

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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** _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent

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 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:

B. Location, Legal Description and Property Information

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

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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:

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:

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.

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:

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☐

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

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. **Failure to complete this section will result in an incomplete application.**

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
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:

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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: _____

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:

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:

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. 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 _____

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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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.

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



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 Charanjit Aneja 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



Date

Owner

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, 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 17th day of JUNE

A.D., 20 22



A Commissioner, etc.

ELDON FRASER DARBYSON,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires March 28, 2025.

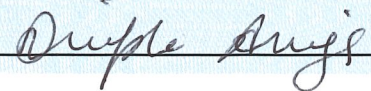
0004

1783576 ONTARIO LTD.14-6980 Maritz Drive
Mississauga ON L5W 1Z3TD CANADA TRUST
7685 HURONTARIO ST S
BRAMPTON, ON L6W 0B4DATE 2 0 2 2 0 6 0 8
Y Y Y Y M M D D**PAY** *****Two Thousand Eight Hundred Eighty-Six and 00/100 \$ **2,886.00TO THE
ORDER
OFNorfolk County
Secretary Treasurer-Committee of Adjustme
200-185 Robinson Street
Simcoe, ON N3Y 5L6

1783576 ONTARIO LTD.

MEMO

PER



⑈0000004⑈ ⑆01362⑈004⑆ 7480⑈5314894⑈

1783576 ONTARIO LTD.

Norfolk County

2022-06-08

0004

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2022-06-08	Bill		2,886.00	2,886.00		2,886.00
				Cheque Amount		2,886.00

TD Bank Account-894

2,886.00



vallee

*Consulting Engineers,
Architects & Planners*

June 7, 2022

Norfolk County
Robinson Administration Building
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

Attention: Sherry Mott, Secretary-Treasurer, Committee of Adjustment

**Reference: Planning Justification Brief for Consent Application
G. Douglas Vallee Limited on behalf of 1783576 Ontario Ltd.
Vacant Land – Short Street Simcoe
Pt Lt 31-32 BLK 108 PI 182 Being Parts 2&3 on Plan 37R11476
Our Project 22-035**

Introduction

G. Douglas Vallee Limited has been retained by 1783576 Ontario Ltd. to make application for a consent within the serviced Urban Area of Simcoe, Norfolk County. The purpose of the consent is to create the necessary lot configuration for the construction of a semi-detached dwelling.

It is important to note that this severance application received conditional approval from the Norfolk County Committee of Adjustment on October 21, 2020. The previous severance application lapsed as it did not receive final approval prior to the required deadline. The reasons for the lapsing may have been due to the requirement for a minor extension of the sanitary main along Short Street.

Given this application has been previously reviewed and approved by Norfolk County Staff and Committee of Adjustment, this planning justification brief will provide a high-level review only.

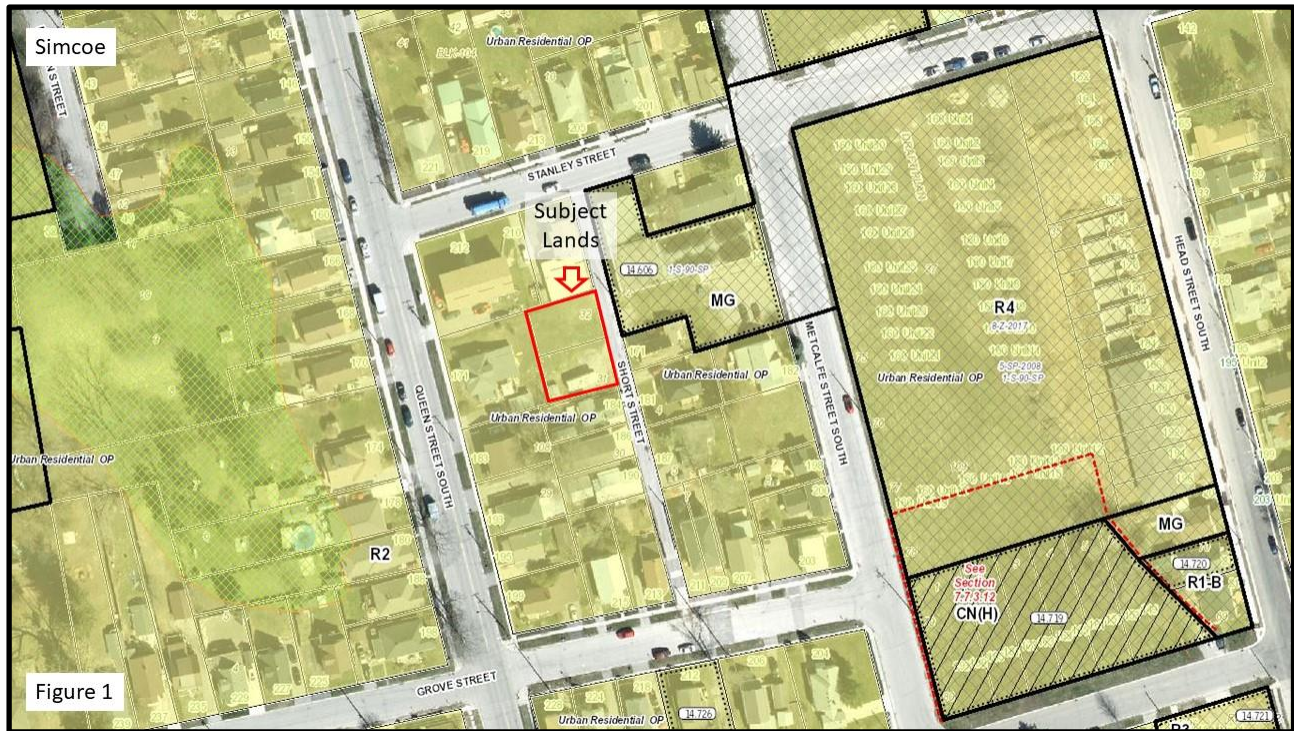
Supporting documents have been provided, including:

1. Appendix A – Certificate of Official, Norfolk County dated January 20, 2022;
2. Appendix B – Preliminary Site Plan, G. Douglas Vallee Limited dated June 8, 2022;
3. Appendix C – Norfolk County Planning Report, BNPL2020152, dated October 21, 2020;
4. Appendix D – Service Extension Design and Securities Estimate, G. Douglas Vallee Limited dated June 4, 2022.

Site Description

The subject lands are a 498m² residential parcel located within the serviced urban area of Simcoe. The subject lands were created by way of consent under application BNPL2020151 which received conditional approval from the Norfolk County Committee of Adjustment on October 21, 2022. The Certificate of Official was issued on January 20, 2022 (see Appendix A). The subject lands are designated Urban Residential under the Norfolk County Official Plan and Zone Urban Residential Type-2 (R2) under the Norfolk County Zoning Bylaw. The subject lands received site specific relief from the Committee for a number of zoning provisions under ANPL2020153.

Figure 1 below provide an aerial view of the existing property and its location within Simcoe.



Prior Planning Applications

As outlined above, the subject lands are a lot recently created by way of consent under application BNPL2020151. Concent application BNPL2020152 and minor variance application ANPL2020153 were also reviewed and approved by the Norfolk County Committee of Adjustment on October 21, 2020.

Application BNPL2020152 was a consent application to further divide the lot in order to construct a semi-detached dwelling. This application received conditional approval, however, has since lapsed as all conditions were not satisfied within the required timeframe.

Application ANPL2020153 was a minor variance application seeking relief from provisions within the R2 zone. Table 1 below provides an outline of the approved variances. Appendix B is a preliminary site plan for the proposed Semi-detached unit. The dimensions of this site plan are based off the registered Reference Plan 37R11476.

Table 1: Relief permitted under ANPL2020153

Provision Semi-detached	Required	Approved	Provided
Lot Area	255m ²	245m ²	250 / 249m ²

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Consulting Engineers, Architects & Planners

Rear Yard	7.5m	4.5m	4.5m
Front Yard	6.0m	2.8m	3.7m

In accordance with Appendix B, all other provisions have the R2 zone have been satisfied. The approved minor variance did include relief for maximum projections of steps into the front yard. While this approved variance is still applicable, the updated building design does not require it.

