

For Office Use Only:

File Number BNPL2023331
Related File Number _____
Pre-consultation Meeting Jan.11.2024
Application Submitted Jan.12.2024
Complete Application _____

Application Fee 4952.00
Conservation Authority Fee N/A
Well & Septic Info Provided N/A
Planner H.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: 335-030-06000-0000

A. Applicant Information

c/o BRIAN SIMON

Name of Owner

ARMOUR FENCING & RAILING INC.

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

P.O. Box 574

Town and Postal Code

WATERFORD, ONTARIO N0E1Y0

Phone Number

519-428-4731

Cell Number

519-428-4731

Email

armourfencingandrailing@gmail.com

Name of Applicant

BRIAN SIMON

Address

P.O. Box 574

Town and Postal Code

WATERFORD, ONTARIO N0E1Y0

Phone Number

519-428-4731

Cell Number

519-428-4731

Email

armourfencingandrailing@gmail.com

Name of Agent

CARL WALKER

Address

7292 HALDIBROOK ROAD

Town and Postal Code

CALEDONIA ONTARIO N3W 2G8

Phone Number

905-961-3669

Cell Number

905-961-3669

Email

cwalkerucc@gmail.com

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:

NO MORTGAGEES

B. Location, Legal Description and Property Information

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

177 WEST CHURCH ST. WATERFORD ONTARIO NORFOLK COUNTY PART LOT 4 PLAN 35 AS IN NR392279 NORFOLK COUNTY

Municipal Civic Address: 177 WEST CHURCH ST.

Present Official Plan Designation(s): URBAN RESIDENTIAL

Present Zoning: R1-A

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

RESIDENTIAL

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

RETAINED BUILDING 672^{SF} SINGLE STOREY BUILDING
SET BACKS WEST SIDE 1.37^m REAR 46.53^m EAST 5.30^m FRONT 10.20^m
GARDEN SHED EAST 2.60^m REAR 21.2^m WEST 9.70^m

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.

NONE

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:

PROPOSED BUILDING ON SEVERED PARCEL 2 ARE SHOWN ON
THE ATTACHED GRADING/SITE PLAN. THIS A GENERIC
REPRESENTATION TO ILLUSTRATE GRADING CAN WORK.

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:

SINCE 1945

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:

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

SHOULD COMPLY

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

Frontage: 15.00^m

Depth: 65.67^m

Width: 15.00^m

Lot Area: 991^{sqm}

Present Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

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: 15.48^m

Depth: 65.67^m

Width: 15.48^m

Lot Area: 1003^{sqm}

Present Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

Buildings on retained land: 1 SINGLE FAMILY 1 STOREY DWELLING THAT IS 62.45m AND GARDEN SHED 95m[±]

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

Frontage: —

Depth: —

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	30.48 ^m	15.0 ^m	5.1 2(b) i	RET. 15.48 ^m SEV. 15.00 ^m	0 0
Lot depth	65.67 ^m	N/A	N/A	RET. 65.67 ^m SEV. 65.67 ^m	0 0
Lot width	30.48 ^m ±	N/A	N/A	RET. 15.48 ^m SEV. 15.00 ^m	0 0
Lot area	1994 ^{m²}	450 ^{m²}	5.1 2(b) i	RET. 1903 ^{m²} SEV. 991 ^{m²}	0 0
Lot coverage	672 SF OR 62.45 ^m .				
Front yard SET BACK	10.20 ^m	6.0 ^m	5.1 2(c) i	10.0 ^m ±	0
Rear yard SET BACK	46.53 ^m	7.5 ^m	5.1 2(f)	RET. 46.53 ^m SEV. 32.27	0 0
Height					
Left Interior side yard	16.0 ^m ±	1.20 ^m	1.20 ^m	RET. 1.37 ^m SEV. 1.25 ^m	0 0
Right Interior side yard	5.30 ^m	1.20 ^m	1.20 ^m	RET. 5.30 ^m SEV. 1.25 ^m	0 0
Exterior side yard (corner lot)	—	—	—	—	—
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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: _____ 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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
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:

NO THREATENED SPECIES ON SUBJECT LANDS

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:

WHPA D IS 375 metres FROM SUBJECT LANDS
NO IMPACT ON SOURCE WATER PROTECTION

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 425 m +

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

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☒ Municipal sewers

- ☐ Communal system

- ☐ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☒ Storm sewers

- ☐ Open ditches

- ☐ Other (describe below)

2. Existing or proposed access to subject lands:

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

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

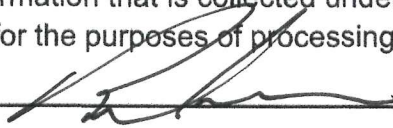
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



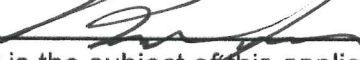
Owner/Applicant/Agent Signature




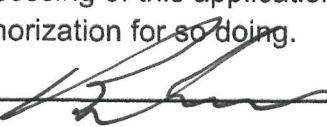
Date

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

I/We authorize  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, BRIAN Simon of ARMOUR FENCE & RAILING - INC
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:

Patricia Nicole Dedrick, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires September 2, 2024.

