

**For Office Use Only:**

File Number

2019148

Related File Number

—

Pre-consultation Meeting

—

Application Submitted

April 23/19

Complete Application

April 27/19

Public Notice Sign

Application Fee

\$2676

Conservation Authority Fee

—

Well & Septic Info Provided

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Planner

Alisha

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

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

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

We hope that the result of this application allows 11 yeager to be zoned R5 from it's existing R4 designation.

Property Assessment Roll Number: 331040100924200

### A. Applicant Information

**Name of Owner** 863572 Ontario 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** 775 Norfolk St. N \_\_\_\_\_

**Town and Postal Code** Simcoe, Ontario \_\_\_\_\_

**Phone Number** 519-426-6247 \_\_\_\_\_

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**Name of Applicant** Jason Bowyer, David Scott Wright, Manny Santos \_\_\_\_\_

**Address** 930 Windham Rd 12 \_\_\_\_\_

**Town and Postal Code** Simcoe, Ontario \_\_\_\_\_

**Phone Number** 519-410-4722, 103 \_\_\_\_\_

**Cell Number** 519-750-4115 \_\_\_\_\_

**Email** jason@per-solutions.com \_\_\_\_\_

**Name of Agent** \_\_\_\_\_

**Address** \_\_\_\_\_

**Town and Postal Code** \_\_\_\_\_

**Phone Number** \_\_\_\_\_

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices 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:

## 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 22 & 43, Plan 1107 ref plan 37r-10152

Municipal Civic Address: 11 Yeager Ave Simcoe, Ontario N3Y5N3

Present Official Plan Designation(s): Urban Residential

Present Zoning: R4

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:  
Vacant land

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, and height on your attached sketch which must be included with your application:

n/a - vacant land

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

n/a - vacant land

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, and height on your attached sketch which must be included with your application:

maximum of 5 storey residential condominium

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:  
land is currently vacant and has been for many years

9. Existing use of abutting properties:

condo's abut east side of property (r6), townhomes are to the north and south, single detached dwellings to the east

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

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:  
easement shown in survey to west, proposed structure will not impact easement

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:  
proposed structure would be approximately 54' high, current zoning allows only for height of 36' on this lot, regardless of adjacent zoning.
2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:  
proposed building is 5 stories
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: vancant land

Proposed Use: luxury condominiums

Proposed final lot size (if boundary adjustment): n/a

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

Description of land intended to be retained in metric units:

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

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

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

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

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

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

Buildings on retained land: \_\_\_\_\_

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, for example: m, m<sup>2</sup> or %

Lot frontage	n/a	see site plan
Lot depth	n/a	see site plan
Lot width	n/a	see site plan
Lot area	n/a	see site plan
Lot coverage	n/a	see site plan
Front yard	n/a	see site plan
Rear yard	n/a	see site plan
Left Interior side yard	n/a	see site plan
Right Interior side yard	n/a	see site plan
Exterior side yard (corner lot)	n/a	see site plan
Landscaped open space	n/a	see site plan
Entrance access width	n/a	see site plan
Exit access width	n/a	see site plan
Size of fencing or screening	n/a	see site plan
Type of fencing	n/a	see site plan

**10. Building Size**

Number of storeys	n/a	5
Building height	n/a	54'
Total ground floor area	n/a	210'
Total gross floor area	n/a	12,600
Total useable floor area	n/a	63,000

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

Number of off street parking spaces	n/a	n/a
Number of visitor parking spaces	n/a	under building + site plan allotment
Number of accessible parking spaces	n/a	under building + site plan allotment
Number of off street loading facilities	n/a	n/a

12. Residential (if applicable)

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: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	<u>16</u>	_____
Apartment - Two bedroom	<u>20</u>	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): convenience, common rooms, guest rental suites, pool, exercise

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: n/a

Number of buildings proposed: n/a

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 (for example: office, retail, storage): \_\_\_\_\_