It should be noted that in order to make an appropriate building footprint, the lot areas for Part 2 and 3 on Plan 37R11476 have been slightly modified but are still consistent with the approved variances. **A new reference plan will be required in order to accurately capture these modifications.**

Planning Analysis

As part of application BNPL2020152, this consent application was reviewed in light of several planning documents including the Planning Act, the Provincial Policy Statement, the Norfolk County Official Plan and Zoning Bylaw.

In accordance with Appendix C, Norfolk County Planning staff considered the subject application to be consistent with the policies of the PPS and the Official Plan. Staff supported the consent application and the Committee approved the application, subject to conditions.

In review of this application, it too is our professional opinion that the subject application is in keeping with the policies of the PPS, maintains the general intent and purpose of both the Norfolk County Official Plan and Zoning Bylaw. Approval of this application by the Committee of Adjustment would be consistent with all applicable planning policies.

Updated Conditions

As shown on Appendix D, an extension to the Sanitary Sewer main along Short Street is required in order to service both the severed and retained lands. In addition to the standard Norfolk County severance conditions, the following conditions are recommended in order to facilitate issuance of the Certificate of Official:

- Receipt of a letter from the Agreement Coordinator, or designate, indicating that the applicant and Norfolk County have executed a Development Agreement that outlines the responsibilities of the owner regarding the installation of services and reconstruction of the road to the satisfaction of the Environmental and Infrastructure Services and Community Development Divisions.
- Receipt of a letter from the Agreement Coordinator, or designate, confirming that the required securities associated with the executed Development Agreement have been received to the satisfaction of the Environmental and Infrastructure Services and Community Development Divisions

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Consulting Engineers, Architects & Planners

The above-mentioned conditions will allow for the severance to receive final approval in a timely manner while ensuring the County has the necessary agreement and securities in place to hold the applicant accountable. A securities calculation for the scope of work has been included with Appendix D.

Conclusion

The proposed application is seeking to create one additional lot for one half of a semi-detached dwelling within the urban area of Simcoe through the consent process. This application has been previously reviewed and approved by Norfolk County Staff and Committee of Adjustment. With the addition of the above-mentioned conditions, this application can receive final approval with actual construction taking place in a timely and logical manner.

As demonstrated in this report, approval by the Norfolk County Committee of Adjustment to create one lot for one half of a semi-detached dwelling within the Urban Area of Simcoe is in keeping with the policies of the PPS, maintains the general intent and purpose of both the Norfolk County Official Plan and Zoning Bylaw.

Given the factors outlined in this report, it is respectfully requested that the Norfolk County Committee of Adjustment approve the requested consent.

Yours Truly,

Report prepared by:



Scott Puillandre, CD, MSc
Planner
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

Report reviewed by:



Eldon Darbyson, BES, MCIP, RPP
Director of Planning
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

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G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services.





Planning Act

CERTIFICATE OF OFFICIAL

Under subsection 53(42) of The Planning Act, I certify that the consent of The Committee of Adjustment of The Corporation of Norfolk County was given on October 21, 2020 to a conveyance of the following lands:

PT LT 31-32 BLK 108 PL 182 BEING PARTS 2&3 ON

PLAN 37R11476:

NORFOLK COUNTY

A handwritten signature in black ink, appearing to read "Sherry Mott", written over a horizontal line.

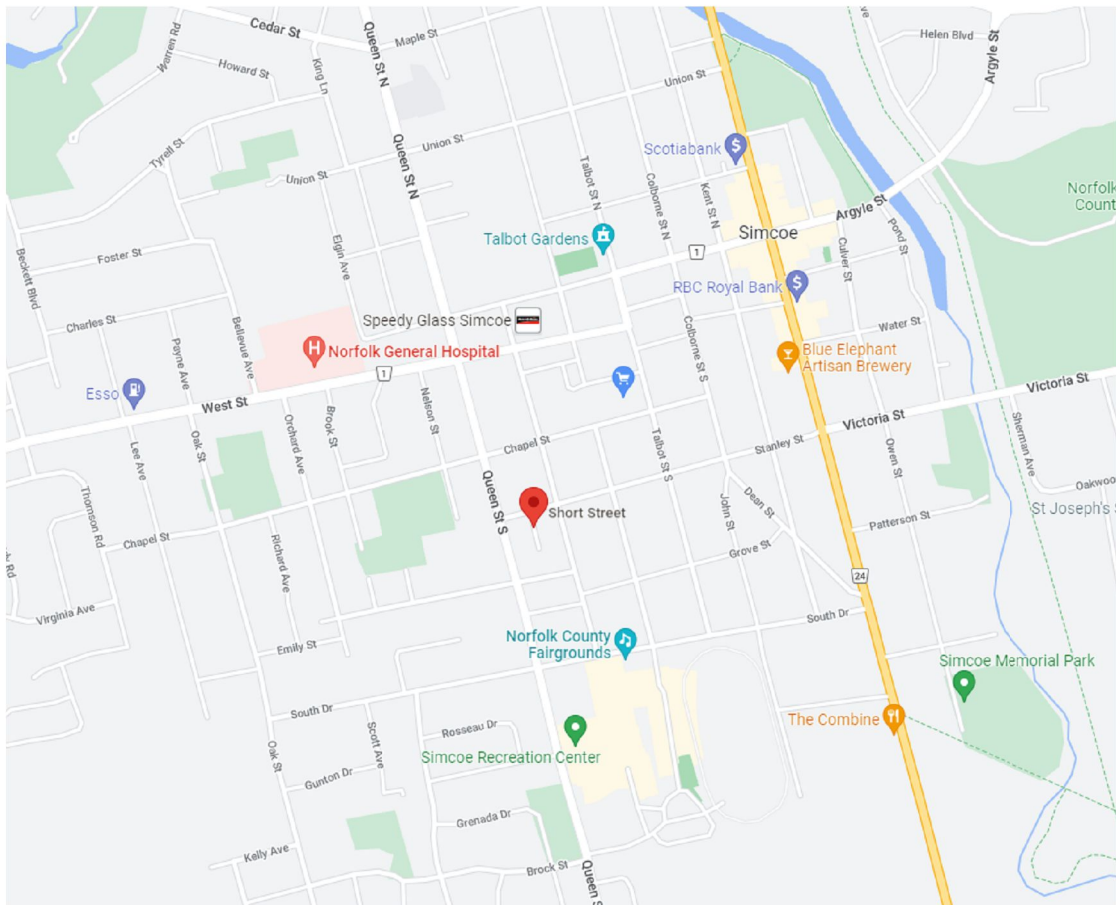
Sherry Mott
Secretary-Treasurer
Committee of Adjustment

