

**For Office Use Only:**

File Number BNPL2023151  
Related File Number -  
Pre-consultation Meeting -  
Application Submitted April 17, 2023  
Complete Application

Application Fee \$3089.00  
Conservation Authority Fee N/A  
Well & Septic Info Provided N/A  
Planner Hanne Yager  
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:** 40502025100

**A. Applicant Information**

**Name of Owner** Myeong-Joon Park

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 70 Hillcrest Road

Town and Postal Code Simcoe N3Y 4K6

Phone Number

Cell Number 647-218-3337

Email joonswi@gmail.com

**Name of Applicant** Myeon-Joon Park

Address 70 Hillcrest Road

Town and Postal Code Simcoe N3Y 4K6

Phone Number

Cell Number 647-218-3337

Email joonswi@gmail.com

**Name of Agent** Joshua Vanden Hengel  
**Address** 63 West Church Street  
**Town and Postal Code** Waterford N0E 1Y0  
**Phone Number** \_\_\_\_\_  
**Cell Number** 905-975-1813  
**Email** joshvh@royallepage.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:

\_\_\_\_\_  
\_\_\_\_\_

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

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

CHR Plan 427 Lot 23, Hillcrest Road, Hamlet

Municipal Civic Address: 70

Present Official Plan Designation(s): Hamlet

Present Zoning: Rural Commercial

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

☐ Yes ☒ No If yes, please specify:

Lands are under Site Plan Control

3. Present use of the subject lands:

70 Hillcrest is a Convenience Store with Rear Dwelling Space

68 Hillcrest is a Single Family Home

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:

70 Hillcrest - Convenience Store at front, Rear Residential Unit attached. On the West side of the Residential unit is a covered porch/ lean-to with storage space. Fence on South and West side of property.

68 Hillcrest - House with attached lean-to/carport for parking on North side. Small porch on front of house.

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:

60-70 Years

9. Existing use of abutting properties:

Flea Market on South Side, Single Family Home on North Side, Single family homes on West Side

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:

\_\_\_\_\_

# 70 HILLCREST ROAD

## 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	20.09m	30m		37.24	
Lot depth	82.061m				
Lot width	20.228m	30m			
Lot area	1653.16m	1860m		2220.1m	
Lot coverage					
Front yard	4.25m	13m		4.25m	
Rear yard	48.65m	9m		48.65m	
Height		11m			
Left Interior side yard	1.95m	3m		19.1m	
Right Interior side yard	1.51m	3m		1.9m	
Exterior side yard (corner lot)					
Parking Spaces (number)	2			10	
Aisle width					
Stall size					
Loading Spaces					
Other					



### 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	20.20m	30m			
Lot depth	81.311m				
Lot width	20.20m	30m			
Lot area	1642.48m	1860m		1075.54m	
Lot coverage					
Front yard	38.93m	13m			
Rear yard	29.40m	9m			
Height		11m			
Left Interior side yard	4.23m	3m			
Right Interior side yard	8.229m	3m			
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:

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

Frontage: 

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Depth: 

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Width: 

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Lot Area: 

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Present Use: 

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Proposed Use: 

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Proposed final lot size (if boundary adjustment): 

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

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Description of land intended to be retained in metric units:

Frontage: 

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Depth: 

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Width: 

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Lot Area: 

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Present Use: 

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Proposed Use: 

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Buildings on retained land: 

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

Frontage: 17.15m

Depth: 35.35m at Longest, 32.24 opposite side

Width: 17.15m at Front, 17.059m at rear  
Area: 566.945 square meters  
Proposed Use: Parking Lot for Convenience Store

**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):

Retail Store on subject lands with side parking lot.

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:  
72 Hillcrest was formerly a gas station over 50 years ago



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:

No land is being dug up or developed.

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:

No land is being dug up or developed.

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 checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
- 

### Sewage Treatment

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

### Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Hillcrest Road

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## 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?

One

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2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

The proposed easement is for an existing parking lot. The owner of 70 Hillcrest Road also owns 68 Hillcrest Road in which the easement would be assigned to. The owner of 70 Hillcrest is looking to retain access to the parking lot for convenience store customers by Easement over the existing parking lot located on 68 Hillcrest.

