

For Office Use Only:

File Number	<u>ANPL201811081</u>	Application Fee	<u>\$3616.00</u>
Related File Number	<u>BNPL2018109</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>—</u>	OSSD Form Provided	<u>—</u>
Application Submitted	<u>July 27/18</u>	Planner	<u>Aisha</u>
Complete Application	<u>July 30/18</u>	Public Notice Sign	<u>—</u>

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

- ☒ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 401 013 01000

A. Applicant Information

Name of Owner RICKY SCOTT & MECHERLE SCHWEYER.

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 68 Crestlyn Cres
Town and Postal Code Simcoe Ont.
Phone Number 519 426 5435
Cell Number _____
Email _____

Name of Applicant Mike Quattrociuchi:
Address 32 Dawson St.
Town and Postal Code Blenheim Ont.
Phone Number 519 755-0909
Cell Number _____
Email mquattrociuchi@rogers.com.



Name of Agent

Same as Applicant

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 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):

LOT 7, BLOCK 108 REGISTERED PLAN 182
TOWN OF SIMCOE IN NORFOLK COUNTY.

Municipal Civic Address: 207 GROVE CRES.

Present Official Plan Designation(s): urban residential

Present Zoning: R2

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:

SINGLE FAMILY DWELLING.



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

EXISTING HOME TO BE RETAINED AS
SEEN ON ATTACHED DIAGRAM.

5. 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.

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

PROPOSED SIDE BY SIDE SEMI AS
SHOWN ON DIAGRAM.

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:

PAST 50 YEARS.

9. Existing use of abutting properties:

FAMILY DWELLINGS.

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.

1. Site Information

Existing

Proposed

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

Lot frontage	<u>22.973 m</u>	<u>See #4.</u>
Lot depth	<u>32.479 +/- m</u>	<u>32.479 +/-</u>
Lot width	<u>22.631 m</u>	<u>11.344 +/-</u>
Lot area	<u>716 m²</u>	<u>350 m² +/-</u>
Lot coverage	<u>9%</u>	<u>29%</u>
Front yard	<u>6.41 m</u>	<u>9 m</u>
Rear yard	<u>13.87 m</u>	<u>9.44 m</u>
Left Interior side yard	<u>1.22 m</u>	<u>1.83 m</u>
Right Interior side yard	<u>2.08 m</u>	<u>1.95 m</u>
Exterior side yard (corner lot)	<u>12.564 m</u>	<u>1.83 m</u>

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

Requesting Minor Variances to Existing Zoning
by law as Building will not meet
required zoning, but will fit in and conform to
AREA & PROVIDE MUCH NEEDED NEW AFFORDABLE
3. Please explain why it is not possible to comply with the provision(s) of the Zoning HOMES.
By-law:

BUILDING Proposed to will not meet
zoning. however it will conform with buildings
in area & next door.

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

Frontage: 11.344
Depth: 30.410
Width: 11.308
Lot Area: 350 Square Meters
Present Use: Residential
Proposed Use: Residential



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: 11.629

Depth: 32.479 +/-

Width: 11.323

Lot Area: 366 Square Meters

Present Use: Residential

Proposed Use: Residential

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

Frontage: _____

Depth: N/A

Width: _____

Area: _____

Proposed use: _____

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

Owners Name: _____

Roll Number: N/A

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.

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. 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:



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. 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:

IN EXISTING SUBDIVISION.
SURROUNDED BY HOMES -

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:

ON MUNICIPAL WATER & STORM
ANY EXCESS DRAINAGE WILL BE CONTAINED

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.

THAN
GRADING.



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 NO

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. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Grave Street

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.



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.

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.

[Signature]
Owner/Applicant/Agent Signature

FRI - June 29 / 2018
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 Michelle Schreyer + Rick Scott am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Mike Quattronechi 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.

