

**For Office Use Only:**

File Number	<u>BNPL2019156</u>	Application Fee	<u>\$2210.00</u>
Related File Number	<u>BNPL2019157</u>	Conservation Authority Fee	<u>                    </u>
Pre-consultation Meeting	<u>                    </u>	OSSD Form Provided	<u>                    </u>
Application Submitted	<u>April 30</u>	Planner	<u>Neil</u>
Complete Application	<u>May 1</u>	Public Notice Sign	<u>Yes.</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:** 54400116000

**A. Applicant Information**

**Name of Owner** DON FIELD & SONS CONSTRUCTION.

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** 257 OAKHILL DR.  
**Town and Postal Code** BRANTFORD N3T5L7  
**Phone Number** 519 861 0388  
**Cell Number** 519 861 0388  
**Email** fieldhomes@live.com

**Name of Applicant** DENNIS FIELD  
**Address** 257 OAKHILL DR.  
**Town and Postal Code** BRANTFORD ONT N3T5L7  
**Phone Number** 519 861 0388  
**Cell Number** 519 861 0388  
**Email** ~~fieldhomes@~~ fieldhomes@live.com

Name of Agent

DENNIS FIELD

Address

Town and Postal Code

Phone Number

Cell Number

5198610388

Email

fieldhomes@live.com

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 agent noted above.

☒ Owner

☒ Agent

☐ Applicant

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

DeGandisco Inc - 63 Charlotte St  
PO Box 144 BRANTFORD N3T5M3

## 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 1 BLOCK F RP 16-B  
PORT ROWAN

Municipal Civic Address:

1057 BRAY ST

Present Official Plan Designation(s):

R-2

Present Zoning:

R-2

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:

~~WAS~~ ~~#~~ ~~SEMI~~ BEWELING UNIT  
Duplex

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:

~~was~~ A Duplex

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

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

~~TWO NEW SEMI DETACHED~~

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:

2019

9. Existing use of abutting properties:

Godfather PIZZA ON Left SINGLE ~~SEMI~~ FAMILY on RIGHT

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, for example: m, m<sup>2</sup> or %

Lot frontage	<u>83.408 m</u>	<u>4x 10.168</u>
Lot depth	<u>46.772</u>	<u>46.772</u>
Lot width	<u>83.408</u>	<u>4x 10.168</u>
Lot area	<u>3901.60</u>	<u><del>4x 975.39</del> 506.134</u>
Lot coverage	<u></u>	<u></u>
Front yard	<u>14 m</u>	<u>12.918</u>
Rear yard	<u>17</u>	<u>17.043</u>
Left Interior side yard	<u></u>	<u>1.3</u>
Right Interior side yard	<u></u>	<u></u>
Exterior side yard (corner lot)	<u></u>	<u></u>

#### 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:

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

Frontage:	<u>10.168</u>	<u>10.168</u>
Depth:	<u>46.772</u>	<u>46.772</u>
Width:	<u>10.168</u>	<u>10.168</u>
Lot Area:	<u>975.39</u>	<u>506.134</u>
Present Use:	<u>Duplex</u>	<u></u>
Proposed Use:	<u>Semis x 4</u>	<u>Semi Detached</u>

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: \_\_\_\_\_ 20.33

Depth: \_\_\_\_\_ 49.946

Width: \_\_\_\_\_ 21.116

Lot Area: \_\_\_\_\_ 1033.364.17 m

Present Use: \_\_\_\_\_ VACANT

Proposed Use: \_\_\_\_\_ Sem' Detached

Buildings on retained land: \_\_\_\_\_

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

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: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

**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 (for example: gas station, or petroleum storage):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

Owners Knowledge

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

**E. 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. 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. Existing or proposed access to subject lands:

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

Name of road/street:

BAY STREET

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## G. Other Information

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

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

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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.

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## **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 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

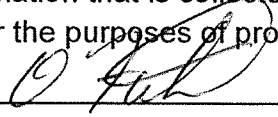
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

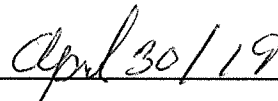
### Permission to Enter Subject Lands

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

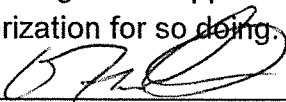
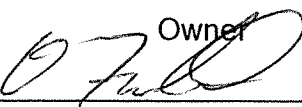
  
\_\_\_\_\_  
Date


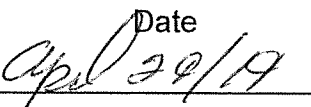
## J. Owner's Authorization

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 DAVID FIELD & SONS CONST am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize DIENNIS FIELD 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  
  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date  
  
\_\_\_\_\_  
Date

**K. Declaration**


I, DENNIS FIELD 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:

Simcoe

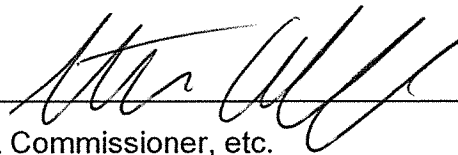


Owner/Applicant/Agent Signature

In Norfolk County

This 30<sup>th</sup> day of April

A.D., 20 19

  
A Commissioner, etc.



# The Bayview (A)



Quality New Homes & Renovations

Ph. 519-861-0388

III TARIION

All Dimensions are approximate. Sizes and specifications are subject to change without notice. Actual floor area may vary from the stated floor area.



