

For Office Use Only:

File Number	<u>BNPL 2020 155</u>	Application Fee	<u>(Consol) 2761.00</u>
Related File Number	<u></u>	Conservation Authority Fee	<u></u>
Pre-consultation Meeting	<u></u>	Well & Septic Info Provided	<u></u>
Application Submitted	<u></u>	Planner	<u></u>
Complete Application	<u>August 10th 2019</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: 3310335030191000000

A. Applicant Information

Name of Owner Larry Sarafinchin

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 206 Wellington St

Town and Postal Code Waterford, On N0E 1Y0

Phone Number

Cell Number 519 717 6837

Email kozickterry@gmail.com

Name of Applicant Terry Kozicki

Address 280 Howard St

Town and Postal Code Waterford On N0E 1Y0

Phone Number

Cell Number 519 410 8084

Email kozickterry@gmail.com



Name of Agent	Terry Kozicki
Address	280 Howard Street
Town and Postal Code	Waterford, Ontario N0E 1Y0
Phone Number	519 410 8084
Cell Number	519 410 8084
Email	kozickterry@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 LT 1 BLK 34 PL19B, PT HALL ST PL 19B CLOSED BY NR337738 PT 1&2
37R8353 NORFOLK COUNTY

Municipal Civic Address: 206 Wellington St, Waterford, On.

Present Official Plan Designation(s): residential

Present Zoning:R1A

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 residential

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:
two story dwelling with detached garage on the north half of the property..
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:
single family bungalo, see attached sketch..
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:
100 years old
9. Existing use of abutting properties:
single family residential
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 ² or %		
Lot frontage	116.2ft / 35.415m	49.3 ft / 15.023 m
Lot depth	131.5ft / 40.1m	131.19 ft / 39.99 m
Lot width	116.2ft / 35.415m	49.3 ft / 15.023m
Lot area	15,171.6 sq ft / 1,410sq m	6,225.7 sq ft / 578.6 sq m
Lot coverage	1,520 sq ft / 141.24 sq m	1,749 sq ft / 162.6 sq m
Front yard	14.24 ft / 4.34m	20.2 ft / 6.152m
Rear yard	18.37ft / 5.6m	51.25 ft / 15.62m
Left Interior side yard	49.92 ft / 15.21m	4 ft / 1.22m
Right Interior side yard	25 ft / 7.62m	4 ft / 1.22m
Exterior side yard (corner lot)	n.a.	n.a.

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

I believe the parcel to be severed, meets the criteria within R1A zoning which is 49.2 ft / 15 m frontage and overall sq footage of 4,843.9 sq ft / 450.01 sq m.

proposed: 49.3 ft/15.023m frontage & overall sf of lot area 6,225.7 sq ft/ 578.6 sq m

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:	49.3 ft / 15.023 m
Depth:	131.19 ft / 39.99 m
Width:	49.3 ft / 15.023m
Lot Area:	6,225.7 sq ft / 578.6 sq m
Present Use:	empty lot
Proposed Use:	single family dwelling
Proposed final lot size (if boundary adjustment): 6,225.7 sq ft / 578.6 sq m	

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: 66.9 ft / 20.392m

Depth: 131.5ft / 40.1m

Width: 66.9 ft / 20.392m

Lot Area: 8,945 sq ft / 831.34 sq m

Present Use: single family 2 storey dwelling

Proposed Use: single family 2 storey dwelling

Buildings on retained land: single family 2 storey dwelling & detached detached garage

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

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: N.A. _____

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:
GeoWarehouse



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 na

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance na

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance na

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance na

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

☐ On the subject lands or ☐ within 500 meters – distance na

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance na

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance na

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance na

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance na

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

☐ On the subject lands or ☐ within 500 meters – distance na

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance na

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance na

Erosion

☐ On the subject lands or ☐ within 500 meters – distance na

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance na

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:

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.

refer to attached site plan drawing A1.1

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

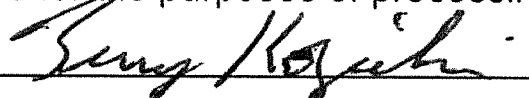
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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


Owner/Applicant/Agent Signature

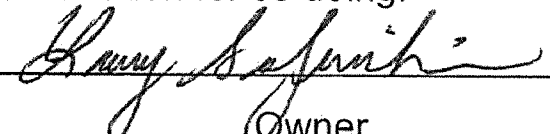
MAY 26, 2020.
Date

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 Larry Sarafinchin am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Terry Kozicki 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

MAY 26, 2020.
Date

Owner

Date

K. Declaration

I, Terry Kozicki of Waterford, On..

