

For Office Use Only:

File Number

2NPL2017227

Related File Number

-

Pre-consultation Meeting

-

Application Submitted

OCT 5/17

Complete Application

OCT 10/17

Public Notice Sign

-

SPRT Meeting

Application Fee

\$2230

Conservation Authority Fee

-

OSSD Form Provided

with severance

Planner

Alisha**Check the type of planning application(s) you are submitting.**

- ☐ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☒ Consent/Severance *As per application on file*
- ☐ Minor Variance *Surplus Farm Residence*
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 331054304011800**A. Applicant Information**

Name of Owner

Glenn Coon for VJC 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

Box 473 3950 Lakeshore Road

Town and Postal Code

Port Rowan, ON N0E 1M0

Phone Number

519-429-5800

Cell Number

"

Email

glenncoon@icloud.com

NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

Revised May 2017
Development Application
Page 3 of 20

Name of Agent Same as owner
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 agent noted above.

☒ Owner ☐ Agent

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):

SWAL CON / PT LOT 13 & 14

Municipal Civic Address: 1015 1st conc. road, Port Rowan

Present Official Plan Designation(s): Agriculture residence

Present Zoning: " "

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

☐ Yes ☐ No If yes, please specify:

Not known

3. The date the subject lands was acquired by the current owner: February 2017

4. Present use of the subject lands:

Agriculture / conservation development

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, 1 storey Brick building (retained) on sketch
Concrete block building (retained) on sketch.

6. If known, the date existing buildings or structures were constructed on the subject lands: Not known
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:

Not known

12. Existing use of abutting properties:

Agriculture

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:

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:

N/A

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

severance includes accessory building greater than permitted size.

3. 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:

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

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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

Frontage: 70 m

Depth: 124.92 m

Width: 70 m

Lot Area: 8739 m²

Present Use: vacant residence

Proposed Use: occupied residence

Proposed final lot size (if boundary adjustment): _____

Description of land intended to be retained in metric units:

Frontage: on original application

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

7. Description of proposed right-of-way/easement:

Frontage: none N/A

Depth: _____

Width: _____

Area: _____

Proposed use: _____

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

not known

9. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage		70m	
Lot depth		124.92m	
Lot width		70m	
Lot area		8739m ²	
Lot coverage			
Front yard		16.77m x 70m	
Rear yard		56.99m x 70m	to concrete building
Left Interior side yard		23.56 x 124.92	
Right Interior side yard		31.24 x 124.95	
Exterior side yard (corner lot)			
Landscaped open space		8126 m ²	
Entrance access width		4.5 m	
Exit access width		4.5 m	
Size of fencing or screening		None	
Type of fencing		N/A	

10. Building Size

Number of storeys		1	concrete building 2
Building height			
Total ground floor area		130 m ²	483 m ²
Total gross floor area		130 m ²	483 m ²
Total useable floor area		130 m ²	483 m ²

11. Off Street Parking and Loading Facilities

Number of off street parking spaces		N/A
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Multiple Family Residential (if applicable) N/A

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: _____

Type _____

Number of Units _____

Floor Area per Unit in m²

Bachelor _____

One bedroom _____

Two bedroom _____

Three bedroom _____

Townhouse _____

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

13. Commercial/Industrial Uses (if applicable) *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: _____

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:

14. Institutional (if applicable) *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.):

15. Describe Recreational or Other Use(s) (if applicable) *N/A*

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:

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. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water 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 No

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance No

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance No

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance No

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance No

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance No

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance No

Erosion

☐ On the subject lands or ☐ within 500 meters – distance No

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance No

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? Not known

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/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.

As per previous application the concrete block building does not provide any benefit to current or future farm operations. The only benefit will be for future residence owner. Proximity to current farm operations and to the house will only leave the block building vacant and a business liability to the farm operations if it is not severed. It only makes sense to sever the block building to go with the residence.