# The Bayview



Quality New Homes & Renovations

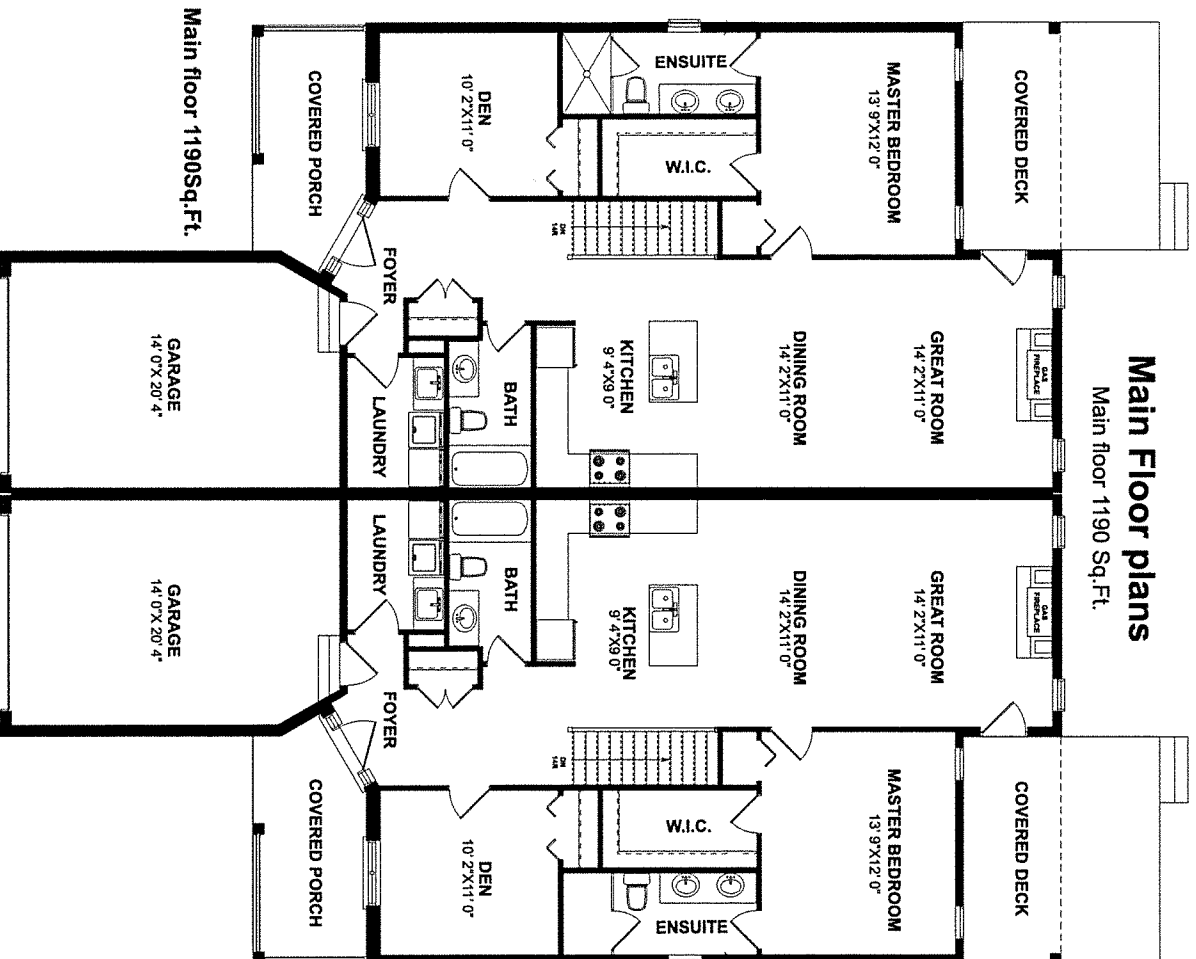
Ph. 519-861-0388



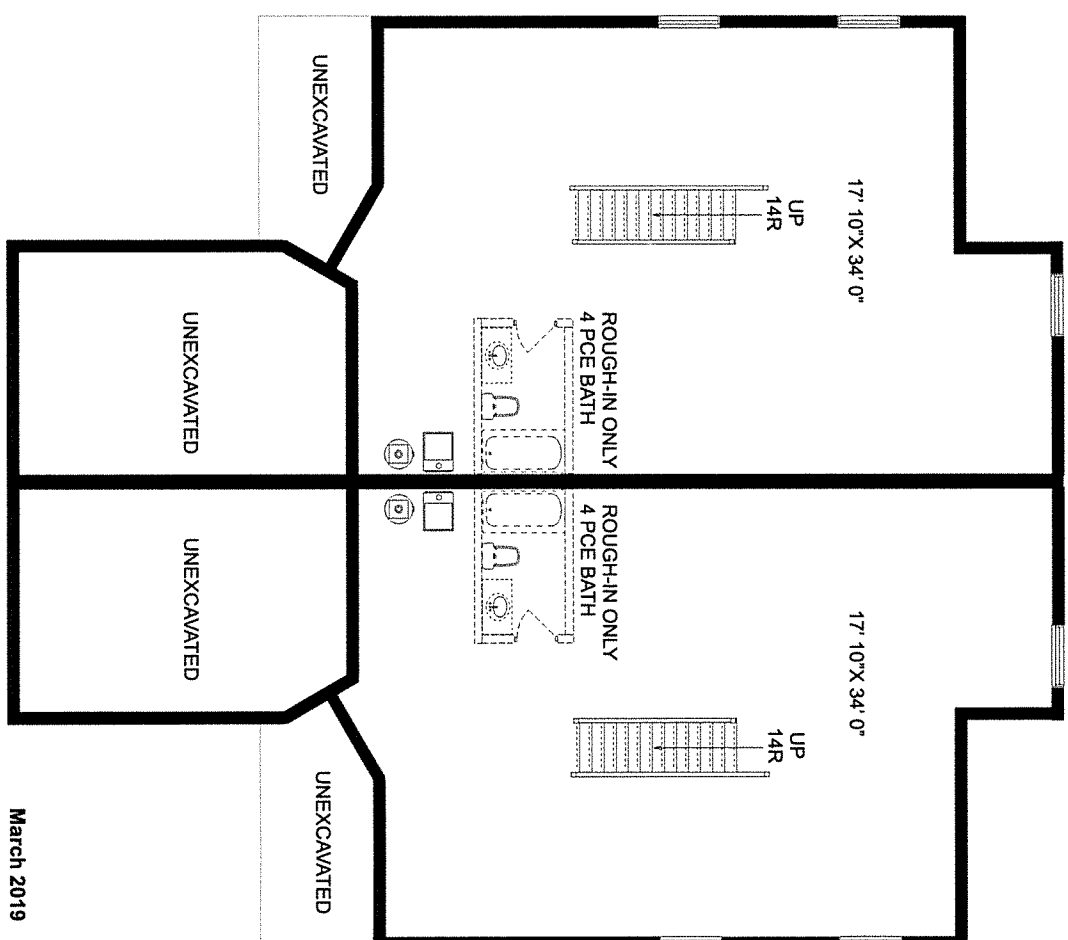
All Dimensions are approximate. Size and specifications are subject to change without notice. All illustrations are artist's concept. Actual usable floor area may vary from the stated floor area.

