

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

ZNP4007096——May 25/2017" "✓

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

PAC Meeting

N/A✓N/AN/AKayla Bell—

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

**A. Applicant Information****Name of Owner**Antonio Borges Correia Santos and Maria Cristina Silva Correia Santos

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: 22 Werret AvenueTown: SimcoeProvince: OntarioPostal Code: N3Y 5N5Telephone: 519-428-0150Cell: —Email: —**Name of Applicant**Same as Owners

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address: —Town: —Province: —Postal Code: —Telephone: —Cell: —Email: —

**Name of Agent** William Christopher Nunn (MacLeod Hosack Nunn Pereira Kinkel LLP.)

**Address:** 39 Colborne Street North

**Town:** Simcoe **Province:** Ontario **Postal Code:** N3Y 3T8

**Telephone:** 519-426-6763 **Cell:** \_\_\_\_\_

**Email:** nunn@mhnlawyers.com

**Name of Engineer** N/A

**Address:** \_\_\_\_\_

**Town:** \_\_\_\_\_ **Province:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**Email:** \_\_\_\_\_

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the applicant noted above.

☒ Applicant

☐ Agent

☐ Owner

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

**Name:** The Toronto-Dominion Bank (Instrument NR591801)

**Address:** c/o 4720 Tahoe Boulevard, 5th Floor

**Town:** Mississauga **Province:** Ontario **Postal Code:** L4W 5P2

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Town:** \_\_\_\_\_ **Province:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Town:** \_\_\_\_\_ **Province:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

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

1. Property Assessment Roll Number: 3310 - 401 002 08600 0000

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

Lot 3, Block 43, Plan 182; Norfolk County

Municipal Civic Address (911 Number): 283 Cedar Street, Simcoe, ON N3Y 2J1

Present Official Plan Designation(s): Urban Residential

Present Zoning: Urban Residential Type 2 Zone (R2)

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

Unknown.

3. The date the subject lands was acquired by the current owner: November 1st, 1993

4. Present use of the subject lands:

Triplex use since at least 1983. See Schedule "A".

5. 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, height, etc. on your attached sketch which must be included with your application:

House and two (2) small sheds on property. See Schedule "B".



6. If known, the date existing buildings or structures were constructed on the subject lands: Unknown. The house was moved onto the property in the early 1980's.

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

N/A

8. 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, height, etc. on your attached sketch which must be included with your application:

N/A

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

N/A



10. 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:

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

Since at least 1983 and possibly prior thereto.

12. Existing use of abutting properties:

Residential/multi-residential.

13. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No

If yes, describe the easement or restrictive covenant and its effect:

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

### C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

See Schedule "A".

2. Description of land intended to be severed in metric units:

Frontage: N/A  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Lot Area: \_\_\_\_\_  
Present Use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

N/A

4. 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: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

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

**5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:**

The triplex use is not permitted under the Urban Residential Type 2 Zone (R2).

The triplex use does comply with the provisions of the Official Plan designation, Urban Residential.

**6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No**  
**If yes identify the policy to be deleted:**





7. Does the requested amendment change or replace a policy in the Official Plan?

☐ Yes ☒ No

If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m<sup>2</sup> or % etc.

Lot frontage	Refer to Schedule B.	
Lot depth		
Lot width		
Lot area		
Lot coverage		
Front yard	6.00 m "H" "W" "	4.87 m "H" "W" "
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

	Existing	Proposed
<b>9. Building Size</b>		
Number of storeys	Refer to Schedule "B".	
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		

**10. Off Street Parking and Loading Facilities**

Number of off street parking spaces	9 <sup>1 2 ~ 11</sup>	4 <sup>11 ~ 11</sup>
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

**11. Multiple Family Residential**

Number of buildings existing: House and two small sheds.

Number of buildings proposed: None

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Bachelor		
One bedroom		
Two bedroom	2	1252, 1069 square feet
Three bedroom	1	1260 square feet
Group townhouse		
Stacked townhouse		
Street townhouse		

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

None



## 12. Commercial/Industrial Uses

Number of buildings existing: N/A

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No

If yes please describe:

### 13. Institutional

Describe the type of use proposed: N/A

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

--

### 14. Describe Recreational or Other Use(s)

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#### D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

--

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☐ Unknown
4. Provide the information you used to determine the answers to the above questions:

Applicants'/Owners' personal knowledge of the property.

5. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached?  
☐ Yes ☐ No

#### E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?  
☒ Yes ☐ No

If no, please explain:

2. 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:

N/A



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

**Note:** If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard (submit MDS Calculation with application)**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

## F. Servicing and Access

### 1. Indicate what services are available or proposed:

#### Water Supply

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

#### Sewage Treatment

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

#### Storm Drainage

- ☐ Storm sewers
  - ☐ Open ditches
  - ☐ Other (describe below)
- 

### 2. Have you consulted with Public Works & Environmental Services concerning storm water management?

- ☐ Yes ☒ No

### 3. Has the existing drainage on the subject lands been altered?

- ☐ Yes ☒ No

### 4. Does a legal and adequate outlet for storm drainage exist?

- ☒ Yes ☐ No

### 5. How many water meters are required? none, meters are in place.



6. Existing or proposed access to subject lands:

- ☒ Municipal road
- ☐ Provincial highway
- ☐ Unopened road
- ☐ Other (describe below)

7. Name of road/street:

Cedar Street

**G. Other Information**

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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

See Schedule "A".



## **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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs

34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☒ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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.**

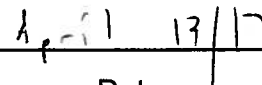
#### **I. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

#### **J. Transfers, Easements and Postponement of Interest**

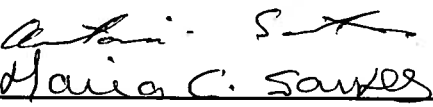
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

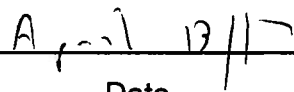
  
\_\_\_\_\_  
Owner/Applicant Signature

  
\_\_\_\_\_  
Date

#### **K. 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.

  
\_\_\_\_\_  
Owner/Applicant Signature

  
\_\_\_\_\_  
Date

#### L. 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.

Maria C. Santos

Owner/Applicant Signature

April 13/17

Date

#### M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.

Maria C. Santos

Owner/Applicant Signature

April 13/17

Date

#### N. 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 Antonio / Maria Santos am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize W. Christopher Noon 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.

Maria C. Santos

Owner

April 13/17

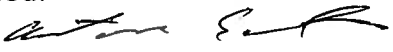
Date

Owner

Date

**O. Declaration of Applicant and Agent**

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

  
Haniel C. Santos  
Applicant Signature

April 13/17  
Date

  
Agent Signature

April 13/17  
Date

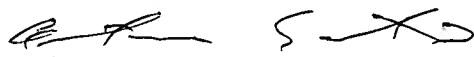
**P. Declaration**

I, Antonio Santos <sup>Santos</sup> ~~Minister~~ of Finance  
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:


Timmins

  
Haniel C. Santos  
Owner/Applicant Signature

In presence of others

This 13th day of April

A.D., 2017

  
A Commissioner, etc.



### SCHEDULE "A"

1. The Applicants became registered owners of the subject property on November 1<sup>st</sup>, 1993, by Instrument NR499548. They had acquired title from Mr. Santos' parents, Antonio Correia Santos Sr. and Maria Piedade Santos ("the Parents"). The Parents had purchased the property on May 8<sup>th</sup>, 1973, by Instrument NR345165.
2. The Parents moved the existing house onto the property in the early 1980's. The house had previously been located at the site of the existing Food Basics/Giant Tiger mall on West Street in Simcoe.
3. As early as 1983, and possibly prior thereto (the Applicants are not certain of the exact date upon which the triplex use commenced) the house was occupied and used as a triplex, with three separate residential dwellings. There is a main level front lower level apartment with two bedrooms. There is a main level back/upper level apartment with three bedrooms. There is a basement apartment with two bedrooms.
4. The Parents arranged/installed separate utility meters/services etc. for the separate Units at the time the triplex use was commenced.
5. It is the Applicants' sincere belief that the Parents had also applied to the former Town of Simcoe, in or about 1983, to allow for the triplex use. The Applicants believe that building inspector, Clarence Stoeper, had been involved in getting the triplex use in place.
6. From 1983 to date, the house has continuously, without interruption, been used as a triplex. All three (3) units have been rented out during this period.
7. The Applicants only became aware of the designated zoning for the property (i.e., R2) and of the non-conforming use when they went to sell the property in February 2017. The Buyer's lawyer raised the issue of the zoning and Norfolk County confirmed the R2 designation.
8. The Applicants submit that this Application be approved and that the zoning for the property be amended to allow for a triplex use. It has been used as same for thirty-four (34) or more years. The Official Plan designation for the property allows for a triplex

*P S M.S.*

use. The triplex use is entirely consistent with the uses made of other properties in the neighbourhood. Adequate services and parking are already in place.

