

**For Office Use Only:**

File Number	ANPL2018277	Application Fee	\$1406
Related File Number	—	Conservation Authority Fee	—
Pre-consultation Meeting	—	OSSD Form Provided	—
Application Submitted	Nov 13/18	Planner	Steve
Complete Application	Nov 13/18	Public Notice Sign	Yes

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

Consent/Severance/Boundary Adjustment  
 Surplus Farm Dwelling Severance and Zoning By-law Amendment  
 Minor Variance  
 Easement/Right-of-Way

**Property Assessment Roll Number:** 337 - 040 - 30824**A. Applicant Information**

**Name of Owner** Sommerset - Tony and Walter

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** \_\_\_\_\_

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

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

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

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

**Name of Applicant** Prominent Homes

**Address** 363 Ireland rd.

**Town and Postal Code** Simcoe, N3Y 4K4

**Phone Number** 519-426-9186

**Cell Number** 519-718-2244

**Email** sam@phomes.ca

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, notices, etc., in respect of this application will be forwarded to the agent noted above.

Owner

Agent

Applicant

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

#### 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 # 24 and 25 *Newport Lane. Port Dover.*

Municipal Civic Address: *155 ~~213~~ Newport Lane.*

Present Official Plan Designation(s): *Urban Residential*

Present Zoning: *Residential R1 - A(H)*

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:

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

No Buildings.

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

N/A

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

Corner lot sideyard setback of 3 meters.

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:  
10 plus years

9. Existing use of abutting properties:  
Residential

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. Site Information	Existing	Proposed
Please indicate unit of measurement, i.e. (m, m <sup>2</sup> or %, etc.		
Lot frontage		
Lot depth		
Lot width		
Lot area		
Lot coverage		
Front yard	6	6
Rear yard	9 7.5	9 7.5
Left Interior side yard	1.2	1.2
Right Interior side yard	1.2	1.2
Exterior side yard (corner lot)	6	3

#### 2. Please outline the relief requested (assistance is available):

To reduce the corner lot side yard setback from 6 meters to 3 meters.

#### 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

6 meters is the current zoning setback for corner lots

#### 4. 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: \_\_\_\_\_

**5. Description of proposed right-of-way/easement in metric units:**

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

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

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

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

Proposed use: \_\_\_\_\_

**6. 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 \_\_\_\_\_

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

#### **D. Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?  Yes  No  Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?  Yes  No  Unknown

3. Provide the information you used to determine the answers to the above questions:

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 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 15m

**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 150 m \_\_\_\_\_

**Floodplain**

On the subject lands or  within 500 meters – distance 100 m \_\_\_\_\_

**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)

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### Sewage Treatment

Municipal sewers       Communal system  
 Septic tank and tile bed       Other (describe below)

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### Storm Drainage

Storm sewers       Open ditches  
 Other (describe below)     

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2. Existing or proposed access to subject lands:

Municipal road       Provincial highway  
 Unopened road       Other (describe below)

Name of road/street:

Newport Lane

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## G. Other Information

1. Does the application involve a local business?  Yes  No

If yes, how many people are employed on the subject lands?

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2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.



## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition
- Agricultural Impact Assessment

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. Transfers, Easements and Postponement of Interest

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

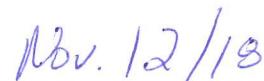
### Permission to Enter Subject Lands

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

### Freedom of Information

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

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

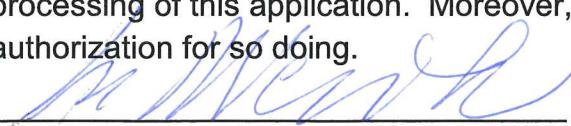
  
\_\_\_\_\_  
Date

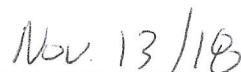
### J. Owner's Authorization

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

I/We authorize Prominent Homes 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

**K. Declaration**

I, Sam Bunting of Prominent Homes

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe



Owner/Applicant/Agent Signature

In Norfolk County

This 13<sup>th</sup> day of November

A.D., 20 18



A Commissioner, etc.