Michelle Schreyer
Owner

Rick Scott
Owner

July 4th / 2018
Date

July 11th / 2018
Date



K. Declaration

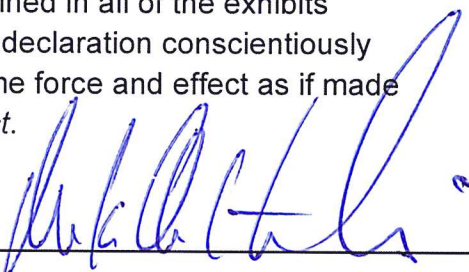
I, Mike Quattrocelli of Brantford

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:

185 Robinson St.

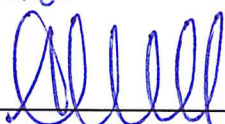


Owner/Applicant/Agent Signature

In Simcoe, ON

This 27th day of July

A.D., 20 18



A Commissioner, etc.

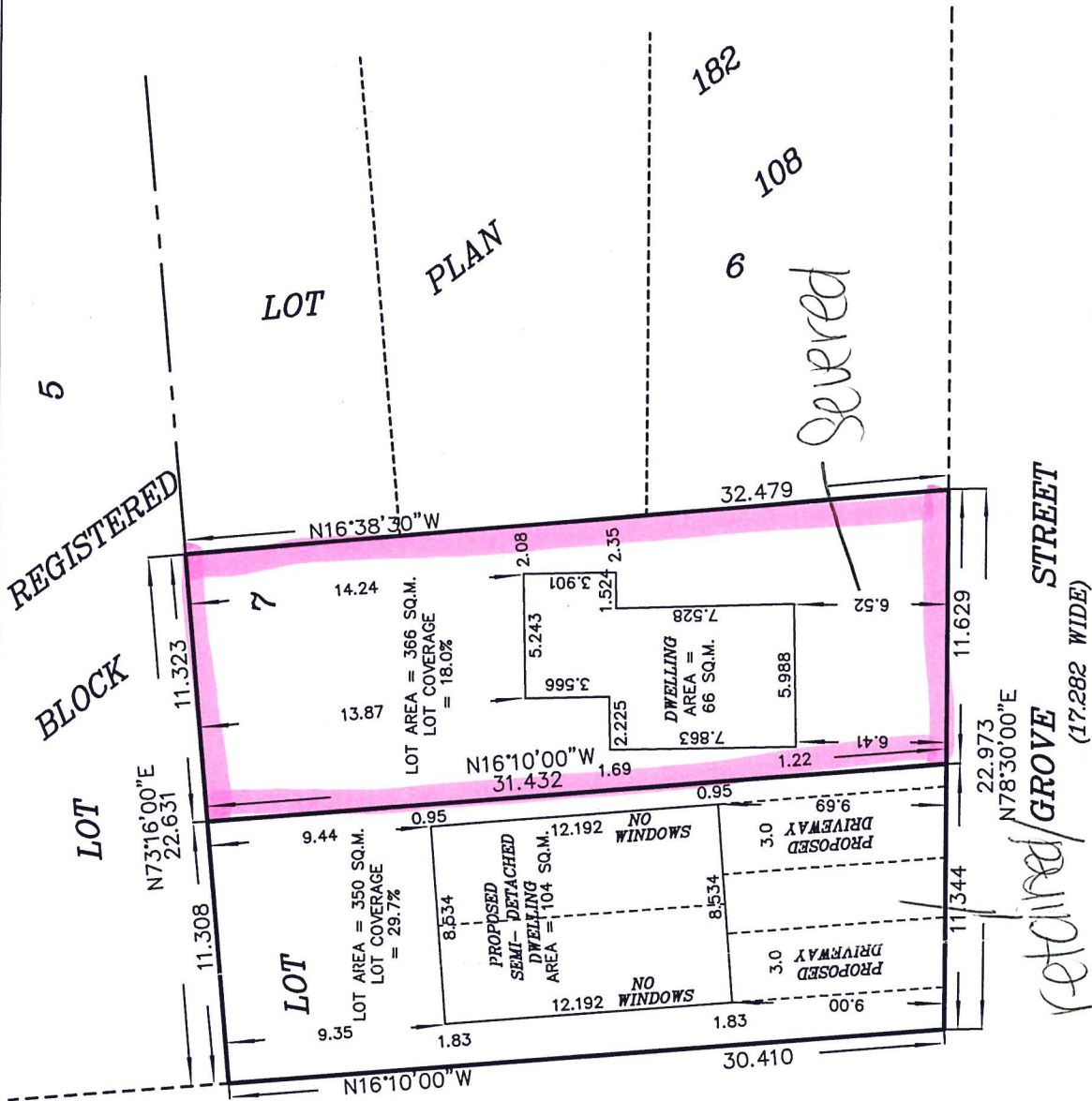
ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019.



