

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

For additional information or assistance in completing this application, please contact a planner at 519.426.5870.

1842⁹⁰
No.
MAT

Same as Owner



Note: If the applicant is a numbered company provide the name of a principal of the company.

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent Thomas A. Cline; Cobb & Jones LLP

Address 23 Argyle Street

Town and Postal Code Simcoe, Ontario N3Y 4N5

Phone Number 519-428-0170

Cell Number _____

Email tcline@cobbjones.ca

Name of Engineer N/A

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the applicant noted above.

☐ Applicant

☒ Agent

☐ Owner

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

Nil

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 403025124000000/403025123000000

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

Part Lot 1, Concession 13, Geographic Township of Windham, Norfolk County

Municipal Civic Address (911 Number): 854 Norfolk Street North Simcoe, Ontario

Present Official Plan Designation(s): Urban Residential

Present Zoning: Urban Residential Type 1 (R1-B)

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

14.711: Minimum service requirement for connection to public water supply and public sanitary sewer system shall not apply.

Additionally, any requirement for hydrological studies be waived, provided that that the lot sizes in the zoning application are adhered to.

3. The date the subject lands was acquired by the current owner: Portion in 1976 and portion in 1991.

4. Present use of the subject lands:

Land proposed for severance - Vacant.

5. 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, height, etc. on your attached sketch which must be included with your application:

Existing barn located on land to be retained.

6. If known, the date existing buildings or structures were constructed on the subject lands: Unknown

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

N/A

8. 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, height, etc. on your attached sketch which must be included with your application:

Two single family dwellings fronting on Glendale Crescent to be constructed in accordance with the existing zoning bylaw.

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

As soon as possible.

10. 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:

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

12. Existing use of abutting properties:
To North: vacant; To West: residential.

13. 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

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

N/A

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

N/A

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

To permit the development of two residential lots fronting on Glendale Crescent on the severed parcel, with each to contain a single family dwelling.

2. Description of land intended to be severed in metric units:

Frontage: 23.5 metres
Depth: 45.72 metres
Width: 23.5 metres
Lot Area: +/- 1074.42 metres
Present Use: Vacant
Proposed Use: Residential

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

N/A

- ~~4. 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:
Total Acreage:
Workable Acreage:
Existing Farm Type: (i.e., corn, orchard etc.)
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built
Owners Name:
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (i.e., corn, orchard etc.)~~

~~Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____~~

~~Owners Name: _____~~

~~Roll Number: _____~~

~~Total Acreage: _____~~

~~Workable Acreage: _____~~

~~Existing Farm Type: (i.e., corn, orchard etc.) _____~~

~~Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____~~

~~Owners Name: _____~~

~~Roll Number: _____~~

~~Total Acreage: _____~~

~~Workable Acreage: _____~~

~~Existing Farm Type: (i.e., corn, orchard etc.) _____~~

~~Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____~~

~~Owners Name: _____~~

~~Roll Number: _____~~

~~Total Acreage: _____~~

~~Workable Acreage: _____~~

~~Existing Farm Type: (i.e., corn, orchard etc.) _____~~

~~Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____~~

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

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

N/A

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No

If yes identify the policy to be deleted:

N/A

7. Does the requested amendment change or replace a policy in the Official Plan?

☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

N/A

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage

Lot depth

Lot width

Lot area

Lot coverage

Front yard

Rear yard

Left Interior side yard

Right Interior side yard

Exterior side yard (corner lot)

Landscaped open space

Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

9. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

11. Multiple Family Residential

Number of buildings existing: N/A

Number of buildings proposed: N/A

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: N/A

Ftype	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____



12. Commercial/Industrial Uses

Number of buildings existing: N/A

Number of buildings proposed: N/A

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

N/A

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

N/A

Seating Capacity (for assembly halls, etc.):

Total number of fixed seats:

Describe the type of business(es) proposed:

Total number of staff proposed initially:

Total number of staff proposed in five years:

Maximum number of staff on the largest shift:

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

13. Institutional

Describe the type of use proposed:

Seating capacity (if applicable):

~~Number of beds (if applicable):~~ _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

4. Provide the information you used to determine the answers to the above questions:
Personal knowledge through significant period of ownership.

5. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the Planning Act, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. 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

4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.
5. 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. 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
☐ Other (describe below)
-

Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☒ Yes ☐ No

Public Works & Environmental Services were consulted through the prior zoning application.

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☐ Yes ☐ No

5. How many water meters are required? Unknown.

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

7. Name of road/street:

Glendale Crescent

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

Related zoning Application 2NPL201267 was approved on December 13, 2016,
wherein the issue of hydrological studies was addressed. The zoning Application
was approved including a provision that any requirement for hydrological

studies be waived so long that the lot sizes outlined in the zoning application D.C.S16-108 were adhered to, precisely to provide direction to the committee of adjustments. The lot sizes set out in the said report are the same proposed in this application.

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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions

28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule

- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.

Owner/Applicant Signature: Karen P. Culner Date: 1/18/17

K. 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.

Owner/Applicant Signature: Karen P. Culner Date: 1/18/17

L. 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 Signature: Karen P. Culner Date: 1/18/17

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.

Owner/Applicant Signature: _____ Date: _____

N. 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 for site plan approval.

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: _____

O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Applicant Signature: Karen P. Culner Date: 6/18/17

Agent Signature : _____ Date : _____

P. Declaration

I, Karen P. Culner 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: Serevi

Owner/Applicant Signature: Karen P. Culner

In Norfolk Co This 18 day of Jan A.D., 20 17

A Commissioner, etc.: _____



NOTICE OF
**PUBLIC MEETING AND
COMPLETE APPLICATION**

TAKE NOTICE THAT PURSUANT TO THE PLANNING ACT, R.S.O. 1990, C. P. 13, THE CORPORATION OF NORFOLK COUNTY RECEIVED AN APPLICATION FOR A ZONING BY-LAW AMENDMENT ON AUGUST 18, 2016 AND DEEMED SAID APPLICATION TO BE COMPLETE ON SEPTEMBER 9, 2016.

IN ADDITION, TAKE NOTICE THAT PURSUANT TO THE PLANNING ACT, R.S.O. 1990, C. P. 13, A PUBLIC MEETING CONSIDERING A ZONING BY-LAW AMENDMENT WILL BE HELD BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY TO PROVIDE INFORMATION AND RECEIVE COMMENTS FROM THE PUBLIC ON:

Date	DECEMBER 13, 2016	Time	5:00 P.M.
Place	Council Chambers, Norfolk Administration Building, 50 Colborne St S, Simcoe (Talbot St Entrance)		
File Number	ZNPL2016267	Related File Number	3310403025123000000,
	Part Lot 1, Concession 13, Geographic Township of	Roll Number	3310403025124000000
Location	Windham		
Civic	854 Norfolk Street North, Simcoe		
Applicant	KAREN CULVER RR4 STATION MAIN SIMCOE, ONTARIO N3Y 4K3		
Agent	THOMAS A. CLINE 25 NORFOLK ST. NORTH SIMCOE, ON N3Y 3N6		