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## **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

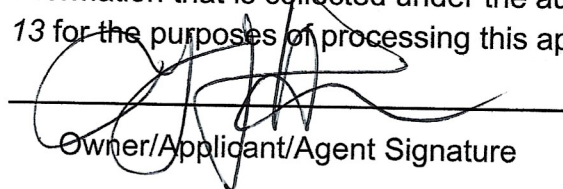
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

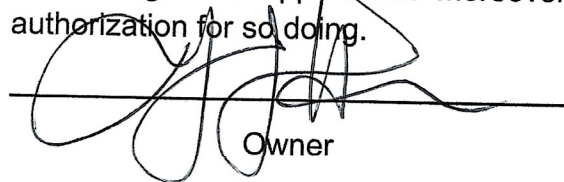
April 14, 2023  
Date

## 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 Myeong-Joon Park am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Joshua Vanden Hengel 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

April 14, 2023  
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, Myeong-Joon Park of Simcoe, 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:

\_\_\_\_\_

In Simcoe, ON

  
Owner/Applicant/Agent Signature

This 14 day of April

A.D., 2023

\_\_\_\_\_  
A Commissioner, etc.

FOR:  
JOSH VANDEN HENGEL  
68 & 70 HILLCREST ROAD

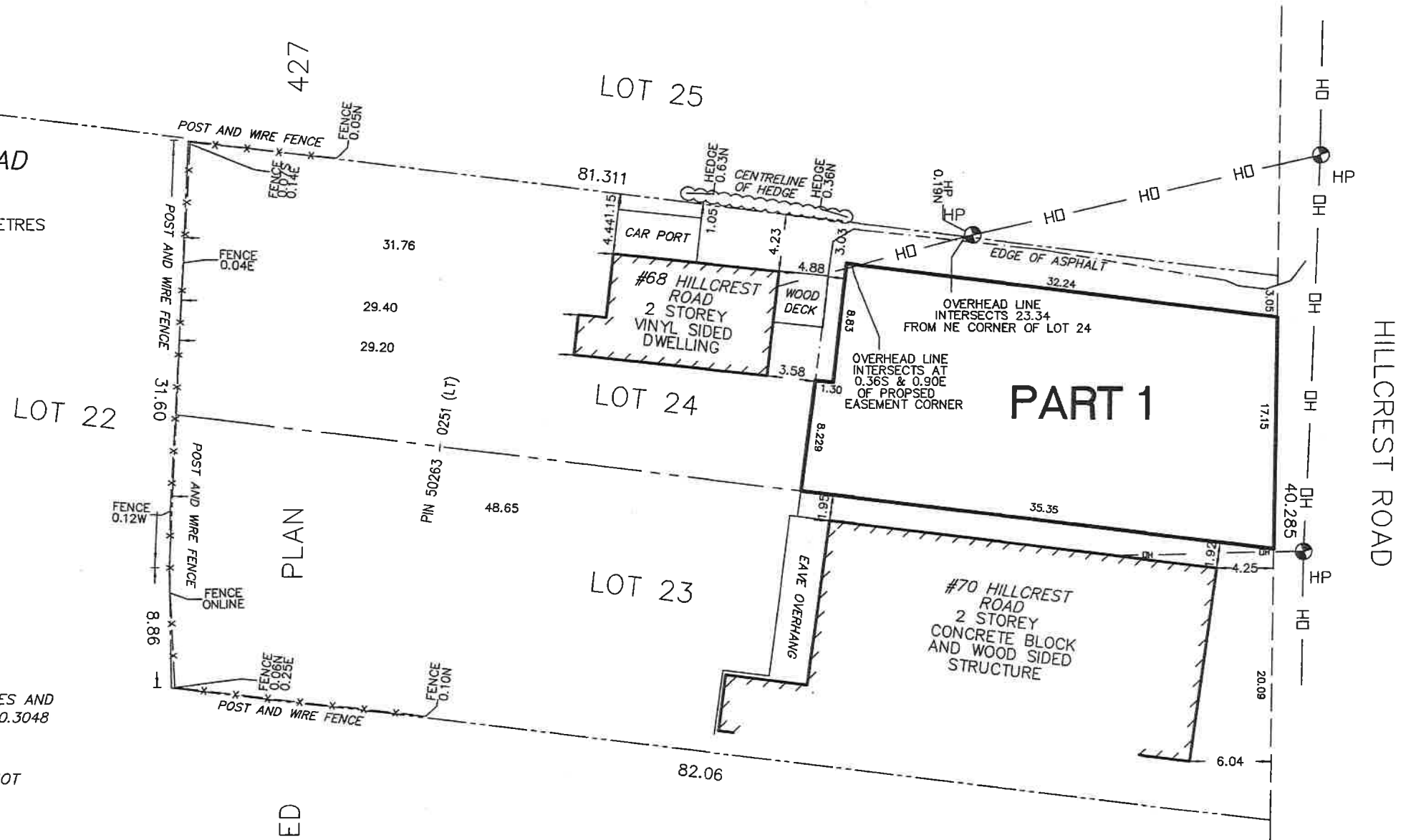
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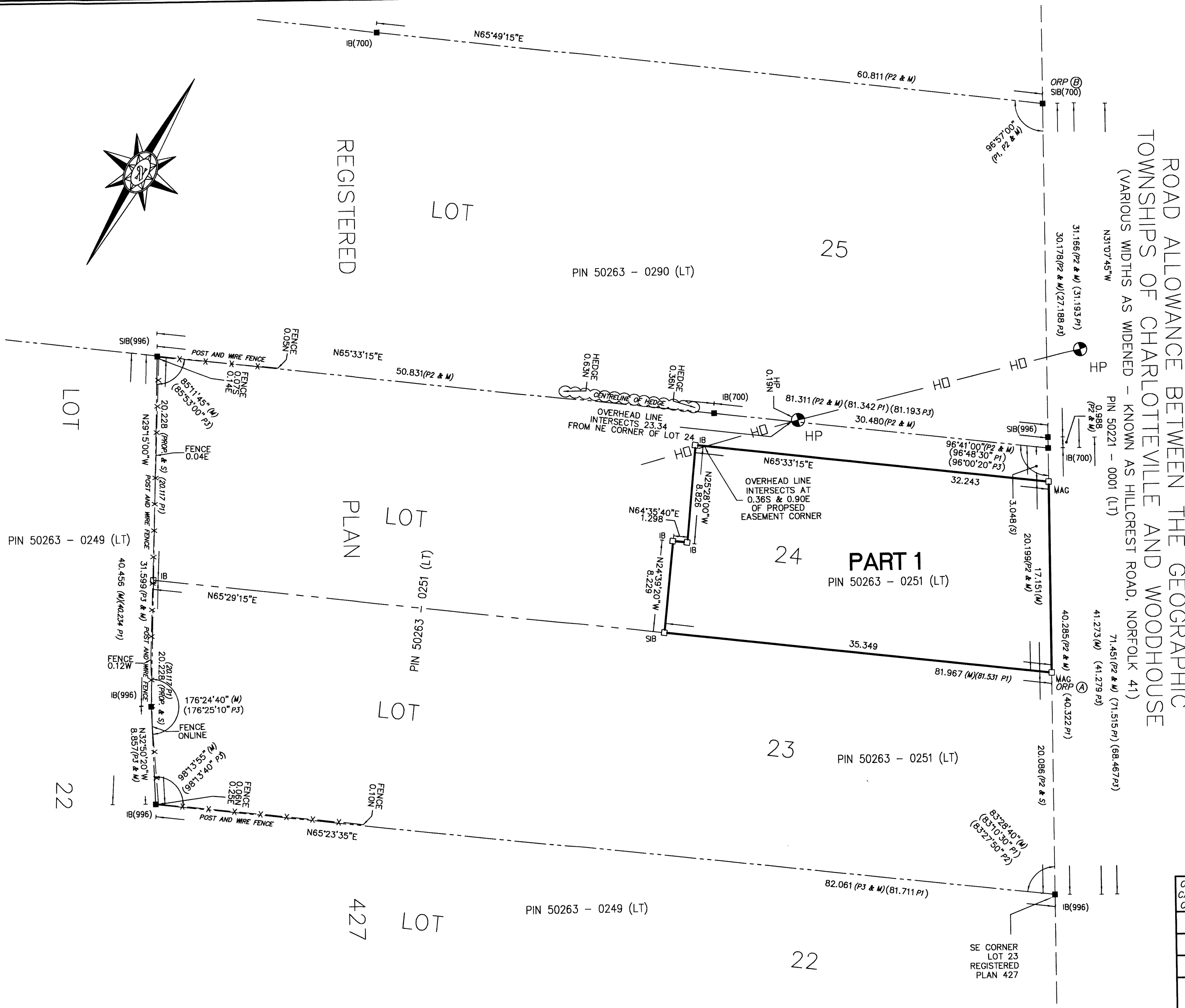
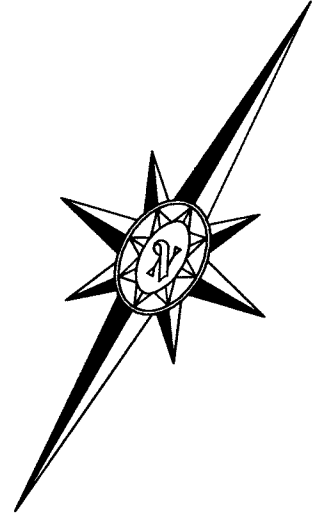
THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JEWITT & DIXON LTD. IS STRICTLY PROHIBITED.