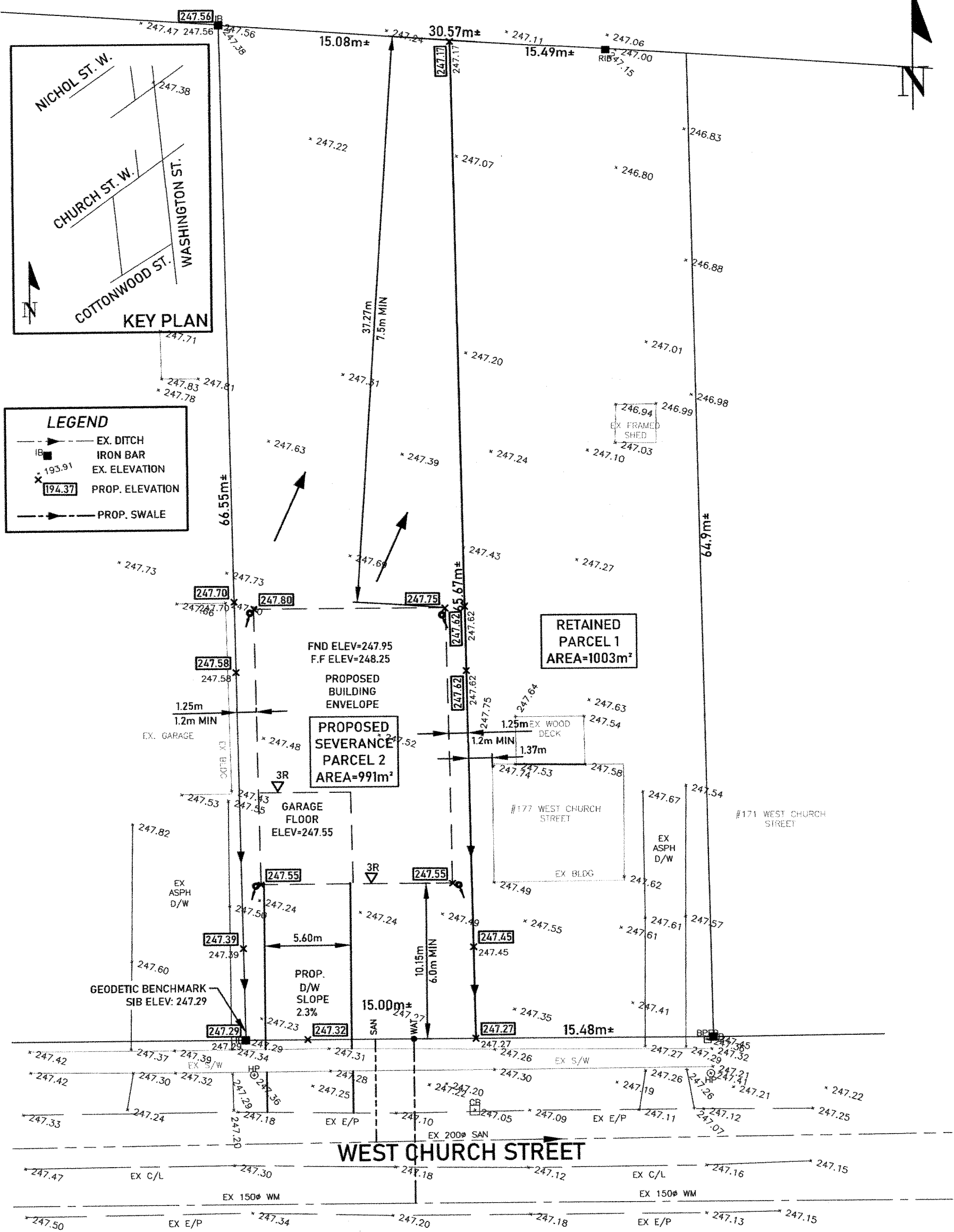
Carl Walsh
Owner/Applicant/Agent Signature

This 10th day of October

A.D., 2023

Dedrick

A Commissioner, etc.

