

For Office Use Only:	ANPL2022125	Application Fee	paid
File Number	_____	Conservation Authority Fee	NA
Related File Number	_____	Well & Septic Info Provided	NA
Pre-consultation Meeting	_____	Planner	Jen
Application Submitted	April 18, 2022	Public Notice Sign	_____
Complete Application	May 5, 2022		

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: 331033501018054

A. Applicant Information

Name of Owner Tom O'Hara

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 Villages of Waterford - 26 Main Street S. Box 1152
Town and Postal Code Waterford, NOE 1Y0
Phone Number 1-866-795-7653- Toll Free
Cell Number 705-205-3235
Email tom@teamohara.com

Name of Applicant Tom O'Hara
Address Villages of Waterford - 26 Main Street S. Box 1152
Town and Postal Code Waterford, NOE 1Y0
Phone Number 1-866-795-7653- Toll Free
Cell Number 705-205-3235
Email tom@teamohara.com



Name of Agent Mike Sullivan

Address 403 - 110 James St.

Town and Postal Code St. Catharines, L2R 7E8

Phone Number 289-687-3730

Cell Number 289-687-3730

Email mike@landproplan.ca

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 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):

Villages of Waterford

Municipal Civic Address: Villages of Waterford

Present Official Plan Designation(s): Urban Residential

Present Zoning: Urban Residentials (R1-B) & (R2)

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

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:

VACANT LAND BEING BUILT OUT AS A
RESIDENTIAL SUBDIVISION

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

Single Detached Dwelling in R1-B and Semi-Detached Dwelling in R2.

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:

9. Existing use of abutting properties:

Open Space and Urban 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:

N/A KNOWN

C. Purpose of Development Application *Please see attached table*

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

R1-B Zone	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	12.5m	12m			
Lot depth	30.5m				
Lot width	12.5m				
Lot area	385 sqm	360sqm			
Lot coverage					
Front yard		6m			
Rear yard		7.5m			
Height		11m			
Left Interior side yard		1.2m			
Right Interior side yard		1.2m			
Exterior side yard (corner lot)					
Parking Spaces (number)	3	2			
Aisle width					
Stall size					
Loading Spaces					
Other					

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

No cars are allowed to park on the road due to the EMS access concern.

Therefore, additional parking stall at all 27 homes and 35% front yard landscaping for 24 Semi-Detached homes required.

PLEASE SEE ATTACHED PLANNING LETTER

3. Consent/Severance/Boundary Adjustment: 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: _____

4. Easement/Right-of-Way: Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: 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: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

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

D. All Applications: 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:

SPEAKING WITH OWNER, REVIEW OF REPORTS
APPROVED BY COUNTY (PER DEAN OF SUBDIVISION)

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. All Applications: 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. All Applications: 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. All Applications: 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:

G. All Applications: 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. 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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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:

- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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 Tom O'Hara am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mike Sullivan 46 Landpro Planning 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

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.



K. Declaration

I, MICHAEL SULLIVAN of THOROLD

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:

Region of Niagara


Owner/Applicant/Agent Signature

In Thorold

This 14 day of April

A.D., 2022



A Commissioner, etc.

CAROLE IDA SULLIVAN

a Commissioner, etc., Province of Ontario,
for LandPro Planning Solutions Inc.,
and limited to process serving only.
Expires July 17, 2024.



April 13, 2022

Ms. Sherry Mott, Secretary-Treasurer
Planning & Development Department
Norfolk County
185 Robinson Street,
Simcoe, ON N3T 5L6

Email: Committee.of.Adjustment@norfolkcounty.ca

**Re: Application for Minor Variances – Villages of Waterford
Landscaped Open Space + Additional parking space
Waterford, Norfolk County**

LandPro Planning Solutions Inc. (LandPro) was retained by Mr. Tom O’Hara, owner of Villages of Waterford to represent this application with the County.

This letter is to accompany an application for Minor Variance to:

- A)** Permit one additional parking space in the R1-B and R2 zones for the Villages.
- B)** Reduce the front yard landscape to 35% in the R2 zone

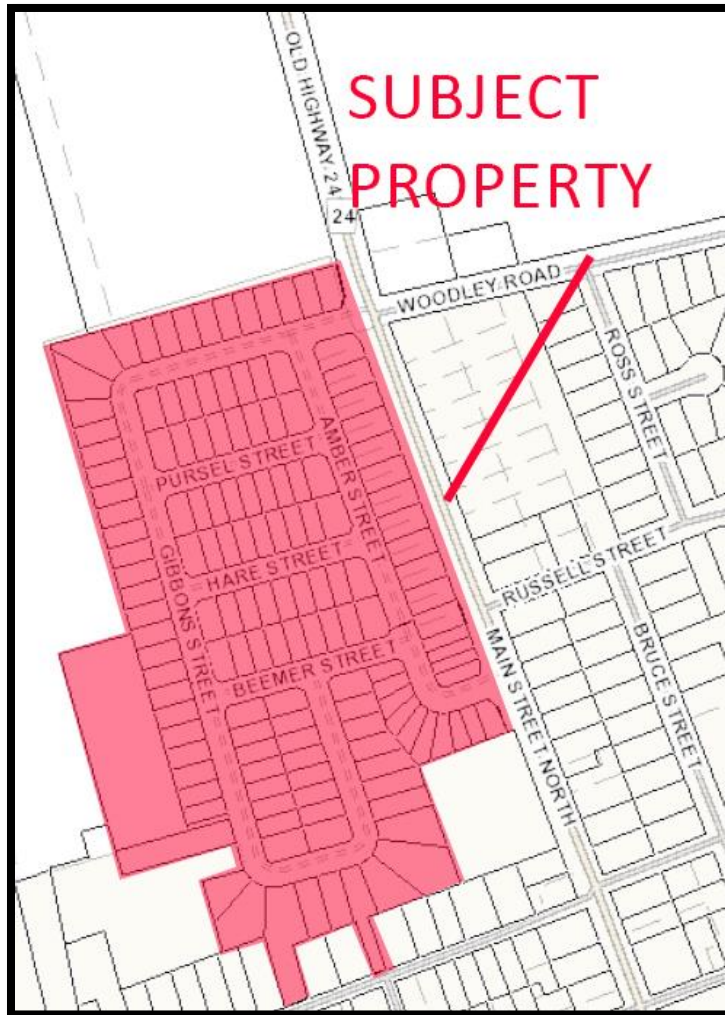
To assist the County in understanding this application, we have attached both a Parking Plan and a graphic illustrating the variances being requested.