BNPL2020151

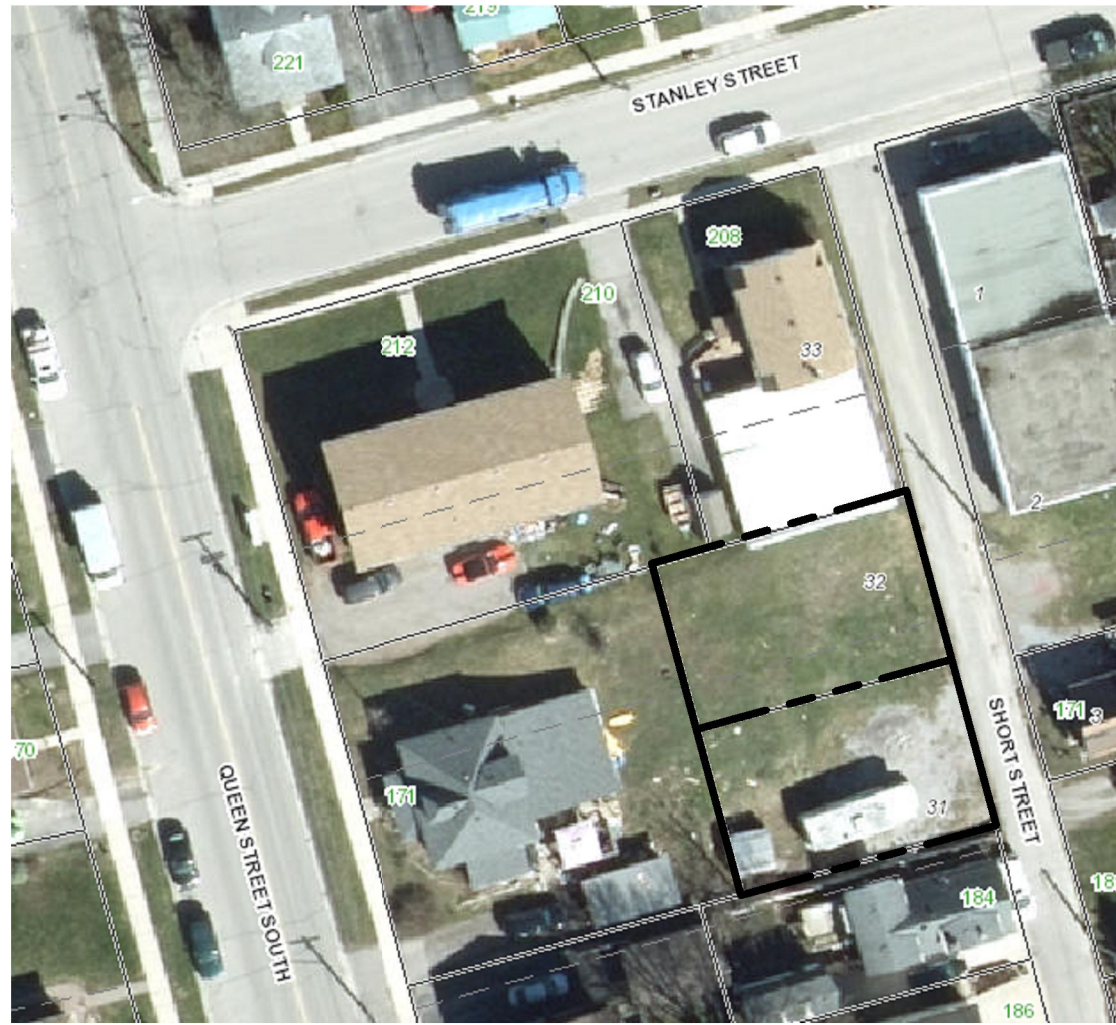
Dated this 20TH OF January 2022



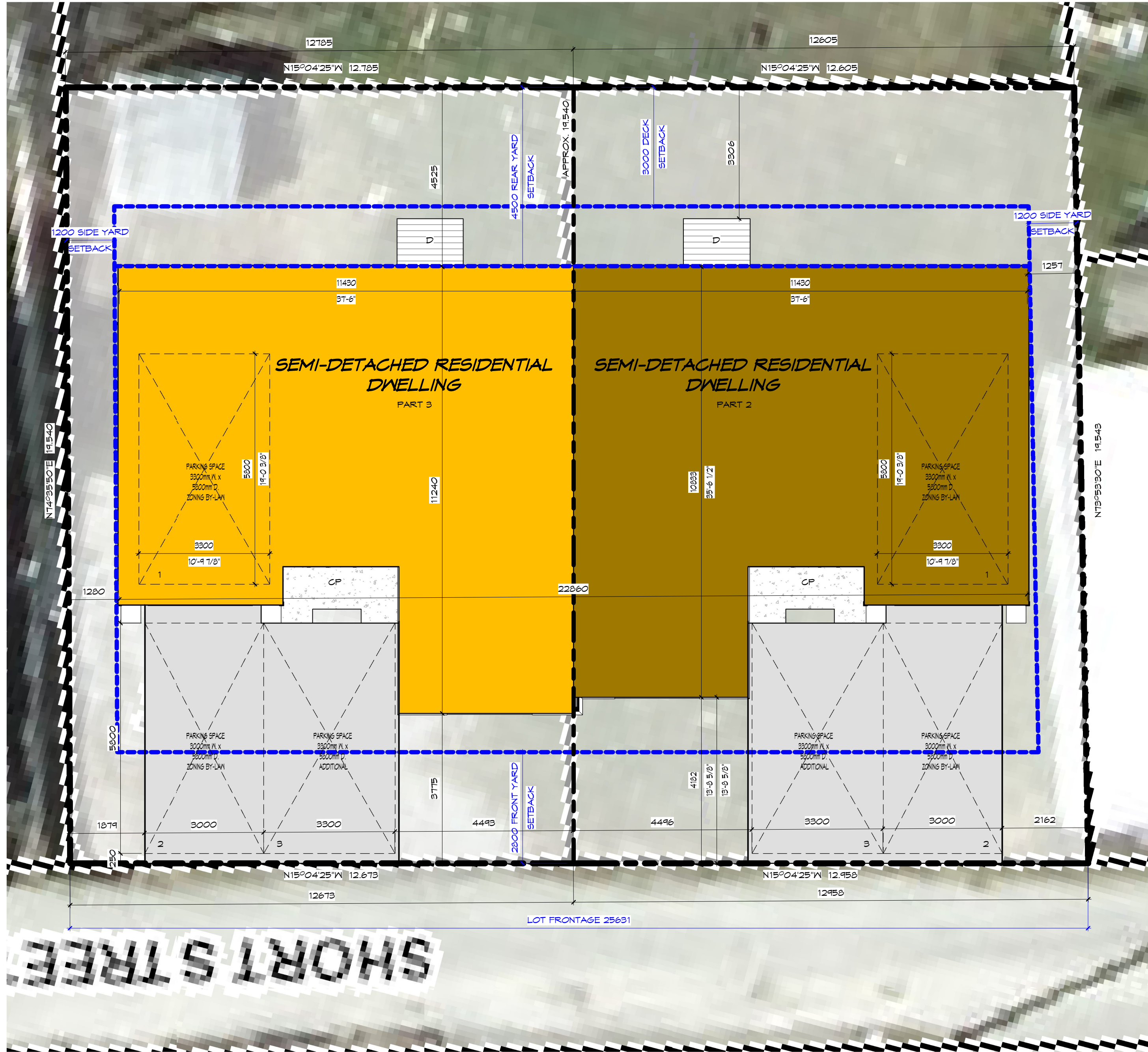
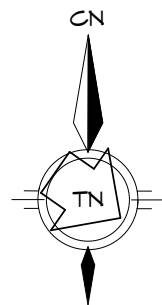
2 GROSS SITE PLAN - ZONING / PRECON
SCALE 1 : 200



KEY MAP
SCALE 1 : 100



SITE MAP
SCALE 1 : 100



1 SITE PLAN - SEVERANCE SKETCH
SCALE 1 : 15

SITE STATISTIC & ZONING REQ.'S

PROPERTY LEGAL DESCRIPTION:	
PART OF LOTS 31 & 32, BLOCK 108, PLAN 182 BEING PARTS 2 & 3 ON PLAN 31R 11476 IN THE TOWN OF SIMCOE, IN THE DISTRICT OF NORFOLK COUNTY	
ZONING:	
IN ACCORDANCE TO THE TOWN OF SIMCOE, ZONING BY-LAW 1-2-2014 NORFOLK COUNTY - JANUARY-2021-CONSOLIDATION	
PROVISION LAND USE, EXISTING	
5.2	EX. - URBAN RESIDENTIAL TYPE 2 ZONE (R2)
5.2.1	D) DWELLING, SEMI-DETACHED