REGISTERED

LOT 22

JOB # 23-3688      CLIENT: VANDEN HENGEL





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 37R-

RECEIVED AND DEPOSITED

DATED APRIL 11, 2023

DATED

ADVANCE COPY

SUBJECT TO CORRECTIONS AND ADDITIONS

R. C. DIXON, O.L.S.  
ONTARIO LAND SURVEYOR

ADD REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA (SQ.M)
1	PART OF 24	427	PART OF PIN 50263-0251	575.493 sq.m

PLAN OF SURVEY  
OF PART OF  
**LOT 24**  
**REGISTERED PLAN 427**  
IN THE GEOGRAPHIC  
**TOWNSHIP OF CHARLOTTEVILLE**  
IN  
**NORFOLK COUNTY**  
SCALE: 1 : 250

**JEWITT AND DIXON LTD.**

METRIC NOTE:  
DISTANCES AND COORDINATES ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

NOTE:  
BEARINGS ARE GRID AND WERE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, SHOWN HEREON HAVING A BEARING OF N31°07'45"W [UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010)]

TO CONVERT (P1) BEARINGS TO GRID BEARINGS  
- ADD 00°24'15" TO THE NORTHWEST BEARINGS  
- SUBTRACT 00°24'15" FROM THE NORTHEAST BEARINGS

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.999649566

OBSERVED REFERENCE POINTS (ORPs): DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) HTv2.0 (2010) COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4742653.861	553942.170
ORP B	4742697.815	553915.625

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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 10TH DAY OF APRIL, 2023

DATED: APRIL 11, 2023  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-47332

ADVANCE COPY

SUBJECT TO CORRECTIONS AND ADDITIONS

R.C. DIXON, O.L.S.  
FOR JEWITT & DIXON LTD.

LEGEND		MAGNETIC NAIL	SHOWN	IB
2.5cm X 2.5cm X 1.2m STANDARD	SHOWN	IRON BARS	SHOWN	IB
1.6cm X 1.6cm X 0.6m	SHOWN	IRON BARS	SHOWN	IB
1.6cm ROUND X 0.6m	SHOWN	IRON BARS	SHOWN	IB
LOT LINES	SHOWN			
DEED LINES	SHOWN			
FENCE LINES	SHOWN			
OVERHEAD WIRES	SHOWN			
ROAD LINES	SHOWN			
FOUND IRON BARS	SHOWN			
		PLANTED IRON BARS	SHOWN	IB

HYDRO POLES  
JEWITT AND DIXON LTD.  
JEWITT AND DIXON LTD.  
J. B. DODD, O.L.S.  
K.S. HUSTED, O.L.S.  
WITNESS MONUMENT  
ORIGIN UNKNOWN  
REGISTERED PLAN 427  
PLAN 37R-9570  
PLAN OF SURVEY BY JOHN B. DODD SHOWN  
DATED NOVEMBER 3rd, 1998 (S-7504-C)

SHOWN HP (700)  
SHOWN (1478)  
SHOWN (996)  
SHOWN (1582)  
SHOWN (WIT)  
SHOWN (OU)  
SHOWN (P1)  
SHOWN (P2)  
SHOWN (P3)

**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**  
51 PARK ROAD, SIMCOE, ONTARIO, N3Y 4J9  
PHONE: (519) 426-0842  
E-mail: info@jewittanddixon.com