## Main Floor plans

Main floor 1190 Sq.Ft.

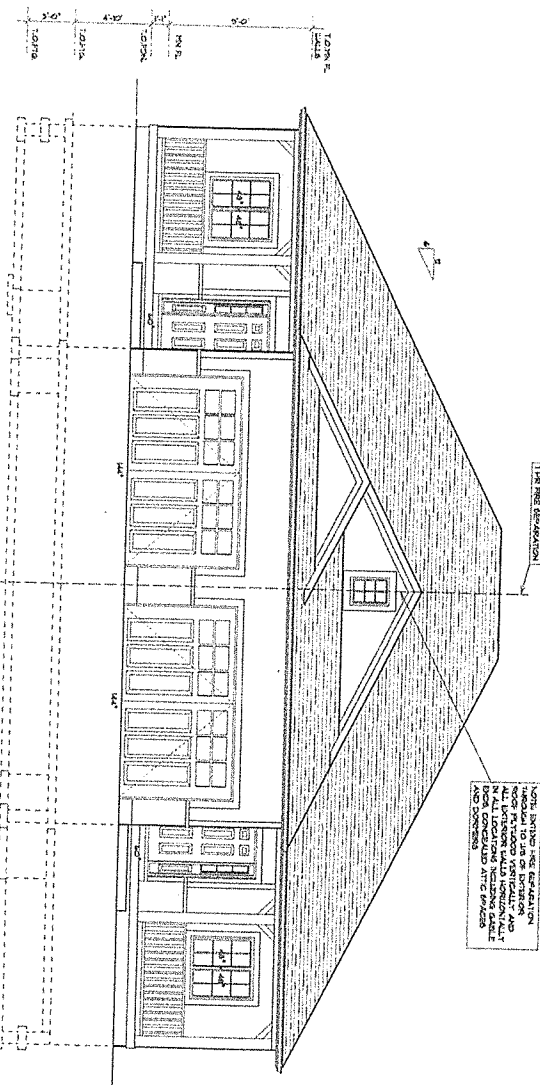


## Basement Floor plans



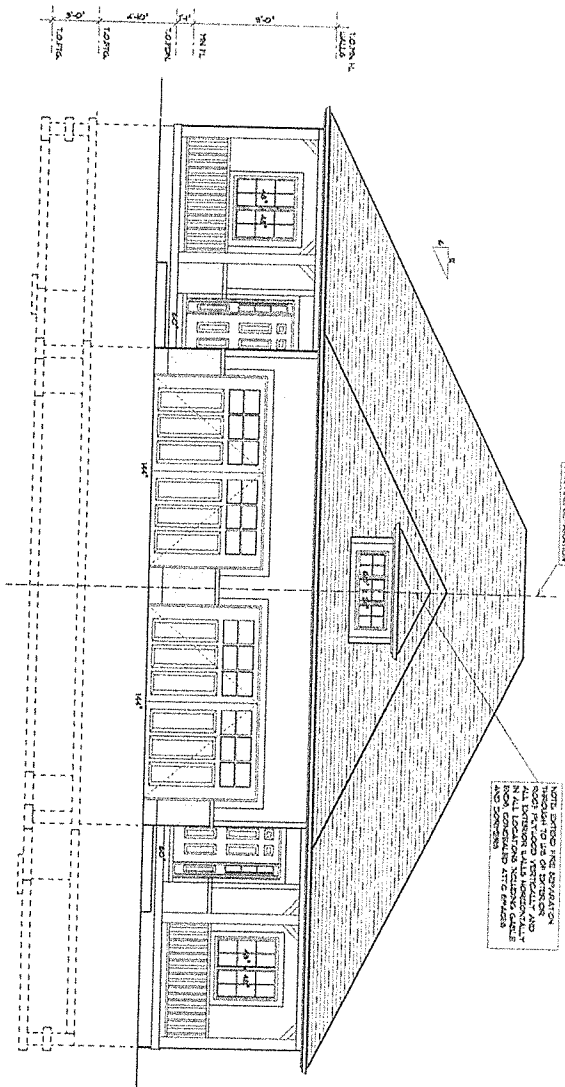


1. REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN GROUP OF A PROJECT COLLECTED UNDER ANTI-CORRUPTION OF THE POLITICAL CORRUPTION GROUP AND THE FIRST IS COLLECTED IN THE APPROPRIATE CLASS CATEGORY



FRONT ELEVATION 'B'

SCALE 3/16" = 1'-0"



FRONT ELEVATION 'A'

SCALE 3/16" = 1'-0"

REVISED FEB. 12, 2019



**designer**

IDEA designs

905-730-IDEA

**bulldozer**

DENNIS FREDERICK LOMBERG

ENGLANDS GYMNASIUM

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THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL:

**GENERAL NOTES:**

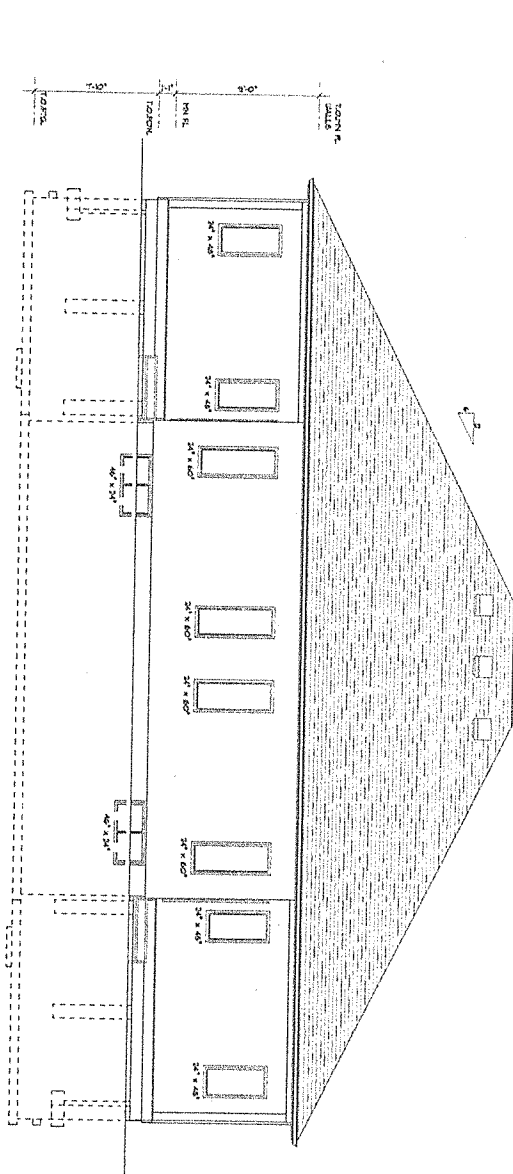
- 1) OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR CHECKING AND CONFIRMING ALL MEASUREMENTS
- 2) ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO

NOV. 8,  
2018

plan no.

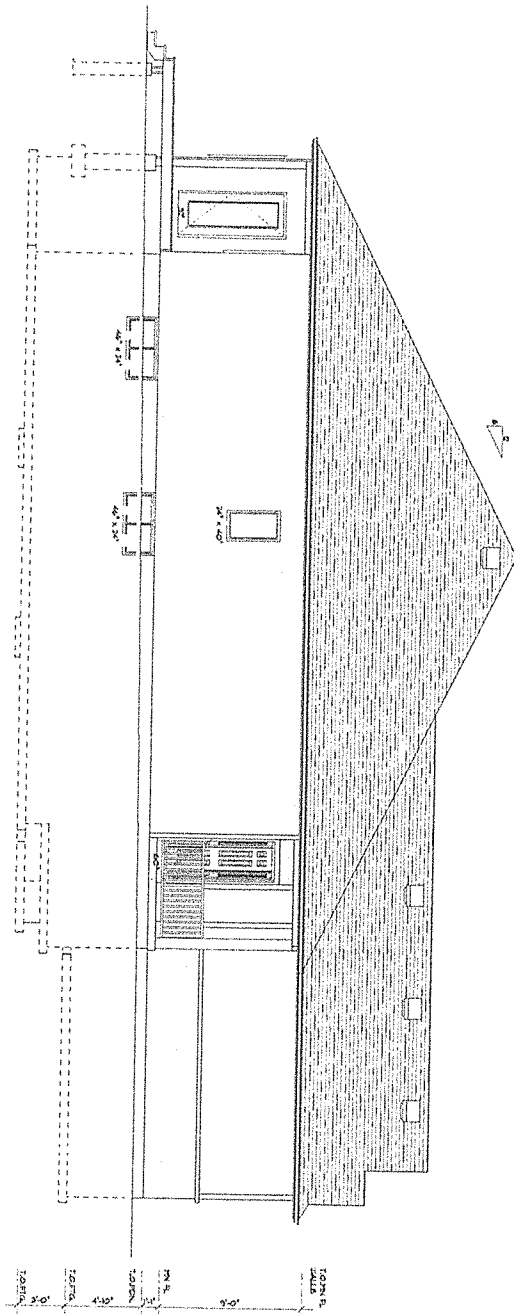
project address

DESIGNER AND I.D.E.A. DESIGN  
 805-730-IDEA  
 1000 BAYVIEW AVE. SUITE 100  
 SCARBOROUGH, ONTARIO M1S 5B7  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.IDEA-DESIGN.COM



**REAR ELEVATION**  
 SCALE 3/16" = 1'-0"

**LEFT OR RIGHT ELEVATION**  
 SCALE 3/16" = 1'-0"



REVISED JAN. 11, 2019

designer  
**IDEA designs** 805-730-IDEA  
 builder  
**DENNIS FIELD HOMES**

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 THE CONTRACTOR AND/OR SUBCONTRACTOR MUST ENSURE THAT ALL WORK IS COMPLETED IN ACCORDANCE WITH THE PERMITS AND ANY OTHER REQUIREMENTS OF THE CITY OF SCARBOROUGH.

**GENERAL NOTES:**  
 1) OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR CHECKING AND CORRECTING ALL MEASUREMENTS.  
 2) ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE (PART 9).

