

For Office Use Only:

File Number	ANPL 2017 080	SPRT Meeting	~
Related File Number	BNPL 2017 078	Application Fee	_____
Pre-consultation Meeting	Mar.	Conservation Authority Fee	~
Application Submitted	Apr.	OSSD Form Provided	_____
Complete Application	Apr.	Planner	N/A
Public Notice Sign	_____	PAC Meeting	MAT.

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

A. Applicant Information**Name of Owner**KEN AND WENDY HILL

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.

Address26-30 CEDAR STREET**Town and Postal Code**PANIS, ON N3L 0C2**Phone Number**519 770 7227**Cell Number**519 770 7227**Email**wendyhill8@hotmail.com**Name of Applicant**KEN AND WENDY HILL

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address26-30 CEDAR STREET**Town and Postal Code**PANIS, ON N3L 0C2**Phone Number**519-770-7227**Cell Number**519-770-7227**Email**wendyhill8@hotmail.com

Name of Agent

MICHAEL HIGGINS
106 DOUGLAS VALLEY LIMITED

Address

2 TALBOT STREET NORTH

Town and Postal Code

SIMCOE, ON N3Y 3C4

Phone Number

519 426 6220

Cell Number

Email

michaelhiggins@gdvalley.ca

Name of Engineer

Address

Town and Postal Code

Phone Number

Cell Number

Email

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 applicant noted above.

- Applicant
- Agent
- Owner

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

NOT Known

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 334030446000

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

lots 90, 91 and 92 REGISTERED PLAN 87-B
PORT DOVER.

Municipal Civic Address (911 Number): 21 ONTARIO STREET

Present Official Plan Designation(s): URBAN RESIDENTIAL

Present Zoning: R1-A

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

NONE

3. The date the subject lands was acquired by the current owner: 2016

4. Present use of the subject lands:

RESIDENTIAL

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

SMALL HOUSE AND SHED

6. If known, the date existing buildings or structures were constructed on the subject lands: NOT KNOWN



7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

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

Propose Two Dwellings with
ATTACHED GARAGE

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

2017

10. 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:

11. If known, the length of time the existing uses have continued on the subject lands:

NOT KNOWN

12. Existing use of abutting properties:

RESIDENTIAL

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:

14. 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:

15. Does the requested amendment remove the subject land from an area of employment? Yes No If yes, describe 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:

Propose to vary the exterior side yard requirement of the R1-A zone from 6m to 3m.

2. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____



Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.



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

PROPOSE TO VARY THE EXTERIOR SIDE YARD
TO PROVIDE GREATER FLEXIBILITY IN THE
DwELLING DESIGN AND LOCATION ON THE
LOT

6. Does the requested amendment delete a policy of the Official Plan? Yes No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?

Yes No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information	Existing	Proposed
Please indicate unit of measurement i.e. m, m ² or % etc.		
Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

9. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

10. 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	_____	_____

11. Multiple Family Residential

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 m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____
Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):	_____	_____

12. Commercial/Industrial Uses

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:

13. Institutional

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.):

14. Describe Recreational or Other Use(s)



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:

OWNER.

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. 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:

THE SITE IS IN A URBAN SETTING

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

4. 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.



5. 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. 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? NONE



6. Existing or proposed access to subject lands:

Municipal road
 Provincial highway
 Unopened road
 Other (describe below)

7. Name of road/street:

ONTARIO STREET

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:

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form
- Architectural Plan
- Buildings Elevation Plan
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- Landscape Plan
- Photometric (Lighting) Plan
- Plan and Profile Drawings
- Site Servicing Plan
- Storm water Management Plan
- Street Sign and Traffic Plan
- Street Tree Planting Plan
- Tree Preservation Plan
- Archaeological Assessment
- Environmental Impact Study
- Functional Servicing Report
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Noise or Vibration Study
- Record of Site Condition
- Storm water Management Report



Traffic Impact Study – please contact the Planner to verify the scope of the study required

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.

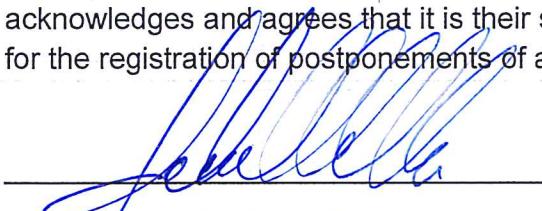
All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

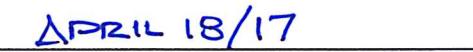
A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, 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.



