

For Office Use Only:

File Number	<u>ZNPL2018053</u>	SPRT Meeting	<u> </u>
Related File Number	<u> </u>	Application Fee	<u>\$ 2676</u>
Pre-consultation Meeting	<u>February 16/18</u>	Conservation Authority Fee	<u> </u>
Application Submitted	<u>March 15/18</u>	OSSD Form Provided	<u>Yes</u>
Complete Application	<u>March 15/18</u>	Planner	<u>Steve</u>
Public Notice Sign	<u> </u>		

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

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Official Plan Amendment |
| <input checked="" type="checkbox"/> | Zoning By-Law Amendment |
| <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 type="checkbox"/> | Minor Variance |
| <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 |

Property Assessment Roll Number: 493 030 13700**A. Applicant Information****Name of Owner**Denny Muratovic

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.

Address332 Charlotteville rd 7**Town and Postal Code**Simcoe ON N3Y 4K1**Phone Number**(416) 553 - 4087**Cell Number**(416) 553 - 4087**Email**seedennyrun@hotmail.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

R.C. Dixon

277 Emily St.

Sluicetown N3Y1J5

—

519-410-1632

dixonr@amtelecom.net

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):

Charlotteville Con. 6 Lots

Municipal Civic Address: 332 Charlotteville Road 7

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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

☐ Yes ☒ No If yes, please specify:

2017

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

4. Present use of the subject lands: Private residence

- see attached plan

- 11.11.2019

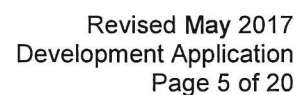
- see attached plan & building specs.

- 2018

- If yes, identify and provide details of the building:

- _____

- ## 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: *Hobby use & storage of vehicles & recreational vehicles*
2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
Building exceeds maximum size for an accessory structure (floor area - useable)
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): _____

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, m² or %, etc.

Lot frontage

90.526 m

—

Lot depth

70.410 m

Lot width

90.526 m

Lot area

$$6374 \text{ m}^2$$

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

Number of storeys

Building height

Total ground floor area

Total gross floor area

Total useable floor area

11. Off Street Parking and Loading Facilities

Number of off street parking spaces

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: _____



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)

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. 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:

Real Estate agent disclosure. Disclosure from neighbors.

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 800' - 900'

Wooded area

☒ On the subject lands or ☒ within 500 meters – distance adjacent

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 *(existing not required for building)*
☐ 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? 0

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Con-7 Road - Charlottesville

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.

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:

Site plan

- ☒ Zoning Deficiency Form *sign*
- ☒ On-Site Sewage Disposal System Evaluation Form *(copy)*
- ☐ 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

MARCH 2, 2018

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 Denny Mijatovic am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize R.C. Dixon 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

MARCH 2, 2018

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

Date



Agent Signature

MARCH 2, 2017

Date

O. Declaration

I, R.C. Dixon of Simcoe

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:

Norfolk County

Owner/Applicant Signature

In Simcoe

This 15 day of March

A.D., 2018

Kayla Debye
A Commissioner, etc.

Kayla Eva Johanna DeLeye, a
Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires January 31, 2021



Zoning Deficiency

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

PROPERTY INFORMATION

Address: 332 Charlotteville Rd 7

Legal Description: CHR CON 6 LOT 5

Roll Number: 49303017700

Application #:

Information Origins: site sketch provided by Jewitt and Dixon

Agricultural Zone (A)

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	6.00	6.00	N/A	m
	b) minimum front yard	13.00	50.60	N/A	m
	c) minimum exterior side yard	6.00		N/A	m
	d) minimum interior side yard	1.20	4.60	N/A	m
	e) minimum rear yard	1.20	4.60	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	5.80	N/A	%
	ii) usable floor area	200.00	372.00	172.00	m.sq
3.36	Surplus Farm Dwelling Severance				
		200.00		N/A	m.sq

b) existing accessory buildings/structures

Comments

Note; no actual drawings provided, so assuming no 2nd floor (if a 2nd floor is proposed that will increase the deficiency for useable floor area)