PROVISION	SETBACKS (m - METERS):	REQUIRED (m) Semi-detached	PROVIDED (m)
5.6.c)	NO DECK OR UNENCLOSED PORCH SHALL BE CLOSER THAN 3 METERS FROM THE REAR LOT LINE	3	3.3
5.2.2a)	MIN. LOT AREA: i) INTERIOR LOT ii) CORNER LOT	245m² N/A	248.72 (PART 3) 249.76 (PART 2)
5.2.2b)	MIN. LOT FRONTAGE: i) INTERIOR LOT ii) CORNER LOT	8.5 N/A	12.87 (PART 3) 12.96 (PART 2)
5.2.2c)	MIN. FRONT YARD: i) EXCEPT WHERE A DETACHED PRIVATE GARAGE OR PARKING SPACE IS ACCESSED VIA A REAR LANE	2.8 N/A	3.8 N/A
5.2.2d)	MIN. EXTERIOR SIDE YARD:	N/A	N/A
5.2.2e)	MIN. INTERIOR SIDE YARD	1.2	1.2
5.2.2f)	MIN. REAR YARD :	4.5	4.5
5.2.2g)	MAX. BLDG. HEIGHT	11	8.3
5.2.3	R1-B ZONE SHALL APPLY TO ALL OTHER USES EXCEPT A HOME OCCUPATION WHICH SHALL BE PERMITTED IN ANY DWELLING WITHIN THE R2 ZONE		
5.2.4	MIN. MUTUAL SIDE LOT LINE FOR SEMI-DETACHED	1.2	1.2
5.2.5	PROJECTION OF AN ATTACHED GARAGE FROM THE FRONT WALL OF A DWELLING This provision shall not apply where: a) the front wall of the dwelling and the wall of the attached garage containing the opening for vehicular access do not face the same lot line; b) the width of the attached garage is less than 60 percent of the width of the dwelling or c) a duplex or single detached dwelling is located on a lot with a lot frontage of 15 metres or greater.	3.5	N/A

COORD. IV/ ZONING BY-LAW FOR ALL OTHER ZONING REQ.'S

PARKING REQ'D: RESIDENTIAL			
PROVISION	NUMBER OF PARKING SPACES	REQUIRED	PROVIDED
4.9a)	SINGLE DETACHED, SEMI-DETACHED, DUPLEX, TRI-PLEX, FOUR-PLEX, TOWNHOUSE DWELLINGS & VACATION HOME (B-2-2011): 2 SPACES / DWELLING UNIT 2 SPACES x 2 DWELLING UNITS = 4	4 SPACE(S)	4 SPACE(S)
4.9e)	ACCESSORY RESIDENTIAL DWELLING UNIT, 1 SPACES IN ADDITION TO THOSE REQ'D FOR THE PRIMARY RESIDENTIAL DWELLING UNIT USE	2 SPACE(S)	2 SPACE(S)
	TOTAL PARKING:	6 SPACE(S)	6 SPACE(S)

SITE PLAN LEGEND

---	PROPERTY LINE
---	SETBACKS
CP	COVERED PORCH
D	DECK
*	STALL MARKINGS
A	ACCESSIBLE
V	VISITOR
1	REQ'D DWELLING PARKING
2	REQ'D DWELLING PARKING
HATCH IDENTIFICATION LEGEND	
	CONG. SIDEWALK / PAD / CROSSWALK / SIDEWALK / LANEWAY / STAIRS / ETC.
	AREA OF ASPHALT
	AREA OF PARKING
	LANDSCAPING
	2-STORY RESIDENTIAL DETACHED DWELLING (VEHICULAR - x1 GARAGE, x2 DRIVEWAYS) (11430mm W x 11240mm D) (176.31m² (1848PS²)) + GARAGE
	2-STORY RESIDENTIAL DETACHED DWELLING (VEHICULAR - x1 GARAGE, x2 DRIVEWAYS) (11430mm W x 10953mm D) (172.41m² (1856PS²)) + GARAGE



**COMMITTEE OF ADJUSTMENT
REPORT REGARDING AN APPLICATION FOR
SEVERANCE**

FILE NUMBER: BNPL2020152

MEETING DATE: October 21, 2020
APPLICANTS: BRADLEY MOTTASHED
ROLL NUMBER: 331040101301700000
LOCATION: PLAN 182 BLK 108 PT LOT 31, 32 (171 Queen Street S, Simcoe)

PROPOSAL:

An application has been received to sever a parcel having a frontage of 12.7 m (approx. 42 ft), depth of 19.54 m (64 ft), and having an area of 248.1 sq. m (approx. 2671 sq. ft) and a retained having an area of approx 248.1 sq. m (approx. 2671 sq. ft) as the creation of a lot within the Town of Simcoe.

PLANNING STAFF RECOMMENDATION:

That Application BNPL2020152 BE APPROVED, subject to the attached conditions.

REASON: The subject application is consistent with related policies of the Provincial Policy Statement, 2020 and the Norfolk County Official Plan.

SITE FEATURES AND LAND USE:

The subject lands are subject to application BNPL2020151, creating a newly severed lot with approx. 25.4 m of frontage on Short Street, an area of approx. 486.3 sq. m. and a depth of approximately 19.54 metres. The proposed severance application would create two nearly equal lots with approximately 248 sq. m area, a depth of 19.5 m and a width of approximately 12.7 m. The subject lands are currently vacant. The lands are in the urban area of Simcoe and are surrounded mainly by residential uses except for an existing industrial use (a print shop) at the corner of Short Street and Stanley Street.

PERTINENT CIRCULATION COMMENTS:

Building Inspector Reviewed. No comment.

Forestry Reviewed. No comment.

Zoning Administrator

The lots are deficient in lot area for the R2 zone. A Minor Variance is required. See report for ANPL2020153 for comments.

Development Engineering

1. As per Norfolk County By-law 2016-32, an entrance permit and installation of entrance will be required for the severed parcel at time of building permit application. (Comment).
2. As per Norfolk County By-law 2017-04, a lot grading plan will be required for the severed lands at time of building permit application. (Comment).
3. Municipal services must be installed to the satisfaction of Norfolk County and all applicable permits must be applied for with Public Works. This is to be done at the Owner's expense at the time of building permit application. (Comment).

GIS Services

Please contact Norfolk GIS for New Civic Address when building.

Fire Reviewed. No comment.

Paramedic Services Reviewed. No comment.

Hydro One. Reviewed. No comment.

Union Gas Reviewed. No comment.

Canada Post Reviewed. No comment.

REGARD TO PUBLIC INPUT:

No public input has been received for this application and therefore was not considered as part of the recommendation.

PLANNING COMMENTS:

This application is one component of a larger proposal to sever the subject lands into 3 separate lots: a single family dwelling lot facing Queen Street South with the existing structure, and two proposed semi-detached dwellings with frontage on to Short Street.

The intent of the proposal, as described in the justification report provided by the agent, is to provide addition affordable dwellings in the area through the use of pre-fabricated “modular homes”. Due to the nature of the development type, the agent identified limitations in regard to adjusting size and dimensions of the proposal. In order to allow this development, this application is accompanied by a proposed severance, BNPL2020151, to sever the subject lands from the previously existing lot with the civic address of 171 Queen Street South, and a minor variance application, ANPL2020153, to recognize deficiencies created through the proposed severance subject to this application as well as the proposed pre-fabricated dwelling units.

Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. The PPS promotes efficient land use and development patterns that support strong, livable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

Section 1: Building Healthy Communities of the PPS promotes the building of strong, healthy communities and includes policies about avoiding development and land use patterns which may cause environmental or public health and safety concerns. Section 1.1.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development. Section 1.1.3.4 states that “appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”

- **Comment:** The proposed severance is within Simcoe in an existing residential neighbourhood. Collaboratively with the corresponding applications, BNPL2020151 and ANPL2020153, the proposed development would allow two new lots for semi-detached dwellings and increase the density of the existing neighbourhood. The proposed development would also produce compact lots which can be adequately serviced by existing servicing in the area. There is no risk to public health and safety perceived by staff as a part of this application.

Housing is highlighted in Section 1.4 of the Provincial Policy Statement it states municipalities must be prepared to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area.

- **Comment:** As Norfolk County, and the town of Simcoe, is still dominated by single family dwellings, it is staff's opinion that the proposed development would add further diversification to the existing neighbourhood and Norfolk County overall.

Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their

economic, environmental and social benefits.

- **Comment:** Staff are satisfied that the application is consistent with Section 2 of the PPS as the proposed minor variance will not affect any natural heritage, water features, or agricultural uses.

Section 3: Protecting Public Health and Safety of the PPS contains policies intended to reduce the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

- **Comment:** No human made hazards were identified on the subject property or in the vicinity.

It is the opinion of staff that the subject application is consistent with the PPS.

Norfolk County Official Plan:

The subject lands are designated "Urban Residential" in the Official Plan. This designation is meant to encompass neighbourhoods in the County's urban area capable of providing a variety of residential forms that serve a diverse population.

Section 7.7.1 indicates that the predominant use of the land shall be a variety of urban dwelling types.

