ZNPL2023129

Norfolk COUNTY

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Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Pre-Submission Consultation "Pre-consultation":

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal, with approval from the Director of Planning or delegate. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the County and Agency staff to identify the required information and materials to be submitted with the application in order for it to be considered complete. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please **include a copy of the Pre-consultation minutes with your application** as part of the submission package. It should be noted **that pre-consultation minutes are valid for one year after the meeting date**.

Development Application Process

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its

acceptability to the other agencies and is subject to statutory *Planning Act* decision timeframes.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

Notification Sign Requirements

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

For Office Use Only:

File Number	2NPL2023129	Public Notice Sign	-
Related File Number	-	Application Fee	$ 924 - Temp.use ✓ paid.
Pre-consultation Meeting	N/A - waived	Conservation Authority Fee	✓ paid.
Application Submitted	April 24. 2023	Well & Septic Info Provided	N/A.
Complete Application	May. 3. 2023	Planner	Hanne Yager

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
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

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

The end result I would like to see from this application is to be able to have my RV reside full time on my drive way, where I can access it when needed.

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner Wendy Thomas

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 224 Mechanic Street West

Town and Postal Code Waterford, N0E1Y0

Phone Number

Cell Number 2262082999

Email lovely_106@hotmail.com

Name of Applicant Wendy Thomas

Address 224 Mechanic Street West

Town and Postal Code Waterford, N0E1Y0

Phone Number

Cell Number 2262082999

Email lovely_106@hotmail.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 both owner and 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):

   Township of Waterford. Concession number 8. Lot 3. Norfolk County

   Municipal Civic Address: 224 Mechanic Street West, Waterford.

   Present Official Plan Designation(s): urban residential

   Present Zoning: Residential Zone (R1-A)

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

   ☐ Yes ☐ No If yes, please specify corresponding number:

3. Present use of the subject lands:
   Currently the drive way is just being used to park our vehicles.

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:
   4 bedroom, multi split home. Attached garage. 2 sheds. One large shed and a smaller one.

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.

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:
   There will be no structure/additions added.

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:

   We took procession of the house in November 2022. The trailer has been used twice on the driveway to self isolate due to a family member contracting Covid.

9. Existing use of abutting properties:

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:

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:

   I would like to continue to use my RV for self Isolation purposes for friends, family and myself in the event of contracting Covid. As a nurse these continue to be daily struggles for myself and fellow beings.

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

   I believe it is not possible to comply with the above mentioned as there is no other space to park my trailer. I have no access to the side or back of the house.

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: _____

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**	**Zoning**	**Proposed**
Please indicate unit of measurement, for example: m, m^2 or %		
Lot frontage	70 ft.	
Lot depth	180 ft.	
Lot width	70 ft	
Lot area	0.29 acres	
Lot coverage	1203 Sqft.	
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. 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
Single Detached		
Semi-Detached		
Duplex		
Triplex		
Four-plex		
Street Townhouse		
Stacked Townhouse		
Apartment - Bachelor		
Apartment - One bedroom		
Apartment - Two bedroom		
Apartment - Three bedroom		

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

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 (for example: office, retail, or storage):

_____

_____

_____

Seating Capacity (for assembly halls or similar): _____

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 (for example: office, retail, or storage):

_____

_____

_____

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 (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:

   _____

   I have no knowledge or any reasons to believe of any contamination that may have occurred.

   _____

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:

   _____

   _____

   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 _____

   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 in good working order
- ☐ 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: Mechanic street west

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.

I feel my request is of a useful one, I have worked as a full time nurse in LTC, dealing with Covid on a daily basis. Purchasing my RV enabled me to offer family, friends and myself a cheaper, safe alternative and easy access to my home in the event of anyone contacting Covid. I have stayed in the RV twice due to Covid.

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

☐ 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 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.

H. Kamar — Apr. 19/23

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(s) must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application.