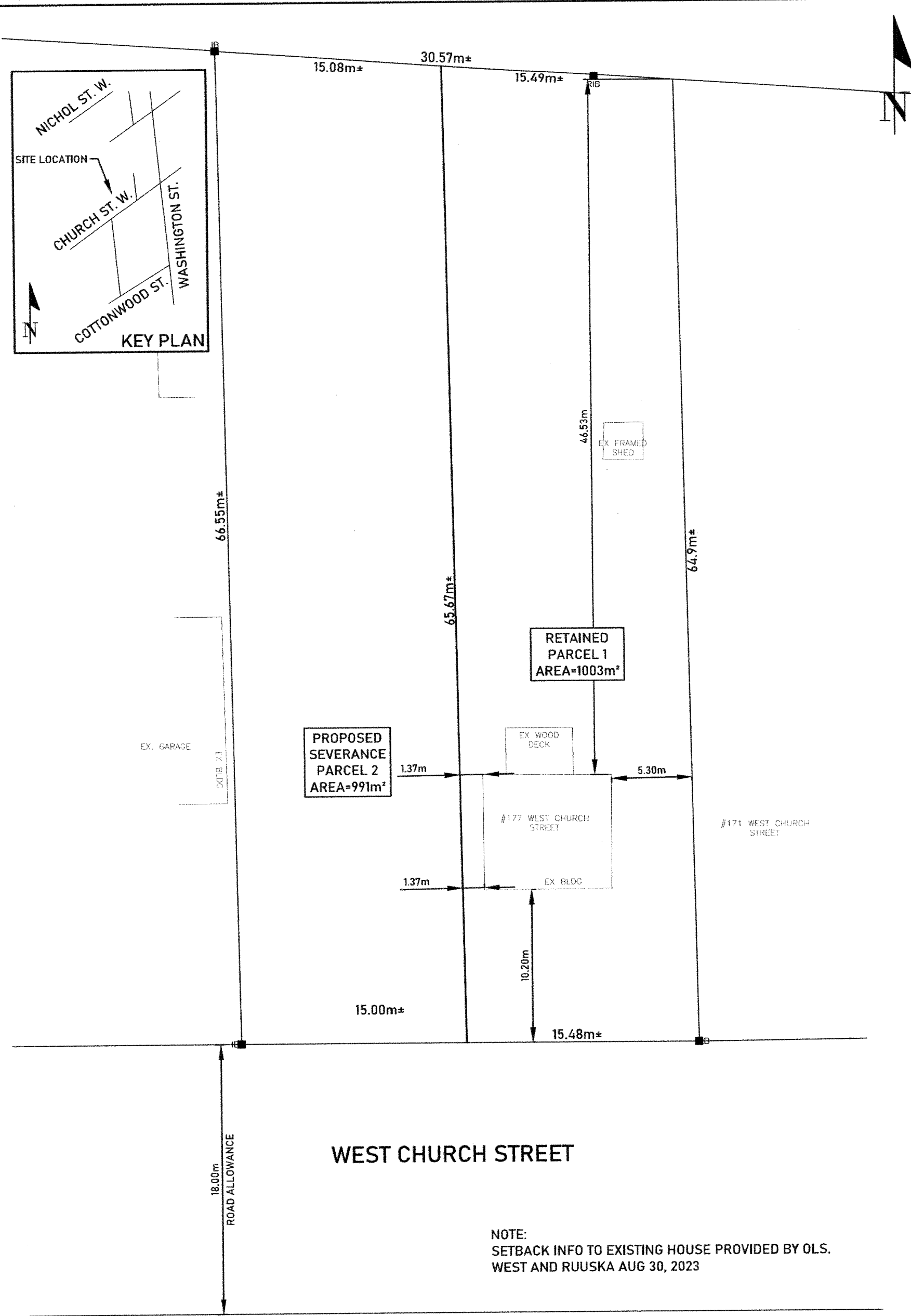
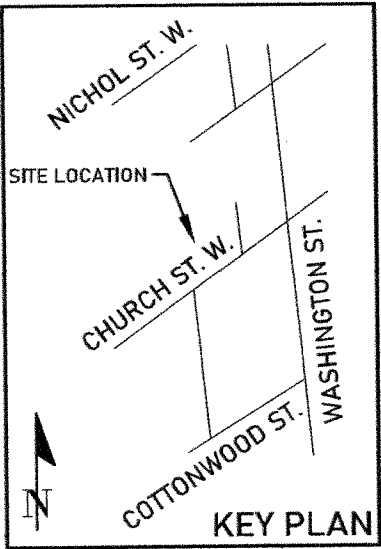


