

File Number 2NPL2018010  
 Related File Number —  
 Pre-consultation Meeting —  
 Application Submitted —  
 Complete Application Jan 26/2018  
 Public Notice Sign ✓

SPRT Meeting	—
Application Fee	✓
Conservation Authority Fee	N/A
OSSD Form Provided	N/A
Planner	Lauren Delaney.

<input type="checkbox"/>	Official Plan Amendment
<input checked="" type="checkbox"/>	Zoning By-Law Amendment
<input type="checkbox"/>	Temporary Use By-law
<input type="checkbox"/>	Draft Plan of Subdivision/Vacant Land Condominium
<input type="checkbox"/>	Condominium Exemption
<input type="checkbox"/>	Site Plan Application
<input type="checkbox"/>	Consent/Severance
<input checked="" type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Easement/Right-of-Way
<input type="checkbox"/>	Extension of a Temporary Use By-law
<input type="checkbox"/>	Part Lot Control
<input type="checkbox"/>	Cash-in-Lieu of Parking
<input type="checkbox"/>	Renewable Energy Project or Radio Communication Tower

**Name of Owner** IRENE NORA MACNEILL

Email



**Name of Applicant** IRENE NORA MACNEILL  
**Address** 2-181 DEAN STREET  
**Town and Postal Code** SIMCOE N3Y 4H7  
**Phone Number** \_\_\_\_\_  
**Cell Number** \_\_\_\_\_  
**Email** \_\_\_\_\_

**Name of Agent** MHN LAWYERS, ATTN: MARIA KINKEL  
**Address** 39 COLBORNE ST. N.  
**Town and Postal Code** SIMCOE N3Y 3T8  
**Phone Number** 519-426-6763  
**Cell Number** \_\_\_\_\_  
**Email** kinkel@mhnlawyers.com

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 ☐ Applicant

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

THE TORONTO-DOMINION BANK

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

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

LOT 3, 10 BLK 113, PLAN 182, PT LT 4, 11 BLK 113, PLAN 182, AS IN NR424613; NORFOLK COUNTY

Municipal Civic Address: 181 DEAN STREET, SIMCOE, ONTARIO

Present Official Plan Designation(s): URBAN RESIDENTIAL

Present Zoning: R2

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

☐ Yes ☒ No If yes, please specify:

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3. Present use of the subject lands:

4-PLEX. The the use of the building as a 4-plex has existed at least since 1968. However, we are unable to obtain records confirming that it pre-dates the 1961 bylaw that zoned the area R2.

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

One building - See sketch attached.

5. 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

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

n/a

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:  
since at least 1968

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9. Existing use of abutting properties:

single family detached and duplex

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

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### 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:

Obtain a zoning amendment making a 4-plex a permitted use for the property so that the 4-plex use can be maintained on the property.

Obtain minor variance for relief from front yard requirements - front yard is 5.59 meters, relief from side-yard requirement - left side yard is 1.25 meters, relief from R3 frontage - frontage is 18.30 metres

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

Current zoning is R2 that does not include 4-plex use. Requires R3 zoning to continue use as four-plex. Need minor variance for frontage, front & left side yard.

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: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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

Frontage: \_\_\_\_\_

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):

\_\_\_\_\_

**9. Site Information****Existing****Proposed**

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

Lot frontage	60.06 feet	
Lot depth	see sketch	
Lot width	see sketch	
Lot area	8,320 sq feet	
Lot coverage	1,750 sq feet	
Front yard	18.35 feet	
Rear yard	see sketch	
Left Interior side yard	4.1 feet	
Right Interior side yard	12.8 feet	
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width	12.8 feet	
Exit access width	12.8 feet	
Size of fencing or screening		
Type of fencing		

**10. Building Size**

Number of storeys	2	
Building height		
Total ground floor area	1750 feet	
Total gross floor area	1750 feet	
Total useable floor area		

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

Number of off street parking spaces <sup>5</sup>		
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

**12. Multiple Family Residential (if applicable)**

Number of buildings existing: 1

Number of buildings proposed: n/a

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

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

**Type**

**Number of Units** 4

**Floor Area per Unit in m<sup>2</sup>**

Bachelor	_____	_____
One bedroom	<u>2</u>	<u>800 sq feet</u>
Two bedroom	<u>2</u>	<u>720 sq ft and 597 sq ft</u>
Three bedroom	_____	_____
Townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): laundry area - 100 square feet, common hall way

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

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)

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)



#### 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. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
3. Provide the information you used to determine the answers to the above questions:  
owners knowledge
4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

#### E. 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:

Not making any changes to uses or existing structures with this application.

