

For Office Use Only:	ANPL2022213		
File Number		Application Fee	✓ 1599. ^{00.}
Related File Number	N/A	Conservation Authority Fee	N/A
Pre-consultation Meeting	N/A	Well & Septic Info Provided	N/A
Application Submitted	July 18, 2022	Planner	Hanne Yager
Complete Application	August 3, 2022	Public Notice Sign	-

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@roulstons.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 mortgages, 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: R1B

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
Lot frontage	15.24m			15.24m	
Lot depth	44.196m			44.196m	
Lot width	15.24m			15.24m	
Lot area	526 m ²			526 m ²	
Lot coverage					
Front yard					
Rear yard	2.1m	1.2 m		2.1m	
Height				3.9m	
Left Interior side yard		1.2 m		Above	
Right Interior side yard		1.2 m		.762	.438m
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other WFA		55 m ²		26.28m ²	

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	<hr/>	<hr/>
Lot depth	<hr/>	<hr/>
Lot width	<hr/>	<hr/>
Lot area	<hr/>	<hr/>
Lot coverage	<hr/>	<hr/>
Front yard	<hr/>	<hr/>
Rear yard	<hr/>	<hr/>
Left Interior side yard	<hr/>	<hr/>
Right Interior side yard	<hr/>	<hr/>
Exterior side yard (corner lot)	<hr/>	<hr/>

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:	<hr/>
Depth:	<hr/>
Width:	<hr/>
Lot Area:	<hr/>
Present Use:	<hr/>
Proposed Use:	<hr/>

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)

Sewage Treatment

- ☒ Municipal sewers
☐ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)

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

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.



Owner/Applicant/Agent Signature

2022.07.15

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

2022.07.15

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

[Signature]
Owner/Applicant/Agent Signature

In SIMCOE, ONT.

This 18th day of JULY, 2022

A.D., 2022

[Signature]
A Commissioner, etc.

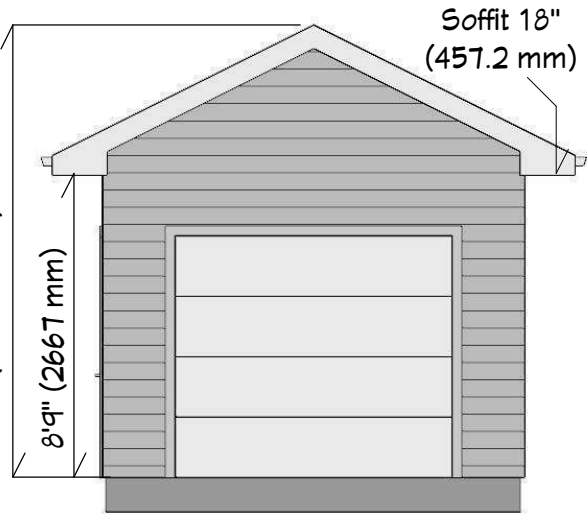
Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

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).