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

I, Wendy Thomas of Waterford

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:

Hannelore Yager

W. Thomas

Owner/Applicant Signature

In Norfolk County.

This 19th day of April.

A.D., 2023.

A Commissioner, etc.

Hannelore Tenley Yager, a Commissioner, etc., Province of Ontario, for the Corporation of Norfolk County. Expires November 21, 2025.

N. Declaration

I, Wendy Thomas of Waterford

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:

Hannelore Yager

W. Thomas

Owner/Applicant Signature

In Norfolk County

This 3rd day of May,

A.D., 2023

A Commissioner, etc.

Hannelore Tenley Yager, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires November 21, 2025.

Passport
Passport

April 23, 2023.

To whom it may concern,

I am writing this letter to accompany my application for a Temporary Use By-law. I would like to briefly explain my reasoning for the application. My name is Wendy Thomas, I am a full time nurse (front line worker) at Hardy Terrace Nursing Home in Mt. Pleasant. I have worked there for 27 years. When purchasing our Travel Trailer in 2019 we had plans of traveling around, enjoying family vacations, we soon realized this was not going to be the only use of the trailer. Covid became the new reality the following year.

We decided to utilize the trailer as a safe, comfortable, free alternative from expensive hotels/motels for friends, family and neighbours. I myself used the trailer three times as I recently contacted Covid again in February. I was caring for my elderly mother and have grandchildren (1 currently living with us and another on the way) that often stay at the house. This is a convenient free place to stay. My son, 2 fellow nurses and a neighbour have all used the trailer to self Isolate. I have the trailer hooked up on the drive way where it is convenient for me to also assist the occupant in any help they may require.

On February the 4th when I was first issued the notice that I had violated the County's Zoning by-law, I was completely shocked and upset to learn that a neighbour had complained about me having my trailer in the driveway. Andrew Buttenham (enforcement officer) had explained to me that the bylaw that allows people to quarantine in their motor homes during the pandemic "had expired". I tried explaining to Andrew that the bylaw may have "expired" but I STILL work in LTC where the Covid threat is still a daily struggle for myself and Patients. I understand Andrew does not make the rules, however for me, my family, friends and fellow co-workers Covid has not disappeared. This has been a very disappointing experience for me, as a front line worker I am only trying to serve a purpose to make life easier in an already stressful work environment, not only for myself but for someone else in a difficult situation, I also find it extremely unfair to notice the multiple travel trailers, RV's and fifth wheelers parked in other peoples driveways in Waterford (i have pictures in my original emails of the various homes) who do not appear to be getting notices and having to go through what I am going through. When I asked Andrew this question, he informed me that they do not ticket home owners unless they get a complaint. Again very unfair.

In closing I am hoping that as a Front Line worker, I can continue to help myself and others when the need arises. I feel I am not causing any distress to anyone or anything.

Thank you for considering my application,
Wendy Thomas.

April 21/23

To whom it may concern,

I would like to write a letter in support of my friend Wendy Thomas.
Last year I became very ill with Covid and was very worried as to where I wouild go to quarantine, as money was very tight, and with my rent and potential cost of a hotel, I knew I couldn't afford both. Living with 2 teenage kids.
I was beyond pleased when Wendy offered the use of her RV, which I gladly accepted.
Thank goodness for a wonderful neighbour/friend.
I hope this letter helps support Wendy in her cause.

Yours truly,
Mary Prout.

To Whom it may Concern,

Apr. 24/2023

I am writing this letter to inform you how appreciative I am that Wendy Thomas allowed me to isolate in her trailer from October 19-30 in 2022 when I Contracte Covid-19. It was so nice Knowing I had a comfortable and clean place to isolate while I was recovering. It made the entire isolation so much easier and stress free as it had everything I needed to safely isolate to protect my small children and other family members. If wendy did not have the trailer for me to stay in I dont even want to imagine how difficult that time in my life could have been. If you have any questions you can contact me at 519-720-8044.