177 WEST CHURCH STREET
NORFOLK COUNTY
SITE SERVICING AND GRADING PLAN
TO ADDRESS FUTURE DRAINAGE
APPROVAL

CLIENT NAME:	BRIAN SIMON
SCALE:	1:250
DATE:	SEPTEMBER 2023
SAVED AS:	WATERFORD

LEGAL DESCRIPTION

PART OF LOT 4
REGISTERED PLAN 35-B
NORFOLK COUNTY

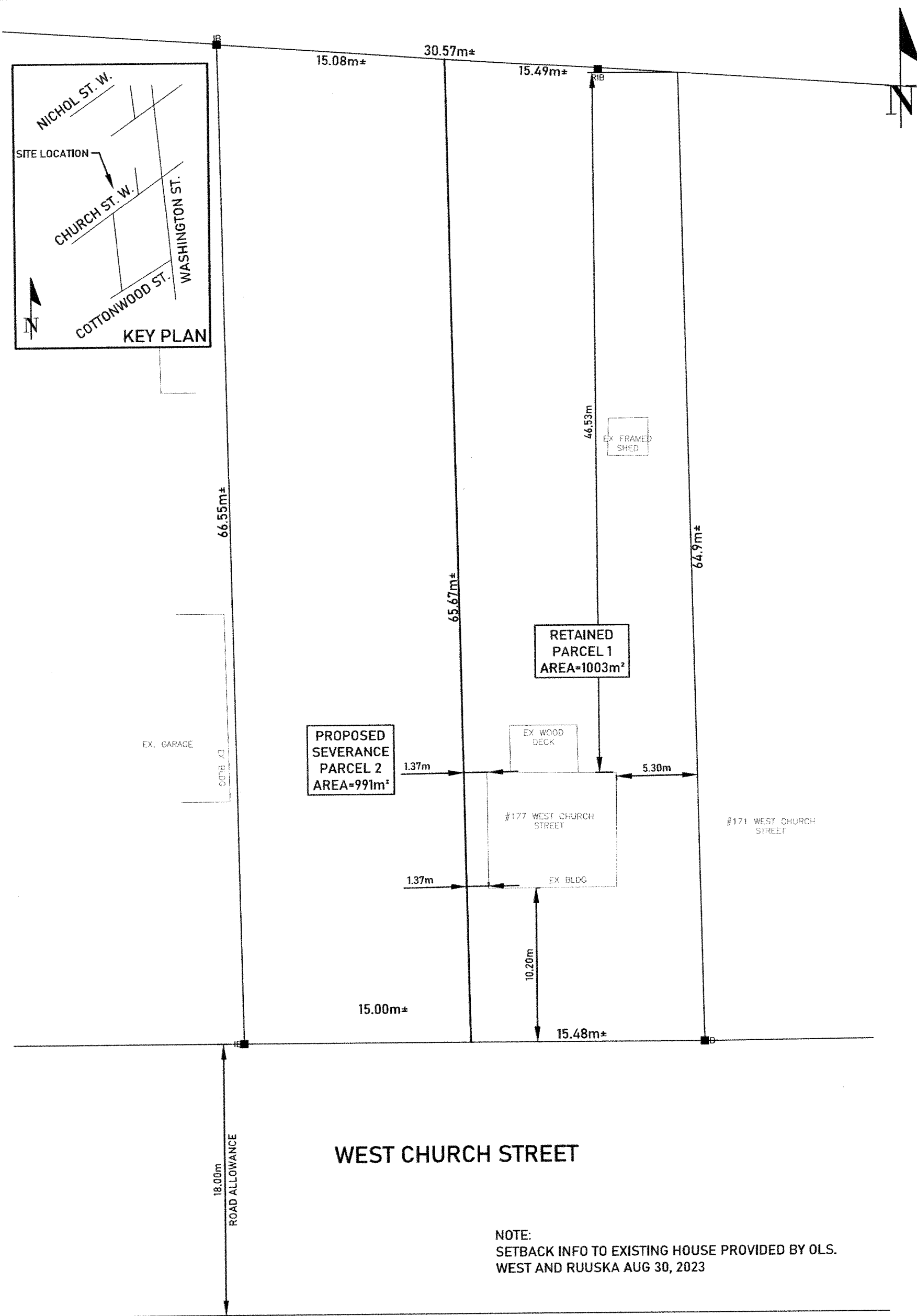
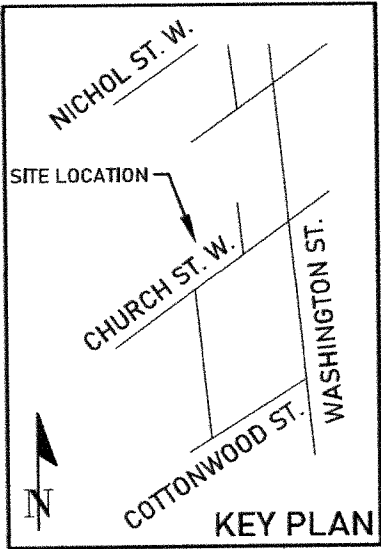