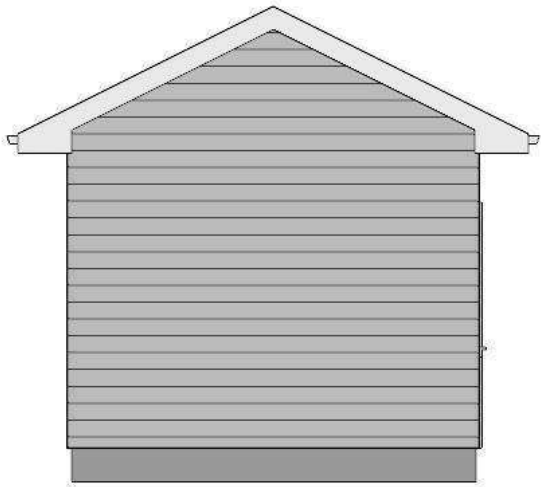
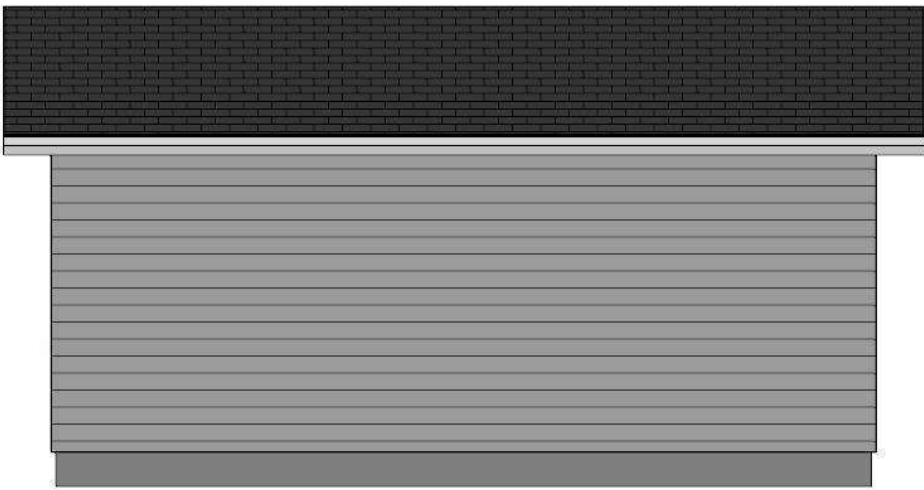
4:12 Roof
pitch



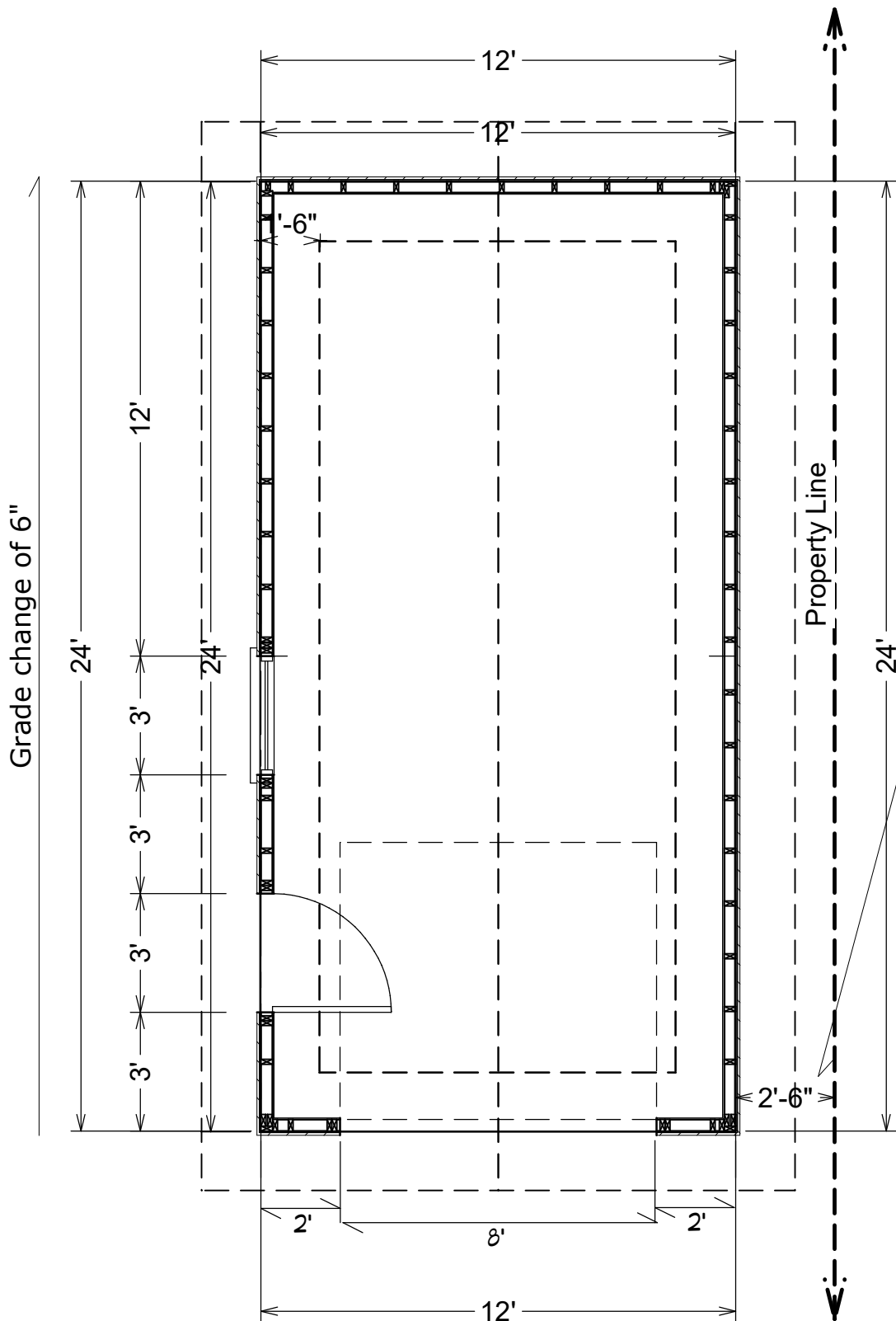
Soffit 18"
(457.2 mm)

