

For Office Use Only

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

BNPL2021065

ANPL2021066

March 15, 2021

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

✓

SCOTT WILSON

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: 3341040101538715

A. Applicant Information

Name of Owner

2177545 Ont. Inc & 2177546 Ont. 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

Address

27 Empey Street

Town and Postal Code

Brantford N3S 7P9

Phone Number

519-770-5504

Cell Number

519-770-5504

Email

zita@zitagroup.com

Name of Applicant

Peter Labris

Address

27 Empey Street

Town and Postal Code

Brantford N3S 7F9

Phone Number

519-770-5504

Cell Number

519-770-5504

Email

zita@zitagroup.com



Name of Agent Elder Plans Inc., Mary Elders
Address 32 Miller Cres.
Town and Postal Code Simcoe, Ont N3Y 4R1
Phone Number 519-429-4933
Cell Number _____
Email ElderPlans2018@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 mortgages, 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).
part of lots 2 & 3, Concession 5, Town of Simcoe, County of Norfolk. Woodway Trails Subdivision

Municipal Civic Address 227 Decou Road

Present Official Plan Designation(s) Urban Residential

Present Zoning Development (D) and MG (H)

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.

Vacant, Greenfield.
annual cash crop

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
none

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
none

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
none

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:

9 Existing use of abutting properties:
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, m² or %

Lot frontage	<u>varies</u>	<u>2 parcels, see plan</u>
Lot depth	<u>varies</u>	<u>varies</u>
Lot width	<u>varies</u>	<u>varies</u>
Lot area	<u>102 acres</u>	<u>51 acre parcel each</u>
Lot coverage	<u>n/a</u>	<u>n/a</u>
Front yard	<u>n/a</u>	<u>n/a</u>
Rear yard	<u>n/a</u>	<u>n/a</u>
Left Interior side yard	<u>n/a</u>	<u>n/a</u>
Right Interior side yard	<u>n/a</u>	<u>n/a</u>
Exterior side yard (corner lot)	<u>n/a</u>	<u>n/a</u>

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

variance recognizing reduced frontage in the Development (d) zone as follows:

Part 1: from 180 m to 20 m

Part 2: from 180 m to 145 m

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

existing greenfield parcels, proposed for future residential development. Frontage is not changing.

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

Frontage	<u>see plan PART 1 3 x 20 m</u>
Depth	<u>varies. 356.38 m</u>
Width	<u>varies</u>
Lot Area	<u>20.63 hectares (51 acres)</u>
Present Use	<u>vacant</u>
Proposed Use	<u>vacant</u>
Proposed final lot size (if boundary adjustment)	<u>n/a</u>

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: see plan PART 2 145m and 74 m

Depth: varies 427.06 m

Width: varies

Lot Area: 20.63 hectares (51 acres)

Present Use: vacant

Proposed Use: vacant

Buildings on retained land: none

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

Frontage: n/a

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 historical _____

- 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 **20** _____

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 **20** _____

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 in good working order ☐ 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

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. 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.

January 19, 2021

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

I/We authorize _____ 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

Date

Owner

Date



K. Declaration

I Peter Labiris of County of Brant

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

Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A D 20____

A Commissioner, etc

Brexit, April 19, 2013
Commissioner, etc, in and of office
for the County of Norfolk
Egmont, Ontario

1. THE LAND SHOWN ON THIS MAP IS THE PROPERTY OF THE
 UNITED STATES OF AMERICA AND IS NOT TO BE USED FOR ANY OTHER
 PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE SECRETARY OF THE
 INTERIOR.

