

For Office Use Only:

File Number ANPL2023368
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
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: 40100106002

A. Applicant Information

Name of Owner 600 Norfolk St N LP

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 2178 Old Hwy 24
Town and Postal Code Scotland, ON N0E 1R0
Phone Number _____
Cell Number 877-930-1553
Email darrink@sentrypropertygroup.ca

Name of Applicant Sentry and 1000206338 Ontario Inc c/oDarrin Knill

Address 2178 Old Hwy 24
Town and Postal Code Scotland, ON N0E 1R0
Phone Number _____
Cell Number 877-930-1553
Email darrink@sentrypropertygroup.ca

Name of Agent	<u>Mary Elder, Elder Plans Inc.</u>
Address	<u>32 Miller Cres</u>
Town and Postal Code	<u>Simcoe, ON N3Y 4R1</u>
Phone Number	
Cell Number	<u>519-429-4933</u>
Email	<u>Elderplans2018@gmail.com</u>

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:

B. Location, Legal Description and Property Information

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

Pt Lots 2 to 4, 6, 7, 9 to 13 Block 6, Plan 182, RP 37R11297 Part 2

Municipal Civic Address: Norfolk Street North, Simcoe

Present Official Plan Designation(s): Urban Residential

Present Zoning: R4

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

☒ Yes ☐ No If yes, please specify:

14.604

3. Present use of the subject lands:

vacant land

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:

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

one 18 unit stacked townhouse is proposed.

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:

the land has been vacant for about 2 years

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	26.80 m	26.81 m	14.604	26.80 m	
Lot depth	varies				
Lot width	varies				
Lot area	2531.75 sq m	195 sq m	5.4.2 a)	2531.75 sq m	
Lot coverage	0.0%			17.53%	
Front yard		1.5 m	5.4.2 c)	24.7 m	
Rear yard		3.0 m	14.604	3.0 m	
Height		11 m	0 5.4.2 h)	11 m	
Left Interior side yard		3.0 m	5.4.2 e)	22.55 m	
Right Interior side yard					
Exterior side yard (corner lot)		3.0 m	14.604	3.0 m	
Parking Spaces (number)		29	14.604	29	
Aisle width		7.3 m		7.3 m	
Stall size	3X5.8m	& accessible sized 4.1.3 & 4.3			
Loading Spaces					
Other	3.10(d) balcony	3 m from rear lot line,	4.2.4(a) parking in required	front yard	****

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

the shape and size of the lot makes it challenging to fit everything in within the provisions.

The front yard space for parking is very limited.

The balcony was moved around the corner so not directly overlooking the neighbouring rear yards,

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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):

a commercial office occupied by an engineer, radio station, insurance agencies and others

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 observation and owners 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 76 m

Floodplain

☐ On the subject lands or ☒ within 500 meters – distance 70 m

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 21 m warehouse

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 70 m

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

☒ Municipal piped water

☐ Communal wells

☐ Individual wells

☐ Other (describe below)

Sewage Treatment

☒ Municipal sewers

☐ Communal system

☐ Septic tank and tile bed in good working order

☐ Other (describe below)

Storm Drainage

☒ Storm sewers

☐ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Second Ave West

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

Nov. 1st/23

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

I/We authorize Mary Elder of Elder Plans Inc. 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

Nov. 1st/23

Date

Owner

Date

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

BNP 2023368

K. Declaration

I, Mary Elder 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:

SIMCOE, ONT

Mary Elder
Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 29th day of November 2023

A.D., 20

[Signature]
A Commissioner, etc.

Sherry Ann Mott, &
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 16, 2026.



CYNTHIA
ZAHORUK
ARCHITECTS

3077 NEW STREET,
BURLINGTON, ON L7N1M6
905.331.4480



ONTARIO ASSOCIATION
OF ARCHITECTS

NOTES:
1. THE CONTRACTOR OR PROJECT MANAGER WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. COORDINATION OF WORK IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER/CONTRACTOR.
2. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.
3. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
4. DO NOT SCALE THE DRAWINGS.

