

For Office Use Only:

File Number

BNPL2017230

Application Fee

\$ 1842

Related File Number

BNPL2017229, ZNR

Conservation Authority Fee

-

Pre-consultation Meeting

Aug 18/17

OSSD Form Provided

-

Application Submitted

Oct 10/17

Planner

Aisha

Complete Application

Oct 19/17

Public Notice Sign

Check the type of planning application(s) you are submitting.

- ☒ Consent/Severance
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance

Property Assessment Roll Number:

337-020-01600-0000

A. Applicant Information

Name of Owner

ANTONIO F. PAIS

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

CONC. #13 - 111 TOWNSEND RR#4

Town and Postal Code

SIMCOE, ONTARIO N3Y-4K3

Phone Number

(519) 426-5254

Cell Number

(519) 420-1731

Email

N/A

Name of Agent

GEORGE B. SANTOS

Address

43 VIRGINIA AVE.,

Town and Postal Code

SIMCOE, ONT. N3Y-5M3

Phone Number

(519) 429-2898

Cell Number

(519) 427-3119

Email

N/A

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 agent noted above

☒ Owner☒ Agent

NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

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

NONE

B. Location, Legal Description and Property Information

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

965 COCKSHUTT RD, W/DH CON 6 PT LOT 12
SUBJ TO UNION GAS EASEMENT REG 93.55AC

Municipal Civic Address: 965 COCKSHUTT RD. RENTON, ONT.

Present Official Plan Designation(s): RH HAMLET

Present Zoning: A-2 RH

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

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: 1992

4. Present use of the subject lands:

A-2 RH HAMLET RESIDENTIAL ZONE

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:

NONE

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

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.

NONE



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:

~~HOUSE~~ DWELLING, SINGLE DETACHED
SEE ATTACHED SURVEY.

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

UNKNOWN - PENDING (NORFOLK COUNTY)

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:

N/A.

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

N/A.

12. Existing use of abutting properties:

N/A.

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:

UNION GAS EASEMENT 6" INCH PIPE

C. Purpose of Development Application

Note: Please complete all that apply.

1. 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)	_____	_____

2. Please outline the relief requested (assistance is available):

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

IT'S ALWAYS POSSIBLE!

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

Frontage: 81.01 m

Depth: 103.25 m

Width: (irregular) 80.50 m

Lot Area: 5107.9 m²

Present Use: VACANT

Proposed Use: residential

Proposed final lot size (if boundary adjustment): USE 41

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

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

NONE

7. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: ANTONIO F. PAIS
Roll Number: 336-070-35200-0000
Total Acreage: 4.5 AC.
Workable Acreage: 4.5
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1982

Owners Name: ANTONIO F. PAIS
Roll Number: 336-070-27300-0000
Total Acreage: 53.64 AC.
Workable Acreage: 53.64 AC.
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built BARN 1985

Owners Name: ANTONIO F. PAIS
Roll Number: 337-030-31700-0000
Total Acreage: 48.74 AC
Workable Acreage: 48.74 AC
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1954?



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Owners Name: ANTONIO F. PAIS
Roll Number: 337-040-15900-0000
Total Acreage: 5. AC
Workable Acreage: 5. AC
Existing Farm Type: (i.e., corn orchard etc) _____
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1957(?)

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

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:

NONE

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. 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:

NO NEED. IT IS GOOD SOURCED
WATER IN THE AREA.

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.

4. 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 _____ **NO**

Wooded area

☒ On the subject lands or ☐ within 500 meters – distance _____ **YES.**

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO.**

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO.**

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

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO**

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO**

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO**

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO**

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO**

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

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO**

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO**

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO**

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO**

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____ **NO**

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

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. Existing or proposed access to subject lands:

☐ Municipal road

☒ Provincial highway

#3 KINGS HIGHWAY

☐ Unopened road

☐ Other (describe below)

Name of road/street:

WE ARE IN THE PROCESS OF GETTING PER-
MISSION

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.

I AM DOING THIS FOR MY
DAUGHTER AND SON. THIS IS MY
DREAM, THEY HAVE NO LOT NO
HOUSE.