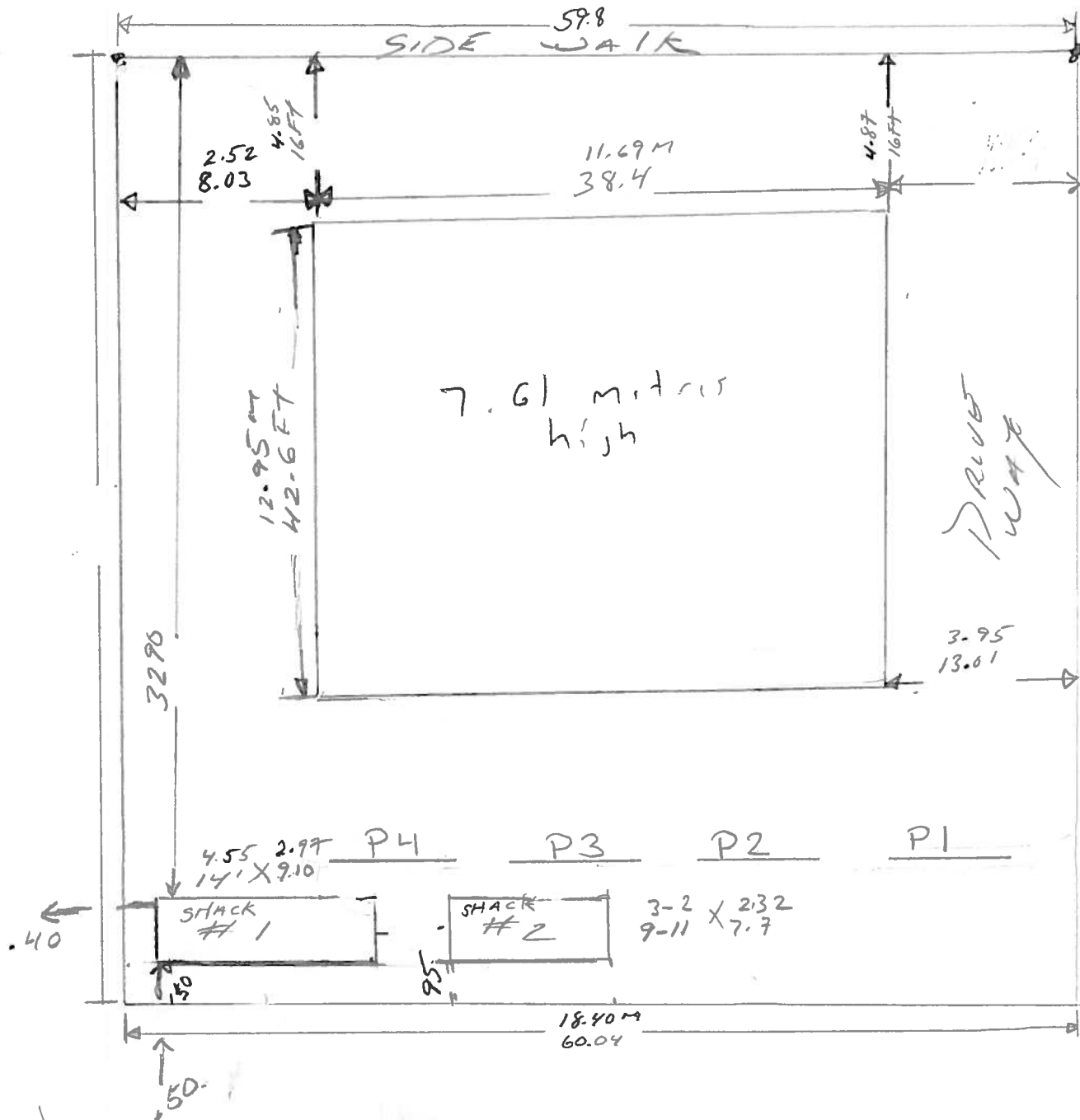
AS M.S.



