

SITE PLAN ATTACHED

**For Office Use Only:**

File Number BNPL2021015  
Related File Number N/A  
Pre-consultation Meeting N/A  
Application Submitted Sept. 19 / 2021  
Complete Application Yes.

Application Fee  
Conservation Authority Fee  
Well & Septic Info Provided  
Planner  
Public Notice Sign

\$2816.00 pd  
N/A  
N/A  
Hanne Yager

**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:** \_\_\_\_\_

**A. Applicant Information**

**Name of Owner** Robert Burnett, Brenda Christison, and Judith Ulch

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 267 Owen Street  
Town and Postal Code Simcoe N3Y2V3  
Phone Number 519.426.7187  
Cell Number N/A  
Email N/A

**Name of Applicant** Mike Quattrociocchi  
Address 32 Dunsdon Street  
Town and Postal Code Brantford N3R 3J3  
Phone Number 519 755 0909  
Cell Number \_\_\_\_\_  
Email mquattrociocchi@rogers.com

<b>Name of Agent</b>	Mike Quattrociocchi
Address	32 Dunsdon Street
Town and Postal Code	Brantford - N3R 3J3
Phone Number	519 755 0909
Cell Number	
Email	mquattrociocchi@rogers.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:

DarSpell Holdongs, c/o John Hospodar-Hospodar Davies and Goold  
41 Morton Ave E, Brantford, ON N3R 7J5

## B. Location, Legal Description and Property Information

- Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):  
Part of Lot 9, Registered Plan 358, Norfolk County

Municipal Civic Address: 267 Owen Street Simcoe

Present Official Plan Designation(s):

Present Zoning:

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

☐ Yes
 ☒ No
 If yes, please specify:

- Present use of the subject lands:

267 Owen Street is presently a single Family Dwelling on a double lot. The previous lot of record that adjoins this property merged in title.

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:

---See Attached Drawing---

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.

---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, and height on your attached sketch which must be included with your application:

---Future side by side semi to be built which will comply with by laws---

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:

---Not Applicable---

8. If known, the length of time the existing uses have continued on the subject lands:

---Unknown---

9. Existing use of abutting properties:

---Abutting Properties are Single 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, for example: m, m<sup>2</sup> or %

Lot frontage	<u>30.81m</u>	<u>15.02</u>
Lot depth	<u>41.86</u>	<u>41.69</u>
Lot width	<u>30.81</u>	<u>15.02</u>
Lot area	<u>1,289m squared</u>	<u>626.18m squared</u>
Lot coverage	<u>unknown</u>	<u>unknown</u>
Front yard	<u>7.1m setback</u>	<u>unknown</u>
Rear yard	<u>25.2m rear yard</u>	<u>unknown</u>
Left Interior side yard	<u>3.5</u>	<u>unknown</u>
Right Interior side yard	<u>19.07m</u>	<u>unknown</u>
Exterior side yard (corner lot)	<u>N/A</u>	<u>N/A</u>

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

I don't believe any relief is required

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

By-law:

N/A

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

Frontage: 15.02m

Depth: 41.77m

Width: 15.02m

Lot Area: 626.18

Present Use: vacant

Proposed Use: proposed semi detached to conform to zoning bylaws

Proposed final lot size (if boundary adjustment): 15.02m 41.77m

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: N/A

Description of land intended to be retained in metric units:

Frontage: 15.76m  
Depth: 41.86m  
Width: 15.79m  
Lot Area: 660.96  
Present Use: Single Family Dwelling  
Proposed Use: Remain as a Single Family Dwelling  
Buildings on retained land: House and detached Garage

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

Frontage: N/A  
Depth: N/A  
Width: N/A  
Area: N/A  
Proposed Use: N/A

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: 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: 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 \_\_\_\_\_

**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:  
---Site Plan Attached---

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  
☐ 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:

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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.

--- The proposed severed lot indicated as "parcel B" on attached site plan was a previous lot of record but merged in title with abutting lot "parcel A" on attached site plan

## **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.

Mike Quattrocchi  
Owner/Applicant/Agent Signature

September 18 2021

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 Robert Burnett, Brenda Christison, Judith Ulch am/are the registered owner(s) of the lands that is the subject of this application. 267 OWEN STREET, SIMCOE

I/We authorize MIKE QUATTROCCHI to make this application ~~on~~ FOR SEVERAL 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.