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. Names of adjacent streets
8. 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:

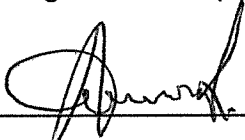
- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment 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. Transfers, Easements and Postponement of Interest

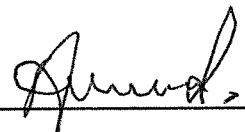
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

X 
Owner/Applicant Signature

Aug. 19, 17
Date

J. Permission to Enter Subject Lands

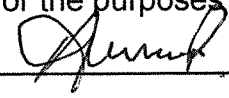
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

X 
Owner/Applicant Signature

Aug. 19/17
Date

K. 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 
Owner/Applicant Signature

Aug. 19/17
Date

L. 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 ANTONIO F. PAIS am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize GEORGE B. SANTOS 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 
Owner

August 19/17
Date

X 
Owner

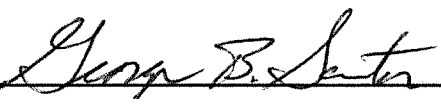
August 19/17
Date

M. 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.

X 
Applicant Signature

August 19/17
Date


Agent Signature

August 19/17
Date

N. Declaration

I, ANTONIO F. PAIS of SENCOR, ONT (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.

x [Signature]
Owner/Applicant Signature

In Norfolk County

This 19 day of August

A.D., 20 17

[Signature]

A Commissioner, etc. PD2663



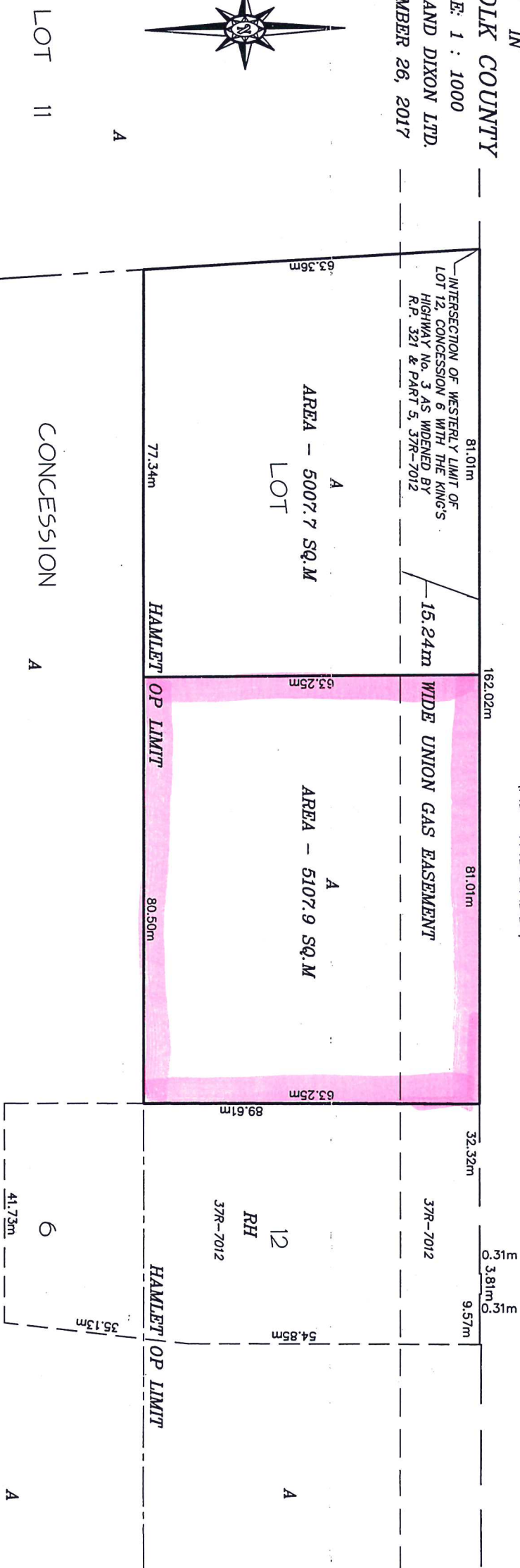
NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 12, CONCESSION 6
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN

THE KING'S HIGHWAY NO. 3
(AS WIDENED)