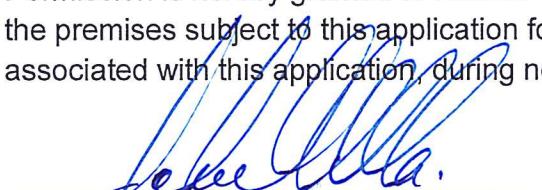
Owner/Applicant Signature



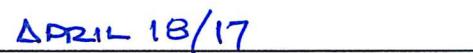
Date

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

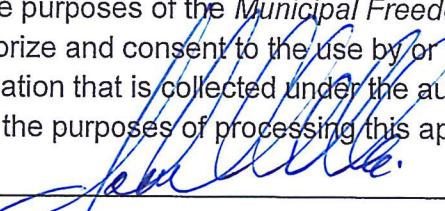


Date



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.



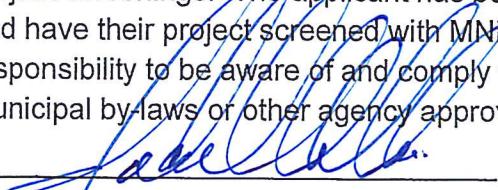
Owner/Applicant Signature

APRIL 18/17

Date

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.



Owner/Applicant Signature

APRIL 18/17

Date

N. 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 Ken and Wendy Allie am/are the registered owner(s) of the lands that is the subject of this application for development approval.

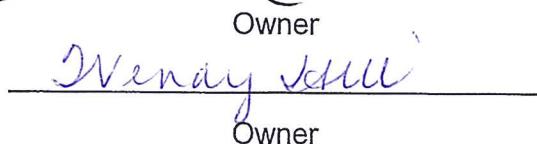
I/We authorize G. Douglas Valley Limited to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

Feb 22 2017

Date



Owner

Feb 22 2017

Date

O. 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 development approval is required before a building permit can be issued.

Applicant Signature

Date

Agent Signature

Date

P. Declaration

I, TOWN VALLEE of THE TOWN 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:

THE TOWN OF SIMCOE

Owner/Applicant Signature

In NORFOLK COUNTY

This 18 day of April

A.D., 2017

A Commissioner, etc.

MICHAEL JOHN HIGGINS, a Commissioner, etc.
Norfolk County, for G. Douglas Vallee Limited.
Expires June 15, 2018.



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: Legal Description:

Roll Number: Application #:

Information Origins:

Urban Residential Type 1 Zone (R1)		Zoning	R1-A		
	Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum <i>lot area</i>				
	i) <i>interior lot</i>	450.00		N/A	m.sq
	ii) <i>corner lot</i>	560.00	578	N/A	m.sq
	iii) <i>lot of record - interior lot</i>	405.00		N/A	m.sq
	iv) <i>lot of record - corner lot</i>	450.00		N/A	m.sq
	b) minimum <i>lot frontage</i>				
	i) <i>interior lot</i>	15.00		N/A	m
	ii) <i>corner lot</i>	18.00	19.2	N/A	m
	iii) <i>lot of record - interior lot</i>	13.50		N/A	m
	iv) <i>lot of record - corner lot</i>	15.00		N/A	m
	c) minimum <i>front yard</i>	6.00	6.05	N/A	m
	i) <i>detached garage with rear lane</i>	3.00		N/A	m
	d) <i>minimum exterior side yard</i>	6.00	3.05	2.95	m
	e) <i>minimum interior side yard</i>				
	i) <i>detached garage (3.0m)</i>	3.00		N/A	m
	<i>detached garage (1.2m)</i>	1.20	1.25	N/A	m
	ii) <i>detached garage with a rear lane ; attached garage</i>	1.20		N/A	m
		1.20		N/A	m
	f) <i>minimum rear yard</i>	7.50	7.55	N/A	m
	g) <i>maximum building height</i>	9.20		N/A	m

Comments

Accessory Structure

3.2.1	a) <i>building height</i>	5.00	N/A	m
	b) <i>minimum front yard</i>	6.00	6.00	m
	c) <i>minimum exterior side yard</i>	6.00	N/A	m
	d) <i>minimum interior side yard</i>	1.20	1.20	m
	e) <i>minimum rear yard</i>	0.00	N/A	m
	f) <i>through lot distance to street line</i>	6.00	6.00	m
	g) <i>Lot coverage</i>			
	i) <i>lot coverage</i>	10.00	N/A	%
	ii) <i>usable floor area</i>	55.00	N/A	m.sq

