

Revised April 2023
Committee of Adjustment Development Application
Page 1 of 13

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

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 mortgages, 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):

TOWNSEND CON 14 PT LOT 1 RP 37R3904 PART 1+04
12266

Municipal Civic Address: 47 QUEENSWAY E

Present Official Plan Designation(s): _____

Present Zoning: SERVICE COMMERCIAL ZONE

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:

Commercial

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:

A Restaurant

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.

AN OUTSIDE PATIO AREA TO FRONT. FOR
FOOD SERVICE

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:

JUST THE PATIO.

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:

20+ years.

9. Existing use of abutting properties:

CAR WASH / MUNICIPAL BUILDING.

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/ <i>Required</i>	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
* Parking Spaces (number)	32	34		32	2
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:

SITE AREA LIMITATIONS.

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):

EXISTING COMMERCIAL USE - RESTAURANT.

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

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

G. 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?

7 part-time

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.

No.

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 *SITE PLAN (STAMPED) - ALSO FLOOR PLAN w/ TABLES SHOWN.*
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

Date

May 22, 2024

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

I/We authorize _____ 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

Date

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, DARSHAN SOLANKI of SIMCOE

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



Owner/Applicant/Agent Signature

In Norfolk County.

This 22nd day of May

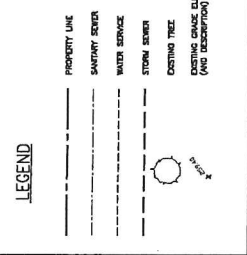
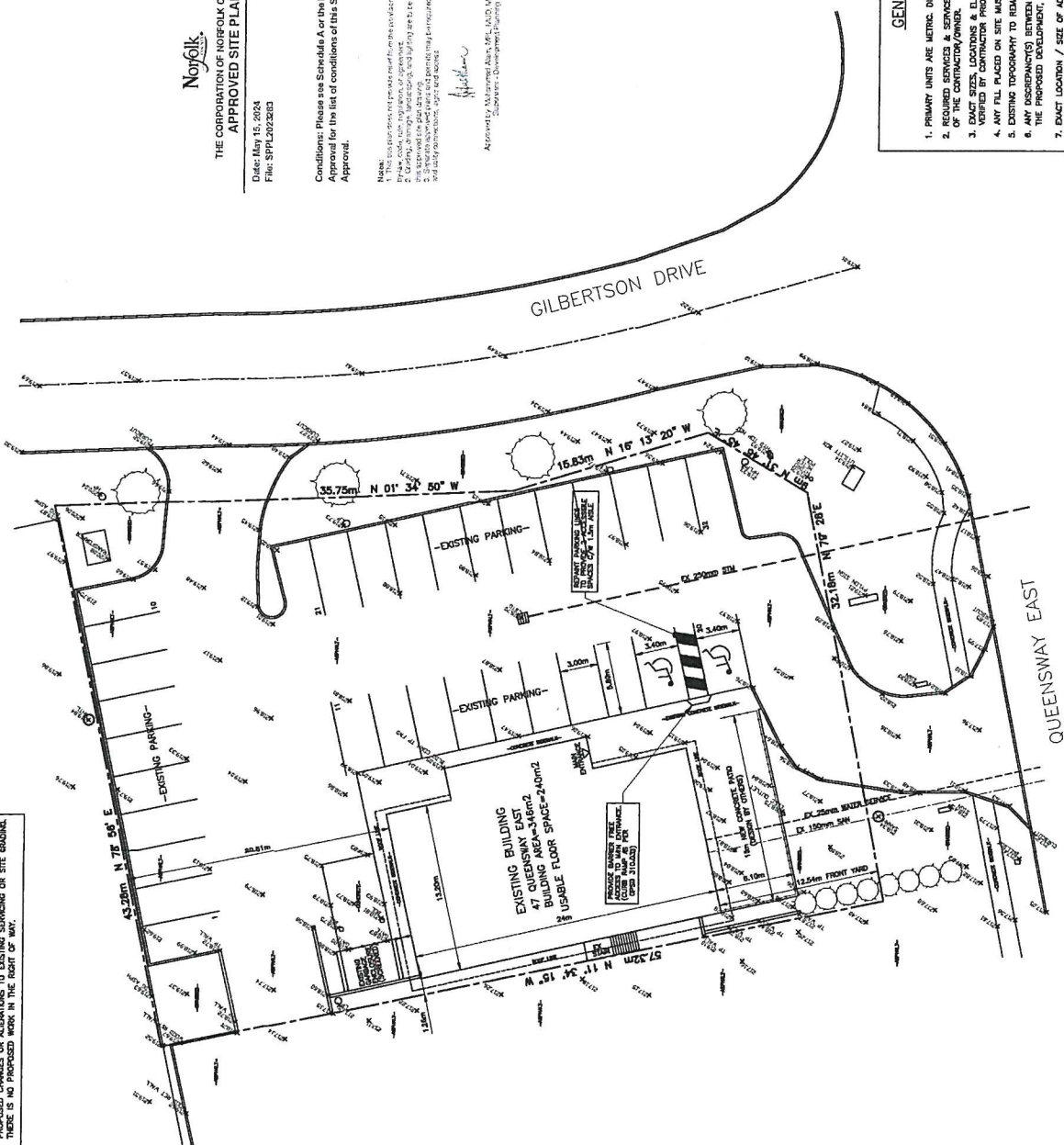
A.D., 2024