SKETCH SHOWING
PROPOSED BUILDING LOCATION
OF
LOT 7, BLOCK 108
REGISTERED PLAN 182
(TOWN OF SIMCOE)
IN
NORFOLK COUNTY
SCALE: 1 : 300
JEWITT AND DIXON LTD.
MARCH 28, 2018



LANE
(5.121 WIDE)
(REGISTERED PLAN 182)



NOTE:

THIS PLAN IS IN METRES AND CAN BE CONVERTED
TO FEET 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.

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

PROJECT # 18-1822 QUATTROCCIOCHI



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 207 Grove Street

Legal Description:

Roll Number: 331040101301000

Application #:

Information Origins: lot grading plan to show how lot will be divided by jewitt and dixon

Urban Residential Type 2 Zone (R2)

		Zoning	SemiDetached		
		REQUIRED	PROPOSED	DEFICIENCY	UNITS
Main Building					
5.2.2	a) minimum lot area				
	i) interior lot	255.00		N/A	m.sq
	ii) corner lot	345.00	350.00	N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	8.50		N/A	m
	ii) corner lot	11.50	11.34	0.16	m
	c) minimum front yard	6.00	9.00	N/A	m
		3.00		N/A	m
	i) except where detached private garage or parking space is accessed via a rear lane				
	d) minimum exterior side yard	6.00	1.83	4.17	m
	e) minimum interior side yard				
	i) detached private garage or parking space accessed via front yard	3.00	0.95	2.05	m
		3.00		N/A	m
	ii) detached private garage or parking space accessed via a rear lane	1.20		N/A	m
		1.20		N/A	m
	iii) attached Private Garage	1.20			
		1.20			
	f) minimum rear yard	7.50	9.35	N/A	m
	g) maximum building height	11.00		N/A	m
Comments		no decks shown on lot grading plan for this submission. If decks are to be constructed they cannot be any closer than 3m to rear lot line			
Parking		REQUIRED	PROPOSED	DEFICIENCY	UNITS
4.1	number of parking spaces	4	2.00	2	
4.2.5	Landscape area (front yard 50%)	54.96 = 50%	50.49 = 46%	4.47 = 4%	sqm/%
Comments		parking spaces tandem must be 3.0mx6.0m for each space. Driveway shows 3.0m wide by 9.0m long which will not fit 2 vehicles (4.9 + 4.1.3)			

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Roxana Bell July 27/2018

Applicant:
[Signature]

date:

July 27/18

SKETCH SHOWING PROPOSED BUILDING LOCATION OF

LOT 7, BLOCK 108
REGISTERED PLAN 182
(TOWN OF SIMCOE)

NORFOLK COUNTY

SCALE: 1 : 300

JEWITT AND DIXON LTD.