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. Existing or proposed access to subject lands:

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

Name of road/street:

DEAN STREET

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**G. Other Information**

1. Does the application involve a local business? ☐ Yes ☒ No  
If yes, how many people are employed on the subject lands?  

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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
- ☐ Agricultural Impact Assessment

- ☐ 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**

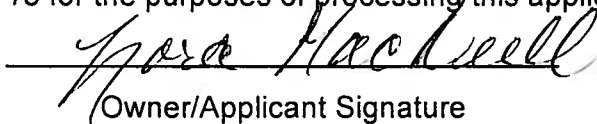
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

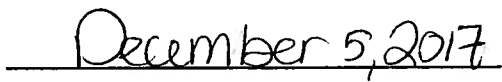
### **Permission to Enter Subject Lands**

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### **Freedom of Information**

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

  
Owner/Applicant Signature

  
Date

### K. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We NORA MACNEILL am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize MarLeod Hoback Nunn et al 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.

Nora MacNeill  
Owner

December 5, 2017  
Date

Owner

Date

### O. Declaration

I, Nora MacNeill of Simcoe, ON

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:

Simcoe

Nora MacNeill  
Owner/Applicant Signature

In Norfolk County

This 5 day of December

A.D., 2017

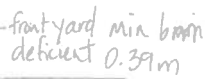
MARIA M. N. KINKEL  
A Commissioner, etc.

MARIA M. N. KINKEL





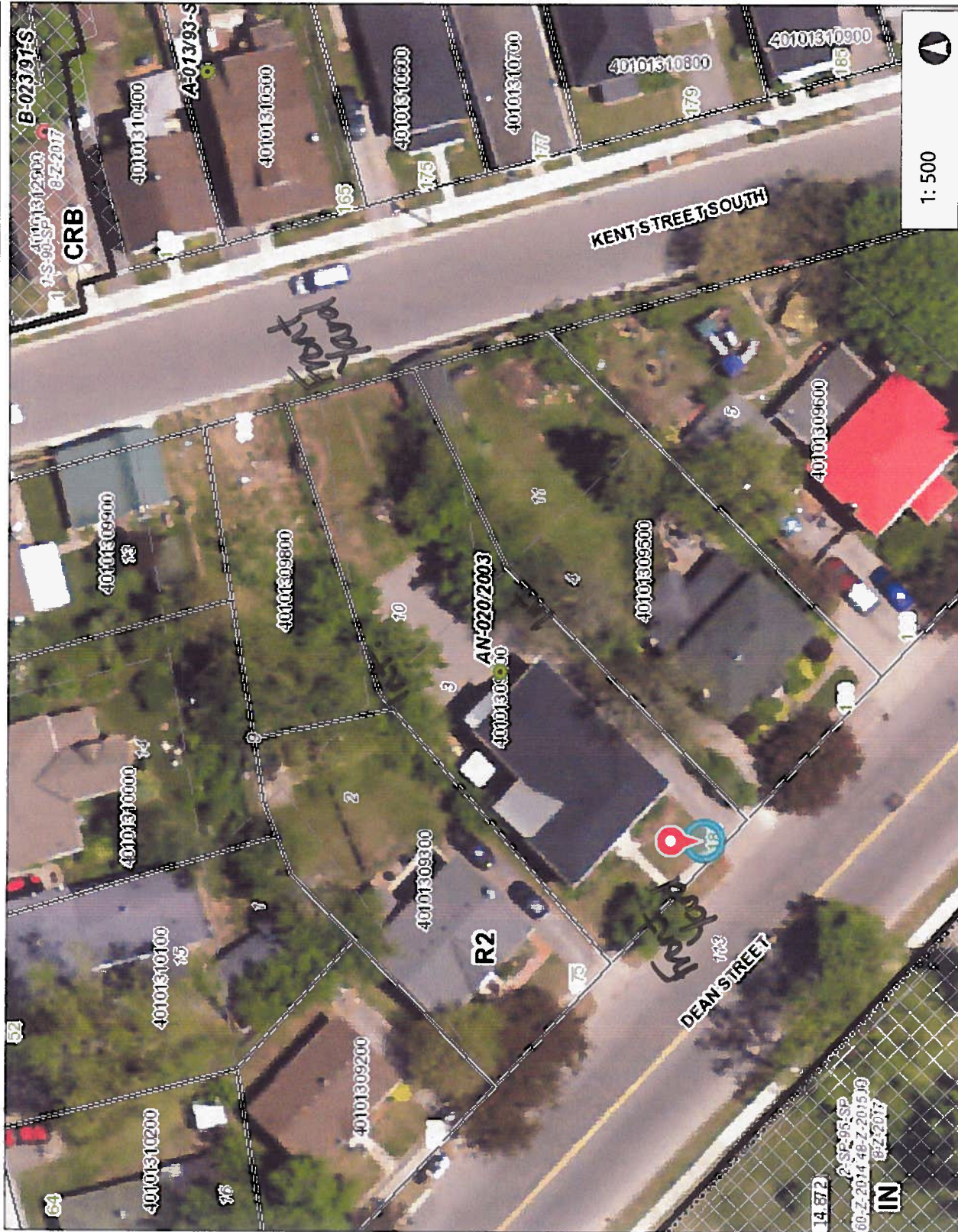
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REPRODUCTIONS OF THIS PLAN ARE NOT VALID