Comments



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
NOE 1G0
519-875-4485

PROPERTY INFORMATION

Address: Legal Description:

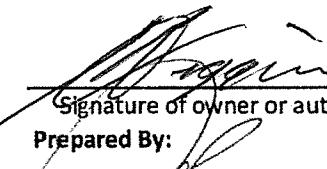
Roll Number: Application #:

Information Origins:

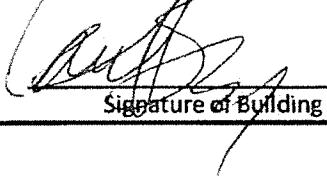
Urban Residential Type 1 Zone (R1)	Zoning	R1-A		
Decks and Porches				
3.6 a) interior side lot line	1.20		N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.				m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00		N/A	
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50		N/A	m
e) sloping rear yard.				
i) interior lot line	3.00		N/A	m
ii) rear lot line	6.00		N/A	m
Comments				
Parking				
4.1 number of parking spaces			N/A	
Comments				

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.

I have read and understand the above.


Signature of owner or authorized agent

Prepared By:


Signature of Building Inspector

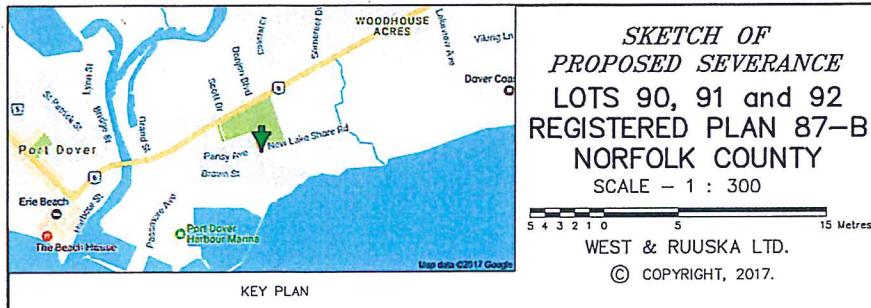
April 26 /17
date

February 15, 2017

date

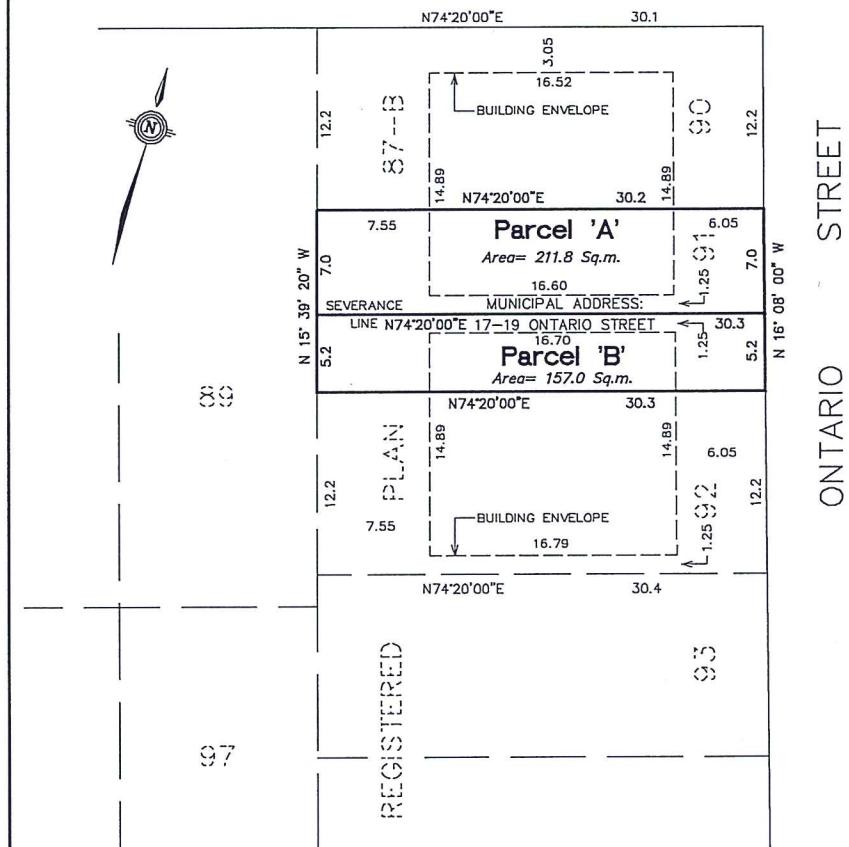
AS PER:

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



PANSY AVENUE

AVENUE



Note:

Date : 20 April, 2017.

