

For Office Use Only:

| | | | |
|--------------------------|--------------------|-----------------------------|---|
| File Number | <u>BNPL2019311</u> | Application Fee | <u>\$2710 - \$310 pre-con fee</u> = \$2400 |
| Related File Number | <u>—</u> | Conservation Authority Fee | <u>—</u> |
| Pre-consultation Meeting | <u>July 24/19</u> | Well & Septic Info Provided | <u>—</u> |
| Application Submitted | <u>Sep 3/19</u> | Planner | <u>Steve</u> |
| Complete Application | <u>Sep 3/19</u> | Public Notice Sign | <u>Yes (x2)</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

merged in title

Property Assessment Roll Number: 3310-401-001-059-00 (office)
3310-401-001-060-00 (shed)

A. Applicant Information

Name of Owner 169447 Ontario Inc and OBB Properties Inc.

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. (50% each) *Fred Morrison*

Address 1/2 Ike Keesmaat, 2149 River Road and 1/2 1725 Upper James St.

Town and Postal Code Cayuga, ON N0A 1E0 Hamilton ON L9B 1K7

Phone Number 905-536-5304 905-741-6641

Cell Number _____

Email ike@kwic.com Morrison@morisoninsurance.ca

Name of Applicant Ike Keesmaat, 1694467 Ontario Inc

Address 2149 River Road West

Town and Postal Code Cayuga N0A 1E0

Phone Number _____

Cell Number 905-536-5304

Email ike@kwic.com

Name of Agent

Elder Plans Inc. / Mary Elder

Address

32 Miller Cres

Town and Postal Code

Simcoe N3Y 4R1

Phone Number

Cell Number

519 - 429-4933

Email

Elder Plans 2018@gmail.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:

B. Location, Legal Description and Property Information

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

Pt Lots 6, 7, 9 to 13, lot 5, Plan #82 BKL 6 Pt. Lot 2 to 4 RP 37R94
P+1, 37R370 PT 1, TSH PD 44 First Ave & RP 37R2080 Part 1

Municipal Civic Address: 600 Norfolk St. North, Simcoe

Present Official Plan Designation(s): Commercial

Present Zoning: CS 14.604

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

☒ Yes ☐ No If yes, please specify:

14.604

3. Present use of the subject lands:

Office and parking, vacant

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:

shed & office building to be demolished

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:

See enclosed sketch showing details of 9 street townhouses and one office building

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:

Since 1974

9. Existing use of abutting properties: general industrial to south west, and north
residential to west, east and south, storage to north west

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 office |
|--|---------------------------------------|------------------------------|
| Please indicate unit of measurement, for example: m, m ² or % | | |
| Lot frontage | <u>29.31 m</u> | <u>29.31 m office</u> |
| Lot depth | <u>irregular 98.06 m ±</u> | <u>63.62 m</u> |
| Lot width | <u>irregular</u> | <u>irregular</u> |
| Lot area | <u>0.573 ha (5,730 m²)</u> | <u>0.253 ha (2530 sq. m)</u> |
| Lot coverage | <u></u> | <u></u> |
| Front yard | <u>3 m</u> | <u>3 m office</u> |
| Rear yard | <u></u> | <u>20.4 m office</u> |
| Left Interior side yard | <u>6 m</u> | <u>6 m</u> |
| Right Interior side yard | <u>3 m</u> | <u>3 m</u> |
| Exterior side yard (corner lot) | <u>3 m</u> | <u>3 m</u> |

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

relief will be included in the zoning amendment

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: 29.31 m

Depth: 63.62 m ± irregular

Width: irregular

Lot Area: 0.253 ha (2530 m²)

Present Use: office

Proposed Use: office

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: to be further divided through future app.

Depth: varies

Width: varies

Lot Area: 0.320 ha (3200 sq.m)

Present Use: one vacant storage building

Proposed Use: street town houses

Buildings on retained land: one to be demolished

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):

office

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

3. Provide the information you used to determine the answers to the above questions:

personal knowledge of site

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:

*Just serving property for now. No detailed building plans.
So will do later.*

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 Office on site
truck storage yard
across road

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
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

Second Avenue

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.

intent is to submit future applications to address official Plan designation on retained lands, zoning on each parcel and any zone deficiencies.

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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

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.

Mary Elder
Owner/Applicant/Agent Signature

September 3 2019
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 1614467 Ontario Inc and OBB Properties Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mary Elder / Elder Plans Inc 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.

[Signature]
Owner President

Sept 1 2019
Date

Fred Morison
Owner
President, OBB Properties Inc.