2. THE LAND SHOWN ON THIS MAP IS THE PROPERTY OF THE
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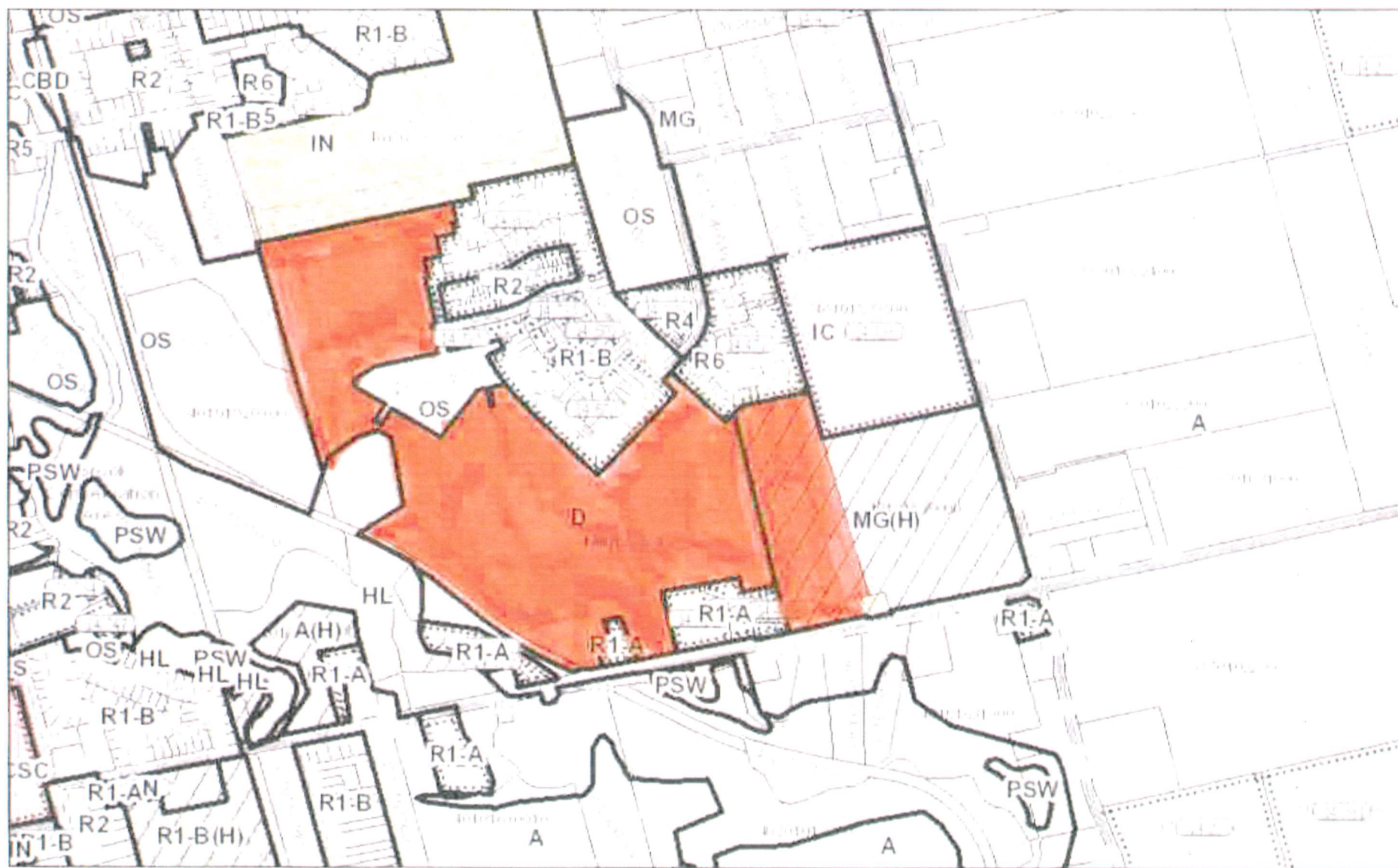
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MAP NORFOLK - Community Web Map

**SUBJECT
LANDS**



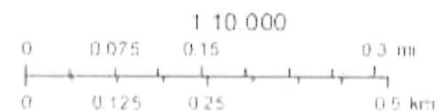
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Zones 1-Z-2014

- Zone
- Zone with Holding Provision

- Special Provisions
- Site Plan Control
- Lakeshore Erosion Prone Areas

- Land Parcels
- Plan Lines
- Draft Plan



North Arrow

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE				I REQUEST THIS PLAN TO BE APPROVED UNDER THE LAND TRUST ACT.	PLAN 37R--
PART	LOT	CONVESSION	P.J.N.		
1				DATE	RECEIVED AND REMITTED DATE
2				AM JOHNSON, D.L.E.	REPRESENTATIVE FOR LAND TRUSTS FOR THE LAND TRUSTS DIVISION OF NORTHERN ILL. ST.