DDMMYY	#	REVISION
17/05/2022	1	ISSUED FOR CLIENT REVIEW
10/06/2022	2	ISSUED FOR REVIEW
20/09/2022	3	ISSUED FOR REZONING
12/06/2023	4	ISSUED FOR SPA

SCALE: AS NOTED

DRAWN BY: H/ANS

PRINT DATE: 03/08/2022

600 NORFOLK ST. N.

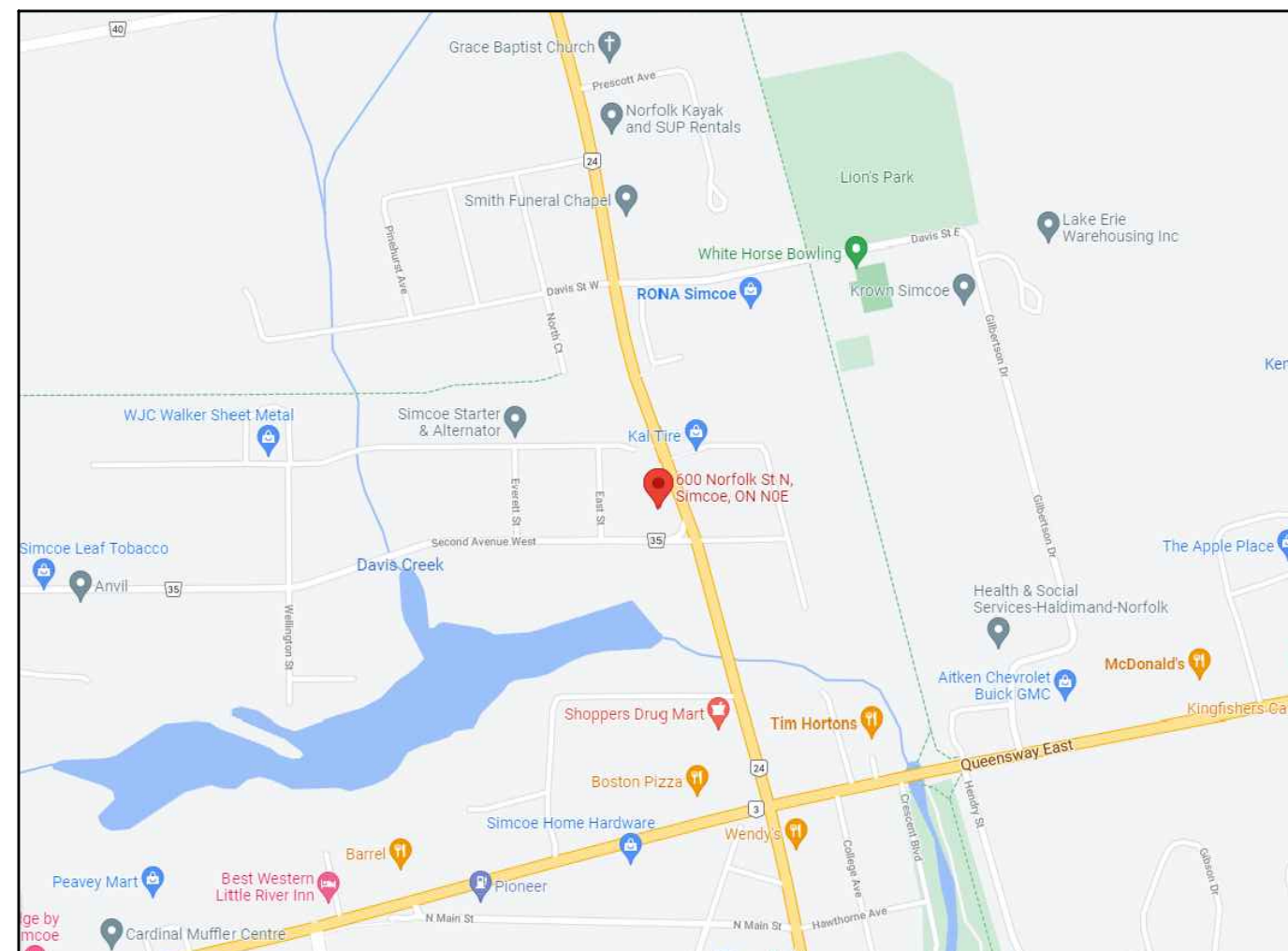
600 NORFOLK ST. N.
SIMCOE, ON

PROPOSED SITE PLAN
LOCATION MAP
STATISTICS CHART

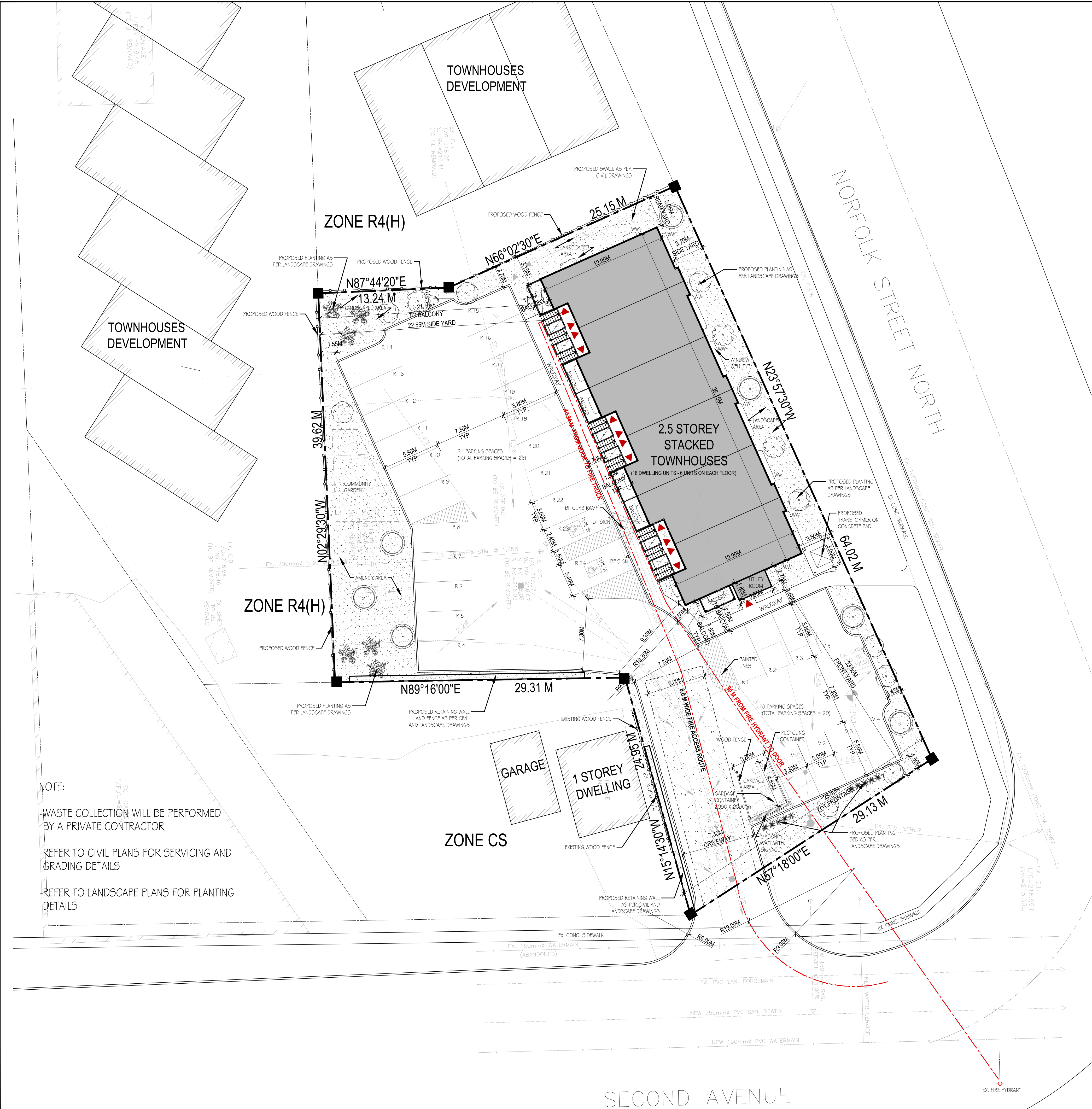
A1.0

DEVELOPMENT STATISTICS				June 5, 2023
Municipal Address	600 Norfolk Street North, Simcoe			
Legal Description	Part of lots 2, 3, 4, 6, 7, 9, 10, 11, 12, 13 Block 6, Plan 182, Norfolk County			
ZONING REGULATIONS	Urban Residential Type 4 – R4 (H) Updated 14.604	Proposed	Compliance	Yes /No
Site Data				