Sept 3, 2019
Date

Norfolk
COUNTY

K. Declaration

I, Mary Elder of Simcoe, 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

Mary Elder
Owner/Applicant/Agent Signature

In Norfolk County

This 3rd day of September

A.D., 20 19

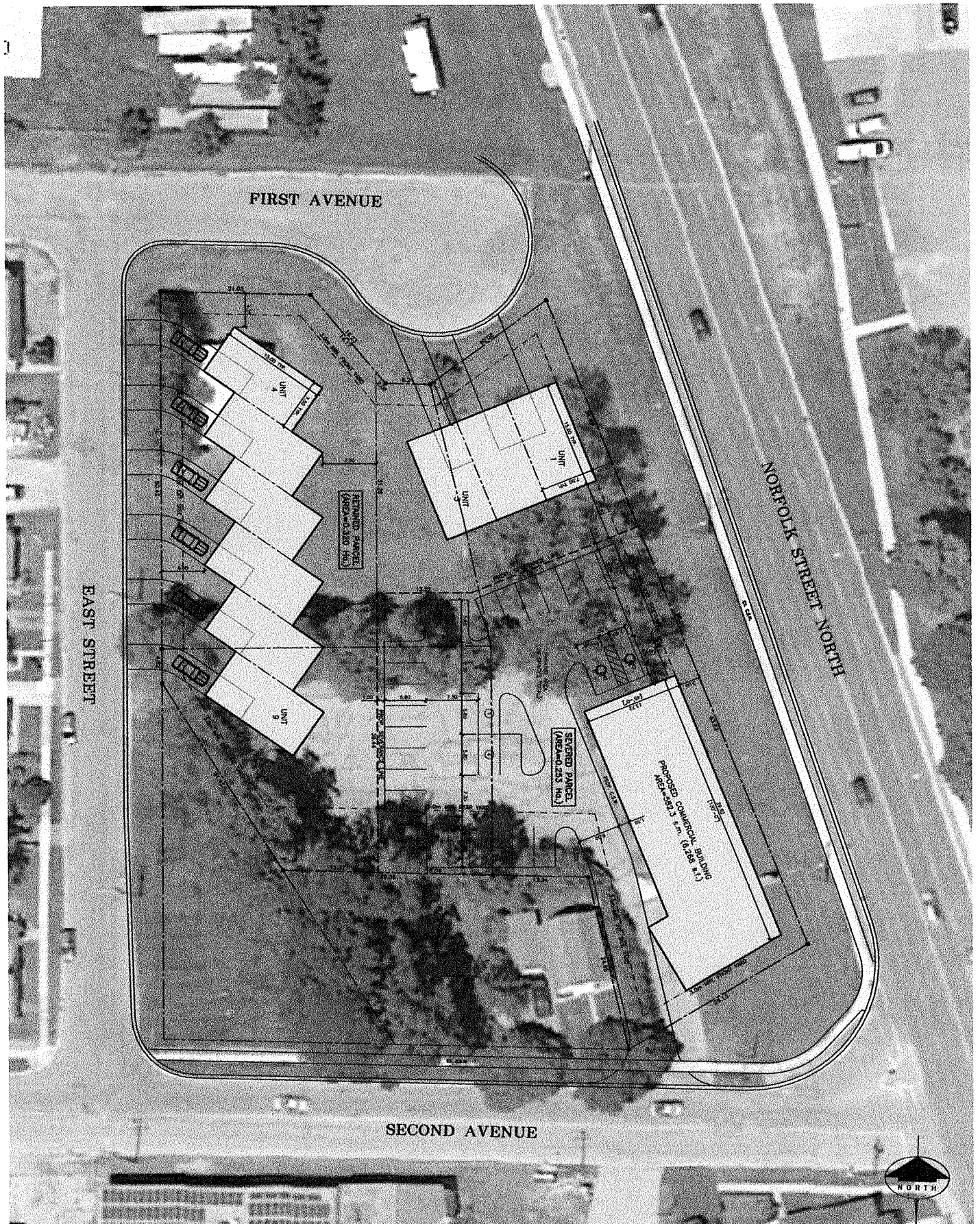
Steven James Collier
A Commissioner, etc.