THIS PLAN DOES NOT REPRESENT
AN ACTUAL FIELD SURVEY.

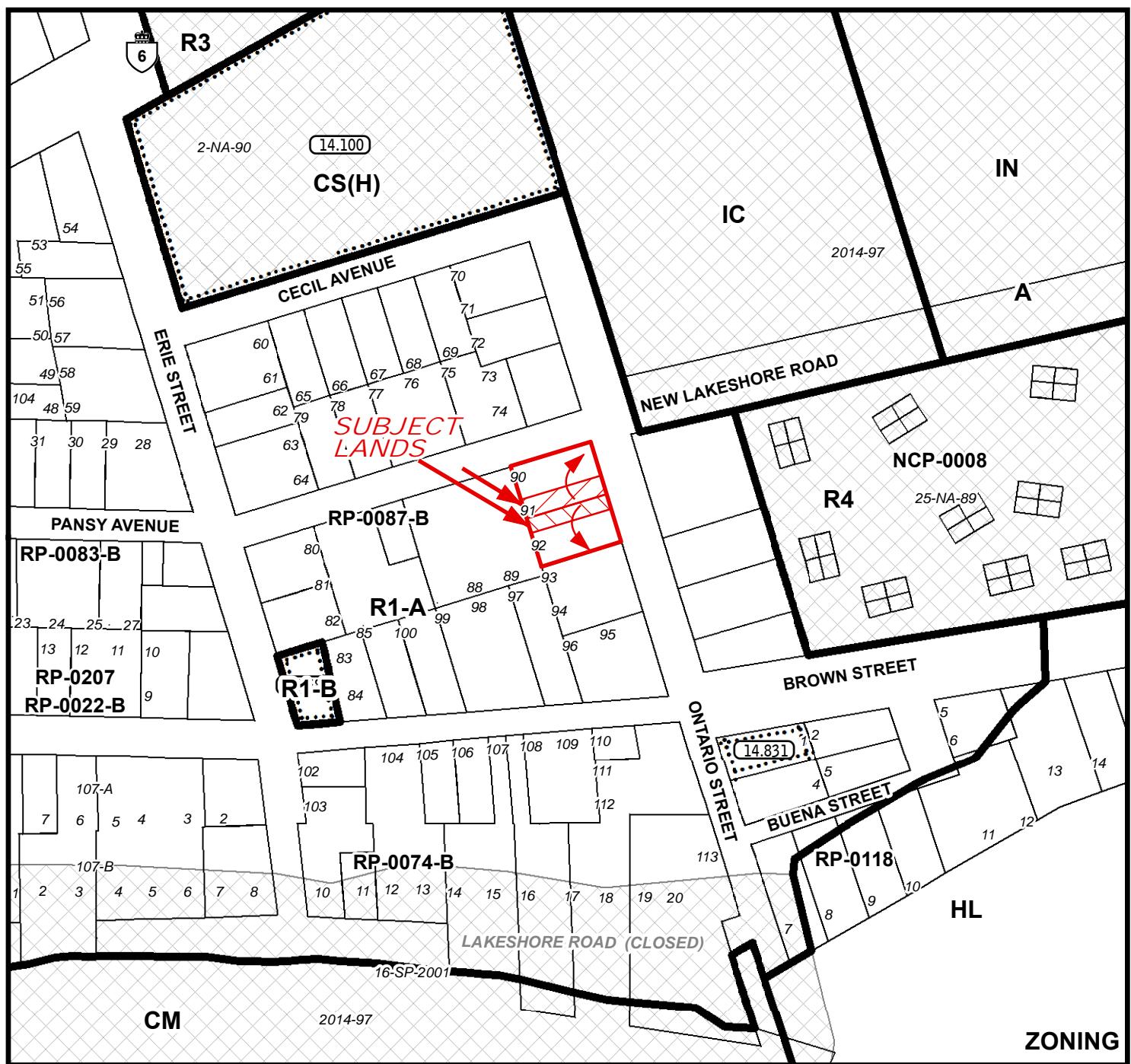
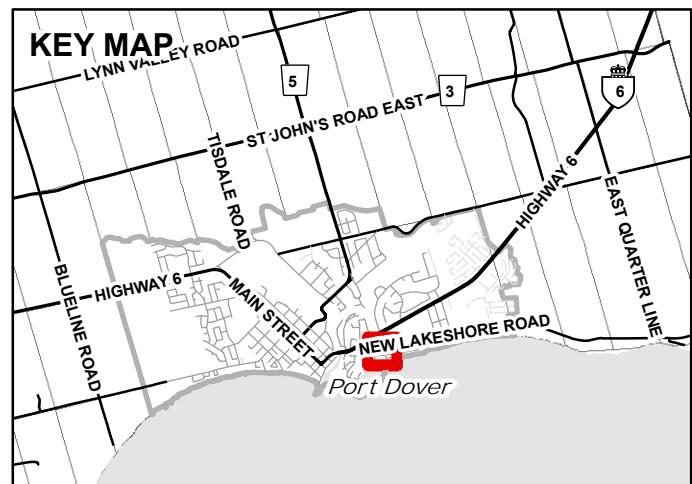
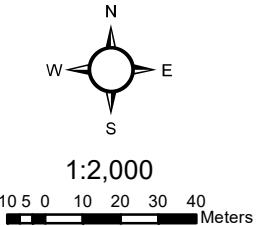
METRIC: DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

