For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application Public Notice Sign	ZNPL2017259	SPRT Meeting Application Fee Conservation Authority Fee OSSD Form Provided Planner	90230 Algna
Check the type of pla	nning application(s)	you are submitting.	
Condominium E Site Plan Applic Consent/Severa Minor Variance Extension of a 1 Part Lot Control Cash-in-Lieu of	Amendment Ibdivision/Vacant Land Exemption Partion Temporary Use By-lav Parking		
Property Assessmen	it Roll Number: 3	50200450	
A. Applicant Information Name of Owner	ation .	EARLE OF LORD	DN LYNCH
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 Town and Postal Code WATER FORD NOE 140 Phone Number 289 439 5722			
Cell Number			
Email			



Name of Agent	SNODERASS CONSULTING
Address	125 WEST ST
Town and Postal Code	BRANTFORD N3T 3G2
Phone Number	519 753 7242
Cell Number	
Email	h snodgrasso sympatico.ca
all correspondence, notice agent noted above.	Il communications should be sent. Unless otherwise directed, es, etc., in respect of this application will be forwarded to the
Owner	(✓ Agent
encumbrances on the sub	any holder of any mortgagees, charges or other eject lands: cription and Property Information
	· · · · · · · · · · · · · · · · · · ·
Block Number and Urb	an 19B Block R Lot 1
Municipal Civic Addres	ss:127 St. JAMES STR. SOUTH
Present Official Plan D	Designation(s): RESIDENTIAL
Present Zoning:	
	sion or site specific zone on the subject lands?
	inds was acquired by the current owner: 2017 ject lands: RESIDENTIAL



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: ONE RESIDENCE & ONE ACCESSORY BUILDING WHICH IS APPROX, 75 Sq m IN PLOOR AREA; SETBACKS AREA SET
6.	If known, the date existing buildings or structures were constructed on the subject lands:
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. **PLANNED**
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:
9.	If known, the date the proposed buildings or structures will be constructed on the subject lands: CONVERSION OF ACCESSORY ISULPING TO RESIDENCE UPON RPPROVAL OF ZBA
10.	Are any existing buildings on the subject lands designated under the <i>Ontario</i> 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:
12.	Existing use of abutting properties: RESIDENTIAL



	Yes No If yes, describe the easement or restrictive covenant and its effect:
Э.	Purpose of Development Application
٧c	ote: Please complete all that apply.
	Please explain what you propose to do on the subject lands/premises which makes this development application necessary: AMEND THE APPLICABLE PROUSIONS TO SECTION 3.23 OF COUNTY ZONING BYLAW TO PERMIT A SECOND OF COUNTY ZONING BYLAW OF COU
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.	•	intended to be severed in metric units:
	Frontage:	22.6 m ON ST JAMES ST SOUTH
	Depth:	50 m t/-
	Width:	22,5 m 4/2
	Lot Area:	1125 m²
	Present Use:	REGIDENCIAL
	Proposed Use:	SAME WITH ADDTIONAL ACCESSORS TESAD
	Proposed final lot	size (if boundary adjustment):
		d intended to be retained in metric units:
	Depth:	
	Width:	
	Lot Area:	
	Present Use:	
	Proposed Use:	
7.	Description of pro Frontage:	posed right-of-way/easement: N/4
	Depth:	
	Width:	
	Area:	
	Proposed use:	
8.	Name of person(s	s), if known, to whom lands or interest in lands to be transferred, d (if known):



9. Site Information - SPE A	TIACHED SITE PLAN Existing	Proposed
Please indicate unit of measurement	ent, i.e. m, m ² or %, etc.	
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		
10. Building Size	ACCESSORY BLDG	
Number of storeys	ONE	
Building height	15 AT PEAK	
Total ground floor area	75 M	
Total gross floor area	171/20	
Total useable floor area	275m2	
11.Off Street Parking and Load	ling Facilities	
Number of off street parking spa	ces3-1/2	
Number of visitor parking spaces		
Number of accessible parking sp		
Number of off street loading facil		
12. Multiple Family Residential	(if applicable)	
Number of huildings existing:		