MARCH 28, 2018

4.2 (b) 2 parking spaces in
repl front yard
1 parking space in
repl ext. yard

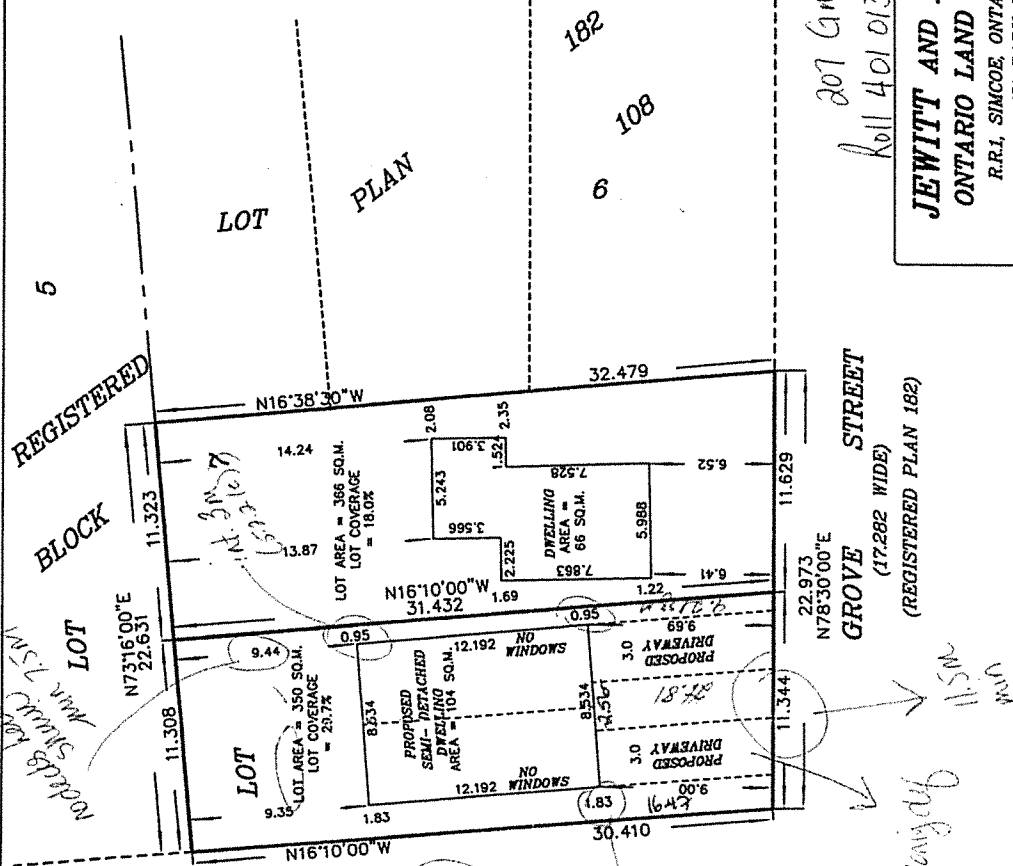
4.9 - 2 spaces each
with
Lead
3.0 x 6.0 for
random parking
depth of 10m
to be attached
garage.

ext. yard
should be 6m

Zoned: R2

Landscape;

4.2 (a) Front yard = 109.92sgm x 50.76 = 54.96sgm to be
landscape area only 50.49sgm



NOTE:

THIS PLAN IS IN METRES AND CAN BE CONVERTED
TO FEET BY MULTIPLYING BY 3.2808

CAUTION:

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ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
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PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

