

Committee of Adjustment Application to Planning Department

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Pre-Consultation

A pre-consultation meeting is not required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is strongly encouraged. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, to discuss potential issues and to determine the required information and materials to be submitted with the application in order for it to be considered complete by staff. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be appropriate to seek the assistance of independent professional help (for example a planning consultant or engineer) for complex applications.

Processing the Development Application

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its acceptability to the other agencies.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff will post a notification sign on your property in advance of the public meeting. Please keep this sign posted until you have received a notice in the mail indicating that no appeals were filed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1290 or planning@norfolkcounty.ca.

Please submit the completed application and fees to:

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6

or

22 Albert Street, Langton, ON N0E 1G0

For Office Use Only:

File Number	<u>BNPL2022234</u>	Application Fee	<u>\$2886.00</u>
Related File Number	<u>ANPL2018247</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>July 17, 2022</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>Aug 12, 2022</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: 331033501004902**A. Applicant Information****Name of Owner** Brant Star Developments Ltd. (c/o Ed Speelziek)

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 18 Oakley Road**Town and Postal Code** Brantford ON N3T 5L1**Phone Number** _____**Cell Number** 519-758-4570**Email** brantstar@rogers.com**Name of Applicant** Ruchika Angrish**Address** 156 Charing Cross Street**Town and Postal Code** Brantford ON, N3R 2J4**Phone Number** 519-953-8200**Cell Number** 519-717-7104**Email** theangrishgroup@gmail.com

Name of Agent

Same as Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

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):
Plan 19B Block 16 Part Lots 1 & 2 RP 37R-10972 Part 2 Village of Waterford

Municipal Civic Address: 48/52 Norfolk Street, Waterford

Present Official Plan Designation(s): Urban Residential

Present Zoning: Residential Type 2 R2 Zone

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:

The land is presently under construction for a semi-detached dwelling.

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:

A semi-detached dwelling is under construction on the subject lands.

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:

A semi-detached dwelling is under construction on the subject lands.

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:
2022

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>17.69</u>	<u>8.845</u>
Lot depth	<u>28.71</u>	<u>28.71</u>
Lot width	<u>17.69</u>	<u>8.845</u>
Lot area	<u>507.87</u>	<u>253.93</u>
Lot coverage	<u></u>	<u></u>
Front yard	<u></u>	<u></u>
Rear yard	<u></u>	<u></u>
Left Interior side yard	<u></u>	<u></u>
Right Interior side yard	<u></u>	<u></u>
Exterior side yard (corner lot)	<u></u>	<u></u>

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

N/A

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>17.69</u>
Depth:	<u>28.71</u>
Width:	<u>17.89</u>
Lot Area:	<u>507.87</u>
Present Use:	<u>Residential</u>
Proposed Use:	<u>Semi-detached dwelling</u>

Proposed final lot size (if boundary adjustment): 8.845/28.71

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: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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:

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:

Yes, Planning Justification Report included with details.

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:
Norfolk 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.

Owner/Applicant/Agent Signature

Date

July 16 2022

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 Ed Speelziek, Brant Star Homes am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Ruchika Angrish, The Angrish Group 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

July 16 2022

Owner

Date

K. Declaration

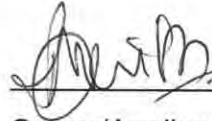
I, Ruchika Angrish of the City of Brantford

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:

CITY OF BRANTFORD



Owner/Applicant/Agent Signature

In _____

This 18th day of July

A.D., 2022



A Commissioner, etc.

Harsimran Kaur Sandhu, a Commissioner, etc., Province of Ontario, for The Angrish Group - Expires February 10, 2025.

Brant Star Developments Ltd.18 Oakley Road
Brantford, ON N3T 5K1**BMO BANK OF MONTREAL**
BRANTFORD MAIN OFFICE
57 MARKET ST - CSC
BRANTFORD, ON N3T 2Z6

005320



CHEQUE NO.

5320

DATE

1 2 0 7 2 0 2 2
D D M M Y Y Y Y**PAY**

**Two Thousand Eight Hundred Eighty Six and 00/100

\$\$\$2,886.00

TO THE
ORDER
OFNORFOLK COUNTY
50 COLBORNE ST. S.
SIMCOE, ONTARIO N4Y4N5

Brant Star Developments Ltd.