Robert Burnett  
9/19/2021 9:55:50 AM EDT

Owner

09/19/2021

Date

Brenda Christison  
9/19/2021 10:06:12 AM EDT

Owner

Date

09/19/2021

Judith Ulch  
9/19/2021 10:08:59 AM EDT

OWNER

DATE



**K. Declaration**

I, Mike Quattrociocchi of Brantford in the 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:

\_\_\_\_\_

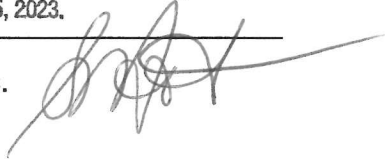
  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

In Norfolk County

This 19<sup>th</sup> day of September 2021

A.D., 20\_\_\_\_  
Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

A Commissioner, etc.



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

**SKETCH OF**  
**PART OF LOT 9**  
**REGISTERED PLAN 358**  
**NORFOLK COUNTY**

SCALE - 1 : 250



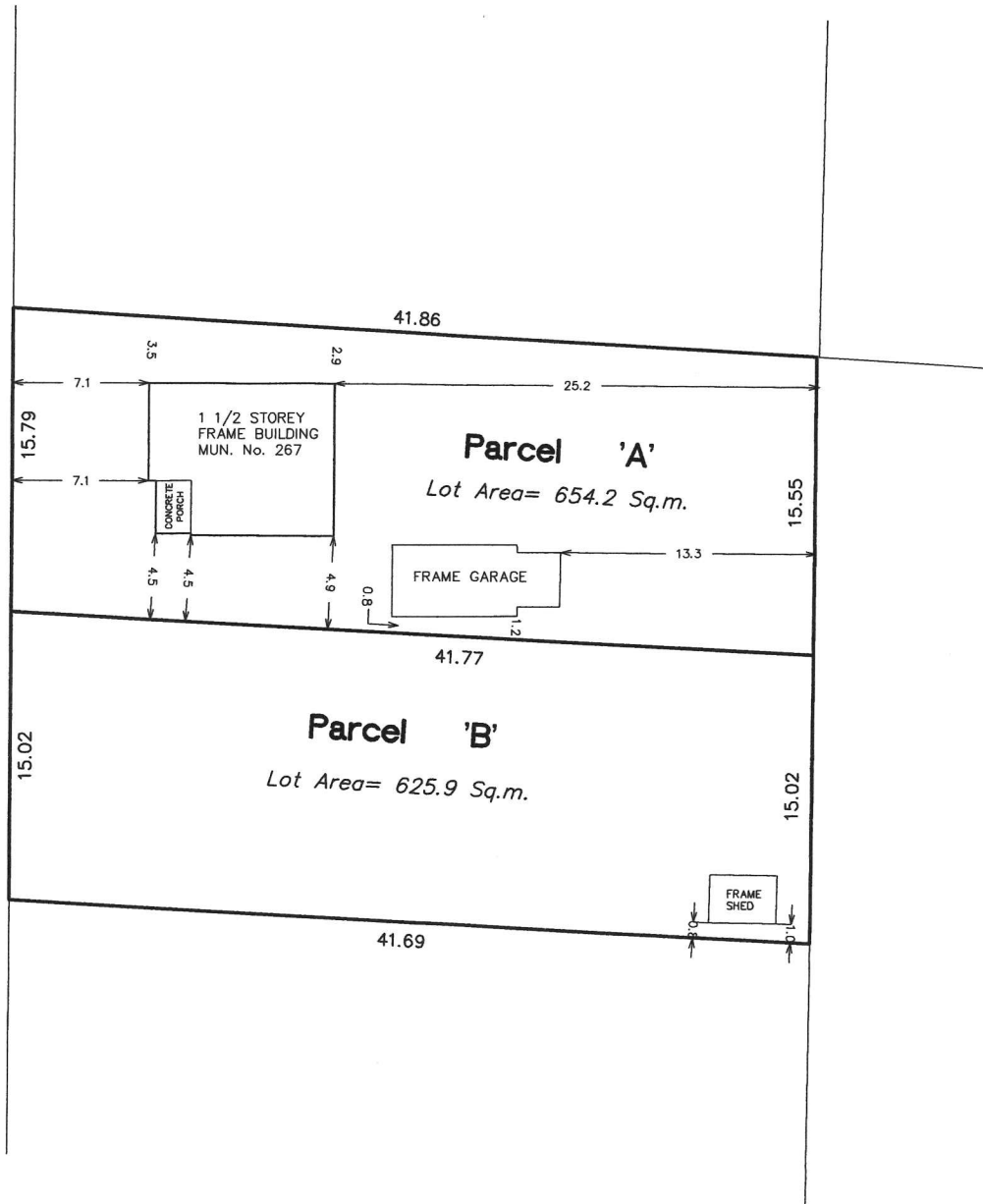
WEST & RUUSKA LTD.

