

**For Office Use Only:** BNPL2022064  
File Number ANPL2022065  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted Feb 24 2022  
Complete Application Mar 4 2022

Application Fee \_\_\_\_\_  
Conservation Authority Fee NA  
Well & Septic Info Provided NP  
Planner Jen  
Public Notice Sign \_\_\_\_\_

\$2886.00 pd ✓  
1599.00 vpd

**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:** 331033501022200

**A. Applicant Information**

**Name of Owner** Donald Neil Cole

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 1117 Charlotteville Road 7  
Town and Postal Code Simcoe ON N3Y 4K5  
Phone Number 519-426-5363  
Cell Number \_\_\_\_\_  
Email donnyncole@gmail.com

**Name of Applicant** n/a  
Address \_\_\_\_\_  
Town and Postal Code \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Cell Number \_\_\_\_\_  
Email \_\_\_\_\_

**Name of Agent** Gail Simmons  
**Address** 516 Concession 5 Woodhouse  
**Town and Postal Code** RR 3 Simcoe, N3Y 4K2  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519-420-8370  
**Email** gail.simmons@sympatico.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 owner and agent noted above.

☒ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

n/a

## **B. Location, Legal Description and Property Information**

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

Lot 30 Block 18 Plan 19B; Part Lot 20 Block 18 Plan 19B As In NR556988; Town of Waterford

Norfolk County

**Municipal Civic Address:** 4053 John St., Waterford ON N0E 1N0

**Present Official Plan Designation(s):** Urban Residential

**Present Zoning:** Urban Residential R-1-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:

Single Family Residential Detached Freehold

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:

One storey aluminum sided Dwelling(87.2 sq m)(approx 10.47 m wide; 8.68 m deep; 7.5 m high) Attached Carport (28.1 sq m) Shed(29.1 sq m) All 3 are to be retained. Refer to attached Survey to confirm measurements and to see all SETBACKS. Total Lot coverage of all three is 143.4 sq m or 27.74%. Shed Lot coverage is 2.89%

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:

Donald Cole has owned this property since October 22, 2001. Prior to this it was his parent's home.

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:

Existing Lot → Retained Lot  
 Corner Lot → Interior Lot } RI-A Zoning

### C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

All measurements in metres.

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision		Permitted	Proposed	Deficiency
			Corner	Interior		Retained	
Lot frontage	38.47	18	5.1.2 (b) i)	5.1.2 (b) i)	15	20.47	⊖
Lot depth	25.00 + 25.69					25.00 + 25.35	—
Lot width	38.47 + 38.42					20.47 + 20.42	—
Lot area	972.29 sq. m	560 sq. m	5.1.2 (c) ii)	5.1.2 (a) i)	450	517.01	⊖
Lot coverage	Shed 28.1 sq. m 2.89 %	1070 - Lot area Max - 55 sq. m	3.2.1 (g)	3.2.1 (g)	1070 - Lot area Max - 55 sq. m	Shed 28.1 sq. m 5.44 %	⊖
Front yard	8.62 9.25 9.38	6	5.1.2 (c)	5.1.2 (c)	6	8.62 9.25 9.38	⊖
Rear yard	11.65 + 10.74	7.5	5.1.2 (f)	5.1.2 (f)	7.5	11.65 10.74	⊖
Height	7.5	11	5.1.2 (g)	5.1.2 (g)	11	7.5	⊖
Left Interior side yard	3.06 + 3.67	1.2	5.1.2 (e)	5.1.2 (e)	1.2	3.06 + 3.67	⊖
Right Interior side yard	—			5.1.2 (e)	1.2	1.20 + 1.57	⊖
Exterior side yard (corner lot)	19.2 + 19.57	6	5.1.2 (d)		—	—	—
Parking Spaces (number)	3 Carport - 1 driveway - 2	2 per dwelling unit	4.9 (a)	4.9 (a)	2 per dwelling unit	3 Carport - 1 driveway - 2	⊖
Aisle width							—
Stall size							—
Loading Spaces							—
Other							



Retained Lot & Severed Lot } page 4 (b)  
 Interior Lot } R1-A Zoning  
 Corner Lot }

### C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

All measurements in metres

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Retained	Permitted	Provision	Provision	Permitted	Severed	Deficiency
			Interior	Corner	Corner	Corner	
Lot frontage	20.47	15	5.1.2 (b) i)	5.1.2 (b) ii)	18	18	—
Lot depth	25.00 + 25.35					25.35 + 25.69	—
Lot width	20.47 + 20.42					18	—
Lot area	517.01	450	5.1.2 (a) i)	5.1.2 (a) ii)	560	455.28	104.72 sq. m
Lot coverage	Shed 28.1 sq. m 5.44 %	10% lot area Max 55 sq. m	3.2.1 (g)	3.2.1 (g)	10% lot area Max 55 sq. m	0 %	—
Front yard	8.62 9.25 9.38	6	5.1.2 (c)	5.1.2 (c)	6	—	—
Rear yard	11.65 + 10.74	7.5	5.1.2 (f)	5.1.2 (f)	7.5	—	—
Height	7.5	11	5.1.2 (g)	5.1.2 (g)	11	—	—
Left Interior side yard	3.06 + 3.67	1.2	5.1.2 (e)	5.1.2 (e)	1.2	—	—
Right Interior side yard	1.20 + 1.57	1.2	5.1.2 (e)	—	—	—	—
Exterior side yard (corner lot)	—	—	—	5.1.2 (d)	6	—	—
Parking Spaces (number)	3 carport-1 driveway-2	2 per dwelling unit	4.9 (a)	4.9 (a)	2 per dwelling unit	—	—
Aisle width							
Stall size							
Loading Spaces							
Other							

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

In order to have the Retained land to comply with all zoning requirements it is not possible for the Severed land to comply with the required LOT AREA. Therefore we are applying for a Minor Variance as well as the Severance.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 18 m  
Depth: 25.35 m & 25.69 m  
Width: 18 m  
Lot Area: 455.28 sq m  
Present Use: residential side yard  
Proposed Use: residential building lot

Proposed final lot size (if boundary adjustment): 18 x 25.35 x 18 x 25.69

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: 20.47 m  
Depth: 25.00 m & 25.35 m  
Width: 20.47 m & 20.42 m  
Lot Area: 517.01 sq m  
Present Use: residential corner lot with a dwelling  
Proposed Use: residential interior lot with a dwelling  
Buildings on retained land: house, attached carport & shed

4. ~~Easement/Right-of-Way:~~ Description of proposed right-of-way/easement in metric units:

Frontage: ~~\_\_\_\_\_~~  
Depth: ~~\_\_\_\_\_~~

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** 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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**D. All Applications: 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:

The present owner has owned the property since October 22, 2001.

Prior to that it was his parent's home. It has only been used as a home during this time frame.

- ~~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. All Applications: 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:

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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:

This property is part of an existing subdivision. Its in an urban area  
that does not have woodlands or other types of habitat for endangered species.

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:

This property is not within the source water 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. All Applications: 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 0

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance 0

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance 0

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance 0

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

☐ On the subject lands or ☐ within 500 meters – distance 0

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance 0

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance 0

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance 0

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance 0

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

☐ On the subject lands or ☐ within 500 meters – distance 0

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance 0

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance 0

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance 0

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance 0

## F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- ☒ Municipal piped water ☐ Communal wells  
☐ Individual wells ☐ Other (describe below)

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### Sewage Treatment

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

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### 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:

College St. W, Sovereign St. W. & Mechanic St. W.

## G. All Applications: 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.

It is our understanding that creating an Infill Lot is a good and acceptable way to increase housing

in Norfolk County. *And we feel that it is a good opportunity for an alternative option for smaller housing in Waterford.*

*Also please see the accompanying package of extra information.*



## **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:

- ☐ 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

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

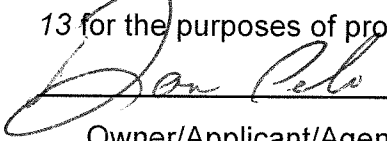
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

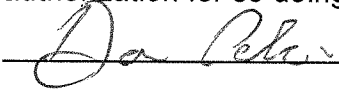
02 23 2022  
Date

## 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 Donald Neil Cole am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Gail Simmons 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

02 23 2022  
Date

**\*Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

**K. Declaration**

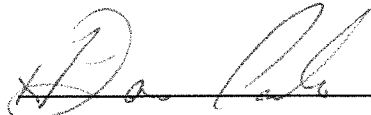
I, Donald Neil Cole of Norfolk County

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:

NORFOLK COUNTY



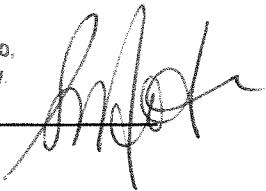
Owner/Applicant/Agent Signature

In Simcoe, Ontario

This 23<sup>rd</sup> day of February 2022.