A Commissioner, etc.

John Andrew Wallace, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 16, 2027.

SERVICING NOTE
ALL SANITARY, WATER AND ELECTRICAL SERVICES TO THE EXISTING BUILDING ARE TO BE PROVIDED BY THE OWNER. THERE ARE NO PROPOSED CHANGES OR ADDITIONS TO EXISTING SERVICES ON THIS SITE. THERE IS NO PROPOSED WORK IN THE RIGHT OF WAY.



Norfolk
THE CORPORATION OF NORFOLK COUNTY
APPROVED SITE PLAN
Date: May 15, 2024
Plan: SP1-2023-003

Conditions: Please see Schedule A or the Letter of Approval for the list of conditions of this Site Plan Approval.

Notes:
1. This site plan is prepared in accordance with the provisions of the Planning Act and the Planning Regulations.
2. The site plan is prepared for the purpose of providing information to the Planning Committee and the public.
3. The site plan is prepared for the purpose of providing information to the Planning Committee and the public.

Approved: *[Signature]*
Submitted: *[Signature]*

SITE STATISTICS

ITEM	DEVELOPED	UNDEVELOPED
NORFOLK COUNTY SERVICE COMMERCIAL ZONE (CS)	450m ²	2,254m ²
MINIMUM LOT AREA	18.5m	33.15m
MINIMUM LOT FRONTAGE	3m	12.5m
FRONT YARD SET BACK	3m	20m
REAR YARD SET BACK	3m	20m
INTERIOR SIDE YARD SET BACK	3m	20m
MAX. BUILDING HEIGHT	11m	6m
MAX. LOT COVERAGE	35%	15%
EXISTING SERVICES		
1. SINCE PERMITS OF USABLE FLOOR SPACE	24	32
MINIMUM FREE PARKING SPACES	2	2

GENERAL NOTES

1. PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
2. EXISTING SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE OWNER.
3. EXISTING SERVICES & SERVICE CONNECTIONS OF ALL EXISTING SERVICES (SEWER, WATER, GAS, BELL, ETC.) ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK.
4. ANY FULL PLACED ON SITE MUST BE COMPACTED TO A MIN. SIX STANDARD PROCTOR DENSITY.
5. EXISTING TOPOGRAPHY TO REMAIN UNLESS OTHERWISE NOTED.
6. ANY DISCREPANCIES BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT / PLANNING.
7. EXISTING LOCATION / SIZE OF ADDITIONAL LANDSCAPING AREAS BY OWNER.
8. NO PROPOSED CHANGES TO SERVICES OR SITE DRAINAGE.
9. CONTRACTOR MUST VERIFY EXACT LOCATION OF PROPERTY BOUNDARIES BEFORE PROCEEDING WITH WORK.
10. STRUCTURAL DRAWINGS FOR NEW CONCRETE PAVES BY OTHERS. THIS PLAN IS INTENDED TO DEMONSTRATE LAYOUT ONLY.

THE FOLLOWING DIMENSIONS AND NOTES TO BE CHECKED AS PART OF THE CONSTRUCTION PROCESS. THE DIMENSIONS AND NOTES TO BE CHECKED AS PART OF THE CONSTRUCTION PROCESS. THE DIMENSIONS AND NOTES TO BE CHECKED AS PART OF THE CONSTRUCTION PROCESS.