13'1" (3987.8 mm)

8'9" (2667 mm)



SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A01		04-19-22	Property Owner	49 Brock St. - Garage	Pictorial View & Elevations

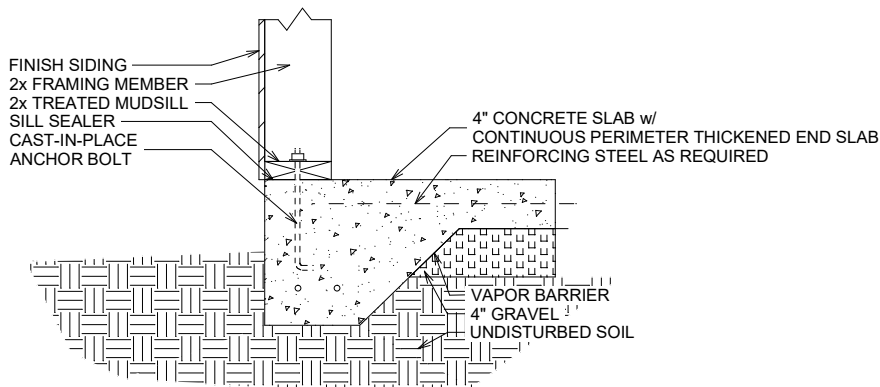
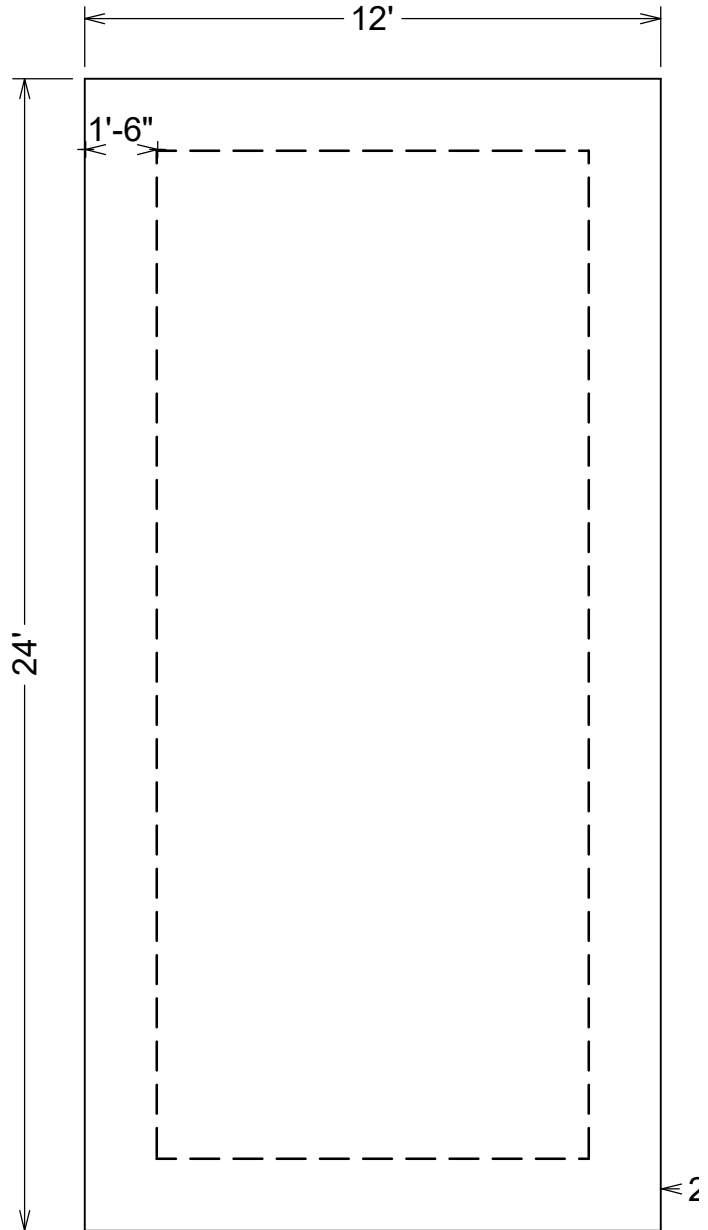