PER

⑈005320⑈ ⑆00152⑈001⑆

101211011

Brant Star Developments Ltd.

CHEQUE NO.

005320

NORFOLK COUNTY

07/12/22



5320

Serv App Fees 2022..... 2,886.00

Total

2,886.00

Printer ID# 1021
ID d'imprimeur 1021

 Microprint	Tiny words on cheques should not be legible if scanned or photocopied.
 Micro-impression	Les mots et petites caractères apparaissant sur le chèque devraient être illisibles au balayage numérique ou à la photocopie.
Chemical Protection	Chemical indicators in the paper appear as dots if exposed to moisture or solvents.
Protection chimique	Indicateurs chimiques intégrés au papier apparaissent sous forme de points si exposés aux solvants d'humidité.
Fibre	Visible only under UV light.
Fibres	Visible uniquement sous rayon ultraviolet.
Watermark Paper	Watermark should not appear if scanned or photocopied.
Papier filigrané	Filigrane invisible au balayage numérique ou à la photocopie.
Toner Adhesion	A treatment applied to both sides of the cheque to maximize toner adhesion. Prints laser printed cheques against physical fraud by forcing attempts to remove, scrape or modify the printed area.
Fixeur d'encre	Moyen par lequel l'encre est fixée au papier sur les deux côtés des chèques. Ce traitement protège les chèques imprimés du faux en forçant les tentatives de suppression, de grattage ou de modification de l'zone imprimée.

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACK/VERSO



THE ANGRISH GROUP

156 Charing Cross Street, Brantford, ON N3R 2J4

Planning Justification Report

48/52 Norfolk Street, Waterford, Norfolk County

Prepared For: Brant Star Developments Ltd. c/o Ed Speelziek

Prepared By: The Angrish Group

July 18, 2022

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1. Introduction and Background

The Planning Justification Report has been prepared by The Angrish Group on behalf of Brant Star Developments Limited, in support of the Consent Application for the property municipally known as 48 and 52 Norfolk Street, Waterford, Norfolk County.

The Planning Justification Report will provide an analysis of the provincial and municipal planning framework and provide a professional planning opinion related to the proposed Consent Application for the creation of one new lot containing a semi-detached dwelling unit.

The property has been subject to a Consent Application when the lot was created. A Minor Variance Application was approved by the Committee of Adjustment in 2018 allowing relief from the lot area and the rear yard setback requirements of the County's Zoning By-Law. The application allowed a lot area of 253.97 square metres per unit and a rear yard setback of 6.5 metres for the construction of a semi-detached dwelling. A Building Permit for the semi-detached dwelling was issued in 2022 and the construction for the units has begun.

The proposed Consent Application requests to sever the semi-detached dwelling into two separate lots to allow the sale of individual lots.

2. Location and Description of Subject Lands

The subject lands are approximately 508 square meters (0.13 acres) in size with a frontage of 17.69 meters (58 feet) on Norfolk Street in the Urban Area of Waterford. The lands are described as Plan 19B Block 16 Part Lots 1 & 2, RP 37R-10972 Part 2, Village of Waterford.

The lands are located north of Mechanic Street West and west of Norfolk Street. Adjacent to the property is another semi-detached dwelling which was subject to a similar Consent Application in September 2021. Surrounding land uses include predominantly residential uses.

Map 1 below shows the location of the property and the surrounding land uses.

Map 1: Location of Subject Lands



3. Proposal

The application proposes to sever the existing lot to create one new residential lot containing a semi-detached dwelling unit:

- The proposed severed and the retained lot will each have a frontage of 8.845 meters (29 feet).
- The severed and the retained parcel will each have a lot area of approximately 253.97 square meters.

A Building Permit was issued early this year for the construction of the semi-detached dwelling. The dwelling is under construction and the severance will allow the sale of the individual semi-detached dwelling units.

A Draft Reference Plan and a Site Development Plan are included and form part of the complete application submission.

4. The Policy Context

The application is subject to the provisions of the Planning Act, as amended. All Planning Act applications are evaluated to ensure that the proposal is consistent with the Provincial Policy Statement (2020), conform to the Growth Plan for the Greater Golden Horseshoe and is in conformity with the Official Plan. This section demonstrates that the proposed Consent is consistent with, and conform to, the applicable provincial and local planning policy framework.