1. PROPERTY HISTORY

It is our understanding that Villages of Waterford was granted Draft Plan approval in 2011, and at this time, narrower roads were approved (18m vs. 21m now). This approval was based on an adult lifestyle community design, which had lower reliance on vehicle travel and parking. Since then, the design was changed to an inclusive design. The 18m road allowances, however, were not changed. This has resulted in potential access issues and delays to response times for Emergency Vehicles when any vehicles are parked on the streets.

On the recommendation of the County’s Roads, Bylaw and Planning Departments, the Villages of Waterford have provided a Parking Plan to restrict on-street parking. A Draft Parking Plan has already been submitted to the County (Attached). In addition, it was determined that a minor variance is required to address off-street parking. The subject property is identified on **Figure 1**, below.

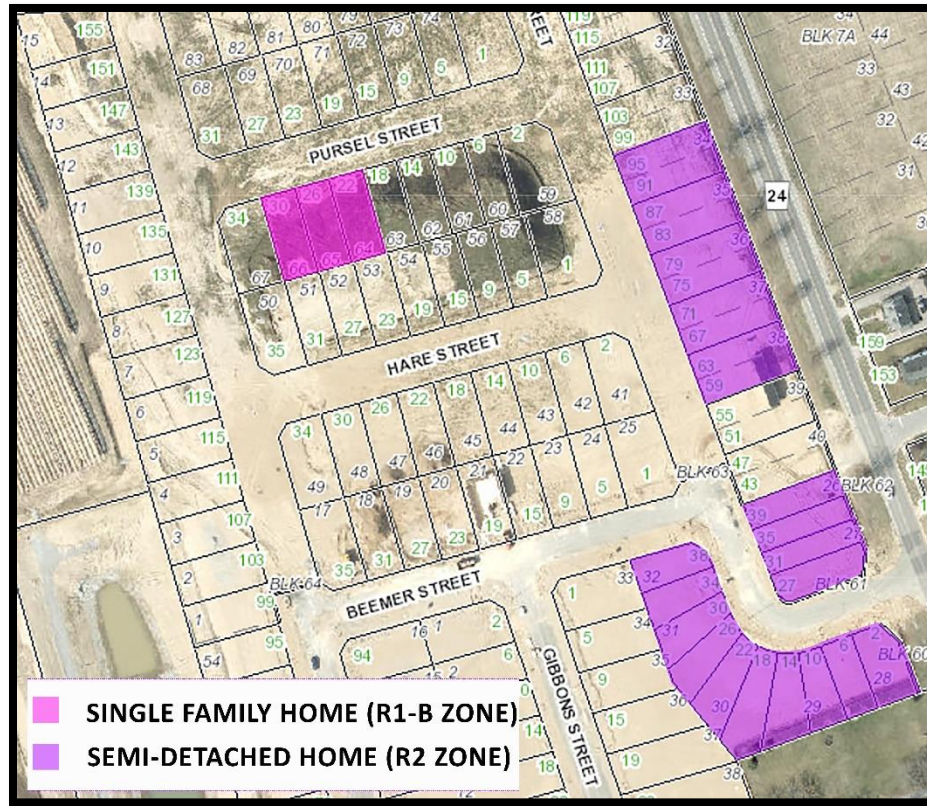
Figure 1 - Location of Villages of Waterford



2. THE PROBLEM

The Villages of Waterford is a residential development comprising 156 total lots, of which 27 lots offer single car garages and one outside parking space. These meet County zoning requirements. However, the reduced width of the roads combined with recent changes in lifestyle and parking requirements has resulted in additional parking required. This additional parking has been focused on the street, which has created a safety issue for emergency response vehicles to safely traverse the area.

Figure 2 - Location of Lots and Zoning



3. MINOR VARIANCE

This application for a minor variance to address the need for on one additional parking parking space in the R1-B and R2 zones (24 Semi-Detached and 3 Single Family Homes) and a reduction in the 35% front yard landscape open space requirement for the R2 zone (24 semi-detached homes). This application is subject to addressing the four tests outlined in Section 45(1) of the *Planning Act*:

1. DOES THE APPLICATION CONFORM TO THE GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN?

The subject property is within the *Urban area* and designated as *Urban Residential* in the Norfolk County Official Plan (NCOP). The *Urban areas* are focal points for growth. The general intent of the *Urban Residential* designation is to permit a variety of housing types to meet the needs of a diverse population.

The application remains aligned with the general intent of the *Urban Residential* designation in the NCOP. Also, based on the NCOP general intent, the requested minor variances are to facilitate a diverse population with various housing types.

The application conforms with the general intent and purpose of the Official Plan.

2. DOES THE APPLICATION CONFORM TO THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW?

The subject lands are zoned as Urban Residential (R1-B) and (R2). The Urban Residential (R1-B) permits single detached dwellings, and Urban Residential (R2) permits semi-detached dwellings that are consistent with the proposed development.

These variances address a public safety issue, being EMS access to this area. This application is the direct result of County EMS identifying the issue with access and seeking a resolution, part of which requires variances from the Zoning By-law.

This application is consistent with the general intent and purpose of the Zoning By-Law, as the lots remain compliant with the remaining Urban Residential (R1-B) and (R2) zoning requirements.

3. IS THE APPLICATION A DESIRABLE USE FOR THIS PROPERTY?

The road network for this development is narrower than EMS requires which has proved to be a concern for Emergency Vehicles when private vehicles are parked on the street. Today, with more people working from home (WFH), households often have three or more vehicles, which often results in more vehicles parked on the street. Homes with single-car driveways have proved to be a challenge to manage, including impacting public safety.

The safety of the public, including the travelling public is paramount when considering development. In this instance, EMS has identified a threat, which is resolved through this application. The requested variances desirable for this area.

4. IS THE APPLICATION MINOR?

Overall, the application is minor as the roads were approved to be 18 meters wide and lots were created based on this design standard. However, concern for safe and timely access by Emergency Vehicles is in question now because of excessive use of street parking

The impact of the proposed changes will be wider driveways, resulting in fewer cars parked on the street. As a result, the minimum front yard landscaping for single-family homes is 50% and for Semi-Detached houses is 35%. And Both Semi-Detached and Single-Family homes will have full landscaped backyards.

This application is minor as the one additional outside parking space only slightly reduces the front yard landscaping. At the same time, all affected lots will continue to have full landscaped backyards.