F.W.	- J.M.R.
BOOK	- LL-FILE
CALC.	- J.M.R.
PLAN	- M.T.C.
CHECK	- K.H.
CLIENT	- VANDEN HENGEL
23-3688-RP	





**MAP A**  
**CONTEXT MAP**  
Geographic Township of CHARLOTTEVILLE

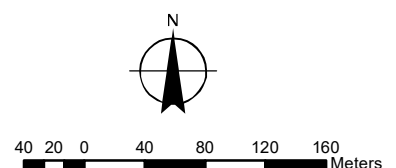
BNPL2023151



**Legend**

-  Subject Lands
-  Lands Owned
- 2020 Air Photo

5/16/2023







**Legend**

Subject Lands

Lands Owned

**Official Plan Designations**

Agricultural

Significant Woodland

Hamlet

Hamlet Area Boundary

Significant Woodland

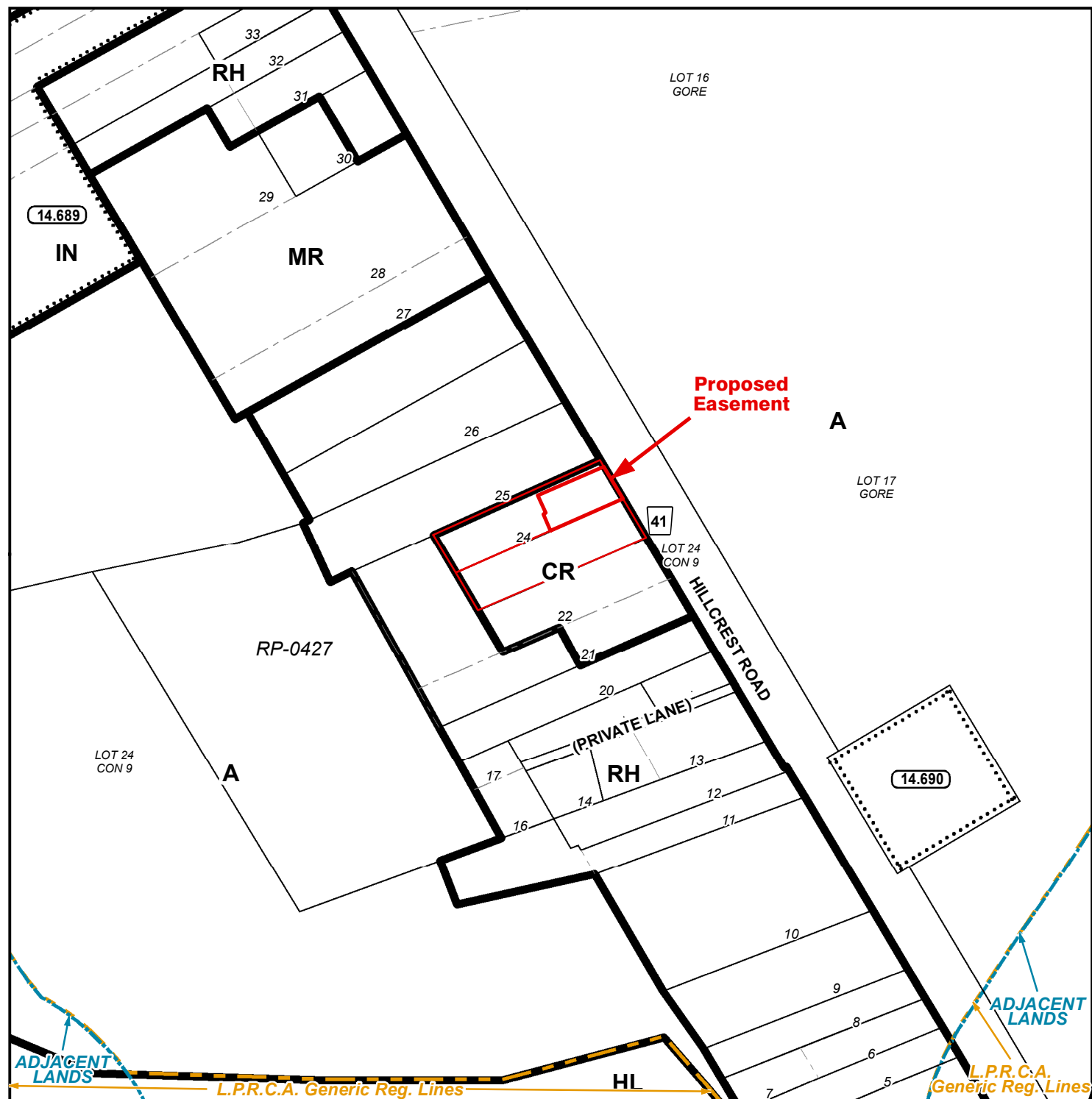
5/16/2023

# MAP C

## ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

BNPL2023151



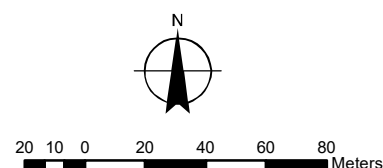
### LEGEND

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

ZONING BY-LAW 1-Z-2014

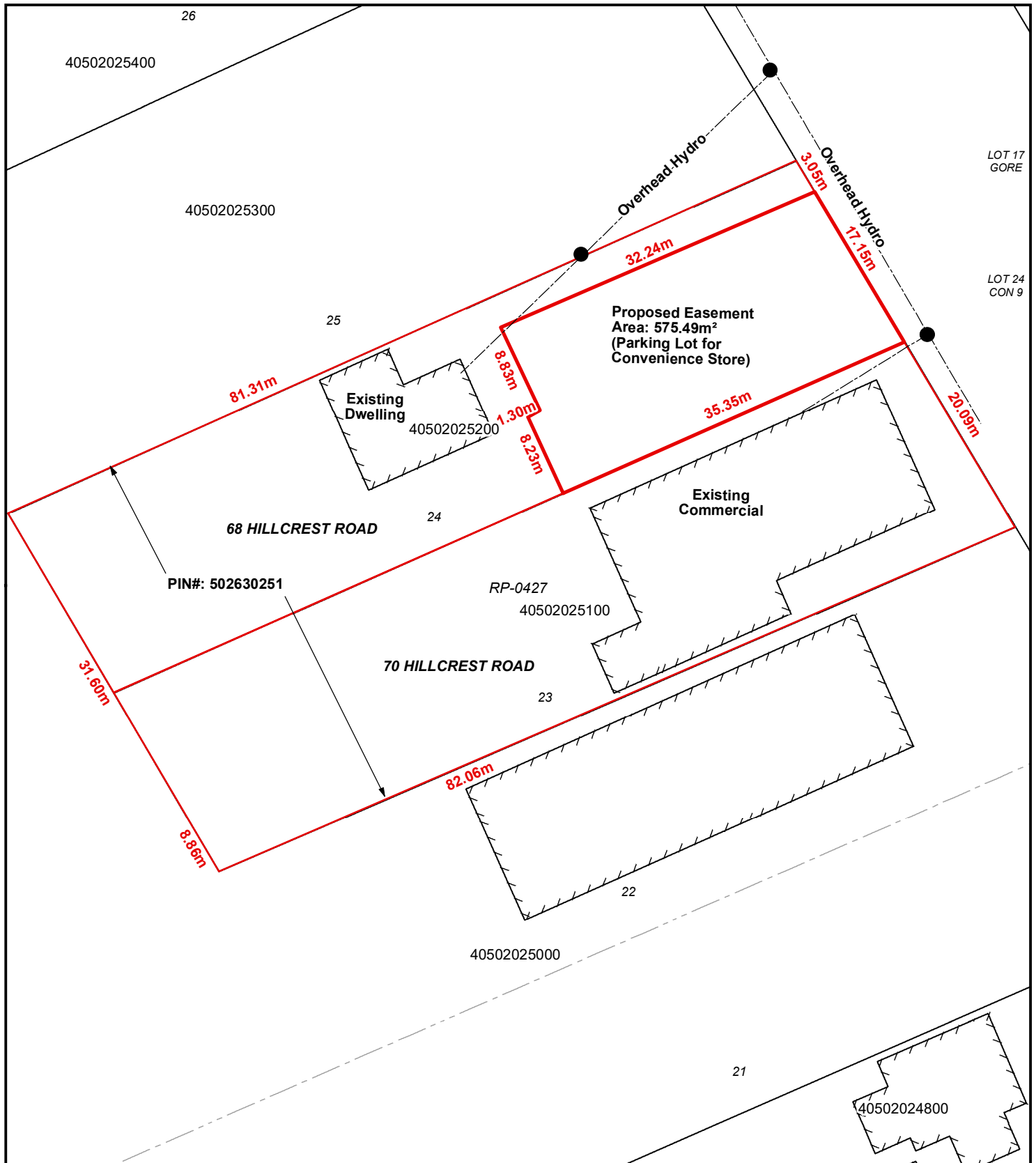
5/16/2023

- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone
- MR - Rural Industrial Zone