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 *attached previous provided.*
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 *attached.*
- ☐ 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

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
☐ Draft condominium declaration

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

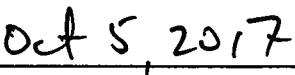
A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage,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



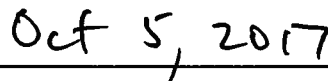
Date

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.


Owner/Applicant Signature

Oct 5, 2017
Date

M. 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 Glenn & Pam Coon am/are the registered owner(s) of the lands that is the subject of this application for site plan 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

N. 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.


Applicant Signature

Oct 5, 2017
Date

Agent Signature

Date

O. Declaration

I, Glenn Coon of Norfolk County

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

In Simcoe, ON

This 5th day of October

A.D., 2017

Alisha Cull

A Commissioner, etc.

[Signature]

Owner/Applicant Signature

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019



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:1015 1st Con Rd, Port Rowan

Legal Description: SWAL CON 1 PT LOT 13 & 14 REG 147.24AC FR D

Roll Number:331054304011800

Application #:

Information Origins:Development Services GIS/Survey sketch pro# 17-12893

Agricultural Zone (A)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 Accessory Structure				
a) building height	6.00		N/A	m
b) minimum front yard	13.00		N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20		N/A	m
e) minimum rear yard	1.20		N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage (Note: Proposed Area)				
i) lot coverage	10.00		N/A	%
ii) usable floor area	100.00		N/A	m.sq
3.36 Surplus Farm Dwelling Severance				
	200.00	483.00	283.00	m.sq
b) existing accessory buildings/structures				

Comments

1)Existing accessory building exceeds maximum permitted size - deficient
283.00 m.sq

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.

Prepared By:

Scott Puillandre

I have read and understand the above.

Signature of owner or authorized agent

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

Signature of Zoning Administrator

date

1015 Concession 1

5430-40 11800

671111 (001)



SKETCH

PREPARED FOR PROPOSED SEVERANCE SKETCH

FOR:

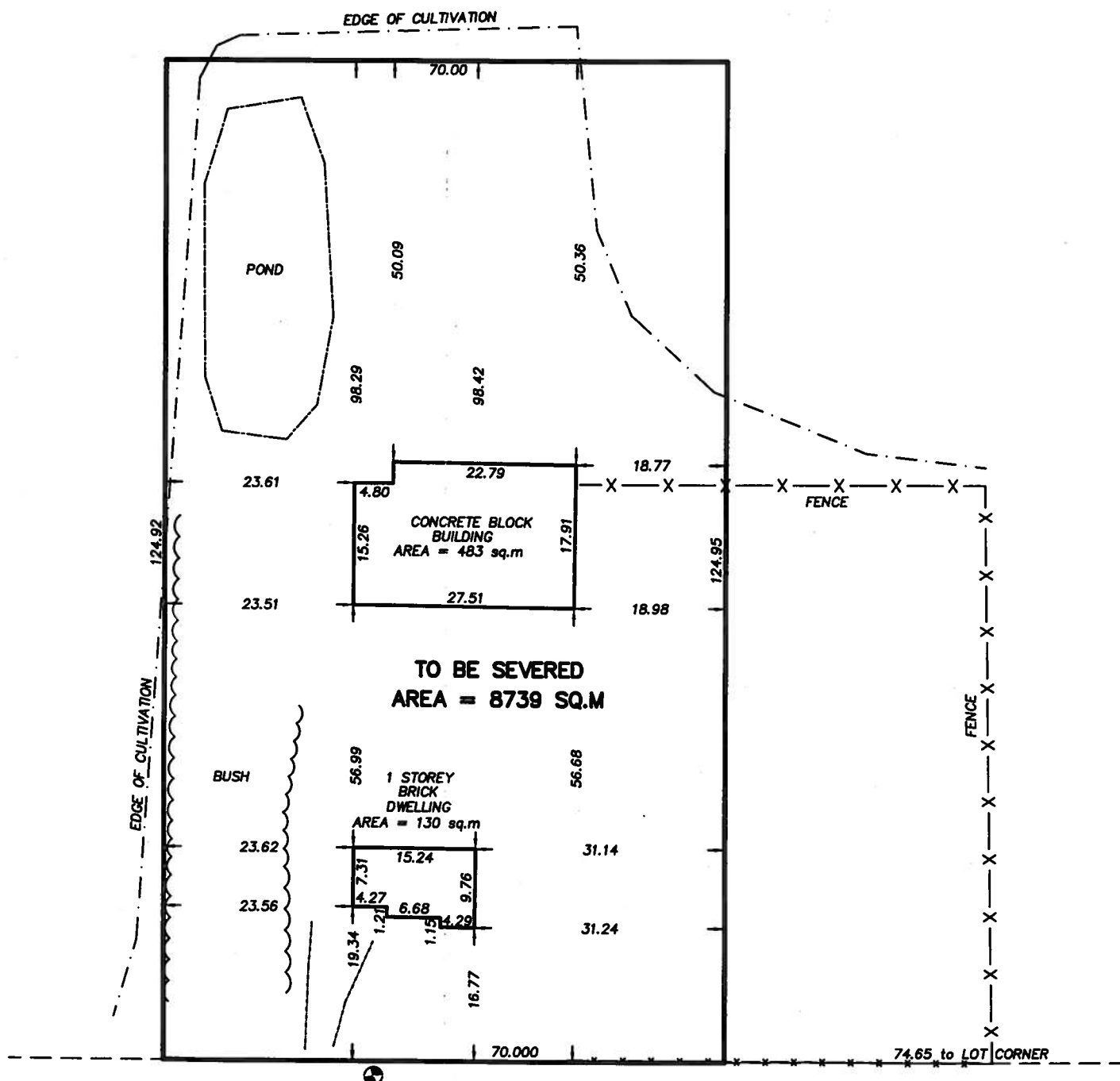
**PART OF LOT 13, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SOUTH WALSHINGHAM
(PART OF PIN 50120-0497)**