© COPYRIGHT, 2021.



STREET

OWEN



Date: 17 September, 2021.

	<b>WEST &amp; RUUSKA LTD.</b> Land Surveyors		
	17 NELSON STREET, Telephone (519)752-8641	BRANTFORD, ONTARIO,	N3T 2M6
DRAWN BY: Ted S. KUTYLA, CST, CET		Q210237	

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

*SKETCH OF*  
**PART OF LOT 9  
REGISTERED PLAN 358  
NORFOLK COUNTY**

SCALE - 1 : 250

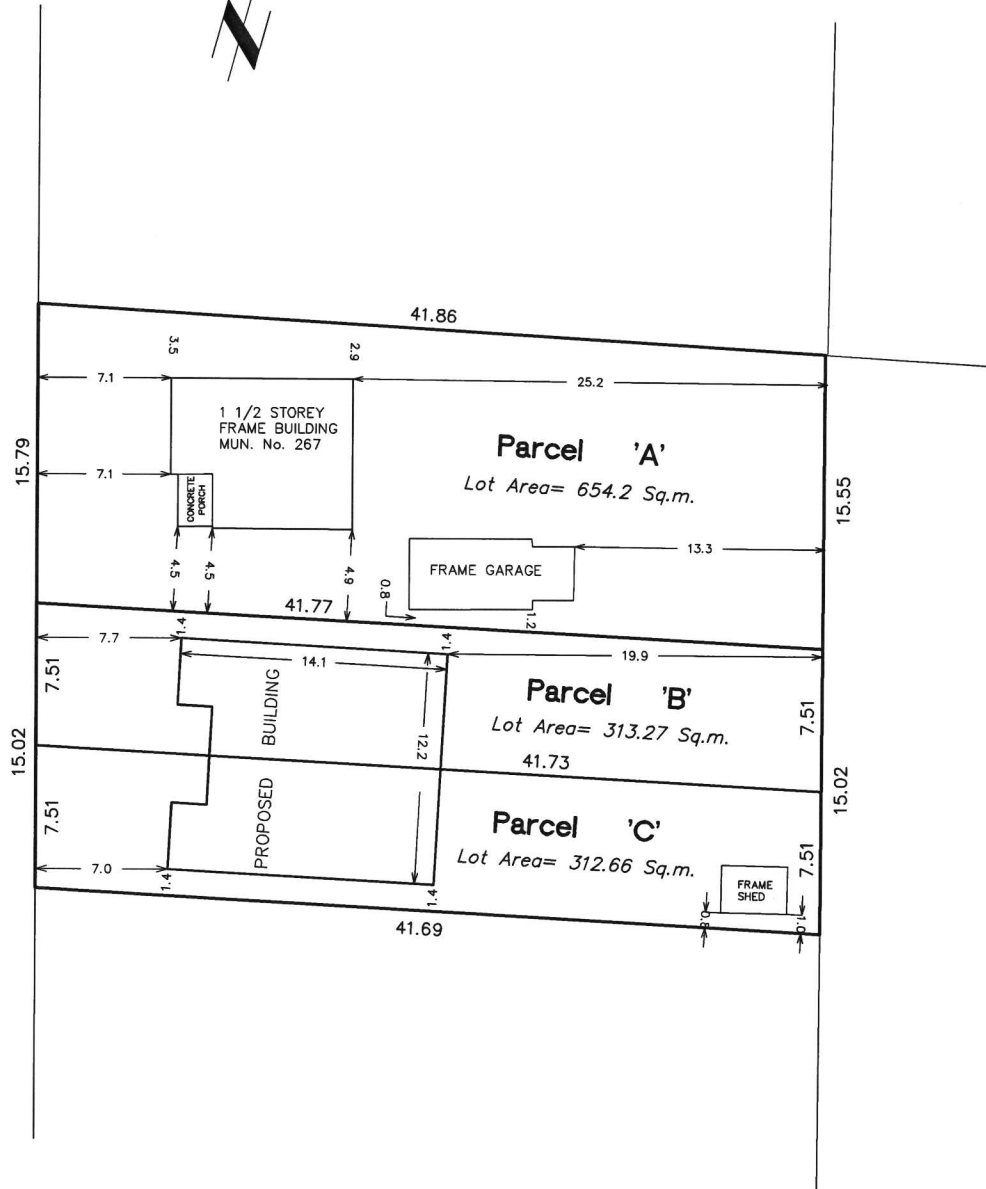


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OWEN  
STREET

OWEN  
STREET



Date: 22 September, 2021.