NOTE:
SETBACK INFO TO EXISTING HOUSE PROVIDED BY OLS.
WEST AND RUUSKA AUG 30, 2023

177 WEST CHURCH STREET NORFOLK COUNTY SKETCH FOR PROPOSED SEVERANCE	CLIENT NAME:	BRIAN SIMON	LEGAL DESCRIPTION PART OF LOT 4 REGISTERED PLAN 35-B NORFOLK COUNTY
	SCALE:	1:250	
	DATE:	SEPTEMBER 2023	
	SAVED AS:	WATERFORD	

CLIENT NAME:	BRIAN SIMON
SCALE:	1:250
DATE:	SEPTEMBER 2023
SAVED AS:	WATERFORD

LEGAL DESCRIPTION
 PART OF LOT 4
 REGISTERED PLAN 35-B
 NORFOLK COUNTY



WEST CHURCH STREET

NOTE:
SETBACK INFO TO EXISTING HOUSE PROVIDED BY OLS.
WEST AND RUUSKA AUG 30, 2023



177 WEST CHURCH STREET NORFOLK COUNTY SKETCH FOR PROPOSED SEVERANCE	CLIENT NAME:	BRIAN SIMON	LEGAL DESCRIPTION PART OF LOT 4 REGISTERED PLAN 35-B NORFOLK COUNTY
	SCALE:	1:250	
	DATE:	SEPTEMBER 2023	
	SAVED AS:	WATERFORD	