### Legend

- Property Lines
- Roll Numbers
- Civic Address
- Plan Lines
- DraftPlan
- Reg Plan Lot Numbers
- Roads

## Notes

1: 1,000

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

D\_1983\_UTM\_Zone\_17N  
© Norfolk County





**Norfolk County**  
50 Colborne Street, South  
Simcoe ON N3Y 4H3

## RECEIPT OF PAYMENT

Page 1

PROMINENT HOMES INC  
363 IRELAND RD  
RR 5  
SIMCOE, ON N3Y 4K4

Receipt Number: 135299

Tax Number:

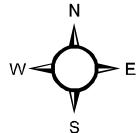
Date: November 13, 2018

Initials: SW

Type	Account / Ref. #	Description	Quantity	Amount Paid
General	DMVA	ANPL2018276	1	\$1,361.00
General	DMVAB	DCS Bldg Share Minor Variance	1	\$45.00
General	DMVA	ANPL2018277	1	\$1,361.00
General	DMVAB	DCS Bldg Share Minor Variance	1	\$45.00
Cheque Number: 000613			Subtotal:	\$2,812.00
			Taxes:	\$0.00
			Total Receipt:	<u>\$2,812.00</u>
			Cheque:	\$2,812.00

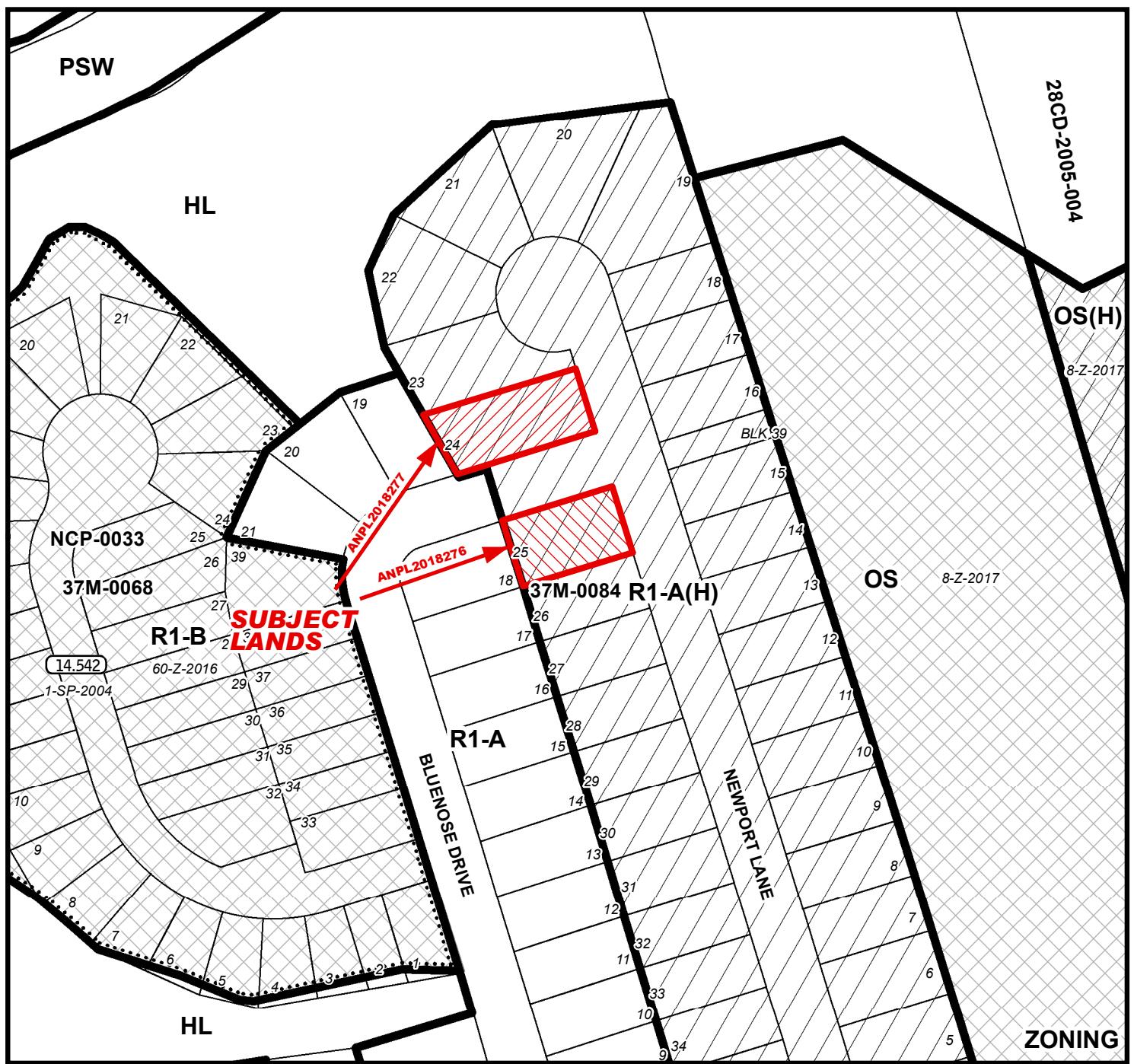
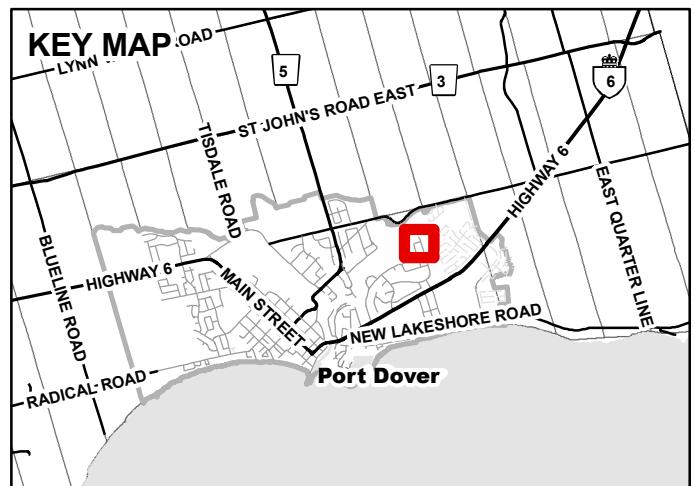
Total Amount Received:	\$2,812.00
Rounding:	\$0.00
Amount Returned:	\$0.00
	<u><u>\$2,812.00</u></u>