- **Comment:** The Urban Residential designation supports the development of housing for a diverse population. The proposed severance and proposed associated development would provide additional housing within an existing urban area. It is staff's opinion that this proposed development is consistent with the land use designation

Section 5.3 of Norfolk County's Official Plan focuses on the importance of housing for the area. Section 5.3.b) specifically speaks to the importance of providing a "a full range of housing types and densities" which meet the anticipated demand and demographic change. Section 5.3.b) also identifies a target of 15 percent of all new housing built being either semi-detached or townhouse dwellings.

- **Comment:** The proposed development related to this severance is a semi-detached dwelling. The proposed application could therefore contribute positively to the County's housing targets.

Section 5.3.1 speaks to residential intensification, stating the following:

- a) Housing shall, in part, be provided through urban residential intensification, which may include any of the following:
 - i) small scale intensification through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units;
 - ii) infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or
 - iii) redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a high density or the replacement of non-residential uses with compatible residential or mixed use development with a residential component.
- **Comment:** The existing parcel currently contains a single family detached dwelling. The proposed severance with the accompanying applications, BNPL2020151 and ANPL2020153, propose infill in the form of two additional single detached dwellings. Many neighbouring lots appear to have been previously severed allowing for higher density and more housing in the area. It is staff's opinion that the proposed development is in line with 5.3.1. ii) by providing infill on what could be considered an underutilized lot in an existing residential neighbourhood.

Further section 5.3.1 states the following:

The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:

- I. the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study;
 - **Comment:** The subject lands are within the town of Simcoe's urban boundary.

- II. the existing water and sanitary sewer services can accommodate the additional development;
 - **Comment:** Development Engineering, on behalf of Public Works, did identify that municipal servicing would be required for the proposed severances (see comments above). No existing servicing constraints were identified through comments on this application.
- III. the road network can accommodate the traffic generated;
 - **Comment:** The proposed severed lands would front on to Short Street, an existing serviced road.
- IV. the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
 - **Comment:** The existing neighbourhood includes a combination of smaller and larger residential lots which, in staff's opinion, would be complemented by the proposed smaller lots.
- V. the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.
 - **Comment:** As discussed previously in this section, the Urban Residential designation supports the development of a variety of housing types. It is staff's opinion that this proposed development is consistent with the land use designation.

Norfolk County Zoning By-Law:

The subject lands are zoned "Urban Residential Type 2 (R2)" in the Norfolk County Zoning By-law, 1-Z-2014. The zone permits single, semi-detached, and duplex dwellings, as well as related uses such as bed and breakfast, day care nursery, and home occupation.

- **Comment:** Both the severed and retained lots' proposed development is permitted as a use under the Zoning By-law, however the proposed retained and severed parcels do not currently meet the required frontage and area required for Urban Residential Type 2 zone in the Norfolk County Zoning By-law. Due to the deficiencies resulting from this proposed severance, a related minor variance application, ANPL2020153, is required. A condition of severance approval is that a related minor variance be approved to grant relief for these deficiencies. The subject application meets the general intent of the Norfolk county Zoning By-law.

Other Information:

Planning Department staff have completed a site inspection and are of the opinion that the requested severance is appropriate in this instance. The end result of the severance is not anticipated to result in negative impacts to surrounding property owners.

CONCLUSION:

Planning staff consider the subject application to be consistent with the policies of the PPS and conform to the Official Plan. Staff support this application and recommend that it be approved, subject to the attached conditions.

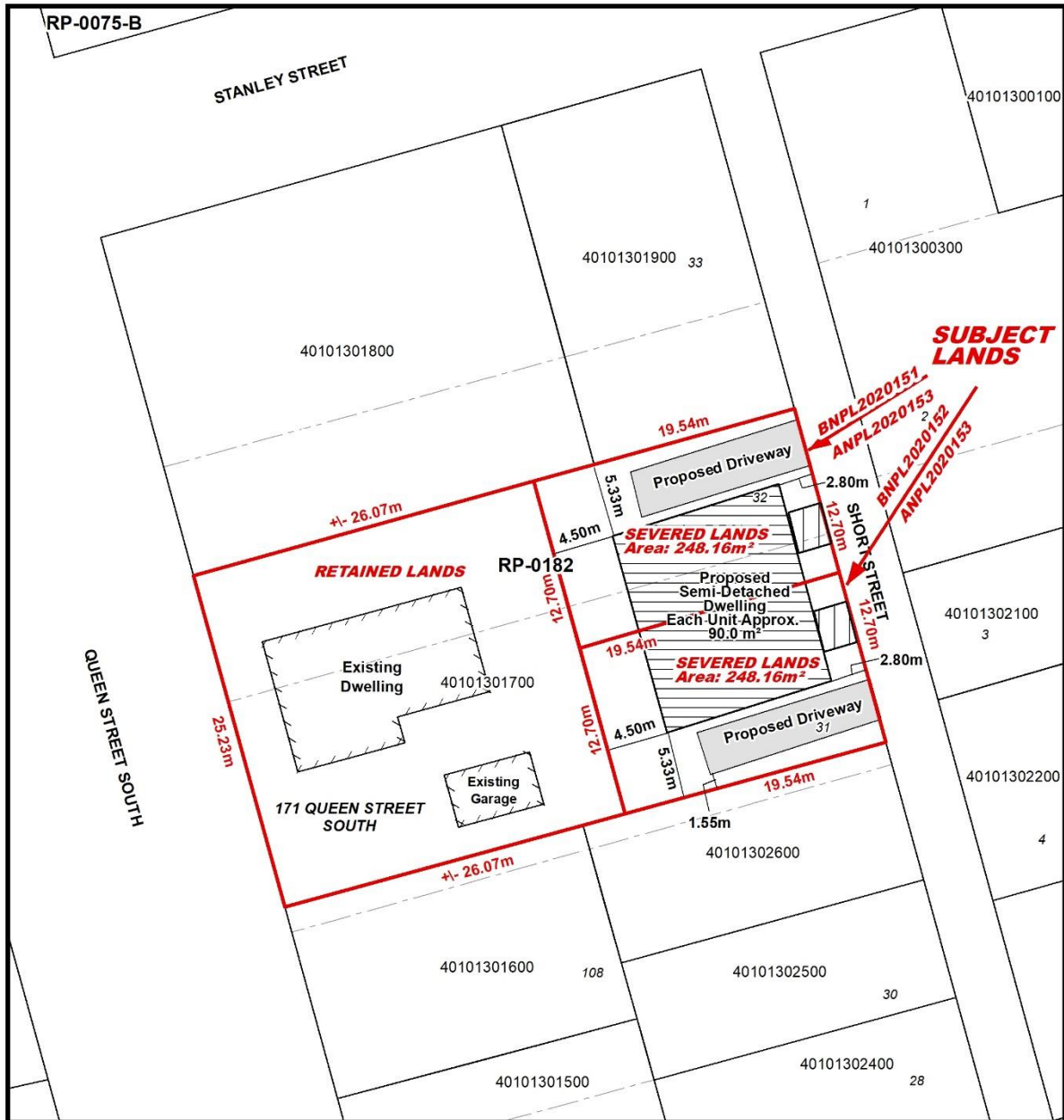
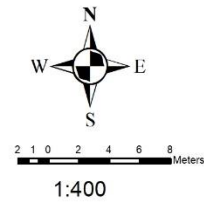
Reviewed by:
Tricia Givens
Director of Planning
Planning and Development
519-426-5870 ext. 1893

Written and submitted by:
Nicole Goodbrand
Planner
Planning and Development
519-426-5870 x. 1304

