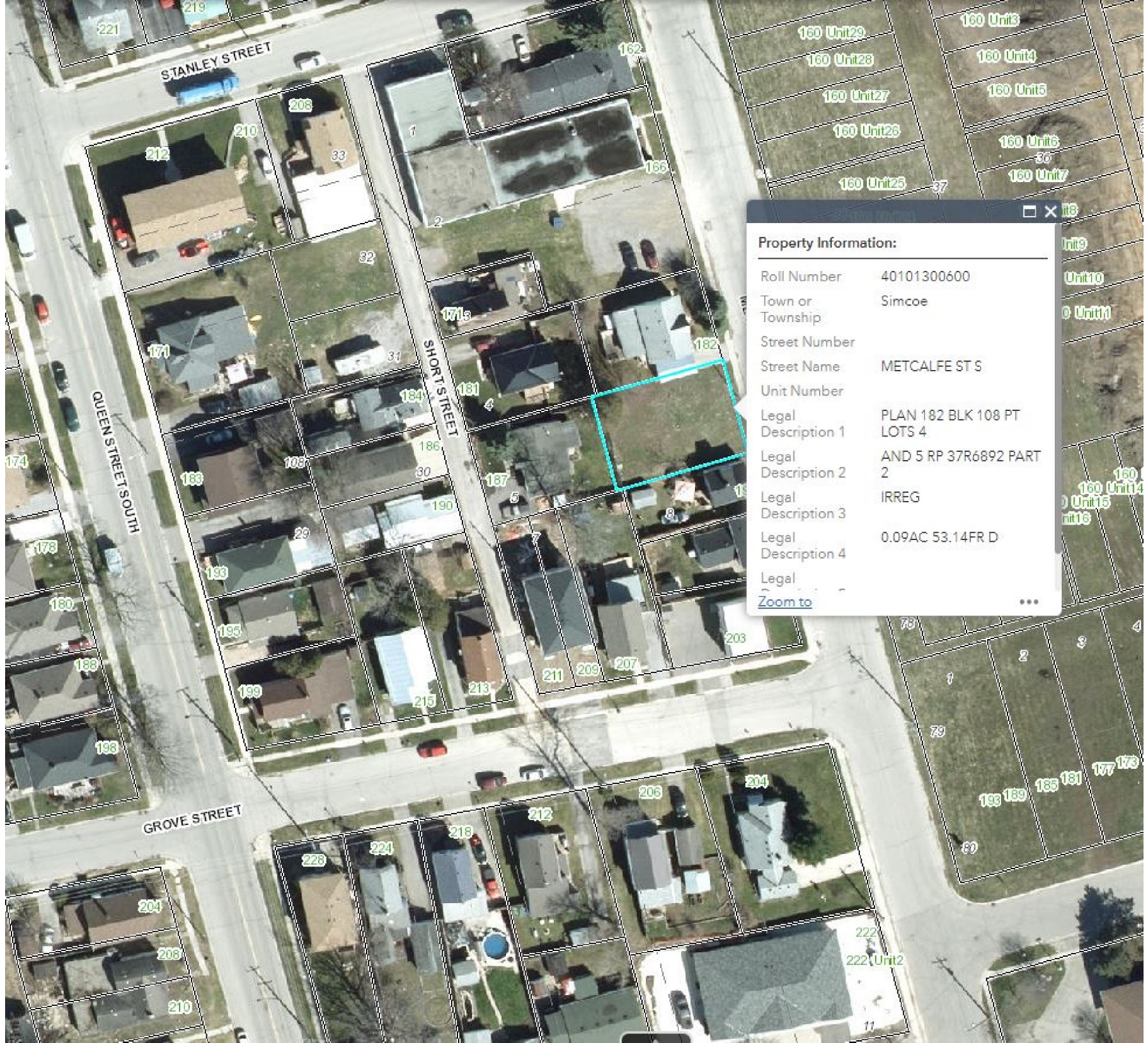
194 METCALFE ST. S.
NORFOLK COUNTY

CLIENT:

ANGELO CAPPUCCI

CONCEPT ELEVATIONS

DESIGN:	M.F.	SCALE:	AS SHOWN
DRAWN:	M.F.	JOB No:	15434
CHECKED:	J.H.C.	DWG. No:	A3
SHEET:	3 of 3		
DATE:	09/12/22		



18

Property Information:

Roll Number

40101300600

Town or Township

Simcoe

Street Number

Street Name

METCALFE ST S

Unit Number

Legal Description 1

PLAN 182 BLK 108 PT LOTS 4

Legal Description 2

AND 5 RP 37R6892 PART 2

Legal Description 3

IRREG

Legal Description 4

0.09AC 53.14FR D

Legal

Zoom to

Clean Water Act - S.59: Restricted Land Use
Screening Form

FOR OFFICE USE ONLY (TO BE COMPLETED BY NORFOLK COUNTY)	
Date Received:	Received By:

The information on this form will help Norfolk County determine if a development or building application is subject to any Part IV policies under the Long Point Region Source Protection Plan. These policies include Prohibitions and the requirement for a Risk Management Plan. A Risk Management Plan must be agreed to or established by the Risk Management Official prior to Development or Building Approvals.

PROPERTY INFORMATION

194/196 Metcalfe Street South, Simcoe

Street Address

40101300600

Property Roll Number

CONTACT INFORMATION

Angelo Cappucci

Name of Applicant, including Company Name (if applicable) and primary contact person

5 Tom Thomson Court, Brantford

N3R 7Z6

Mailing Address

Postal Code

(519) 755-1547

cappucci@rogers.com

Tel.

Fax.

Email

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

☒
☐
☐
☐

Building Permit
Consent/Severance
Zoning By-Law Amendment
Subdivision

☒
☐
☐
☐

Minor Variance
Site Plan Approval
Condominium
Official Plan Amendment

SOURCE PROTECTION VULNERABLE AREA

Mapping is available on-line at www.norfolkcounty.ca/visiting/norfolk-maps/online-interactive-maps/

SELECT ONE:

☐
☒
☐
☐

Delhi-Courtland
Simcoe
Waterford
Tillsonburg

SELECT ALL THAT APPLY:

☐
☐
☒

WHPA-A (10)
WHPA-B
WHPA-C

☐
☐

IPZ-1 (9)
ICA (NITRATE)

Clean Water Act - S.59: Restricted Land Use
Screening Form

CURRENT AND PROPOSED PROPERTY USE

Are there any active or inactive wells on the property?

☐ Yes ☒ No

Is the proposed use of the property solely Residential?

☒ Yes ☐ No

If yes, respondent can continue to the Signature of Applicant section.

Does the proposed use of the property include commercial, industrial, or agricultural uses?

☐ Yes ☒ No

If yes, respondent must complete the rest of this screening form.

Describe the current land use at the property

Residential only.

Describe the proposed land use at the property. Attach a Site Plan or sketch of the property.

Residential only.

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PROPOSED ACTIVITIES ON THE PROPERTY

Please check all activities that may be associated with the proposed land use.

Fuel Handling and Storage

☐ Liquid Fuel Storage (gasoline, diesel, etc.) *Indicate maximum quantity* _____

☐ Fuel Oil Storage, including home heating oil (or waste oil if used as a fuel)

Location ☐ Entirely Above Grade, or ☐ Below Grade (any portion of tank below ground level)
Indicate maximum quantity _____

Chemical Handling and Storage: Organic Solvents or Dense Non-Aqueous Phase Liquids (DNAPL)

Please check any liquid products that will be used, stored, or sold in ANY quantity.

☐ Paints and other coatings (stains, enamels, lacquers, rust paint, etc.)

☐ Solvent-based degreasers or metal parts washing liquids

☐ Automotive aerosol products

☐ Dry cleaning chemicals

☐ Furniture strippers

☐ Liquid adhesives (solvent cement, craft adhesive, industrial adhesives, etc.)

☐ Organic or chlorinated solvents (see Appendix A)

☐ Vinyl chloride monomer

☐ Other (please list) _____

Waste Disposal

☐ Any lands or buildings where waste is deposited, disposed of, handled, stored, transferred, treated, or processed.