Lot Frontage (Measured 1.50m back from front lot line)	28.80 m min. Corner Lot	28.80 m	Existing	
Lot Area	195.0 m² min.	2531.75 m²	Existing	
Yards & Setbacks				
Front Yard (South)	1.50 m min.	23.50 m	Yes	
Street Side Yard (East)	3.00 m min.	3.10 m	Yes	
Side Yard (West)	3.00 m min.	22.55 m	Yes	
Rear Yard (North)	3.00 m min.	3.05 m	Yes	
Exemptions from Yard Provisions				
Balconies	1.50m max. into rear, front, or side yards. No closer than 3.0m from an interior lot line	1.50m into front yard	Yes	
Building Size				
Lot Coverage	N/A	444m² = 17.53%	N/A	
Building Height	11.0m max.	11.0m from grade to peak	Yes	
Number of Units	18 Units Max.	18 Units	N/A	
Landscape Buffer				
Landscape strip	27.8 % at front yard	100% for Exterior side yard (195.5/703.1) x 100 = 27.8%	Yes	
Parking and Driveway				
Required Parking for Residential Use	24 spaces	24 Spaces		
Required Parking for Visitors	5 Spaces	5 Spaces	Yes	
Total Required Parking	29 spaces	29 Spaces		
Parking Space Sizes for 90 degrees parking	3.0m x 5.80m	3.0m x 5.80m	Yes	
Parking Aisle for 90 degrees Parking & 2-way traffic	7.30m	7.30m	Yes	
Required Accessible parking	1 Type-A 1 Type-B For 26-50 parking spaces	1 Type-A 1 Type-B	Yes	
Accessible parking space Dimensions	Type-A width = 3.40m Type-B = 2.40m	Type-A width = 3.40m Type-B = 2.40m	Yes	
Access aisle	1.50m	1.50m	Yes	
Floor Area				Proposed
Basement Floor Area		444.02 m²		
First Floor Area		444.02 m²		
Second Floor Area		444.02 m²		
Total		1,332.06 m²		

DEVELOPMENT STATISTICS CHART




LOCATION MAP
N.T.S.