0.0 0.01 0.0 Kilometers

DISCLAIMER: This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of the information contained within the map.

1: 500



Notes

Legend

Zones 1-Z-2014

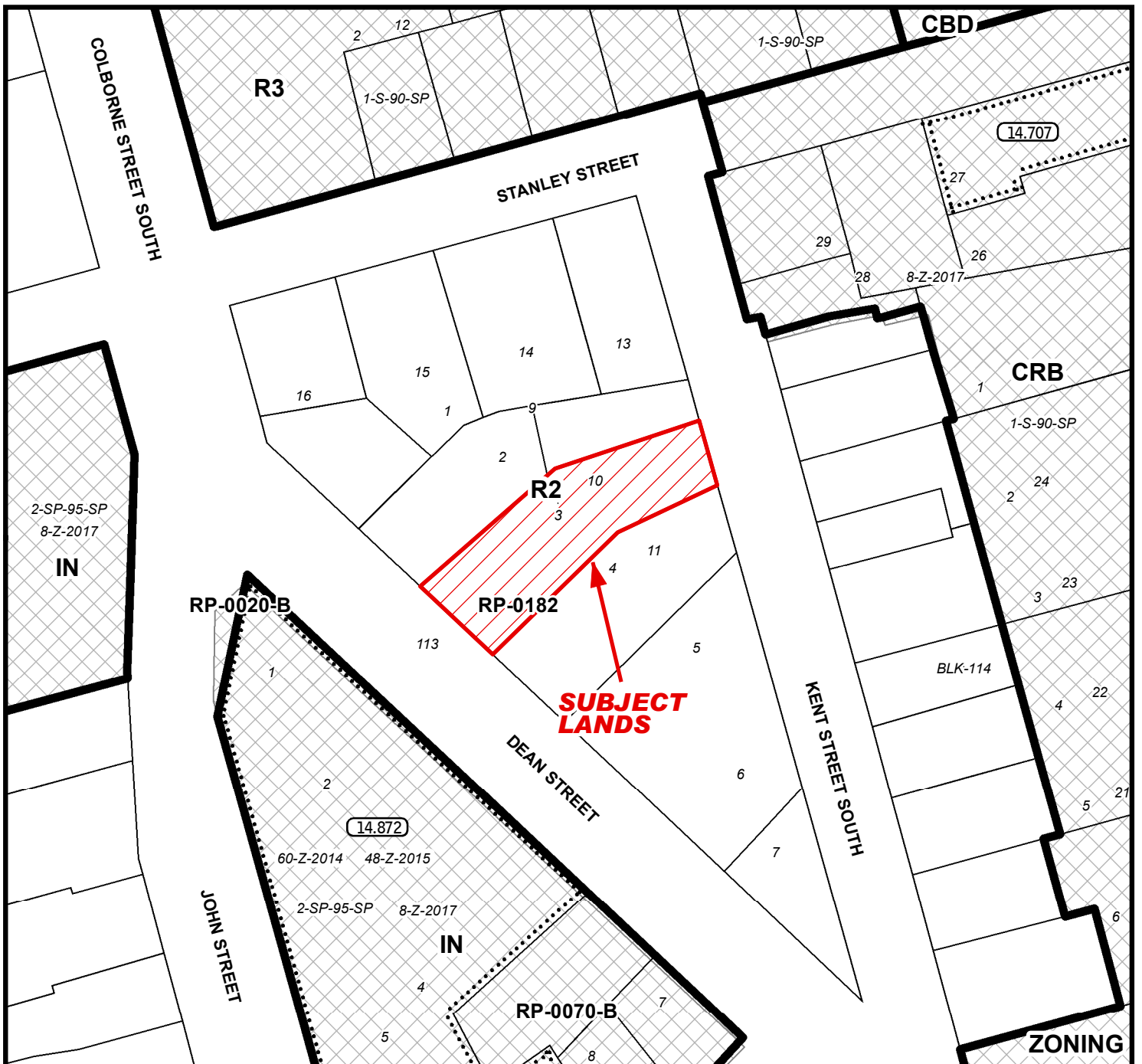
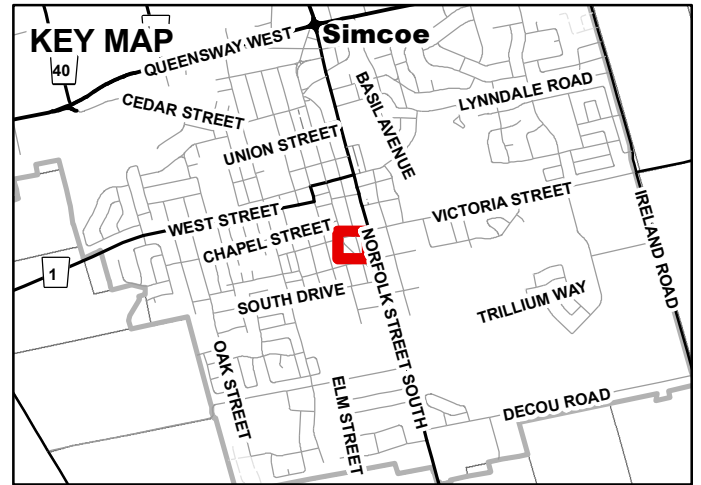
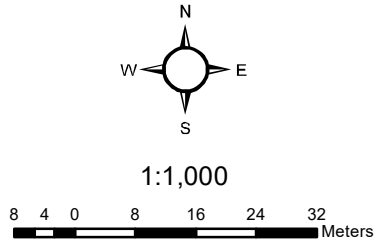