4. ANALYSIS

This application requests variances to permit on-site parking for 1 additional vehicle at all 27 identified lots and a reduction in landscaped open space in the front yard to 35% for the identified 24 Semi-Detached homes.

Villages of Waterford was granted Draft Plan approval in 2011, and at this time, narrower roads were approved (18m vs. 21m now). As this letter has demonstrated, the street width has proved to be a concern for Emergency Medical Services, when excess vehicles are parked on the street. For a variety of reasons, area households often have three or more vehicles. Homes with single car driveways have proved to be a challenge, as residents try and park on the street, which this application attempts to address, from a planning perspective. As a result, approving this application will allow housing to meet the public safety needs of the local population.

5. CONCLUSION

It is our opinion is that this application meets all four tests to be considered a minor variance tests and represents good planning.

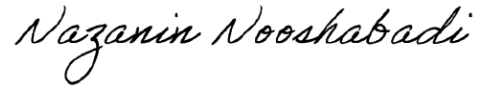
You are welcome to call me at 289-687-3730 to discuss this or by email at mike@landproplan.ca.

Sincerely,

LandPro Planning Solutions Inc.



Michael Sullivan, RPP, MCIP, EP
President | Principal Planner

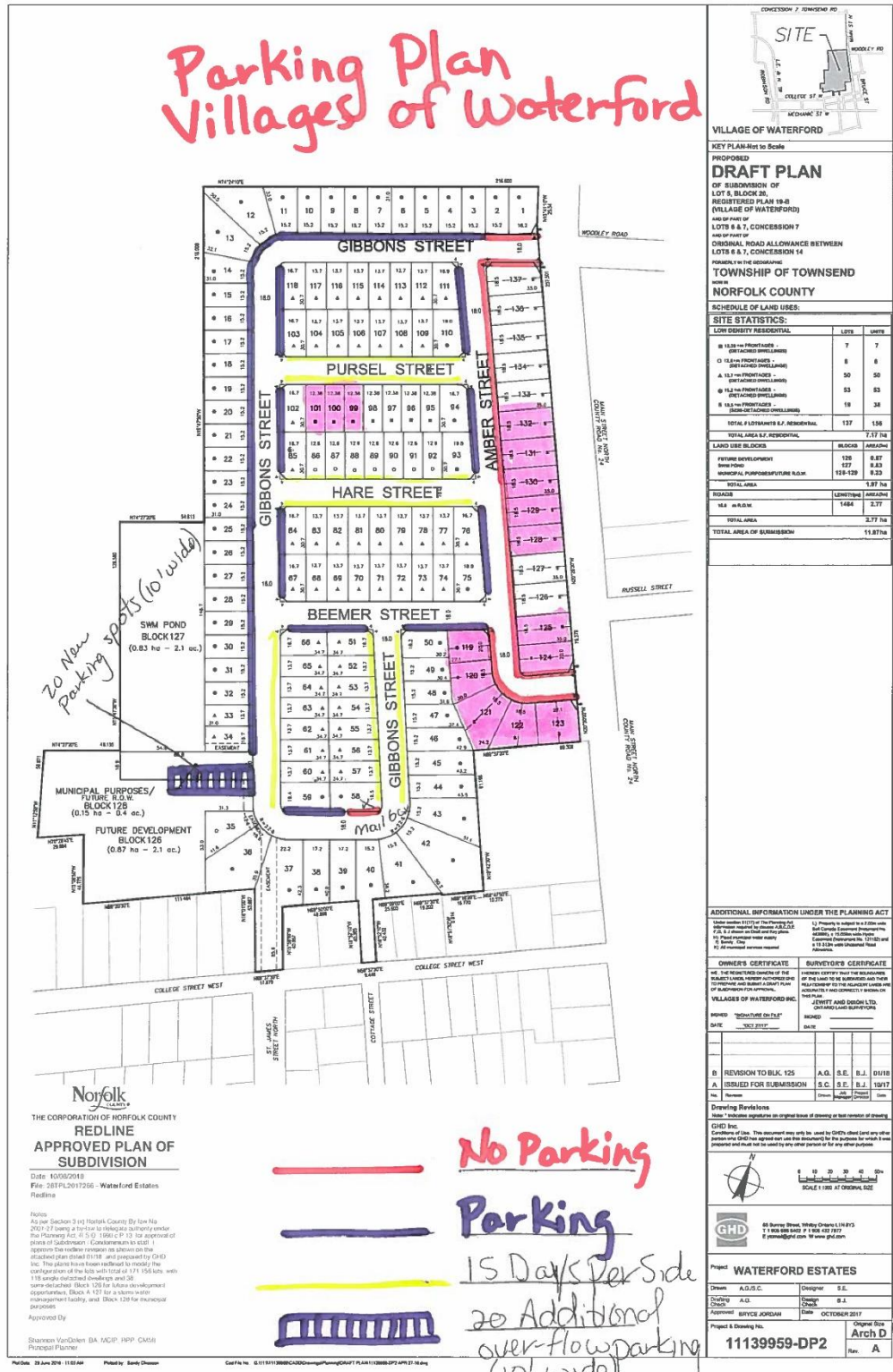


Nazanin Nooshabadi
Planner | Designer

cc. Tom O'Hara (tom@teamohara.com)

Appendix A

Figure 2 - Parking Plan



From: [Tom O'Hara](#)
To: [Jennifer Catarino](#); ["Mike Sullivan"](#)
Cc: ["angie@teamohara.com"](#); [Hannelore Yager](#); [Sherry Mott](#); [Justin Massecar](#)
Subject: Re: Minor Variance - Villages of Waterford
Date: Thursday, May 5, 2022 4:38:32 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jen:

That is a correct assumption.

Cheers,

Tom

Tom O'Hara

Villages of Waterford

26 Main Street S. Box 1152

Waterford, ON N0E 1Y0

705.205.3235-Cell

1.866.781.7653-Toll Free

From: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>

Date: Thursday, May 5, 2022 at 4:33 PM

To: 'Tom O'Hara' <tom@teamohara.com>, 'Mike Sullivan' <mike@landproplan.ca>

Cc: "'angie@teamohara.com'" <angie@teamohara.com>, Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>, Sherry Mott <Sherry.Mott@norfolkcounty.ca>, Justin Massecar <justinmassecar@villagesofwaterford.ca>

Subject: RE: Minor Variance - Villages of Waterford

Thank you for this quick turnaround.