MAP A
CONTEXT MAP
Urban Area of WATERFORD

BNPL2023331

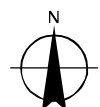


Legend

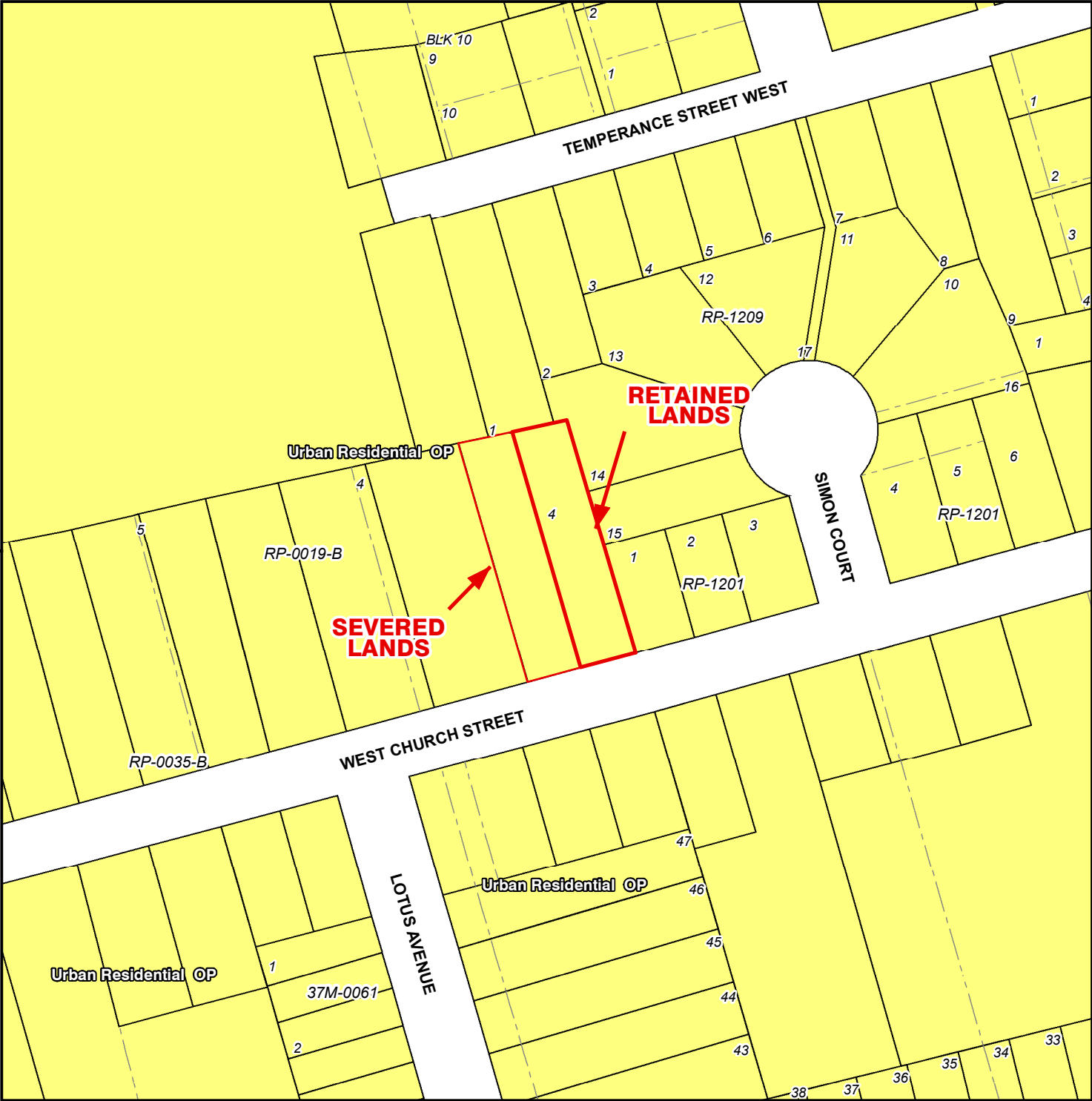
-  Subject Lands
-  Lands Owned

2020 Air Photo

1/19/2024



10 5 0 10 20 30 40
Meters



Legend

 Subject Lands

 Lands Owned

Official Plan Designations