NORFOLK COUNTY

SCALE: 1 : 1000
JEWITT AND DIXON LTD.
SEPTEMBER 26, 2017



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

HZ

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

TAX NOTICE



50 Colborne Street South
Simcoe, ON N3Y 4H3
Phone: (519) 426-5870
Fax: (519) 426-8573

Final	2017
Billing Date	July 19, 2017

YOU ARE ENROLLED IN A PRE-AUTHORIZED PAYMENT PLAN

Roll No. 337-020-01600-0000		Group Code:		Bill No. 1403178	
Mortgage Company		Mortgage No.			
Name and Address		Municipal Address/Legal Description			
PAIS ANTONIO FERNANDES PAIS ADELAIDE SANTOS 111 CONC 13 TOWNSEND RR 4 SIMCOE ON N3Y 4K3		965 COCKSHUTT RD WDH CON 6 PT LOT 12 SUBJ TO UNION GAS EASEMENT REG 93.55AC FR D			
Assessment		Municipal Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%) Amount
FTES	\$482,000.00	FL Tax Full ES	0.0025530	\$1,230.55	0.0004475 \$215.70
Sub Totals >>>			Municipal Levy	\$1,230.55	Education Levy \$215.70
Special Charges		Installments		Summary	
Local #	Description	Amt	Exp Year	Due Date	Amount
				31/08/2017	\$359.71
				31/10/2017	\$358.00
Total Special Charges		\$0.00		Total Amount Due \$717.71	

Schedule 2

Explanation of Tax Changes 2016 to 2017

Final 2016 Levies	Final 2017 Levies	Total Year Over Year Change
\$1,250.40	\$1,446.25	\$195.85

Final 2016 Levies	\$1,250.40
* 2016 Annualized Taxes	\$1,250.40
2017 Local Municipal Levy Change	\$37.89
2017 Provincial Levy Education Change	\$0.44
2017 Tax Change Due to Reassessment	\$157.52

Schedule 3

Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2017 CVA Taxes			
* 2016 Annualized Taxes			
2017 Tax Cap Amount			
2017 Provincial Levy Education Change			
2017 Municipal Levy Change			
** 2017 Adjusted Taxes			



Hazard Lands OP HL

1:1,000



NAD_1983_UTM_Zone_17N
© Norfolk County

DISCLAIMER: This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of the information contained within the map.



Legend

- Zones 1-Z-2014
 - Zone
 - Zone with Holding Provision
- Special Provisions
- Site Plan Control
- Zoning Amendments
- Lakeshore Erosion Prone Area
- Marine Use in Hazard Lands (1(g)(iii))
- Industrial Influence
- Site Specific Policy Area
- OP Amendments
- Special Policy Area
- Downtown Area
- Boundary_Community_ply
- Urban Area Boundary
- Hamlet Area Boundary
- Resort Area Boundary
- OP_Landuse
 - Agricultural
 - Hazard Lands
 - Provincially Significant Wetland
 - Hamlet
 - Resort Residential
 - Urban Residential
 - Central Business District

Notes

5.7 **Hamlet Residential Zone (RH)**

5.7.1 **Permitted Uses**

In an RH Zone, no land, *building* or *structure* shall be used except in accordance with the following uses:

- a) *dwelling, single detached*
- b) *bed & breakfast*, subject to Subsection 3.4
- c) *day care nursery*
- d) *home industry*
- e) *home occupation.*

5.7.2 **Zone Provisions**

In an RH Zone, no *building* or *structure* shall be *erected* or *altered* except in accordance with the following provisions:

- a) minimum lot area:
 - i) new lot 0.4 hectares
 - ii) lot of record 930 square metres
- b) minimum lot frontage:
 - i) interior lot 30 metres
 - ii) corner lot 30 metres
 - iii) lot of record 18 metres
- c) minimum front yard: 6 metres
- d) minimum exterior side yard: 6 metres
- e) minimum interior side yard:
 - i) attached garage 1.2 metres each side
 - ii) detached garage 3 metres and 1.2 metres
- f) minimum rear yard: 9 metres
- g) maximum building height: 9.2 metres