4.1. Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 (PPS) is issued in accordance with Section 3 of the Planning Act and came into effect on May 1, 2020. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” the PPS.

The PPS provides policy direction on matters of provincial interest related to land use planning and development in Ontario and sets the policy foundation for regulating the development and use of land. The PPS encourages efficient development patterns that support sustainability by promoting strong, livable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. Policy 1.1.3 states that the settlement areas shall be focus of growth and development.

The subject property is located within the Waterford Urban Area, is fully serviced by municipal water and sanitary services and further intensifies the existing residential area. The lands are designated Urban Residential in the Norfolk County Official Plan (the “Official Plan”). The proposal meets the infilling and intensification of the Official Plan and provides additional housing options for the community. There are no significant natural heritage areas on the property. The existing infrastructure is sufficient for the development of the lands.

It is my professional opinion that the proposal is consistent with the Provincial Policy Statement (2020).

4.2. Official Plan

The Norfolk County Official Plan was adopted by County Council in 2006 with the five-year review completed in 2018. The Official Plan was approved by the Ministry of Municipal Affairs and Housing on October 5, 2018. The Official Plan provides a framework of objectives and strategies, land use designations and policies intended to guide the future growth and development in the County which will result in strong, balanced, sustainable, and complete communities.

The subject site is located within the Urban Area Boundary of Waterford and is designated Urban Residential in the Official Plan. An excerpt from the Land Use Schedule-B with the location of the property is shown on Map 2 below.

Map 2: Official Plan Excerpt



Section 5.3.1 of the Official Plan provides guidance on the Residential Intensification. Section 6.4 provides the policy framework for the Urban Areas, which function as the focal points for growth and development activity. These areas provide a full range of housing types, are on full municipal services and promote infilling and intensification of areas.

The subject lands are serviced by municipal water and wastewater. The proposal will further intensify the existing residential designated area of the County and contribute towards the density targets of the Official Plan. The semi-detached dwellings will provide additional choice of housing type in the community.

The existing infrastructure is sufficient for the development of the lands. There are no natural heritage features on or near the subject lands.

Section 7.7 of the Official Plan provides policy direction for Urban Residential Designation. The low-density residential uses include single, semi-detached and duplex housing forms as per Section 7.7.2.

The semi-detached dwellings are permitted in the Urban Residential Designation and will provide a choice of housing types for the community. The lands front on a public street and are fully serviced by municipal infrastructure. The property is situated in the community of Waterford and is within walking distance of various amenities and services, meeting the vision for complete communities.

Section 9.6.3.2 provides policies related to General Consent to Sever Land.

- a) *The proposed severance will create two (2) lots – one severed and one retained. The severance does not require construction of a new road and no extension of municipal infrastructure is required for the development of the lands. The subject property has been subject to a previous Consent and Minor Variance to allow development of the lands for semi-detached dwelling type*
- b) *The severance allows the infilling of existing residential area and will allow sale of individual units.*
- c) *No natural features or hazard lands are located on the subject property.*

It is my professional opinion that the proposed Consent Application conforms to the policies of the Norfolk County Official Plan.

4.3. Zoning By-Law

The site is zoned Urban Residential Type 2 (R2) Zone in the Norfolk County Zoning By-Law 1-Z-2014. R2 Zone allows a semi-detached dwelling unit as a permitted use.

A Minor Variance Application was approved by the Committee of Adjustment in 2018 allowing relief from the lot area and the rear yard setback requirements of the Zoning By-Law. The application allowed a lot area of 253.97 square metres per unit and a rear yard setback of 6.5 metres for the construction of a semi-detached dwelling.

The proposed severed and retained lot will meet the lot area and frontage requirements of R2 Zone. A Building Permit has been issued by County's Building Division and the dwelling is under construction. The dwelling meets all setback requirements of the Zoning By-Law.

The proposed application complies with the requirements of the R2 Zone as modified by the Minor Variance Application and meets the general intent of the by-law.

5. Summary and Recommendations

The proposed application creates a new lot containing a semi-detached dwelling unit. A Building Permit was issued in early 2022 and the semi-detached dwelling is under construction. The severance will allow the sale of the individual semi-detached dwelling units as separate lots.