A.D., 2022

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



A Commissioner, etc.

#### 9.6.2.1 Increased Height and Density of Development

- a) The County may pass a site-specific Zoning By-law amendment to authorize increases in the height and density of development above what is permitted in the Zoning By-law, in return for the following:
  - i) the provision of affordable or rental housing;
  - ii) The preservation of built heritage or cultural heritage landscape features;
  - iii) The enhancement of Natural Heritage Features;
  - iv) Parkland greater than that required by this Plan;
  - v) The provision of community centres, day care facilities or other public service facility; and/or
  - vi) Public art.
- b) The County may enter into an agreement with the owner of the lands dealing with the facilities, services or matters relating to the authorizing of the increase in height and density of development.

#### 9.6.3 Activities of the Committee of Adjustment

##### 9.6.3.1 Minor Variances

The Committee of Adjustment shall deal with all applications for minor variances to the provisions of the Zoning By-law and other by-laws, as delegated by Council. The Committee of Adjustment shall deal with such applications in accordance with the relevant provisions of the *Planning Act*. The decisions of the Committee of Adjustment shall also comply with the general intent of this Plan and the Zoning By-law.

##### 9.6.3.2 General Consent to Sever Land Policies

Applications for consent to sever land shall be considered on the basis of the policies of this Section, the underlying land use designation and the associated policies of this Plan. The Committee of Adjustment shall deal with all applications for consent in accordance with the relevant provisions of the *Planning Act*. The decisions of the Committee of Adjustment shall also be consistent with prevailing Provincial policy.

Norfolk County Official Plan  
Consolidated to January 1, 2021

In addition to the specific land division and consent policies associated with the underlying land use designation, the following policies shall apply to applications for consent:

- a) Plans of subdivision shall be the preferred method of land division. Consents should only be granted when it is clearly not necessary or in the public interest that the land be developed by plan of subdivision. Plans of subdivision shall be required and applications for consent shall not be approved under the following circumstances:
  - i) more than three (3) lots (two severed and one retained) from a land holding are being created;
  - ii) lots created require a new public road for the provision of access;
  - iii) the provision or extension of municipal services (water and/or sewer, as appropriate) is required; or
  - iv) other matters that may arise during the review of the proposed development.
- b) Notwithstanding Section 9.6.3.2 a) i), the requirement for a plan of subdivision may be waived for infilling or redevelopment of up to four (4) lots having frontage on a public road that is maintained on a year-round basis in an Urban Area serviced by municipal water and sanitary sewers.
- c) If a plan of subdivision is not deemed necessary, regard shall be had to the other policies within this Plan and to the following criteria when considering an application for consent:
  - i) consents shall only be granted when the land fronts onto an existing, assumed public road that is maintained on a year-round basis;
  - ii) consents shall have the effect of infilling in existing areas and not extending existing development;
  - iii) creation of the lot does not compromise the long-term use of the remaining land or retained parcel; and
  - iv) consents may be considered for large parcels, where future development of the large parcels is to proceed by plan of subdivision.
- d) The size of any parcel of land created by consent should be appropriate for the use proposed, considering the level of services available, the soil conditions, and other factors. No parcel shall be created which does not conform to the

Norfolk County Official Plan  
Consolidated to January 1, 2021

provisions of the Zoning By-law, except where a minor variance has been secured, in accordance with Section 9.6.3.1 (Minor Variances) of this Plan.

- e) A hydrogeological study to confirm soil conditions and suitability for potential future private services may be required where the retained or severed parcel(s) is(are) sufficiently large to accommodate subsequent lots.
- f) Consents for building purposes shall not be permitted under the following circumstances:
  - i) the land is located within any Natural Heritage Features, as defined by this Plan, and a suitable building site cannot be found through the evaluation completed in an Environment Impact Study;
  - ii) the land is located in a floodplain;
  - iii) the land is located on or within 500 metres of a Bedrock Resource Area, 300 metres of a Sand and Gravel Resource Area, or 75 metres of mineral or petroleum resource deposits or an active petroleum well, as identified in the Oil, Gas and Salt Resources Library of the Ministry of Natural Resources and Forestry;
  - iv) Provincial or County transportation objectives, standards or policies cannot be maintained; or
  - v) the created and retained parcels cannot be provided with an adequate level of service.
- g) On the granting of an application for consent, conditions may be imposed on the severed and retained parcels.
- h) Compliance with the Minimum Distance Separation Formulae shall be required subject to the policies of Section 7.2 (Agricultural Designation).
- i) Subject to the specific policies of this Plan, consents may be permitted for the purposes of making lot boundary corrections, for the purposes of granting easements, for conveyances and consolidations, and other such administrative or technical matters, provided that such matters are minor in nature. The County shall support the consolidation of undersized lots.