Scoped Environmental Impact Study Form

An environmental impact study (EIS) is required by Section 6.4 of the Norfolk County Official Plan to be prepared whenever development is proposed within, or adjacent to, Provincially Significant Features and/or Natural Heritage Features. A scoped EIS may be appropriate when new development is considered to be minor, as per Section 9.7.1 of the Official Plan. Examples or minor development may include no new development within the Provincially Significant Feature or Natural Heritage Feature, or a small addition to an existing structure. The Norfolk Environmental Advisory Committee (NEAC) has the discretion to request a full study after a scoped EIS has been submitted if the Committee is not satisfied with the information provided, or has determined that further protection of the natural feature(s) is required.

The following information is required as part of the scoped EIS:

- Completed and signed Scoped Environmental Impact Study Form
- Photographs of Provincially Significant Feature(s) and/or Natural Heritage Feature(s)
- Map of property with proposed development and distance from Provincially Significant Feature(s) or Natural Heritage Feature(s)

Date of Submission: AUG. 15, 2017.

Property Owner's Name: ANTONIO F. PAES

Property Owner's Phone Number: (519) 426-5254.

Property Owner's Email Address: N/A.

Municipal Address: 965 ~~CONCESSION~~ ^{#12} TOWNSEND COCKSHUTT Rd.

Lot, Concession, Township: 12 = CONCESSION WDH CON #6 LOT #12.

Land Use Designation: HAMLET RESIDENTIAL ZONE

Zoning: (RH)

Provincially Significant Feature(s) and/or Natural Heritage Feature(s) on or adjacent to property, to the best of your knowledge:

Existing Use: UNUSED LAND - BUSH (SMALL)

Proposed Development: (2) - 1 ACRE LOTS

Site preparation required (brush-clearing, tree removal, blasting, grading, filling, etc.): _____

UNKNOWN.

Construction or demolition activities required: NONE

To the best of your knowledge, what potential impacts on the Provincially Significant Feature(s) and/or Natural Heritage Features may occur as a result of the proposed development? _____

NONE

How will negative impacts be mitigated?: WE, WILL MARK RIGHT.

Has a professional been consulted for advice regarding impact mitigation? (i.e. forester, biologist, planner, etc.)? If so, please include their name and qualifications: NOT YET,

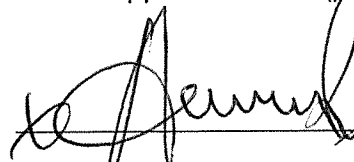
I DON'T THINK IT'S REQUIRED

Declaration

I hereby certify that the information contained within this scoped EIS is accurate and complete, to the best of my knowledge. I acknowledge that incomplete or incorrect information may delay the development review process. I further acknowledge that completion of this scoped EIS form does not constitute or guarantee any type of planning approval.

ANTONIO F. PAES

Owner/Applicant Name (please print)