Number of buildings proposed:
s this a conversion or addition to an existing building? Yes No
f yes, describe: ACCESSORY GARAGE TO BE CONVERTED TO 2ND RESIDENCE
Type 2 ND RESIDENCE
Number of Units ~ N/A
Floor Area per Unit in m ²
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)
Number of buildings existing:
Number of buildings proposed:
Is this a conversion or addition to an existing building? OYes ONo
If yes, describe:
Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.): $\int \int \int$
Seating Capacity (for assembly halls, etc.):
Total number of fixed seats:
Describe the type of business(es) proposed:
Pro 1 111



Total number of staff proposed initially:	
Total number of staff proposed in five years:	
Maximum number of staff on the largest shift:	
ls open storage required: OYesONo	
Is a residential use proposed as part of, or accessory to	commercial/industrial use?
Yes No If yes please describe:	
14.Institutional (if applicable)	
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. off	ice, retail, storage, etc.):

15. Describe Recreational or Other Use(s) (if applicable)



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.):
	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 VNo Unknown
4.	Provide the information you used to determine the answers to the above questions: KNOWLEDGE OF OWNERS
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 <i>Planning Act, R.S.O. 1990, c. P. 13?</i> Yes No
	If no, please explain: PLEASE SEE SNODGRASS CONSOLITION LETTER ENCOUPASES INFILLING IN AREAS THAT COMPLY WITH ZONING BY-LAW

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? Ves 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
	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
	O Individual wells
	Other (describe below)
	Sewage Treatment
	Municipal sewers
	O 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 ØNo
3	Has the existing drainage on the subject lands been altered?
	Yes No
4	l. Does a legal and adequate outlet for storm drainage exist?
	Yes ONo
	How many water meters are required? ONE ADPIONAL



6.	Existing or proposed access to subject lands:				
	Municipal road	O Pro	ovincial highway		
	O Unopened road	Otl	ner (describe below)		
	Name of road/street: ST JAMES ST, South	4	WEST CHURCH STA.		
	Does the application involve a local business? OYes No lf 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. Key map
- 4. Scale, legend and north arrow
- 5. Legal description and municipal address
- 6. Development name
- 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. 34. 35. 36. 37.	Sidewalks and walkways with dimensions Pedestrian access routes into site and around site Bicycle parking
	addition, the following additional plans, studies and reports, including but not limited 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 Plan required	ner to verify the scope of the	estudy		
Standard condominium exemptions will require the	e following supporting mater	ials:		
☐ Plan of standard condominium (2 paper copies	s and 1 electronic copy)			
☐ Draft condominium declaration				
Your development approval might also be depend Climate Change, Ministry of Transportation or oth legislation, municipal by-laws or other agency app	er relevant federal or provinc			
All final plans must include the owner's signature and seal.	ture as well as the enginee	r's		
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	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.				
HTS	MOVEMBER 1/1	17		
##### 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.				
	NOVEMBER 1/	17		
Owner/Applicant Signature	Date			
	Daviia.	ad May 2017		
NORFOLK COUNTY COMMUNITY P. L. A. N. I. N. G.	Developmer	ed May 2017 nt Application Page 18 of 20		

L. Freedom of Information				
For the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , 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 <i>Planning Act</i> , <i>R.S.O.</i> 1990, <i>c. P.</i> 13 for the purposes of processing this application.				
Owner/Applicant Signature	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 <u>Darffill Earle</u> & Jordan Lynch am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.				
I/We authorize SNODGRASS CONSULTING 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				
Øwner	Nov 1/17 Date Nov 1/17			
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	Date			
415	Nov 1/17			
Agent Signature	Date			