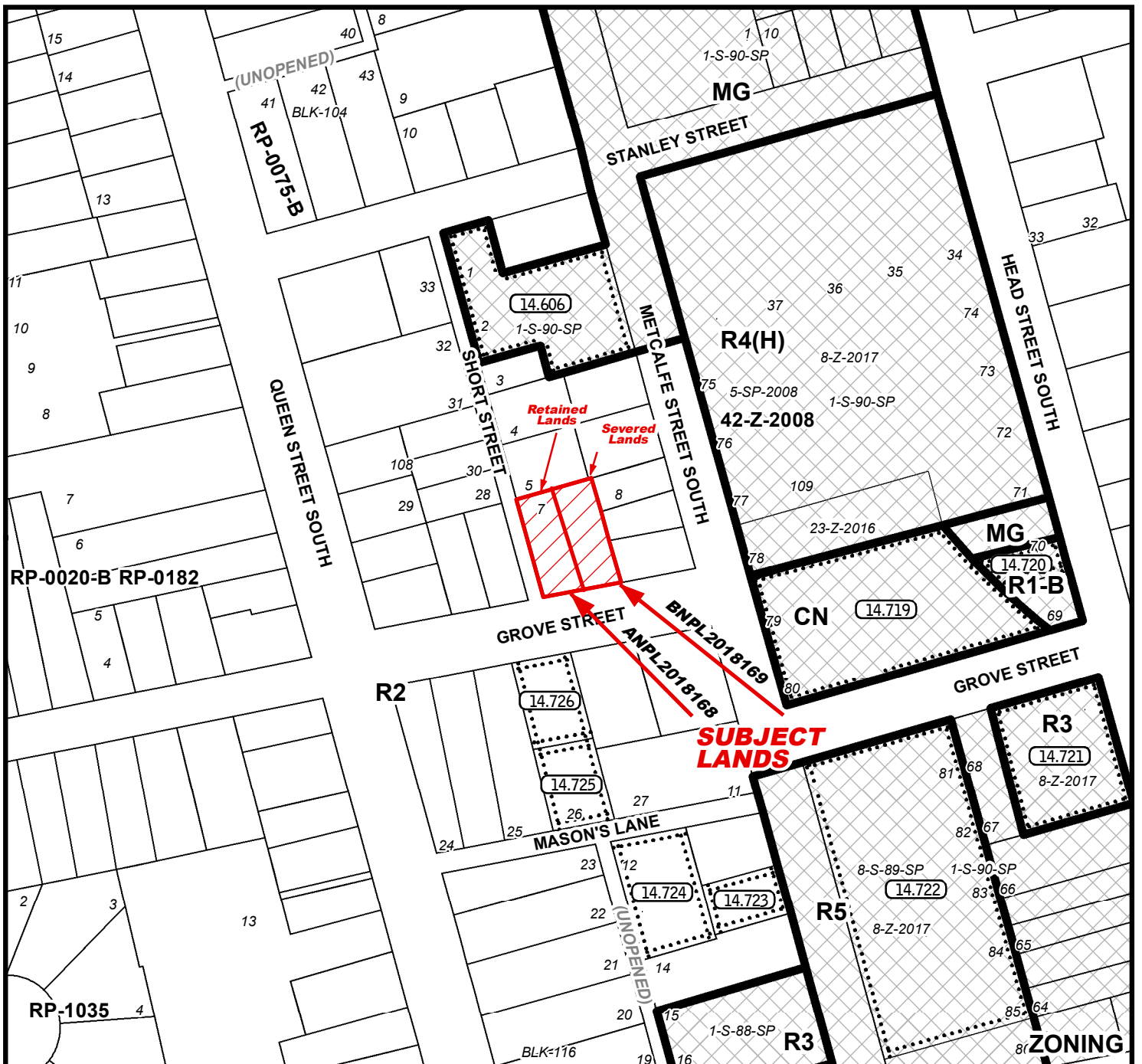
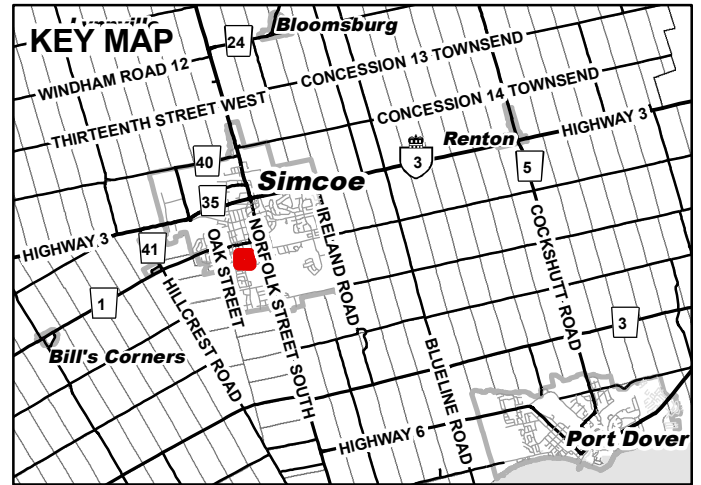
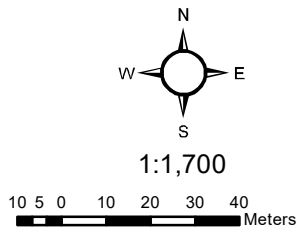
PROJECT # 18-1822 QUATROCOCCHI