WEST & RUUSKA LTD.
Land Surveyors
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6
Telephone (519)752-8641
DRAWN BY: Ted S. KUTYLA, cst. cct. F160287

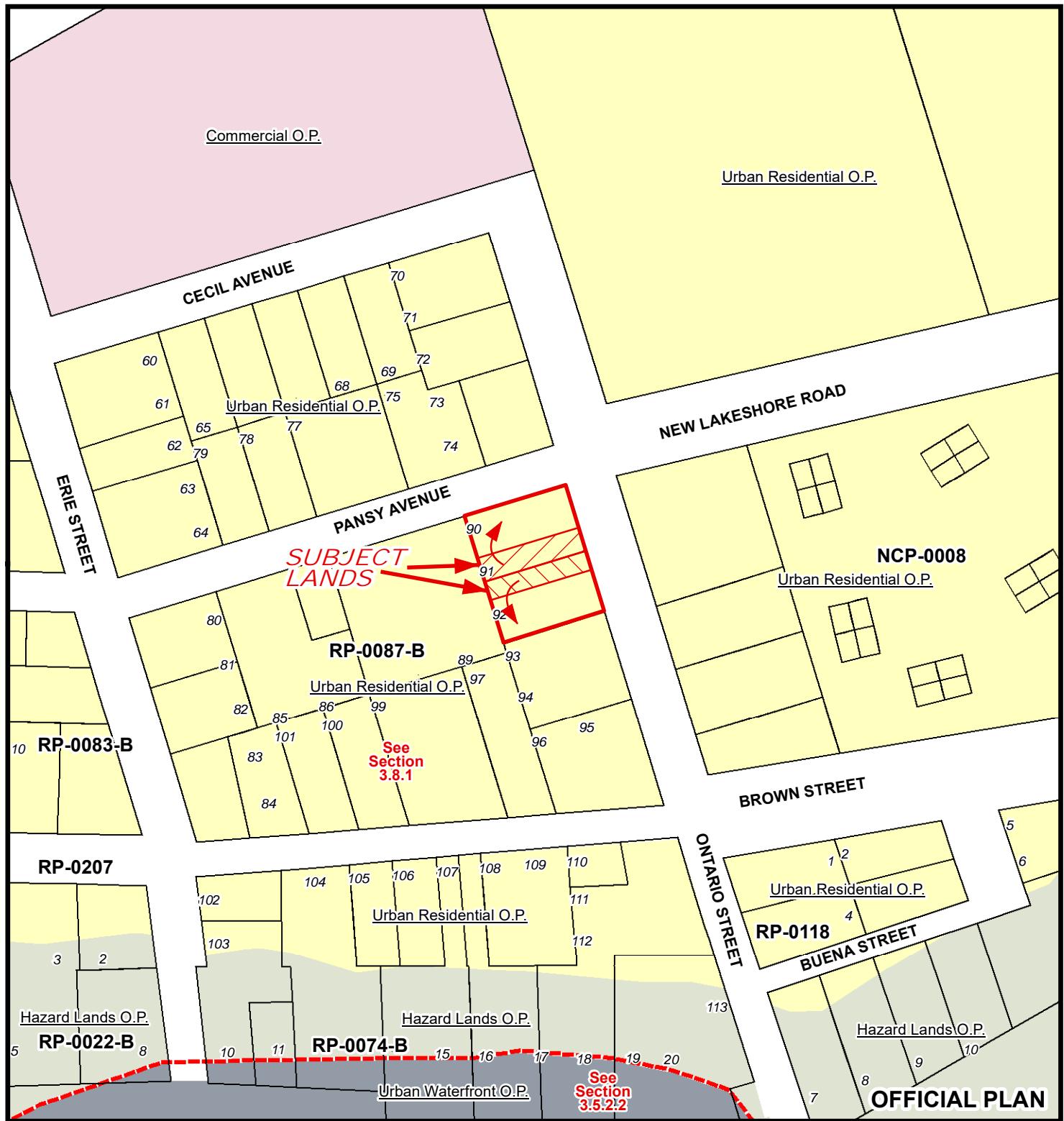
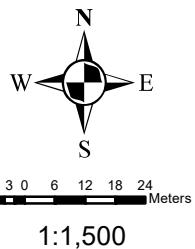
MAP 1

