

For Office Use Only:	ANPL2022213	✓	1599.00.
File Number	N/A		
Related File Number	N/A		
Pre-consultation Meeting	N/A		
Application Submitted	July 18 2022		
Complete Application	August 3, 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:** 40101418716

**A. Applicant Information**

**Name of Owner** Danny Young

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 49 Brock Street  
 Town and Postal Code Simcoe, N3Y 4P5  
 Phone Number 519-427-3501  
 Cell Number 519-427-3501  
 Email dyoung@roulston.com

**Name of Applicant** Same as above (owner)

Address \_\_\_\_\_  
 Town and Postal Code \_\_\_\_\_  
 Phone Number \_\_\_\_\_  
 Cell Number \_\_\_\_\_  
 Email \_\_\_\_\_

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

Address \_\_\_\_\_

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

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

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

Email \_\_\_\_\_

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

Owner

Agent

Applicant

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

#### B. Location, Legal Description and Property Information

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

Plan 988, Lot 4, Irreg, 0.13AC, 50.00 FRD

Municipal Civic Address: 49 Brock Street, Simcoe, ON, N3Y 4P5

Present Official Plan Designation(s): Urban Residential

Present Zoning: R1D

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:

Residence

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:

Retained - Residence, Backsplit - Drawing attached

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.

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:

Proposed, Single car garage 12x24, 7' (2133.6mm) setback from the rear property line. 2.5' (762mm) setback from the side lot line. Drawings attached. +

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:  
60 years

9. Existing use of abutting properties:  
Residential on either side. Commercial (church parking lot) to the rear.

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. **Failure to complete this section will result in an incomplete application.**

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

	Existing	Permitted	Provision	Proposed	Deficiency
<b>Lot frontage</b>	15.24m			15.24m	
<b>Lot depth</b>	44.196m			44.196m	
<b>Lot width</b>	15.24m			15.24m	
<b>Lot area</b>	526 m <sup>2</sup>			526 m <sup>2</sup>	
<b>Lot coverage</b>					
<b>Front yard</b>					
<b>Rear yard</b>	2.1m	1.2m		2.1m	
<b>Height</b>				3.9m	
<b>Left Interior side yard</b>		1.2m		Above	
<b>Right Interior side yard</b>		1.2m		762	.438m
<b>Exterior side yard (corner lot)</b>					
<b>Parking Spaces (number)</b>					
<b>Aisle width</b>					
<b>Stall size</b>					
<b>Loading Spaces</b>					
<b>Other UFA</b>		55 m <sup>2</sup>		26.28m <sup>2</sup>	

### C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m <sup>2</sup> or %		
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)	_____	_____

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

Asking for a minor variance of the setback rules for the North east side of the property. Asking to reduce the setback from 48 inches (1219.2mm) to 30 inches (762mm)

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

If the proposed garage was to be built to the currently allowed setback, the garage (vehicle) door would be rear of the north east corner of the house, and could result in possible damage to the house, from vehicles entering or exiting the garage. Reducing the setback allows for the vehicle door to be in line with the driveway.

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: \_\_\_\_\_

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

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: (for example: corn, orchard, livestock) \_\_\_\_\_

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

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 \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

**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 (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:

My family has owned the property since 1983

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  
 Individual wells

Communal wells  
 Other (describe below)

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### Sewage Treatment

Municipal sewers  
 Septic tank and tile bed in good working order

Communal system  
 Other (describe below)

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### Storm Drainage

Storm sewers  
 Other (describe below)

Open ditches

2. Existing or proposed access to subject lands

Municipal road  
 Unopened road

Provincial highway  
 Other (describe below)

Name of road/street:

49 Rock St

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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?

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.

*No dwelling in the garage  
Not primary location for parking*

## **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:

- Zoning Deficiency Form
- 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
- Agricultural Impact Assessment

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

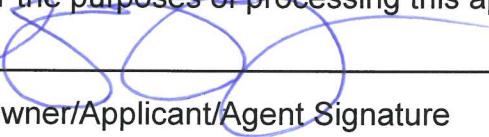
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



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Owner/Applicant/Agent Signature

2022.07.17

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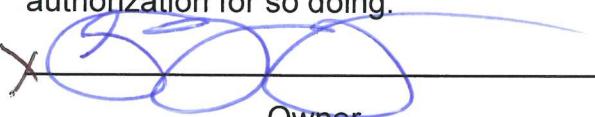
Date

## 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 \_\_\_\_\_ 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

2022.07.17

---

Date

---

Owner

---

Date

**K. Declaration**

I, Danny Young 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:

NORFOLK COUNTY

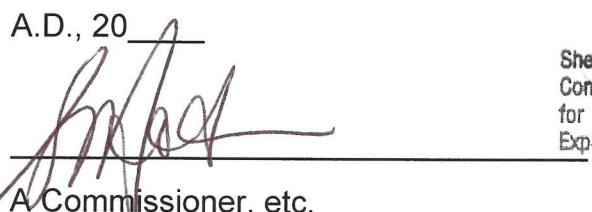


Owner/Applicant/Agent Signature

In Simcoe, Ont.

This 18<sup>th</sup> day of July, 2022

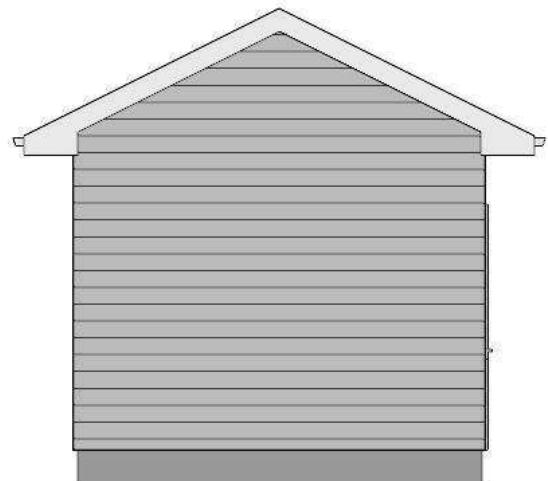
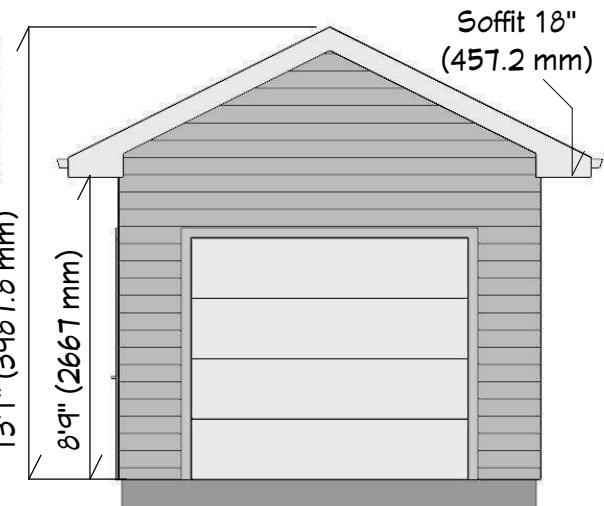
A.D., 20

  
Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

A Commissioner, etc.