Seating Capacity (for assembly halls or similar): n/a

Total number of fixed seats: n/a

Describe the type of business(es) proposed: n/a

Total number of staff proposed initially: n/a

Total number of staff proposed in five years: 3-5

Maximum number of staff on the largest shift: 2

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: n/a

Seating capacity (if applicable): n/a

Number of beds (if applicable): n/a

Total number of staff proposed initially: n/a

Total number of staff proposed in five years: n/a

Maximum number of staff on the largest shift: n/a

Indicate the gross floor area by the type of use (for example: office, retail, or storage):  
 1200sf - office and small convenience centre

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 (for example: gas station or petroleum storage):
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:  
adjacent property is residential and certification from current ownership package did not have any environmental disclosures.
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:

we are unaware of current ownerships previous screens

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:

n/a for industrial or commercial use

Note: If in an area of source water Wellhead Protection Area (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 n/a

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance n/a

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance n/a

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance n/a

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

☐ On the subject lands or ☐ within 500 meters – distance n/a

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance n/a

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance n/a

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance n/a

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance n/a

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

☐ On the subject lands or ☒ within 500 meters – distance school

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance n/a

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance n/a

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance n/a

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance n/a

## F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water  
☐ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

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Sewage Treatment

- ☒ Municipal sewers  
☐ Septic tank and tile bed in good working order
- ☐ Communal system  
☐ Other (describe below)

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Storm Drainage

- ☒ Storm sewers  
☐ Other (describe below)
- ☐ Open ditches

- 
2. Existing or proposed access to subject lands:

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

Name of road/street: Yeager Ave

## 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 properly named 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. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

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 (to verify location and condition)
- ☐ 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

- ☐ 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 required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

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.

#### 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.

#### 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


Apr 12/19  
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(s) must complete the authorization set out below.

I/We 863572 ONTARIO INC c/o EARL SMITH am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Jason Bowyer, David Wright & Manuel Sato 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

Apr 12/19  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**N. Declaration**

I, Jason Bowyer 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:

185 Robinson St.

In Simcoe, ON

This 23<sup>rd</sup> day of April

A.D., 2019

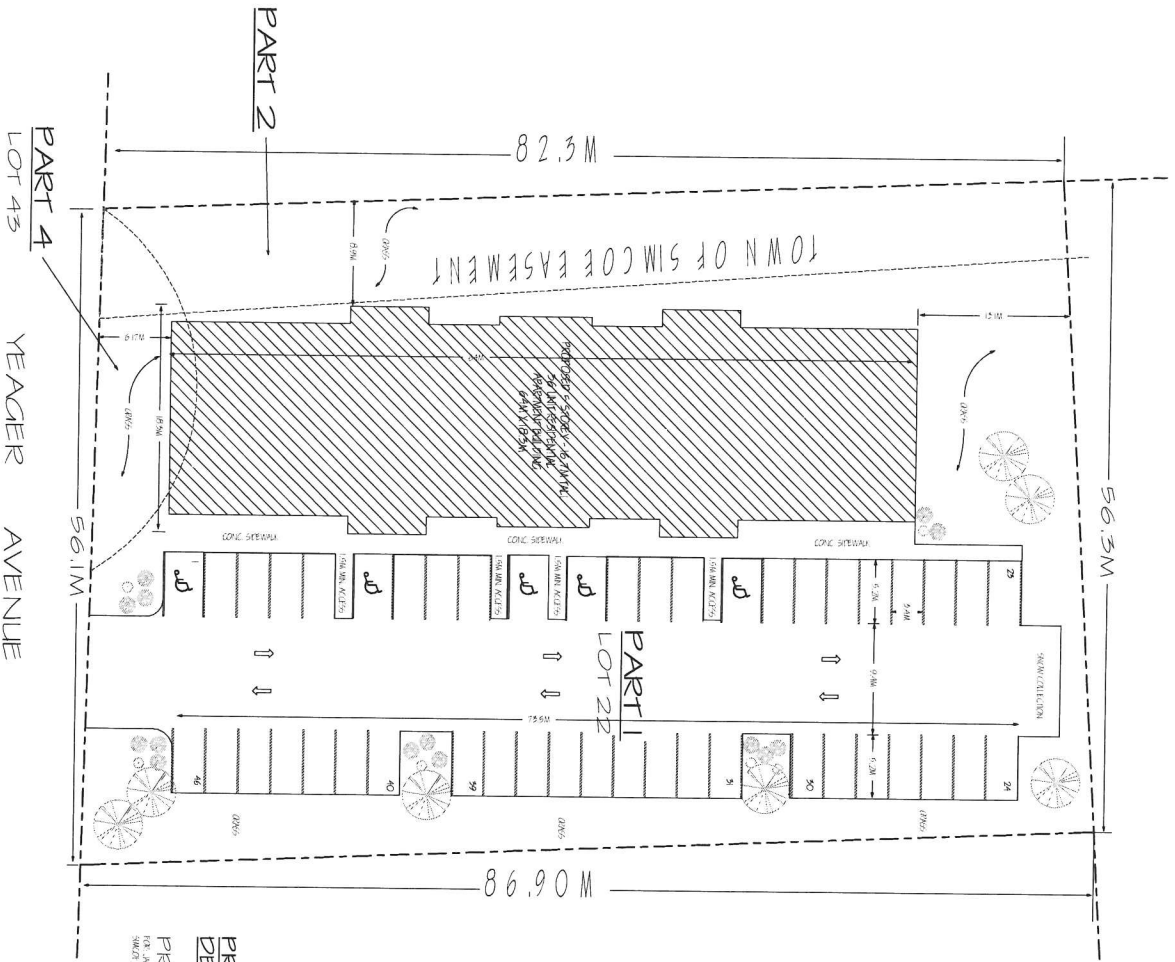
[Signature]

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 2022





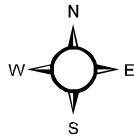
PROPOSED RESIDENTIAL DEVELOPMENT  
PRELIMINARY SITE LAYOUT  
 10/1/2010  
 10/1/2010