FRONT

SCHEDULE B

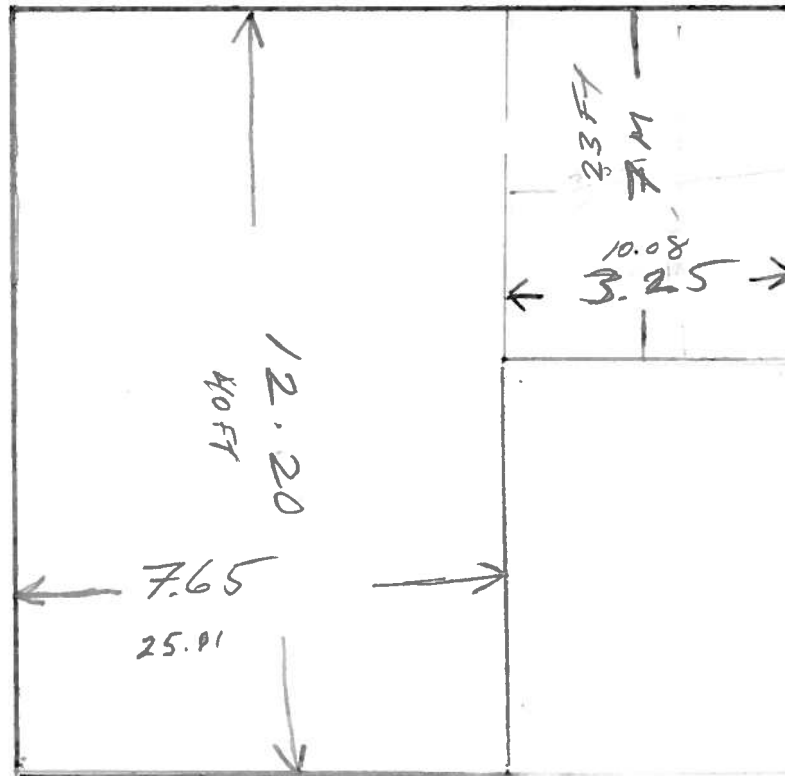
ROAD CEDAR ST.



AS M.S.