PLAN OF SURVEY OF
PARTS OF LOTS 2 and 3
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY

SCALE — 1 : 1500



WEST & RUUSKA LTD.

NOTE:
BEARINGS ARE REFERRED TO THE NORTH LIMIT OF DONLY CRANE
SOUTH, AS SHOWN ON PLAN 370-70.
BEARINGS CAN BE CONVERTED TO GRID BY ROTATING COUNTER
CLOCKWISE BY 01°02'35".

OBSERVED REFERENCE POINTS (ORP)
 CANCEL COMBAT ACAL THIS OBSERVATION FROM ZONE
 (NORAD) (COMINT) (TOWNS) (COORDINATES) TO UNKNOWN ACCURACY
 REF SEC 14 (2) OF OADR 370/00

POINT ID	NORTHING	EASTING
ORP A	4742297.10	500836.38
ORP B	4741832.40	500778.86

COORDINATES CANNOT, BY THEMSELVES BE USED TO
 RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

COORDINATES CANNOT, IN THEMSELVES BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

LEGEND

0	EDGES	SET MOUNT
1	.	FOUND MOUNT
2	.	IRON BAR
30	.	STANDARD IRON BAR
300	.	SHORT STANDARD IRON BAR
1000	.	NET & PLAYSIA LTD. D.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____