Best Regards,
Stefanie Kus
Stefanie Kus

A. General Information

Are you the Registered Owner of the subject land(s)?

☐ Yes ☐ No

Name (First Last) 2716452 Ontario Limited

Address 1449 Windham Road 11

Town and Postal Code Windham Centre, On, N0E2A0

Phone Number 519-426-8673

Email

B. List of Attendees

Please list all parties that will be attending the pre-consultation meeting.

Name	Title	Email
Richard Dixon	Agent	dixonr@amtelecom.net

C. Description of Subject Property

Municipal Civic Address: 196 Old Hwy 24

Roll Number: 33607019000

Lot area (square metres):

Official Plan Designation(s): Hamlet (Bloomsburg)

Present Zoning: Agriculture

Present use of the Subject Property: non-agricultural residential and open land

Historical use of the Subject Property: Agricultural - parts of farm

D. Proposal Description

(Additional documentation or a separate letter is welcome. The more information you can provide, the better feedback staff can give.)

1. Check the type of planning application(s) you are wanting to submit.
   - ☐ Official Plan Amendment
   - ☒ Zoning By-Law Amendment
   - ☐ Draft Plan of Subdivision/Vacant Land Condominium
   - ☐ Condominium Exemption
   - ☐ Site Plan Application
   - ☒ Renewable Energy Project or Radio Communication Tower
   - ☒ Committee of Adjustment - Consent/Severance, Minor Variance, Easement after re-zoning
   - ☐ Other: _____

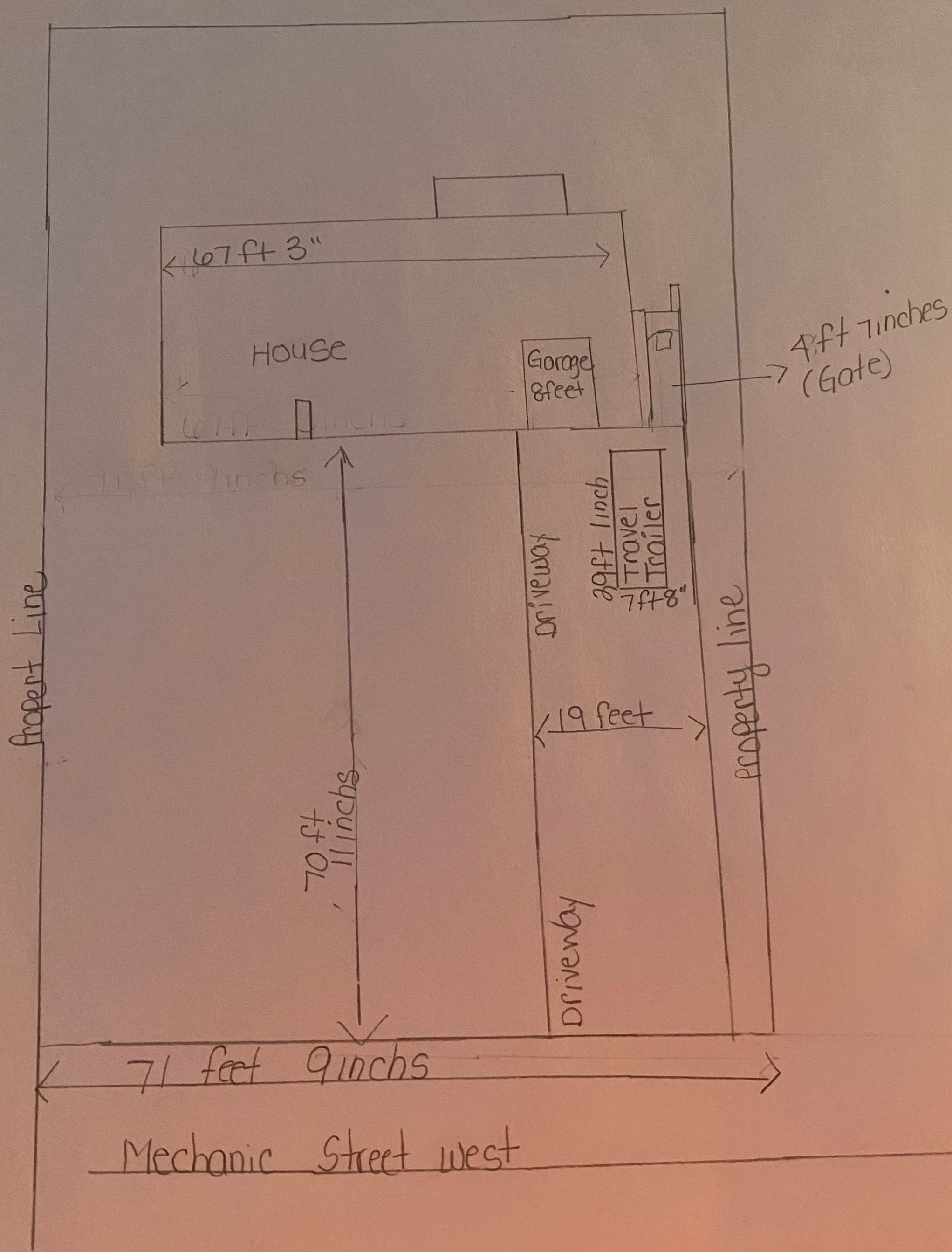
2. How would you **describe** the proposal? (please provide a detailed description of the proposal including if applicable: number of dwelling units, number of parking spaces, number of vehicle trips, servicing plans, phasing, etc.)

