

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

Roll: 401 016 26500

ZNPL0017097

N/A

N/A

May 9, 2017

May 5, 2017

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

PAC Meeting

2230.00

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** Jerry Allan Feth and Karen Christine Feth

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 34 Geoffery Road**Town and Postal Code** Port Dover, Ontario N0A 1N4**Phone Number** 519 583 9270**Cell Number** 519 732 0436**Email** fethjerry@yahoo.com**Name of Applicant** Jerry Feth

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

Address 34 Goeffery Road**Town and Postal Code** Port Dover, Ontario N0A 1N4**Phone Number** 519 583 9270**Cell Number** 519 732 0436**Email** fethjerry@yahoo.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Engineer

Address

Town and Postal Code

Phone Number

Cell Number

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.

x Applicant

☐ Agent

☐ Owner

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

Danyr Inc. 357 Ayr Raod, Paris, Ontario N3L 3E2



B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: ~~3310 - 4010 625500~~ 40101626500

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

Part Lot 11, Con Gore Woodhouse as in NR547957 Norfolk County _____

Municipal Civic Address (911 Number): 486 Norfolk Street South, Simcoe, Ontario

Present Official Plan Designation(s): Urban Residential _____

Present Zoning: R1 _____

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

No _____

3. The date the subject lands was acquired by the current owner: October 7, 2016 _____

4. Present use of the subject lands:

Residential occupancy of single family dwelling _____

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:

Single storey, frame home with attached double car garage. The structure is clad in white vinyl siding and the roof is clad in green asphalt shingles. Residence is approximately 93 square metres and attached garage is 49 square metres. The proposed addition is 167 square metres. _____

6. If known, the date existing buildings or structures were constructed on the subject lands: Not known specifically. Estimate circa 1940 _____



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.

Storage, fermentation of grape juices into craft wine. _____

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:

A single storey structure will be added to the rear of the existing garage. It will be a wood frame construction set on a poured concrete foundation. The building and roof will be clad in coloured steel. Proposed setbacks are as follows:

See attached drawing re setbacks and building dimensions _____

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

Upon approval of subject application to Norfolk County _____

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 originally constructed _____

12. Existing use of abutting properties:

South side – Residential

North side – Parker Drive. Immediately opposite to Tim Hortons in White Horse Plaza

West side – Public school – designated for closure _____

East – Highway 24/ Norfolk Street South _____

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:

None known _____

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:

Operate a grape juice storage/ fermentation facility _____

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

N/A
Frontage: _____
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):

Leased - Norfolk Wine & Brew Co. – a sole proprietorship wholly owned by the applicants _____

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

N/A
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 _____

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:

Current zoning by-law permits residential usage only. We wish to secure a zoning by-law amendment operating as a home business. _____

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, m² or % etc.

No changes to existing property lines are being proposed

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
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	_____	_____

9. Building Size

Number of storeys	1 _____ 1	_____
Building height	6.5m _____	6.5m _____
Total ground floor area	142 m2 _____	309m2 _____
Total gross floor area	142m2 _____	309m2 _____
Total useable floor area	142m2 _____	309m2 _____

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	0 _____	0 _____
Number of visitor parking spaces	4 _____	9 _____
Number of accessible parking spaces	3 _____	4 _____
Number of off street loading facilities	0 _____	0 _____

11. Multiple Family Residential

N/A

Number of buildings existing: _____

Number of buildings proposed: _____

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 ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

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

12. Commercial/Industrial Uses

Number of buildings existing: 0 _____

Number of buildings proposed: 1 _____

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

If yes, describe:

Addition of subject building to the rear of the existing double car garage _____

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

49 m2 retail and service, 167m2, storage and processing of craft wine _____

Seating Capacity (for assembly halls, etc.): 0 _____

Total number of fixed seats: 0 _____

Describe the type of business(es) proposed: Grape juice and craft wine fermentation _

Total number of staff proposed initially: Owners only _____

Total number of staff proposed in five years: 2 _____

Maximum number of staff on the largest shift: 2 _____

Is open storage required: ☐ Yes x No

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

x Yes ☐ No If yes please describe:

Existing home will continue to be occupied for residential use _____

13. Institutional

N/A

Describe the type of use proposed: _____

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)



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

None that applicant is aware of _____

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:
Speaking with previous owners and researching history of property ownership _____

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

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:

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

4. 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.