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

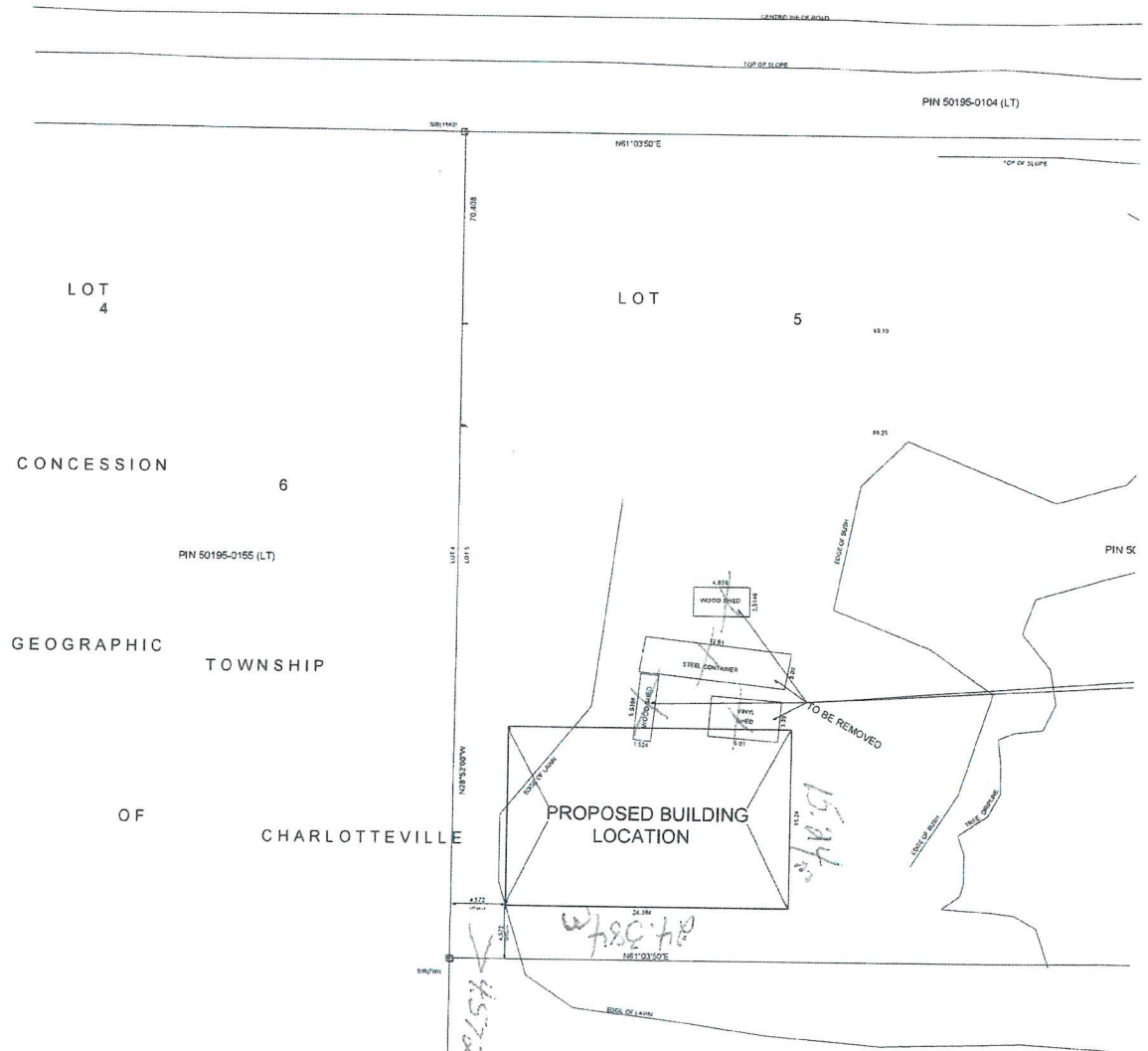
date

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

Signature of Zoning Administrator

date

ROAD ALLOWANCE BETWEEN CONCESSION S 6 AND 7



lot size $297' \times 731' = 68607 \text{ sq ft}$ (6374 sqm)
 $\#332 \text{ Char Rd 7}$
 $10851 \text{ sqm} = 10\% \times 108510 \text{ sqm}$

NOTE
 THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PHYSICAL LOCATES PROVIDED BY THE RESPECTIVE UTILITY COMPANIES.
 CABLE T.V. LOCATE INFORMATION IS BASED ON DOCUMENTARY DATA SUPPLIED BY AMTELECOM COMMUNICATIONS AND NOT BY FIELD LOCATES.
 PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE IS BOTH RECOMMENDED AND ADVISED.