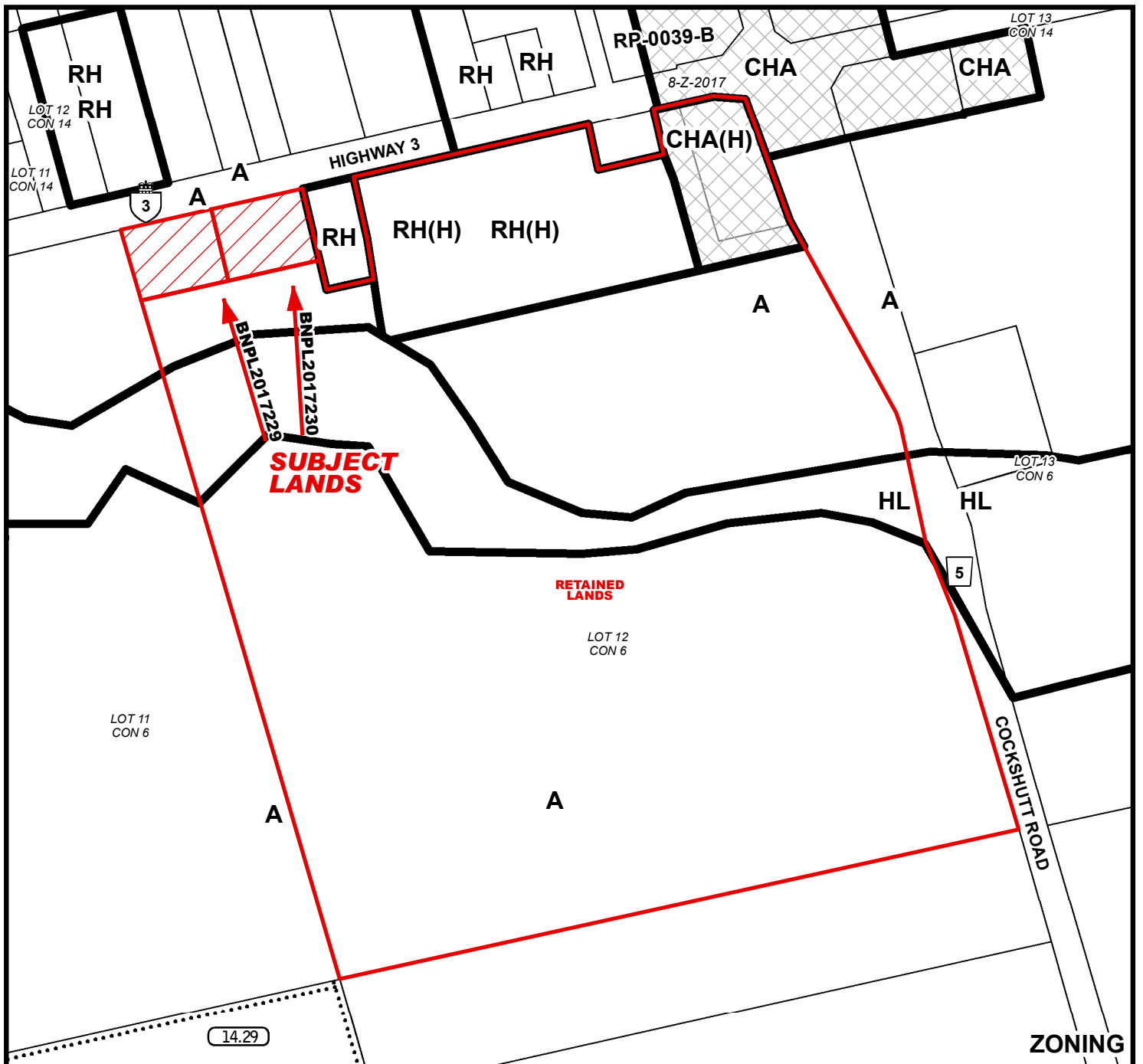
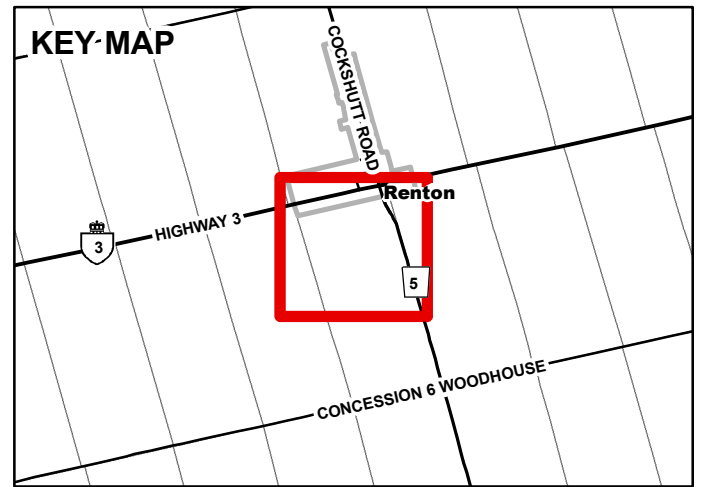