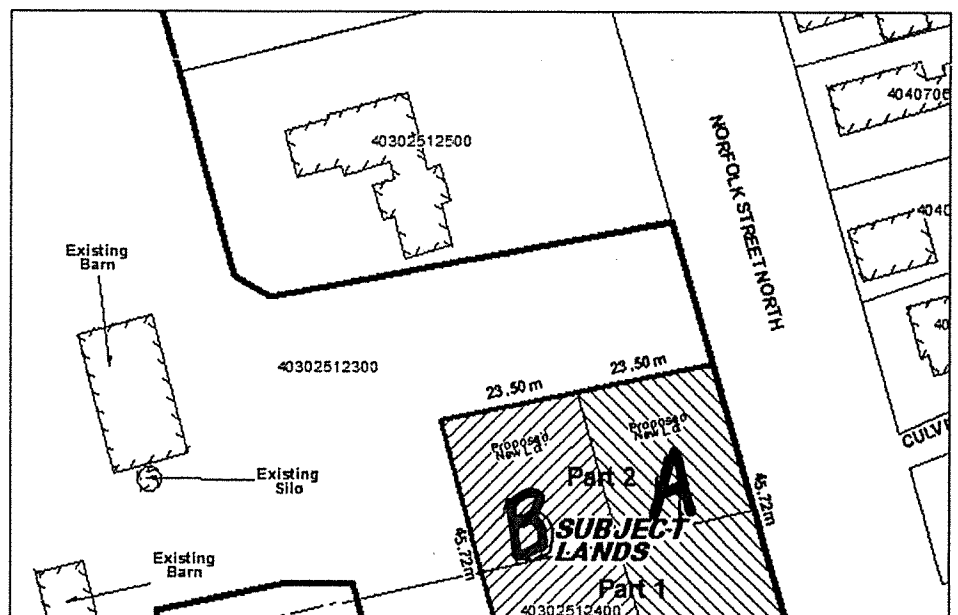
PURPOSE AND EFFECT OF PROPOSED ZONING BY-LAW AMENDMENT

An application has been received to amend the Norfolk County Zoning By-law 1-Z-2014 to rezone Part 1 of the subject lands to Urban Residential R1-B Zone and to permit private water and sanitary services on the subject lands. The lands are located within the urban boundary of Simcoe and have frontage on Norfolk Street North and Glendale Crescent. Two consent applications will be forthcoming, pending the Zoning Amendment application.

NOTICE INTENT AND ADDITIONAL INFORMATION

This notice is intended to make you aware of the proposed application and to invite your comments and questions. Additional information regarding the proposed Zoning By-Law Amendment is available to the public for inspection at Community Planning Division, Norfolk County, 185 Robinson St., Suite 200, Simcoe N3Y 5L6 between 8:30 a.m. and 4:30 p.m., Monday to Friday or by calling 519.426.5870 or 519.875.4485 or 519.582.2100 ext 1828 or by emailing kayla.rell@norfolkcounty.ca. The Planning Report regarding the proposed Zoning By-Law Amendment is available online the Friday prior to the above noted public meeting by following the path and selecting Agendas, Public Meeting and select the date of the meeting: <https://norfolk.civicweb.net/Documents/DocumentList.aspx?ID=0>. Accessible formats and communications supports are available upon request, please notify the Planner in advance of the hearing.