It is my professional opinion that the proposed application is:

- consistent with the Provincial Policy Statement;
- conforms with the policies of the Norfolk County Official Plan; and
- complies with the regulations of the Norfolk County Zoning By-Law 1-Z-2014.

The proposed Consent Application represents good planning, and it is requested to the Council of the Norfolk County that the application be approved.

Respectfully Submitted,

TAG – The Angrish Group



Ruchika Angrish, MPlan, B.Tech, MCIP, RPP
Co-Founder

CC: Brant Star Developments Ltd. c/o Ed Speelziek

I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners' Institute Act, 1994.



July 18, 2022

I hereby certify that this plan/report was prepared by a Registered Professional Planner,
within the meaning of the Ontario Professional Planners Institute Act, 1994.
July 18, 2022
Date 
Ruchika Angrish
Registered Professional Planner

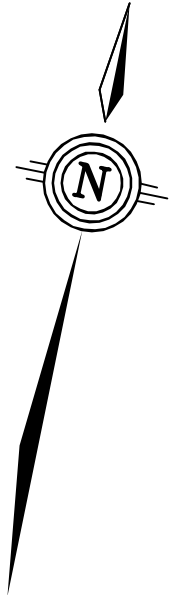
METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN OF SURVEY OF
PARTS OF LOTS 1 and 2
BLOCK 16
REGISTERED PLAN 19-B
VILLAGE OF WATERFORD
NORFOLK COUNTY

SCALE - 1 : 200



WEST & RUUSKA LTD.



SCHEDULE					I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATED _____ JIM JOHNSON, O.L.S.	PLAN 37R-_____
PART	LOT	BLOCK	PLAN	P.I.N.		RECEIVED AND DEPOSITED
1	PARTS OF 1 and 2	16	19-B	PART OF P.I.N. 50277-0366(LT)		DATED _____
2	PARTS OF 1 and 2	16	19-B	PART OF P.I.N. 50277-0366(LT)		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)

PARTS 1 and 2 COMPRISE ALL OF P.I.N. 50277-0366(LT).

NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM REFERENCE POINTS A and B, BY THE CANSEL CAN-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010)

BEARINGS ARE ASTRONOMIC and ARE REFERRED TO THE WESTERLY LIMIT OF NORFOLK STREET, AS SHOWN ON P2, HAVING A BEARING OF N11°30'00"W and CAN BE CONVERTED TO GRID BY APPLYING A ROTATION OF 00°49'19", COUNTERCLOCKWISE.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999438.

REFERENCE POINTS (ORPs)
UTM ZONE 17
NAD83 (CSRS) (2010) COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10 AS PER P2

POINT ID	NORTHING	EASTING
ORP A	4753908.49	557001.79
ORP B	4753972.77	556987.75

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

SURVEYOR'S CERTIFICATE

- THIS 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.
- THE SURVEY WAS COMPLETED ON THE 5th DAY OF JULY, 2022.

DATED: _____
JIM JOHNSON
ONTARIO LAND SURVEYOR

LEGEND

□	DENOTES	SET MONUMENT
■	•	FOUND MONUMENT
IB	•	IRON BAR
SIB	•	STANDARD IRON BAR
SSIB	•	SHORT STANDARD IRON BAR
IBØ	•	ROUND IRON BAR
CC	•	CUT CROSS
1889	•	WEST & RUUSKA LTD., O.L.S.
P1	•	PLAN 37R-10972
P2	•	PLAN 37R-11475