 Urban Residential

 Urban Area Boundary

1/19/2024

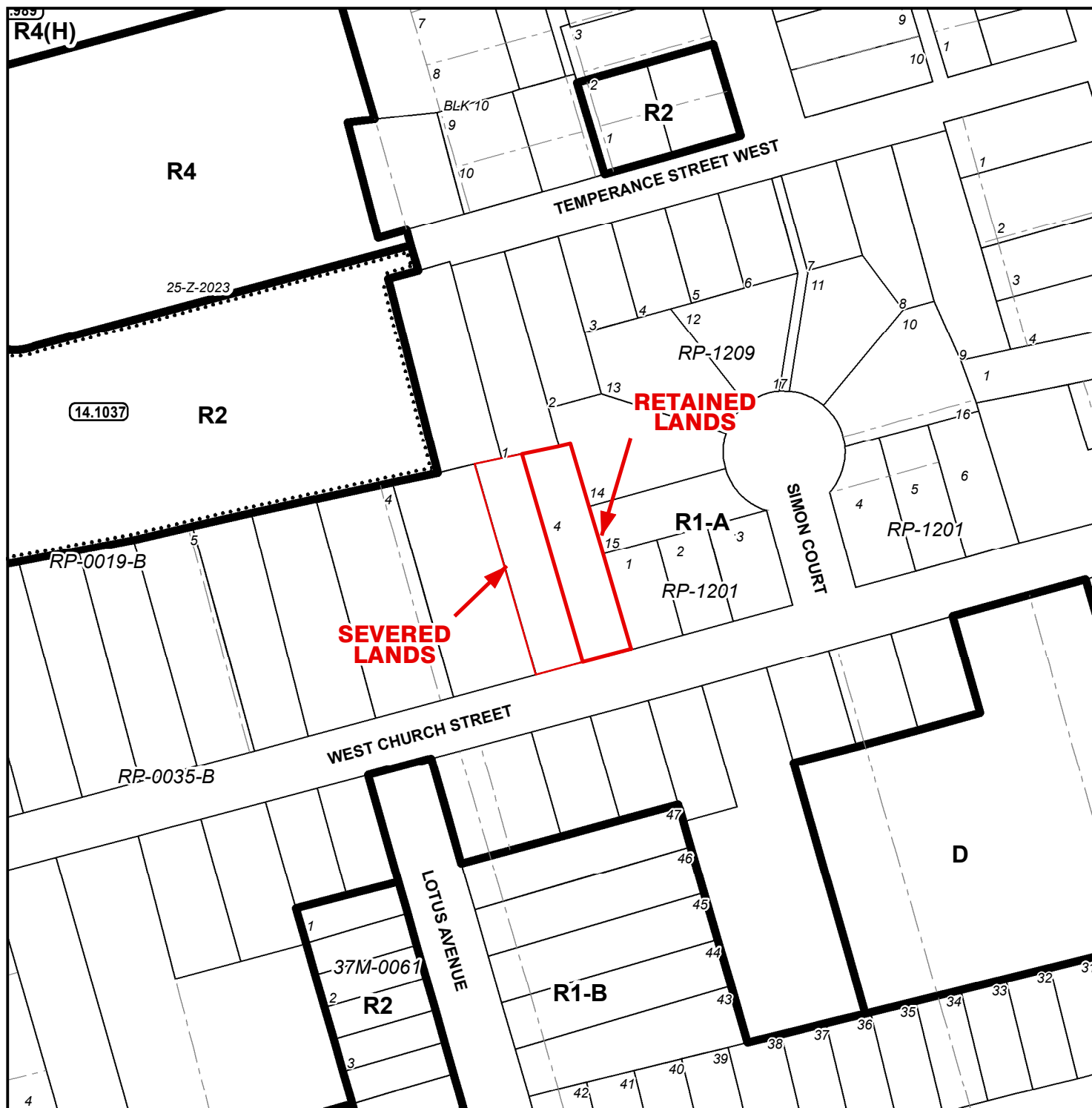



MAP C

ZONING BY-LAW MAP

Urban Area of WATERFORD

BNPL2023331



LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

1/19/2024

(H) - Holding

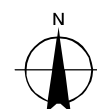
D - Development Zone