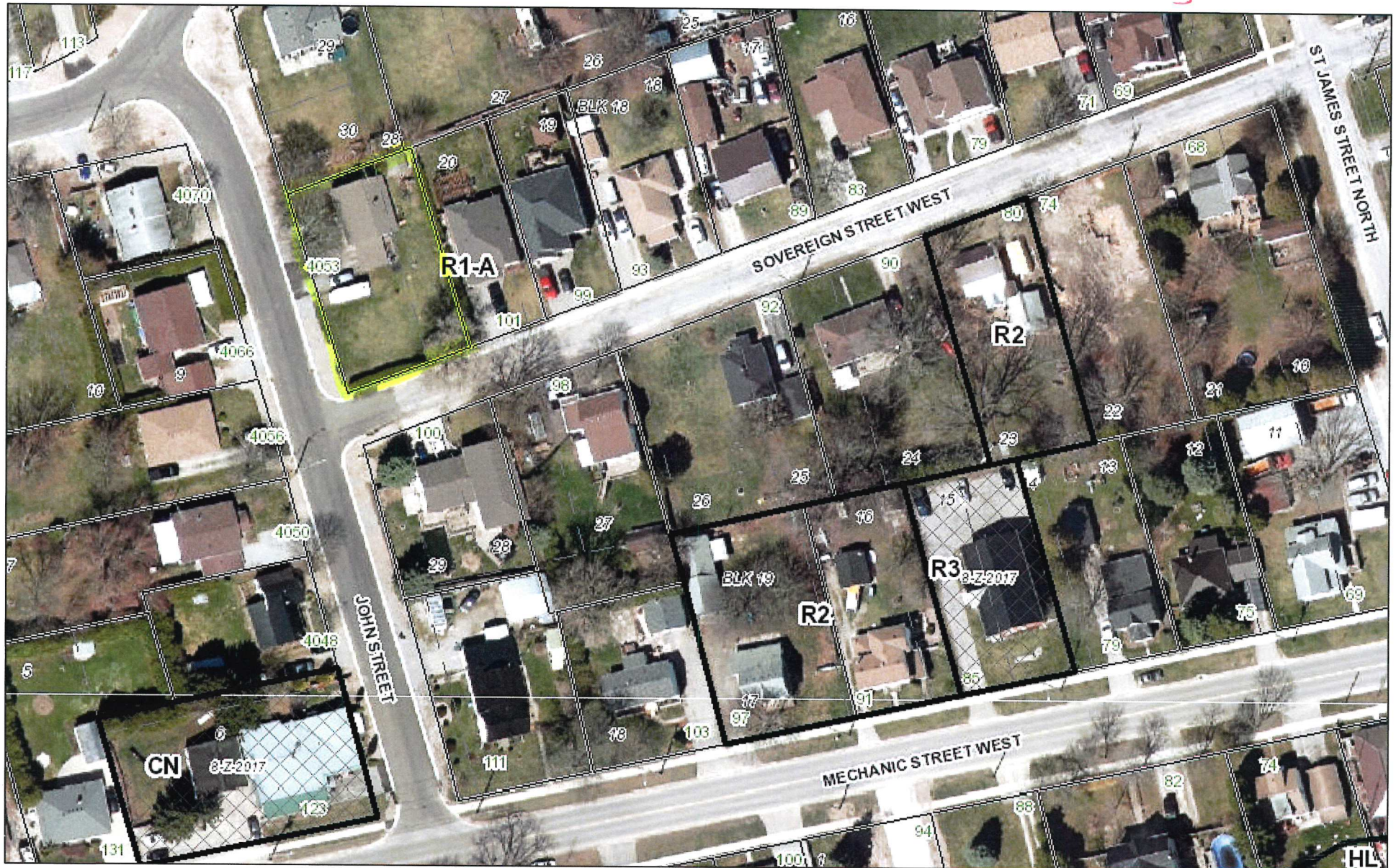


## Land Use - Urban Residential





# MAP NORFOLK - Community Web Map *Zoning R1-A*



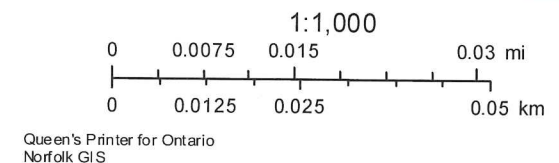
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## Zones 1-Z-2014

- Zone
- Zone with Holding Provision

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

- Land Parcels
- Plan Lines
- DraftPlan



*2-15*



## 5.0 Residential Zones

### 5.1 Urban Residential Type 1 Zone (R1)

#### 5.1.1 *Permitted Uses*

In an R1 Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) *dwelling, single detached*
- b) *bed & breakfast*, subject to Subsection 3.4
- c) *home occupation*
- d) *accessory residential dwelling unit*, subject to Subsection 3.2.3.

#### 5.1.2 *Zone Provisions*

In an R1-A and R1-B Zone, no building or structure shall be erected or altered except in accordance with the provisions in the following Zones:

	Provision	R1-A	R1-B
a)	minimum lot area:		
	i) interior lot	450 square metres	360 square metres
	ii) corner lot	560 square metres	450 square metres
b)	minimum lot frontage:		
	i) interior lot	15 metres	12 metres
	ii) corner lot	18 metres	15 metres
c)	minimum front yard:	6 metres	6 metres
	i) detached garage with rear lane	3 metres	3 metres
d)	minimum exterior side yard:	6 metres	6 metres
e)	minimum interior side yard:		
	i) detached garage	3 metres&1.2 metres	3 metres&1.2 metres
	ii) detached garage with a rear lane; attached garage	1.2 metres each side	1.2 metres each side
f)	minimum rear yard:	7.5 metres	7.5 metres
g)	maximum building height:	11 metres [8-Z-2017]	11 metres [8-Z-2017]

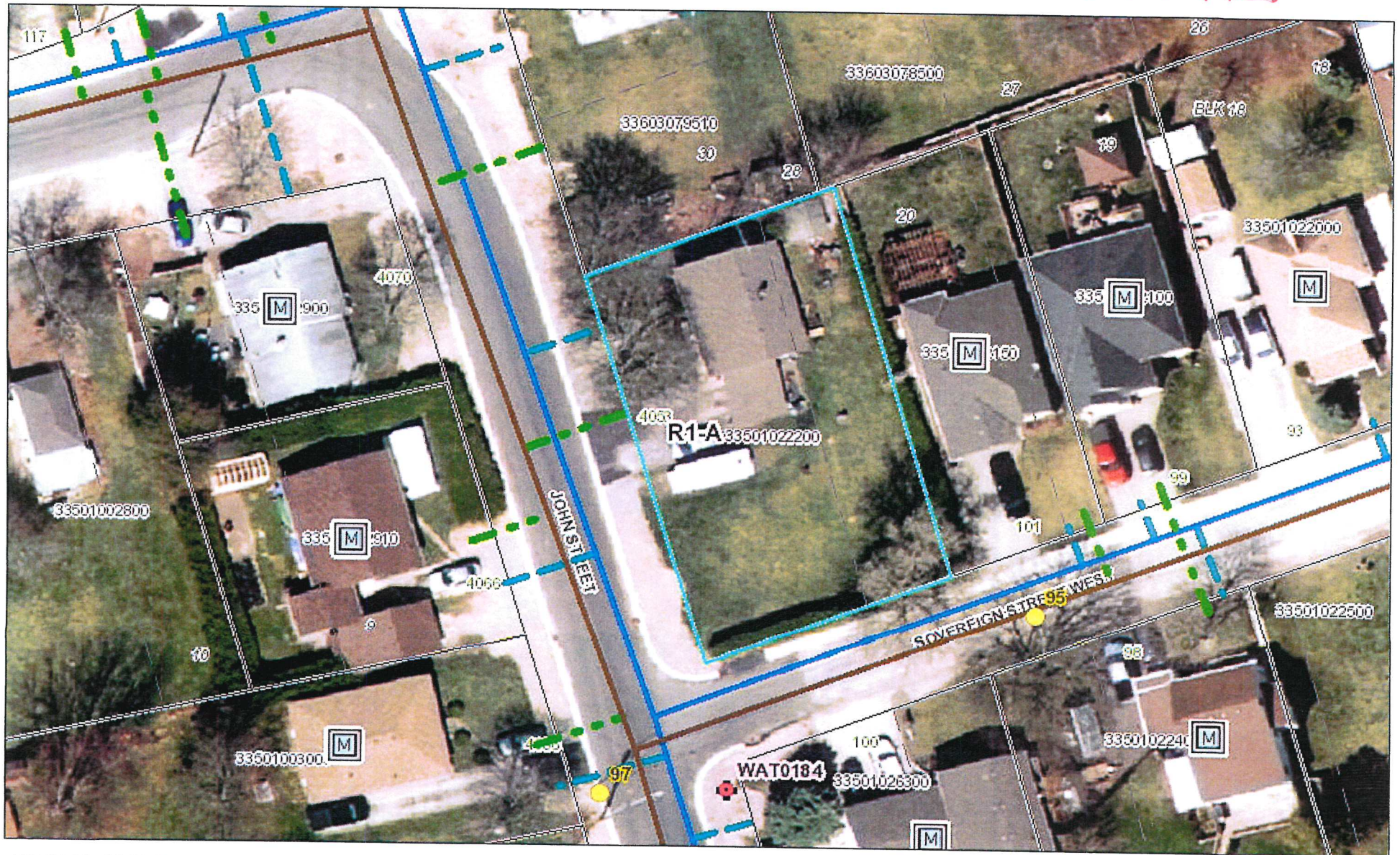
#### 5.1.3 *Projection of an Attached Garage*

The wall of an attached garage facing the street in an R1-B Zone shall project no more than 3.5 metres from the main front wall of the dwelling. This projection shall be measured from the wall of the garage facing the front lot line to the nearest structural element of the front wall of the dwelling facing the front lot line, including any covered porch which extends along the entire front wall of the dwelling, but excluding eaves, stairs or gutters.



# MAP NORFOLK - Community Web Map

Utilities



1/11/2022, 12:02:30 PM

## Zones 1-Z-2014

- Zone
- Zone with Holding Provision
- Special Provisions

- Site Plan Control
- Lakeshore Erosion Prone Areas
- Municipal Drains**
- Open Ditch



Generated on January 13, 2022

**4053 JOHN ST  
WATERFORD**

PIN 502770210

### Basic Client Report



This report was prepared by:

**Gail Simmons**

Broker

Cell: 519-420-8370

gail.simmons@sympatico.ca

Coldwell Banker Action Plus Realty

Port Dover, Ontario, Canada, N0A 1N0

Office: 519-583-2333

### Property Details - PIN 502770210

PIN: 502770210

Land Registry Office: NORFOLK (37)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold

Area: 9526.05 sq.ft

Perimeter: 396.98 ft.

Measurements: 82.22ft. x 115.69ft. x 82.06ft. x 117.39ft.

Legal Description: LT 30 BLK 18 PL 19B; PT LT 20 BLK 18 PL 19B AS IN NR556988; TOWN OF WATERFORD, NORFOLK COUNTY.