   The westerly portion would be 2 lots within the Hamlet, the most westerly lot would have the existing house and garage. To the east of the foregoing lot and shown as Parcel 2 is the second lot to be severed and currently has a partially torn down barn. This parcel would be a residential lot and would contain the only other dwelling to be constructed. Parcel 3 is within the Hamlet, is vacant and not readily farmable - It is proposed to add on the lot adjacent to the west.
   See attached sketches for details as to size, area etc.

3. What is your **vision / end result** for this proposal?

   By means of the rezoning to Hamlet Residential two lots would be created, one with an existing dwelling and the other vacant presently but a dwelling to be added. Parcel 3 would be added by boundary adjustment and become part of lands shown as Part 8 Plan 37R9429.

concept plan for
224 Mechanic St W



MAP A

ZNPL2023129

CONTEXT MAP

Urban Area of WATERFORD

Legend

Subject Lands

2020 Air Photo

5/9/2023

N

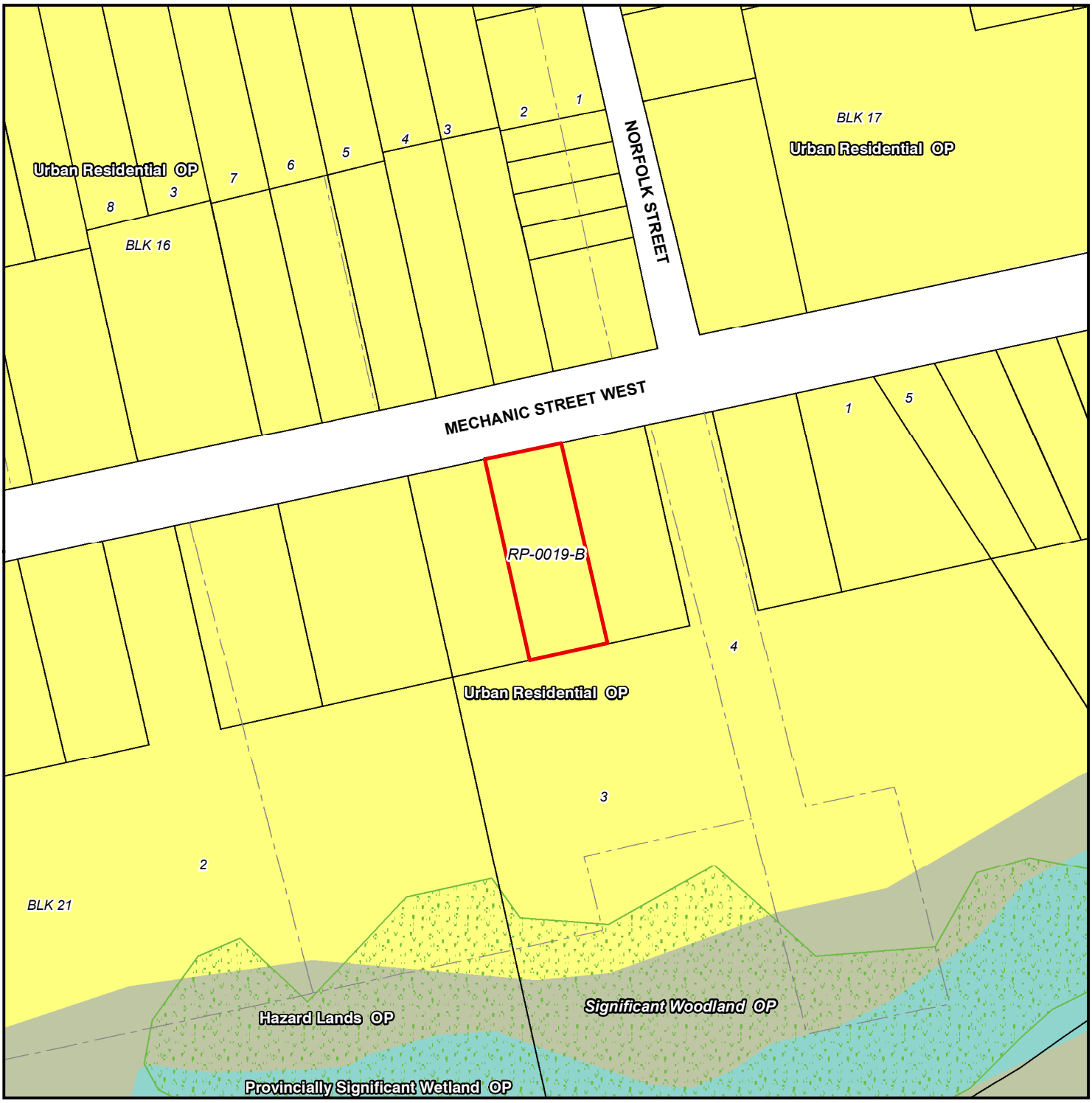
20 10 0 20 40 60 80 Meters

MAP B

ZNPL2023129

OFFICIAL PLAN MAP

Urban Area of WATERFORD



5/9/2023

Legend

Subject Lands

Official Plan Designations

- Hazard Lands
- Provincially Significant Wetland
- Urban Residential
- Urban Area Boundary
- Significant Woodland