Steven James Collier,
a Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 8, 2021

1



* dimensions of commercial building
will change *

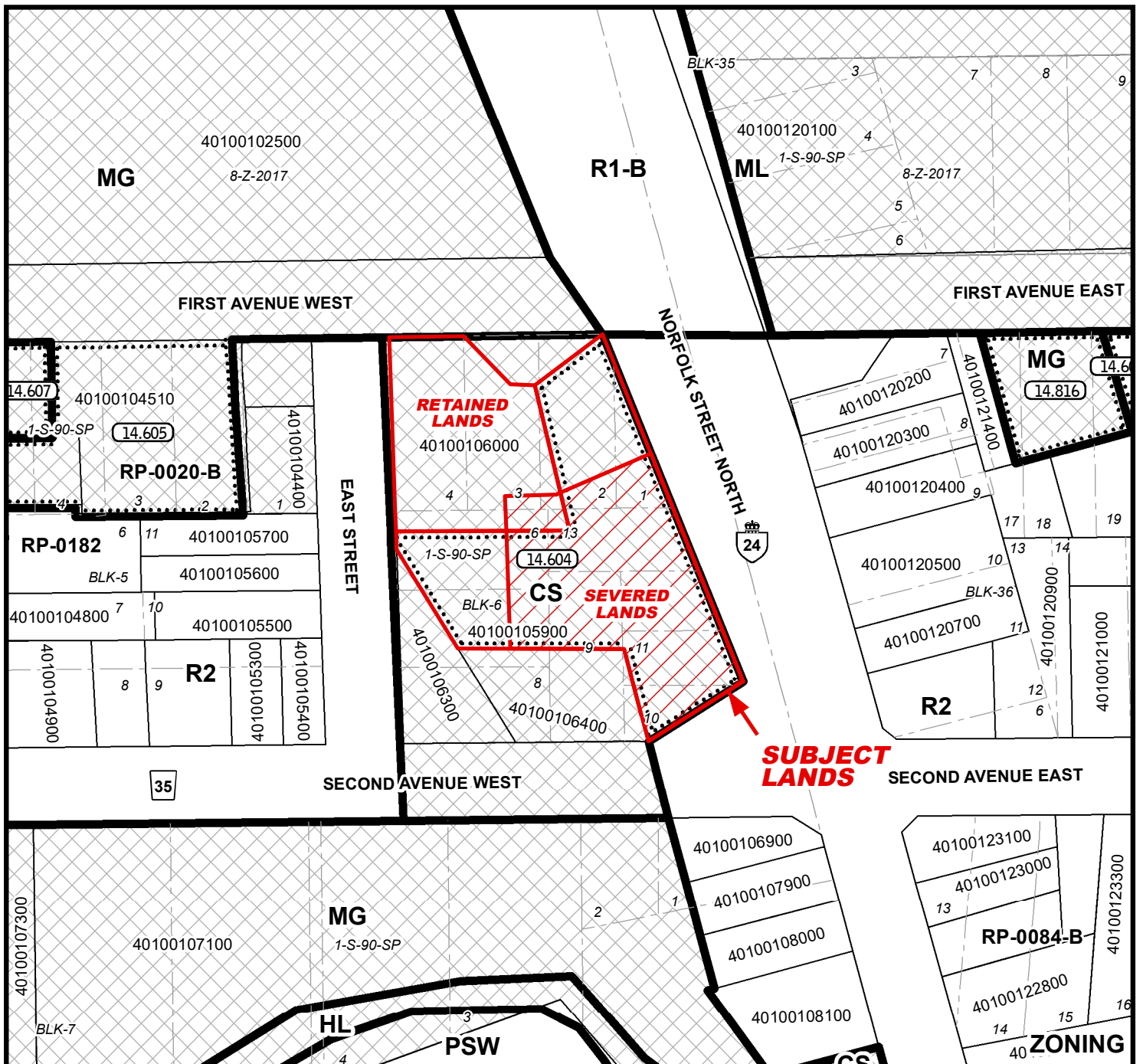
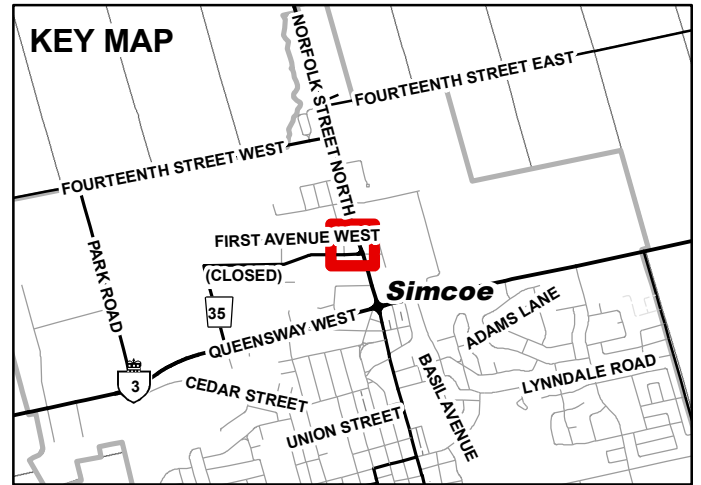
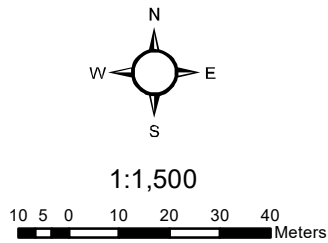