GARAGE TO BE BUILT  
AS PER OBC, OR  
CURRENT LOCAL  
CODE.

Exterior cladding to be horizontal or vertical cladding over code regulated sheathing.  
Interior of structure will be unheated, and framed construction. No insulation, drywall, HVAC. No Electrical (to be added at a later date).



SHEET:	SCALE:	DATE:
A01		04-14-22

DRAWINGS PROVIDED BY:

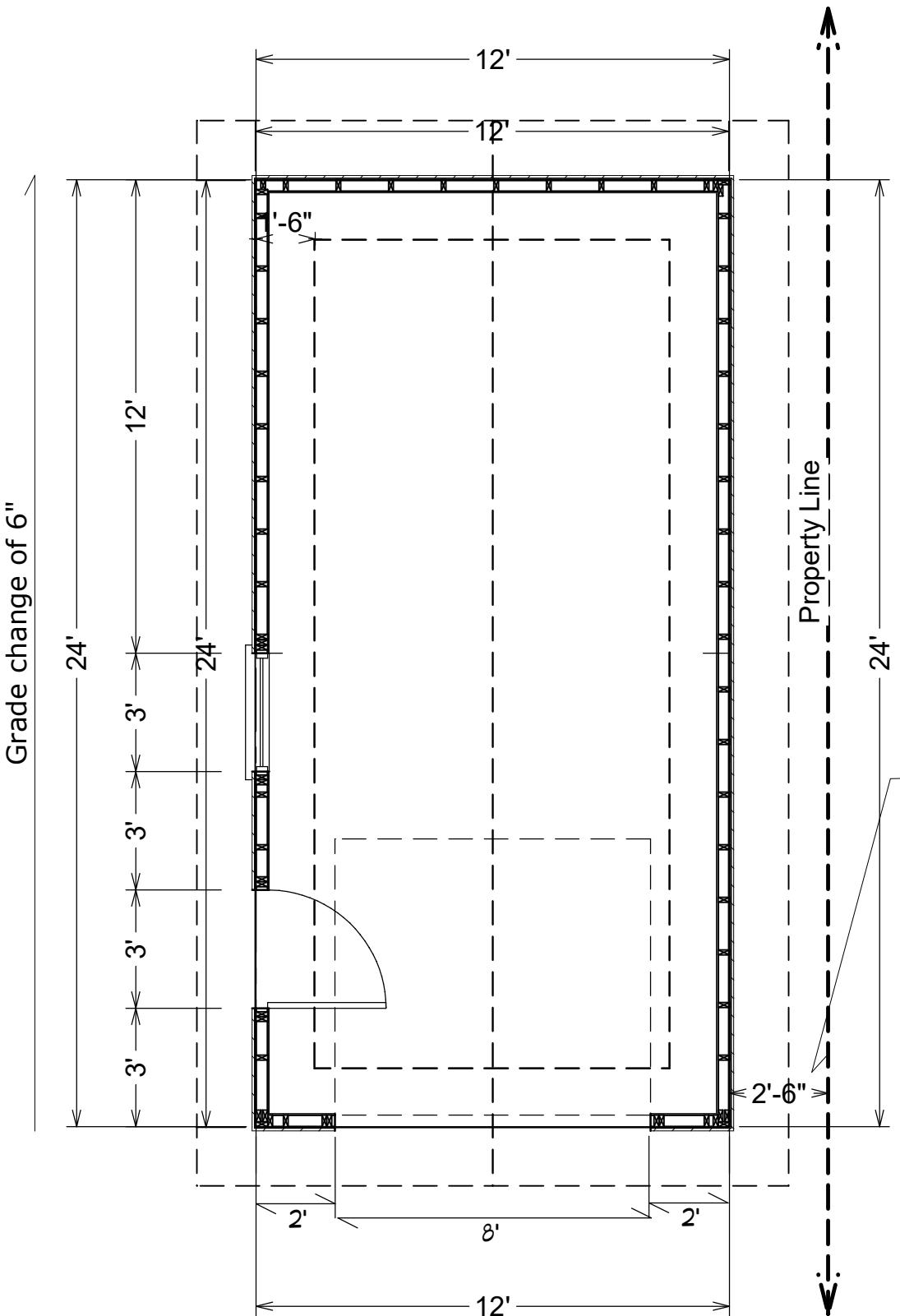
Property Owner

PROJECT DESCRIPTION:

49 Brock St. - Garage

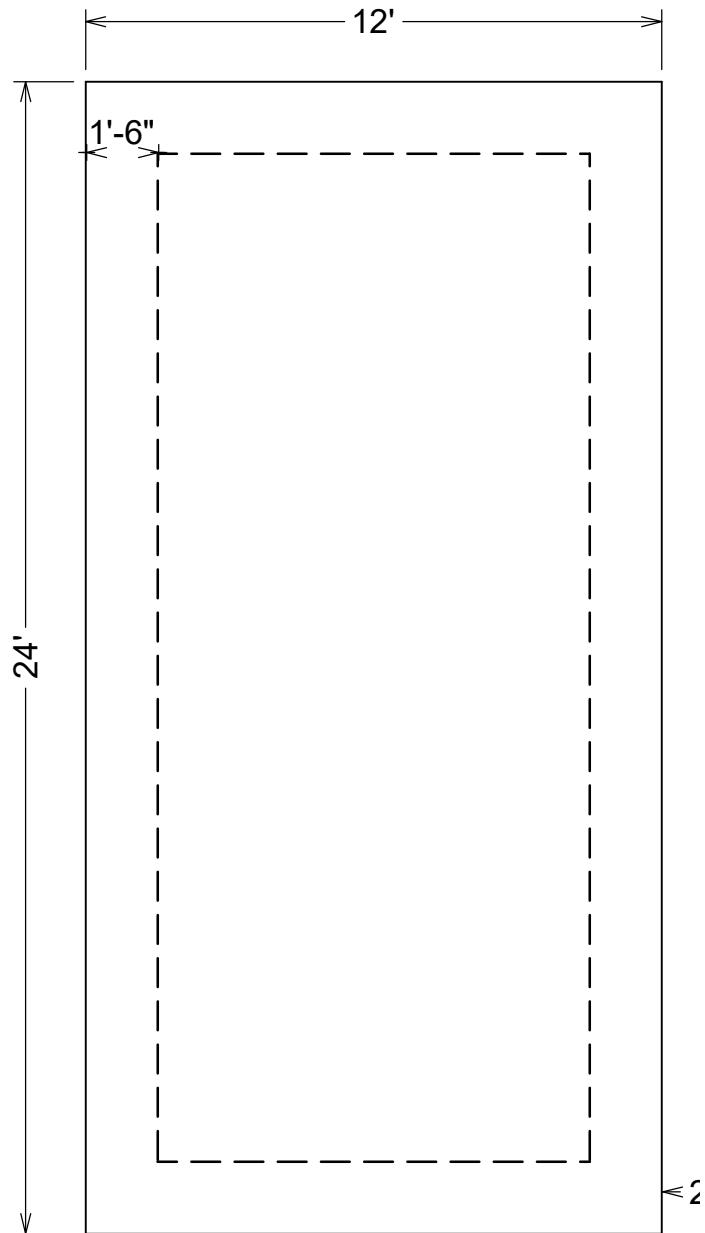
SHEET TITLE:

Pictoral View & Elevations



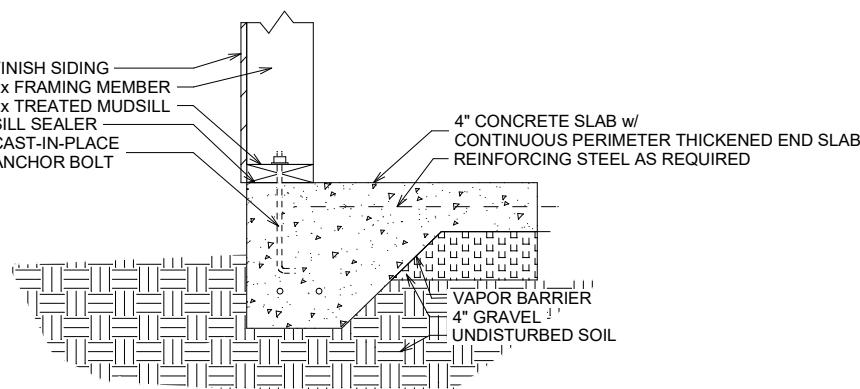
Norfolk County building by-law requires a 120 centimetre setback from the property line in the rear yard. A variance is required to allow the building to be constructed with a 76.2 centimetre setback instead, to allow for safer vehicle access.

SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A02		04-19-22	Property Owner	49 Brock St. - Garage	Plan View & Setback