Snow Storage and Road Salt Application, Handling, and Storage

☐ Road salt applied to parking areas, driveways, or walkways

☐ Road salt stored indoors

☐ Road salt stored outdoors

☐ Road salt stored in quantities greater than 5 tonnes

☐ Snow storage area with a maximum footprint larger than 0.01 hectares (10m x 10m)

Nutrients and Pesticides

☐ Application of Agricultural Source Material (ASM) to Land (e.g. manure)

☐ Application of Non-agricultural Source Material (NASM) to Land (e.g. unprocessed plant material)

☐ Storage of ASM or NASM

☐ Use of land as livestock grazing, pasturing, outdoor confinement area, or farm-animal yard

☐ Storage of Commercial Fertilizer *Indicate type and maximum quantity* _____

☐ Storage of Pesticides *Indicate type and maximum quantity* _____

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SIGNATURE OF APPLICANT

Please sign below to certify that the information provided above is accurate and complete to the best of your knowledge. Understand that incomplete or inaccurate information may result in future involvement of the Risk Management Official to ensure compliance with applicable Provincial legislation.

Anthony Cappucci *[Signature]*

Sept 12/2022

* *Peter Cappucci* *[Signature]*

Sept 12/2022

Printed Name and Signature of Applicant

Date

Please submit this form to the Norfolk County Development and Cultural Services Department. For further information, call Mike Bingham, Risk Management Official, at 705-957-5974.

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE RISK MANAGEMENT OFFICIAL)

ACTION REQUIRED

- ☐ Application can proceed as written. S.59 Notice is not required under Policy NC-CW-1.3:
 - ☐ Residential Use
 - ☐ Significant Drinking Water Threat is not proposed
- ☐ Application can proceed as written. S.59(2)(a) Notice to be issued by RMO
- ☐ Risk Management Plan to be negotiated before current application can be processed by the County
- ☐ Risk Management Plan to be negotiated at future stage (specify)
 - ☐ Building Permit
 - ☐ Consent/Severance
 - ☐ Zone Change
 - ☐ Subdivision
 - ☐ Minor Variance
 - ☐ Site Plan Approval
 - ☐ Condominium
 - ☐ Official Plan Amendment
- ☐ Activity is Prohibited. Application cannot proceed as written

Mike Bingham, Risk Management Official

Date

- ☐ RMO has informed the Development Services Department of required action
- ☐ RMO has informed applicant of required action

Application number:		notice number (if different):	
Date Received:		reviewed by:	

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APPENDIX A

Agricultural Source Material

- 1 Manure produced by farm animals, including associated bedding materials.
- 2 Runoff from farm-animal yards and manure storages.
- 3 Washwaters from agricultural operations that have not been mixed with human body waste.
- 4 Organic materials produced by intermediate operations that process materials described in paragraph 1, 2 or 3.
- 5 Anaerobic digestion output, if,
 - i. the anaerobic digestion materials were treated in a mixed anaerobic digestion facility,
 - ii. at least 50 per cent, by volume, of the total amount of anaerobic digestion materials were on-farm anaerobic digestion materials, and
 - iii. the anaerobic digestion materials did not contain sewage biosolids or human body waste.
- 6 Regulated compost as defined in subsection 1 (1) of Ontario Regulation 106/09 (Disposal of Dead Farm Animals) made under the Act.

Non-Agricultural Source Material

Category 1: e.g. Leaf and yard waste that has not been composted.

Category 2: e.g. organic waste matter that contains no meat or fish, food processing at a bakery.

Category 3: e.g. pulp and paper biosolids, paunch manure and sewage biosolids.

Organic Solvents

- 1 Carbon tetrachloride - production and consumption are controlled. It was commonly used as component for domestic cleaning fluids and degreaser in industry. It may also be found in solvents and dry cleaning agents.
- 2 Chloroform – May be found in pesticides, solvents and cleaning agents.
- 3 Dichloromethane – May be found in paint strippers and degreasers.
- 4 Pentachlorophenol – May be found in pesticides and disinfectants.