date  
**NOV. 8, 2018**  
 project address  
**1000 BAYVIEW AVE.**



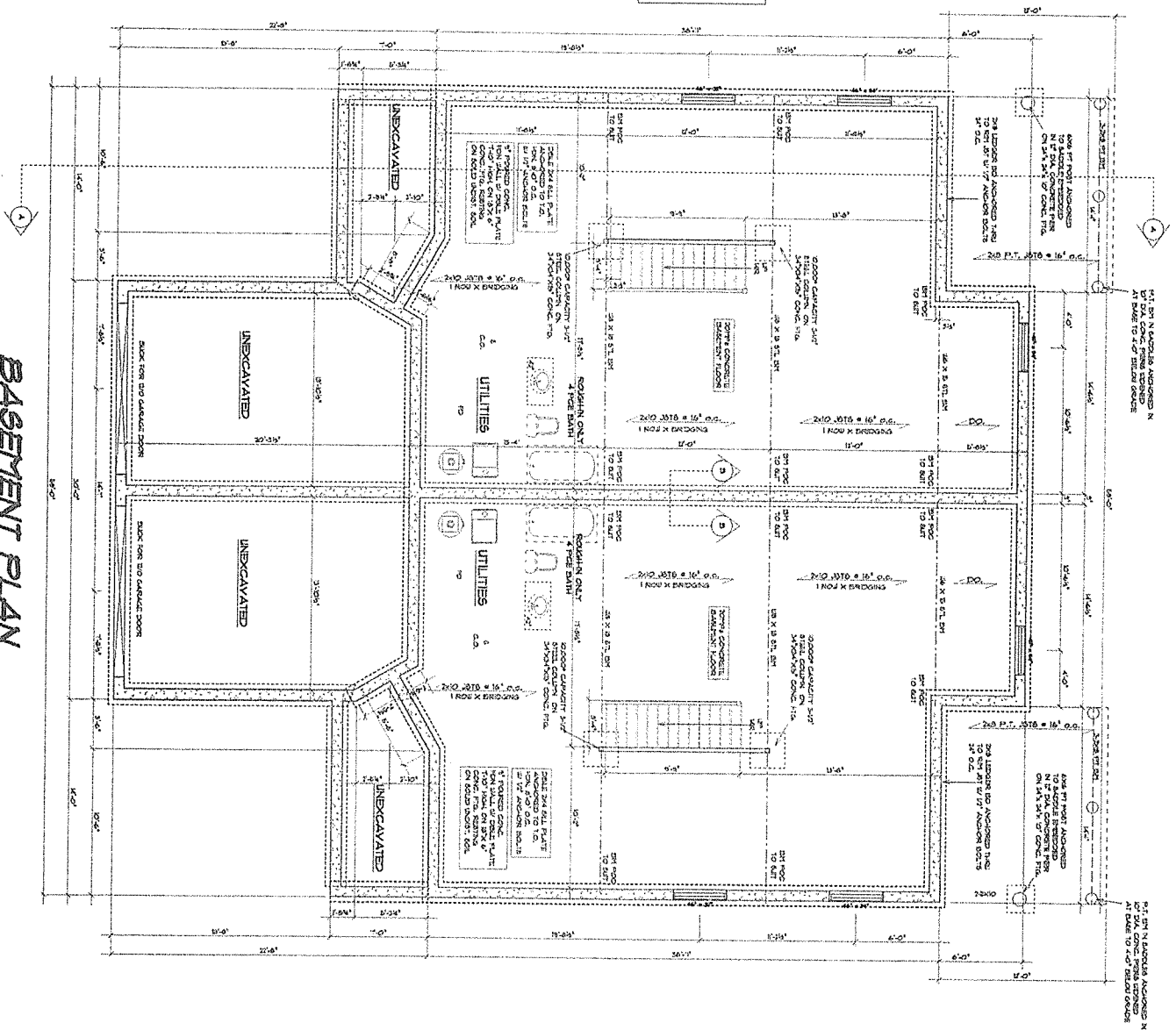
AREA OF EXPOSING BUILDING FACE = 354 SF  
ALLOWABLE UNPROT. OPENINGS 7% = 21.6 SF  
(TABLE 9.10.14.4)  
AREA OF UNPROTECTED OPENINGS = 24.56 SF  
(SIDE ELEVATIONS)

NOTED POSSIBLE CONFLICTS: BUILT CONCEPT TO SECTION 3.3 OF THE CONCEPT CODE

FOUNDATIONS AND FOUNDATIONS BUILT CONCEPTS  
SECTION 3.3 OF THE CONCEPT CODE AND  
SECTION 3.3 OF THE CONCEPT CODE  
BUILT CONCEPT OF THE CONCEPT CODE  
SECTION 3.3 OF THE CONCEPT CODE

THE CONTRACTOR MUST VERIFY  
FOUNDATIONS, FOUNDATIONS, AND  
FOUNDATIONS BUILT CONCEPT  
CONCEPTS.

1. REVIEW AND PAGE RECONSTRUCTION FOR THE PROTON NMR OF A PROPOSED BLENDED POLYMERIZATION IN THE PRESENCE OF A CATALYST AND THE PROTON NMR OF THE APPROPRIATE CATALYST.



**BASEMENT PLAN**

SCALE: 3/16" = 1'-0"

REVISÉD FEB. 12, 2019



designer

IDEA designs

909-730-IDEA

bul'gar

DECLASSIFIED BY: 6032 DCD/STW

**EXCLUSIVELY AT**  
THE NEW YORK PUBLIC LIBRARY

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THE CONTRACTOR AND/OR SUBCONTRACTOR MUST ENSURE THAT ALL WORK PERFORMED MUST BE

**GENERAL NOTES:**

- 1) OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR CHECKING AND CONFIRMING ALL MEASUREMENTS
- 2) ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE (PART 9)
- 3) SHALL ALSO BE IN ACCORDANCE WITH THE FOLLOWING:

NOV. 8,  
2018

plan no.