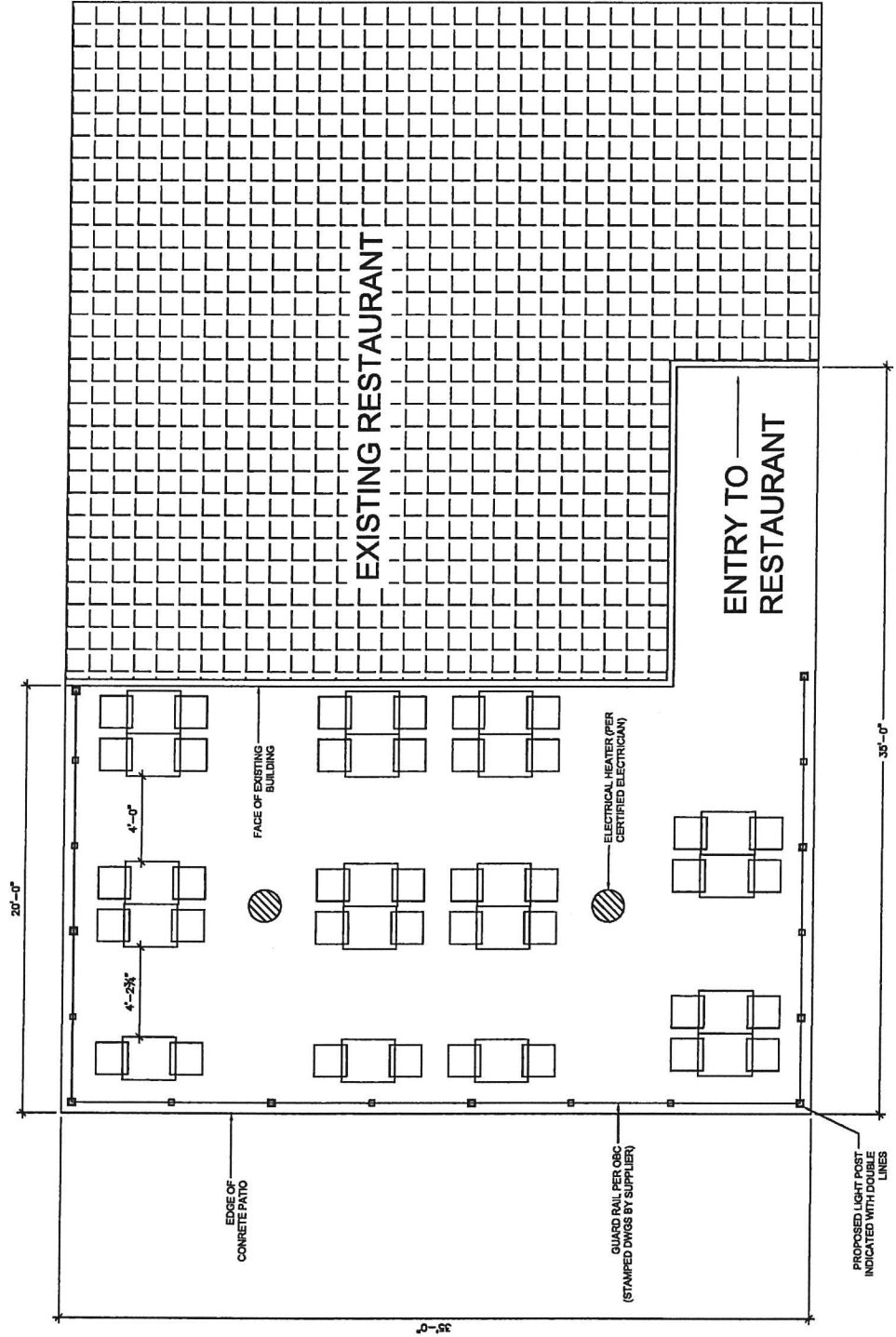
1	MINIMUM LOT AREA - 18.5m	33.15m
2	MINIMUM LOT FRONTAGE - 3m	12.5m
3	FRONT YARD SET BACK - 3m	20m
4	REAR YARD SET BACK - 3m	20m
5	INTERIOR SIDE YARD SET BACK - 3m	20m
6	MAX. BUILDING HEIGHT - 11m	6m
7	MAX. LOT COVERAGE - 35%	15%



SE 10 100m
N 10 100m
E 10 100m
W 10 100m

SITE PLAN
WILD WINGS
47 Queensway East, Suite 100, ON M7Y 5B7
NORFOLK COUNTY, ONTARIO

PROJECT NO. 7222
DATE: MAY 15, 2024
DRAWN BY: M. C. ENGINEERING
CHECKED BY: M. C. ENGINEERING
SCALE: 1:1000



This drawing, as an instrument of service, is provided by and is the property of PR Engineering Services Ltd. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Architect / Engineer of any variations from the supplied information.