**File Number: BNPL2017078,
BNPL2017079 &
ANPL2017080**

Urban Area of **PORT DOVER**



MAP 2
File Number: BNPL2017078, BNPL2017079 &
ANPL2017080
Urban Area of PORT DOVER

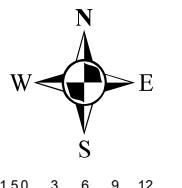


MAP 3

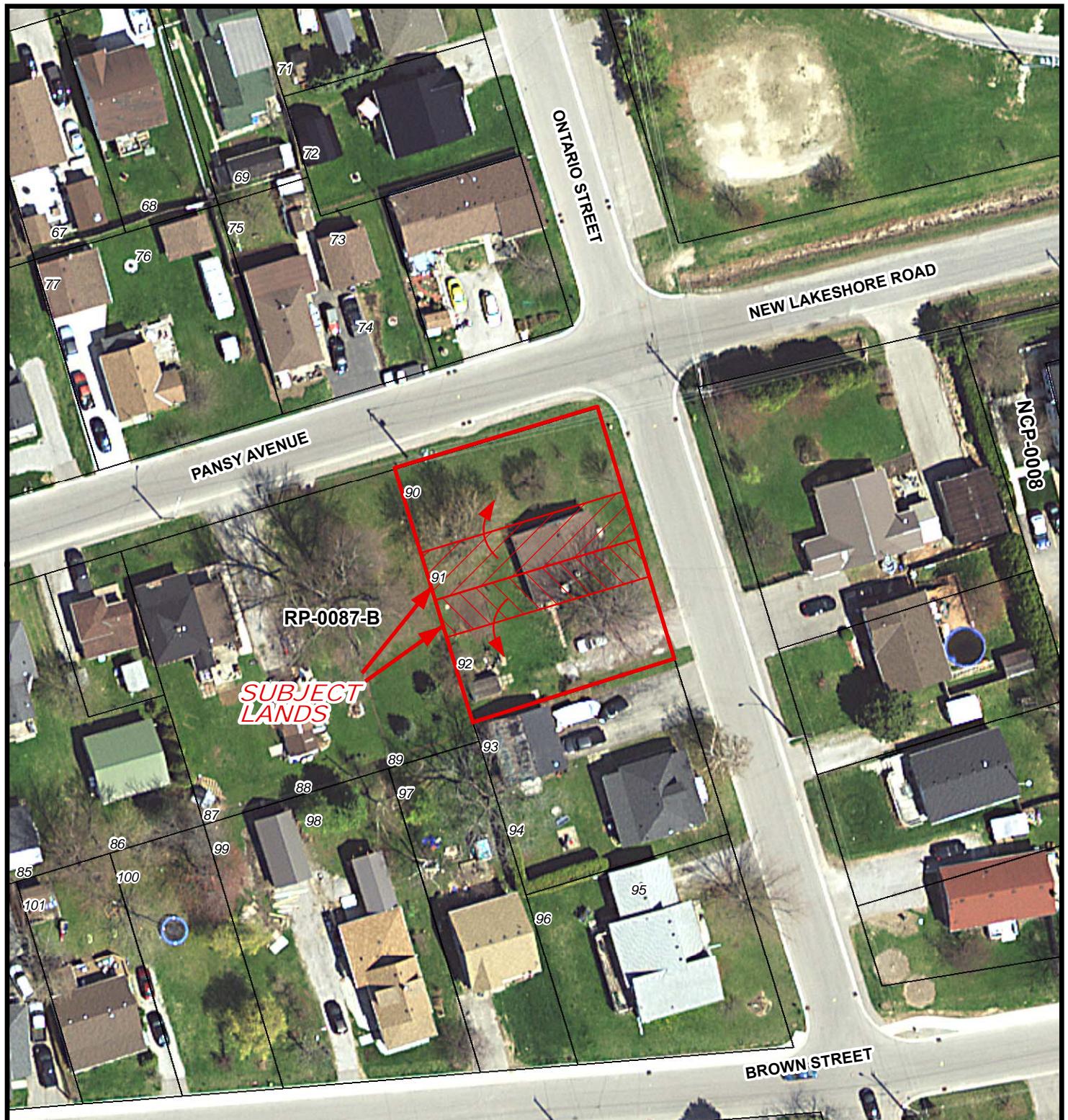