LOCATION OF LANDS AFFECTED

File Number: BNPL2020151, BNPL2020152
& ANPL2020153

Urban Area of SIMCOE

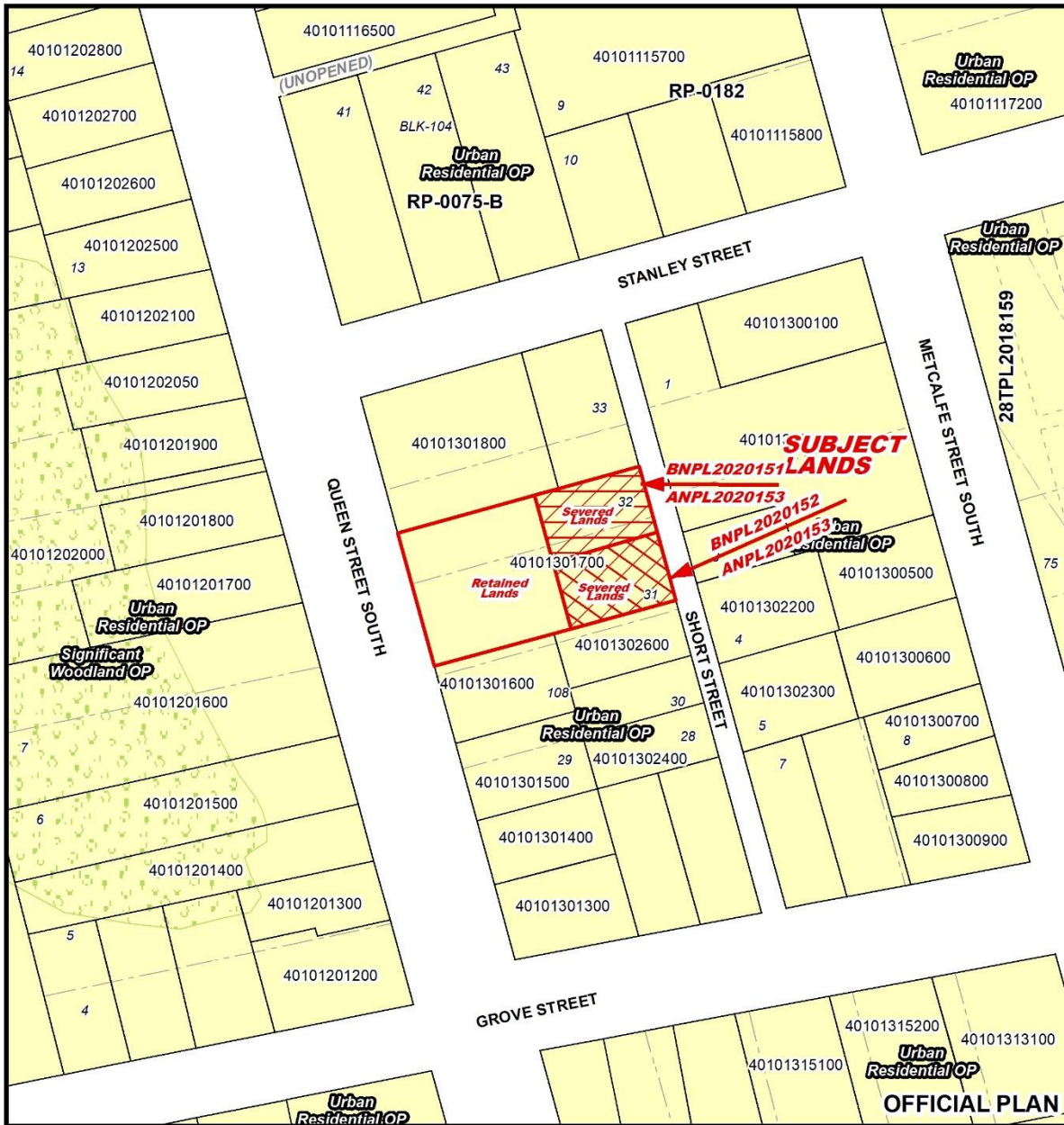
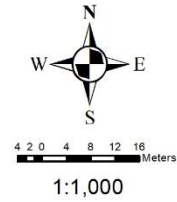


8/27/2020

MAP 2

File Number: BNPL2020151, BNPL2020152
& ANPL2020153

Urban Area of SIMCOE

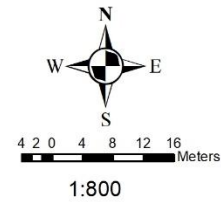


8/27/2020

MAP 3

File Number: BNPL2020151, BNPL2020152
& ANPL2020153

Urban Area of SIMCOE



8/27/2020

CONDITIONS:

1. Receipt of a letter from Norfolk County indicating that their requirements, financial or otherwise have been satisfied including:
 - a. Cash-in-lieu of parkland dedication be paid in accordance with Section 51(5) and (8) of the Planning Act, R.S.O. 1990, c.p. 13 (\$500.00 - Please note: amount may be revised from time to time);
 - b. Proof that property taxes are paid and up to date, or payment of any outstanding taxes;.
2. Receipt of a letter from Public Works (Environmental Services Department) indicating that water and sewer connections have been installed to the severed parcels.
3. Subject to approval of the required Minor Variance application, ANPL2020153, for the retained and severed land.
4. Receipt of a letter from the Secretary-Treasurer indicating that a new civic address has been assigned to the **severed** parcel.
5. Receipt of three copies of the registered reference plan for the severed parcel of land from the solicitor acting in the transfer.
6. Receipt of three copies of the deed for the severed parcel of land, or if filing by electronic registration, receipt of the PIN print-out and three copies of the Transfer in Preparation from the solicitor acting in the transfer.
7. That the solicitor acting in the transfer provide an undertaking to provide the Secretary-Treasurer with a copy of the first page of the Receipted Transfer upon completion of the electronic registration.
8. That the above conditions must be fulfilled and the Certificate for consent be issued on or before the lapsing date noted below after which time the consent will lapse.

LAPSING DATE:

October 21, 2021 subject to any extensions as necessitated by the on-going state of emergency due to the Covid-19 pandemic.



Drawing Scale :	Drawing No.
AS SHOWN	C102
Project No.	
22-035	

Short Street - Sanitary Sewer Extension

NORFOLK COUNTY Securities Estimate

Date 6/7/2022

Project# 22-035

ITEM	DESCRIPTION	UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT	SECURITY %	SECURITY AMOUNT
A. SANITARY SEWERS							
1	Supply and install all Sainitary services including all fittings.	Each.	2	\$500	\$1,000	100%	\$1,000
2	Supply and install sanitary sewers: a) SAMH1 Ex.SAMH (150mm)	metre	12	\$130.00	\$1,560	100%	\$1,560
3	Construct 1200mm dia. precast concrete maintenance holes: a) SAMH1	L.S.	1	\$4,500	\$4,500	100%	\$4,500
4	Flush and CCTV Video Sanitary System.	L.S.	1	\$500.00	\$500	100%	\$500
TOTAL SANITARY SEWERS					\$7,560		\$7,560
B. WATERMAINS							
1	Supply and install water service including valve, fittings and anodes.	each	2	\$500.00	\$1,000	100%	\$1,000
TOTAL WATERMAIN					\$1,000		\$1,000
C. ROAD CONSTRUCTION							
1	Saw-cut, remove existing surface and base asphalt as indicated on plans.	L.S.	1	\$2,000	\$2,000	100%	\$2,000
2	Supply, place and compact 450mm Granular 'B' Type 2 100% crushed limestone for sewer restoration	tonne	53	\$15.00	\$790	100%	\$790
3	Supply, place and compact 150mm Granular 'A' 100% crushed limestone for sewer restoration	tonne	36	\$20.00	\$713	100%	\$713
4	Supply, place and compact 50mm of HL8 base asphalt pavement for sewer restoration	tonne	12	\$85.00	\$1,052	100%	\$1,052
5	Supply, place and compact 40mm of HL3 top asphalt pavement for asphalt area.	tonne	10	\$100.00	\$990	100%	\$990
TOTAL ROAD CONSTRUCTION					\$5,544		\$5,544

ITEM	DESCRIPTION	UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT	SECURITY %	SECURITY AMOUNT
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SECURITY SUMMARY

