

For Office Use Only:

File Number	<u>BNPL2021370</u>	Application Fee	<u>2816⁺ pd.</u>
Related File Number	<u>N11309, 371</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>N/A</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>OCT. 8/2021</u>	Planner	<u>Hanne Yagel</u>
Complete Application	<u>Yes</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: 33501001850**A. Applicant Information****Name of Owner** SFO Capital Inc. - C/O Mr. Paul Van Benthem

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 47 Colborne St, Suite 307
Town and Postal Code Toronto, M5E 1P8
Phone Number 416-363-3833
Cell Number 647-293-2477
Email pvbemail@gmail.com

Name of Applicant SFO Capital Inc. - C/O Mr. Paul Van Benthem
Address 47 Colborne St, Suite 307
Town and Postal Code Toronto, M5E 1P8
Phone Number 416-363-3833
Cell Number 647-293-2477
Email pvbemail@gmail.com

Name of Agent	G. Douglas Vallee Limited
Address	2 Talbot St. North
Town and Postal Code	Simcoe, N3Y 3W4
Phone Number	519-426-6270
Cell Number	519-410-1212
Email	scottpuillandre@gdvallee.ca

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):

WAT PLAN 19B BLK 17 PT LOT 1 RP 37R7056 PART 1

Municipal Civic Address: 65 Norfolk St, Waterford

Present Official Plan Designation(s): Urban Residential

Present Zoning: R1-A

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:

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:

Single Detached dwelling and accessory detached garage.

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:

N/A

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:

Decades

9. Existing use of abutting properties:

Vacant land to the south, all other abutting properties are 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:

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22/11/2021
H.Y.

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>43.5m</u>	<u>43.5m</u>
Lot depth	<u>45.7m</u>	<u>45.7m</u>
Lot width	<u>43.5m</u>	<u>43.5m</u>
Lot area	<u>2002m²</u>	<u>1726m²</u>
Lot coverage	<u>NA</u>	<u>NA</u>
Front yard	<u>6m</u>	<u>NA</u>
Rear yard	<u>30.8m</u>	<u>16.6m</u>
Left Interior side yard	<u>2.8m</u>	<u>2.8m</u>
Right Interior side yard	<u>8m</u>	<u>8m</u>
Exterior side yard (corner lot)	<u></u>	<u></u>

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

Applications will meet all required bylaw provisions.

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:	<u>Nil</u>
Depth:	<u>14.2m</u>
Width:	<u>19.4m</u>
Lot Area:	<u>276.0m²</u>
Present Use:	<u>Residential</u>
Proposed Use:	<u>Residential</u>

Proposed final lot size (if boundary adjustment): 775.0m²

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 33501004800
Mr. Paul Van Benthem (SFO Capital Inc.)

Description of land intended to be retained in metric units:

Frontage: 24.4m ~~+ 18.19m~~ ~~+ 12.59m~~ + 19.19m = 43.59m

Depth: 31.6m ~~- 45.76m~~ (irreg)

Width: 24.4m ~~- 19.45m~~ (irreg)

Lot Area: 775.0m² ~~+ 951 m²~~ = 1,726 m²

Present Use: Residential

Proposed Use: Residential

Buildings on retained land: Single Detached Dwelling

AP 23/11/21
revised
HJ

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:
Discussion with the owner.

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:

Not in a Wellhead Protection Area

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 250m

Floodplain

☐ On the subject lands or ☒ within 500 meters – distance 250m

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:

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.

This boundary adjustment will support future planning applications for a townhouse and condo development which will provide much need housing supply to the residents of Norfolk County.

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

Oct 1, 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 Paul Van Benthem am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited 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

Oct 1, 2021

Date

K. Declaration

I, Scott Puillandre of Paris Ontario

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:

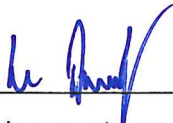
NORFOLK County


Owner/Applicant/Agent Signature

In Simcoe

This 14TH day of OCTOBER

A.D., 2021


A Commissioner, etc.

ELDON FRASER DARBYSON, a commissioner, etc.,
Province of Ontario, for G. Douglas Vallee Limited.
Expires March 28, 2022.