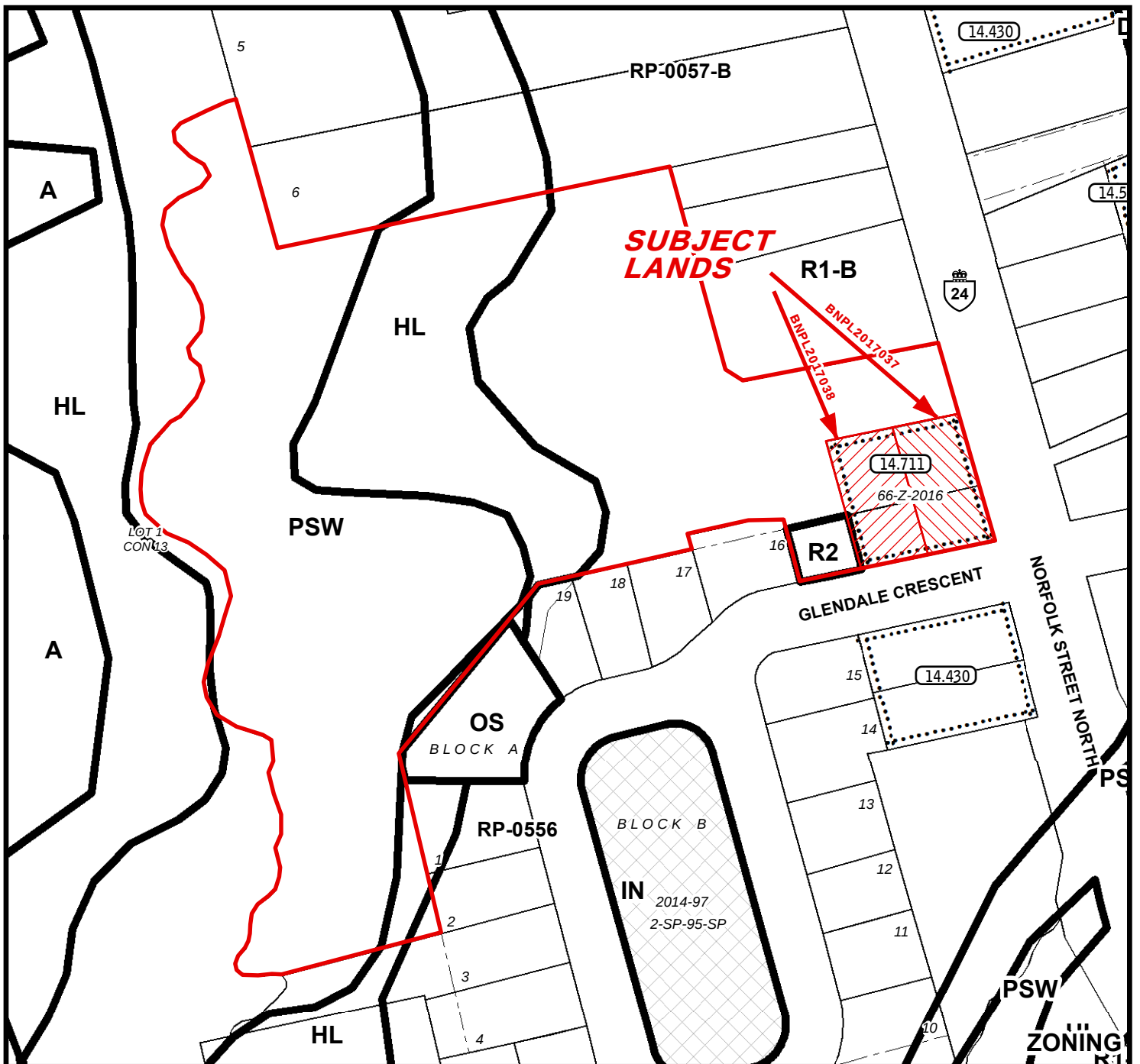
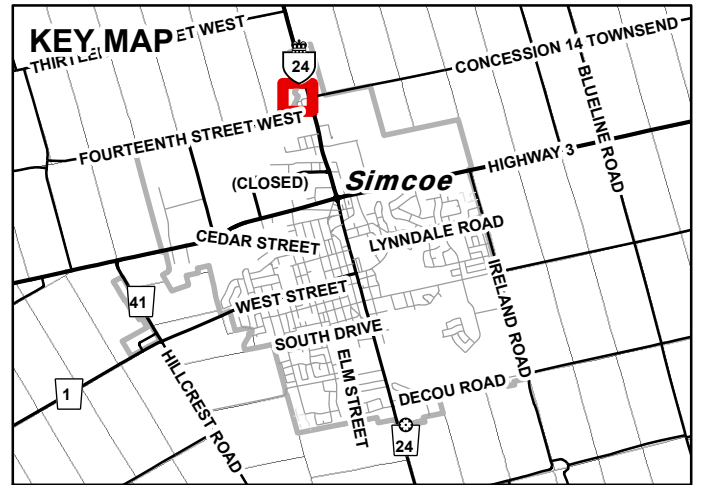
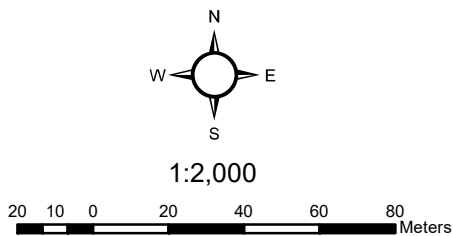
If a person or public body does not make oral submissions at a public meeting or make written submissions to Norfolk County before the By-Law is passed, the person or public body is not entitled to appeal the decision of Norfolk County to the Ontario Municipal Board. If a person or public body does not make oral submissions at a public meeting, or make written submissions to Norfolk County before the By-Law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so. If you wish to be notified of the decision of Norfolk County in respect to the proposed zoning By-Law amendment, you must make a written request to the Clerk, Norfolk County, 50 Colborne Street South, Simcoe ON N3Y