Norfolk County building by-law requires a 120 centimetre setback from the property line in the rear yard. A variance is required to allow the building to be constructed with a 76.2 centimetre setback instead, to allow for safer vehicle access.

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

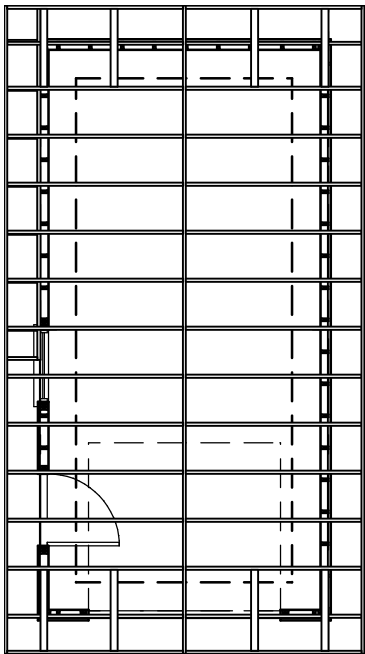
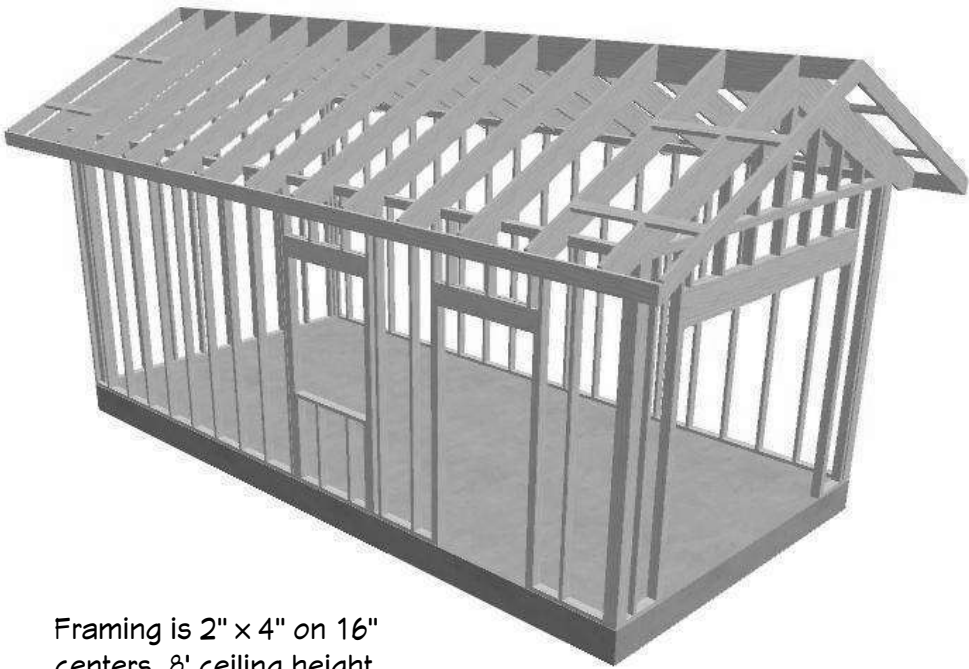
Concrete:

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 lap 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"



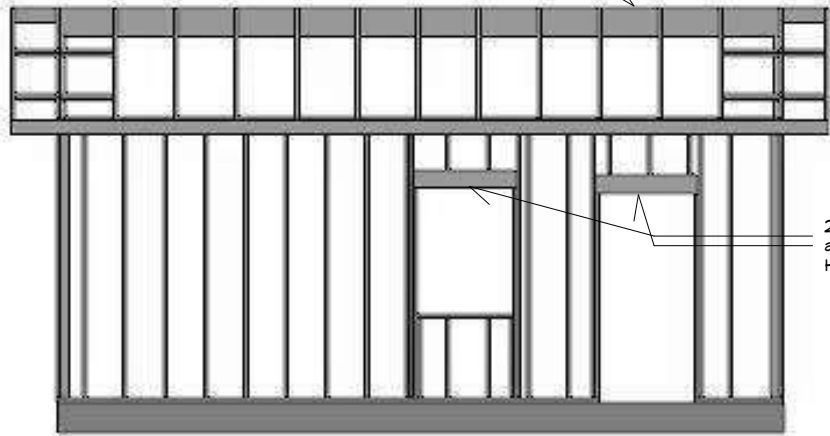
Thickened End Slab

SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A03		04-19-22	Property Owner	49 Brock St. - Garage	Foundation Plan

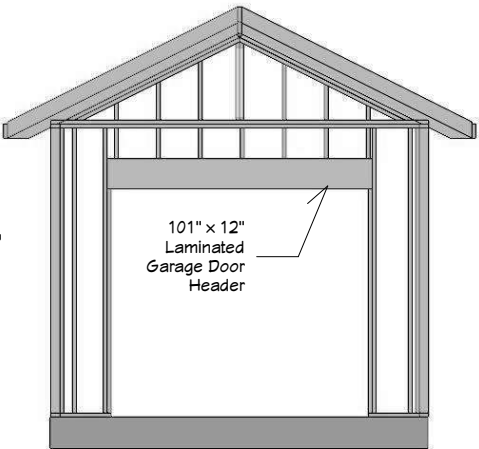


Framing is 2" x 4" on 16" centers. 8' ceiling height.