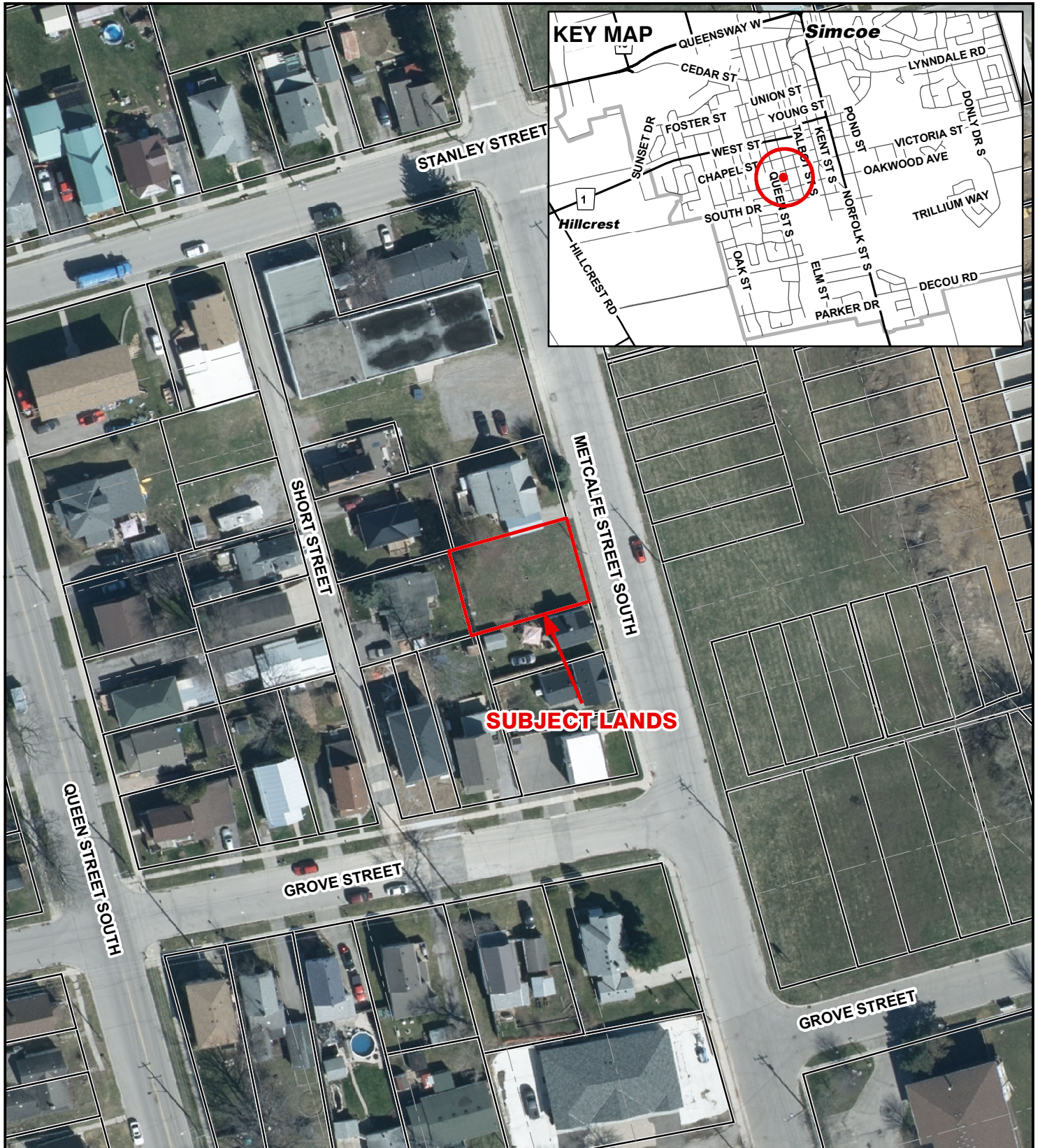
Dense Non-Aqueous Phase Liquids (DNAPL)

Common uses include, but are not limited to:


- 1 Acetone
- 2 Paint Thinner
- 3 Turpentine
- 4 Dry cleaning solvents
- 5 Cleaners, degreasers and lubricants for engine parts, tires, brakes, etc.
- 6 Paint and furniture strippers
- 7 Wood finish, stains and coatings
- 8 Adhesives and sealants