[illegible][illegible]

ROLL NUMBER 2: 3301001650
LEGAL DESCRIPTION 1: WAT PLAN 19B BLK 17 PT LOT 1 RP
37R7056 PART 2
LEGAL DESCRIPTION 2: WAT PLAN 19B BLK 17 PT LOT 1 RP
37R7056 PART 1

SFO CAPITAL INC.
(416) 363-3633
47 COLBORNE STREET, SUITE 307, TORONTO ON M5E 1P8

21-012-C100 • CONCEPT PLAN

A horizontal scale bar with alternating black and white segments. The number '5' is positioned above the first white segment, and the number '10' is positioned above the second white segment.

DO NOT SCALE DRAWINGS. CALL FOR ANY
CLARIFICATIONS THAT ARE REQUIRED. FIELD
VERIFY AT ALL BUILT CONDITIONS

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION



*Consulting Engineers,
Architects & Planners*

G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE ONTARIO N3Y 3W4
(519) 426-6270

PROJECT TITLE
SFO TOWNHOUSES WATERFORD
CONCEPT PLAN
WATERFORD - NORFOLK COUNTY
NORFOLK STREET & MECHANIC STREET WEST

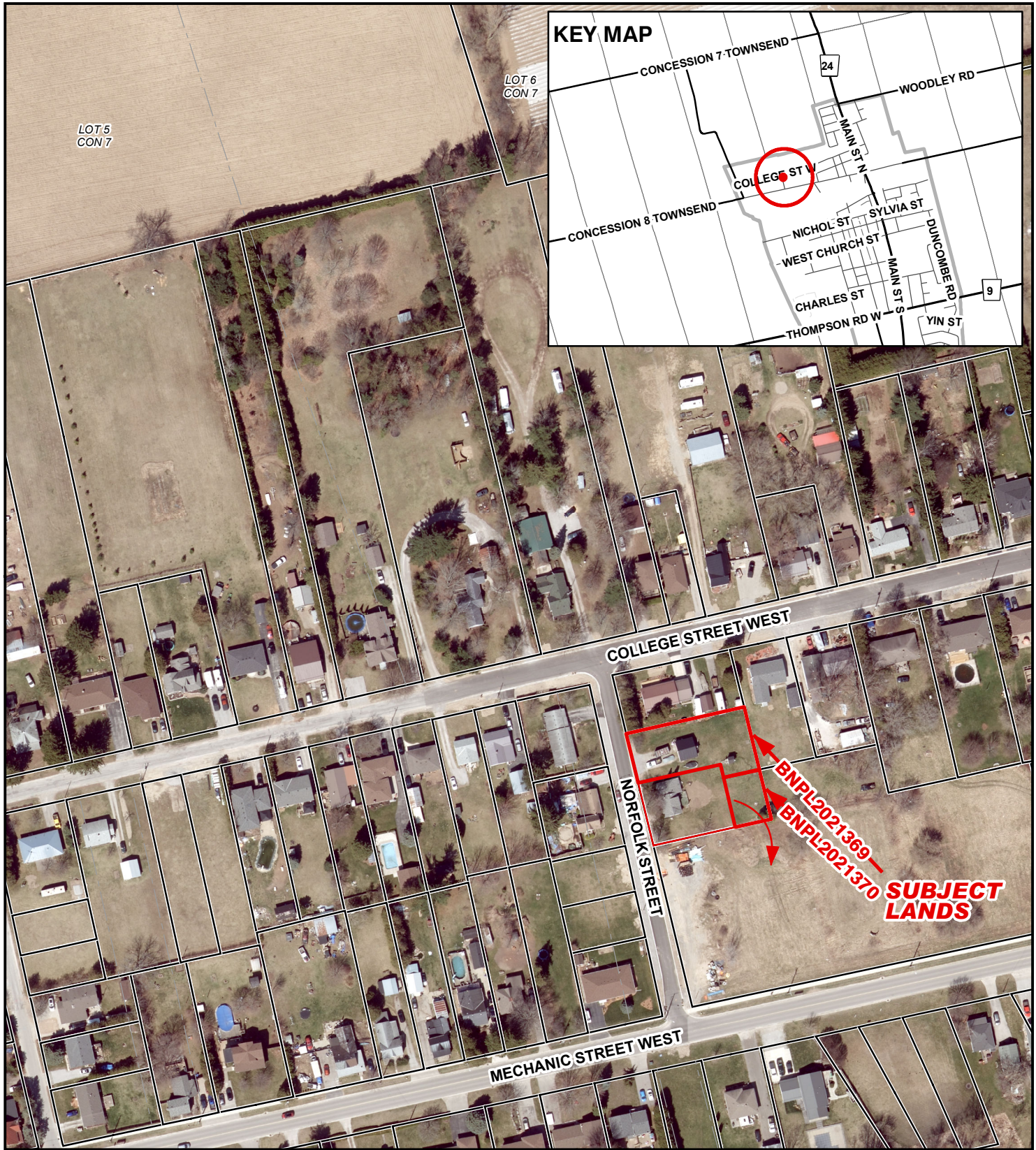
DRAWING TITLE
CONCEPT PLAN 1