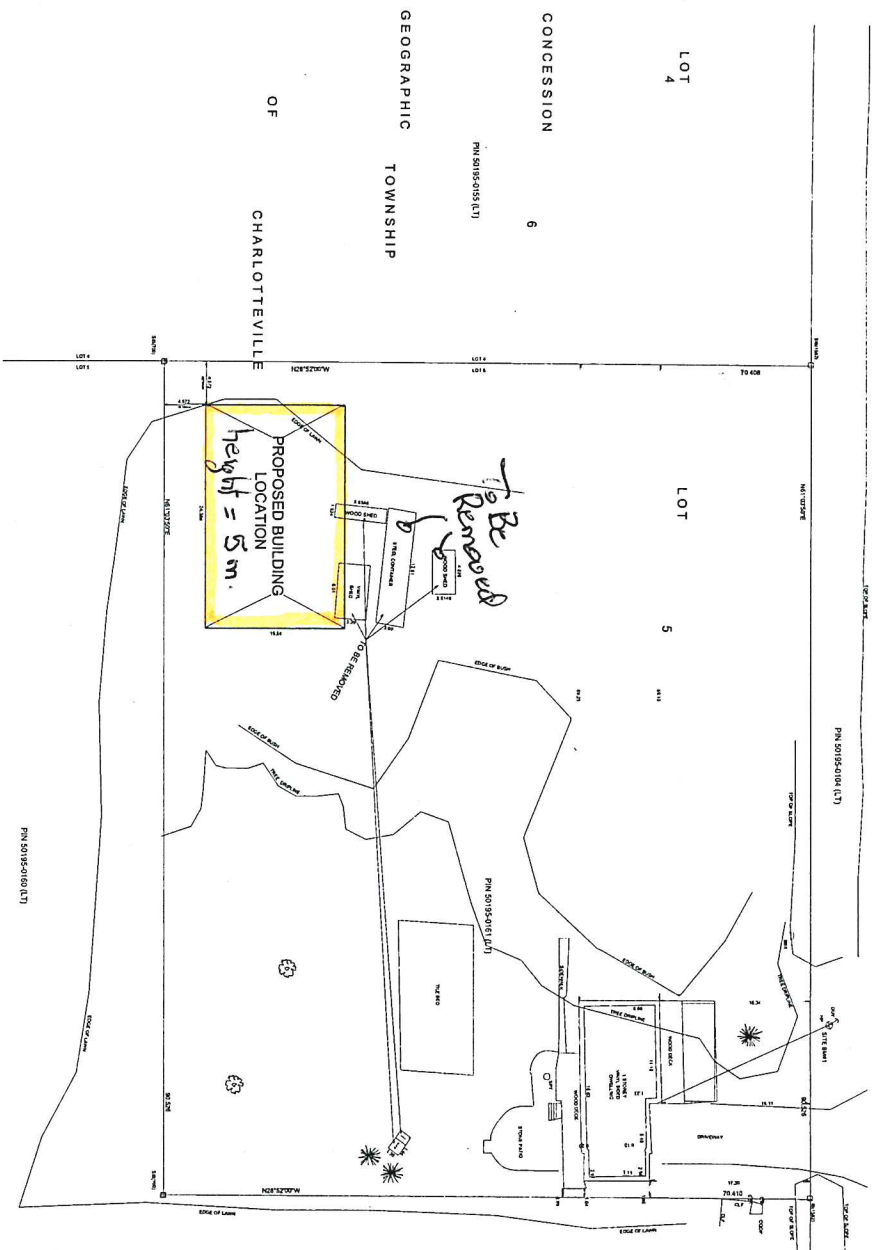
ELEVATIONS SHOWN HEREON ARE IN METRES AND ARE BASED ON A GEODETIC DATUM.

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

proposing 372 sqm

TOPOGRAPHIC SITE PLAN
OF PART OF
LOT 5
CONCESSION 6
IN THE GEOGRAPHIC
TOWNSHIP OF CHARLOTTEVILLE
NORFOLK COUNTY

JEWITT AND DIXON LTD.
PIN 50195-0161 (LT)



PIN 50195-0160 (LT)

GEOGRAPHIC
TOWNSHIP

OF
CHARLOTTEVILLE

CONCESSION

LOT
4

LOT

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON HISTORICAL LOCATES PROVIDED BY THE RESPECTIVE UTILITY COMPANIES.

CABLE TV LOCALS INFORMATION IS BASED ON DOCUMENTARY DATA SUPPLIED BY ANTITELECOM COMMUNICATIONS AND NOT BY FIELD LOCATES.

PROBE TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE IS BOTH RECOMMENDED AND ADVISED.