### Aerial View Of Property



### Street View



### Assessment Information

ARN 331033501022200

Phased-In Value

**\$180,000**

2022 Tax Year

Assessed Value

**\$180,000**

Based on Jan 1, 2016

Frontage: 80.0 ft. Description: Single-family detached (not on water)

Depth: 38.42 ft. Property Code: 301

### Sales History

Sale Date	Sale	Type
Oct 22, 2001	\$2	Transfer

SEPTEMBER 5, 2021

PART 3, PLAN 37R-7101

LOT  
BLOCK

11  
PART 1, PLAN 37R-763A

18

20

PAF 19-2

74

19

23

571

4-1

051

20

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1

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120  
111111

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ntelec

21-3149

JOHN STREET

## SIDEWALK

18.00

SOVEREIGN STREET

THIS PLAN IS IN METRIC AND CAN BE CONVERTED  
TO IMPERIAL BY MULTIPLYING BY 3.2808

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

JOB # 21-3149 CLIENT: COLE



PART 3, PLAN 37R-7101

LOT

BLOCK

PART 1, PL  
11

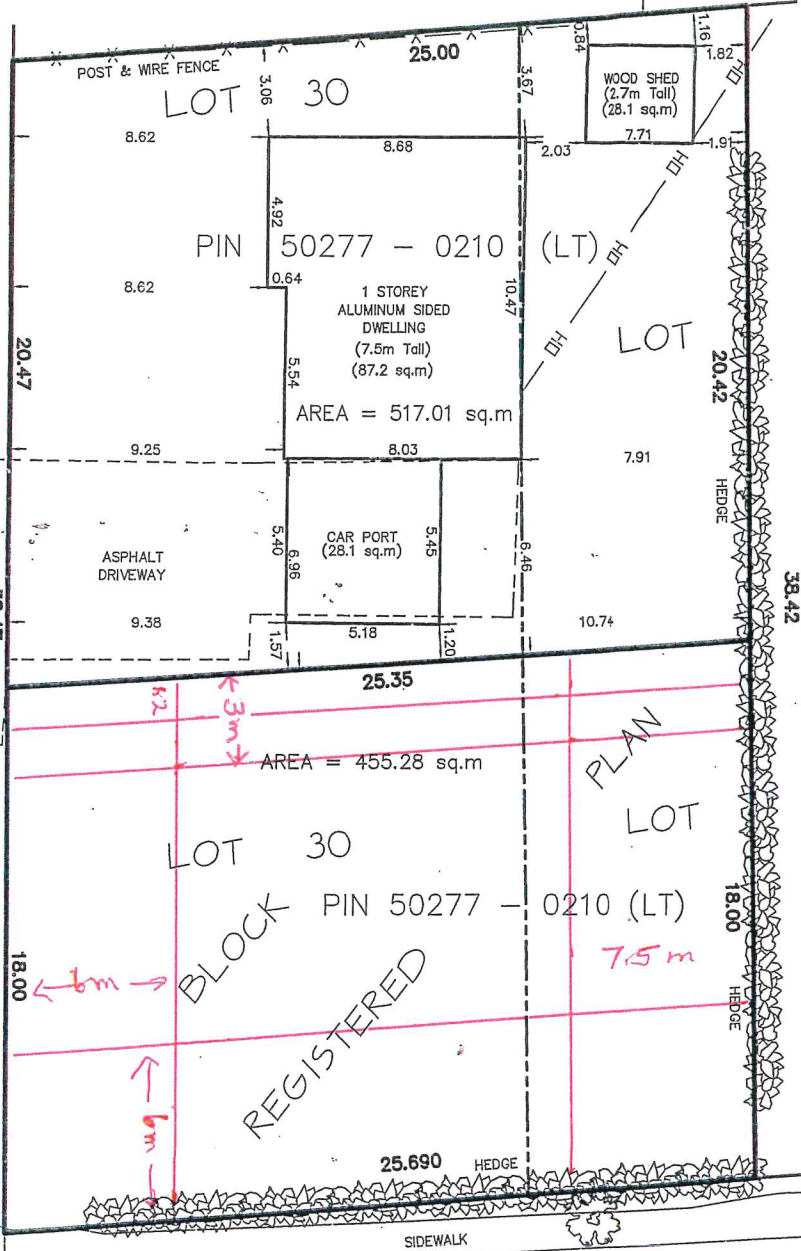
⑦-a

18

Building  
Envelope

JOHN STREET

SIDEWALK



Building  
Envelope  
Approx.

9m X 11.5m  
(detached  
garage)

10.8m X 11.5m  
(attached  
garage)