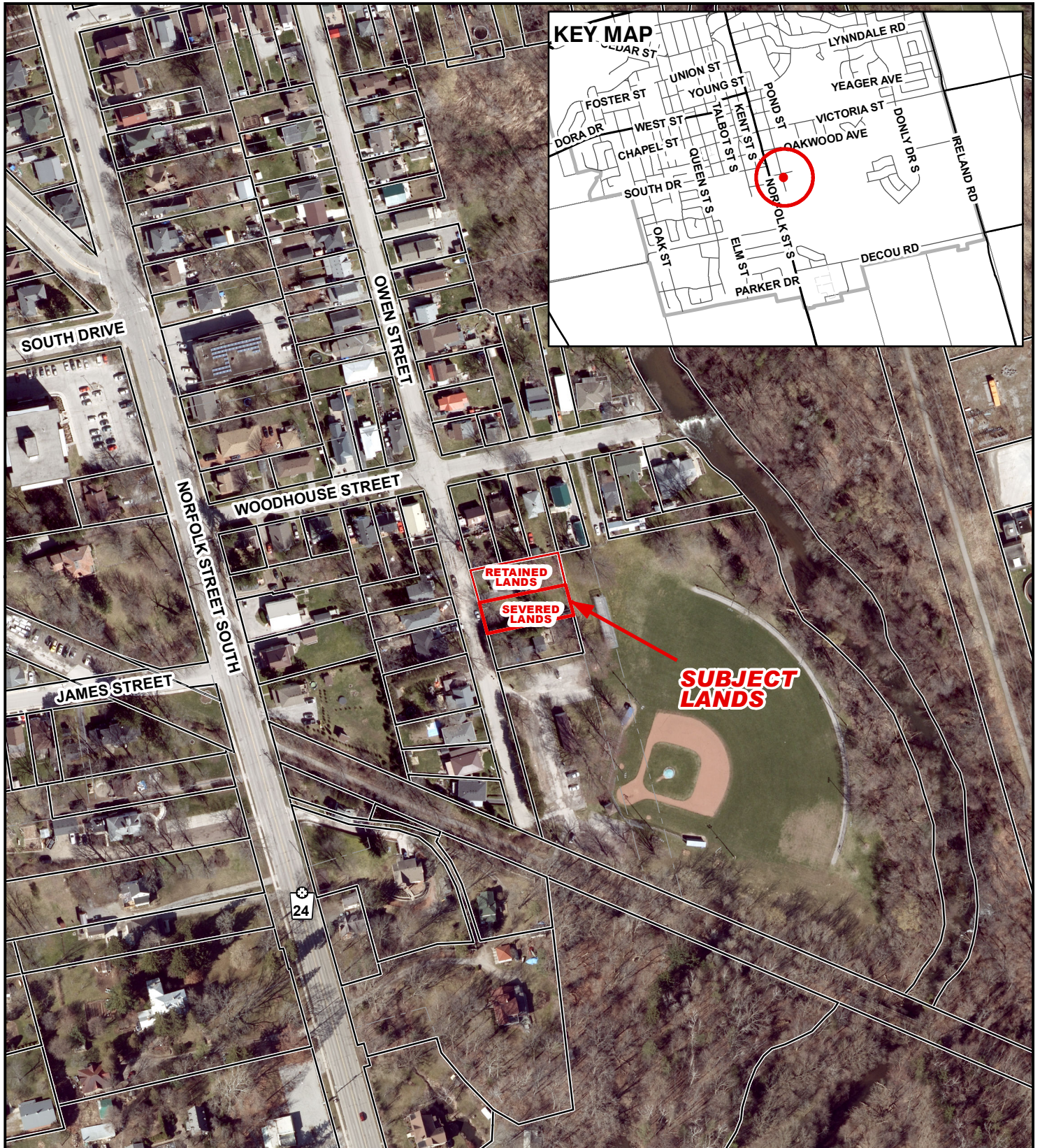


**WEST & RUUSKA LTD.**  
Land Surveyors

17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6  
Telephone (519)752-8641