ELEVATIONS SHOWN HEREON ARE IN METRES
AND ARE BASED ON A GEODETIC DATUM.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R. 1, SIMCOE, ONTARIO, N1Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0042 FAX: (519) 426-1035
E-mail: surveyors@analecom.net

DATED: MAY 1, 2017

KIM HUSTED
ONTARIO LIVED SURVEYOR

F.W.	12H
BOOK	U/PRE
CALC	FLM
PAY	FLM
CHECK	KH
CLIENT	MURKIN
JOBS	11-1488

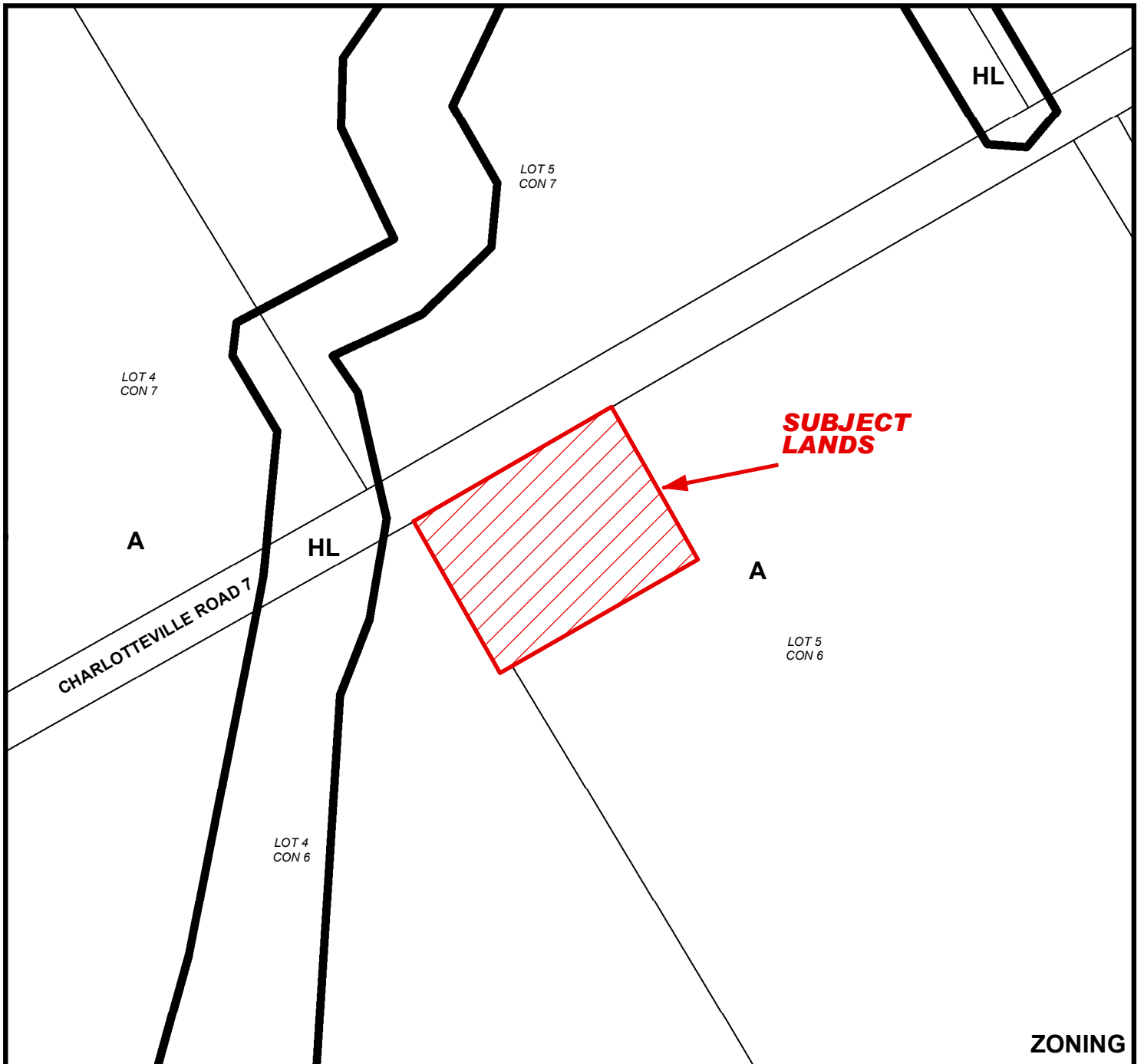
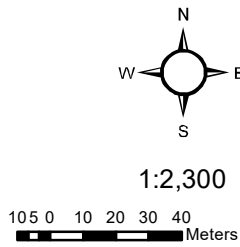
SITE
BLA.#1