A.	SANITARY SEWERS						<u>\$7,560</u>
B.	WATERMAIN						<u>\$1,000</u>
C.	ROAD CONSTRUCTION						<u>\$5,544</u>

TOTAL SECURITIES NORFOLK COUNTY

\$14,104

GRAND TOTAL

\$14,104

MAP A

CONTEXT MAP

Urban Area of SIMCOE

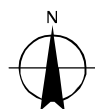
BNPL2022235



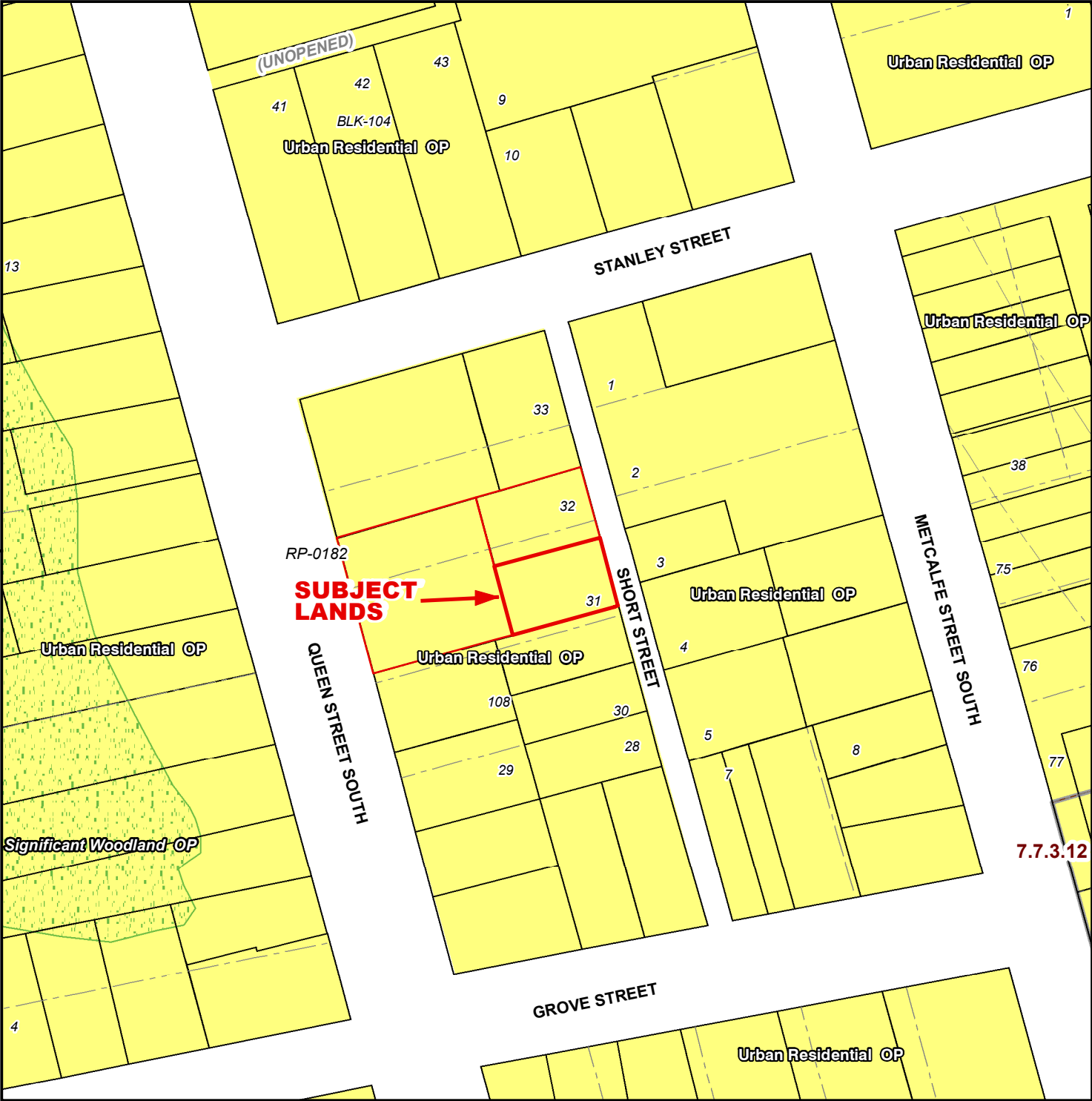
Legend

- Subject Lands
- Lands Owned
- 2020 Air Photo

8/12/2022



20 10 0 20 40 60 80 Meters



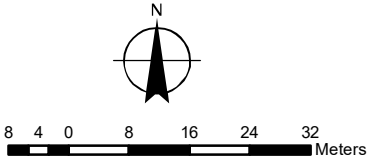
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Urban Residential
- Urban Area Boundary
- Significant Woodland