This drawing is not to be scaled.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

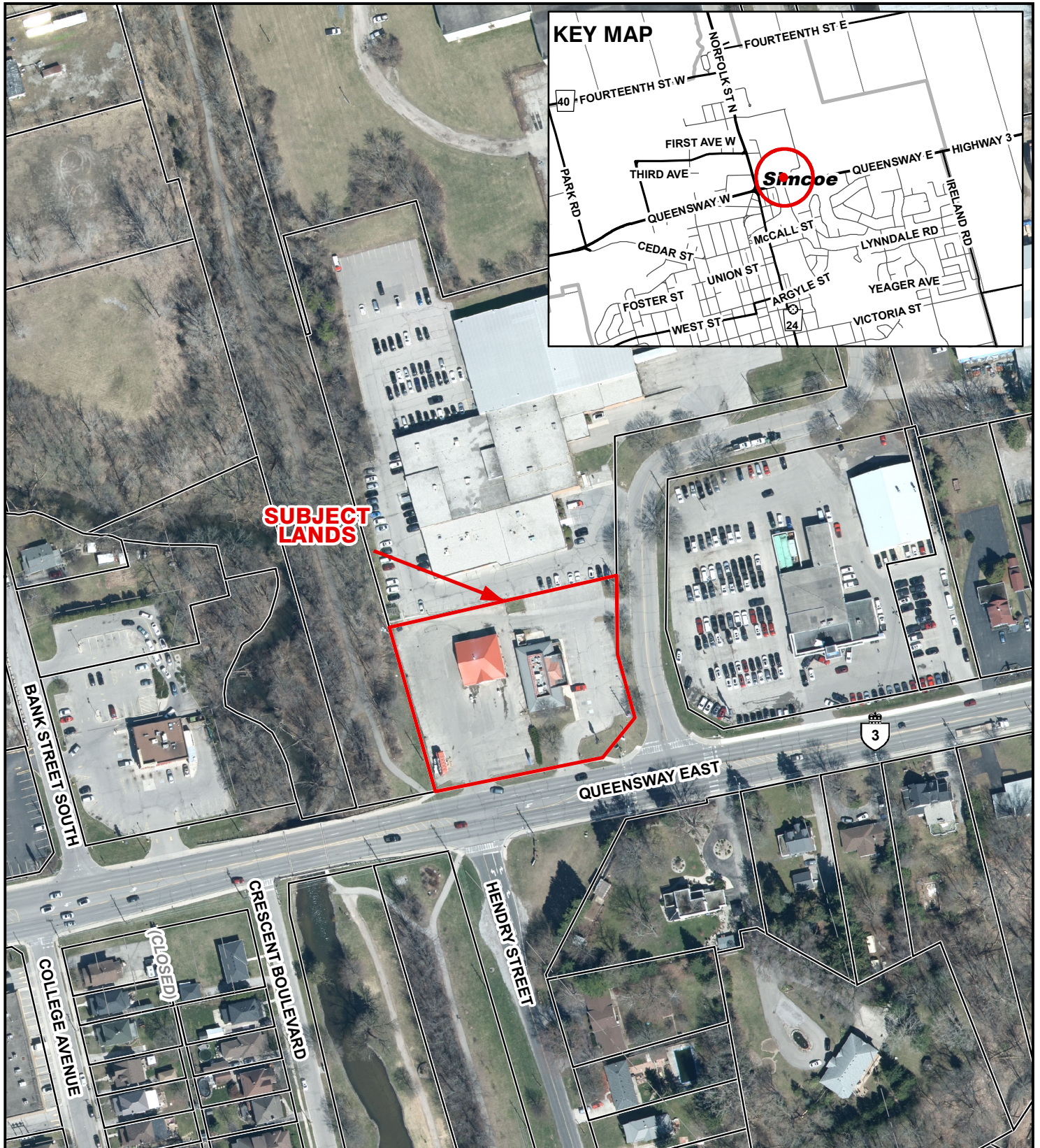
PR ENGINEERING SERVICES LTD.
 1100 RIVER PLACE, OAKVILLE, ON L6J 2J2
 TEL: 416.897.1721
 EMAIL: pr@pr-engineering.com