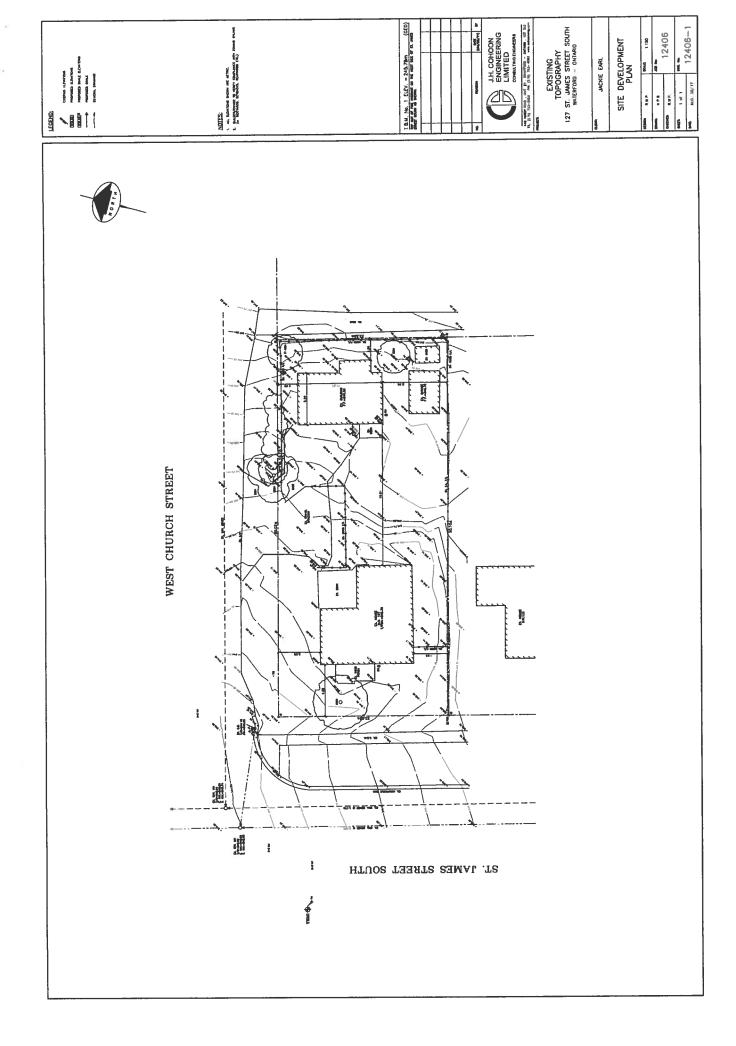


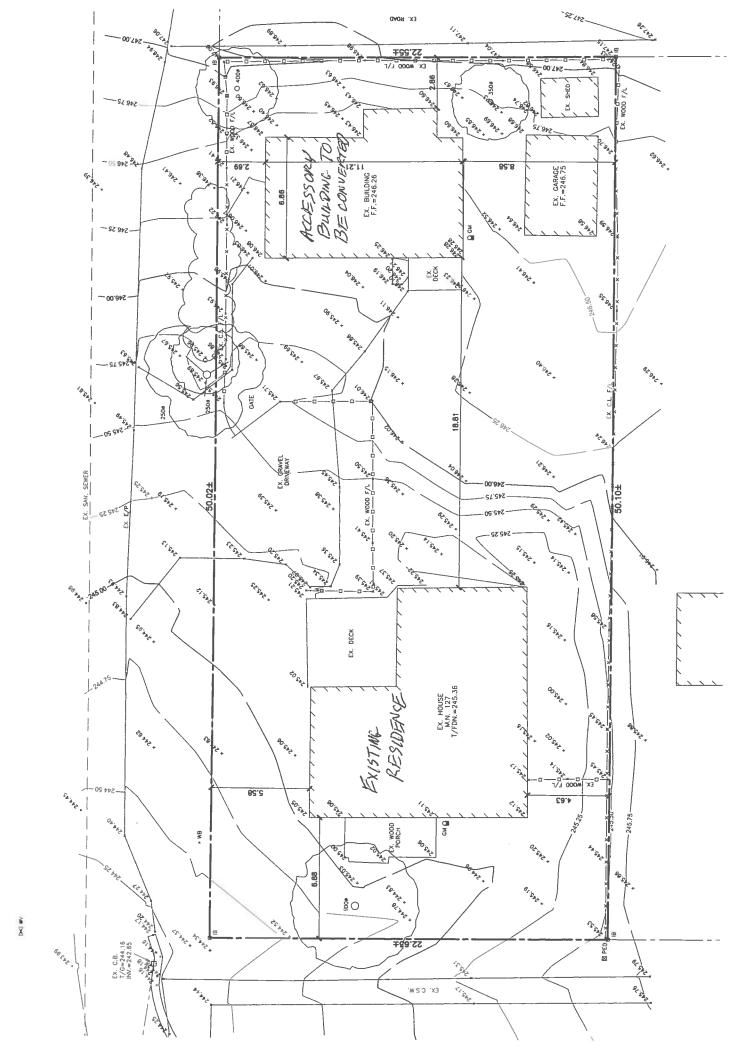
Agent Signature

A Commissioner, etc.