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:

WATERFORD, ON

Terry Kozicki

Owner/Applicant/Agent Signature

In NORFOLK COUNTY.

Terry Kozicki

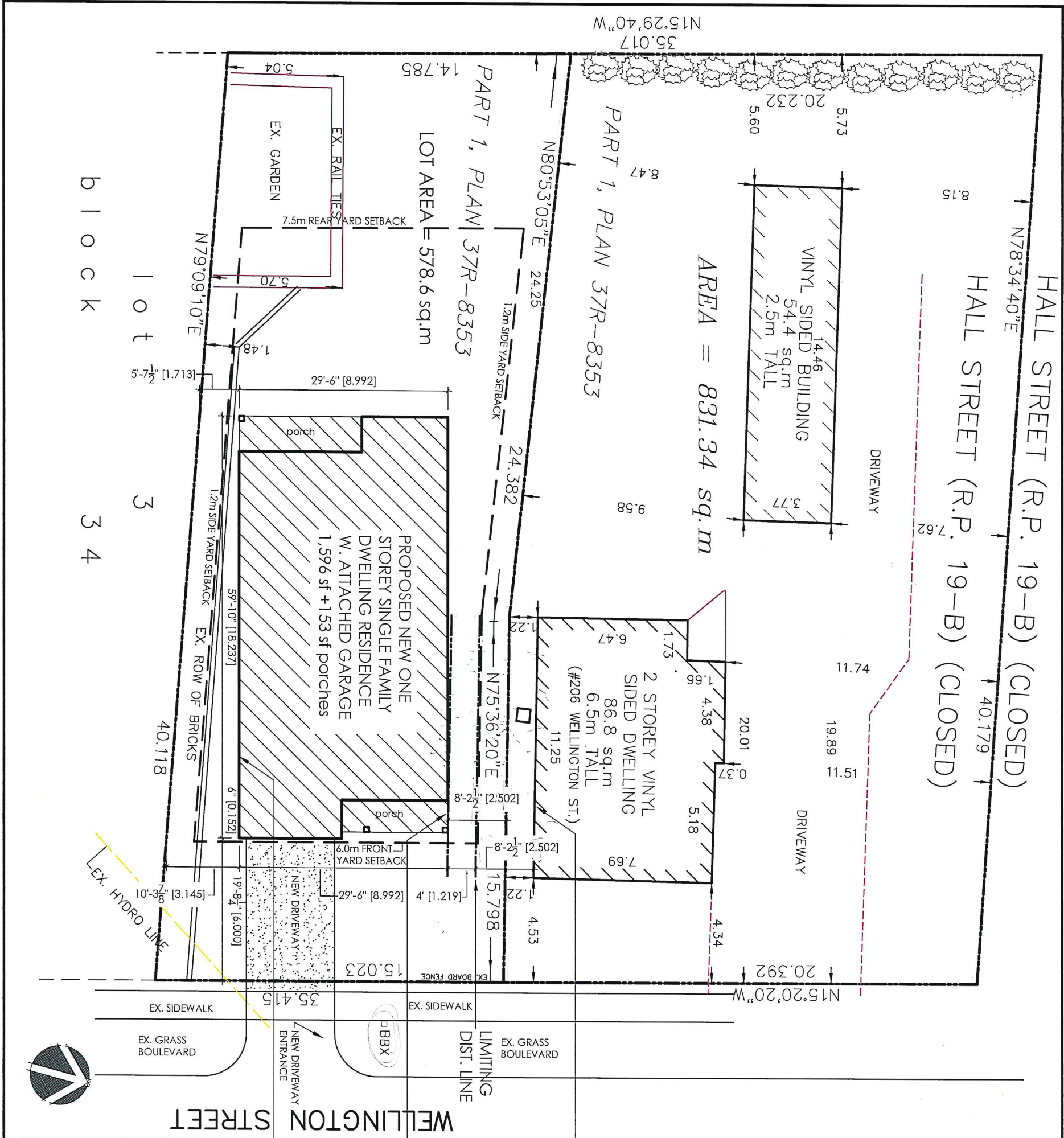
This 26th day of 2020

A.D., 20

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

Sherry Ann Mott

A Commissioner, etc.