MAP 1

File Number: BNPL2019311

Urban Area of

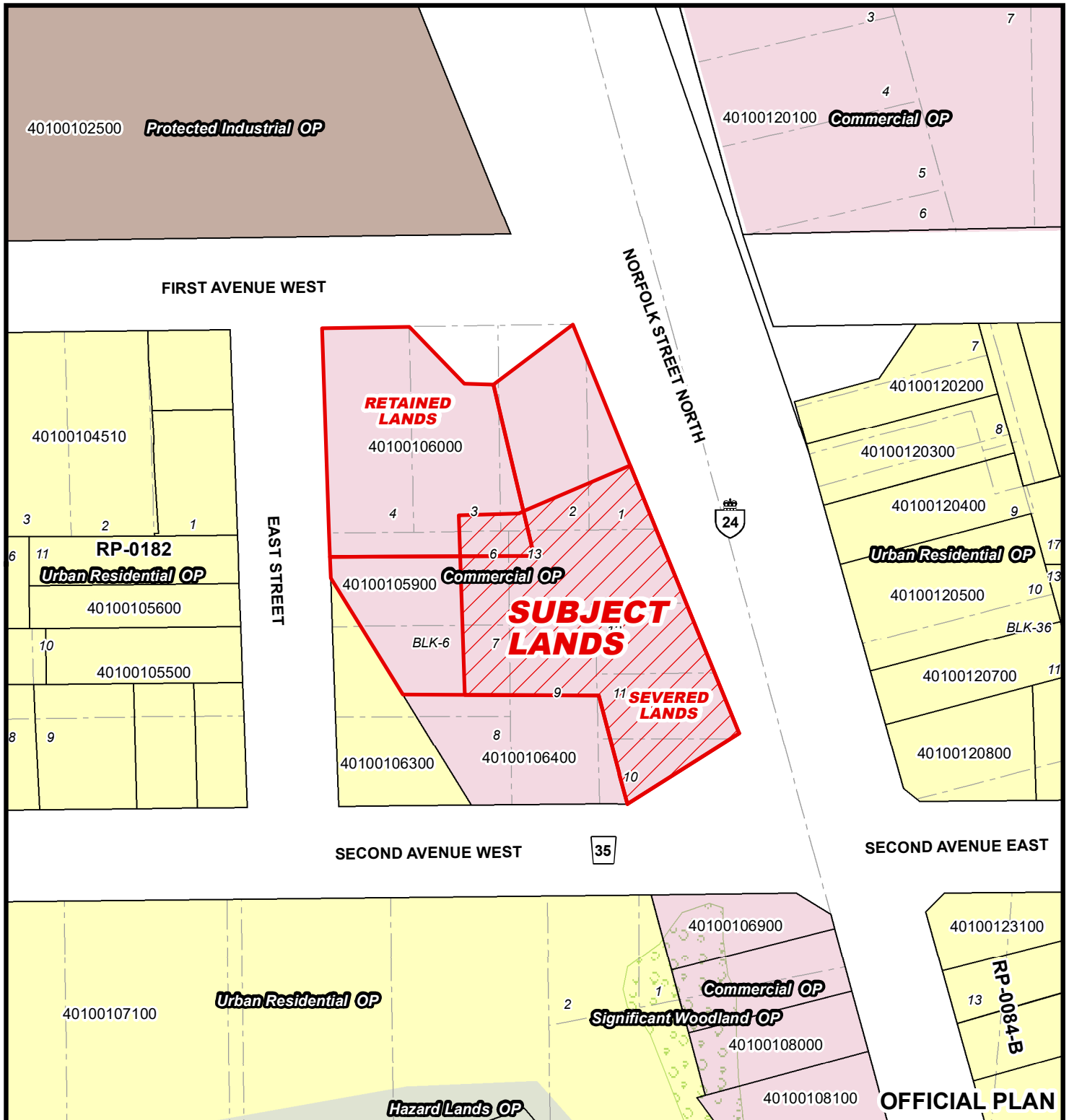
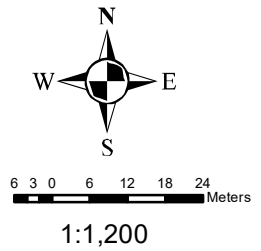
SIMCOE