Last question... my assumption is that the required parking spaces for the singles and semis are located:

- 1 in the garage (3.3 m x 5.8 m); and
- 1 on the driveway (3 m x 5.8 m).

Jen

Jennifer Catarino

Senior Planner

Planning

185 Robinson St. Suite 200, Simcoe, Ontario, N3Y 5L6

519-426-5870 x. 8013



Working together with our community

From: Tom O'Hara <tom@teamohara.com>

Sent: Thursday, May 5, 2022 4:21 PM

To: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>; 'Mike Sullivan' <mike@landproplan.ca>

Cc: 'angie@teamohara.com' <angie@teamohara.com>; Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>; Sherry Mott <Sherry.Mott@norfolkcounty.ca>; Justin

Massecar <justinmassecar@villagesofwaterford.ca>

Subject: Re: Minor Variance - Villages of Waterford

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jen:

Attached is how the house as it sits on the lot. I am not sure if we need a change for the three (3) Single family homes.

- 40 foot wide lots
- 17.5' driveway
- Greenspace in front 23 feet wide or 56.25%

Cheers,

Tom

Tom O'Hara

Villages of Waterford

26 Main Street S. Box 1152

Waterford, ON N0E 1Y0

705.205.3235-Cell

1.866.781.7653-Toll Free

From: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>

Date: Thursday, May 5, 2022 at 3:07 PM

To: 'Tom O'Hara' <tom@teamohara.com>, 'Mike Sullivan' <mike@landproplan.ca>

Cc: "'angie@teamohara.com'" <angie@teamohara.com>, Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>, Sherry Mott <Sherry.Mott@norfolkcounty.ca>

Subject: RE: Minor Variance - Villages of Waterford

Hi Tom,

Thank you for the additional context and sketch. I had a quick chat with the Zoning Administrator and she noted that the sketch is sufficient for her review. We will need one for the single detached dwelling as well.

Jen

Jennifer Catarino

Senior Planner

Planning

185 Robinson St. Suite 200, Simcoe, Ontario, N3Y 5L6

519-426-5870 x. 8013



Working together with our community

From: Tom O'Hara <tom@teamohara.com>

Sent: Thursday, May 5, 2022 2:16 PM

To: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>; 'Mike Sullivan' <mike@landproplan.ca>

Cc: 'angie@teamohara.com' <angie@teamohara.com>; Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>; Sherry Mott <Sherry.Mott@norfolkcounty.ca>

Subject: Re: Minor Variance - Villages of Waterford

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless

you recognize the sender and know the content is safe.

Hi Jenn:

Thank you for your assistance with this issue. I have attached the diagram as requested.

This issue was brought our attention by the Waterford Fire Hall, that attempted to access our Development through Amber Street and could not fit their trucks with vehicles parking. Due to the fact that we received Draft Plan approval in 2011, the roads were allowed to be 18m wide vs. the current 21m.

We have had several meetings with numerous Norfolk Departments and the consensus was to increase the size of the driveways and make the Streets with Semis, No Parking. The Parking Plan that you have is the result of input from many meetings and on-site visits.

1. There are 34 Semi-Detached that are affected. By enlarging the driveways to 18 feet, 40% landscaping remains in the front.
2. There are 3 Single Family Homes that are effected. These are 40 foot lots and these still have 45% front landscaping with driveways enlarged to 18 feet.

Cheers,

Tom

Tom O'Hara

Villages of Waterford

26 Main Street S. Box 1152

Waterford, ON N0E 1Y0

705.205.3235-Cell

1.866.781.7653-Toll Free

From: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>

Date: Wednesday, May 4, 2022 at 7:38 PM

To: 'Mike Sullivan' <mike@landproplan.ca>

Cc: "'tom@teamohara.com'" <tom@teamohara.com>, "'angie@teamohara.com'" <angie@teamohara.com>, Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>, Sherry Mott <Sherry.Mott@norfolkcounty.ca>

Subject: Minor Variance - Villages of Waterford

Hi Mike,

I had a look at the minor variance application submitted for the Villages of Waterford. Single detached and semi-detached dwellings have a minimum parking requirement of 2 spaces, so if a third space is necessary this does not require a minor variance. I am wondering if the variance is required to permit 2 parking spaced in the front yard?

Also, regarding the minor variance for the landscaped open space, can you provide a sketch that illustrates how the front yard will be designed (the driveway and grass)? As I understand it, the driveways will be widened, but it would be helpful to see a site sketch for a single and semi. This will help us to assess the application and ensure that the correct relief is sought.

Having a look at the application form, section C.1 is required to be completed as there are no deficiencies identified.

I am happy to set up a quick call if it is required.

Thank you,

Jen

Jennifer Catarino, MCIP, RPP
Senior Planner

Community Development Division
185 Robinson Street, Simcoe, Ontario, Canada, N3Y 5L6
[519-426-5870](tel:519-426-5870) x. 8013



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norfolkcounty.ca

Jennifer Catarino

Senior Planner

Planning

185 Robinson St. Suite 200, Simcoe, Ontario, N3Y 5L6
[519-426-5870](tel:519-426-5870) x. 8013



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**SKETCH PREPARED FOR
BUILDING PERMIT APPLICATION
FOR: VILLAGES OF WATERFORD
WATERFORD ESTATES SUBDIVISION
#0 & #0 AMBER STREET**

PIN 50277 - 0000 (LT)

SCALE: 1 : 250



JEWITT AND DIXON LTD.
JANUARY 6, 2021

PROPERTY DESCRIPTION:

LOT 34, REGISTERED PLAN 37M-00
IN THE GEOGRAPHIC TOWNSHIP OF TOWNSEND
IN NORFOLK COUNTY
(TOWN OF WATERFORD)

ASSUMED ELEVATIONS TO BE CONFIRMED
BY DEVELOPMENT ENGINEER SHOWN [200.00]
CATCHBASIN SHOWN CB
LIGHT STANDARD SHOWN LS

THE DISTANCE FROM THE TOP OF FOUNDATION
TO THE UNDERSIDE OF FOOTING IS 2.59m AND
SHALL BE CONFIRMED BY THE CONTRACTOR
PRIOR TO EXCAVATION