206 WELLINGTON ST
EXPOSING BUILDING FACE SOUTH WALL:
TOTAL WALL AREA: 657 sf (61 sm)
TOTAL UNPROTECTED OPENING: 61.3sf (5.7sm)
PERCENTAGE UNPROTECTED OPENINGS: 9.3%

206A WELLINGTON ST
EXPOSING BUILDING FACE NORTH WALL:
TOTAL PROPOSED WALL AREA: 628 sf (58.4 sm)
LIMITING DISTANCE: 4'-0" (1.22m)
PERCENTAGE UNPROTECTED OPENINGS: 7%
TOTAL UNPROTECTED OPENINGS: 44 sf

206A WELLINGTON ST
EXPOSING BUILDING FACE SOUTH WALL:
TOTAL PROPOSED WALL AREA: 628 sf (58.4 sm)
LIMITING DISTANCE: 5'-8" (1.73m)
PERCENTAGE UNPROTECTED OPENINGS: 8%
TOTAL UNPROTECTED OPENINGS: 50 sf

ZONING R1-A (INTERIOR LOT)
INTERIOR LOT AREA: 578.6 SM (6,225.7 sf)
INTERIOR LOT FRONTAGE: 15.023M (49.3 ft)
FRONT YARD: 6M
SIDE YARD (ATTACHED GARAGE) MIN 1.2m BOTH SIDES
REAR YARD 7.5m
BUILDING HT. MAX 11m
WIDTH OF GARAGE TO BE LESS 60% OF DWELLING
PROPOSED BUILDING AREA = 162.6sm (1,749sf)
LOT COVERAGE: 28.1%