MAP A
CONTEXT MAP
 Urban Area of SIMCOE

ANPL2022297

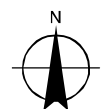


Legend

 Subject Lands

2020 Air Photo

10/6/2022



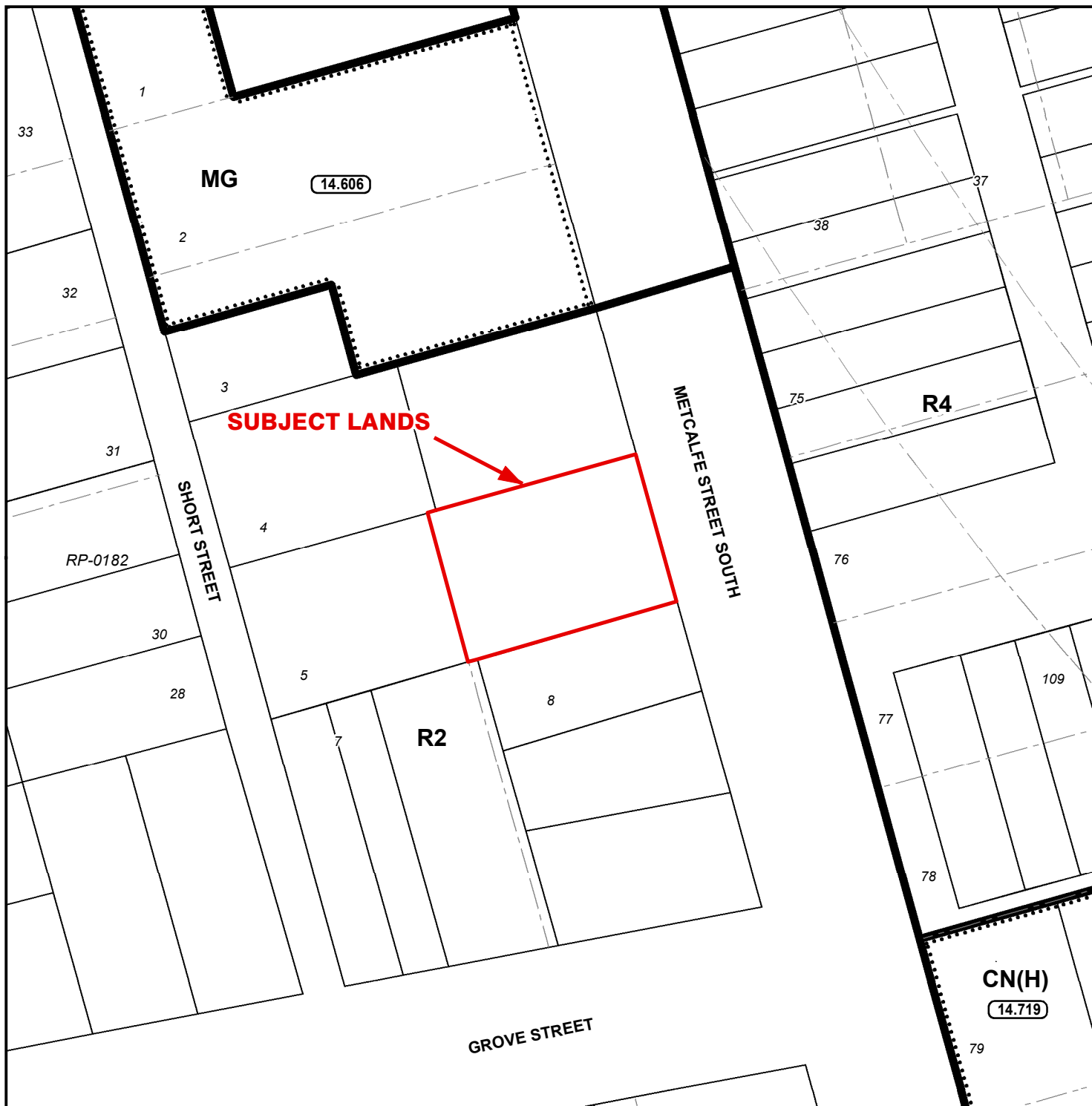
8 4 0 8 16 24 32 Meters

MAP B

ZONING BY-LAW MAP

Urban Area of SIMCOE

ANPL2022297



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

10/6/2022