MAP 1

File Number: BNPL2017037 & BNPL2017038

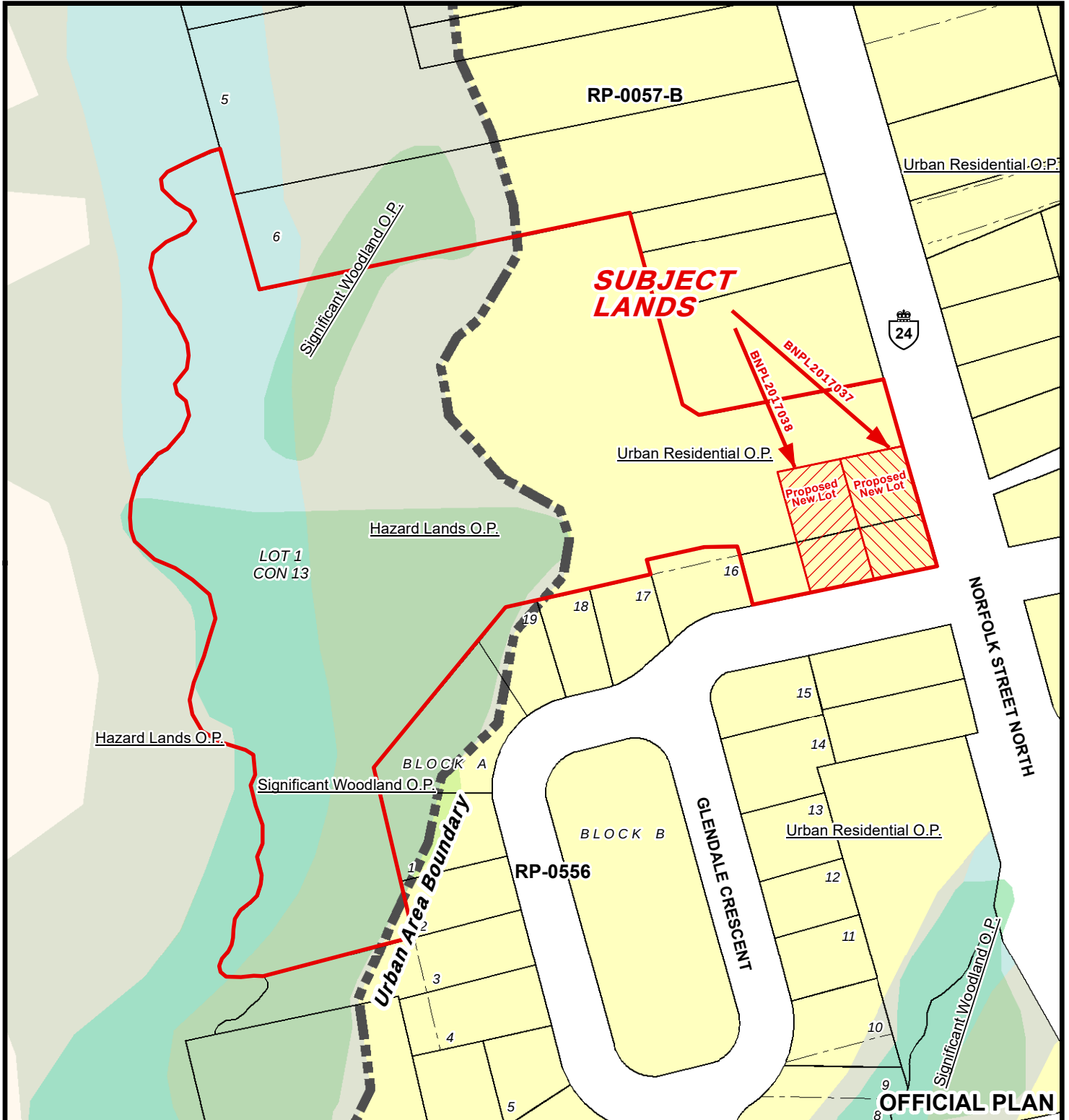
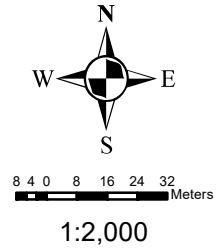
Geographic Township of
WINDHAM



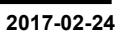
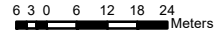
MAP 2