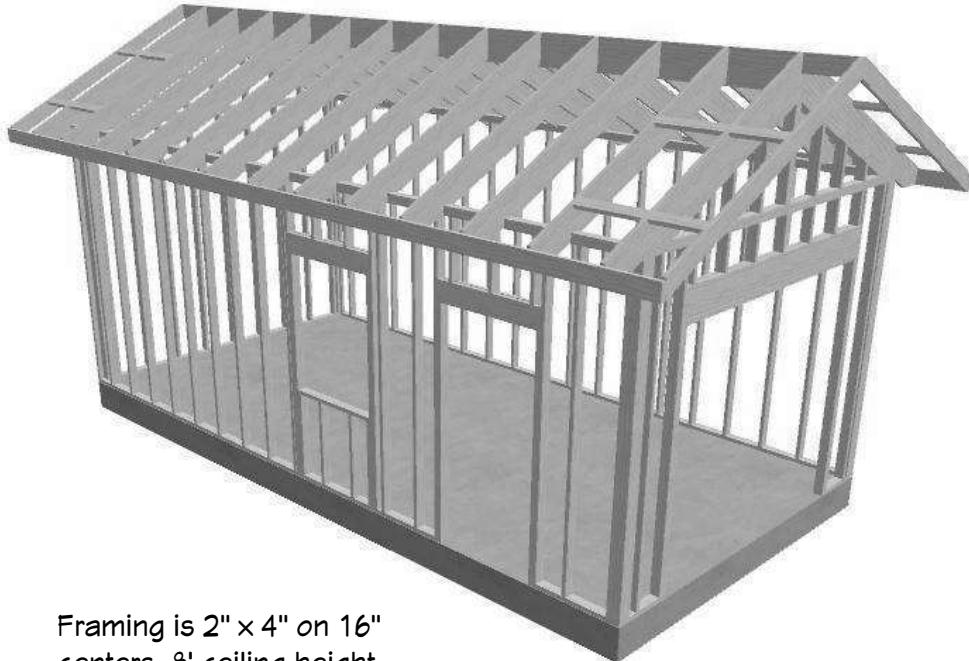


**Concrete:**

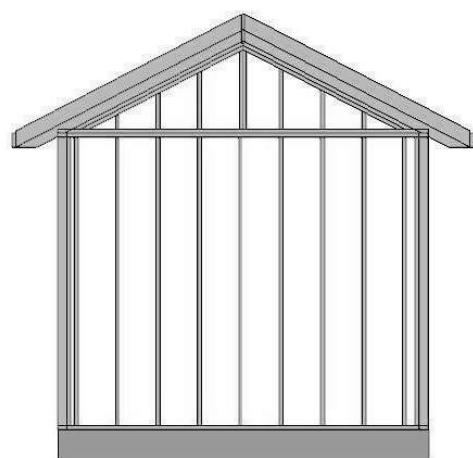
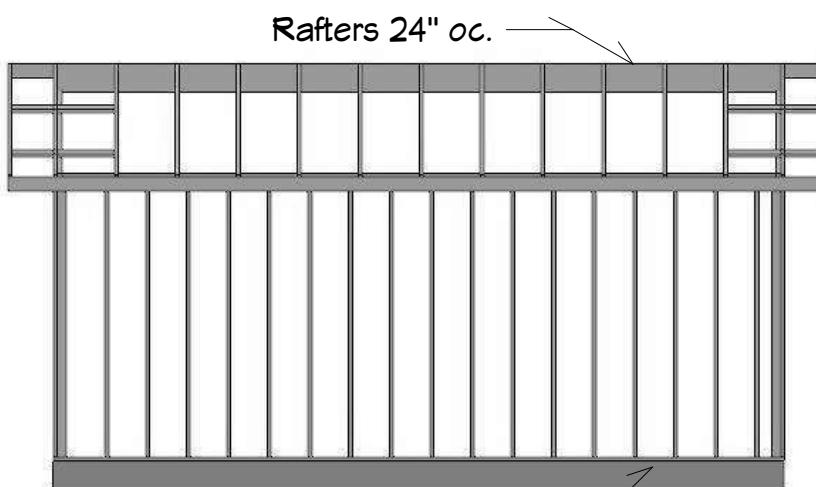
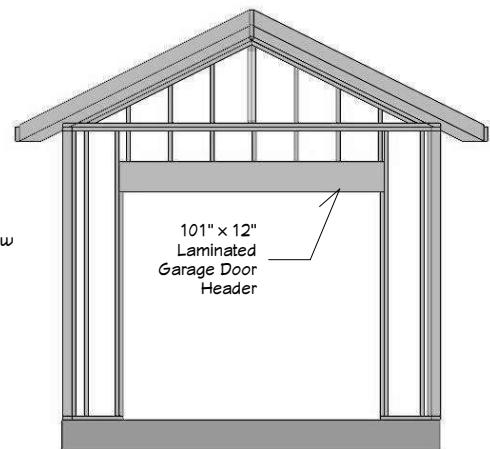
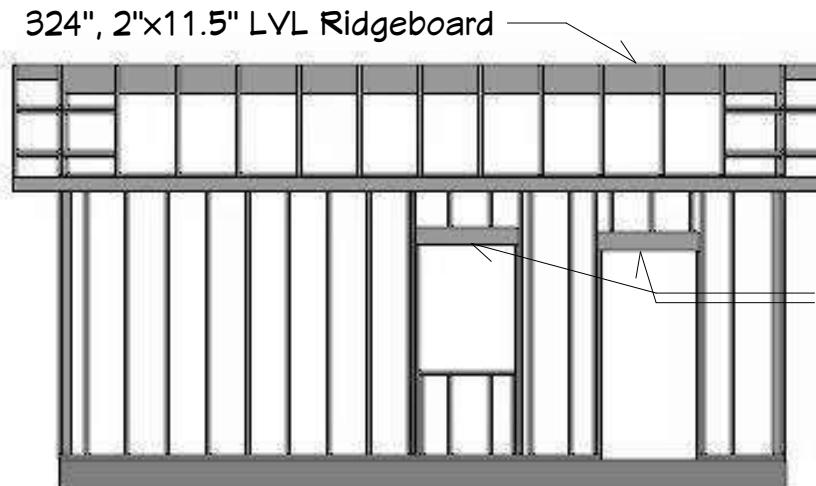
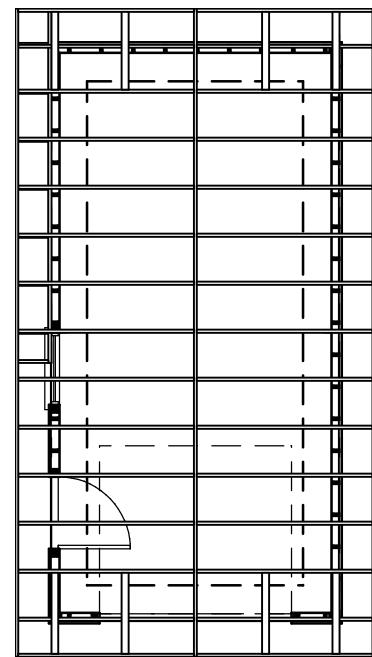
1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
3. If required reinforcing to be ASTM A615-Bars with  $F_y=60$  ksi lamp 30 diameter minimum at splices or weld per ACI Std.
4. Concrete design based on  $F_c$  2000 psf,  $F_c$  2500 psi for quality only.
5. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
6. Sloped 1" per 10' to door Thickened edge slab 18" x 18"



### Thickened End Slab



Framing is 2" x 4" on 16" centers. 8' ceiling height.



SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A04		04-14-22	Property Owner	49 Brock St. - Garage	Framing Elevations & Roof Framing