35.5 feet X 37.8 feet

**NOTE:**

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

**CAUTION:**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

**JEWITT AND DIXON LTD.**

**ONTARIO LAND SURVEYORS**

R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

JOB # 21-3149 CLIENT: COLE



# 5 Possible House Plans that could be altered to fit.

Building  
Envelope

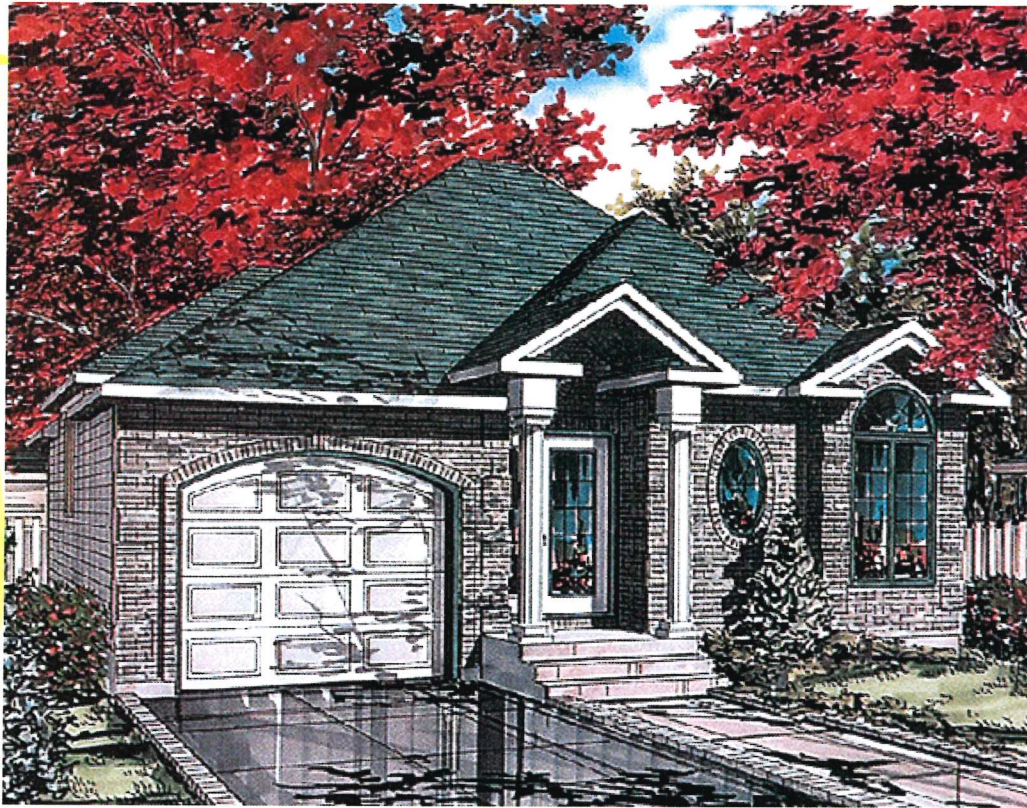
35.5 feet

→  
wide

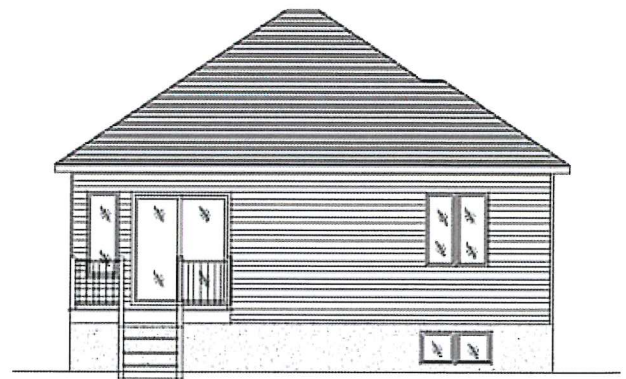
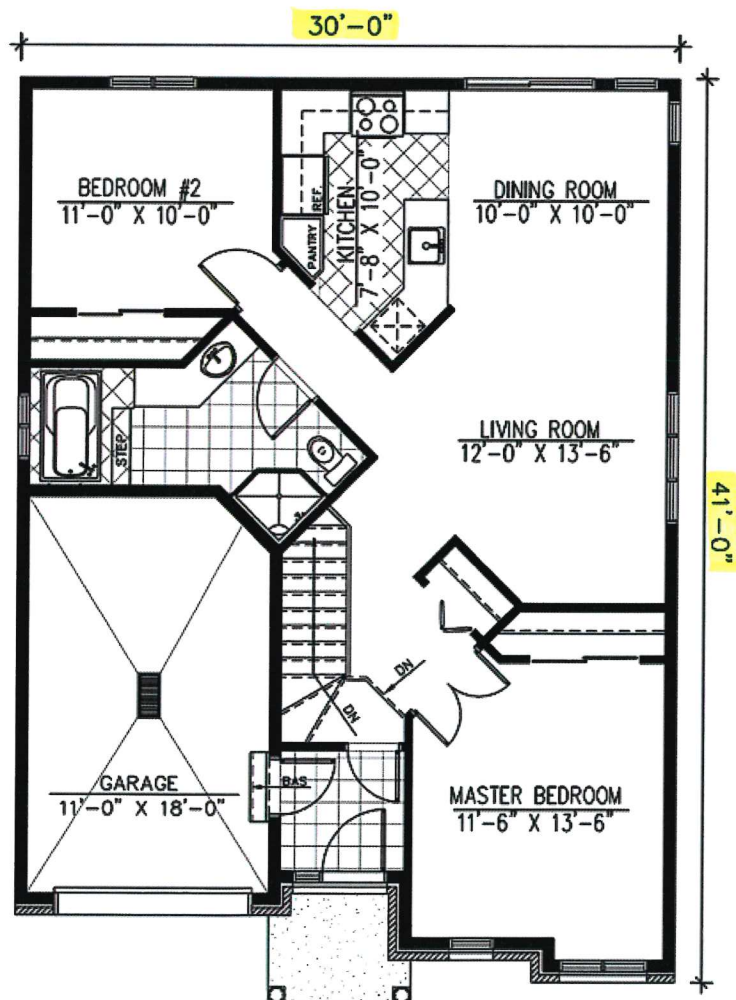
X

37.8 feet

↑ deep



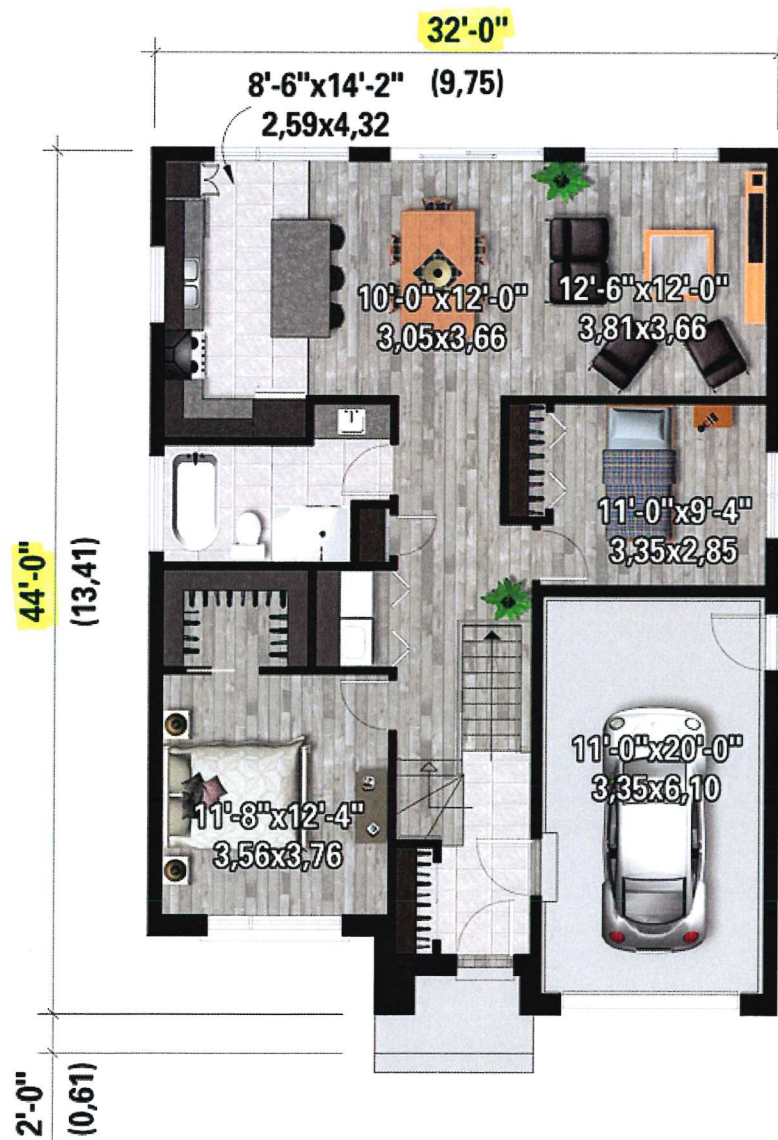
(7) - b)



REAR ELEVATION

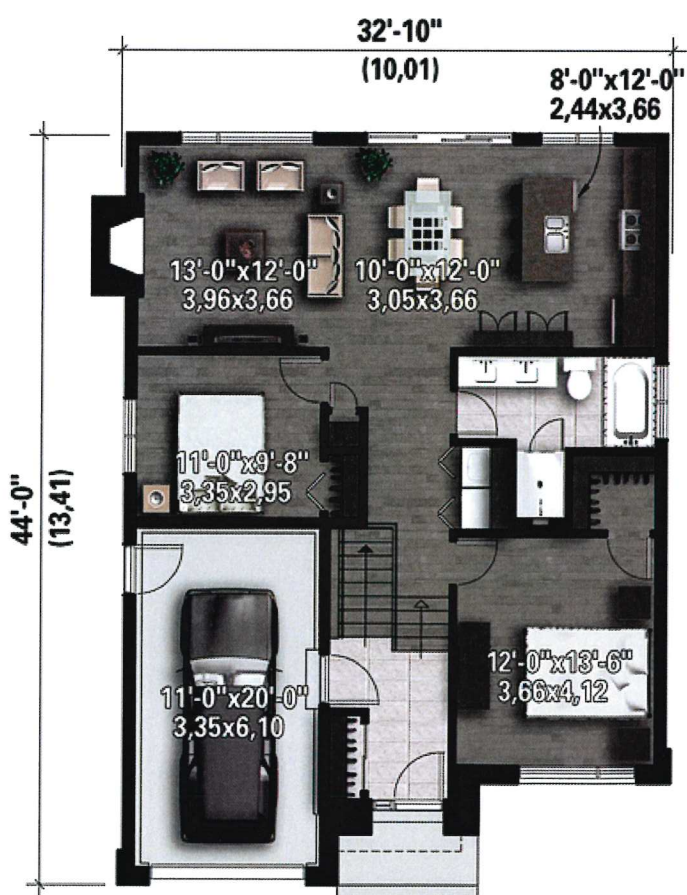
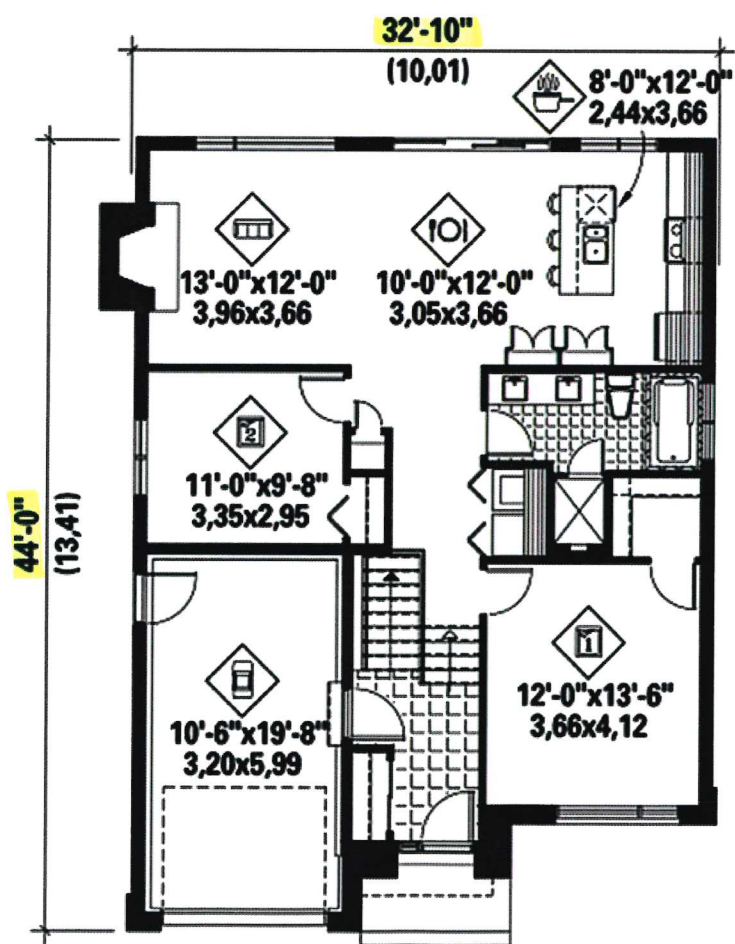