DRAWN BY: Ted S. KUTYLA, CST, CET

Q210237

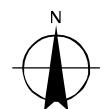


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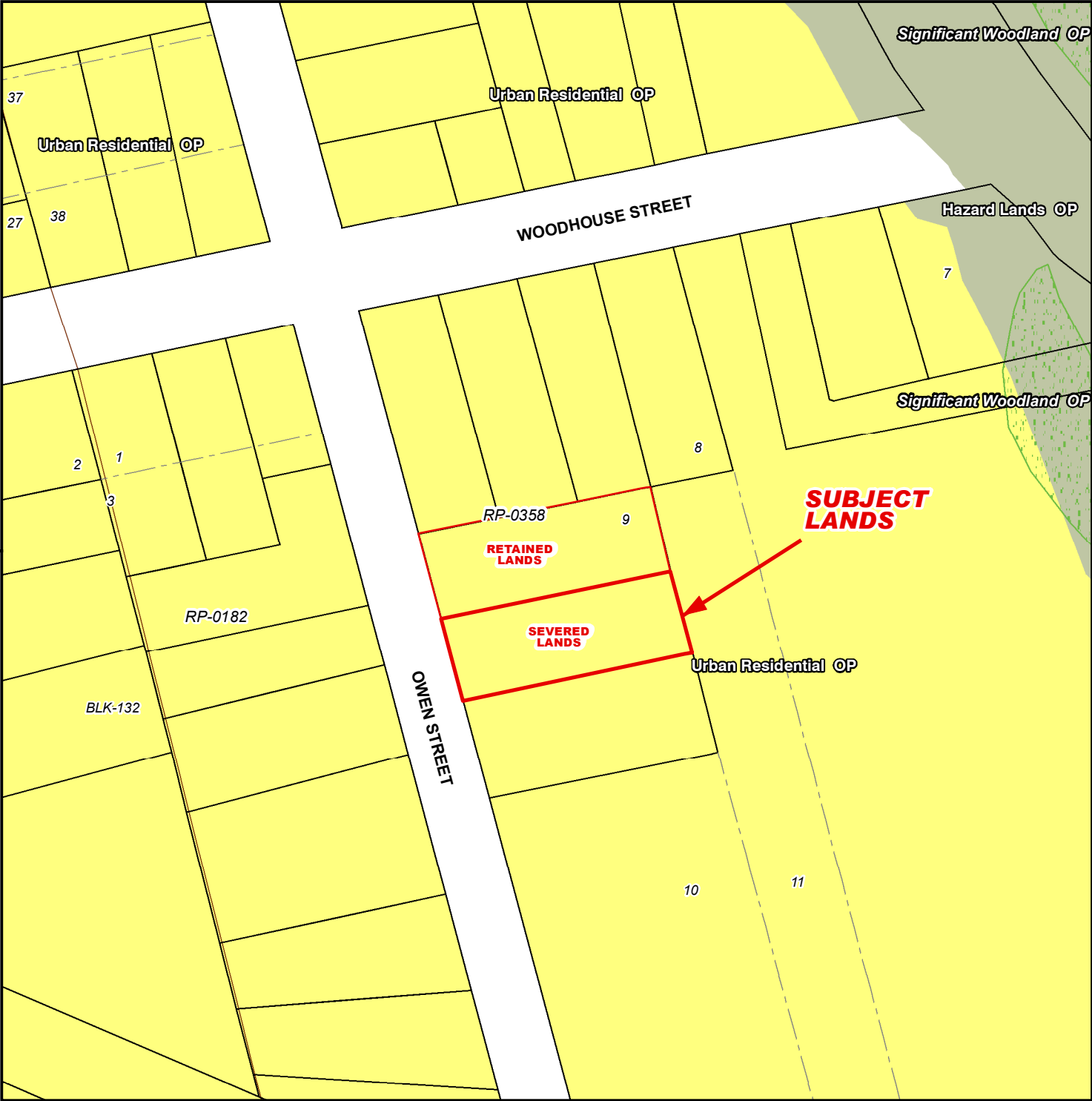
- Subject Lands
- Lands Owned