# MAP 1

## File Number: ZNPL2019148

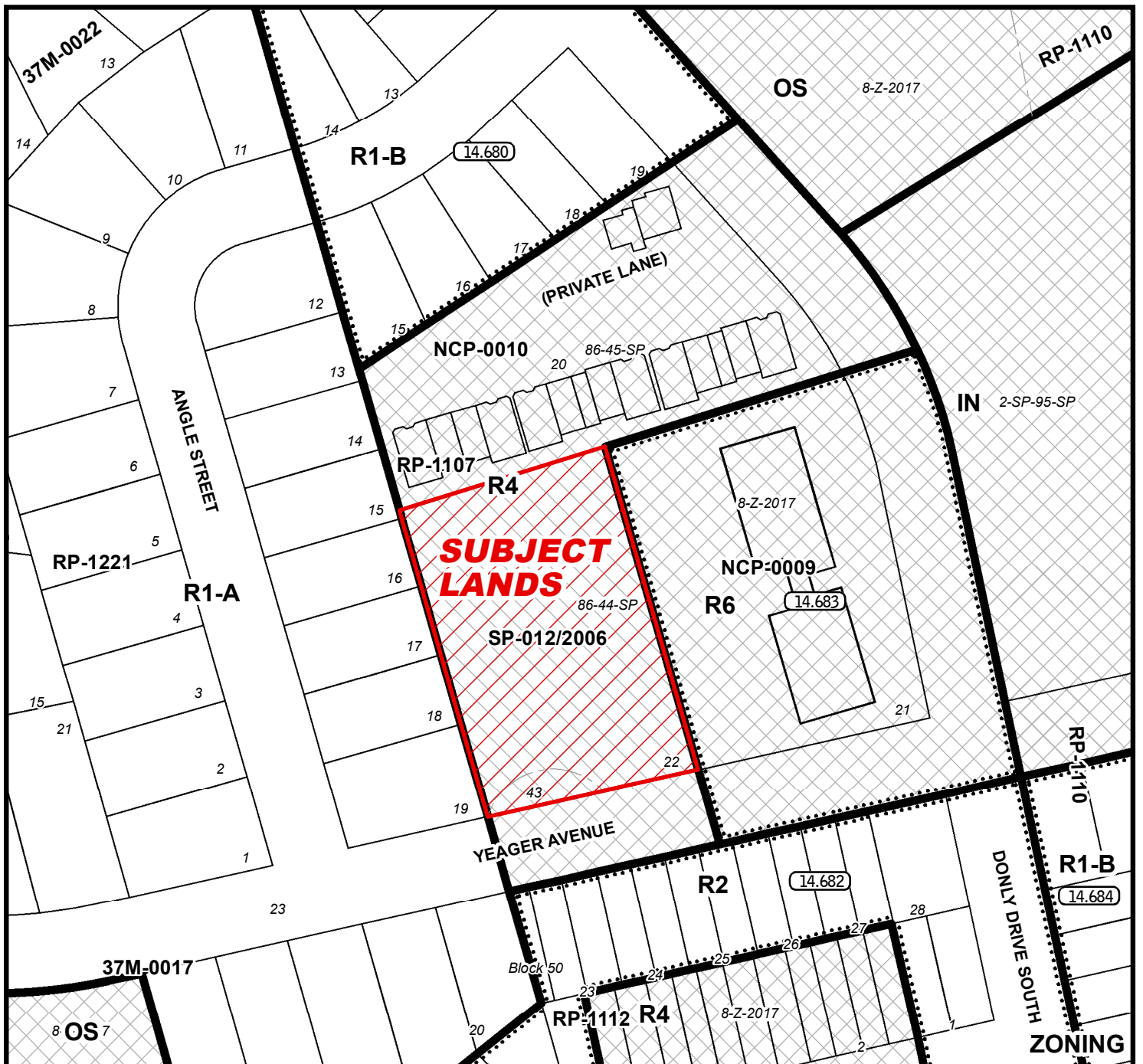
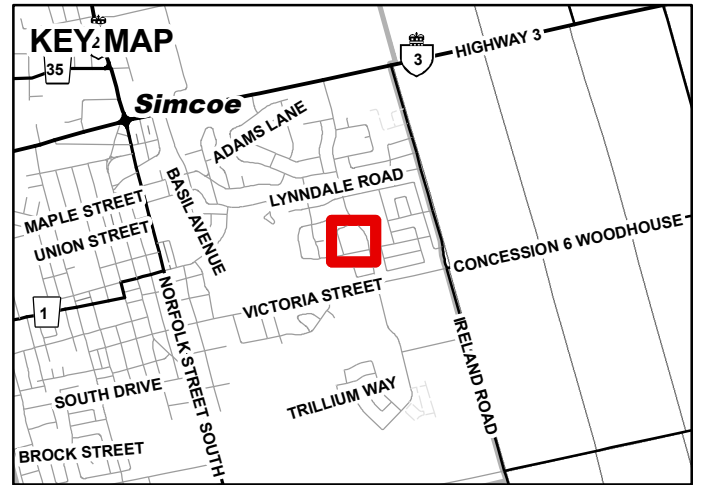
Urban Area of