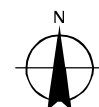
(H) - Holding

CN - Neighbourhood Commercial Zone

MG - General Industrial Zone

R2 - Residential R2 Zone

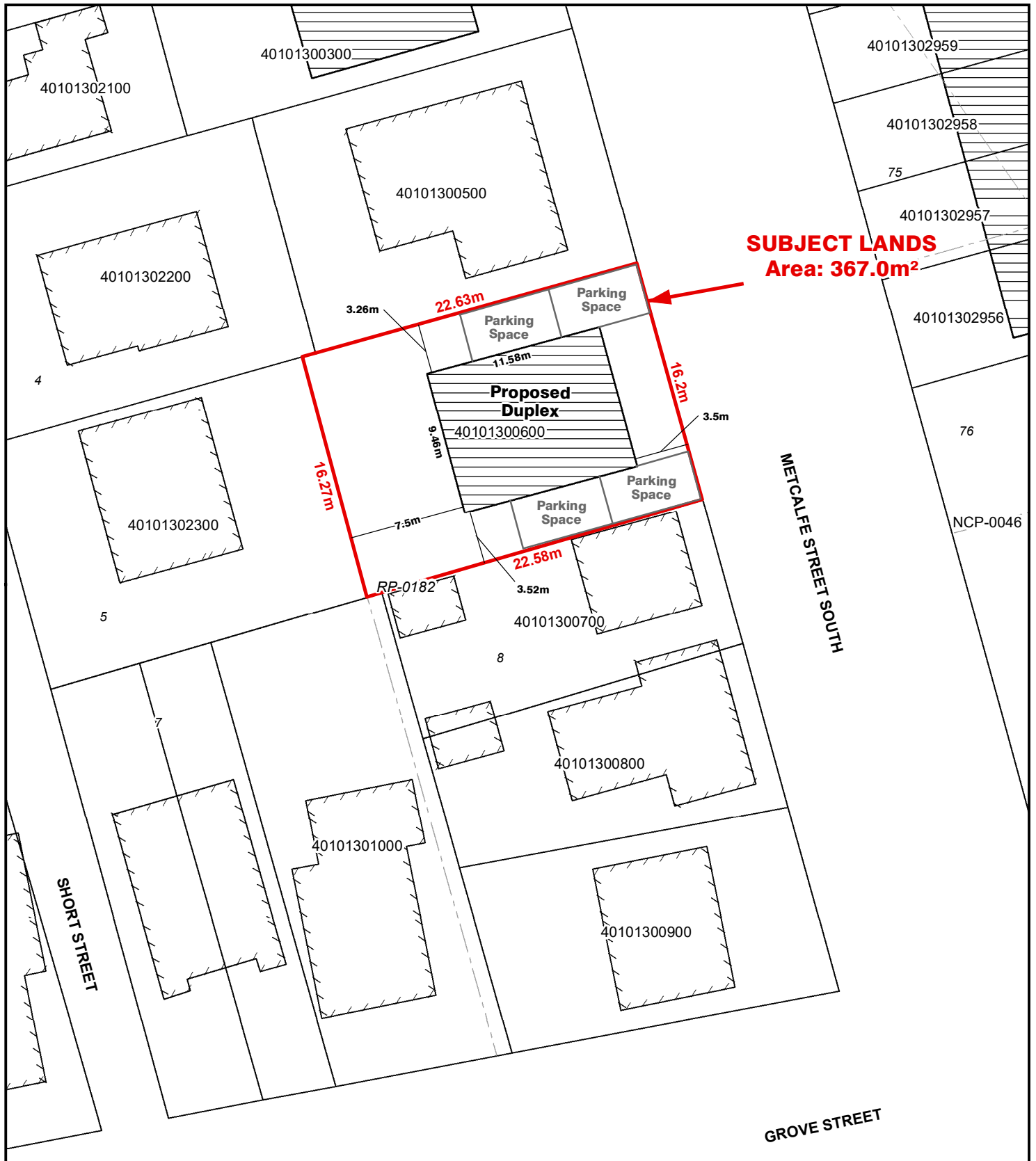
R4 - Residential R4 Zone



4.52.25 0 4.5 9 13.5 18 Meters

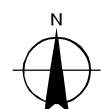
CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