324", 2"x11.5" LVL Ridgeboard

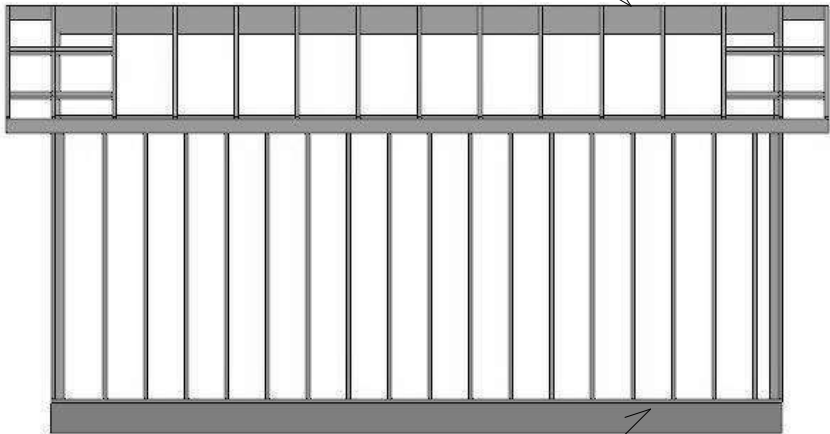


2"x6" Window and Door Headers

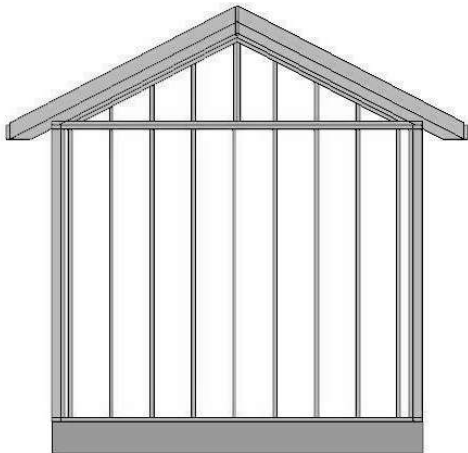


101" x 12" Laminated Garage Door Header

Rafters 24" oc.



Wall Framing 16" oc.



SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A04		04-19-22	Property Owner	49 Brock St. - Garage	Framing Elevations & Roof Framing