DATE _____
J. E. JOHNSON
ONTARIO LAND SURVEYOR

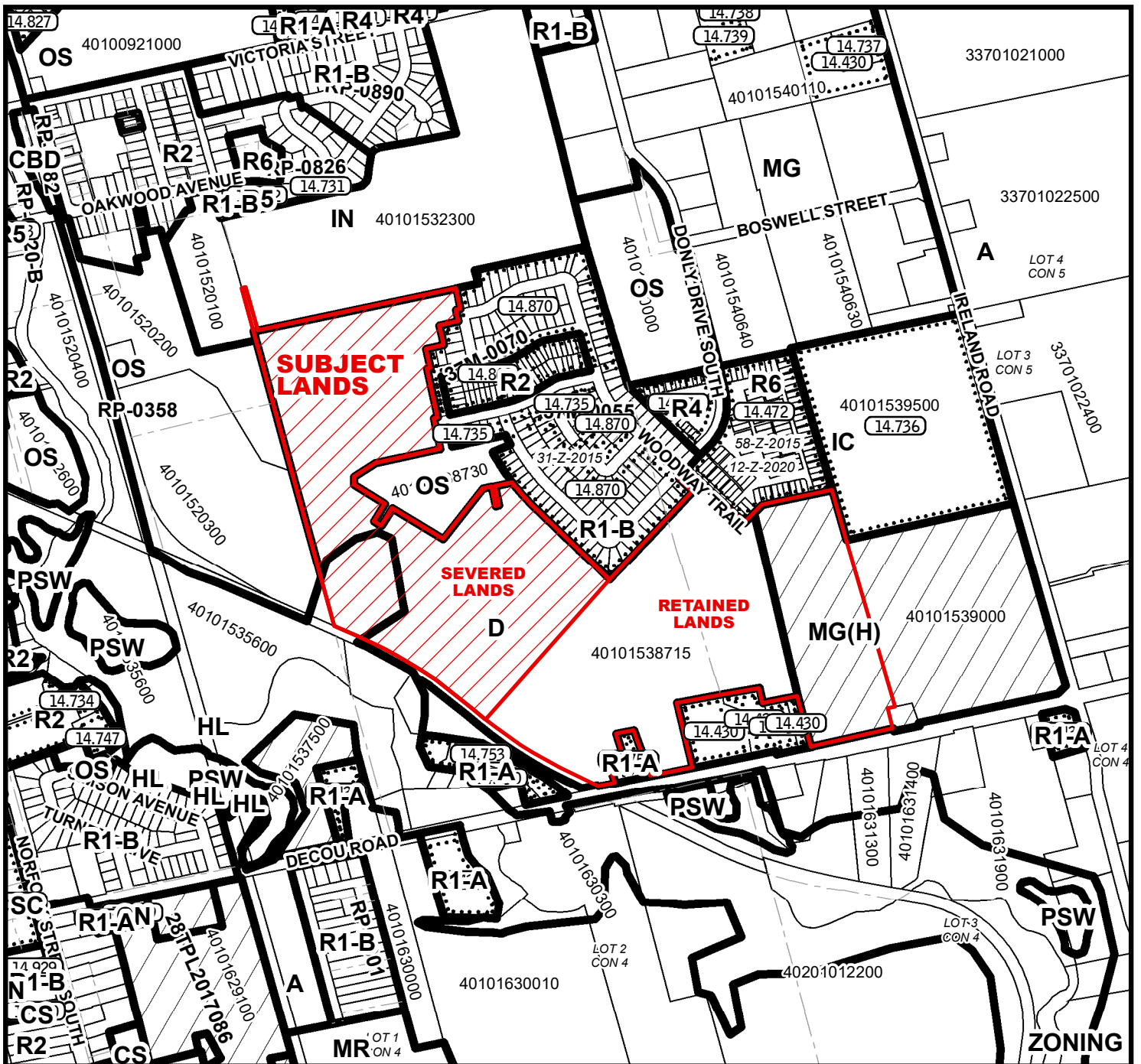
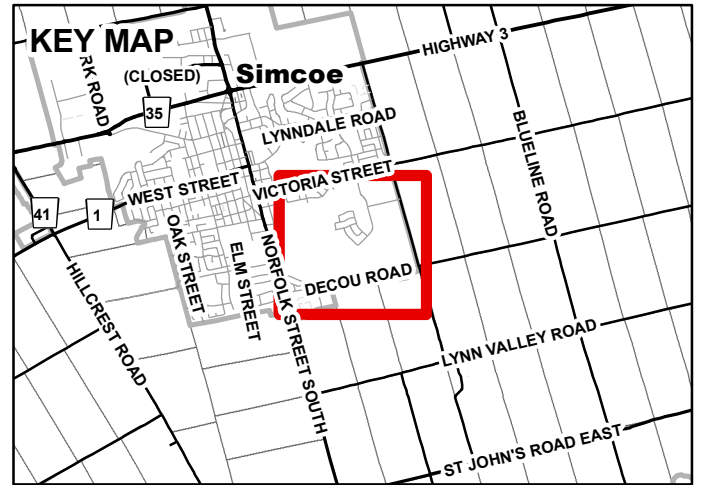
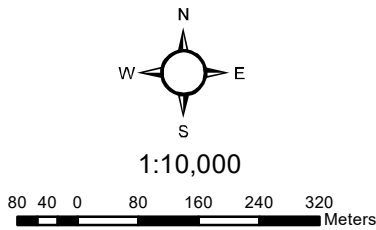
DRAFT COPY

WEST & RUUSKA LTD.
Ontario Land Surveyors
17 MELBORN STREET, BRANTFORD, ONTARIO, N5T 2M8
Telephone (519) 752-8841
DRAWN BY: Ted S. KUTYLAK, cert. eng. 2120066