207 Grove St
Roll 401 01301000

MAP 1

File Number: ANPL2018168 & BNPL2018169

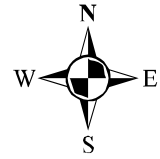
Urban Area of
SIMCOE



MAP 2

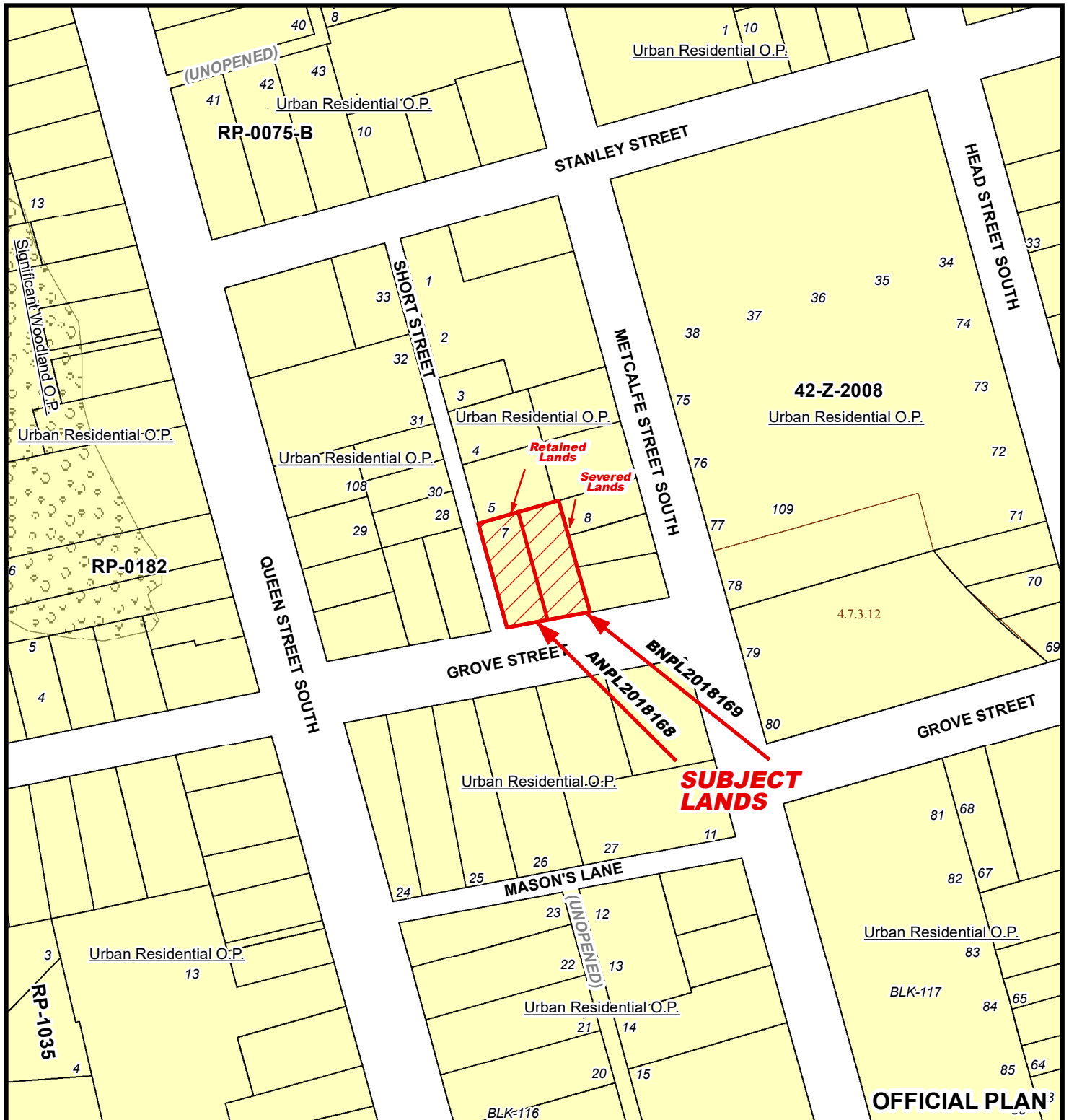