PROPOSED SITE PLAN
SCALE: 1:200

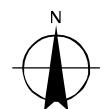


Legend

 Subject Lands

2020 Air Photo

12/8/2023



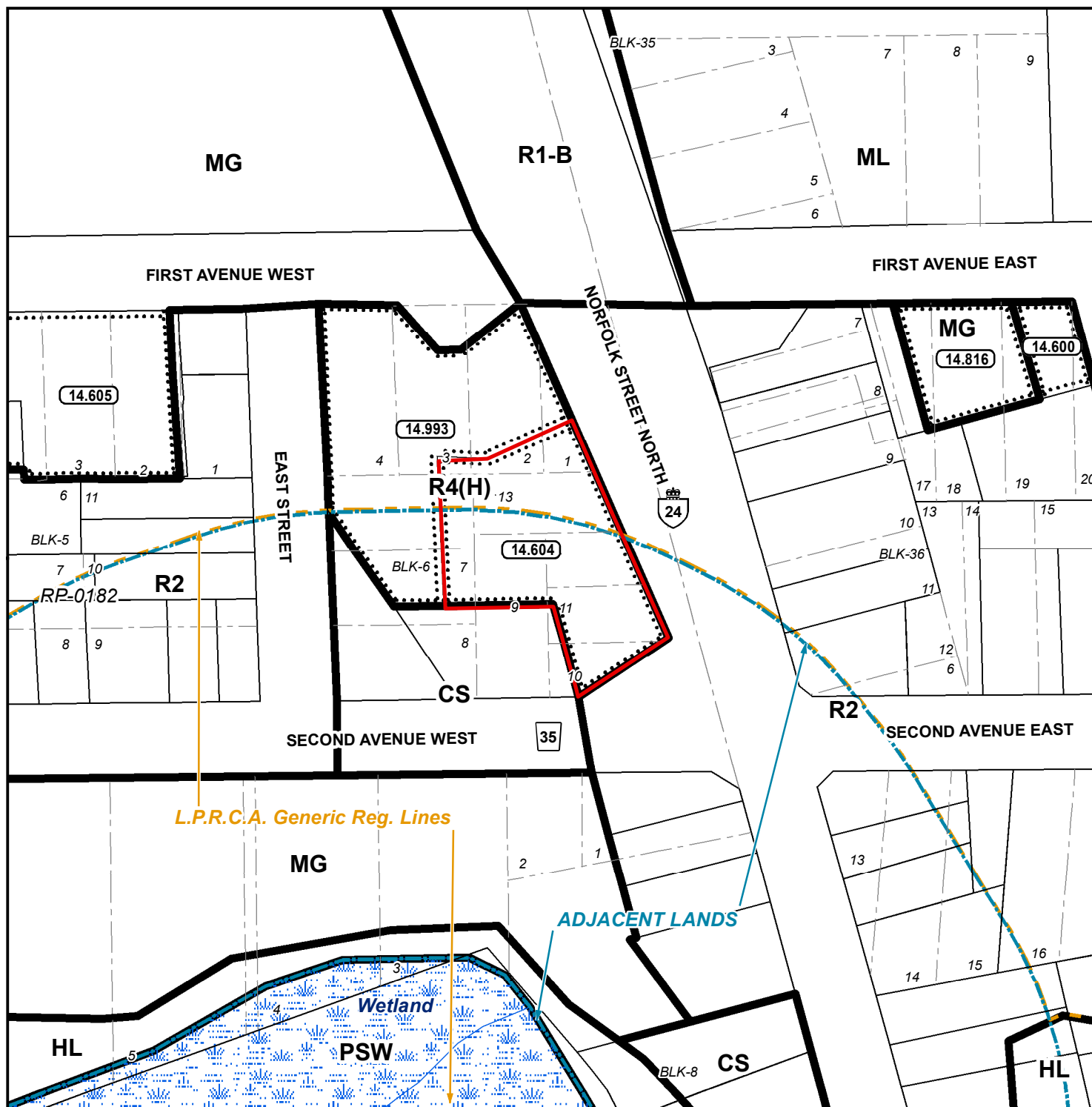
20 10 0 20 40 60 80 Meters

MAP B

ZONING BY-LAW MAP

Urban Area of SIMCOE

ANPL2023368



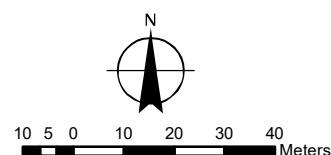
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