Signature of Owner/Applicant

AUG. 15, 2017

Date

**File Number: BNPL2017229 &
BNPL2017230**



MAP 2

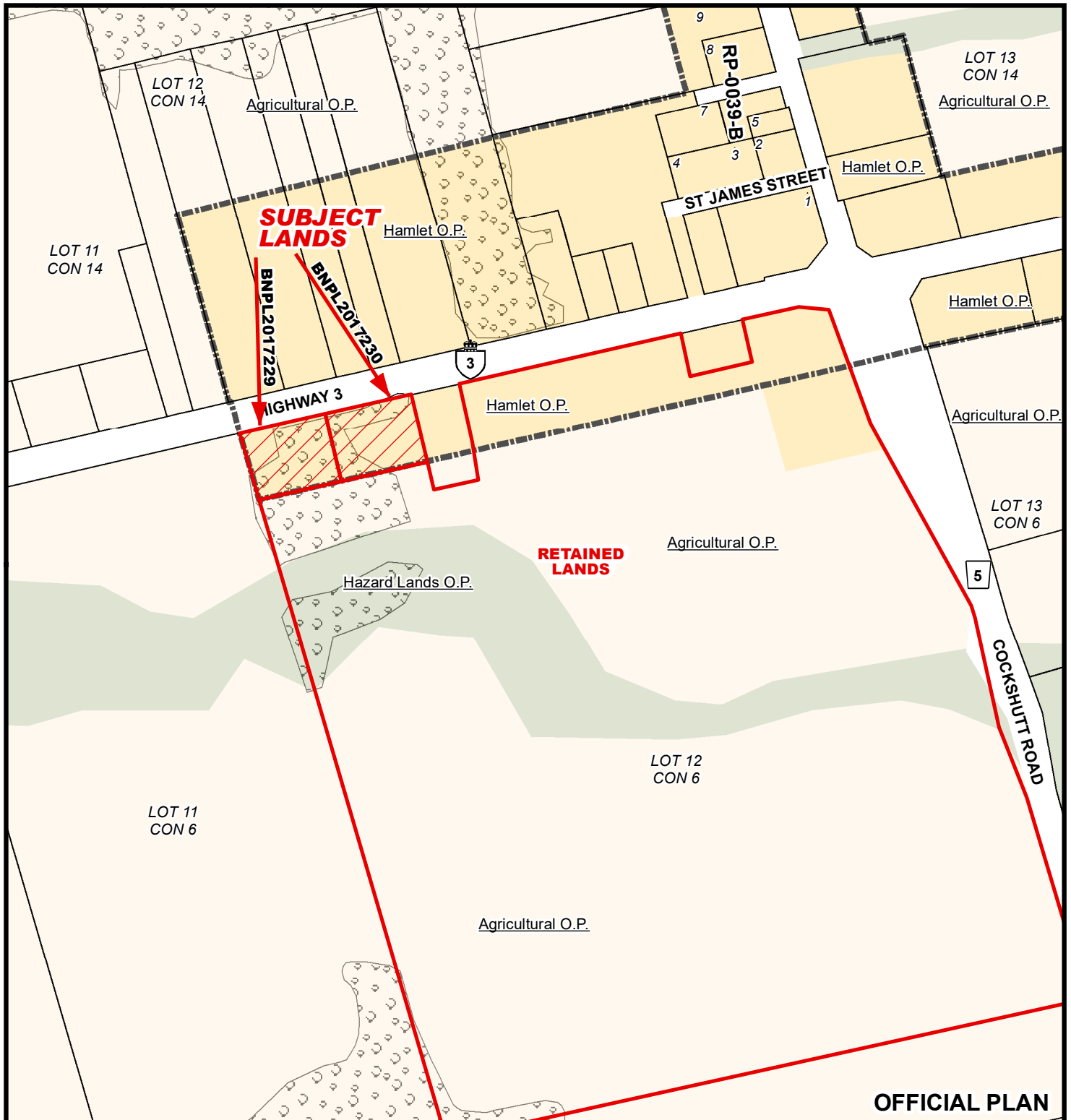
File Number: BNPL2017229 & BNPL2017230

Geographic Township of WOODHOUSE



20 40 60 80 Meters

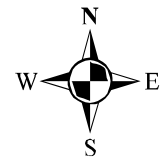
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MAP 3