SCHEDULE B  
FRONT HOUSE

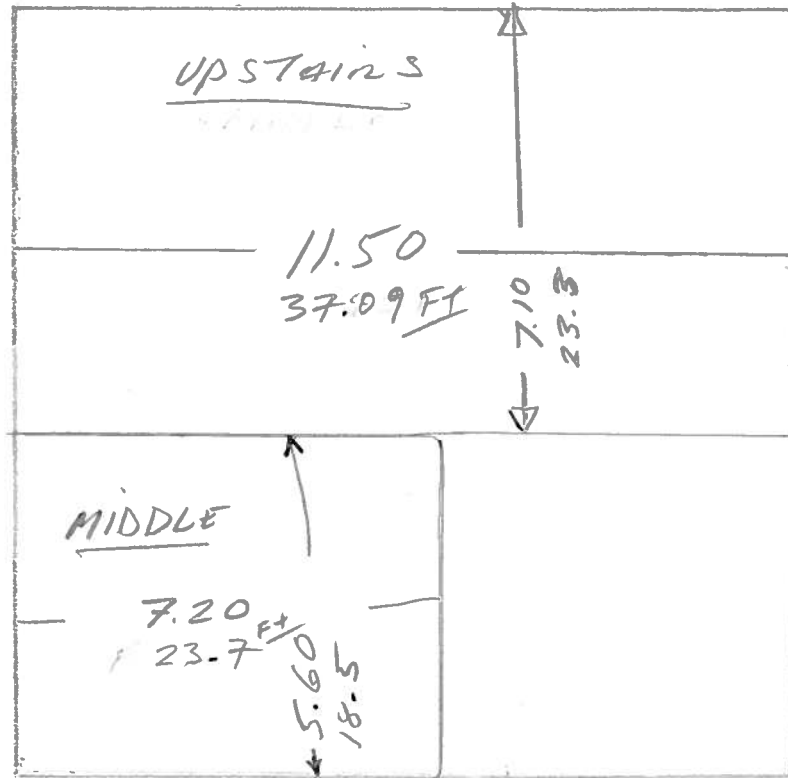
BASEMENT



1252 sq. Foot

AGS

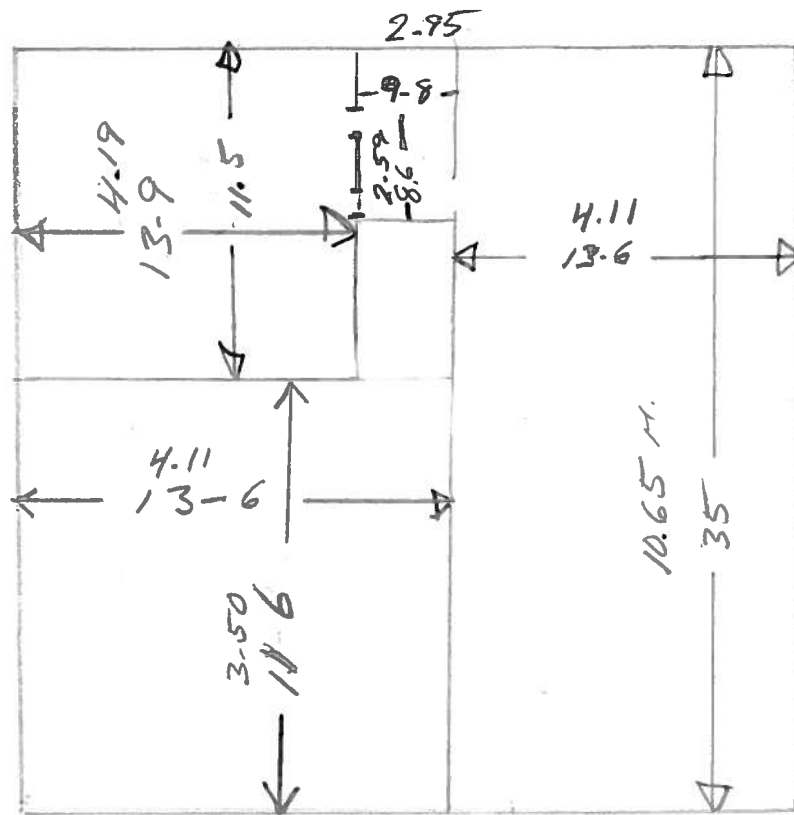
FRONT T SCHEDULE 15  
MIDDLE & UPSTAIRS



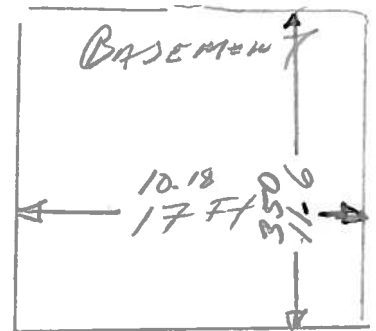
$$\begin{aligned}
 37.09 \times 7.10 &= 854.1827 \\
 23.7 \times 18.5 &= 416.4135 \\
 \hline
 1260. & \text{ sq. FT}
 \end{aligned}$$

AS  
M.S.

SCHEDULE U  
MIDDLE APARTMENT  
& BASEMENT



1591069 FT



AS M.S.



# Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

## PROPERTY INFORMATION

Address: 283 Cedar St, Simcoe

Legal Description: PLAN 182 BLK 43 LOT 3 0.16AC 59.40FR 118.80D

Roll Number: 331040100208600

Application #:

Information Origins: Development Services GIS/Planning Application provided by MHN Lawyers

## Urban Residential Type 3 Zone (R3)

		Zoning	Triplex		
Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.3.2	a) minimum <i>lot area</i>				
	i) <i>interior lot</i>	510.00	647.50	N/A	m.sq
	ii) <i>corner lot</i>	600.00		N/A	m.sq
	b) minimum <i>lot frontage</i>				
	i) <i>interior lot</i>	17.00	18.10	N/A	m
	ii) <i>corner lot</i>	20.00		N/A	m
	c) minimum <i>front yard</i>	6.00	4.85	1.15	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard	Left	3.00	3.95	N/A
		Right	1.20	2.52	N/A
	i) attached garage	0.00		N/A	m
		0.00		N/A	m
	ii) detached <i>garage</i>	0.00		N/A	m
		0.00		N/A	m
	f) minimum <i>rear yard</i>	12.00	18.41	N/A	m
	g) minimum <i>usable floor area</i> for a boarding room	0		N/A	m.sq
	h) maximum building height	9.2	7.61	N/A	m

Comments

1) Existing building is used as a Tri-plex within a R2 zone. Existing building does not meet minimum front yard setback for R3 zone - deficient 1.15m.

## Accessory Structure

3.2.1	a) <i>building height</i>	5.00		N/A	m
	b) minimum <i>front yard</i>	6.00		N/A	m
	c) minimum <i>exterior side yard</i>	6.00		N/A	m
	d) minimum <i>interior side yard</i>	1.20		1.20	m
	e) minimum <i>rear yard</i>	1.20		1.20	m
	f) <i>through lot</i> distance to <i>street line</i>	6.00		N/A	m
	g) Lot coverage				
	i) <i>lot coverage</i>	10.00		N/A	%
	ii) <i>usable floor area</i>	55.00		N/A	m.sq

Comments

1) All existing accessory buildings are to be removed. Note email from Chris Nunn dated 19 May 17.



# Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

## PROPERTY INFORMATION

Address: 283 Cedar St, Simcoe

Legal Description: PLAN 182 BLK 43 LOT 3 0.16AC 59.40FR 118.80D

Roll Number: 331040100208600

Application #:

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## Urban Residential Type 3 Zone (R3)

Zoning

Triplex

### Decks and Porches

3.6 a) interior side lot line	1.20	N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.		N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00	N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50	N/A	m
e) sloping rear yard.			
i) interior lot line	3.00	N/A	m
ii) rear lot line	6.00	N/A	m

Comments

### Parking

4.1 number of parking spaces	7	4	3
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Comments

1) Required parking is 2 parking spaces for each dwelling unit plus 1 visitor space for every 3 dwelling units - deficient 3