5. 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

x 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 x within 500 meters – distance _____

White Horse Plaza – Retail Shopping Plaza

30 metres

Carstar - Auto Body Business

50 metres

Demerye Chrysler – Auto Dealership

220 metres

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 _____



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

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? 2 on property – existing 1 to home & 1 at proposed building _____



6. Existing or proposed access to subject lands:

x Municipal road – Proposed additional access onto Parker Drive

x Provincial highway – Existing at front of property

☐ Unopened road

☐ Other (describe below)

7. Name of road/street:

Frontage - Norfolk Street S. aka Provincial Highway 24

G. Other Information

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

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

Premises to be occupied by Norfolk Wine & Brew Co. - 2 Owners employed there__

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. 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

4/28/17

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

4/28/17

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.


Owner/Applicant Signature

4/28/17
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.


Owner/Applicant Signature

4/28/17
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 _____ am/are the registered owner(s) of the lands that is the subject of this application for development approval.

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



May 3, 2017

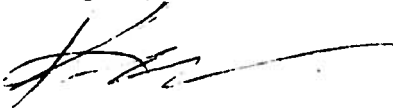
To: Norfolk County

From: Karen Feth

Re - Development Application – Zoning Amendment
486 Norfolk Street S. Simcoe, On

Please accept this letter as my consent and authorisation to the above noted application to amend the zoning on a property owned jointly with my husband Jerry Feth. As a matter of convenience I further consent that Jerry Feth act on my behalf in this process. Should my attendance be required or further written authority to complete this approval be required I will willingly provide upon request.

Regards,

A handwritten signature in black ink, appearing to be 'Karen Feth', with a long horizontal stroke extending to the right.

Karen Feth
34 Geoffery Rd.
Port Dover, On

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 development approval is required before a building permit can be issued.


Applicant Signature

4/28/17
Date

Agent Signature

Date

P. Declaration

I, JERRY FETH of PORT DUFFERIN

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:

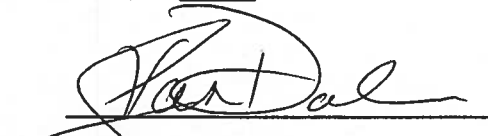
185 ROBINSON STREET


Owner/Applicant Signature

In SIMCOE, ONTARIO

This 1 day of MAY

A.D., 2017


A Commissioner, etc.