## General framing: (Douglas Fir)

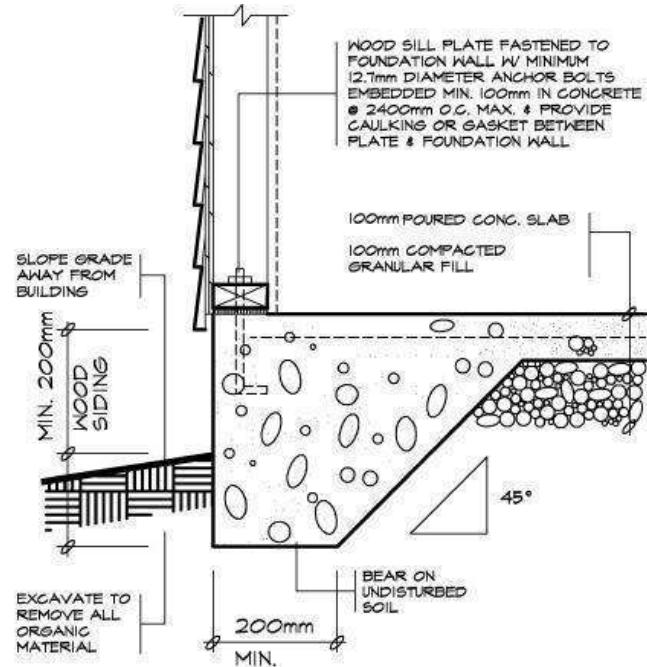
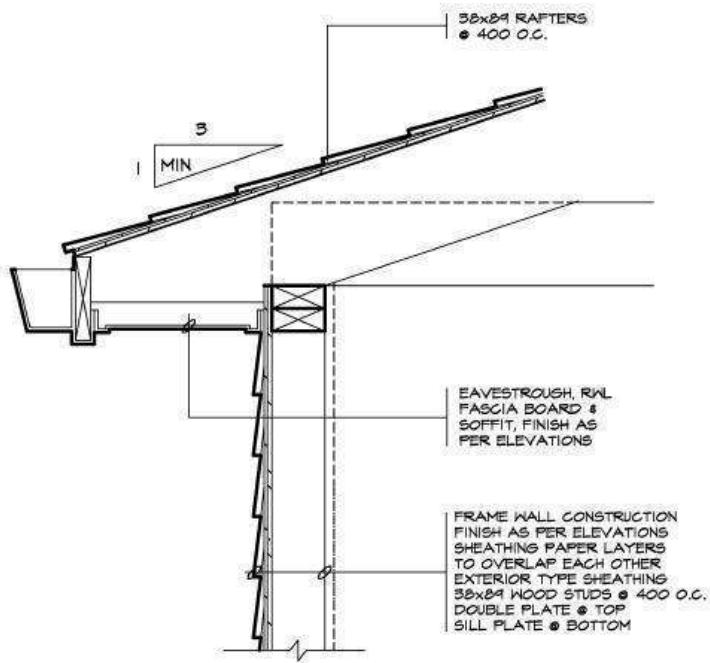
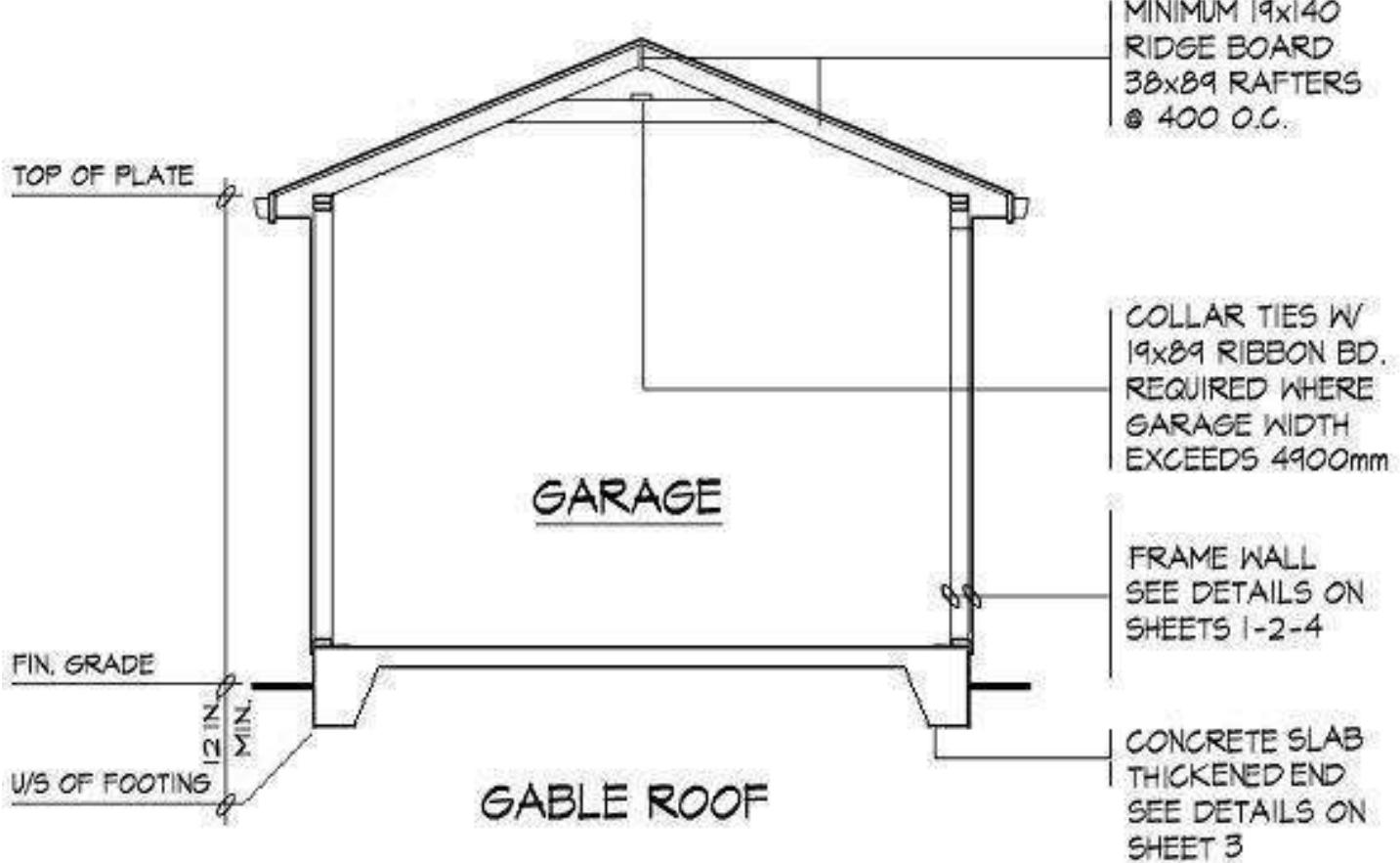
1. Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)

2'-0" to 4'-0"	Span 2-2x4's
4' + to 6'-0"	Span 2-2x6's
6' + to 8'-0"	Span 2-2x8's
8' + to 10'-0"	Span 2-2x10's
10' + to 12'-0"	Span 2-2x12's or as noted on plan
2. Brace all exterior walls and cross-stud partitions at each end of building and at least every 25' of length by one of the following:
  - a. Simpson WB 126 wall bracing with 3-16d nails at each end and 1-8d nails at each stud.
  - b. Plywood sheathing of a minimum thickness of 7/16 inch.
3. Fire stopping:
  - a. Fireblock stud spaces over 10' in height, furred spaces, soffits, drop ceilings, cove ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
  - Firestopping shall consist of 2" nominal lumber.
  - b. Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
4. CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
5. Exterior wall framing to be 2"x4" studs at 16" o.c. Interior wall, framing at non-bearing walls to be 2"x4" studs at 24" o.c. and at bearing walls 2"x4" studs at 16" o.c. with double top plate.
6. Shear wall to be 7/16" Sheathing, see detail.
7. All stress grade lumber shall comply with WCLCA specs and bear approval stamp on all pieces in place.
8. Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
9. Nailing to be per current O.B.C. unless otherwise noted.
10. All bearing partitions shall have double top plates.
11. Structural glued laminated timbers to be stamped by an approved agency.
12. Use redwood or pressure treated sole plates at all exterior walls.