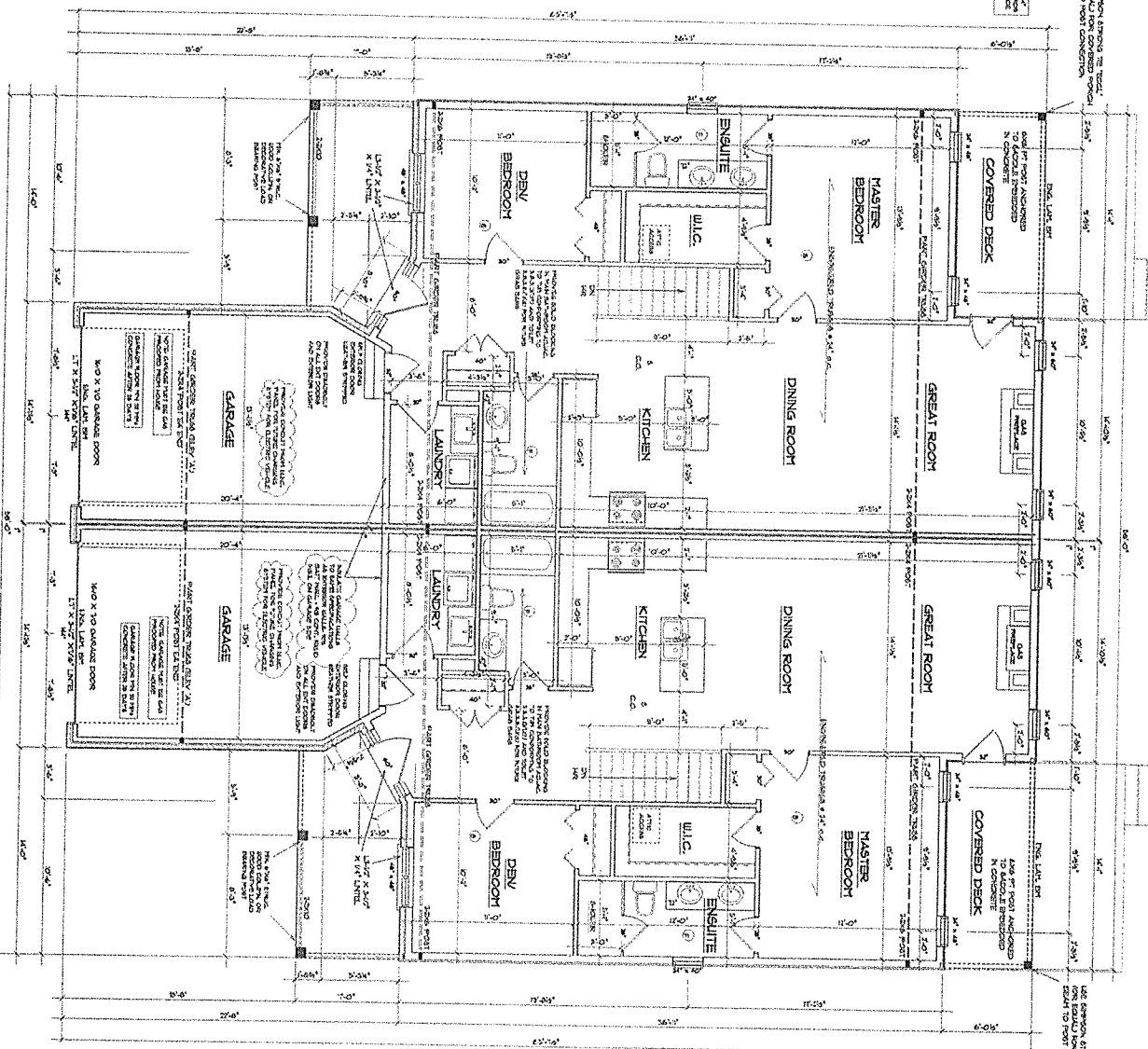
PORT ROWAN

ALL THE HONORED MEN AND WOMEN AGED TO BE DESIGNATED BY OTHERS, DRINKING AND EPICURATIONS MAY BE SUBMITTED TO IDEA DESIGN FOR REVIEW PRIOR TO CONSTRUCTION.

ALCOA'S LEADERS PROMOTE THE COMPANY TO BE CONSIDERED IN CONFORMANCE WITH EEO-1 OFICIAL 244

BE EMPLOYED AMONG THE "BOSS  
FOR EQUALITY FOR COVERED FOR  
DEALT TO POST CONNECTION

FOR EQUALITY FOR COVERED PEOPLE  
STUDY TO PROVE CONNECTION



MAIN FLOOR PLAN 'A' 1190 SF

MAIN FLOOR PLAN 'A' 1190 SF

SCALE: 3/16" = 1'-0"

REVISÉD FEB. 12, 2019



**class**

IDEA designs

905-730-IDEA

binder

1. 2014年12月15日，中国银监会发布《关于规范银信合作业务的通知》，要求银信合作业务回归本源，不得通过银信合作形式进行通道业务。

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THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE PROJECT SITE.

### GENERAL NOTES:

1) OWNER AND/OR CONTRACTOR  
TO BE RESPONSIBLE FOR  
CHECKING AND CORRECTING  
ALL MEASUREMENTS

2) ALL CONSTRUCTION SHALL  
CONFORM TO THE ONTARIO  
BUILDING CODE (PART 9)

data  
NOV. 8,  
2018

plan no.

project address

SKETCH FOR

SEVERANCE APPLICATION

OF PART OF

LOT 1, BLOCK F

REGISTERED PLAN 16-B

(TOWN OF PORT ROWAN)

IN

NORFOLK COUNTY

SCALE: 1 : 300

JEWITT AND DIXON LTD.

APRIL 9, 2019

LOT

BLOCK

REGISTERED

NOTE:

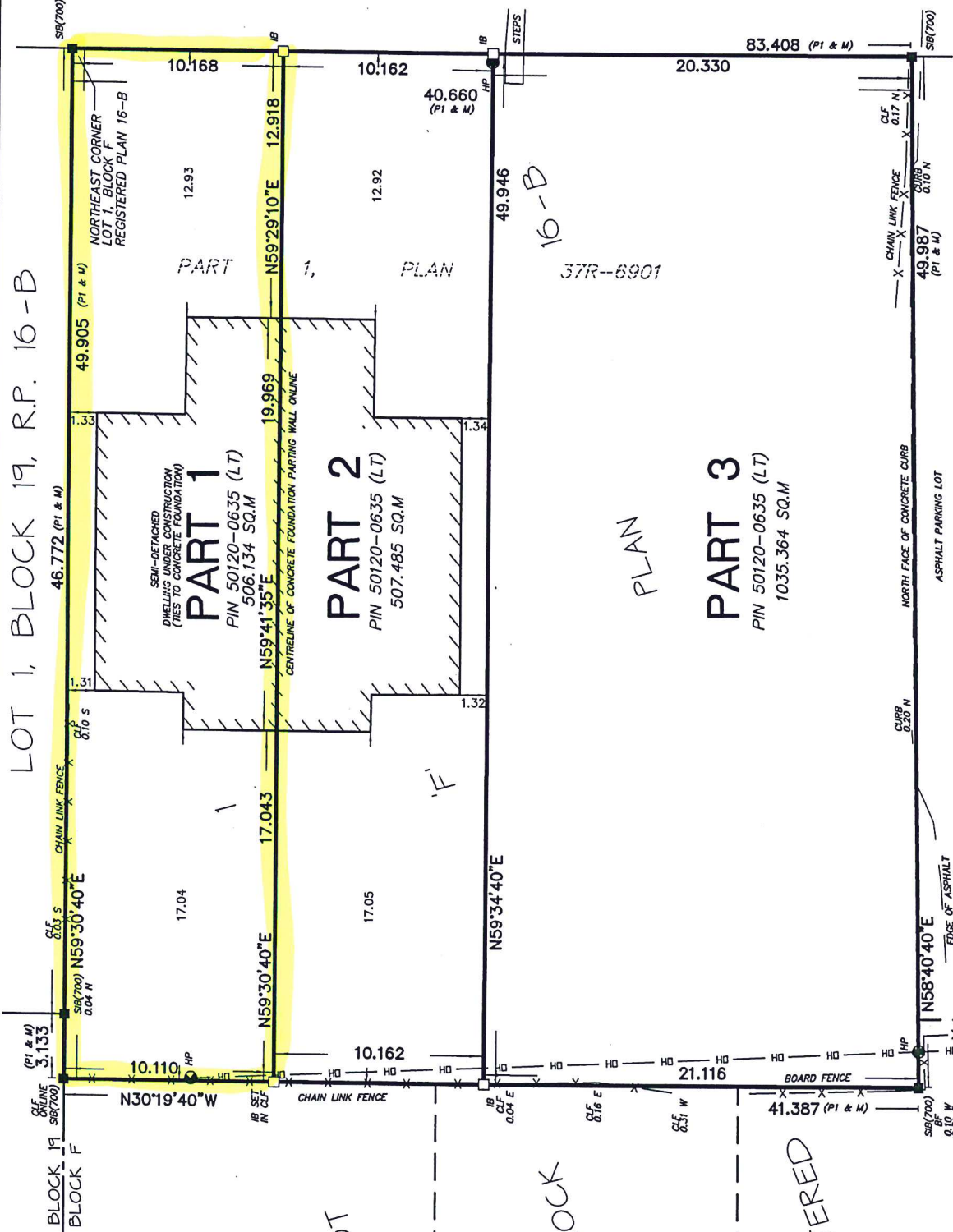
THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