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

**I have read and understand the above.**

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
date

**Prepared By:**

Scott Puillandre

**AS PER:**

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County

\_\_\_\_\_  
Signature of Zoning Administrator

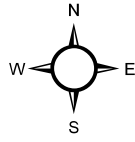
\_\_\_\_\_  
date

# MAP 1

## File Number: ZNPL2017096

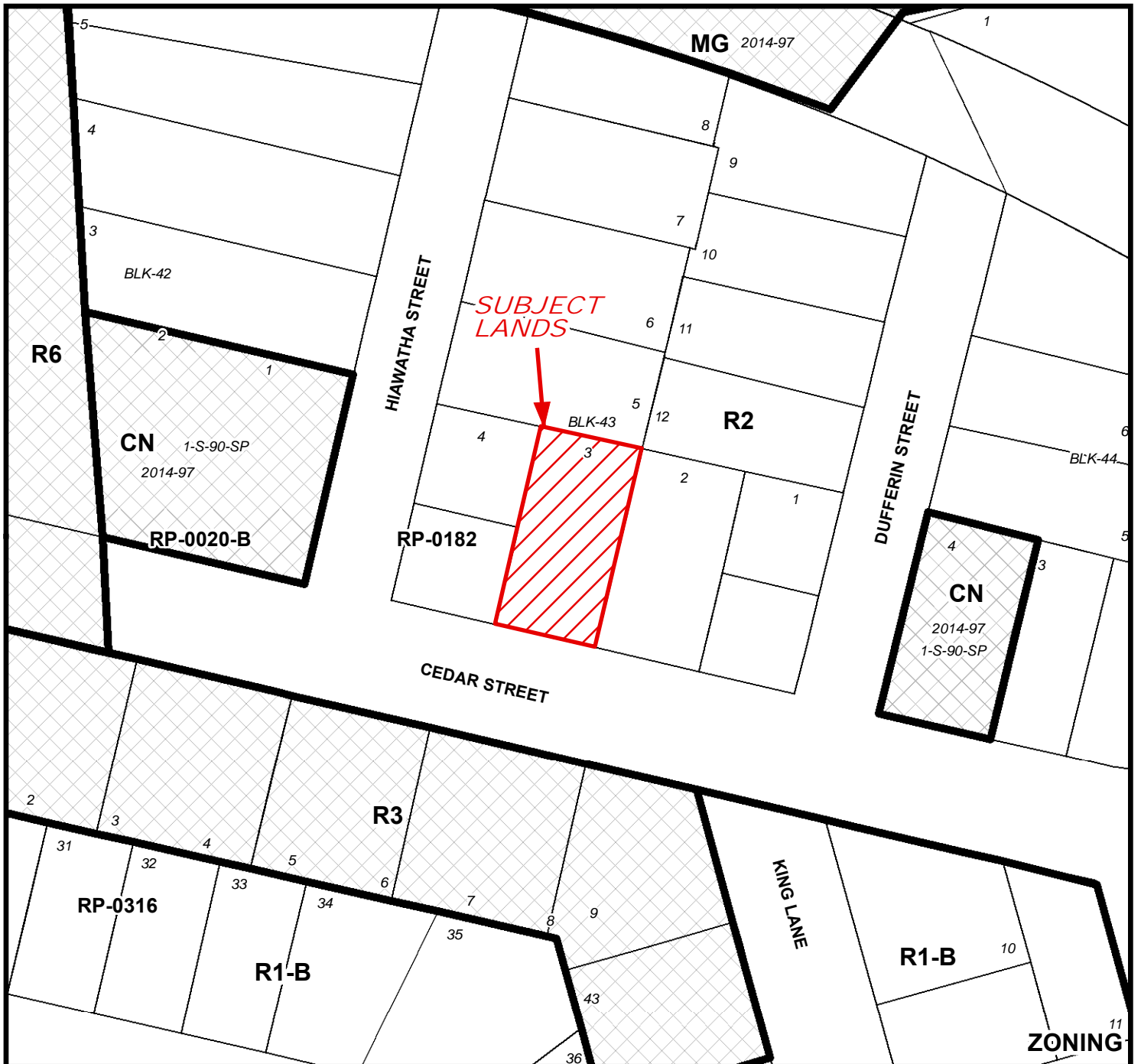
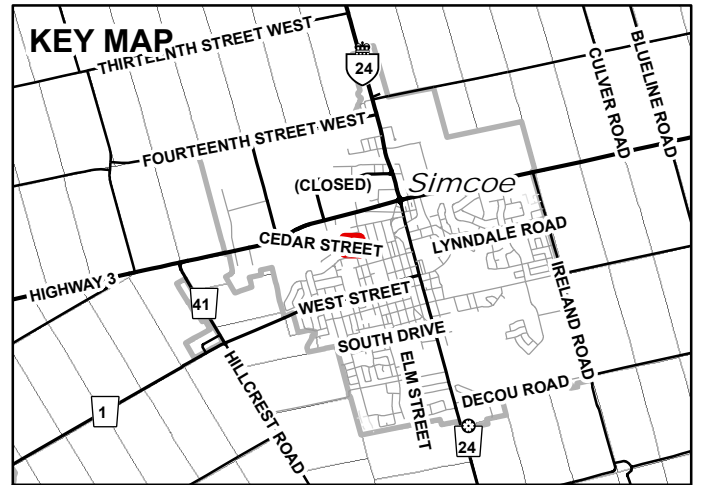
Urban Area of