## Roof Framing:

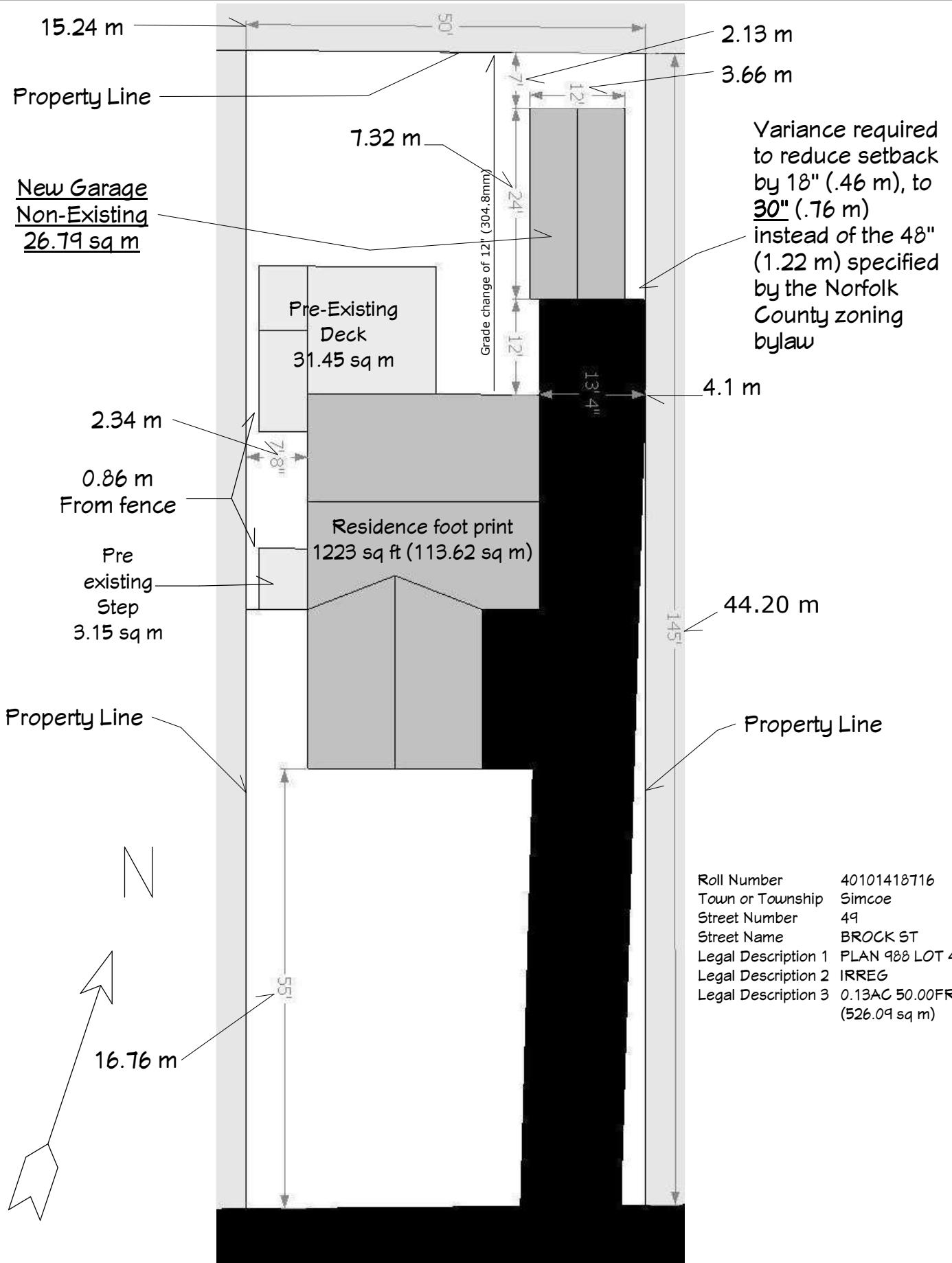
1. Fascia to be 2"x Douglas Fir.
2. For soffit size see details.
3. For spans and dimensions refer to floor plans.
4. Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
5. Solid blocking required between joists, rafters, and trusses over all bearing walls. Such blocking shall be 1 1/2" minimum thickness and full depth of joists, rafters, or trusses.
6. Minimum header sizes shall be according to the header size table unless otherwise noted.
7. Basis of design roof live/snow load of 37 psf, and roof dead load of 15 psf.
8. Plywood roof decking to be Min 1/2" thick, 24/0, CDX or 5/8 wafer.

SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A05		04-19-22	Property Owner	49 Brock St. - Garage	Framing Details



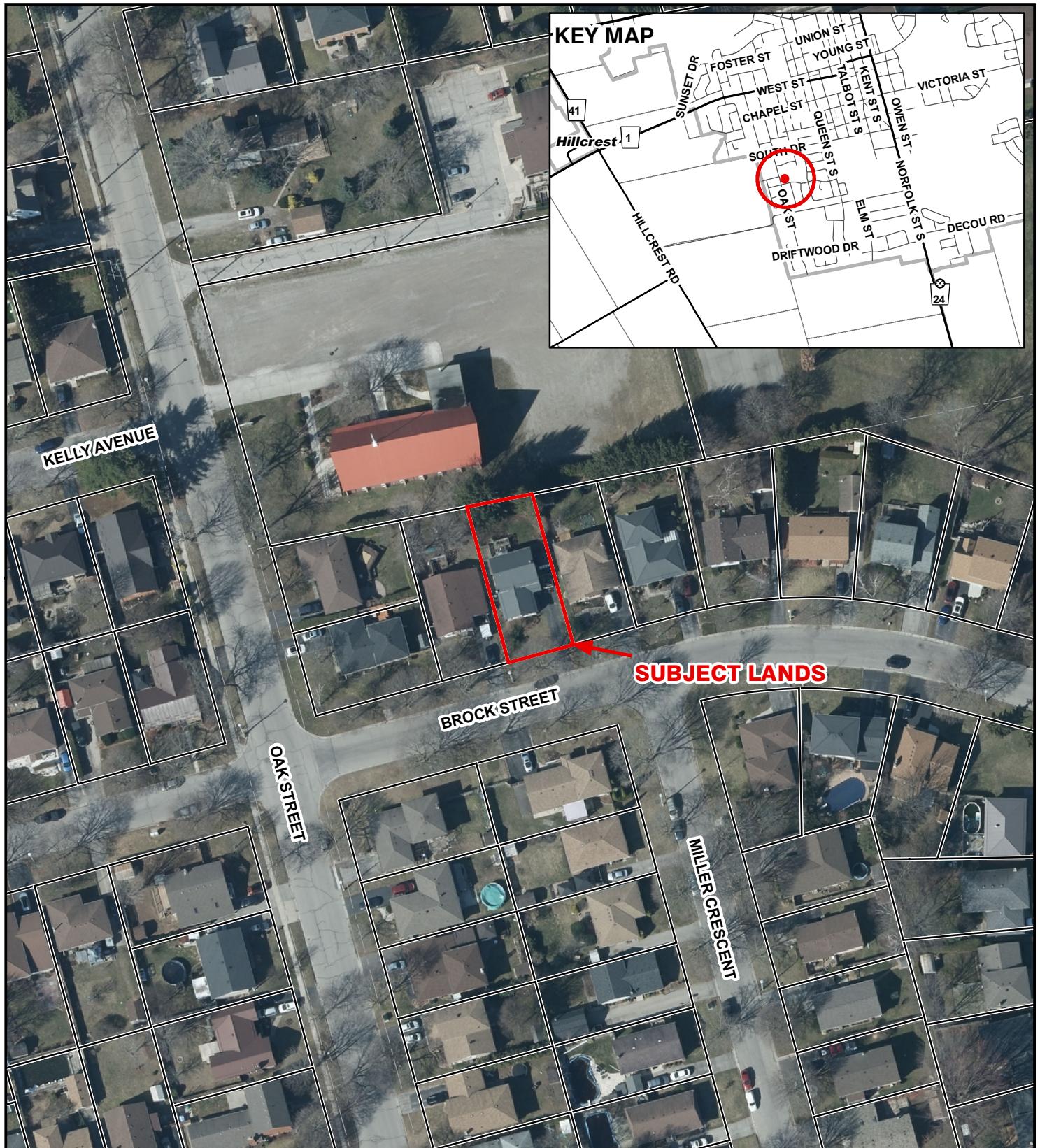
HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A06		04-14-22	Property Owner	49 Brock St. - Garage	Cross Section & Details



SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	HEET TITLE:
A07		04-14-22	Property Owner	49 Brock St. - Garage	Plot Plan

CONTEXT MAP  
Urban Area of SIMCOE



## Legend

Subject Lands

2020 Air Photo

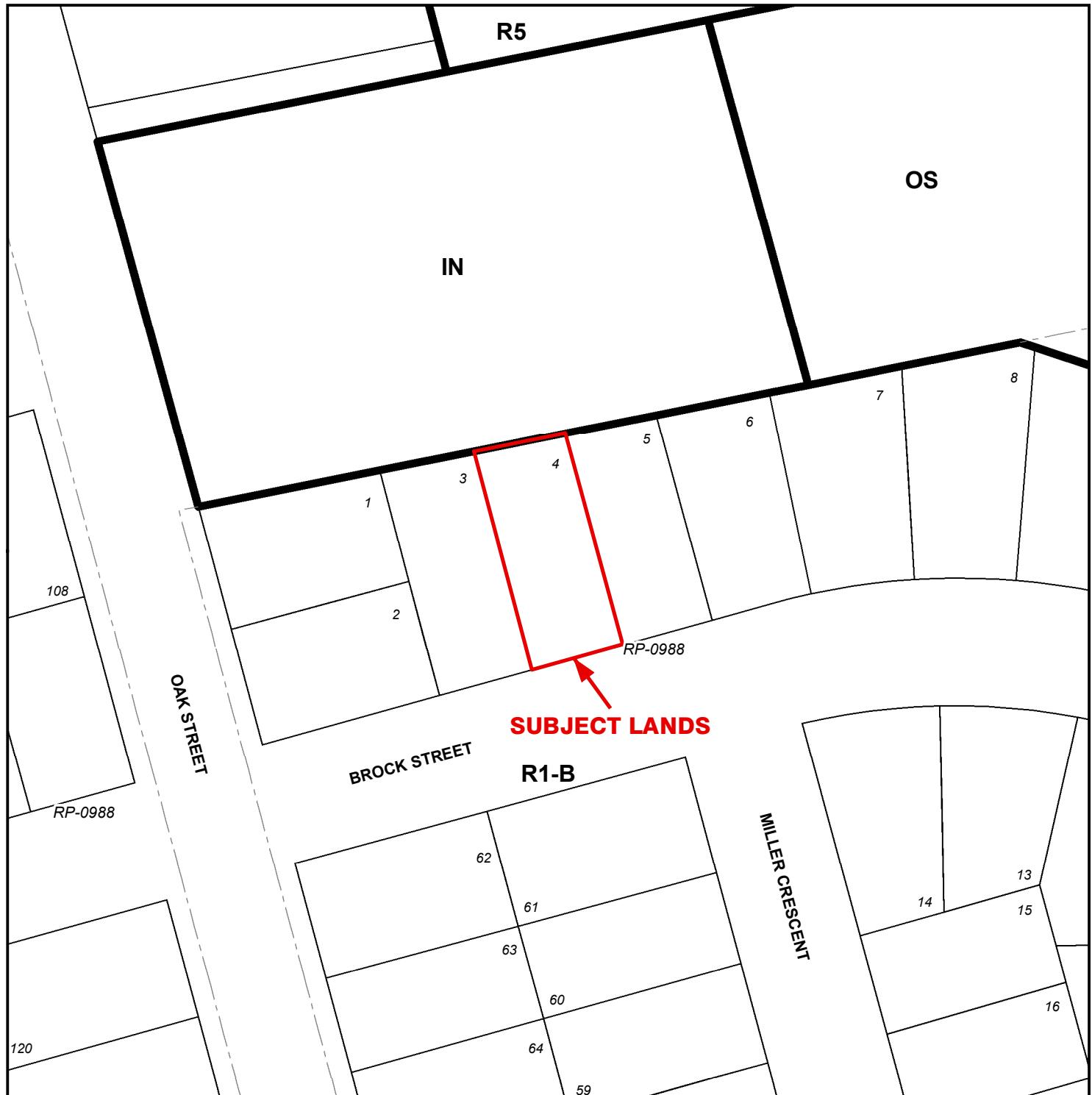
8/3/2022



9.54.75 0 9.5 19 28.5 38 Meters

**ZONING BY-LAW MAP**

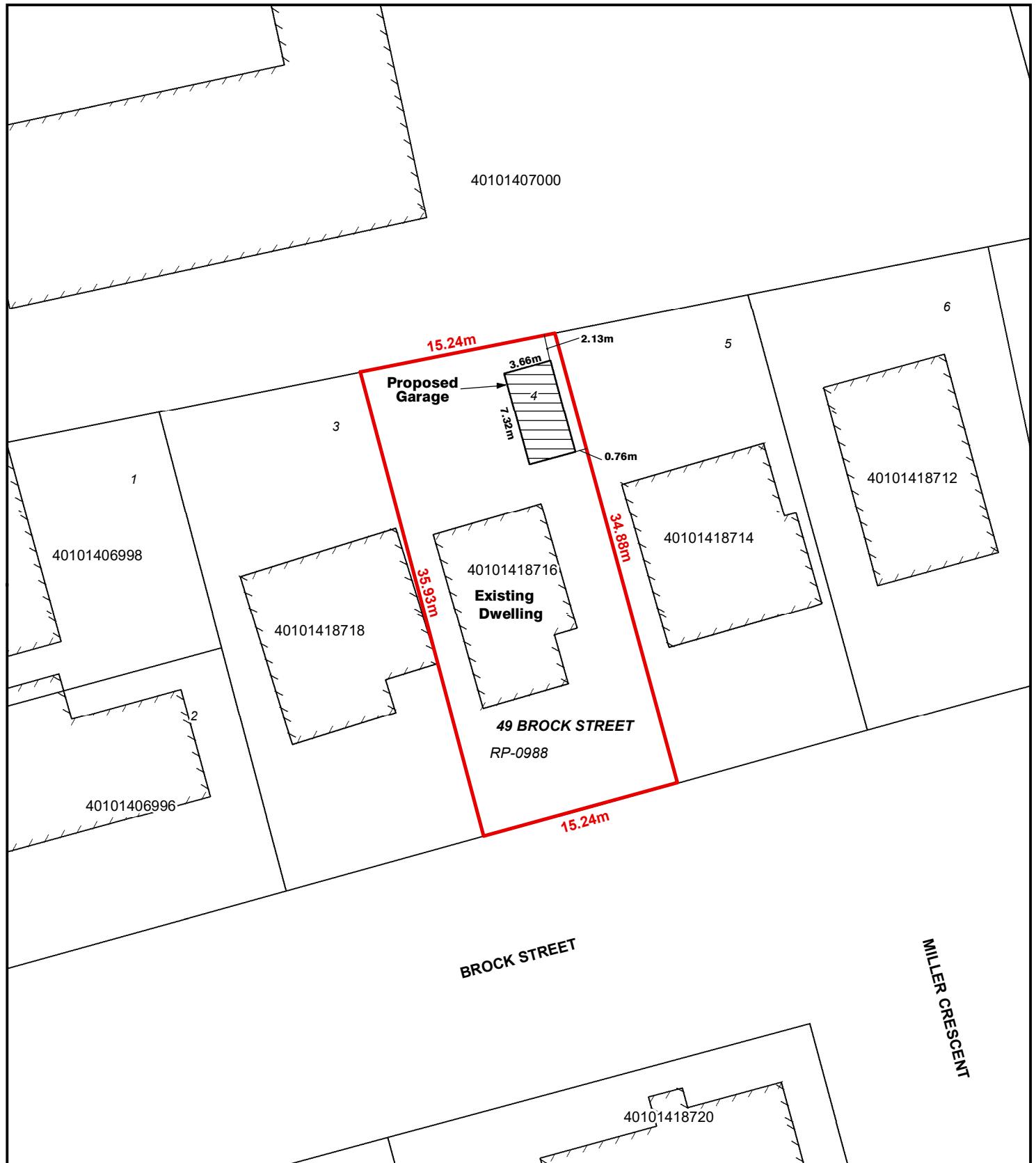