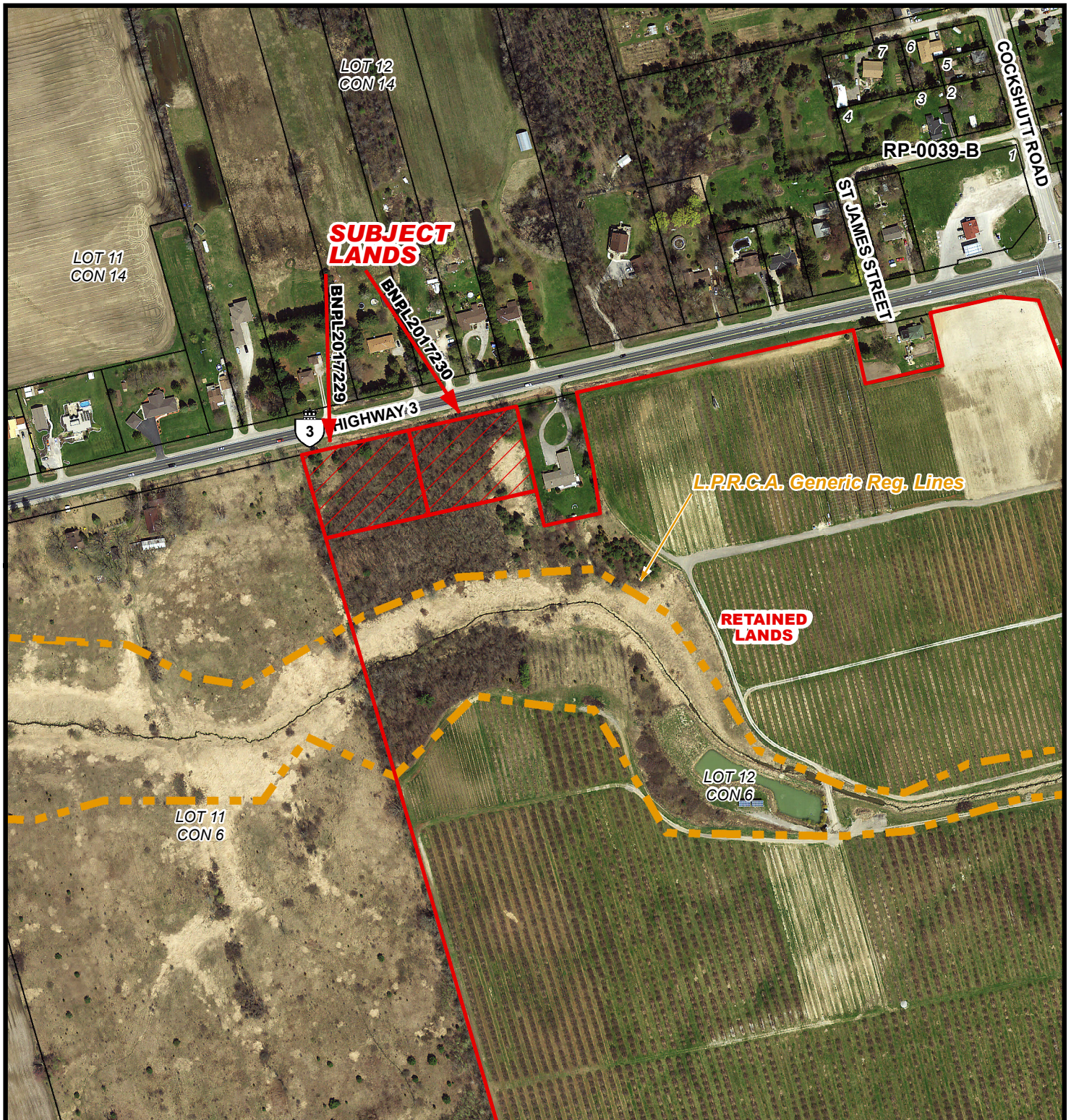
File Number: BNPL2017229 & BNPL2017230

Geographic Township of WOODHOUSE



10 0 10 20 30 40
Meters

1:4,000



MAP 4

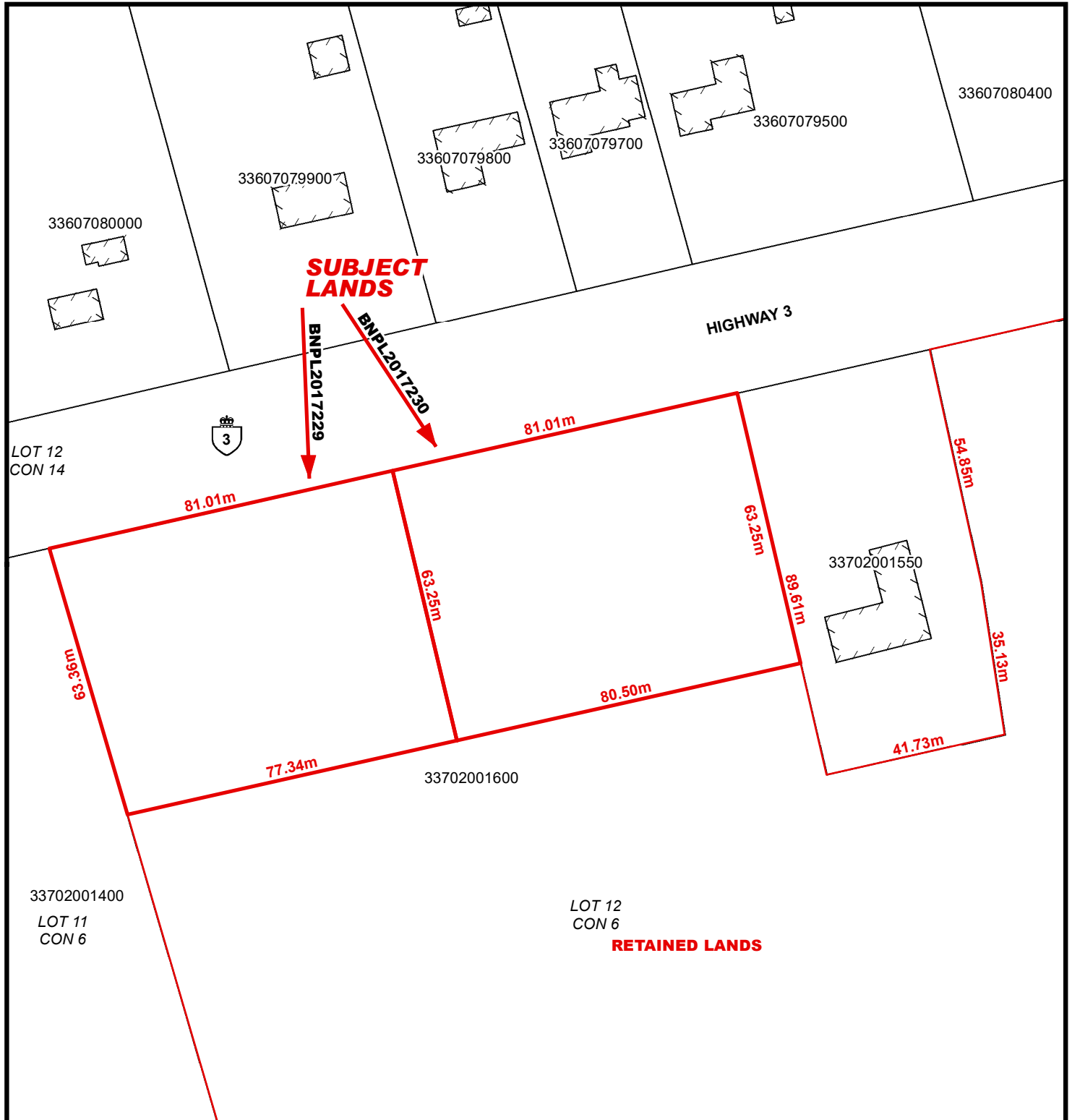
File Number: BNPL2017229 & BNPL2017230

Geographic Township of WOODHOUSE



52.50 5 10 15 20 Meters

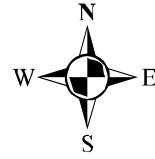
1:1,250



LOCATION OF LANDS AFFECTED

File Number: BNPL2017229 & BNPL2017230

Geographic Township of WOODHOUSE



52.50 5 10 15 20 Meters

1:1,250