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

PART 1, PLAN 37R-512  
BLOCK F

LOT  
BLOCK



BAY STREET - COUNTY ROAD 42  
(BY BY-LAW 2005-174, INSTRUMENT NO. NR595267)  
(15.188M WIDE - FORMERLY MAIN STREET - REGISTERED PLAN 16-B)

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9

(51 PARK ROAD)

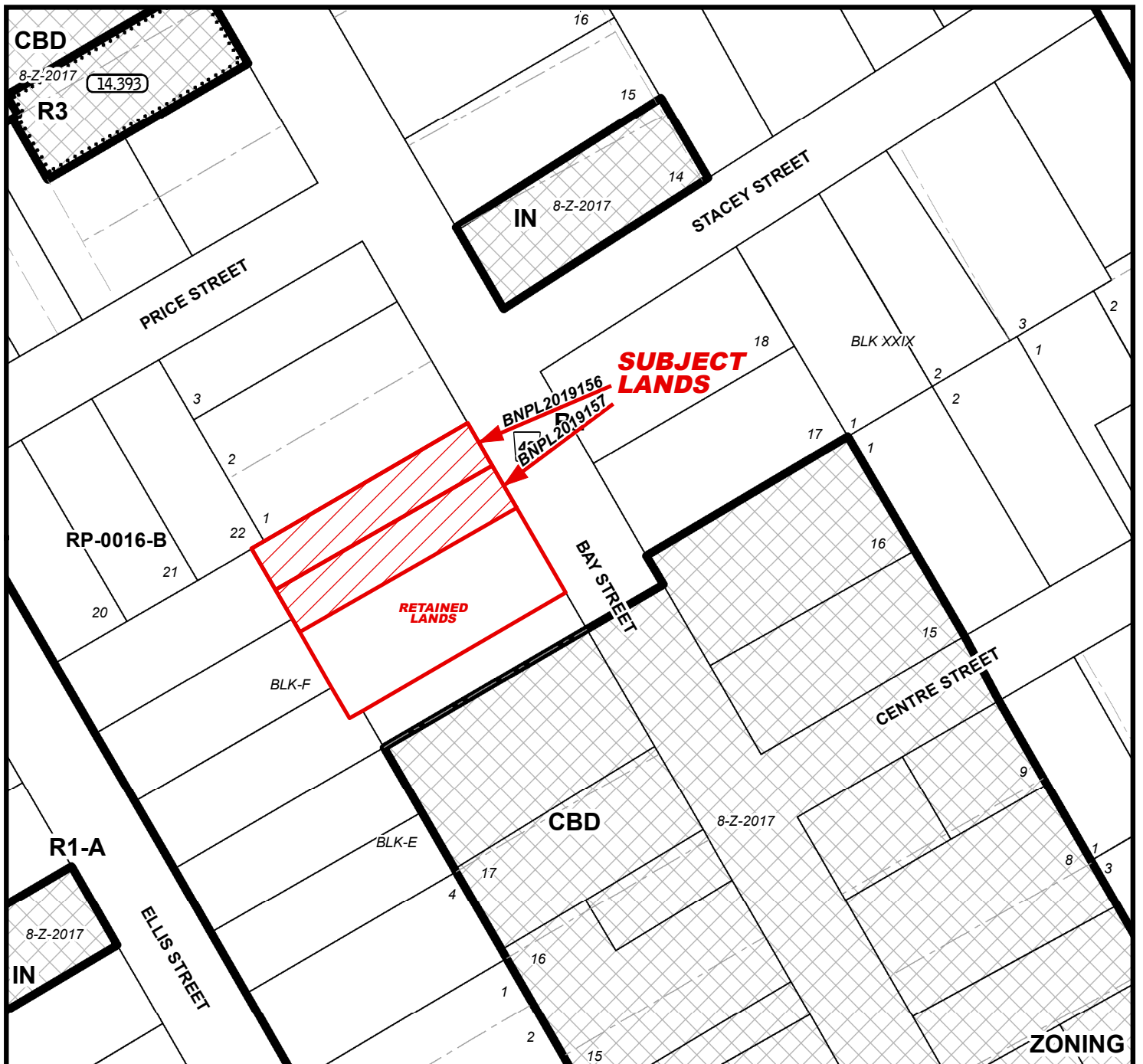
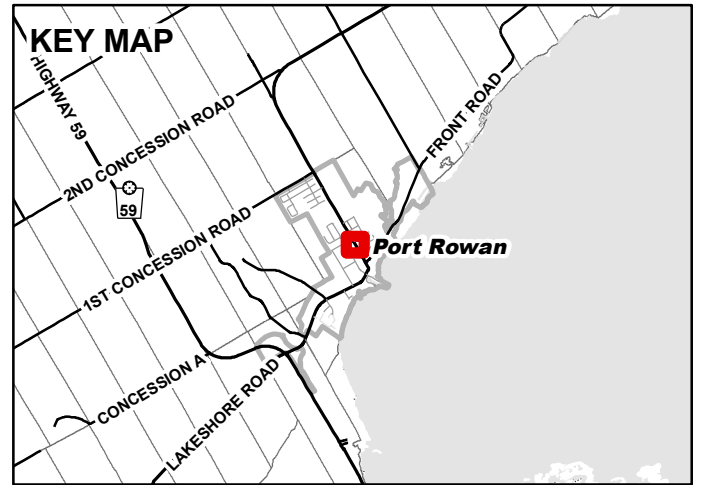
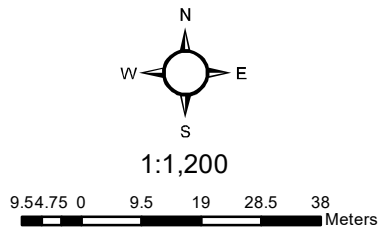
PHONE: (519) 426-0842 FAX: (519) 426-1034