File Number: BNPL2017078, BNPL2017079 &

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Urban Area of PORT DOVER



1:750



MAP 4

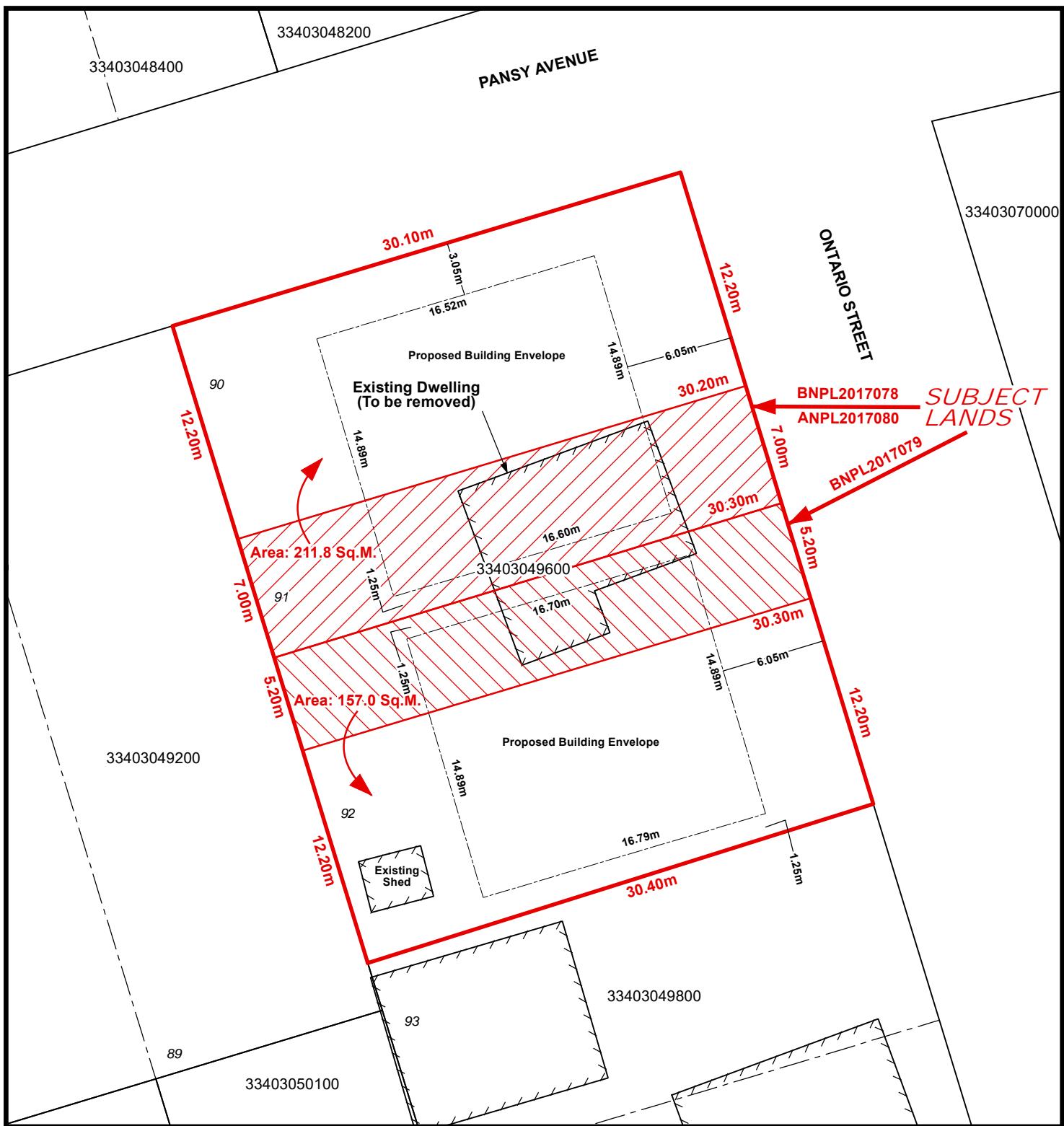
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