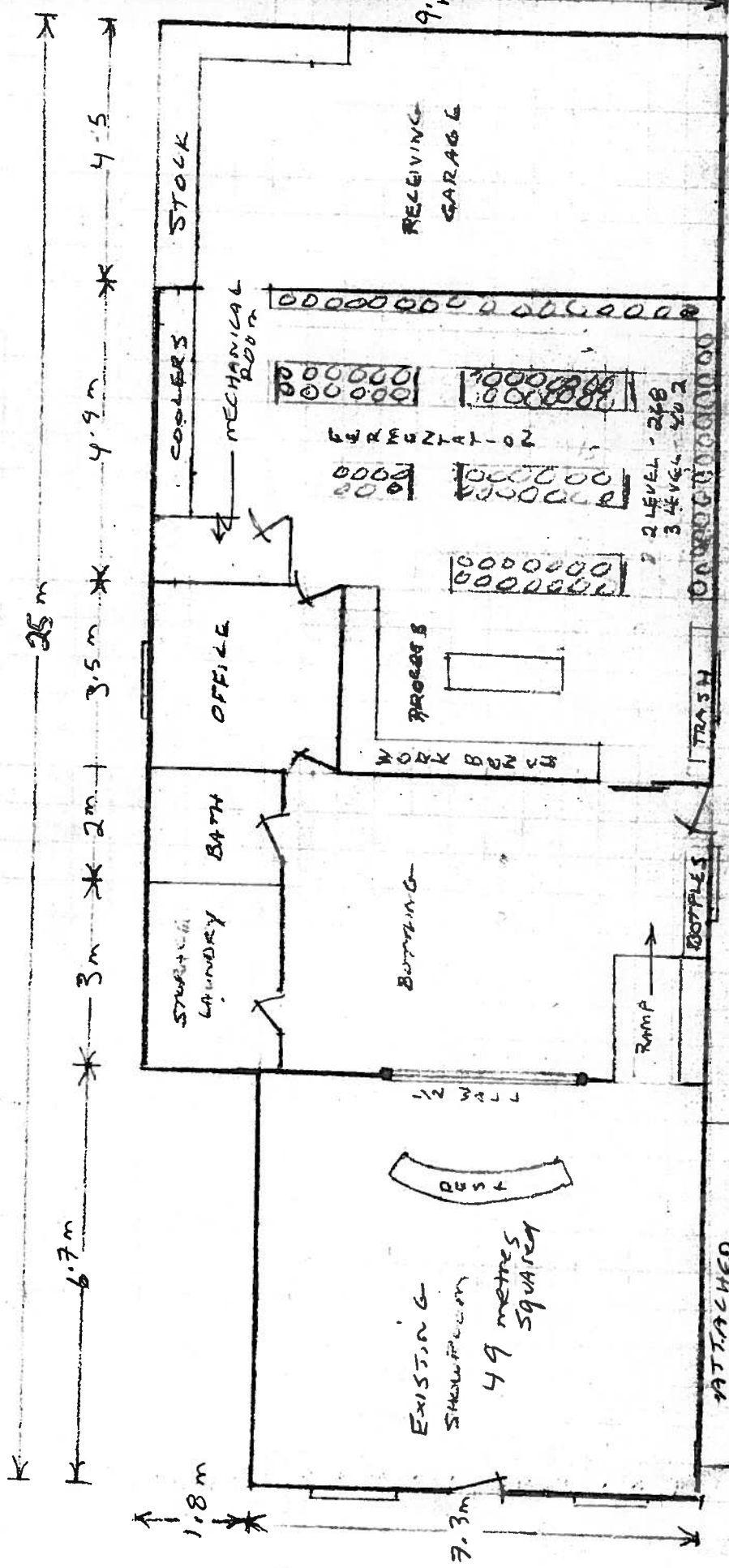
Shannon Nichole Van Dalen, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires November 5, 2018.