File Number: ANPL2018168 & BNPL2018169

Urban Area of SIMCOE



6 3 0 6 12 18 24 Meters

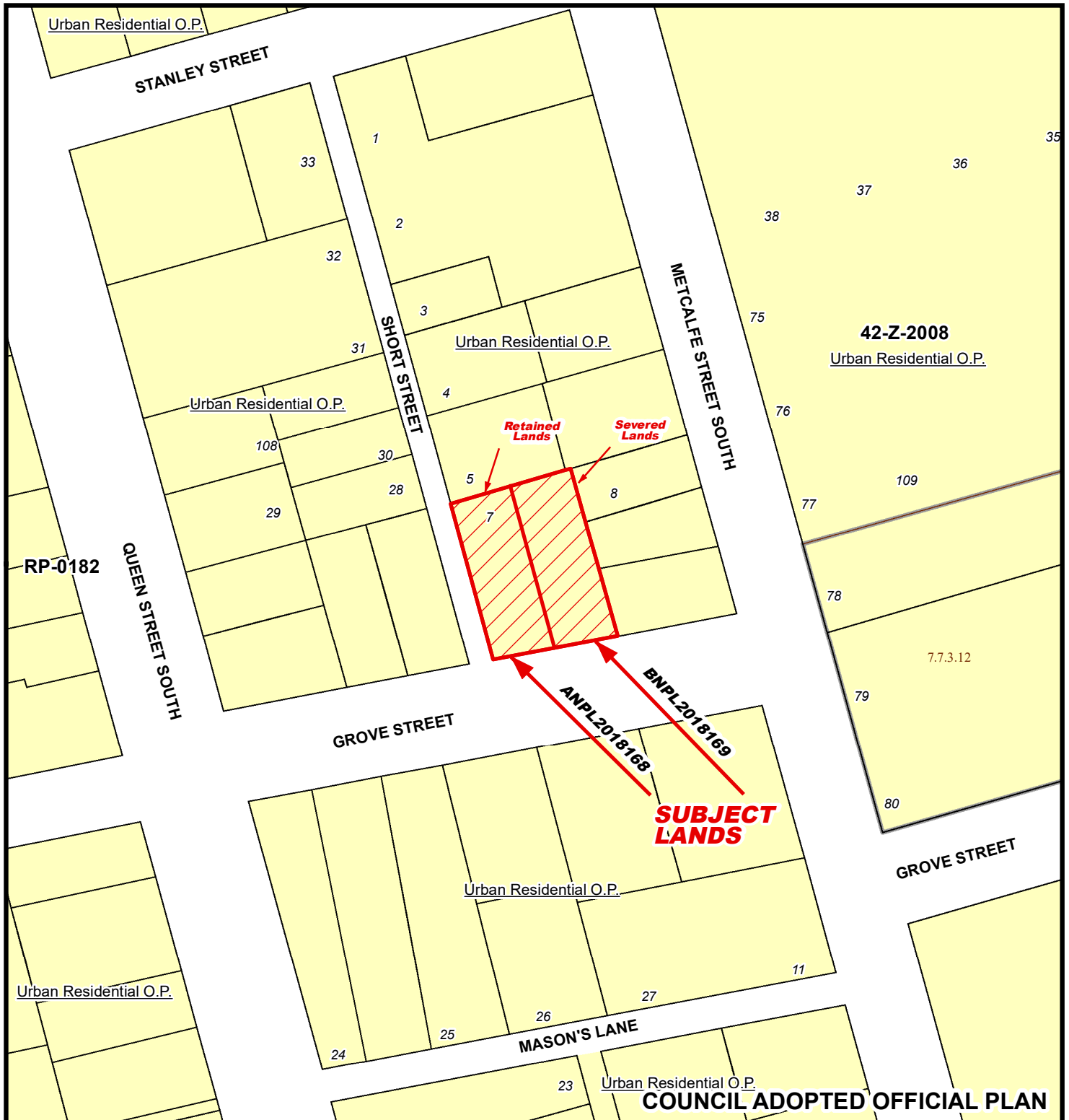
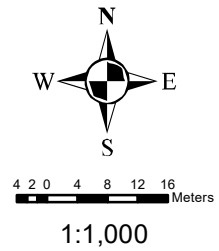
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MAP 3