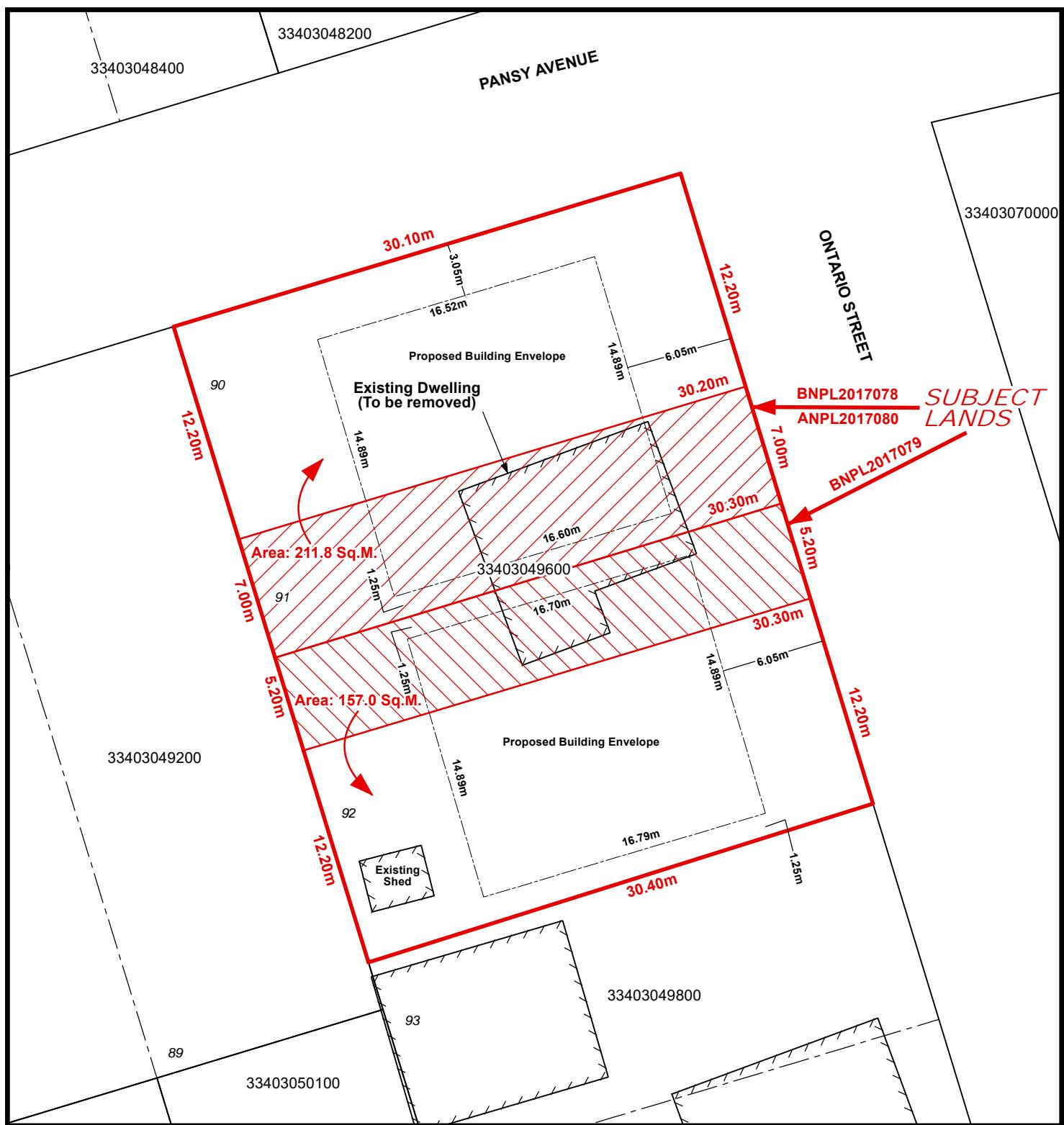
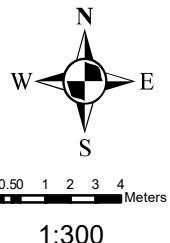
Urban Area of PORT DOVER



1:300



LOCATION OF LANDS AFFECTED
File Number: BNPL2017078, BNPL2017079 &
ANPL2017080
Urban Area of PORT DOVER



2017-05-08