SCALE - 1: 750



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



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CAUTION

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KIM HUSTED SURVEYING LTD.

ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8

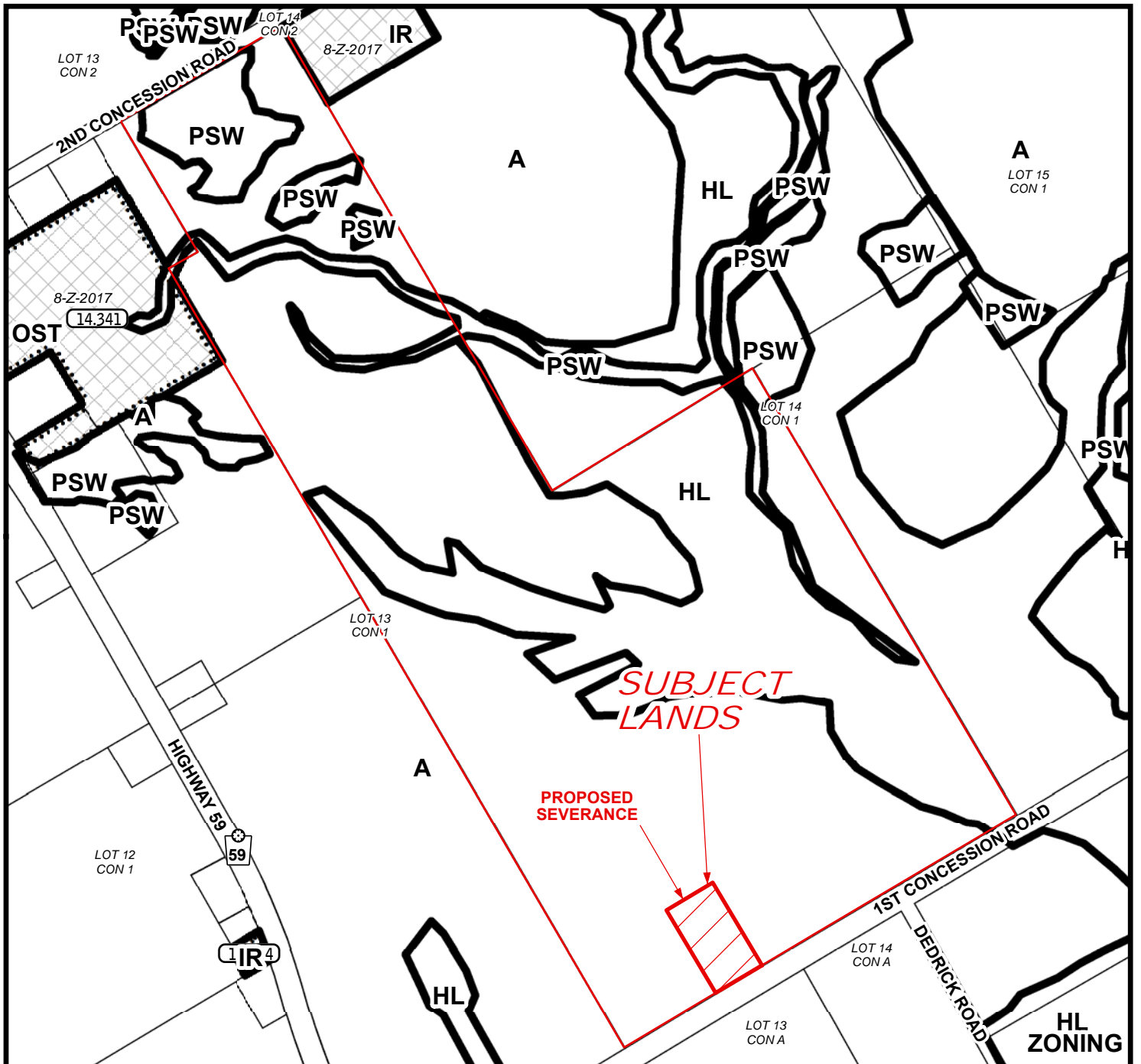
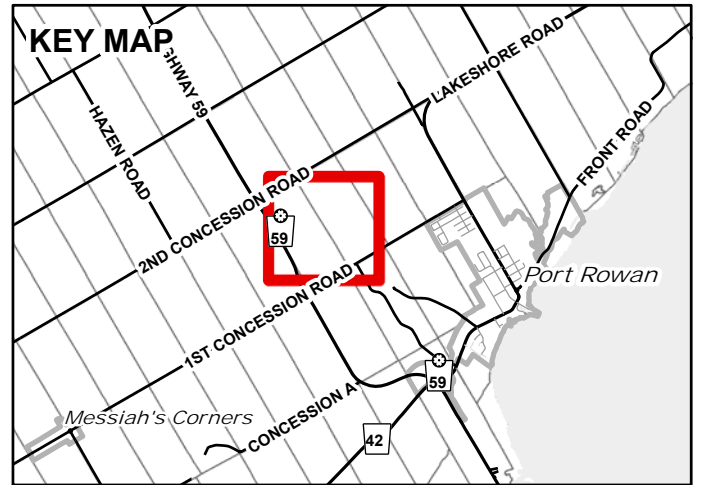
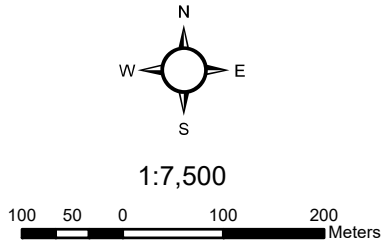
PHONE: 519-842-3638