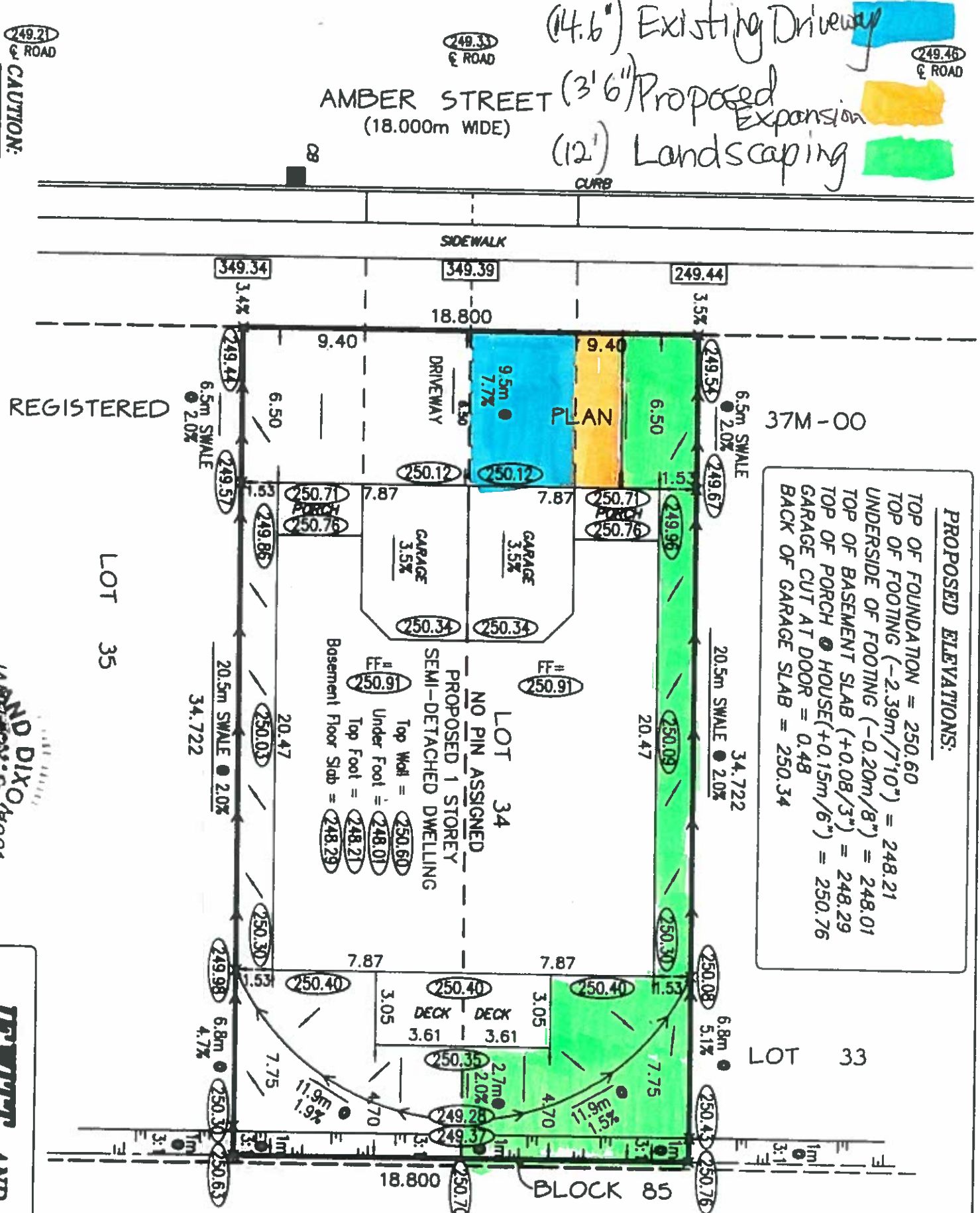
GRADING PLAN:

DRAWING NO. L-201
GRADING PLAN BY D. M. MARKS, P.ENG - GDH INC.
PROJECT NO. 11139959 (20/06/12)

NOTE:
THIS PLAN IS IN METRES AND CAN BE CONVERTED
TO FEET BY MULTIPLYING BY 3.2808

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PROPOSED ELEVATIONS:
TOP OF FOUNDATION = 250.60
TOP OF FOOTING (-2.39m/7'10") = 248.21
UNDERSIDE OF FOOTING (-0.20m/8") = 248.01
TOP OF BASEMENT SLAB (+0.08/3") = 248.29
TOP OF PORCH ● HOUSE(+0.15m/6") = 250.76
GARAGE CUT AT DOOR = 0.48
BACK OF GARAGE SLAB = 250.34

CAUTION:

GRADE DRIVEWAY TO SIDEWALK ONCE INSTALLED
DO NOT LAY FINAL SURFACE ON DRIVEWAY
UNTIL SIDEWALKS INSTALLED OR DEVELOPMENT
ENGINEER HAS PROVIDED THE SIDEWALK ELEVATIONS

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S
REPORT AND SHALL NOT BE USED FOR
TRANSACTION OR FINANCING PURPOSES