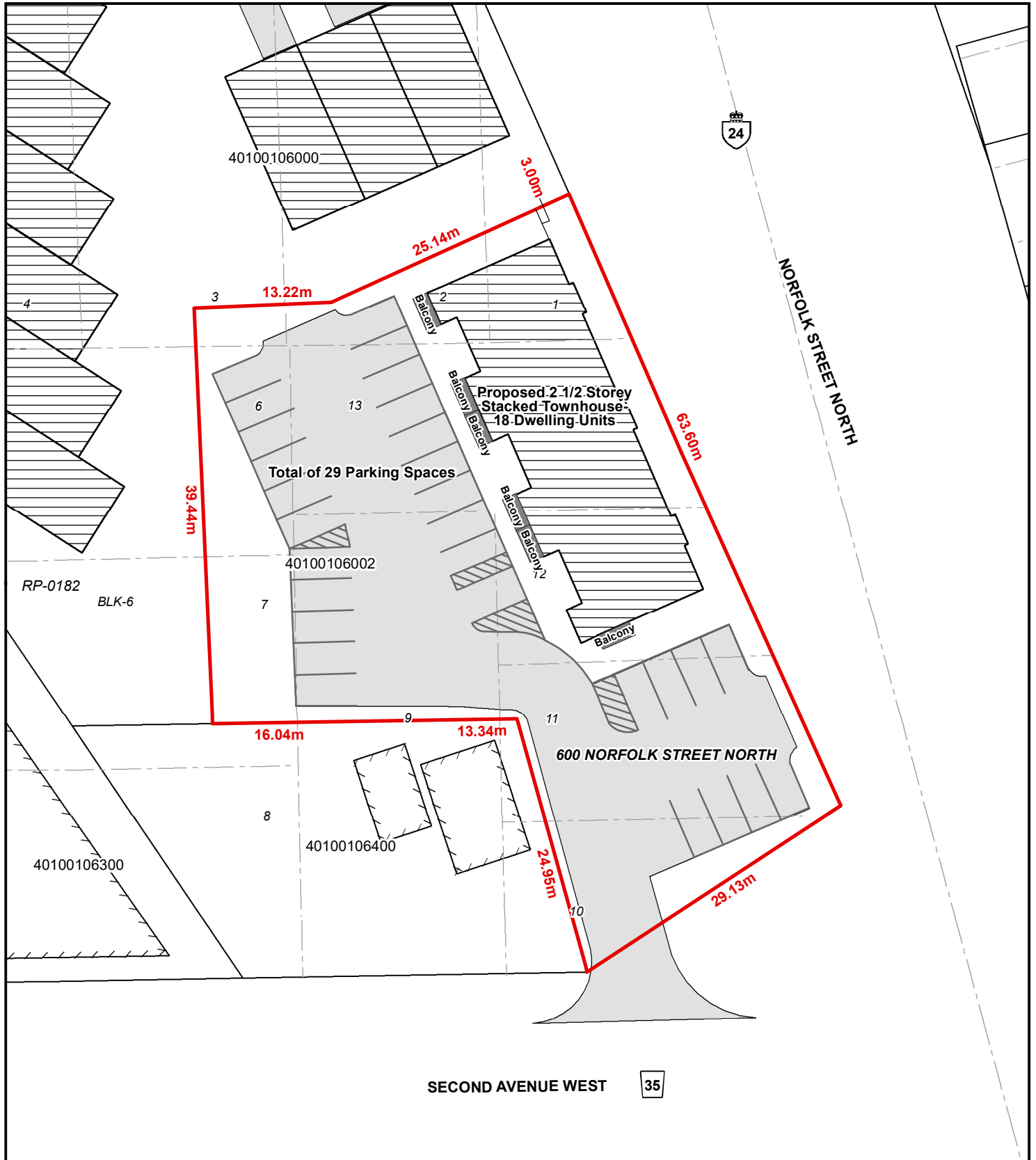
- (H) - Holding
- CS - Service Commercial Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- ML - Light Industrial Zone
- PSW - Provincially Significant Wetland Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone

12/8/2023



CONCEPTUAL PLAN

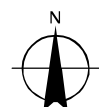
Urban Area of SIMCOE



Legend

Subject Lands

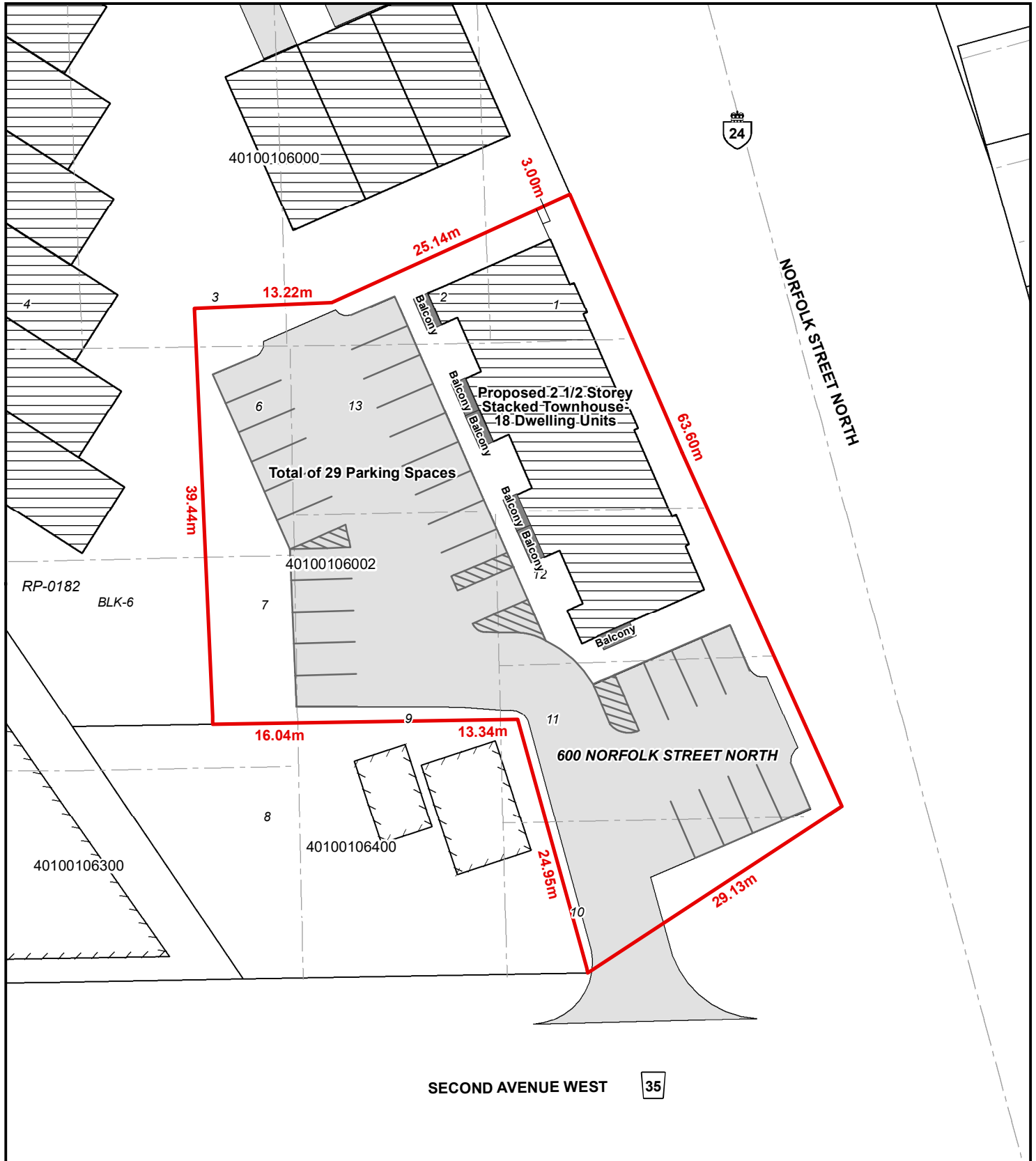
12/8/2023



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CONCEPTUAL PLAN

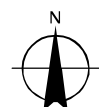
Urban Area of SIMCOE



Legend

Subject Lands

12/8/2023



4 2 0 4 8 12 16 Meters