L SUBJECT PROPERTY



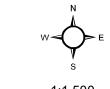


MAP 1

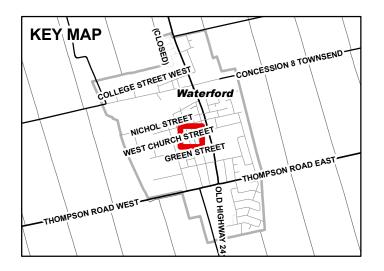
File Number: ZNPL2017259

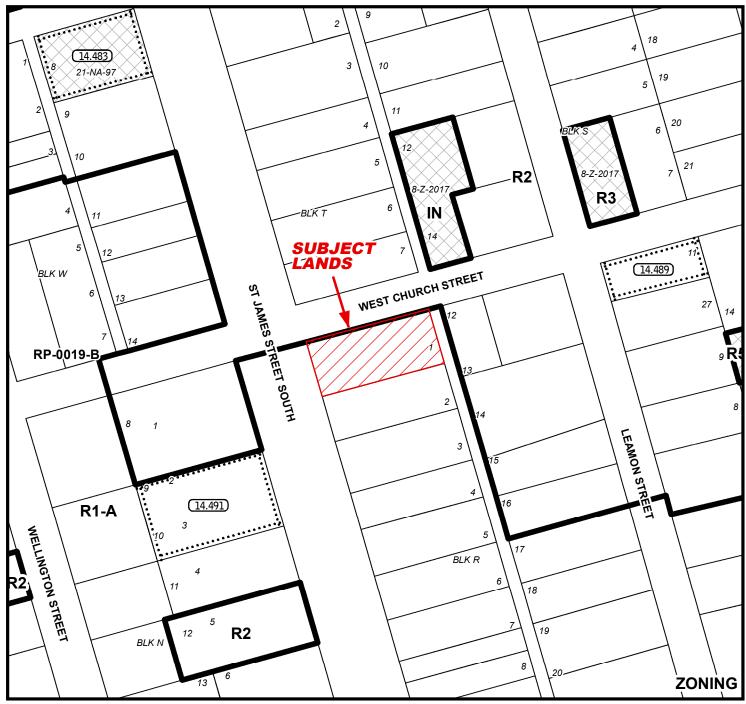
Urban Area of

WATERFORD

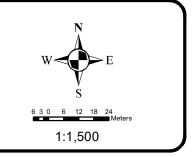


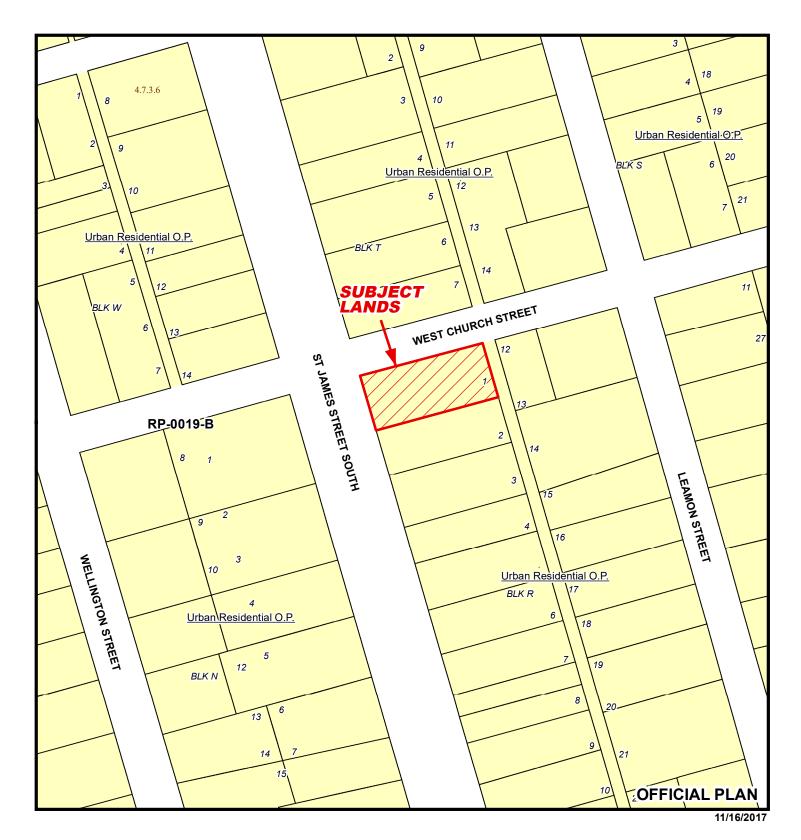