REAL CONCEPTS

Custom Home Designs

Custom Residential & Small Building Design

Paul D. Vehof
825 Charlotteville Road 8
Simcoe, Ontario, N3Y 4K5

Tel: 519.428.2997
E-mail: pvehof@me.com

NAME

PLACE

DATE

T. KOZICKI

206 Wellington St.,
Waterford, Ontario

July 2020

DWG. NAME

SCALE

PLOT DATE

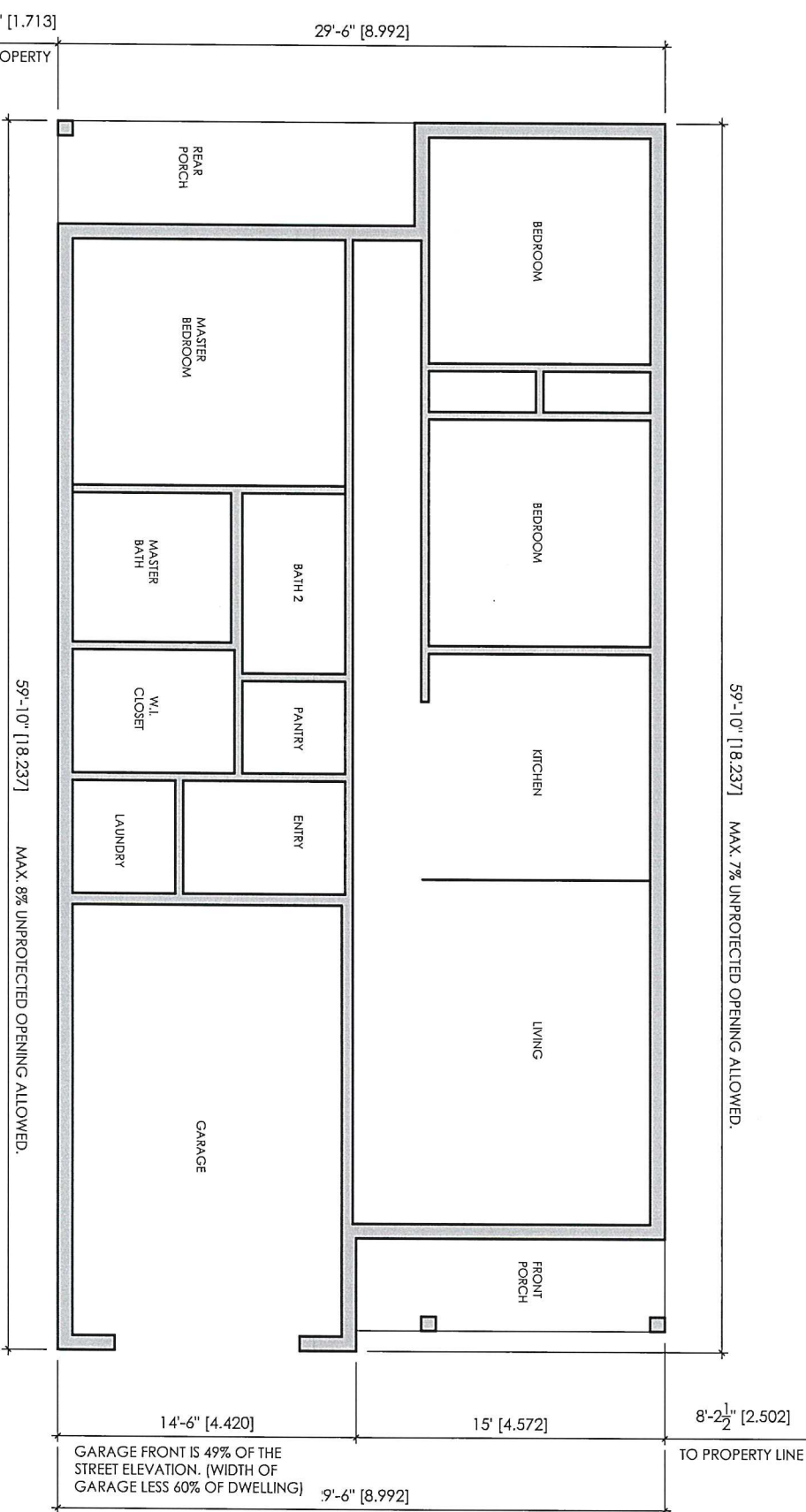
REV. DATE

SITE PLAN

1"=15'-0"

A1.1

NORTH SIDE ELEVATION
628 SF 1.2m L.D.
MAX 7% OR 44sf UNPROTECTED OPENINGS



1 SCHEMATIC GROUND FLOOR PLAN
A2.1
0 48 96 192
PROPOSED NEW ONE STOREY SINGLE FAMILY DWELLING
RESIDENCE W. ATTACHED GARAGE
1,596 sf +153 sf porches = total building area: 1,750sf

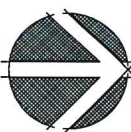
SOUTH SIDE ELEVATION
628 SF 1.73m L.D.
MAX 8% OR 50sf UNPROTECTED OPENINGS

WELLINGTON STREET

A2.1

DWG. NAME MAIN FLOOR PLAN
SCALE 1"=8'-0"
PLOT DATE .
REV. DATE .