2020 Air Photo



2021-10-12







20 10 0 20 40 60 80 Meters



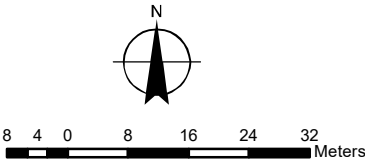
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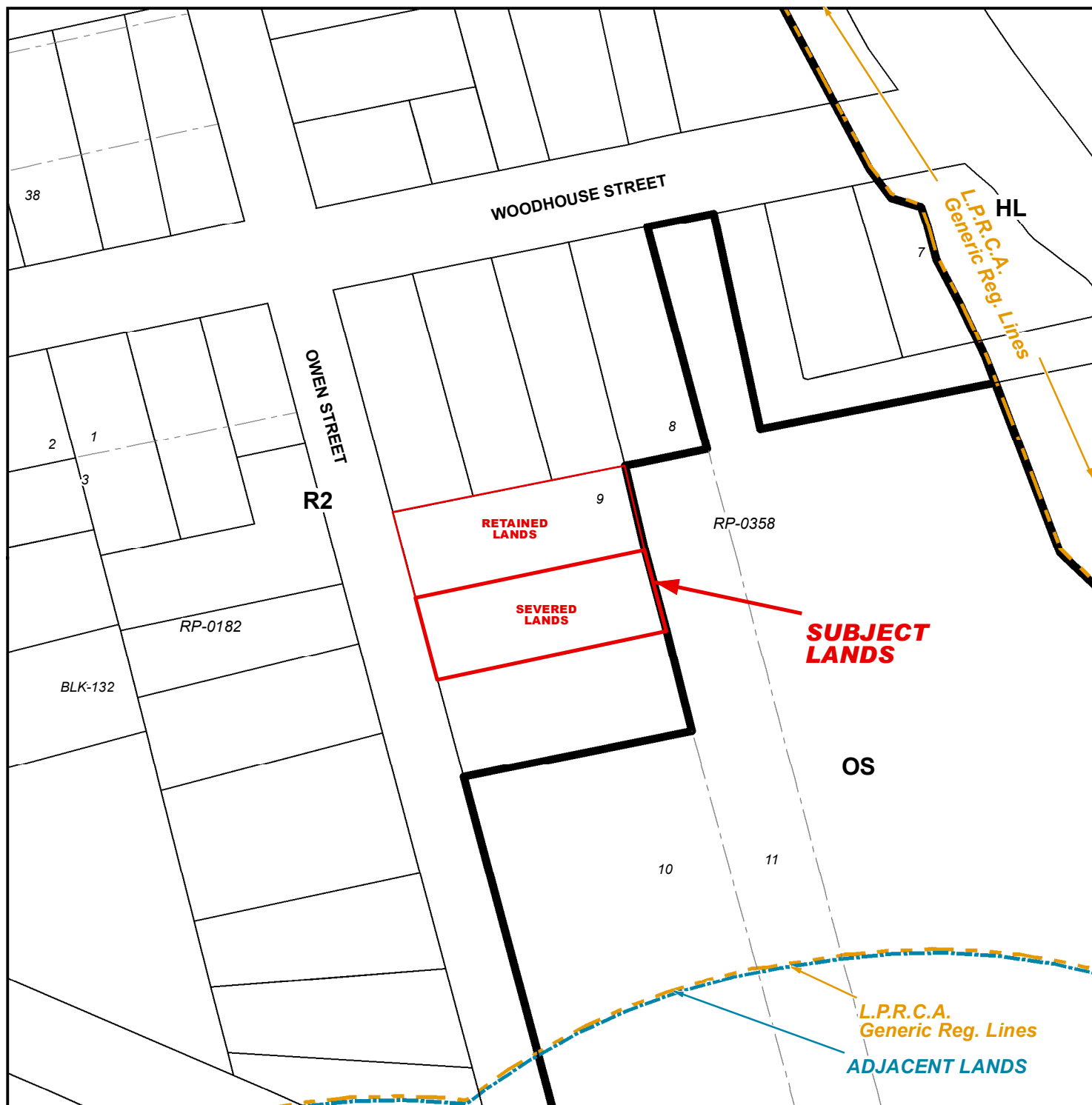
-  Subject Lands
-  Lands Owned

**Official Plan Designations**

-  Hazard Lands
-  Urban Residential
-  Urban Area Boundary
-  Significant Woodland