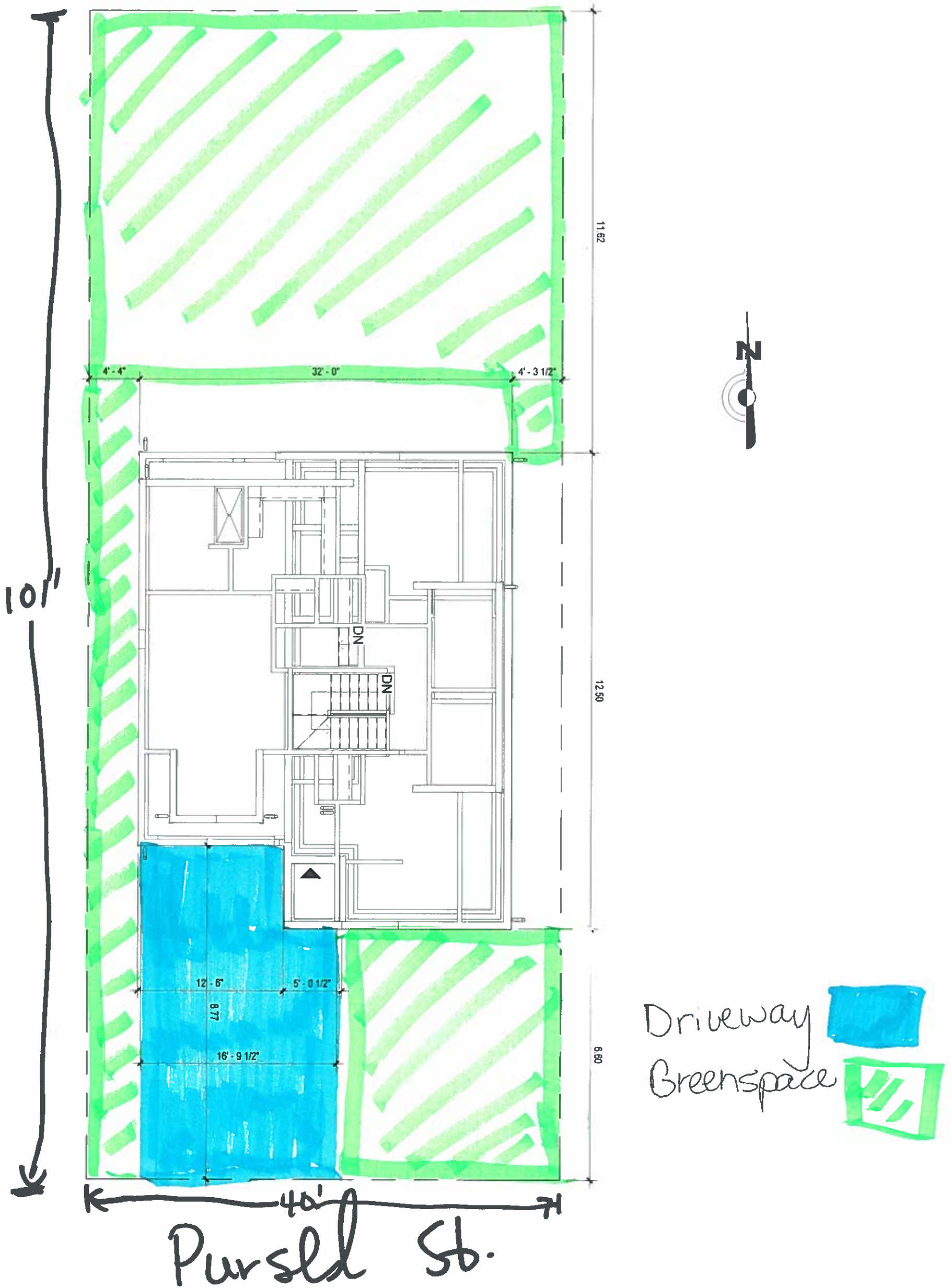
DATE: JANUARY 6, 2021



THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S SEAL.

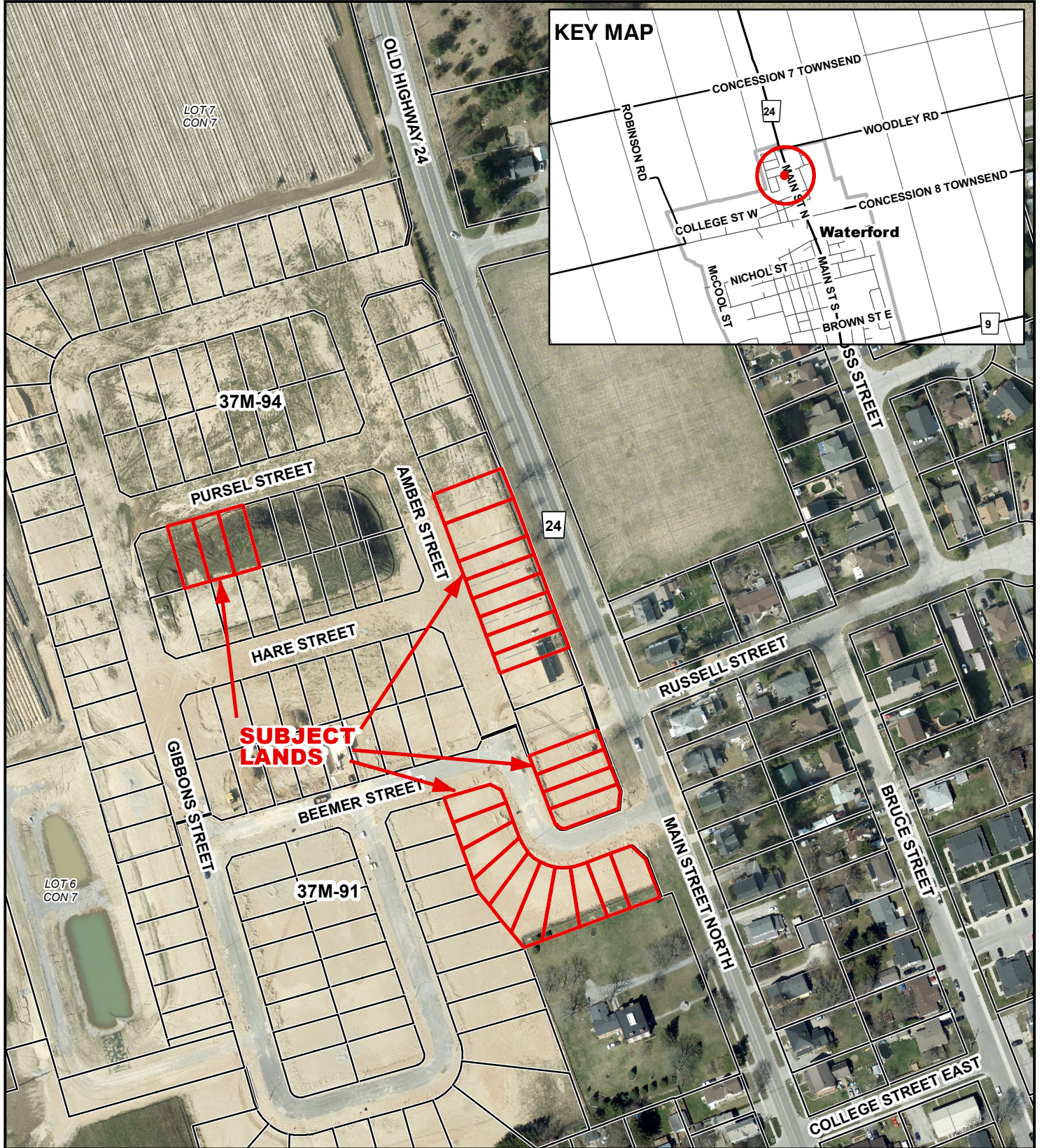
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