Subject Lands

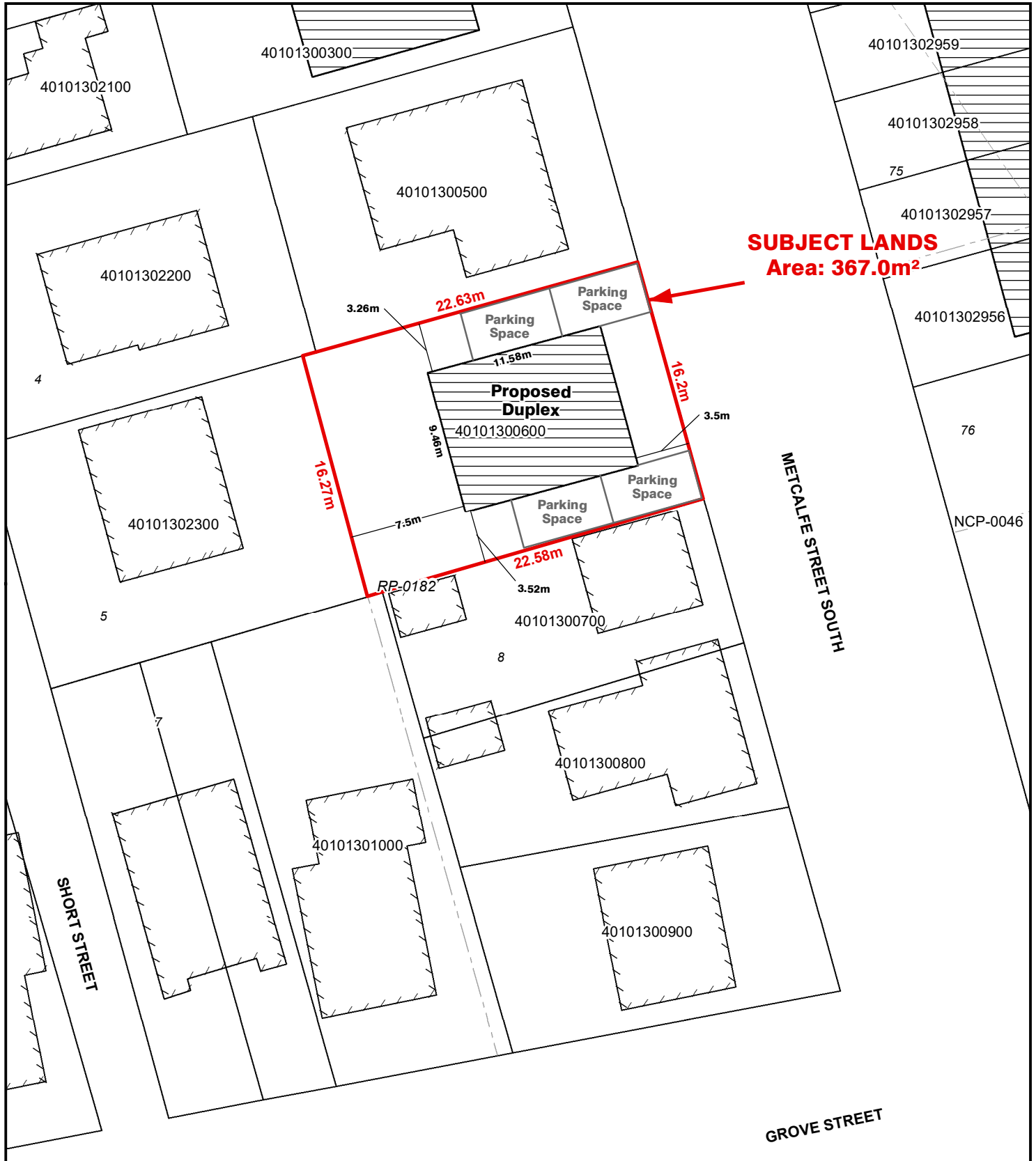


10/6/2022

2.5 1.25 0 2.5 5 7.5 10 Meters

CONCEPTUAL PLAN

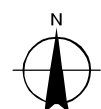
Urban Area of SIMCOE



Legend

Subject Lands

10/6/2022



2.5 1.25 0 2.5 5 7.5 10 Meters