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES



486 NORFOLK PROPOSED BUILDING ADDITION #1



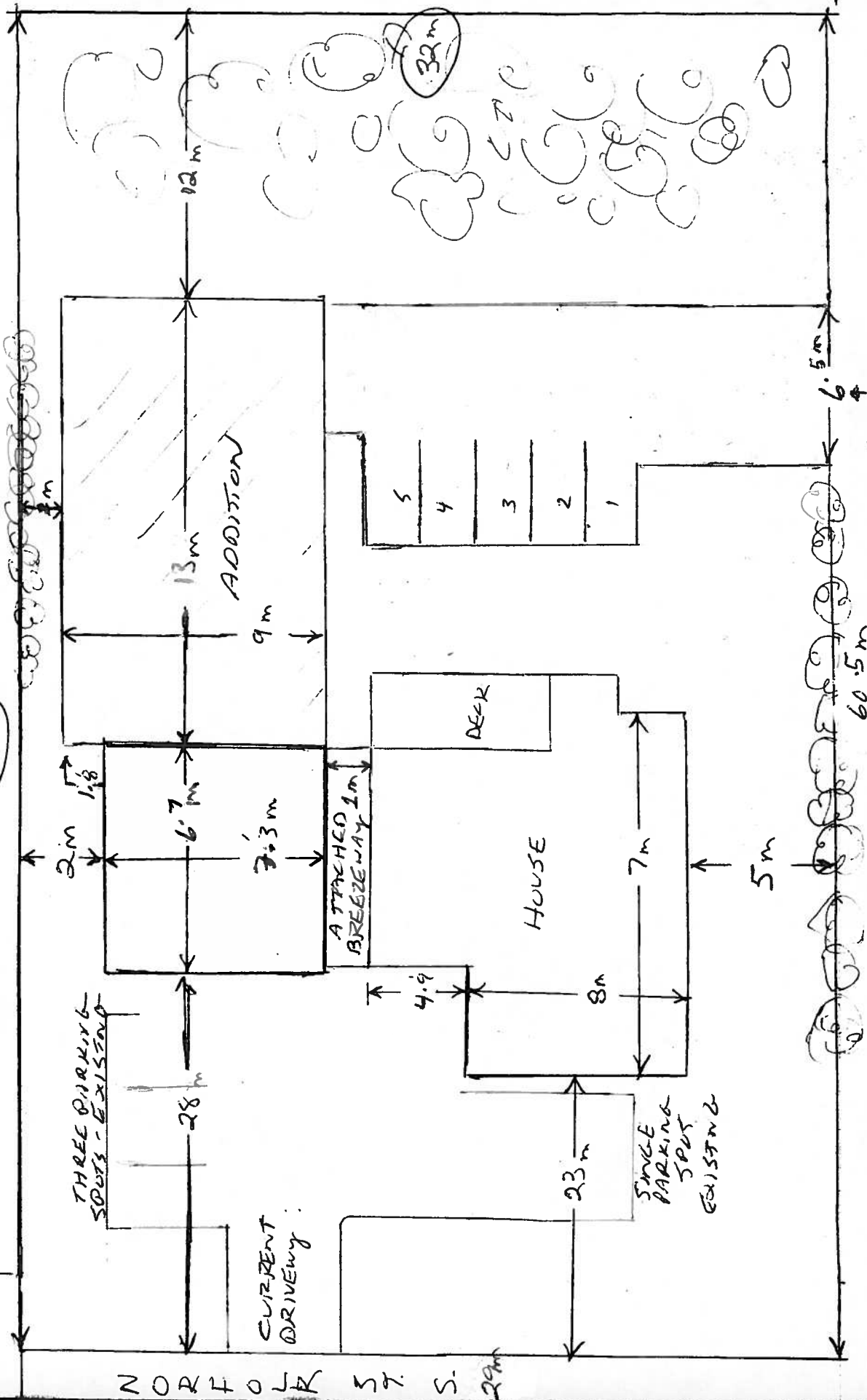
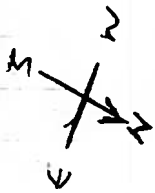
NEW ADDITION -
103 METRES SQUARED