Villages of Waterford Lot 65 - 40' Wide




MAP A
CONTEXT MAP
Urban Area of WATERFORD

ANPL2022125

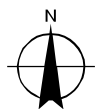


Legend

 Subject Lands

2020 Air Photo

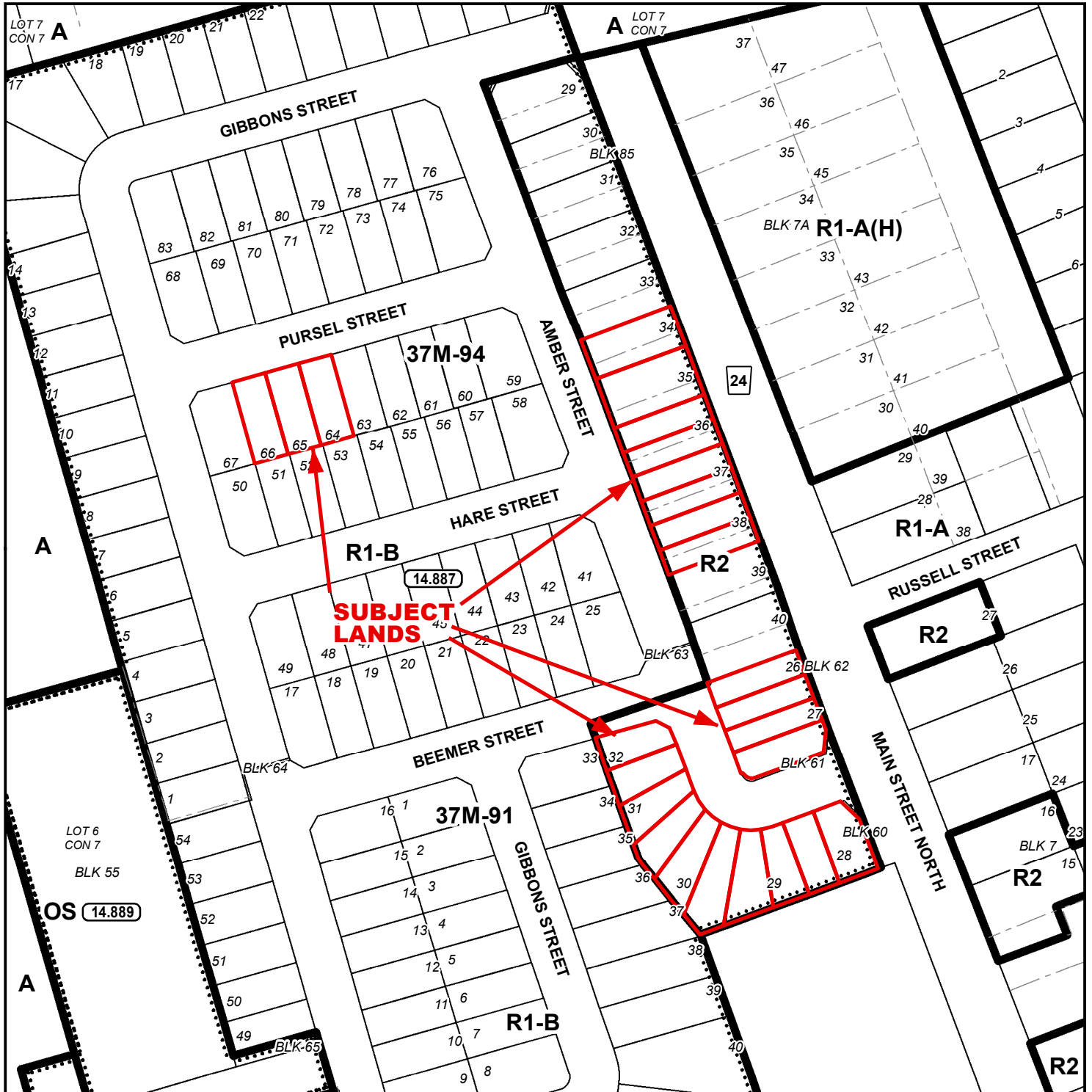
5/10/2022



20 10 0 20 40 60 80 Meters

MAP B
ZONING BY-LAW MAP
 Urban Area of WATERFORD

ANPL2022125



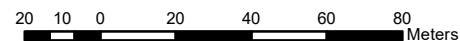
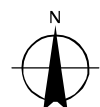
LEGEND