2021-10-12





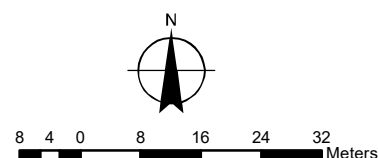
**LEGEND**

- Subject Lands
- Lands Owned
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

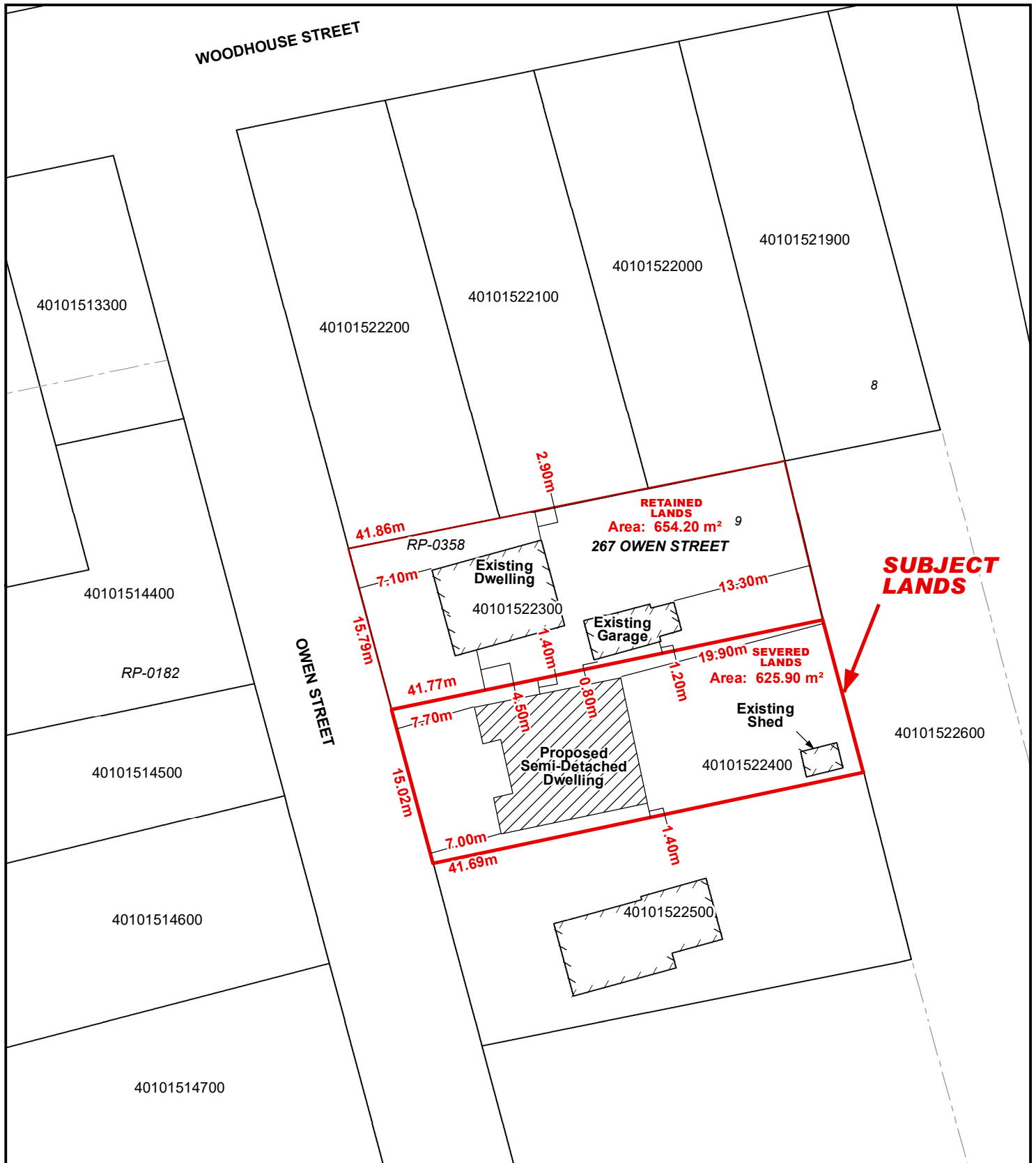
2021-10-12

- (H) - Holding
- HL - Hazard Land Zone
- OS - Open Space Zone
- R2 - Residential R2 Zone