MECHANIC STREET WEST

SOUTHEAST CORNER OF LOT 1, BLOCK 16 REGISTERED PLAN 19-B

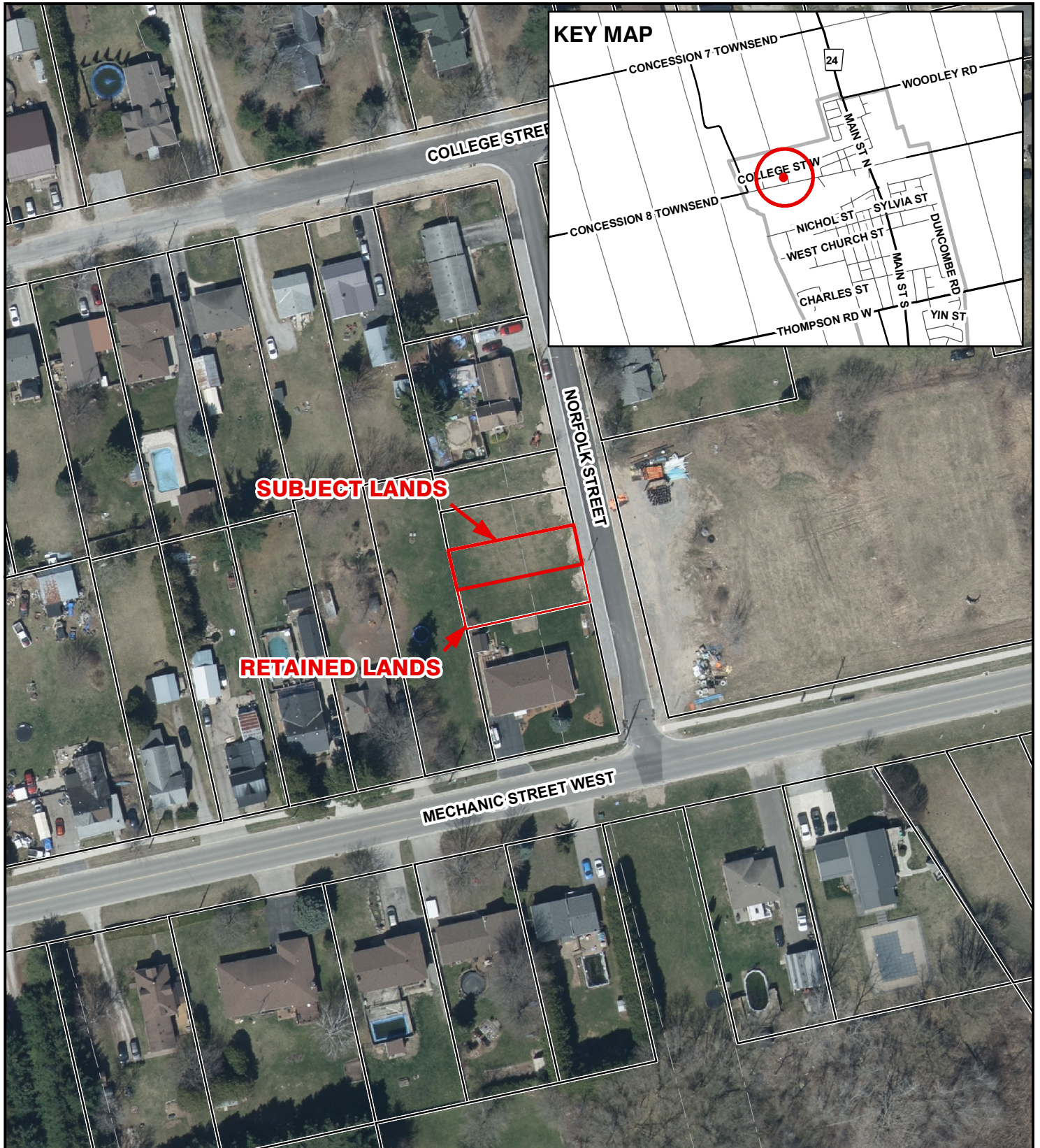
WEST & RUUSKA LTD.
Ontario Land Surveyors

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



DRAWN BY: Ted S. KUTYLA , CST, CET | CHECKED BY: JJ | B210132

MAP A
CONTEXT MAP
Urban Area of WATERFORD

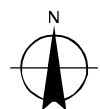
BNPL2022234



Legend

-  Subject Lands
 -  Lands Owned
- 2020 Air Photo



8/17/2022





9.54.75 0 9.5 19 28.5 38 Meters



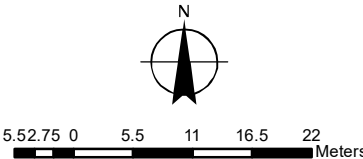
Legend

-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Urban Residential
-  Urban Area Boundary