 Subject Lands

ZONING BY-LAW 1-Z-2014

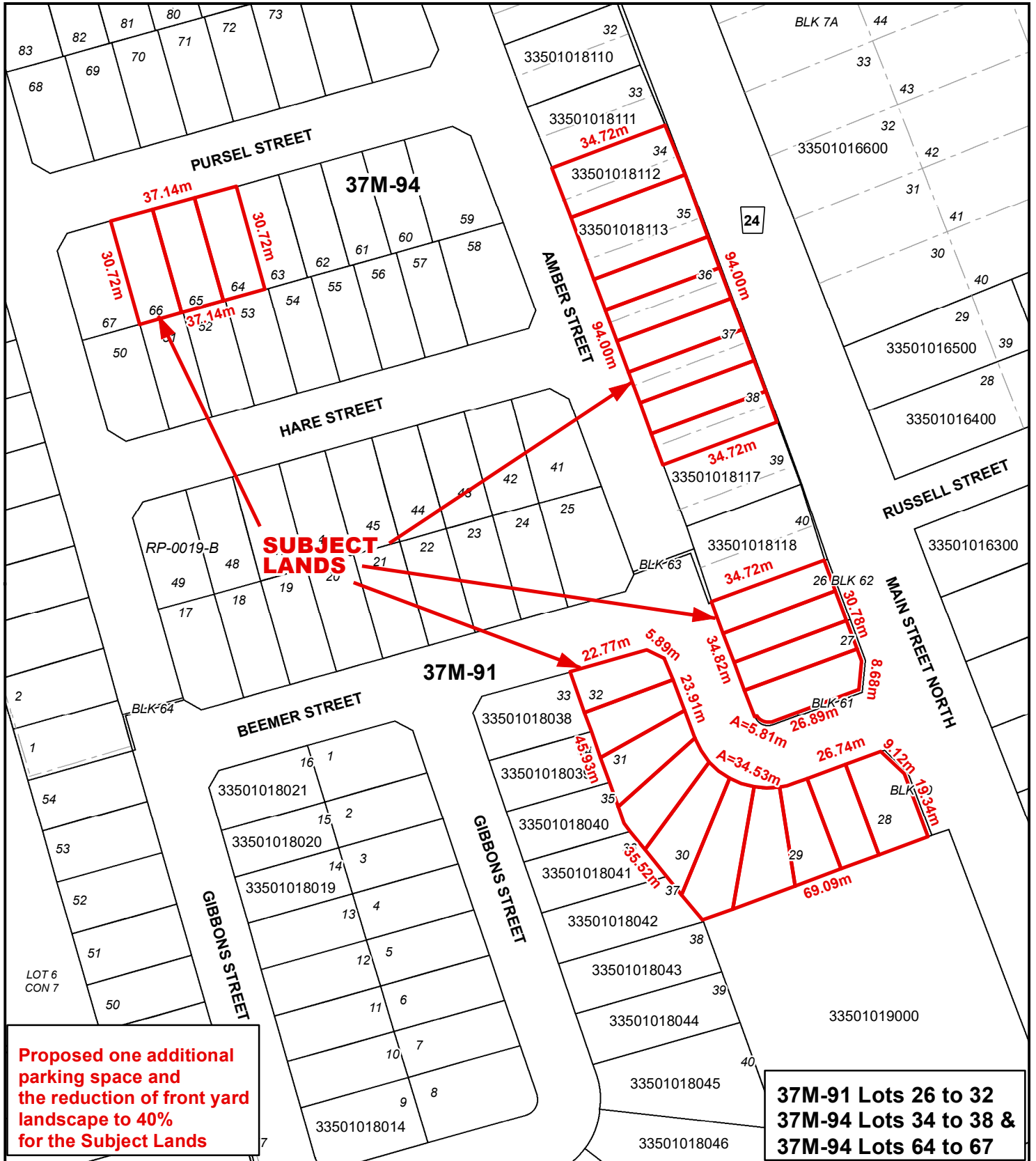
5/10/2022

- (H) - Holding
- A - Agricultural Zone
- OS - Open Space Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone



CONCEPTUAL PLAN

Urban Area of WATERFORD

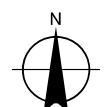


Proposed one additional parking space and the reduction of front yard landscape to 40% for the Subject Lands

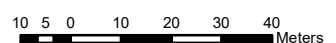
**37M-91 Lots 26 to 32
37M-94 Lots 34 to 38 &
37M-94 Lots 64 to 67**

Legend

Subject Lands

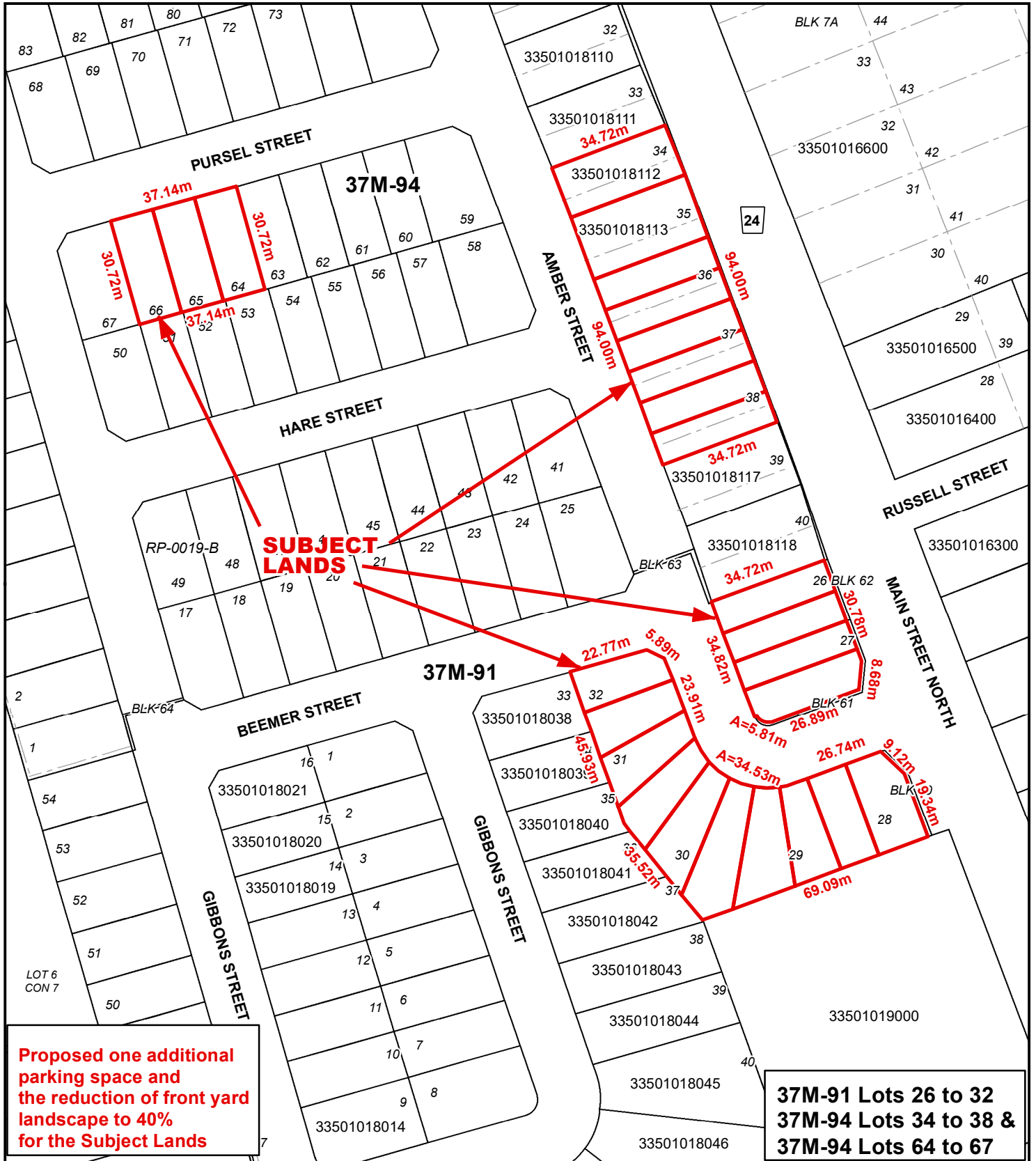


5/10/2022



CONCEPTUAL PLAN

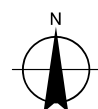
Urban Area of WATERFORD



Legend

Subject Lands

5/10/2022



10 5 0 10 20 30 40 Meters