Project WILD WING SIMCOE 47 QUEENSWAY EAST, SIMCOE, ON			
Drawn P. R.	Checked P. R.	Sheet No. SK1	
Date 05 MAY 2023	Job No. 23-0022		


REVISIONS ISSUED	
No.	Description
1	MAY 2023 FOR PERMIT

MAP A
CONTEXT MAP
Urban Area of SIMCOE

ANPL2024181

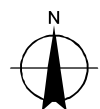


Legend

 Subject Lands

2020 Air Photo

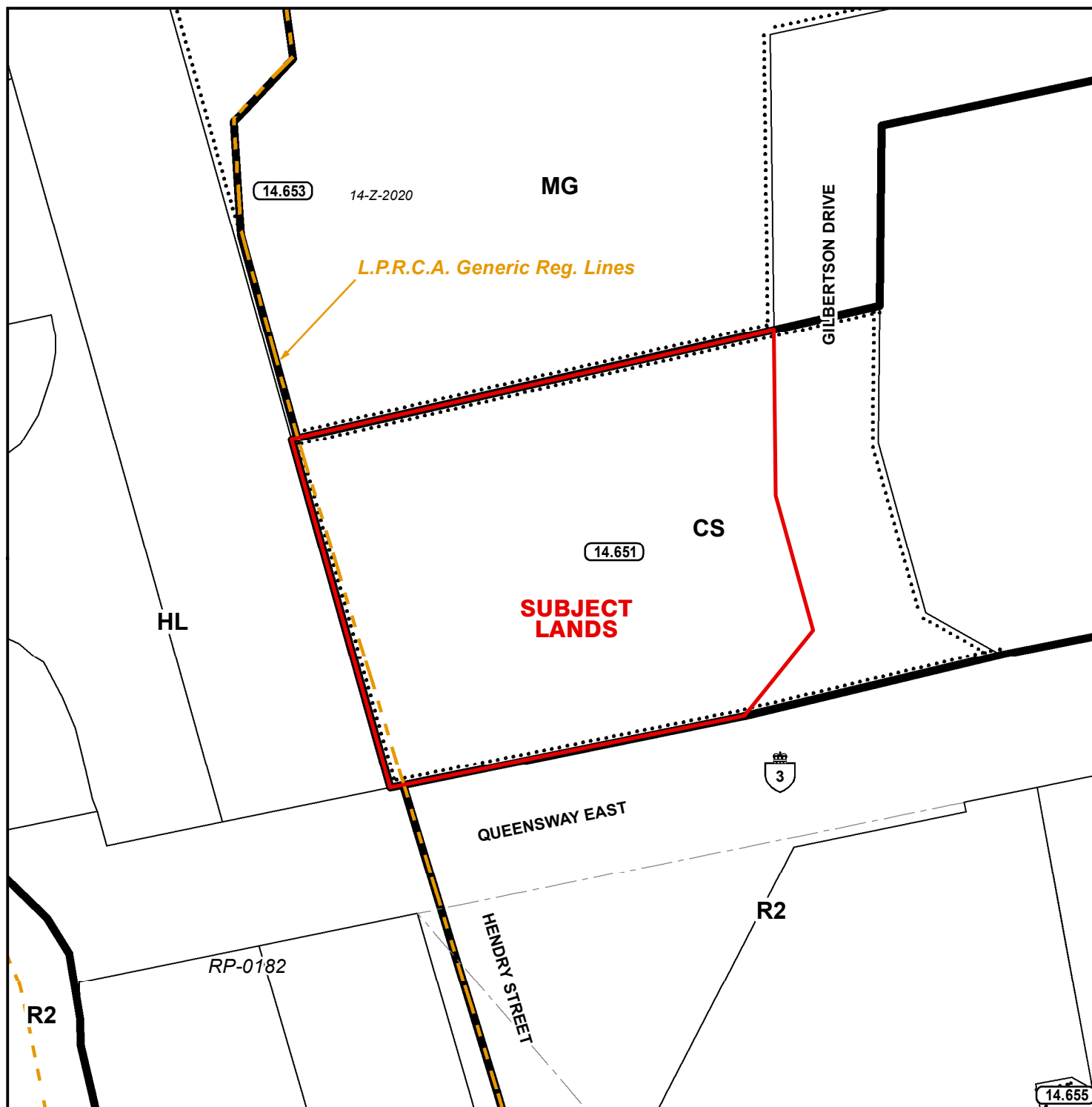
5/24/2024



10 5 0 10 20 30 40
Meters

MAP B
ZONING BY-LAW MAP
 Urban Area of SIMCOE

ANPL2024181



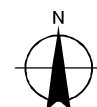
LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