### SIMCOE



1:1,500

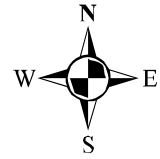
10 5 0 10 20 30 40 Meters



# MAP 2

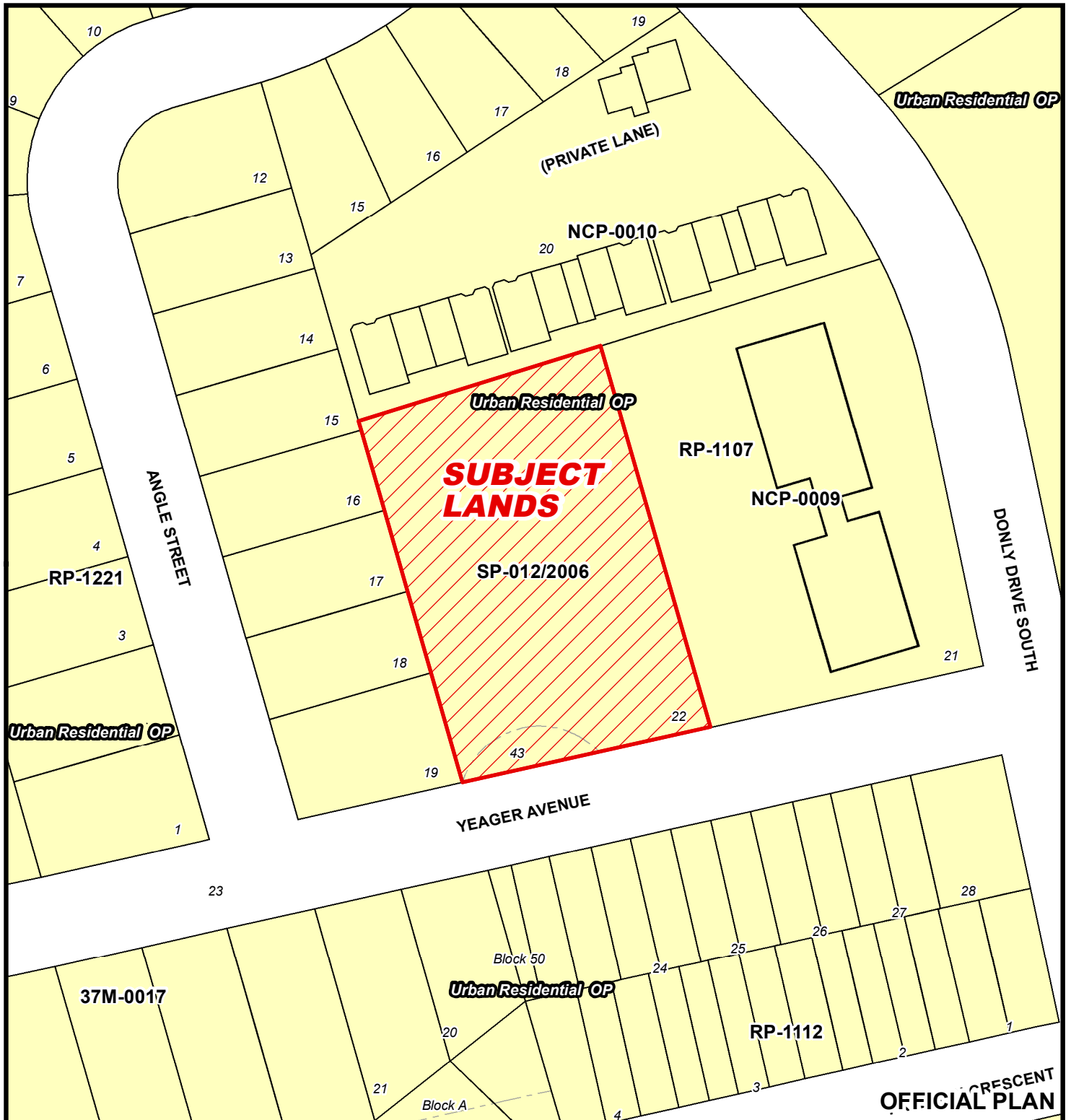
File Number: ZNPL2019148

Urban Area of SIMCOE



7 3.5 0 7 14 21 28 Meters

1:1,200



# MAP 3

File Number: ZNPL2019148

Urban Area of SIMCOE



4 2 0 4 8 12 16 Meters

1:1,000



# MAP 4

File Number: ZNPL2019148

Urban Area of SIMCOE



31.50 3 6 9 12 Meters

1:750