# MAP 1

## File Number: ZNPL2018010

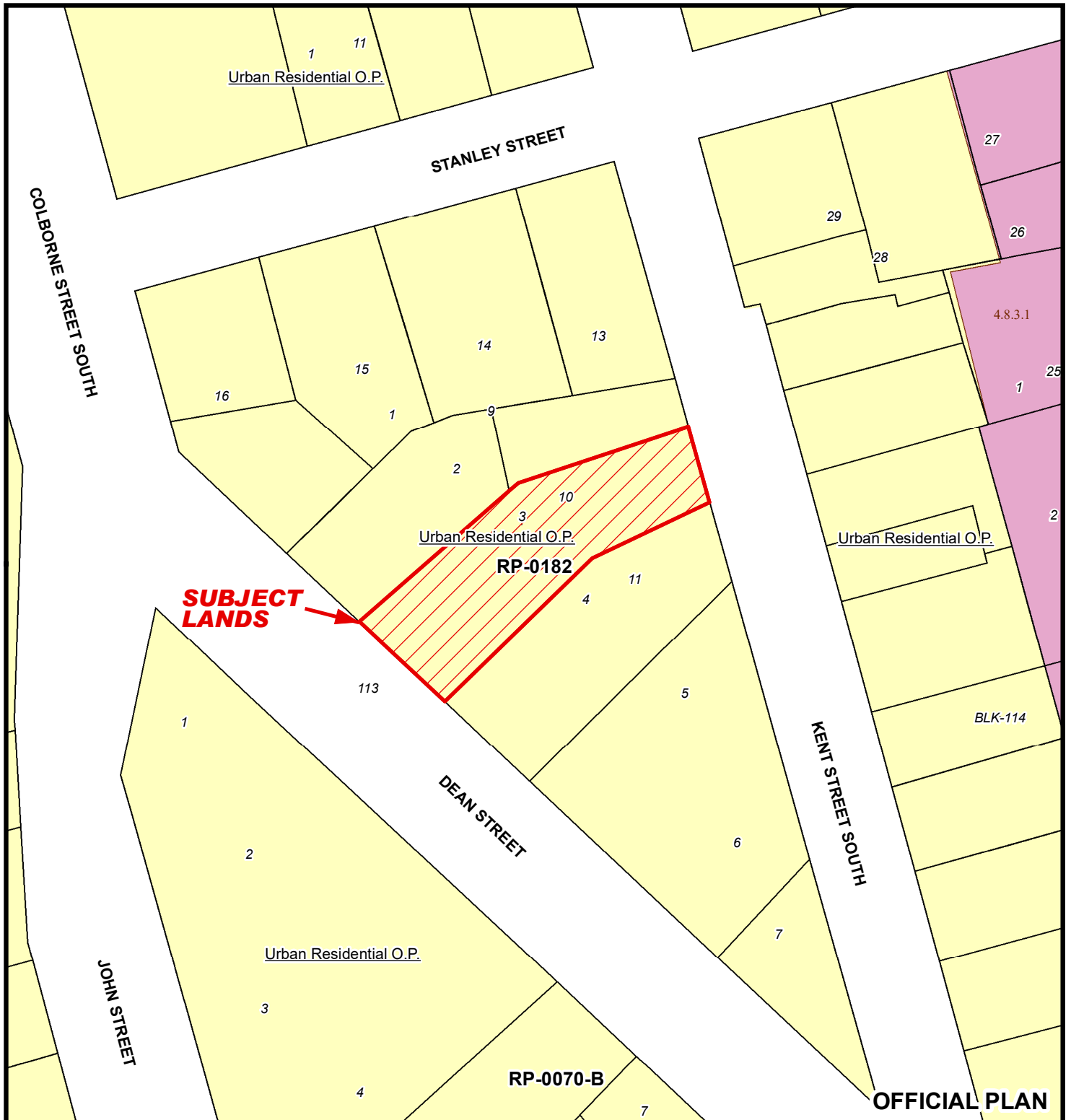
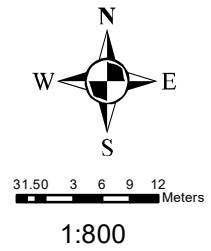
Urban Area of  
**SIMCOE**



# MAP 2

File Number: ZNPL2018010

Urban Area of SIMCOE





# MAP 3

File Number: ZNPL2018010

Urban Area of SIMCOE



2.5 5 7.5 10 Meters

1:700





# MAP 4

File Number: ZNPL2018010

Urban Area of SIMCOE



2 1 0 2 4 6 8 Meters

1:600