7 - c)





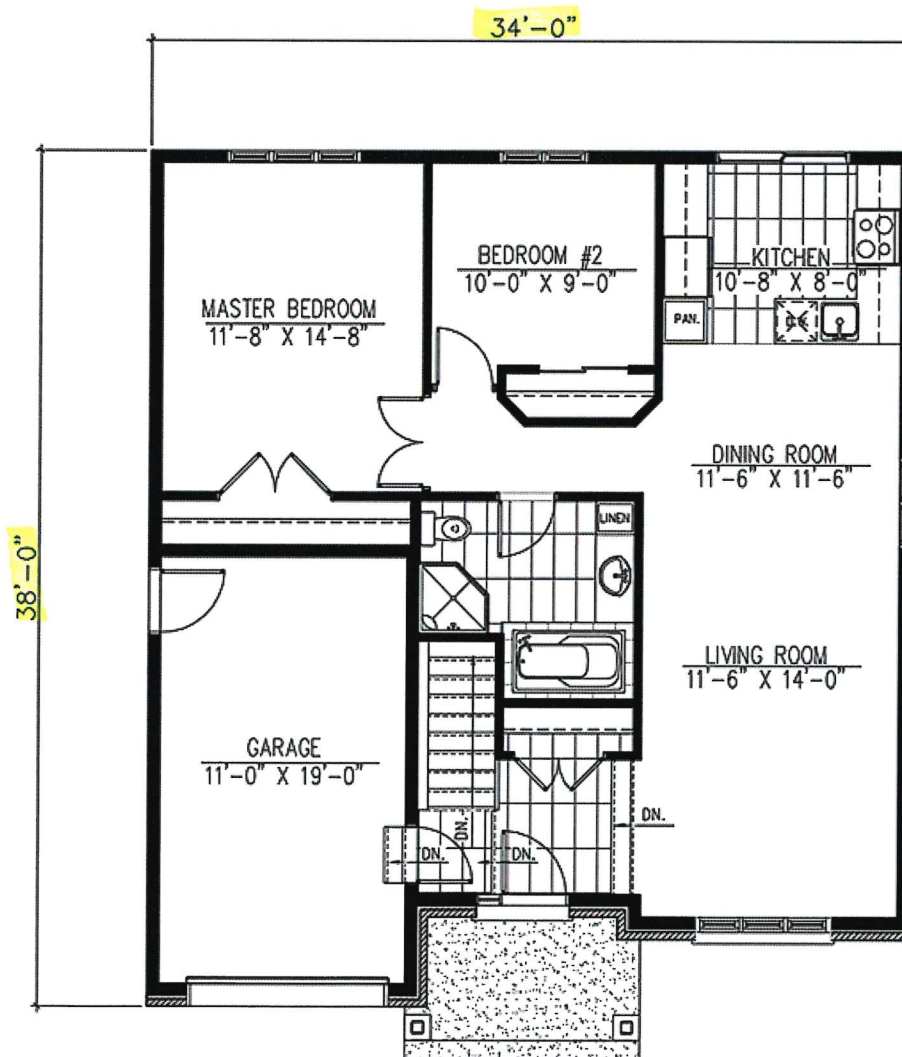
7-d





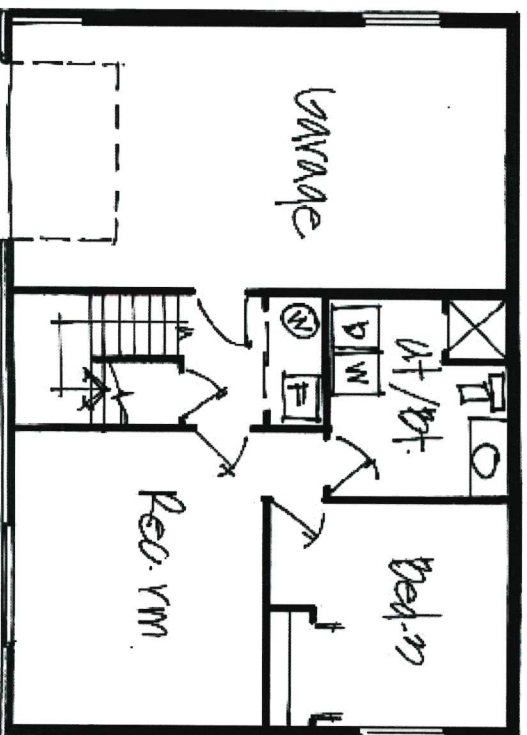
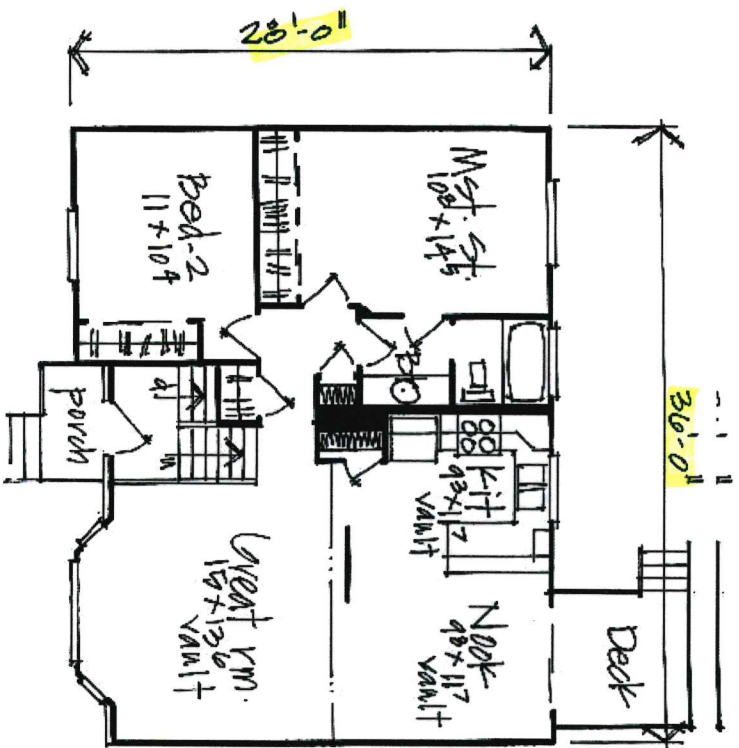


⑦ - e)



MAIN FLOOR: 995 SQ.FT  
GARAGE: 233 SQ.FT

(T-4)