NAME T. KOZICKI
PLACE 206 Wellington St.,
Waterford, Ontario
DATE July 2020



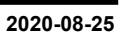
REAL CONCEPTS
Custom Home Designs

Custom Residential & Small Building Design

Paul D. Vehof
825 Charlotteville Road 8
Simcoe, Ontario, N3Y 4K5

Tel: 519.428.2997
E-mail: pvehof@me.com

7 3.5 0 7 14 21 28 Meters



MAP 2

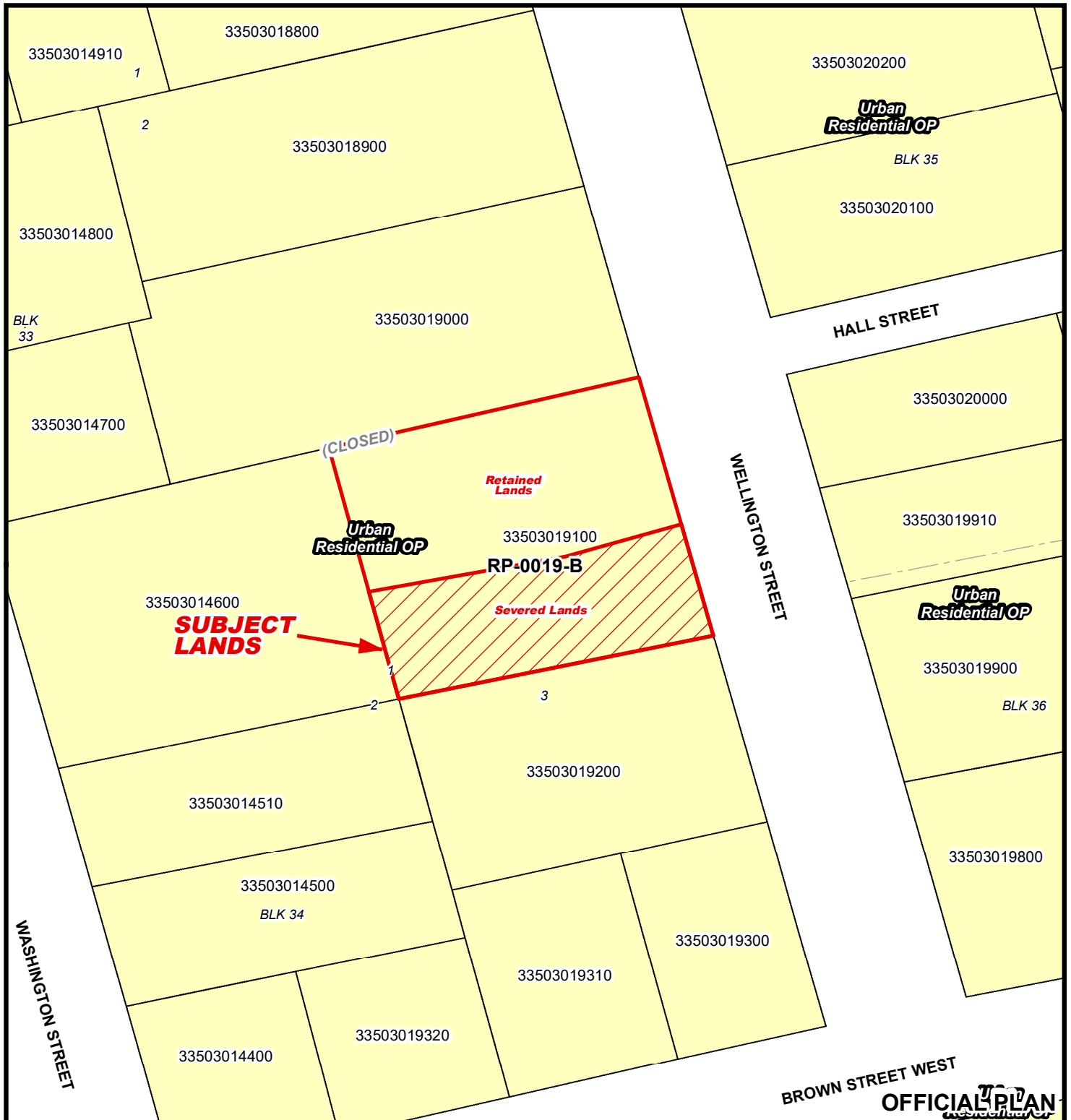