**CONCEPTUAL PLAN**

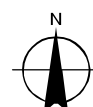
Urban Area of SIMCOE



**Legend**

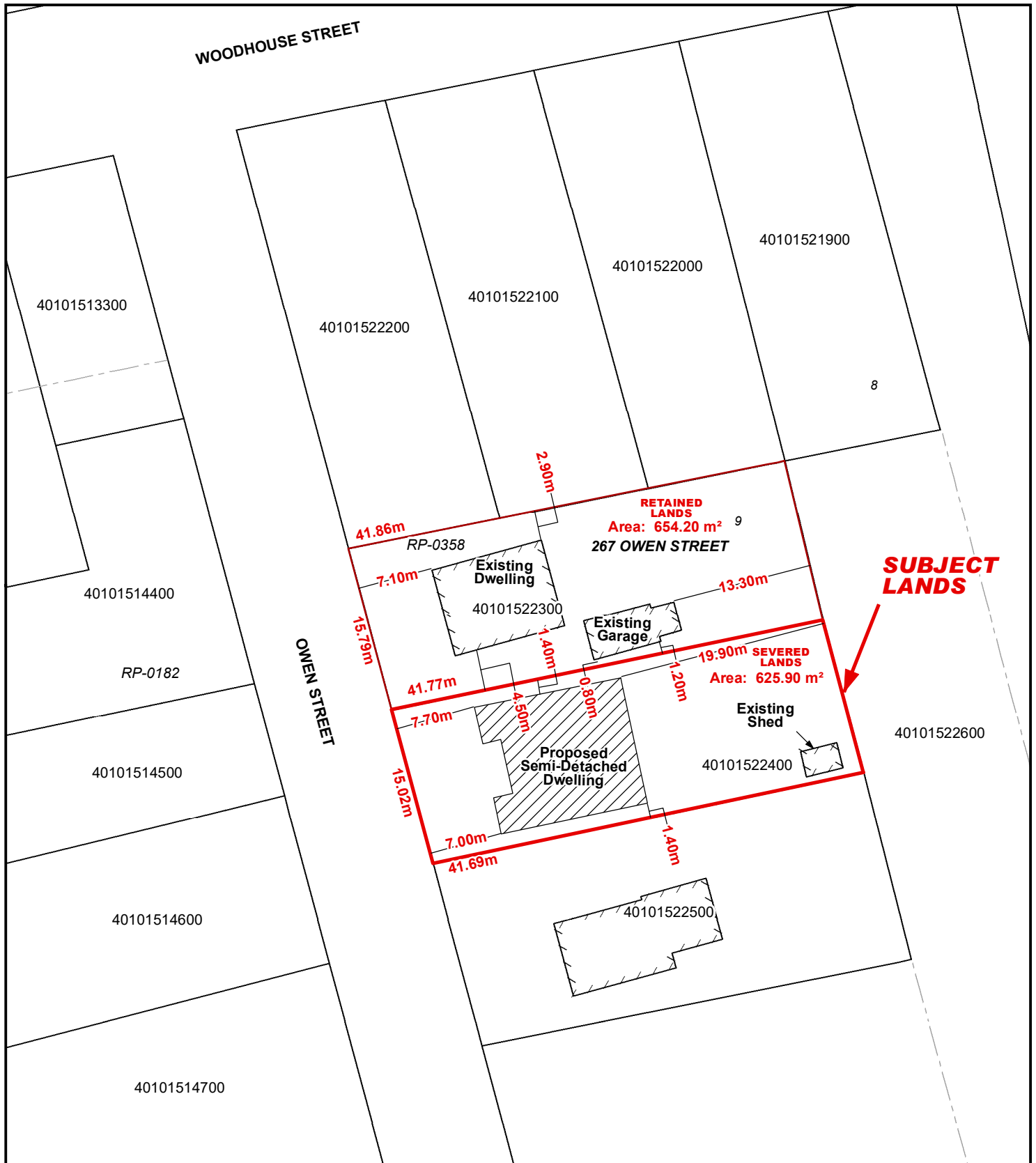
- Subject Lands
- Lands Owned

2021-10-12



## CONCEPTUAL PLAN

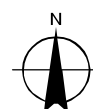
Urban Area of SIMCOE



### Legend

- Subject Lands
- Lands Owned

2021-10-12



4 2 0 4 8 12 16 Meters