**MAP 1**  
**File Number: ANPL2018276 &**  
**ANPL2018277**  
 Geographic Township of  
**WOODHOUSE**



1:2,000

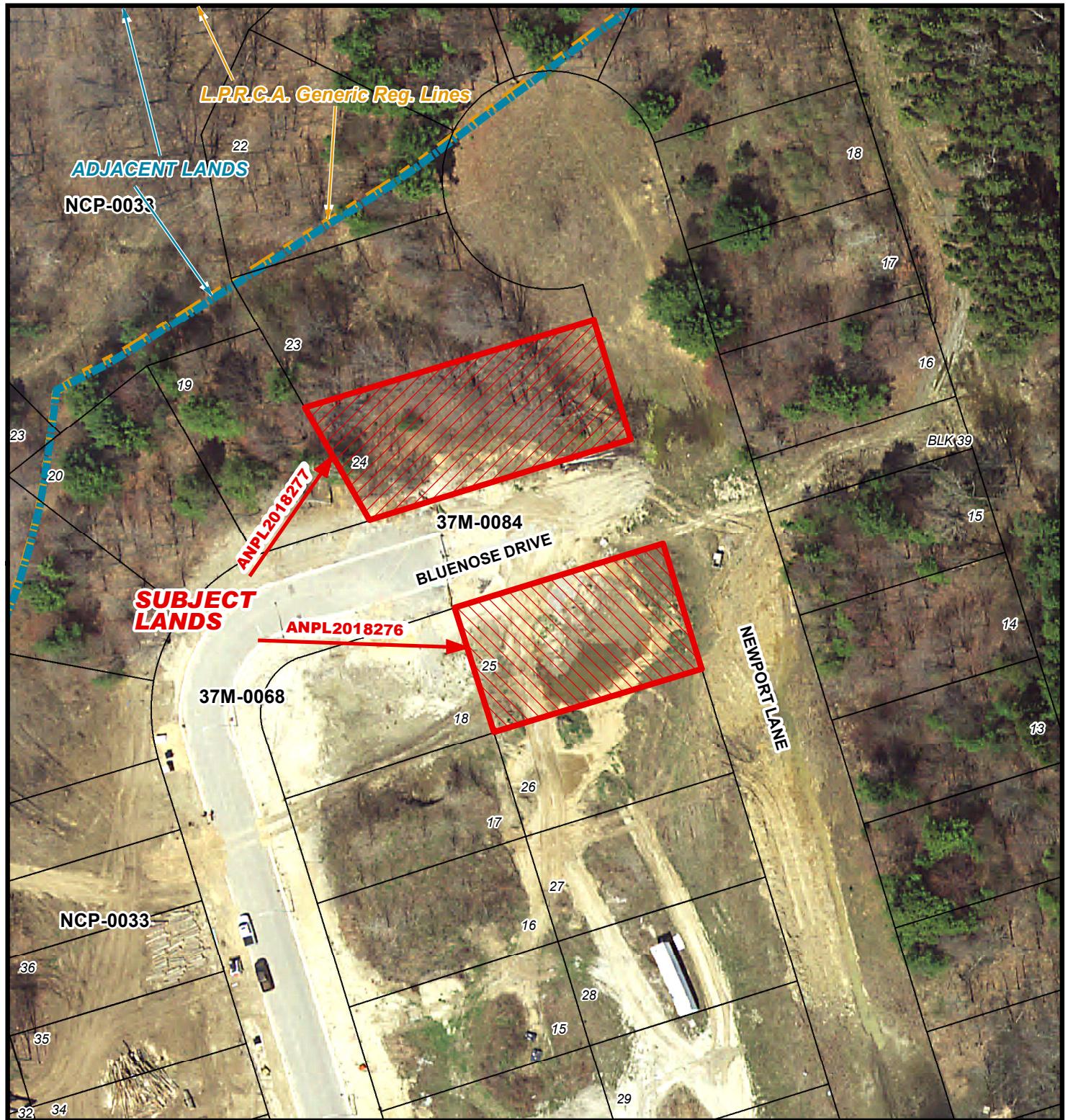
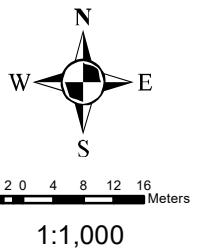
20 10 0 20 40 60 80 Meters