MAP 1

File Number: BNPL2021065 & ANPL2021066

Urban Area of
SIMCOE



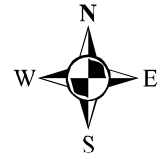
Urban Area of SIMCOE



MAP 3

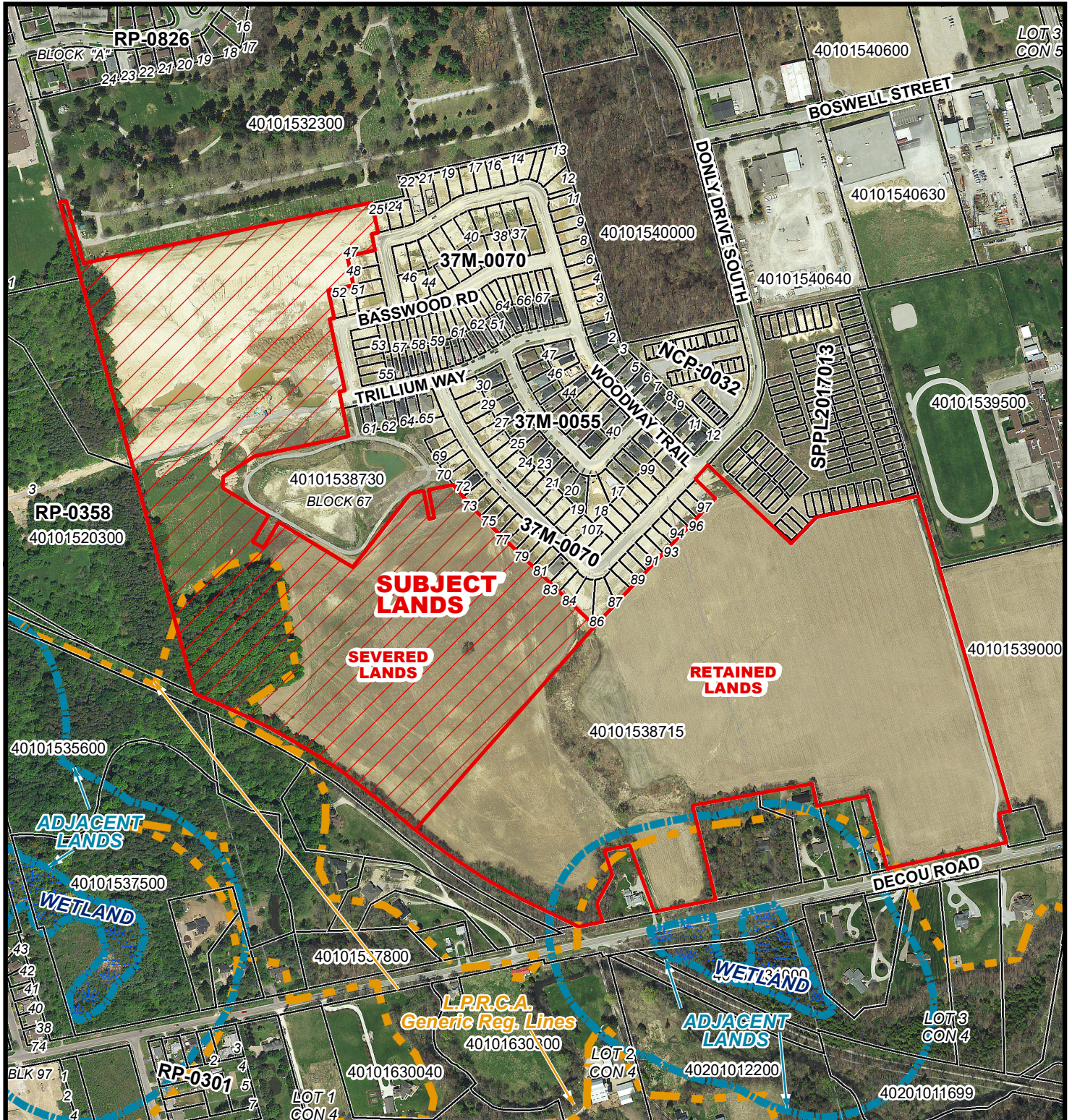
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Urban Area of SIMCOE



25 50 75 100 Meters

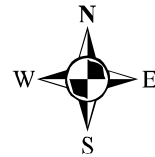
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MAP 4