5/24/2024

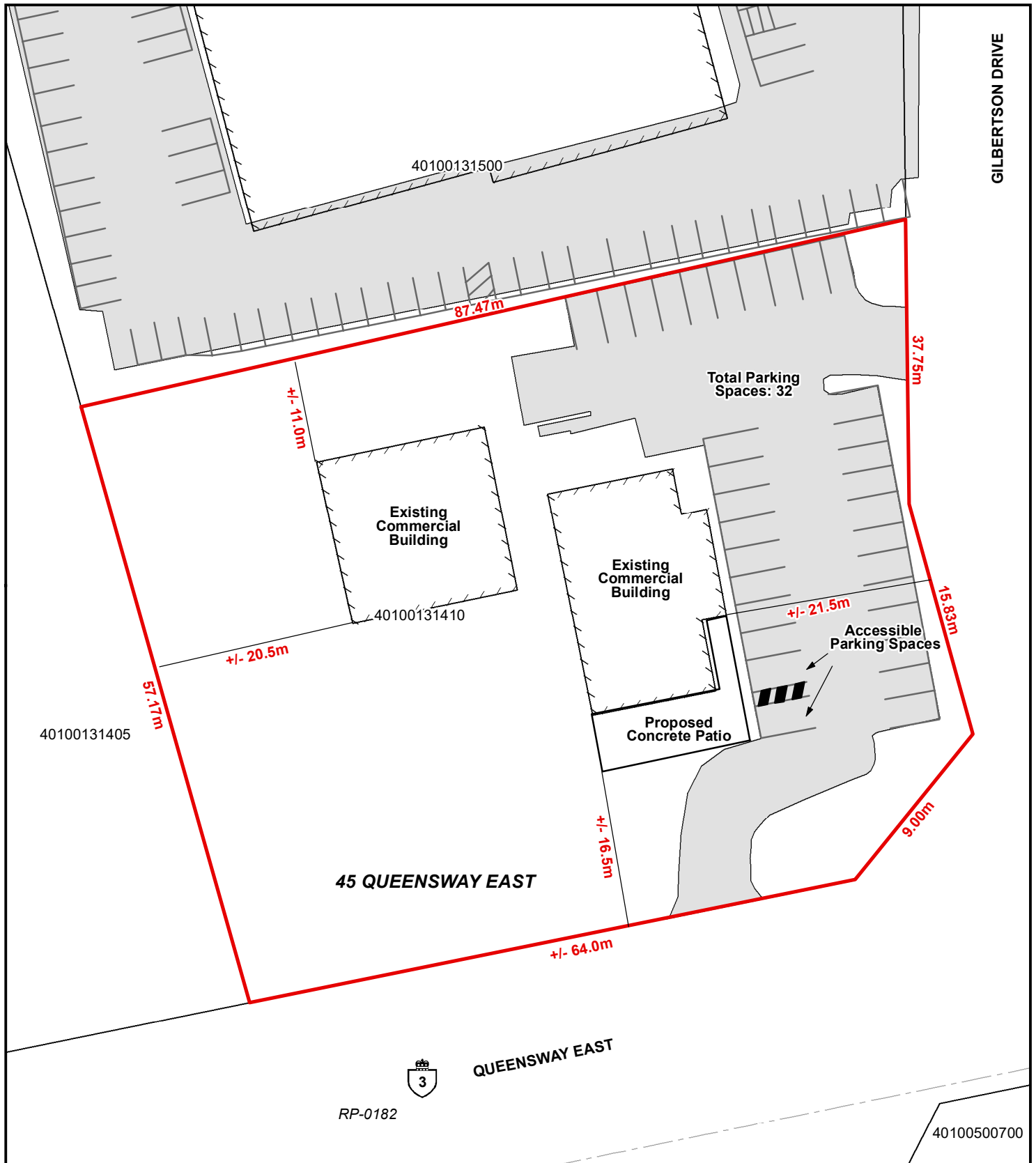
- (H) - Holding
- CS - Service Commercial Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- R2 - Residential R2 Zone