1:1,500 10 5 0 10 20 30 40 Meters





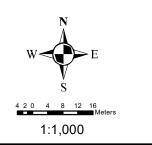
MAP 2
File Number: ZNPL2017259
Urban Area of WATERFORD

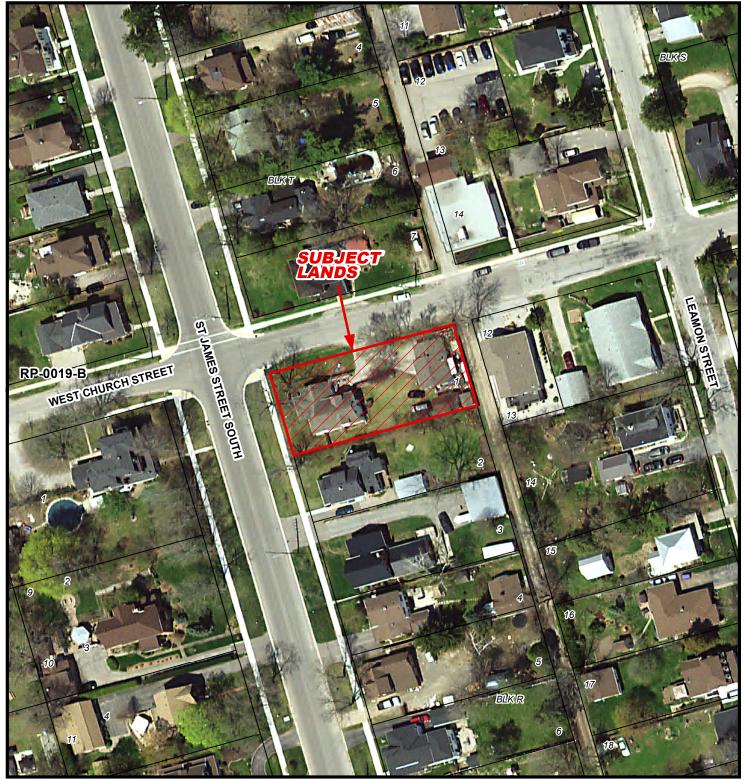




MAP 3

File Number: ZNPL2017259 Urban Area of WATERFORD





MAP 4
File Number: ZNPL2017259
Urban Area of WATERFORD