**MAP A**  
**CONTEXT MAP**  
Urban Area of WATERFORD

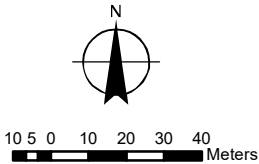
BNPL2022064  
ANPL2022065



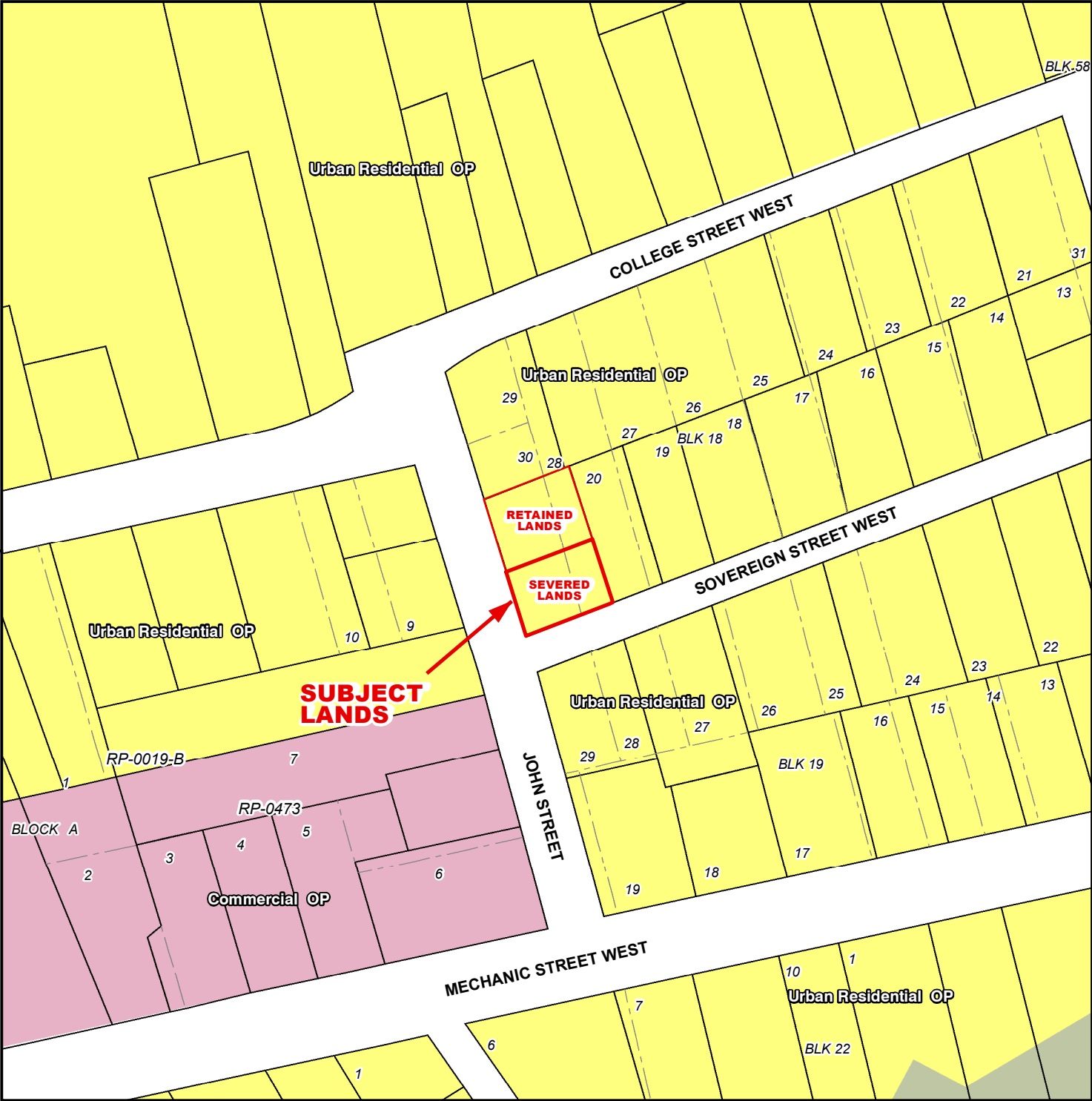
**Legend**

-  Subject Lands
-  Lands Owned
- 2020 Air Photo



3/11/2022











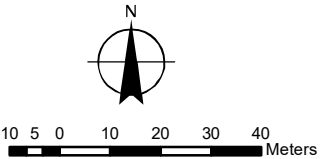
**Legend**

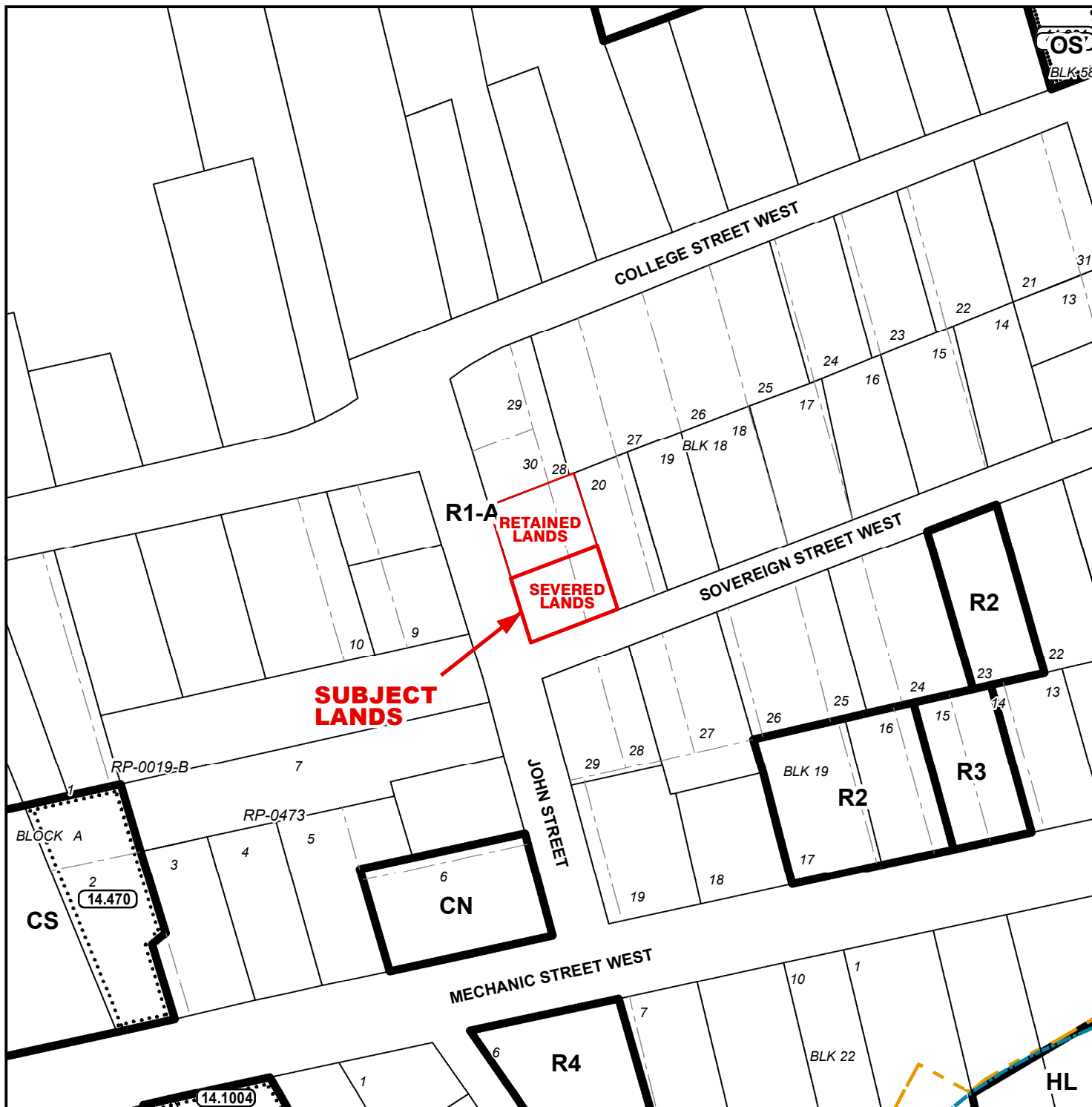
-  Subject Lands
-  Lands Owned

**Official Plan Designations**

-  Hazard Lands
-  Urban Residential
-  Commercial
-  Urban Area Boundary

3/11/2022





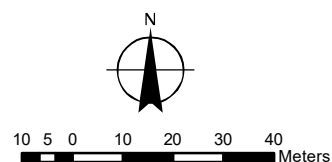
**LEGEND**

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

ZONING BY-LAW 1-Z-2014

3/11/2022

- (H) - Holding
- CS - Service Commercial Zone
- CN - Neighbourhood Commercial Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone
- R3 - Residential R3 Zone
- R4 - Residential R4 Zone