R1-A - Residential R1-A Zone

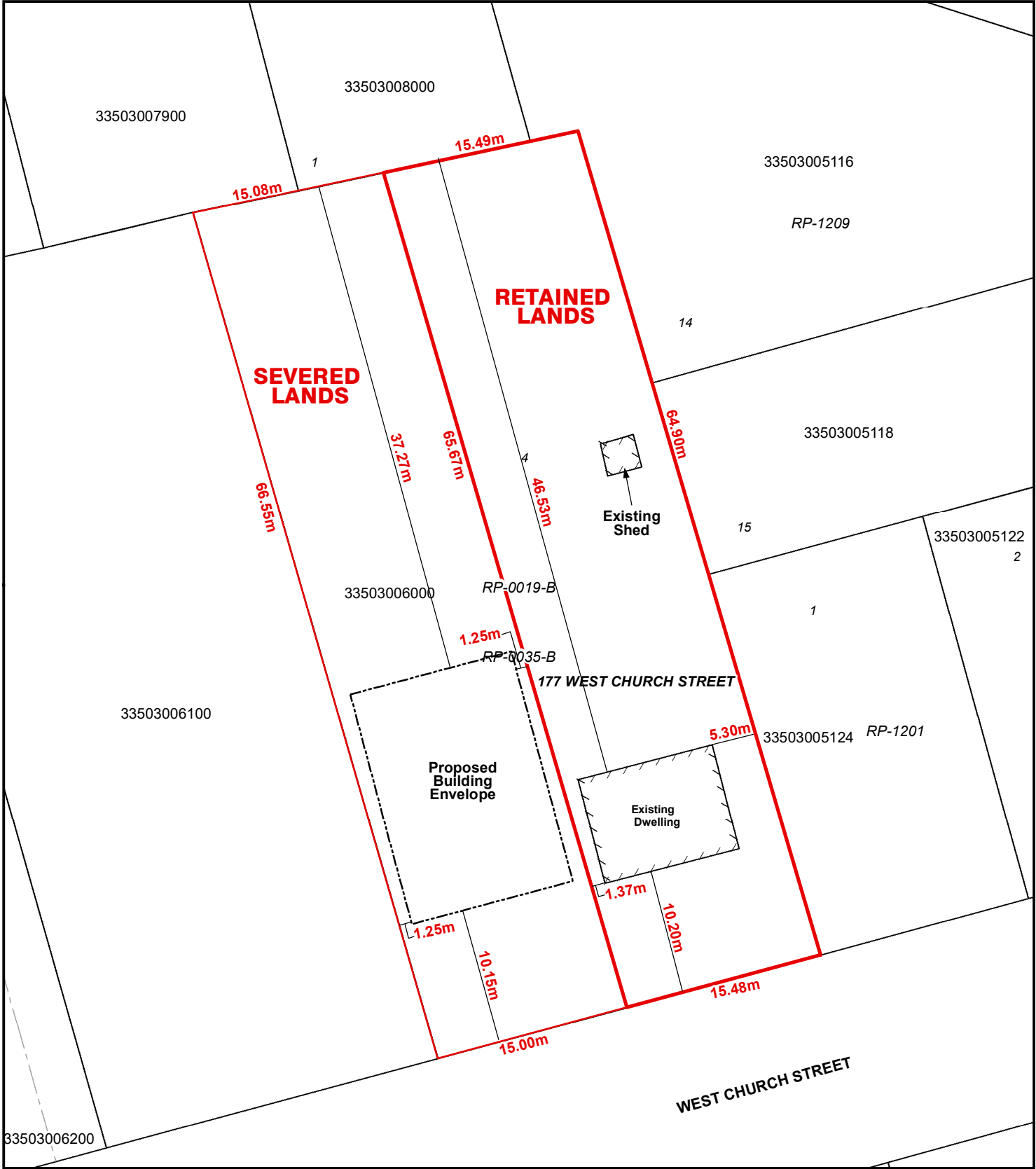
R1-B - Residential R1-B Zone

R2 - Residential R2 Zone

R4 - Residential R4 Zone

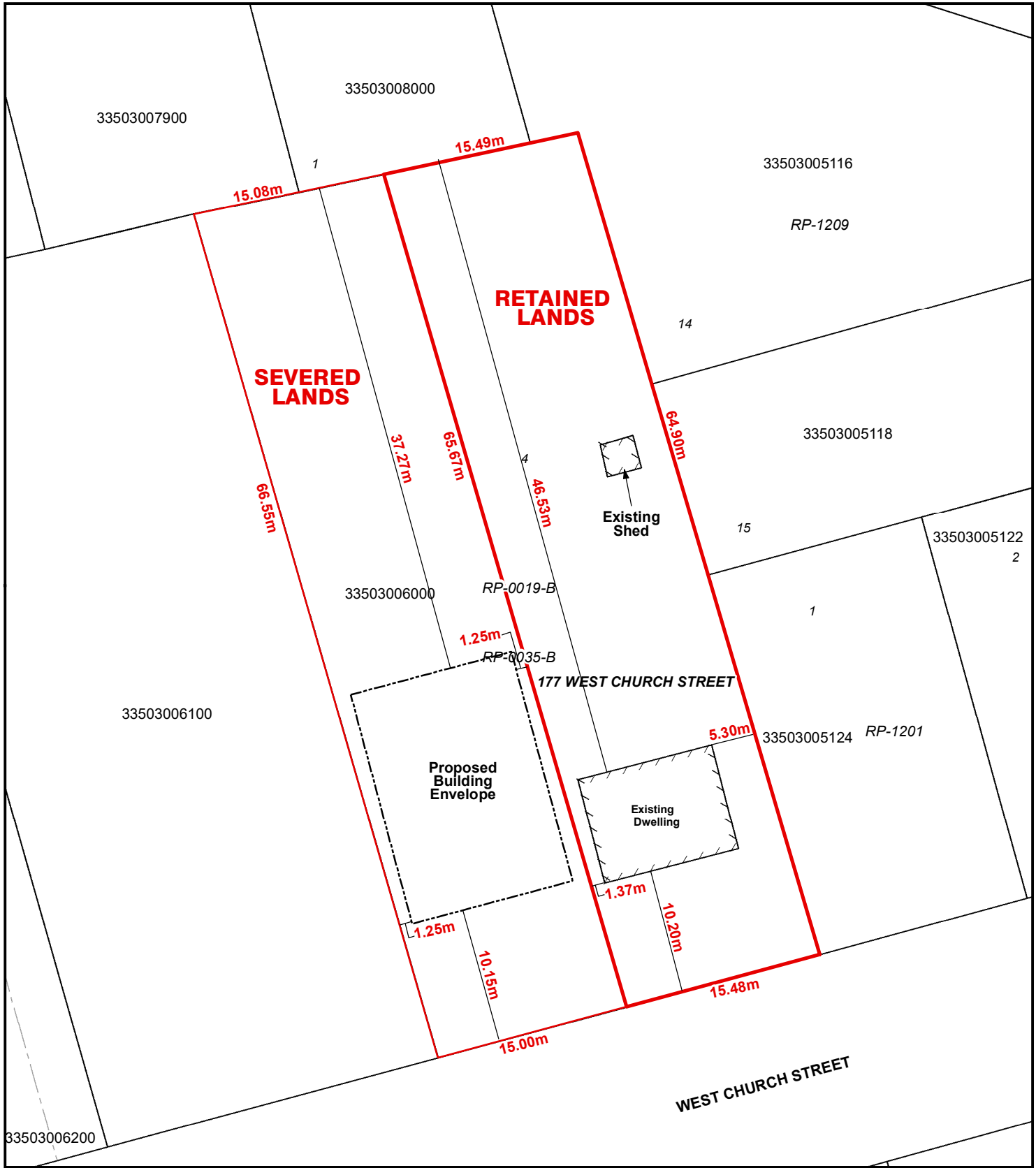


10 5 0 10 20 30 40 Meters



CONCEPTUAL PLAN

Urban Area of WATERFORD



Legend

-  Subject Lands
-  Lands Owned

1/19/2024