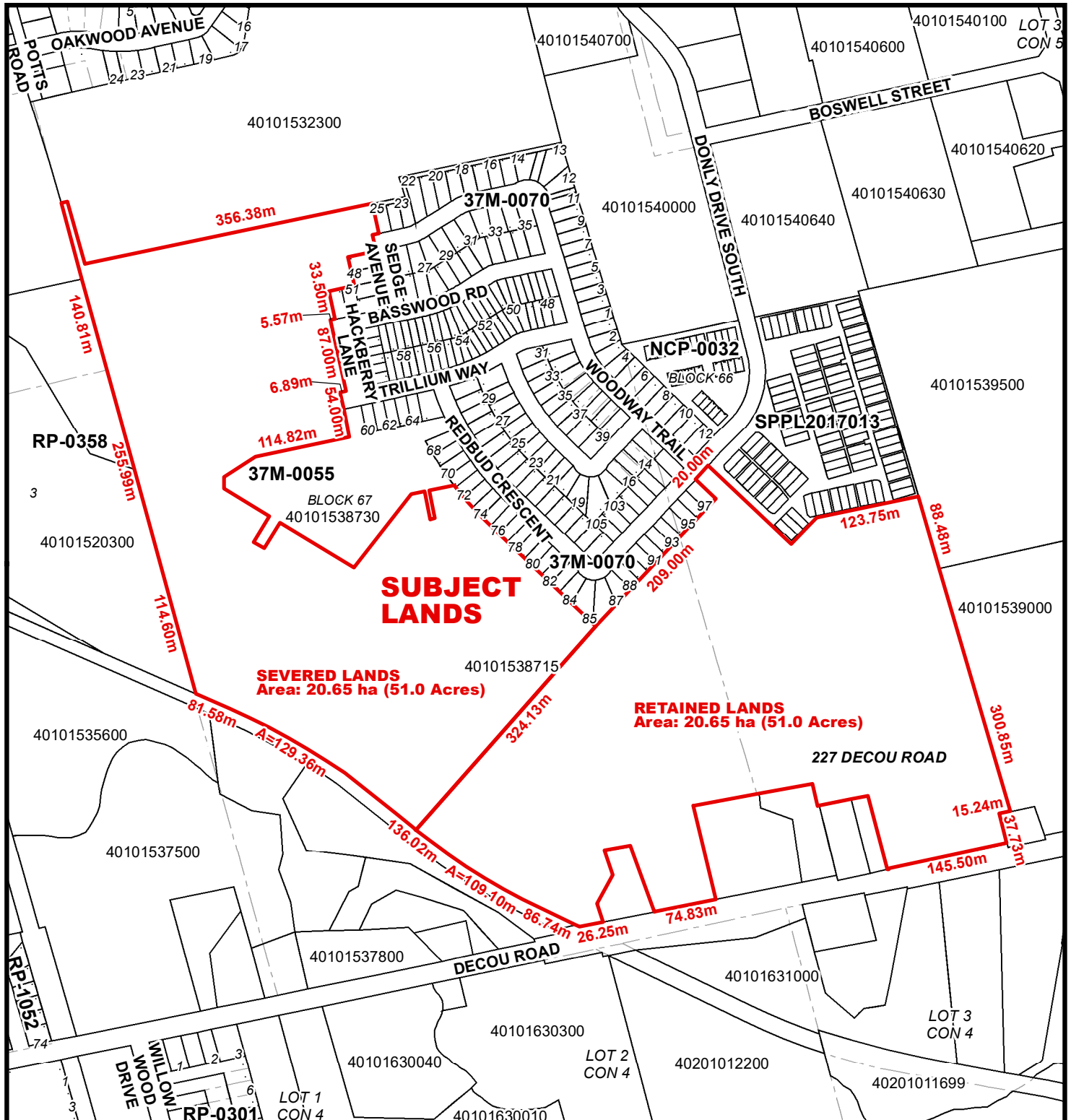
File Number: BNPL2021065 & ANPL2021066

Urban Area of SIMCOE



30 15 0 30 60 90 120 Meters

1:6,500



Urban Area of SIMCOE