N

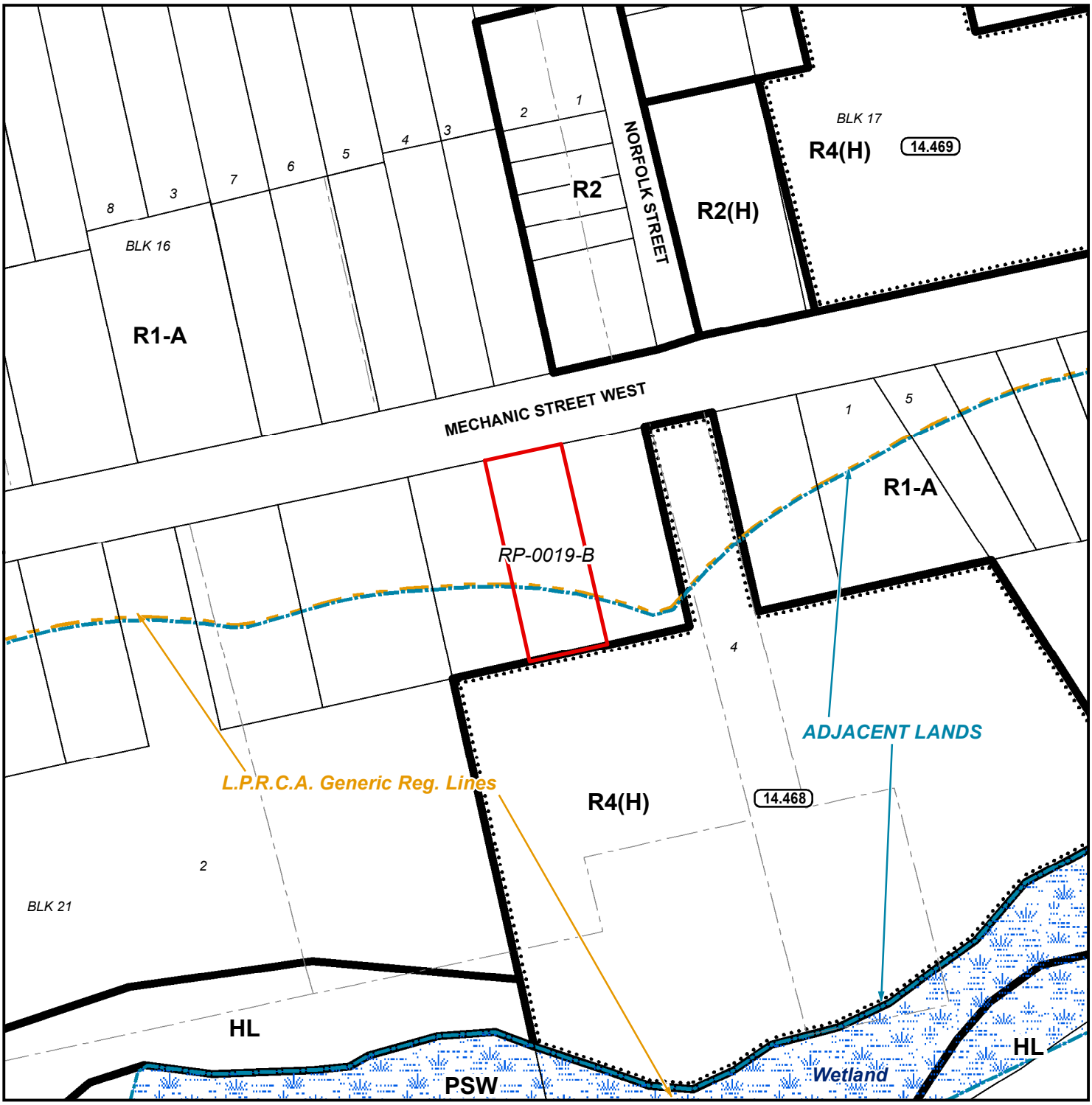
10 5 0 10 20 30 40 Meters

MAP C

ZNPL2023129

PROPOSED ZONING BY-LAW AMENDMENT MAP

Urban Area of WATERFORD



ZONING BY-LAW 1-Z-2014

5/9/2023

LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

(H) - Holding

HL - Hazard Land Zone