File Number: ANPL2018168 & BNPL2018169

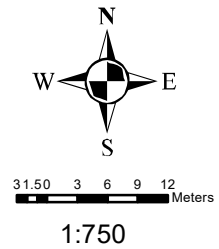
Urban Area of SIMCOE



MAP 4

File Number: ANPL2018168 & BNPL2018169

Urban Area of SIMCOE



MAP 5

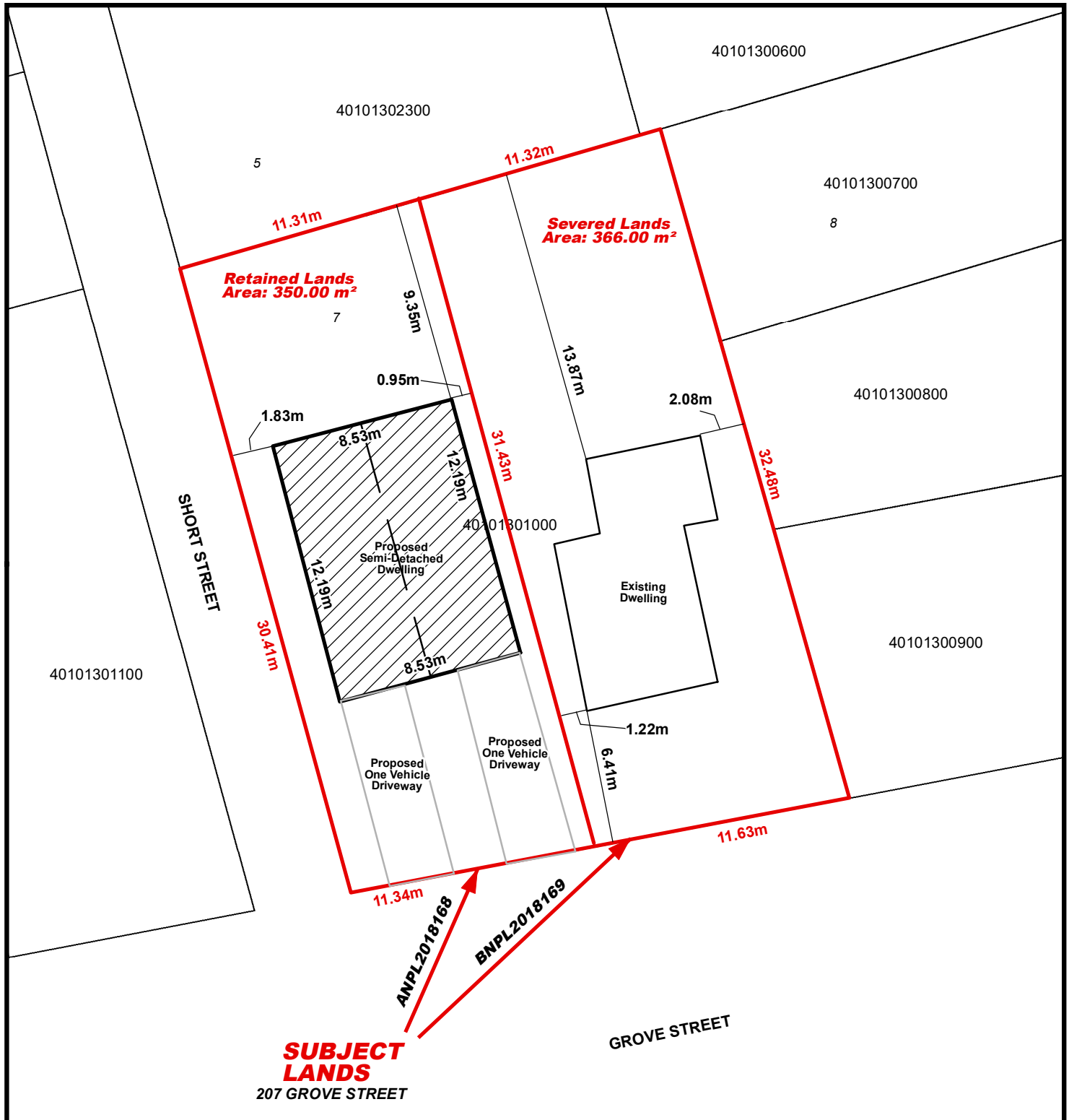
File Number: ANPL2018168 & BNPL2018169

Urban Area of SIMCOE



10.50 1 2 3 4 Meters

1:250



LOCATION OF LANDS AFFECTED

File Number: ANPL2018168 & BNPL2018169

Urban Area of SIMCOE



10.50 1 2 3 4 Meters

1:250