File Number: BNPL2020155

Urban Area of WATERFORD



2.5 5 7.5 10 Meters

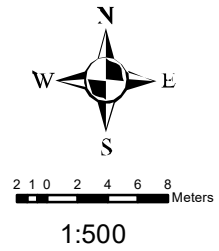
1:700



MAP 3

File Number: BNPL2020155

Urban Area of WATERFORD



MAP 4

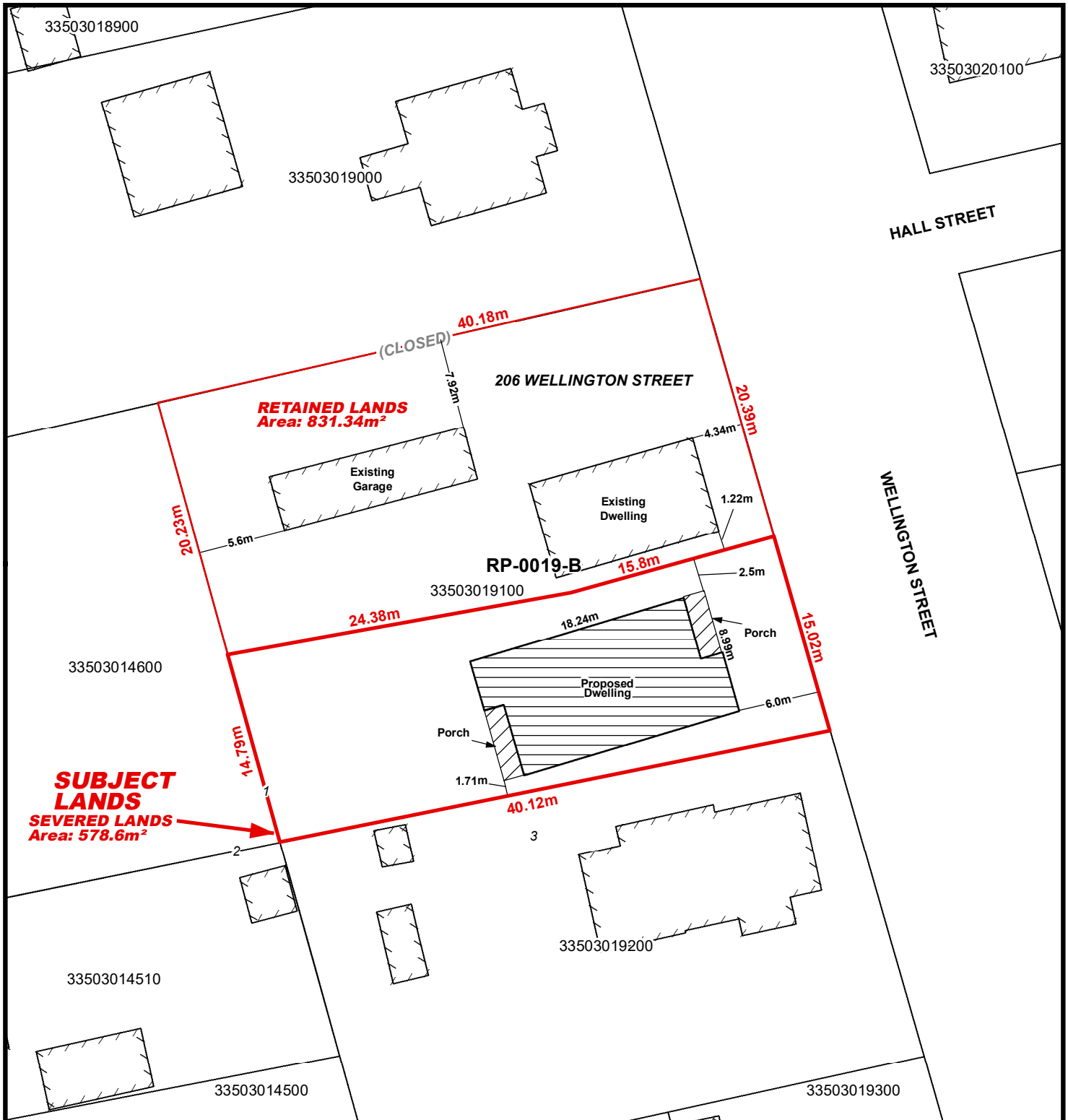
File Number: BNPL2020155

Urban Area of WATERFORD



1 0.75 1.5 3 4.5 6 Meters

1:400



LOCATION OF LANDS AFFECTED

File Number: BNPL2020155

Urban Area of WATERFORD