## MAP 2

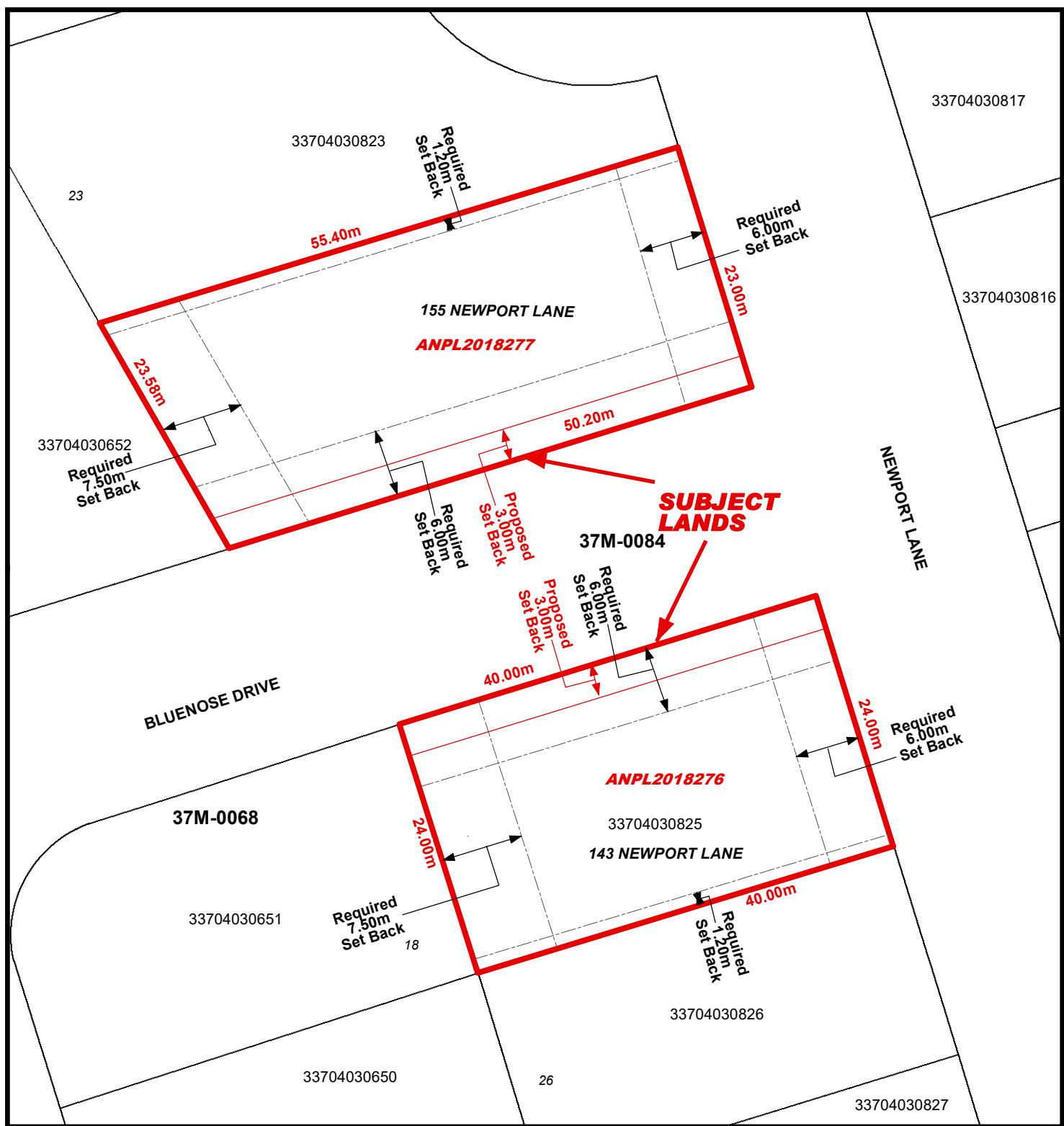
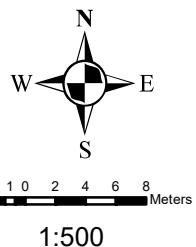
File Number: ANPL2018276 & ANPL2018277

# **Geographic Township of WOODHOUSE**



### MAP 3

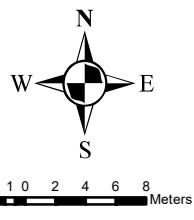
File Number: ANPL2018276 & ANPL2018277  
Geographic Township of WOODHOUSE