PSW - Provincially Significant Wetland Zone

R1-A - Residential R1-A Zone

R2 - Residential R2 Zone

R4 - Residential R4 Zone

N

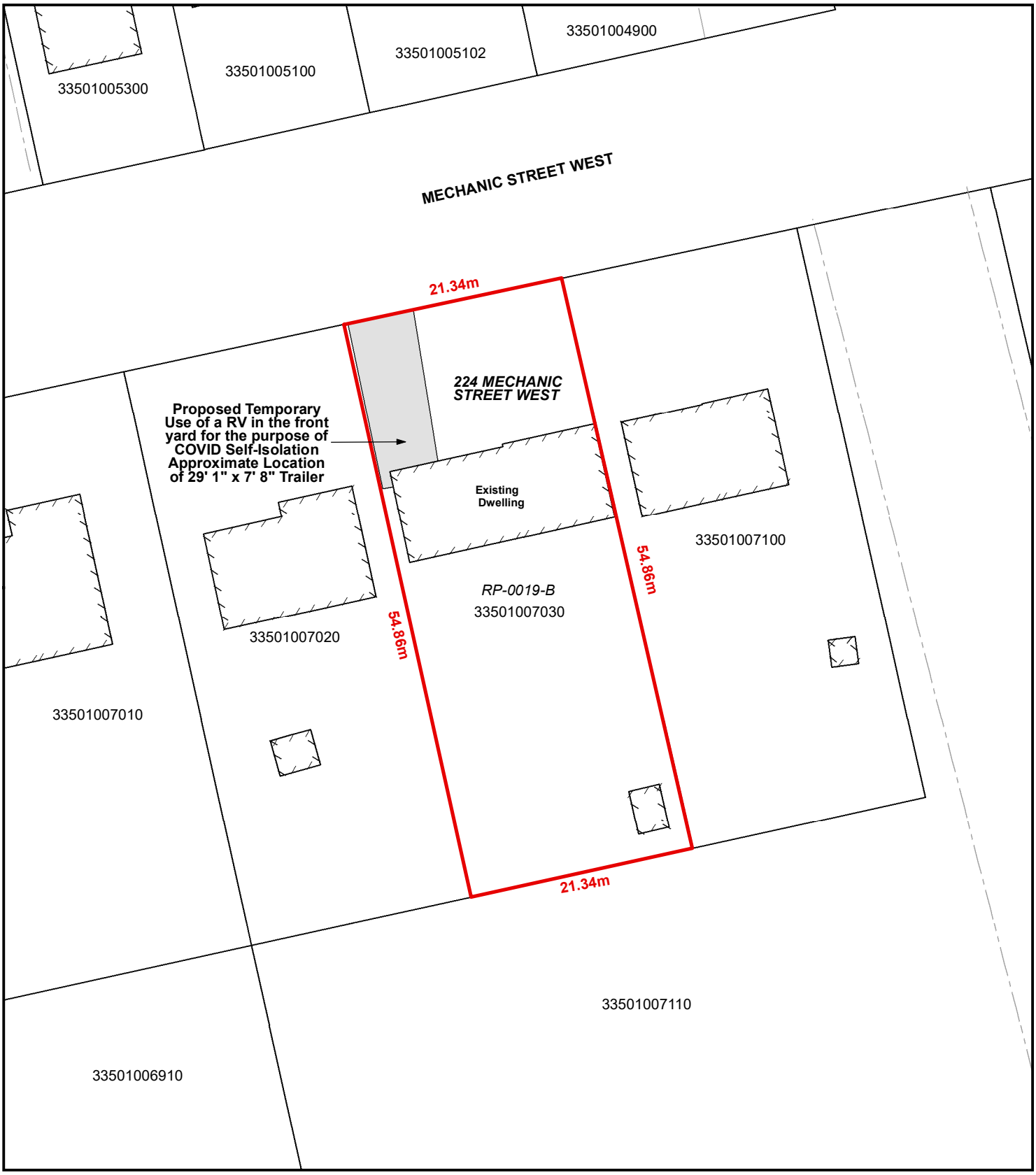
10 5 0 10 20 30 40 Meters

MAP D

ZNPL2023129

CONCEPTUAL PLAN

Urban Area of WATERFORD



Legend

Subject Lands

5/9/2023

N

4 2 0 4 8 12 16 Meters