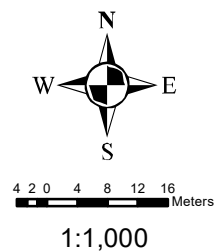
MAP 2

File Number: BNPL2019311

Urban Area of SIMCOE



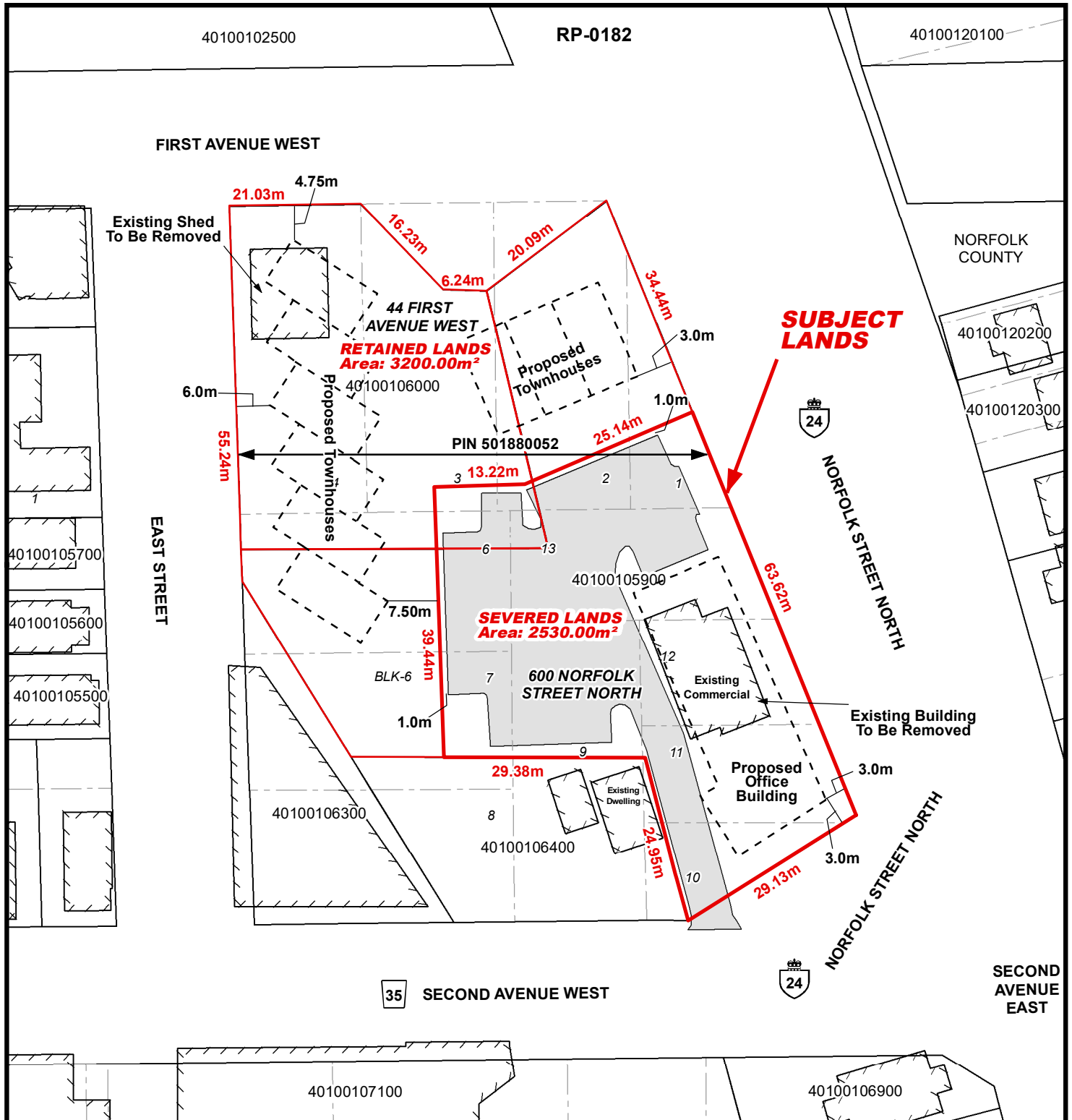
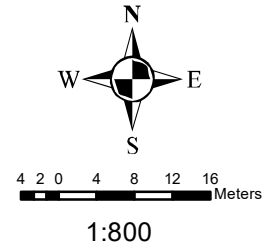
Urban Area of SIMCOE



MAP 4

File Number: BNPL2019311

Urban Area of SIMCOE



LOCATION OF LANDS AFFECTED

File Number: BNPL2019311

Urban Area of SIMCOE