8 4 0 8 16 24 32 Meters

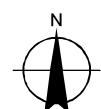
CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

Subject Lands

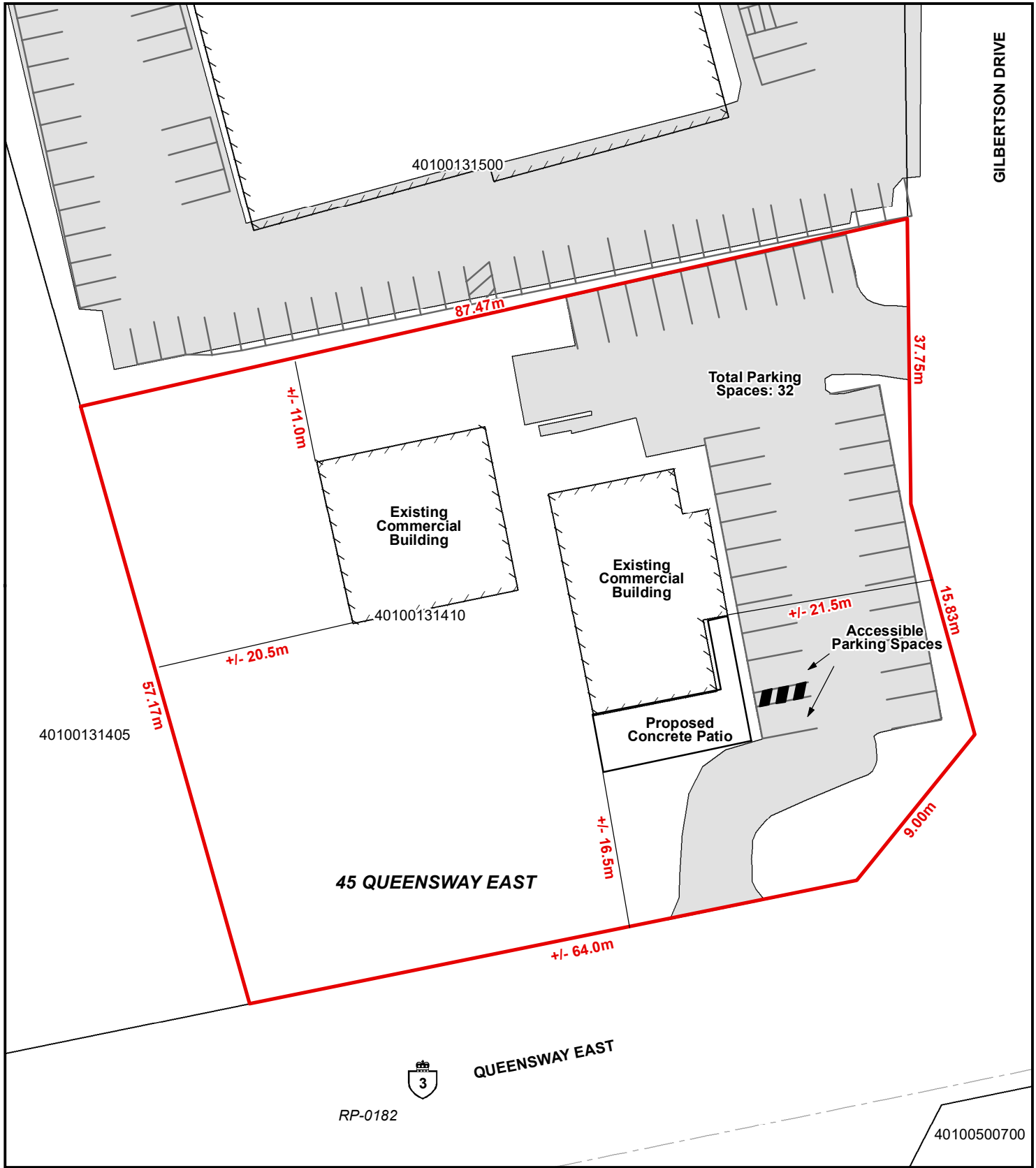


5/24/2024


4.5 2.25 0 4.5 9 13.5 18 Meters

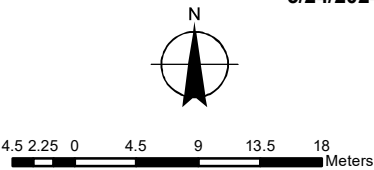
CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

 Subject Lands



5/24/2024