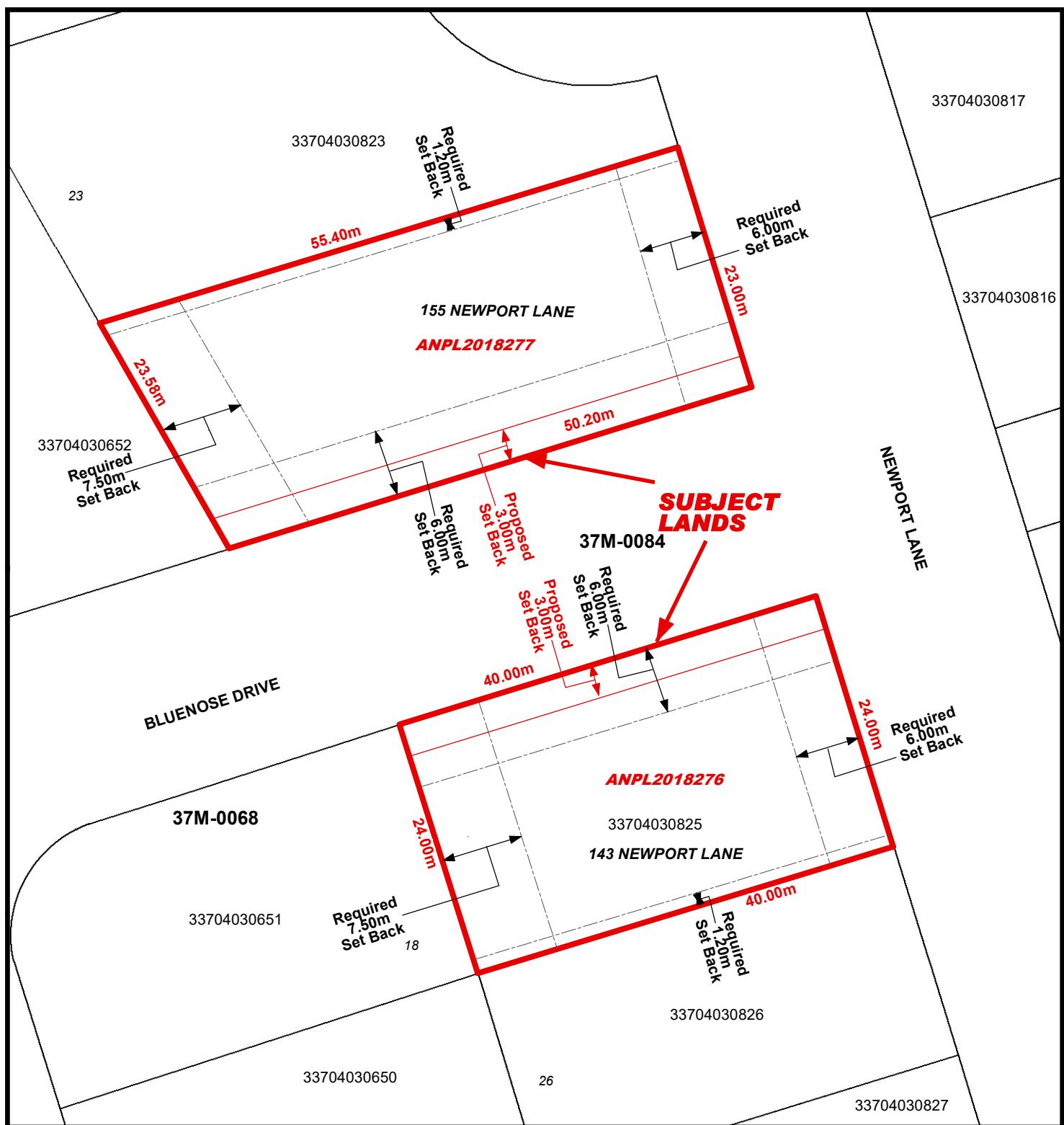
# LOCATION OF LANDS AFFECTED

File Number: ANPL2018276 & ANPL2018277

Geographic Township of WOODHOUSE



1:500



2018-11-21