CHECKED BY:	JDV	DRAWN BY:	DCB
DRAWING SCALE:	1:250	DRAWING NO.:	C101
PROJECT NO.:		21-012	





MAP A
CONTEXT MAP
Urban Area of WATERFORD

BNPL2021369
BNPL2021370

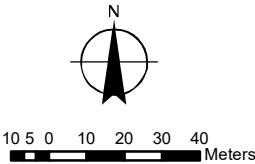


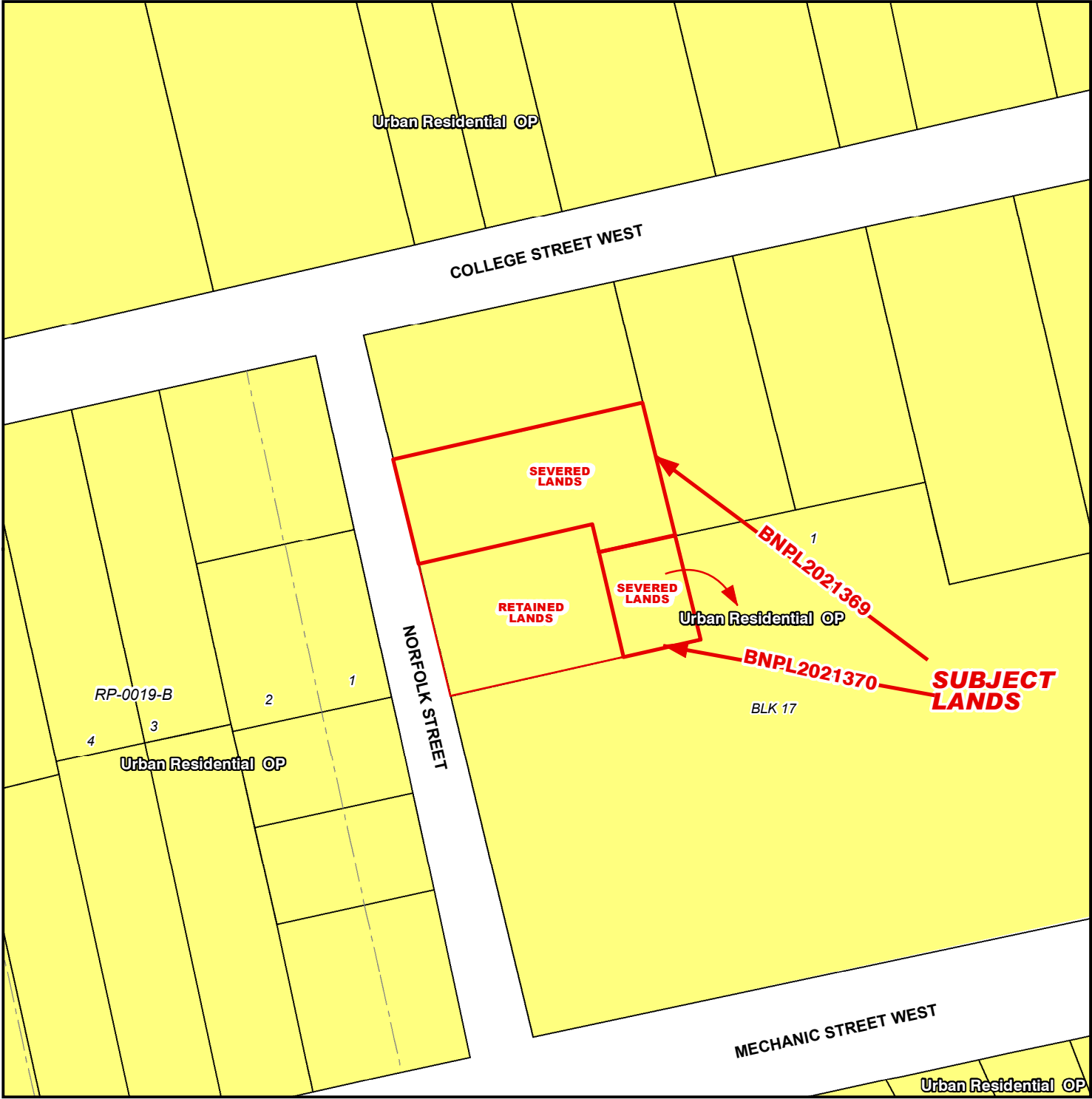
Legend

-  Subject Lands
-  Lands Owned

2020 Air Photo

2021-12-13





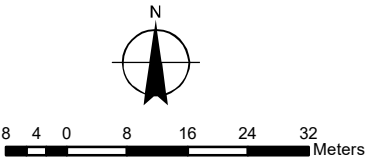
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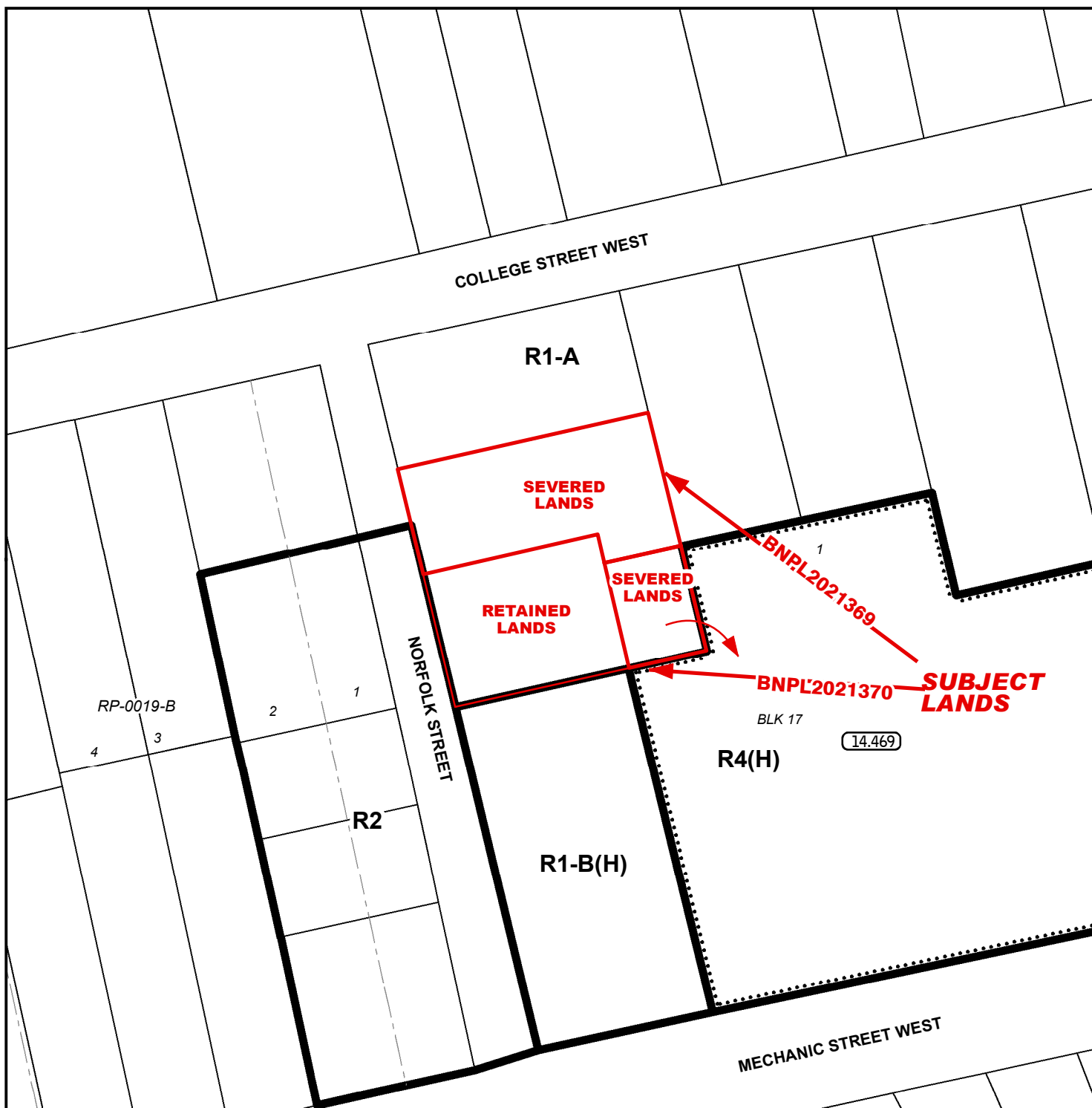
- Subject Lands
- Lands Owned