8/17/2022





MAP C
ZONING BY-LAW MAP
Urban Area of WATERFORD

BNPL2022234



LEGEND

-  Subject Lands
-  Lands Owned

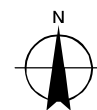
ZONING BY-LAW 1-Z-2014

8/17/2022

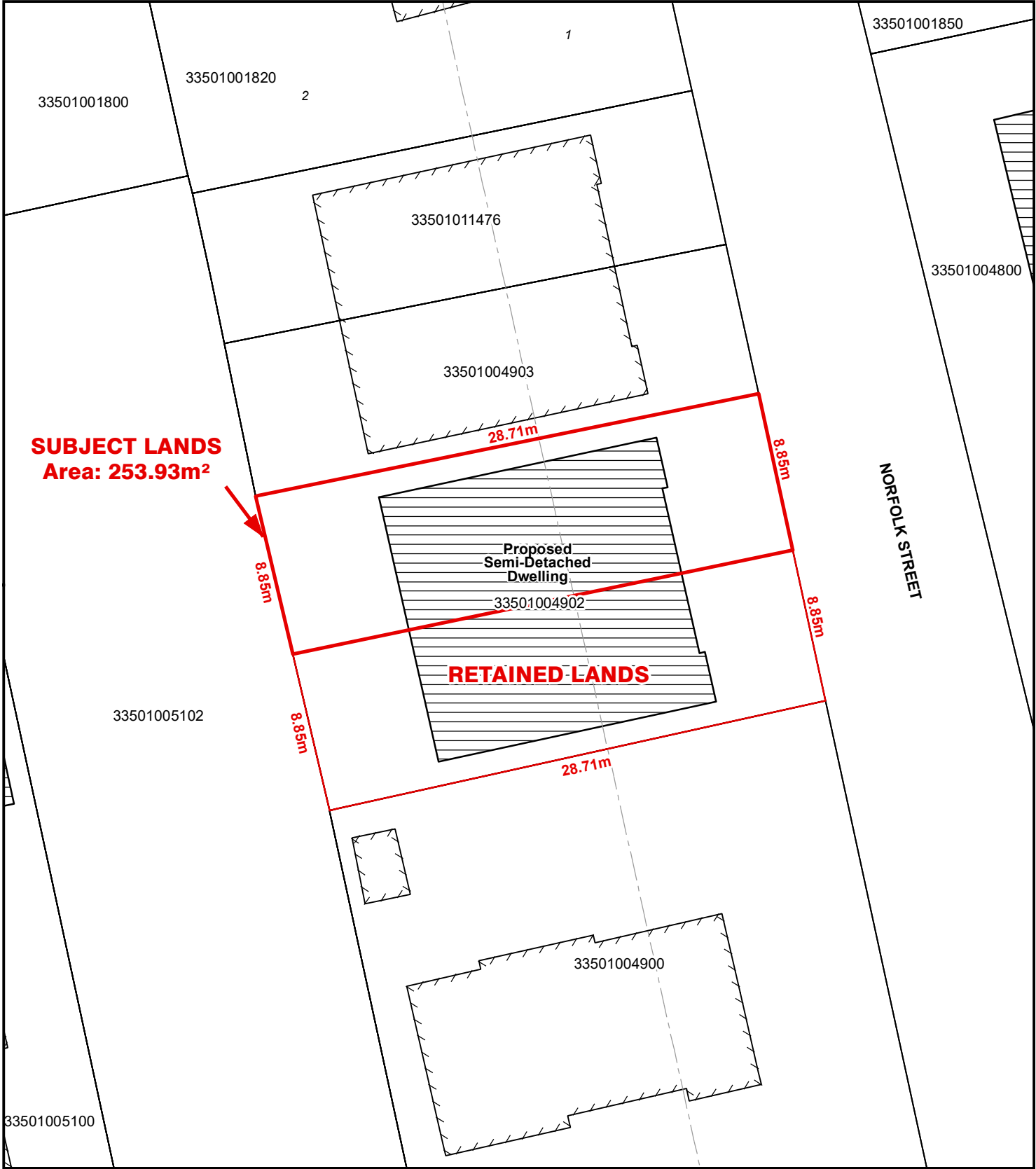
(H) - Holding

R1-A - Residential R1-A Zone