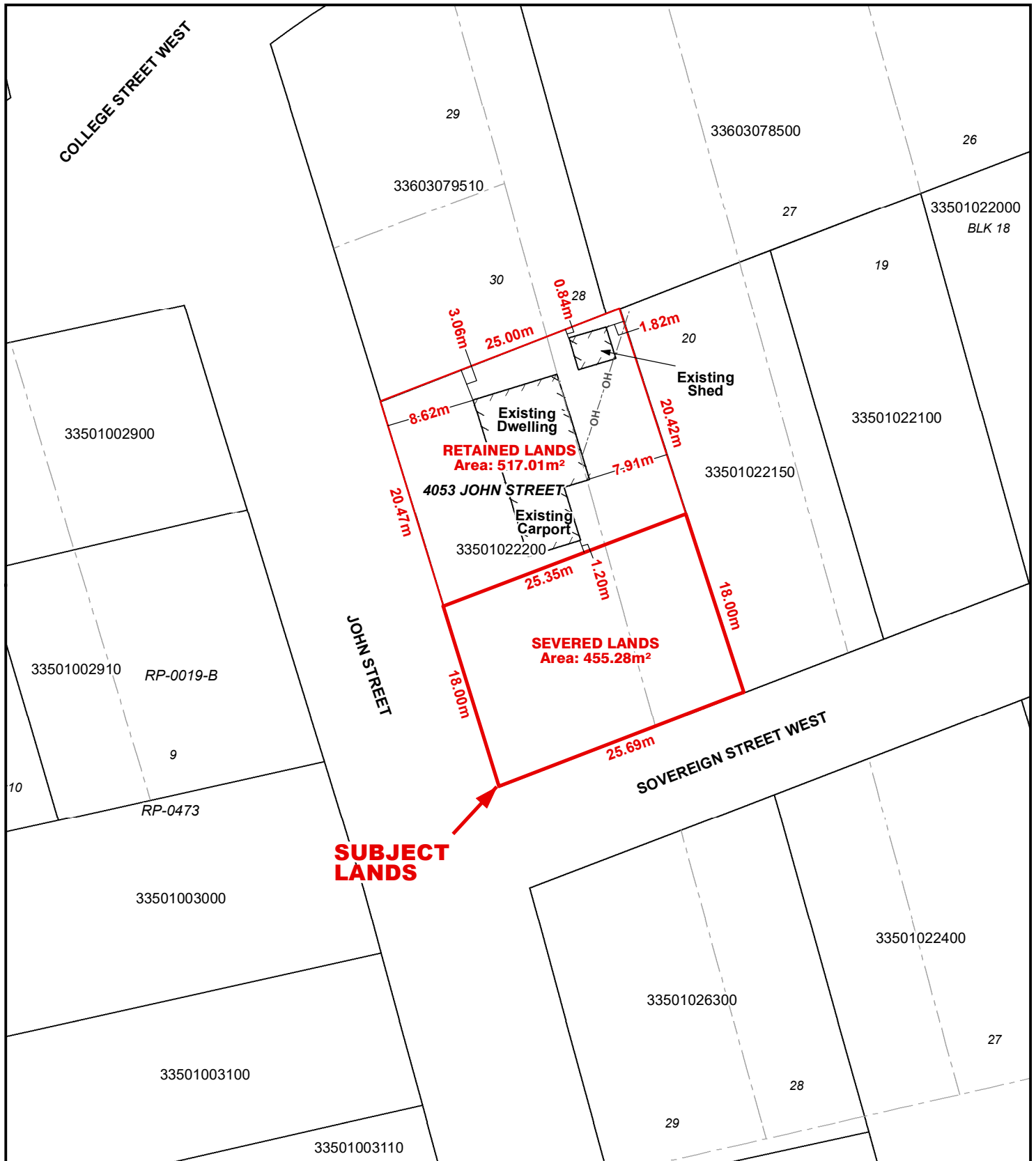
# MAP D

## CONCEPTUAL PLAN

Urban Area of WATERFORD

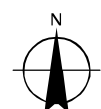
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ANPL2022065



### Legend

-  Subject Lands
-  Lands Owned



3/11/2022

4 2 0 4 8 12 16 Meters

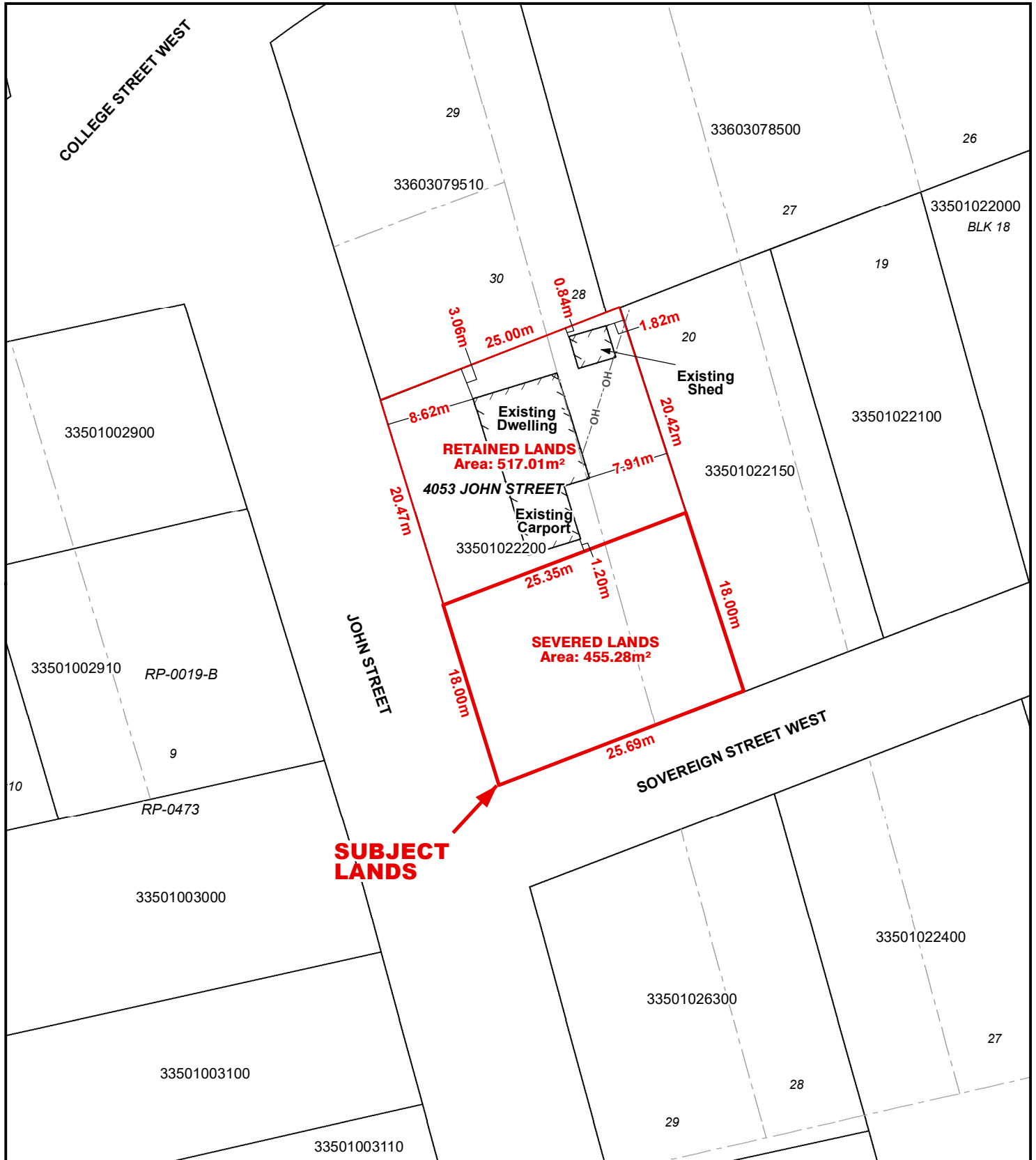
# LOCATION OF LANDS AFFECTED

## CONCEPTUAL PLAN

Urban Area of WATERFORD

BNPL2022064

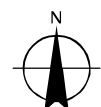
ANPL2022065



### Legend

- Subject Lands
- Lands Owned

3/11/2022



4 2 0 4 8 12 16 Meters