Official Plan Designations

- Urban Residential
- Urban Area Boundary

2021-12-13





LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

2021-12-13

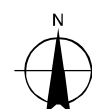
(H) - Holding

R1-A - Residential R1-A Zone

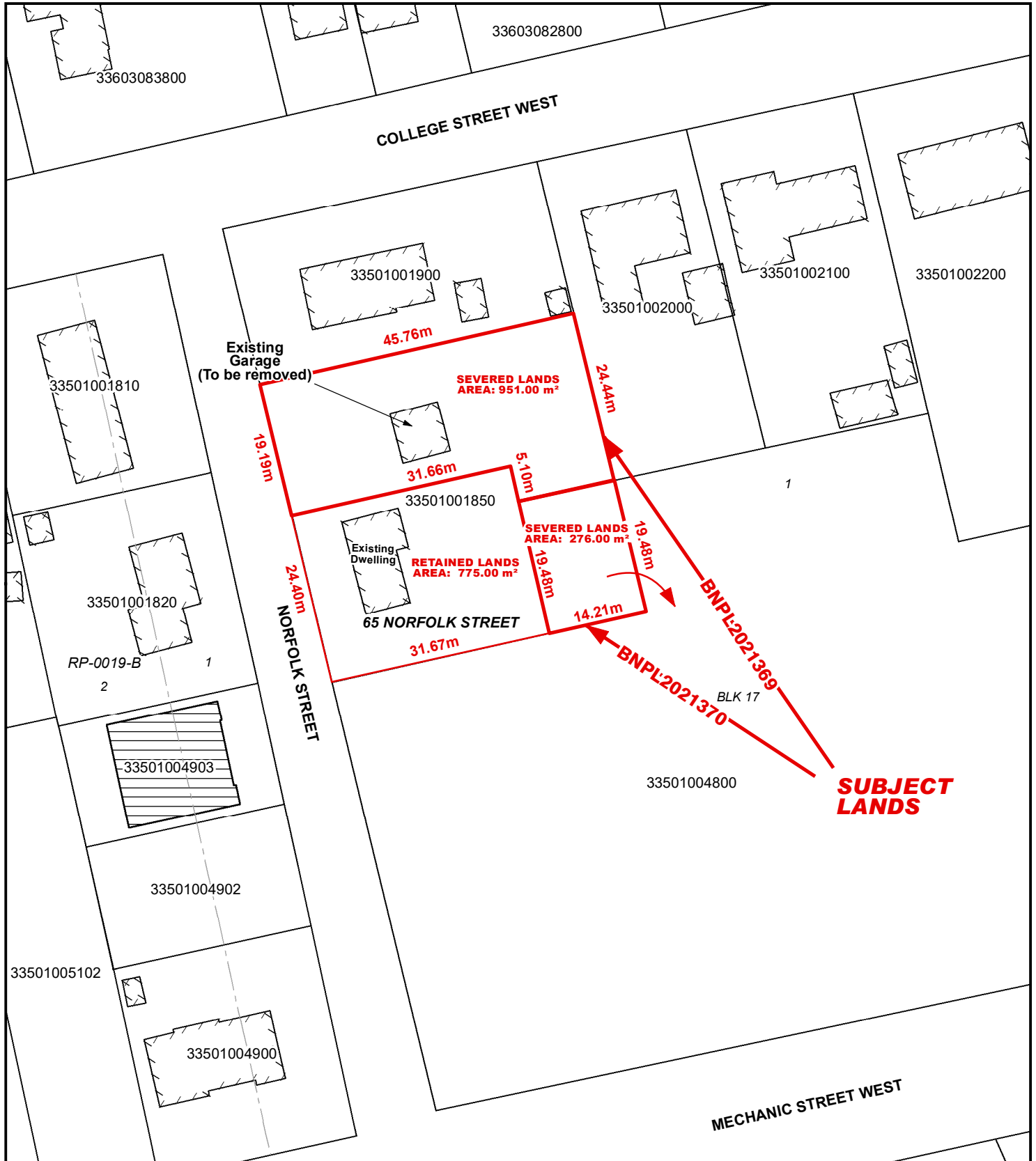
R1-B - Residential R1-B Zone

R2 - Residential R2 Zone

R4 - Residential R4 Zone



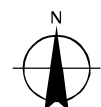