[illegible]

MAP 1

File Number: ZNPL2018053

Geographic Township of
CHARLOTTEVILLE



MAP 2

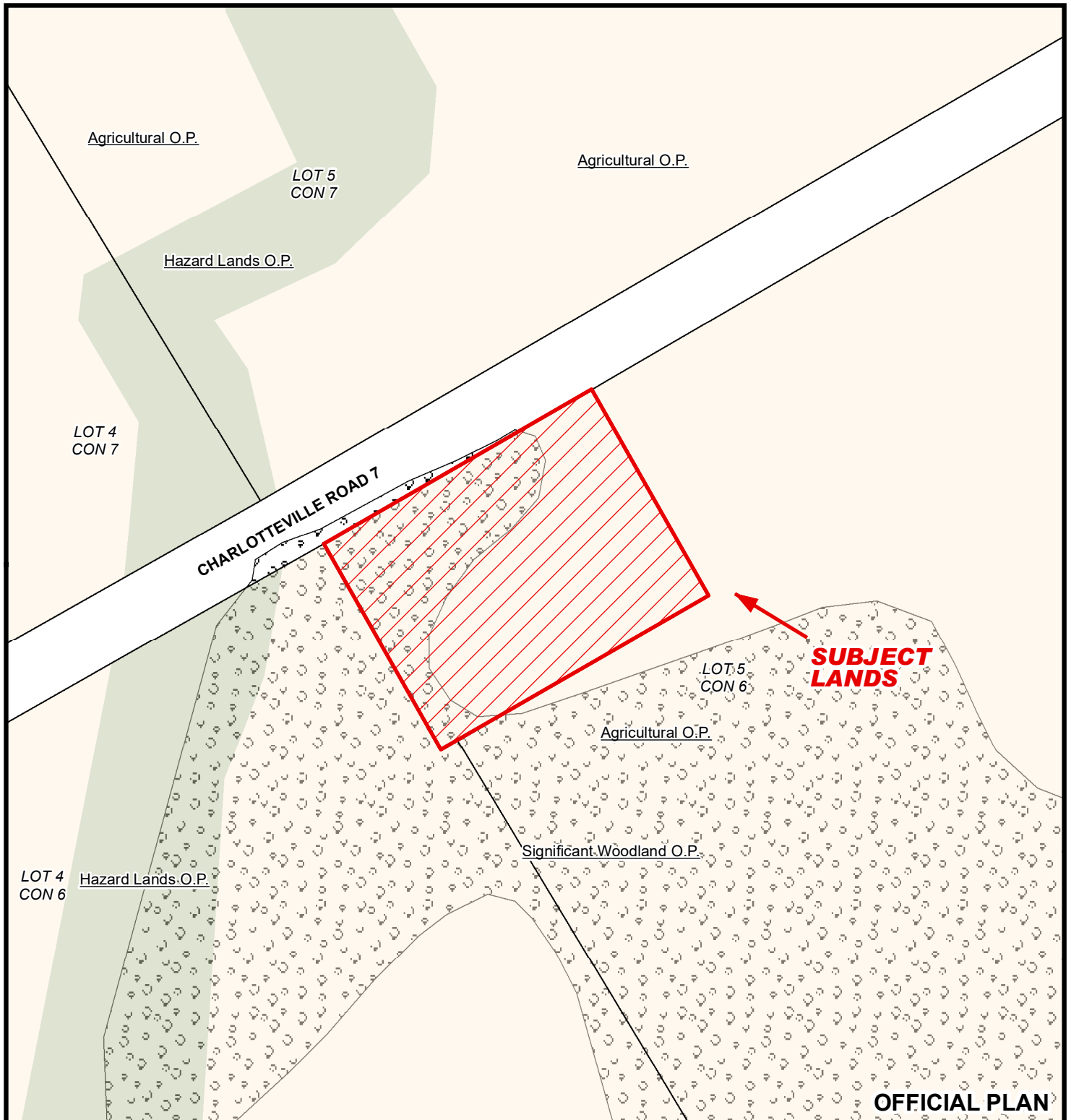
File Number: ZNPL2018053

Geographic Township of CHARLOTTEVILLE



6.3 250 6.5 13 19.5 26 Meters

1:1,600



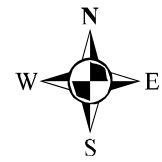
OFFICIAL PLAN

2018-03-28

MAP 3