FAX: 519-842-3639

PROJECT: 17-12893

REFERENCE: COON

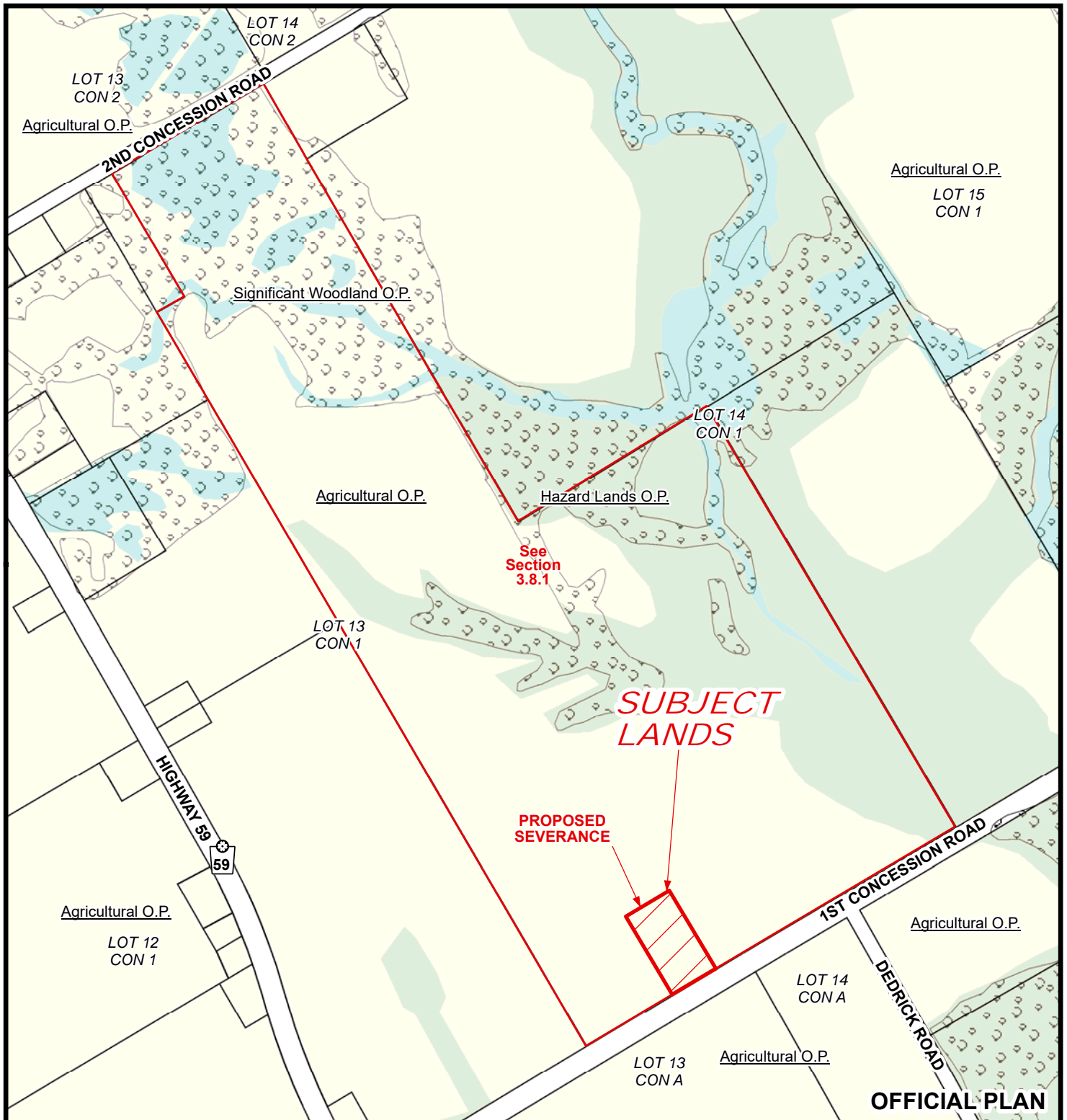
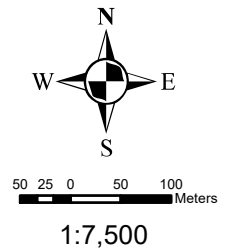
MAP 1
File Number: ZNPL2017227
Geographic Township of
SOUTH WALSLINGHAM



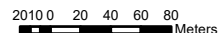
MAP 2

File Number: ZNPL2017227

Geographic Township of SOUTH WALSHINGHAM



Geographic Township of SOUTH WALSINGHAM



1:5,000



MAP 4

File Number: ZNPL2017227

Geographic Township of SOUTH WALSINGHAM



31.50 3 6 9 12 Meters

1:800