8 4 0 8 16 24 32 Meters



Legend

- Subject Lands
- Lands Owned

2021-12-13



6 3 0 6 12 18 24 Meters

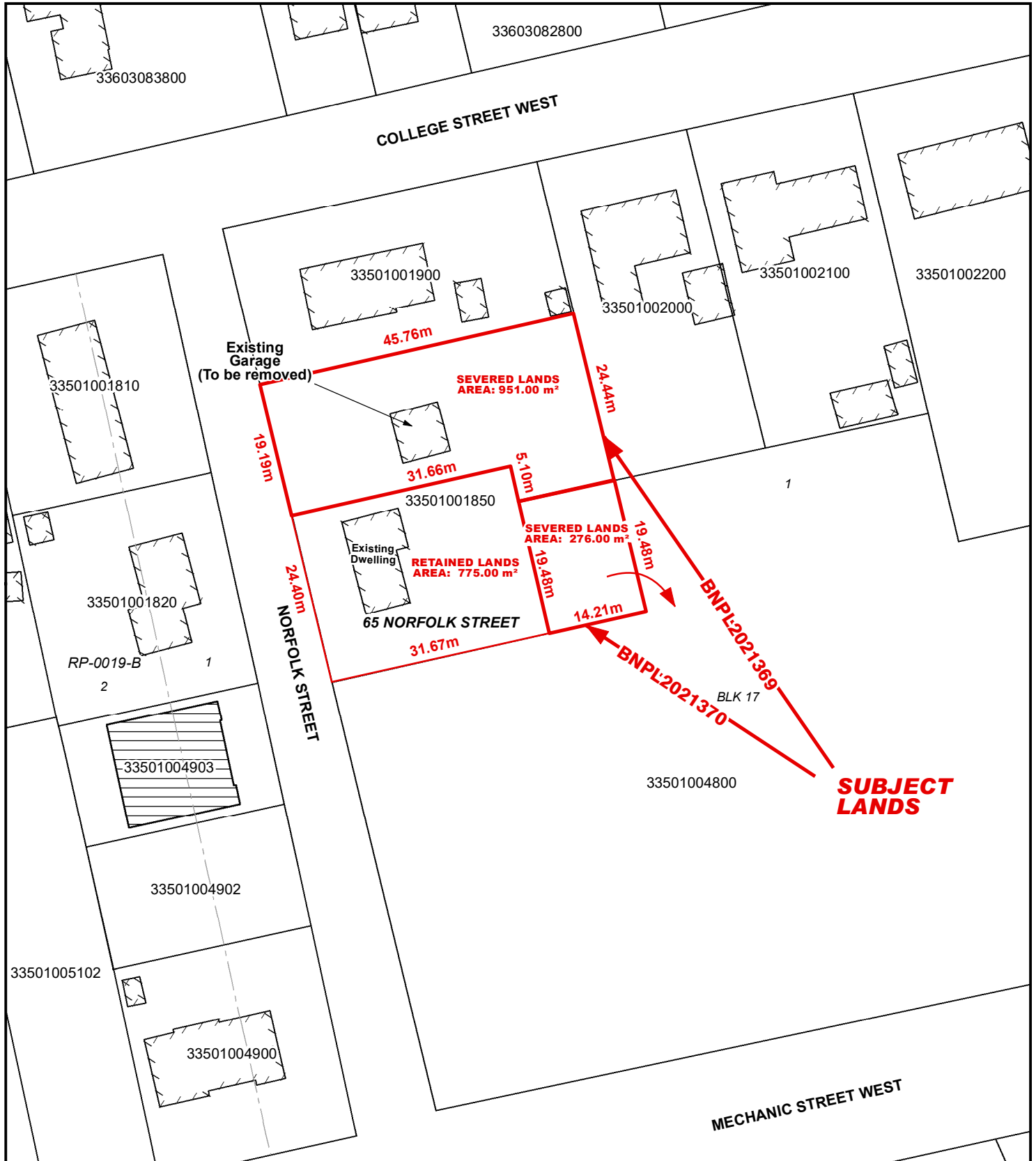
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Urban Area of WATERFORD

BNPL2021369

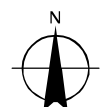
BNPL2021370



Legend

- Subject Lands
- Lands Owned

2021-12-13



6 3 0 6 12 18 24 Meters