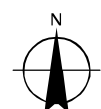
# CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



## Legend

- Subject Lands
- Lands Owned



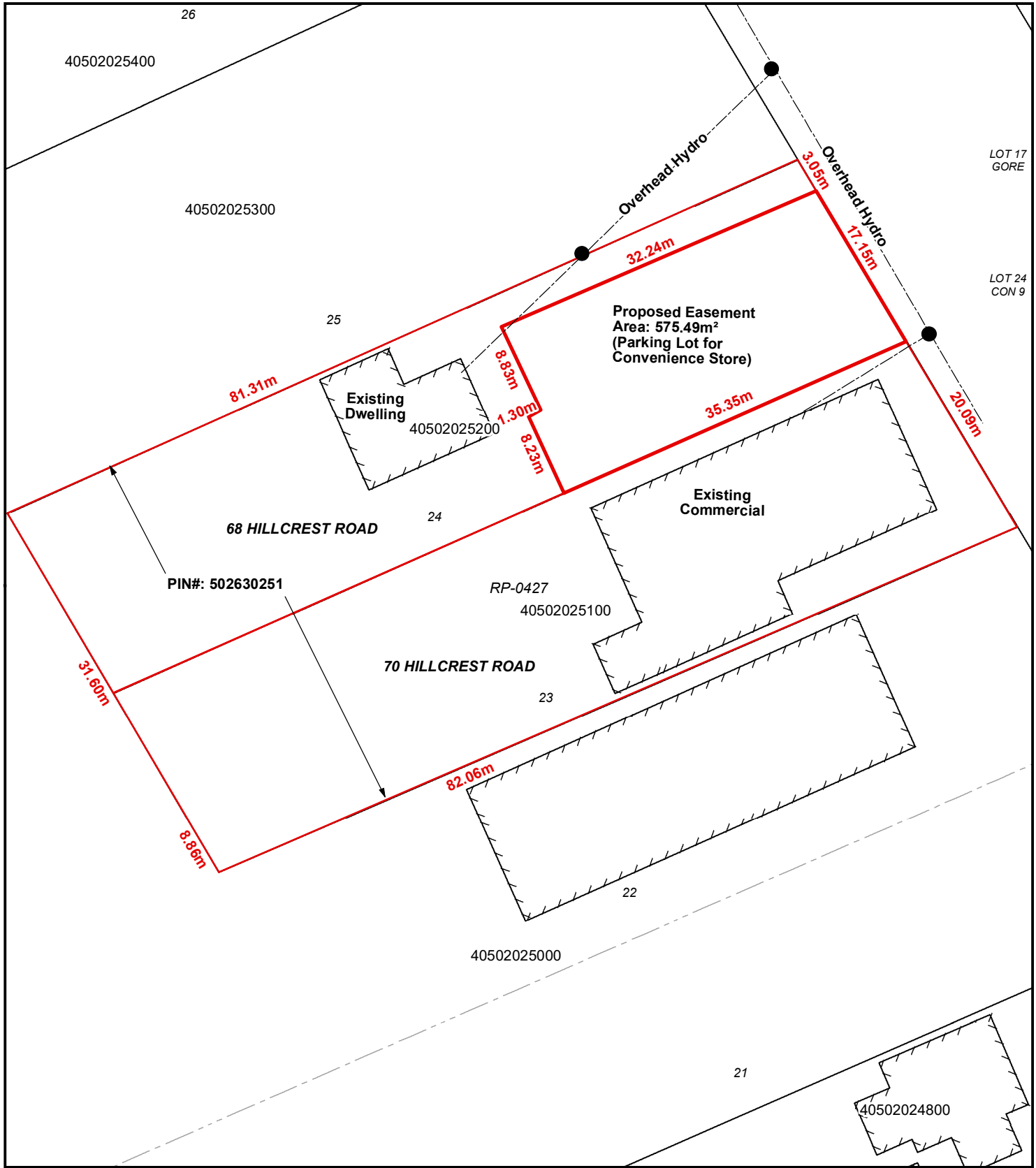
5/16/2023

4 2 0 4 8 12 16 Meters



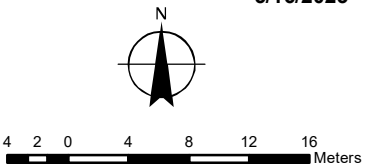
CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

-  Subject Lands
-  Lands Owned



5/16/2023