EXISTING HOUSE
93 METRES SQUARED

ATTACHED
BREEZEWAY

EXISTING
DECK

486 NURFOLK PROPOSED BUILDING ADDITION #2



PROPOSED
DRIVEWAY
+
PARKING

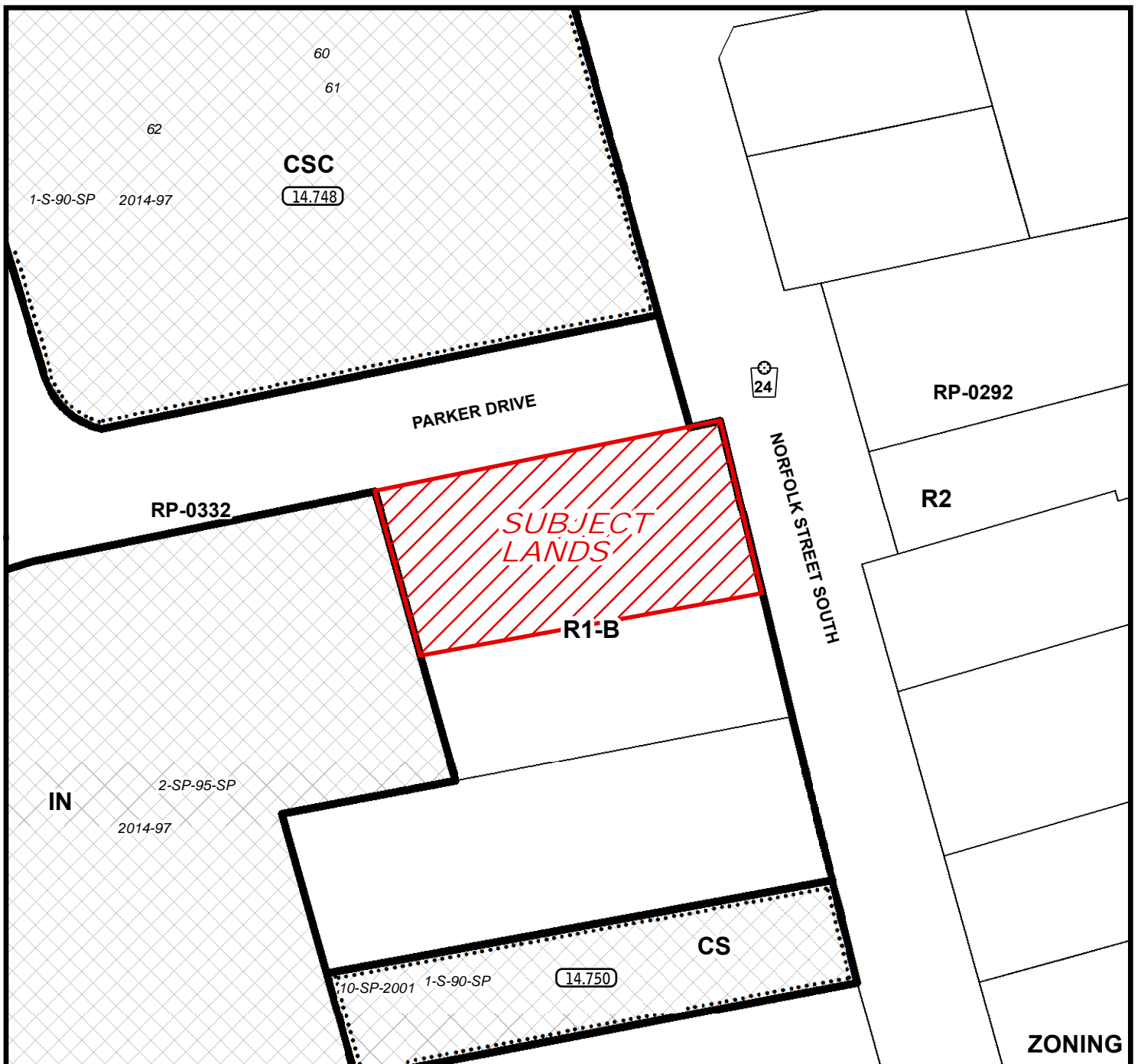
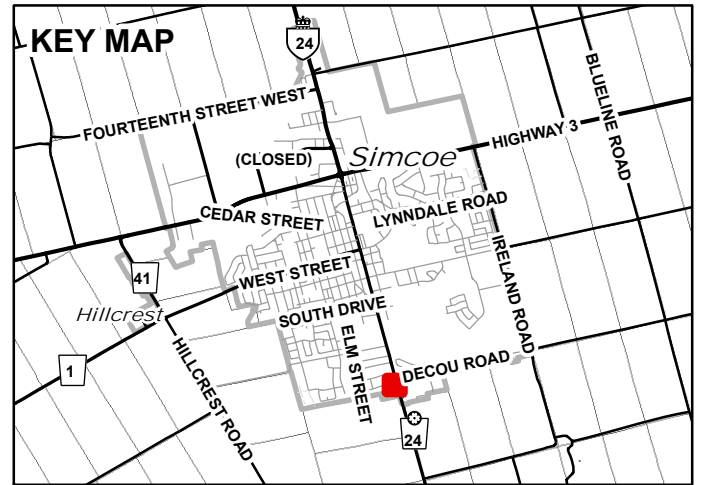
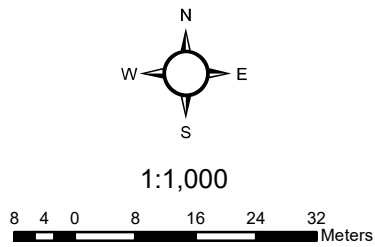
PARKER ST.

NORFOLK ST. S.