### SIMCOE



1:1,000

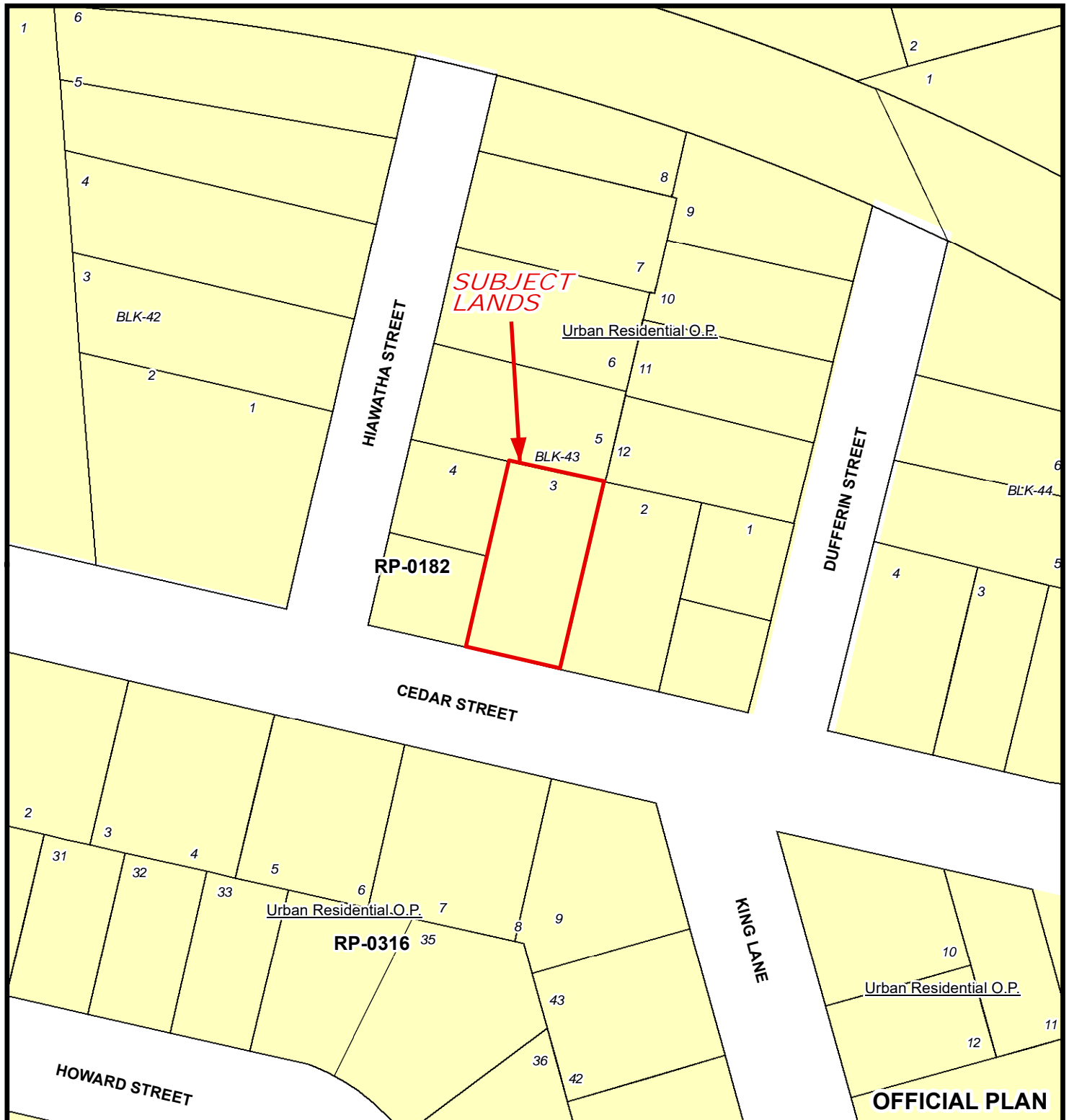
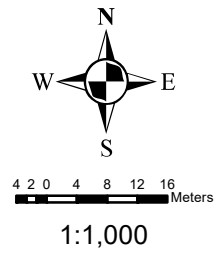
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# MAP 2