R2 - Residential R2 Zone

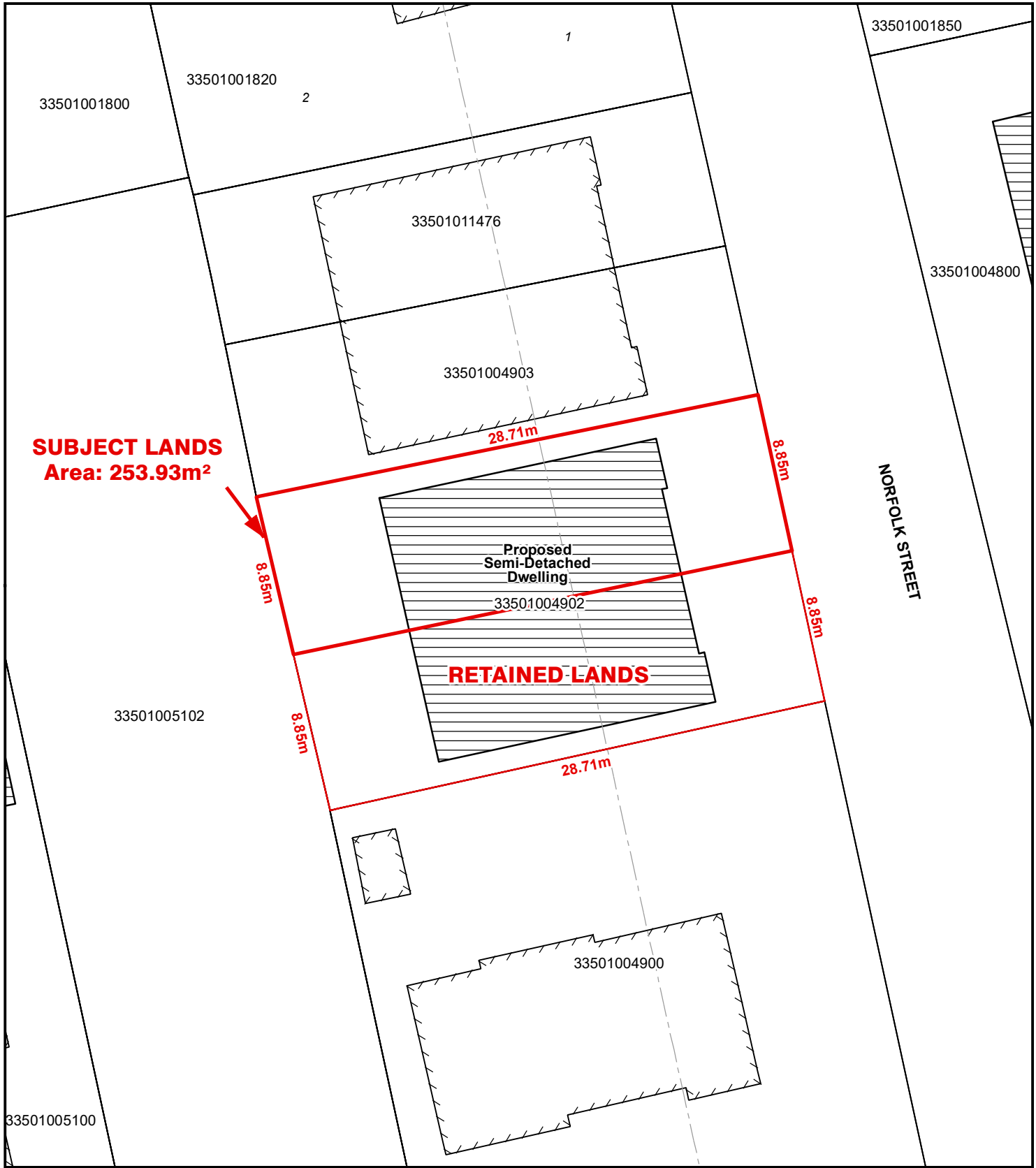


4 2 0 4 8 12 16 Meters



CONCEPTUAL PLAN

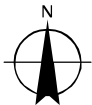
Urban Area of WATERFORD



Legend

-  Subject Lands
-  Lands Owned

8/17/2022



2.5 1.25 0 2.5 5 7.5 10 Meters