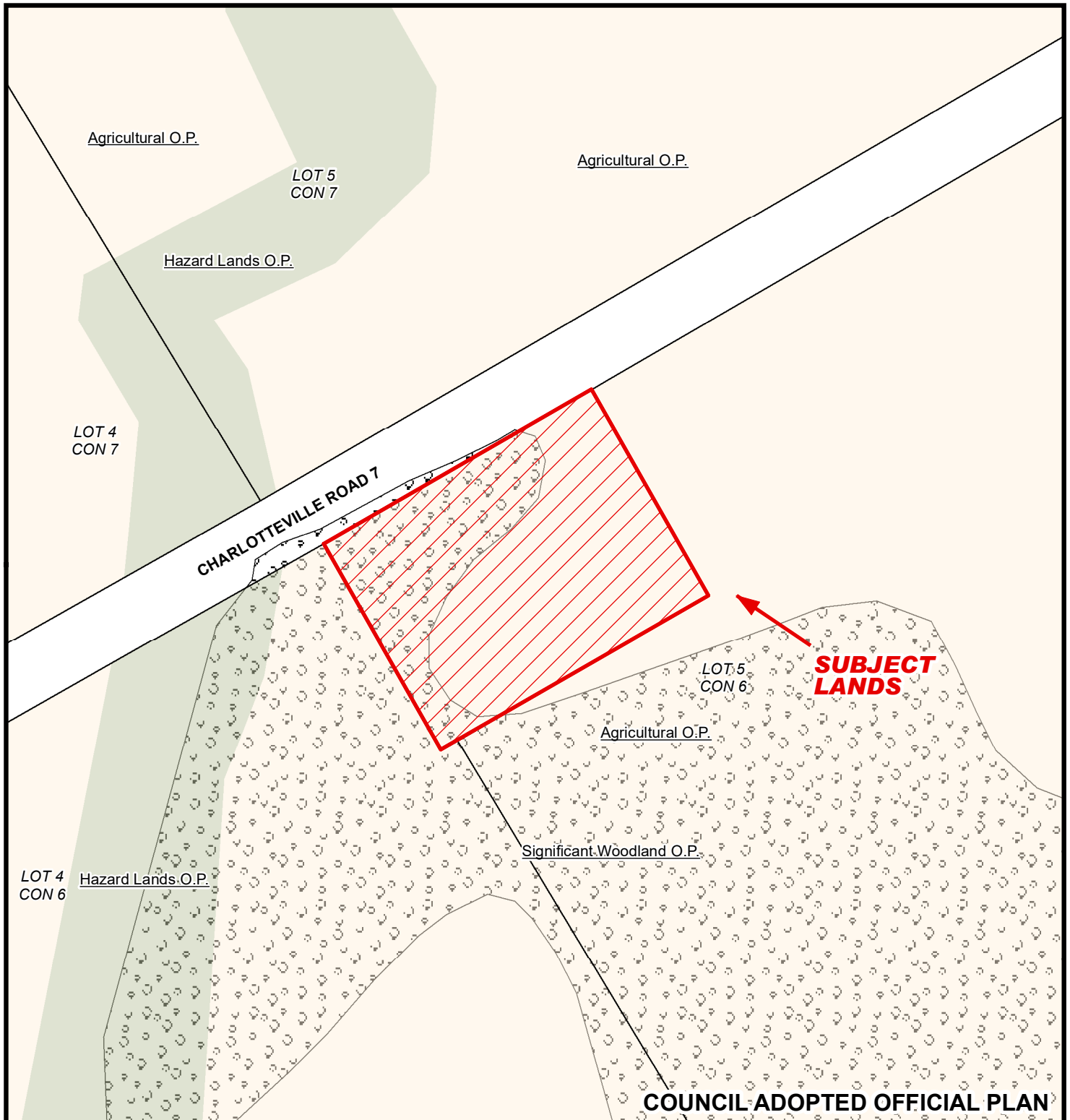
File Number: ZNPL2018053

Geographic Township of CHARLOTTEVILLE



6.3 250 6.5 13 19.5 26 Meters

1:1,600



MAP 4

File Number: ZNPL2018053

Geographic Township of CHARLOTTEVILLE



5.8.750 5.5 11 16.5 22 Meters

1:1,400



MAP 5

File Number: ZNPL2018053

Geographic Township of CHARLOTTEVILLE