Urban Area of SIMCOE



7 3.5 0 7 14 21 28 Meters

## CONCEPTUAL PLAN

Urban Area of SIMCOE



## Legend

Subject Lands

8/3/2022



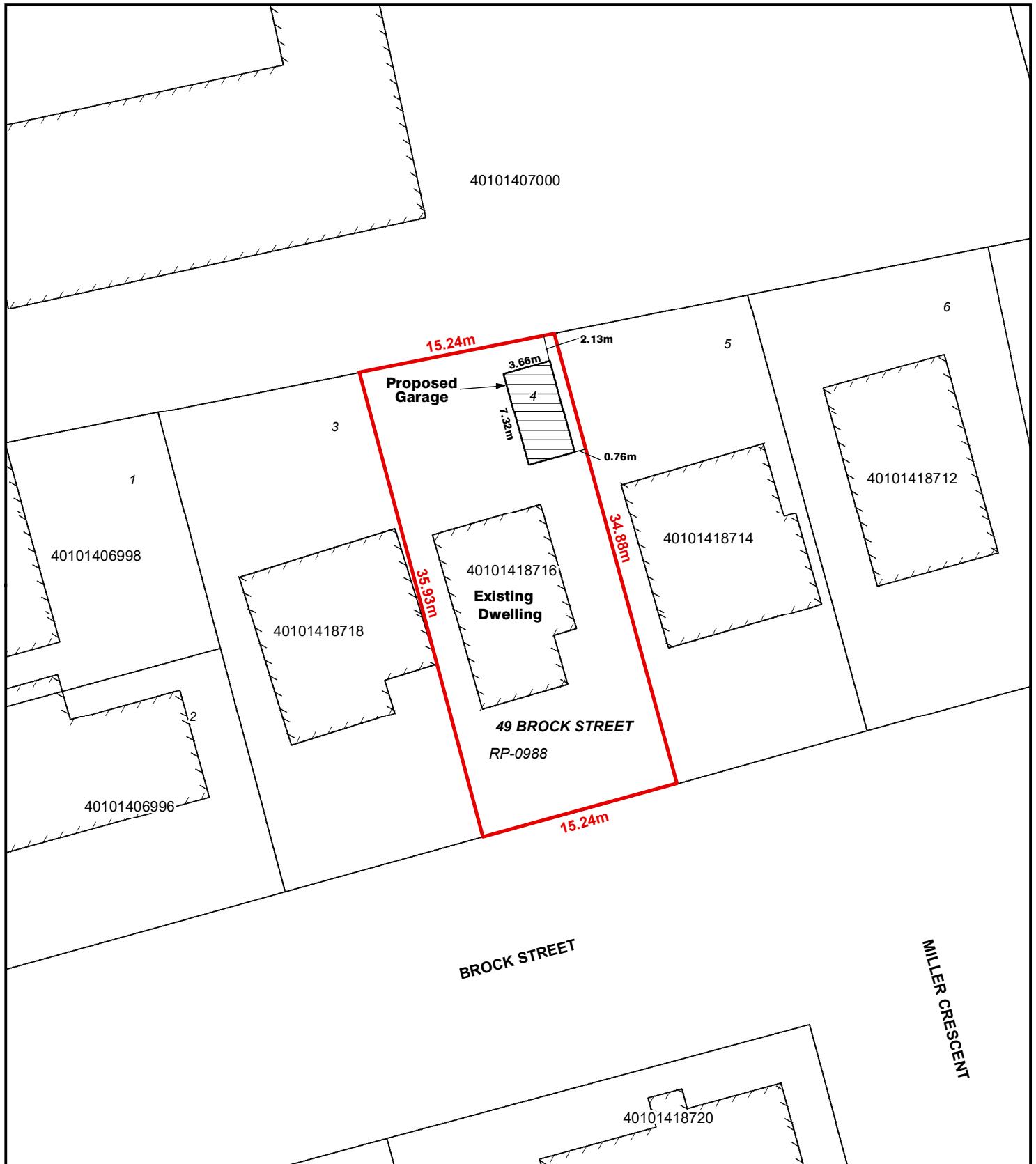
3 1.5 0 3 6 9 12 Meters

# LOCATION OF LANDS AFFECTED

ANPL2022213

## CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

Subject Lands

8/3/2022



3 1.5 0 3 6 9 12 Meters