File Number: BNPL2017037 & BNPL2017038

Geographic Township of WINDHAM



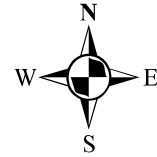
Geographic Township of WINDHAM



MAP 4

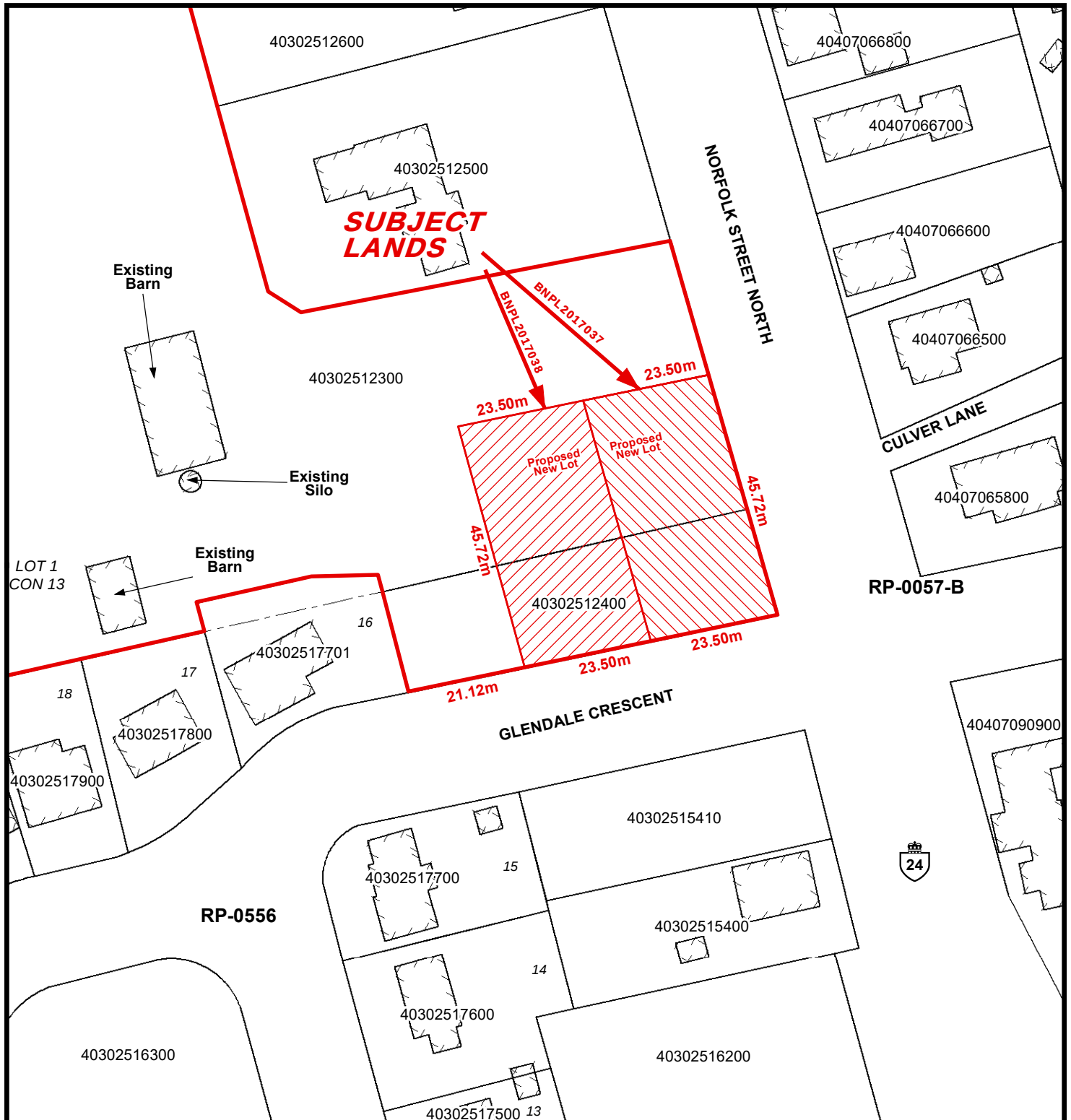
File Number: BNPL2017037 & BNPL2017038

Geographic Township of WINDHAM



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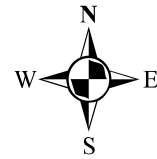
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LOCATION OF LANDS AFFECTED

File Number: BNPL2017037 & BNPL2017038

Geographic Township of WINDHAM



4 2 0 4 8 12 16 Meters

1:1,000