File Number: ZNPL2017096

Urban Area of SIMCOE

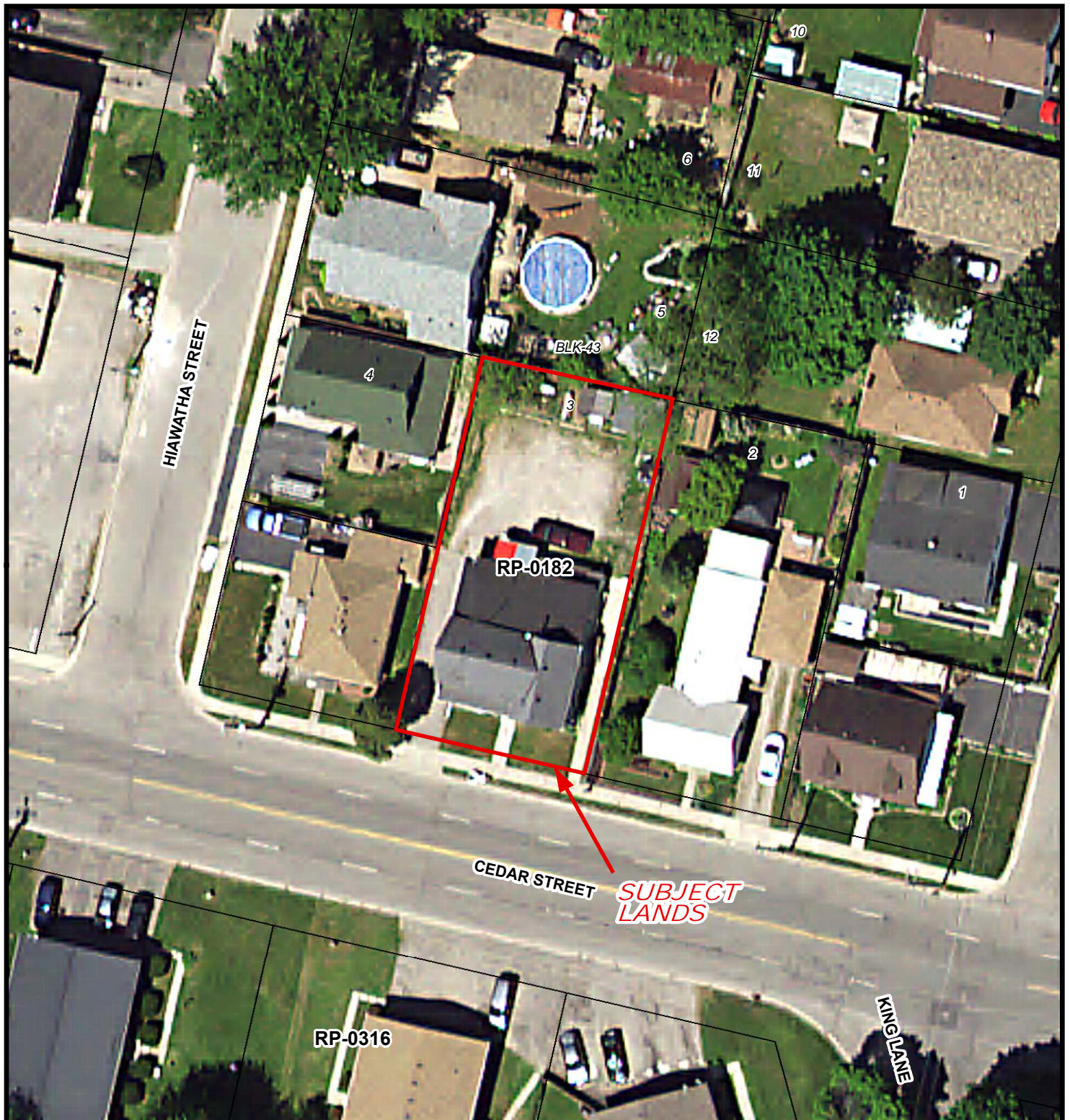
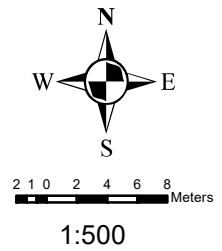




# MAP 3

File Number: ZNPL2017096

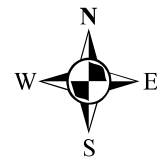
Urban Area of SIMCOE



# MAP 4

File Number: ZNPL2017096

Urban Area of SIMCOE



10.50 1 2 3 4 Meters

1:300