8/12/2022

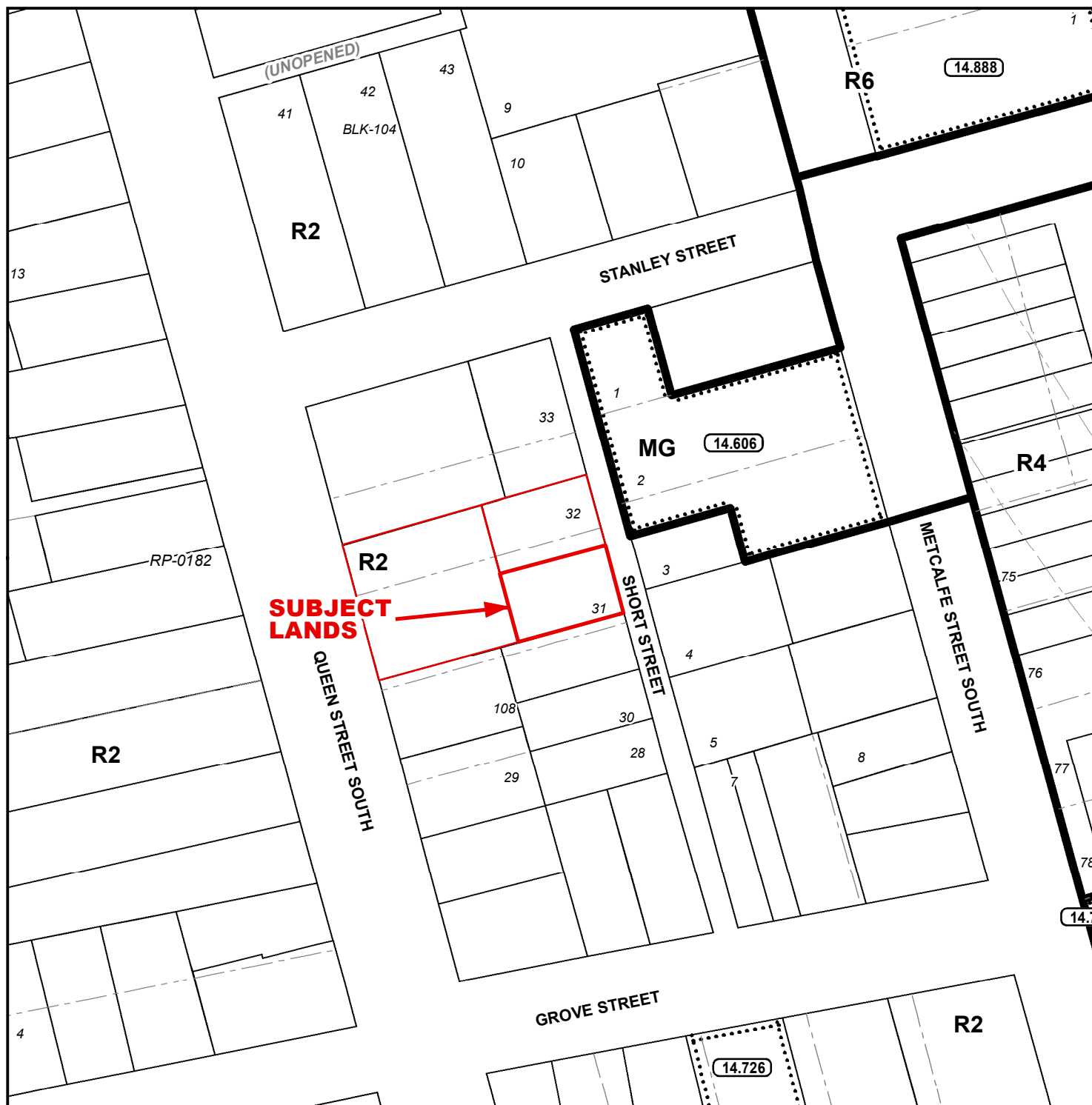


MAP C

ZONING BY-LAW MAP

Urban Area of SIMCOE

BNPL2022235



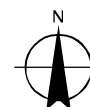
LEGEND

- Subject Lands
- Lands Owned

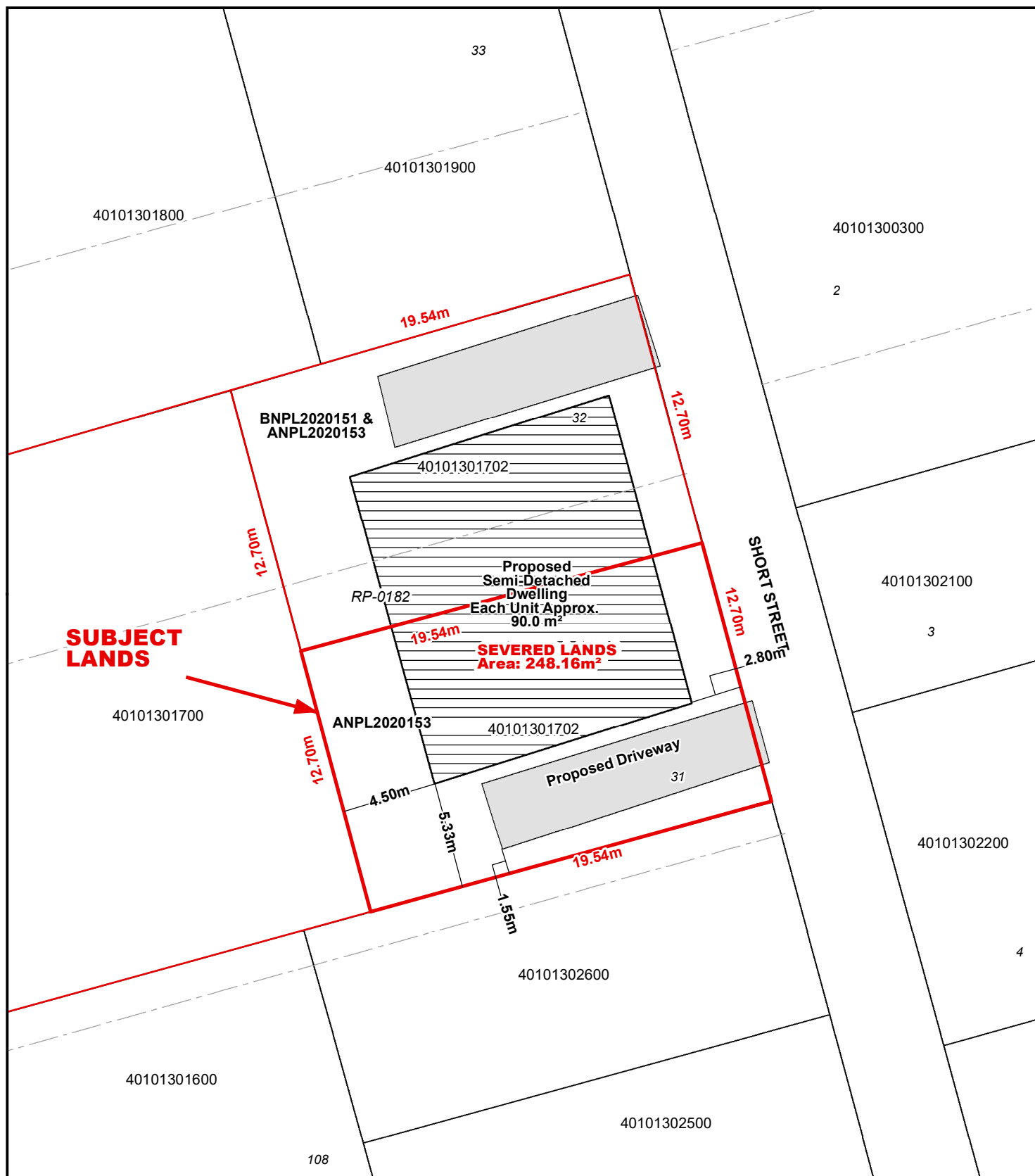
ZONING BY-LAW 1-Z-2014

8/12/2022

- (H) - Holding
- CN - Neighbourhood Commercial Zone
- MG - General Industrial Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone
- R6 - Residential R6 Zone



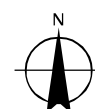
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Legend

- ☐ Subject Lands
- ☐ Lands Owned

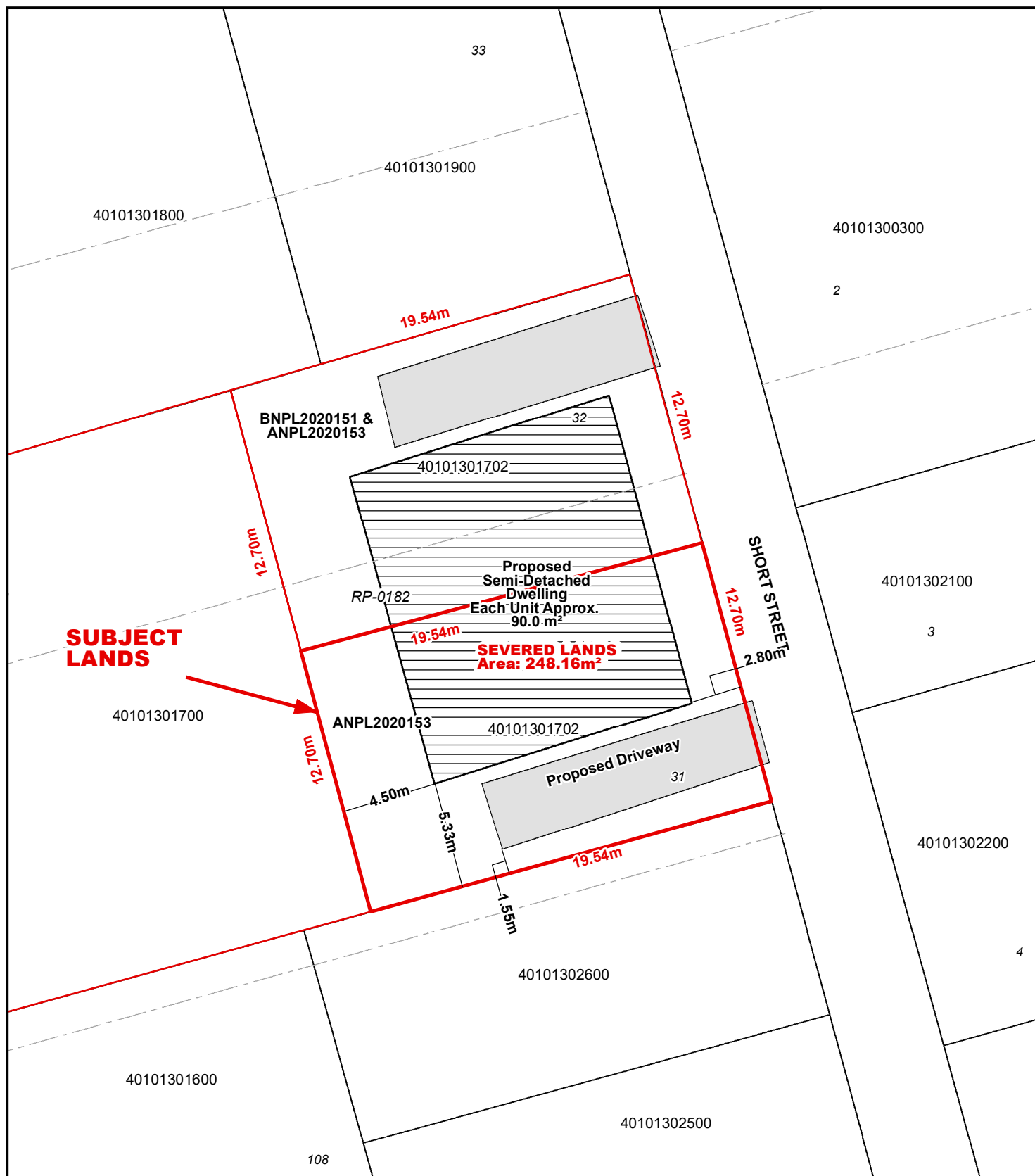
8/12/2022



BNPL2022235

CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

- ☐ Subject Lands
- ☐ Lands Owned

8/12/2022