MAP 1

File Number: ZNPL2017097

Urban Area of
SIMCOE

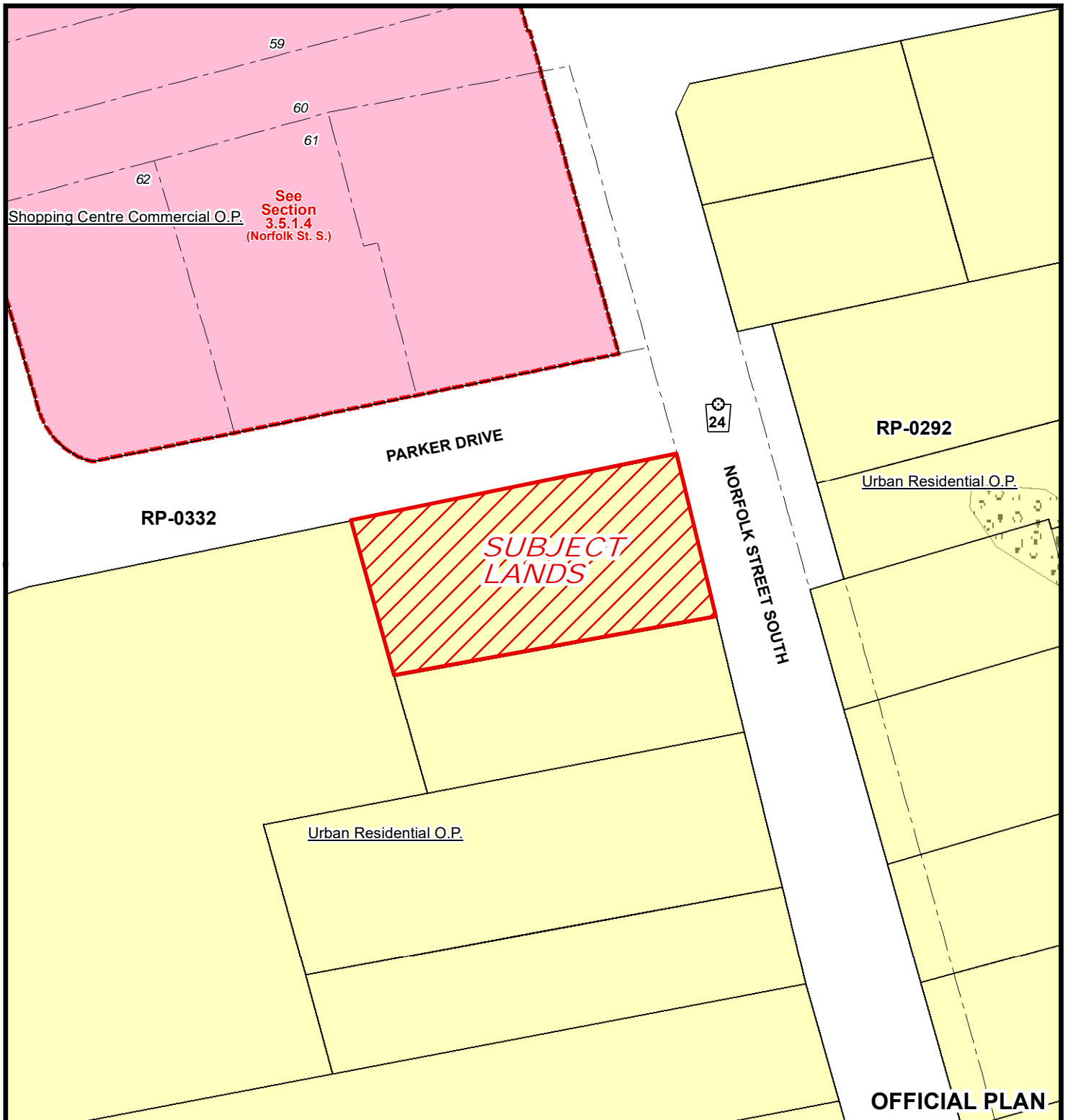
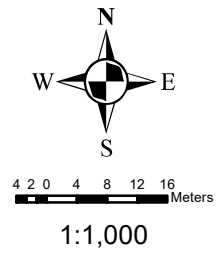


ZONING

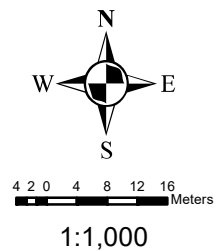
MAP 2

File Number: ZNPL2017097

Urban Area of SIMCOE



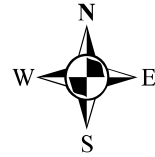
MAP 3
File Number: ZNPL2017097
Urban Area of SIMCOE



MAP 4

File Number: ZNPL2017097

Urban Area of SIMCOE



1 0.75 1.5 3 4.5 6 Meters

1:400