E-mail: surveyors@amtelecom.net

JOB # 18-2093 CLIENT: FIELD HOMES

18-2093 FIELD HOMES 1ST SEMI SEV.dwg Model 4/9/2019 10:46:55

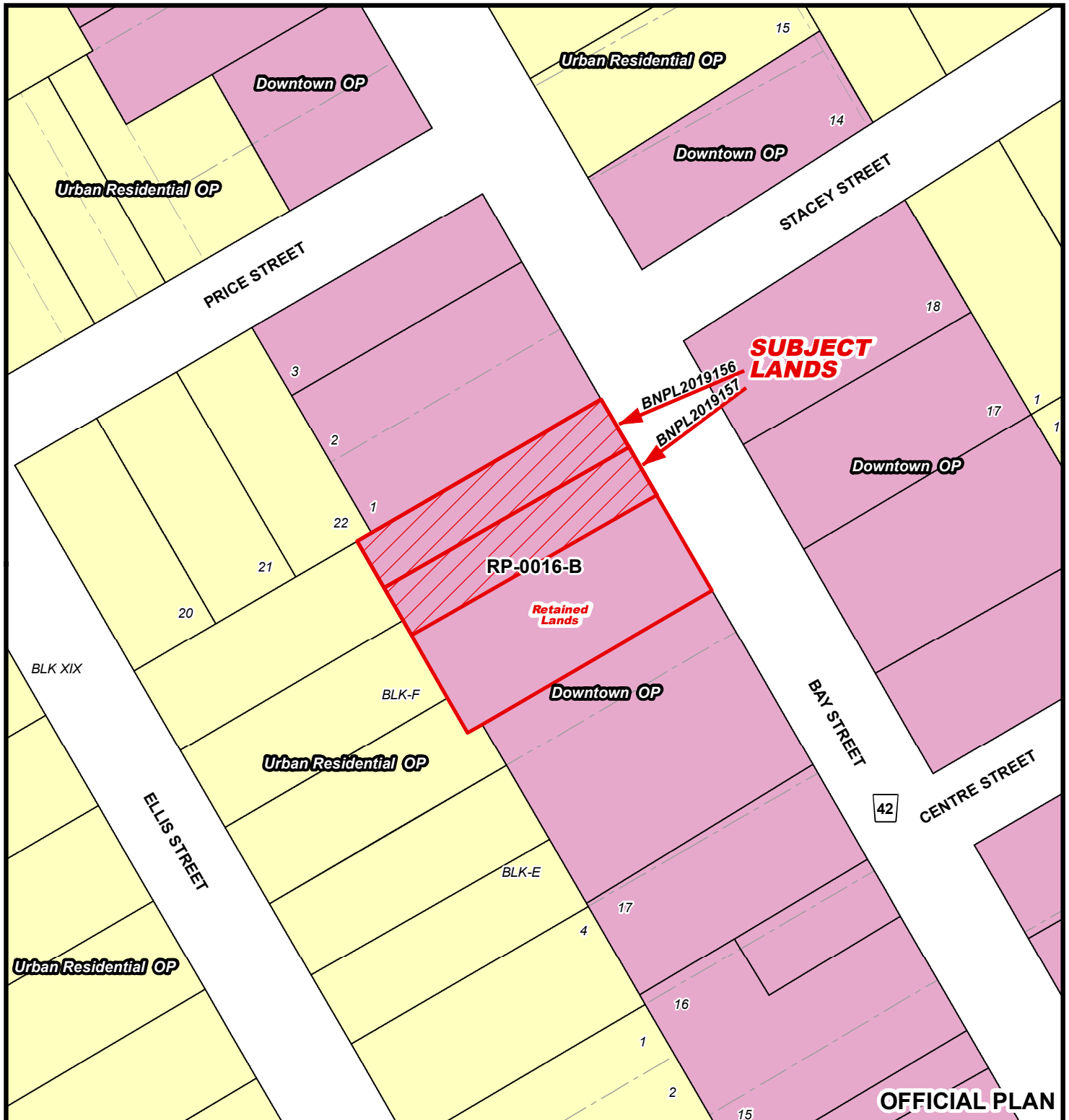
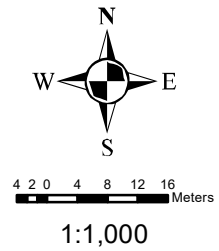
**MAP 1**  
**File Number: BNPL2019156 & BNPL2019157**  
Geographic Township of  
**PORT ROWAN**



## MAP 2

File Number: BNPL2019156 & BNPL2019157

Geographic Township of PORT ROWAN





# MAP 3

File Number: BNPL2019156 & BNPL2019157

Geographic Township of PORT ROWAN



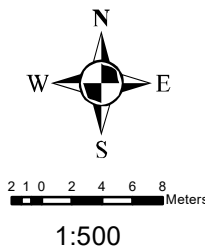
2.5 2.5 5 7.5 10 Meters

1:700





# Geographic Township of PORT ROWAN



# LOCATION OF LANDS AFFECTED

File Number: BNPL2019156 & BNPL2019157

Geographic Township of PORT ROWAN



2 1 0 2 4 6 8 Meters

1:500