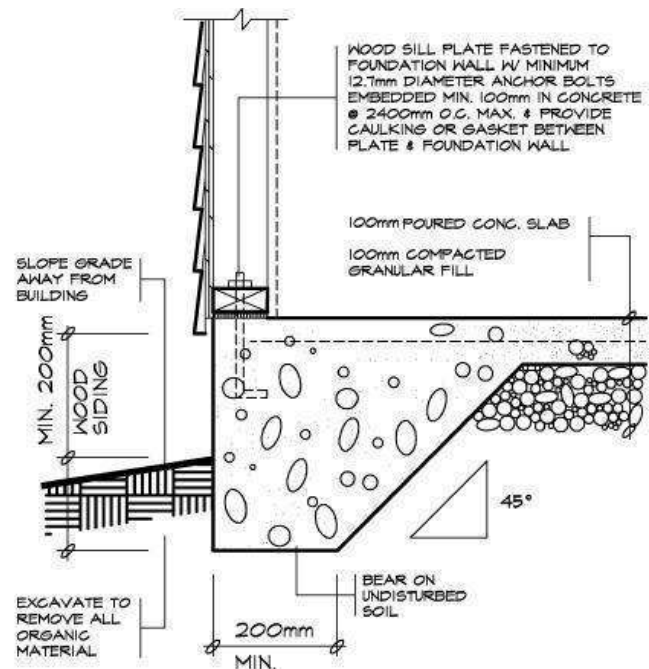
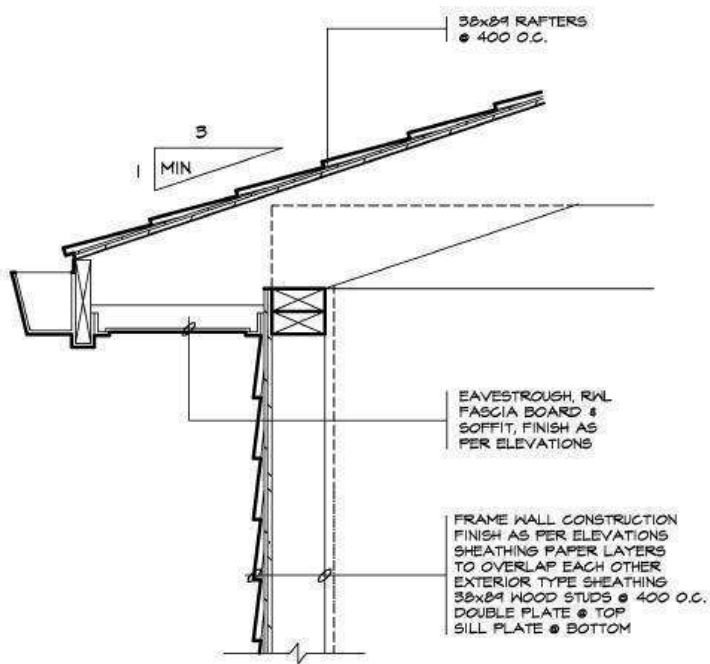
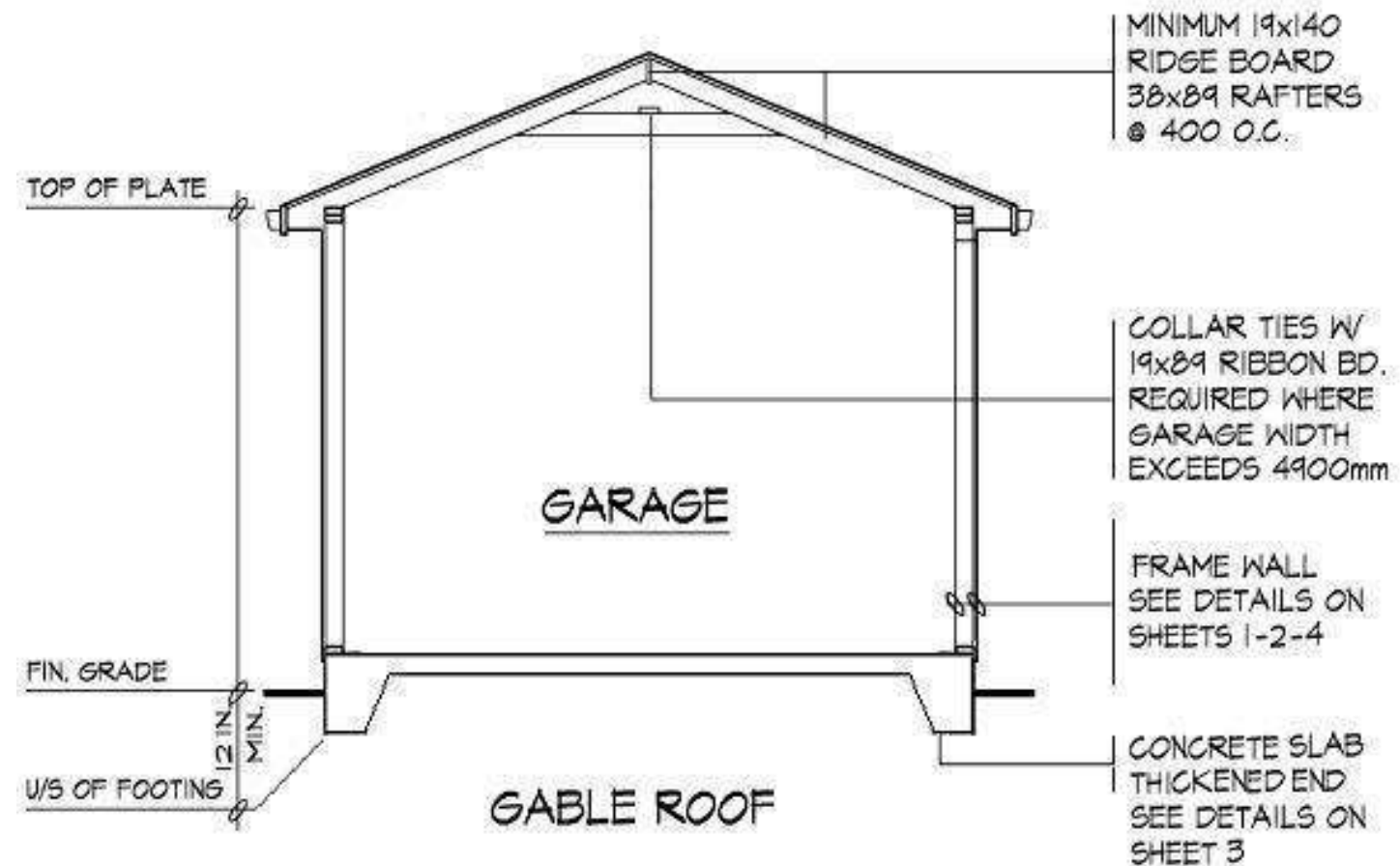
General framing: (Douglas Fir)

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 WCLA 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:

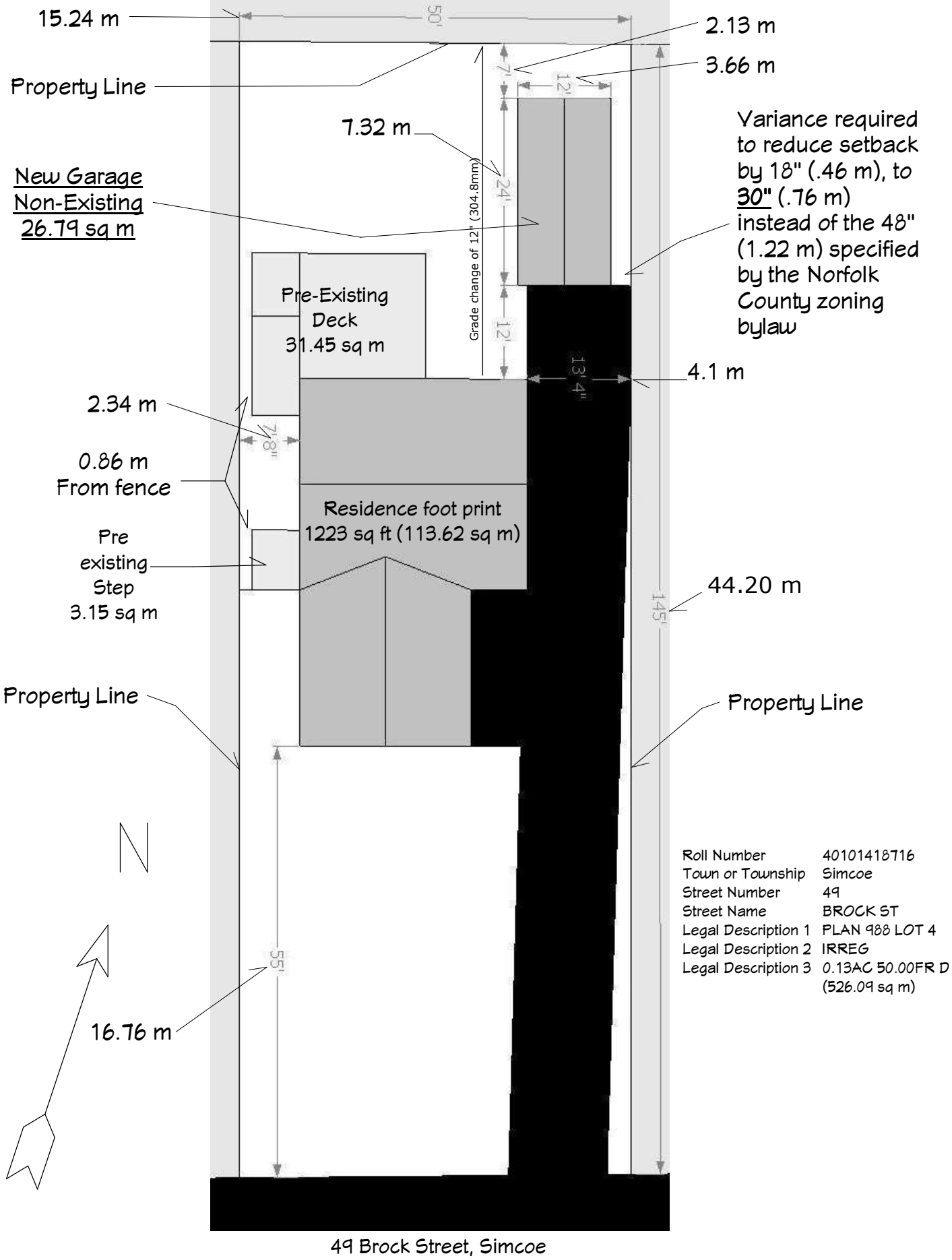
1. Fascia to be 2"x Douglas Fir.
2. For soffit size see details.
3. For spans and dimensions refer to floor plans.
4. Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
5. Solid blocking required between joists, rafters, and trusses over all bearing walls. Such blocking shall 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:	SHEET TITLE:
A07		04-19-22	Property Owner	49 Brock St. - Garage	Plot Plan

MAP A
CONTEXT MAP
Urban Area of SIMCOE

ANPL2022213



Legend

 Subject Lands

2020 Air Photo

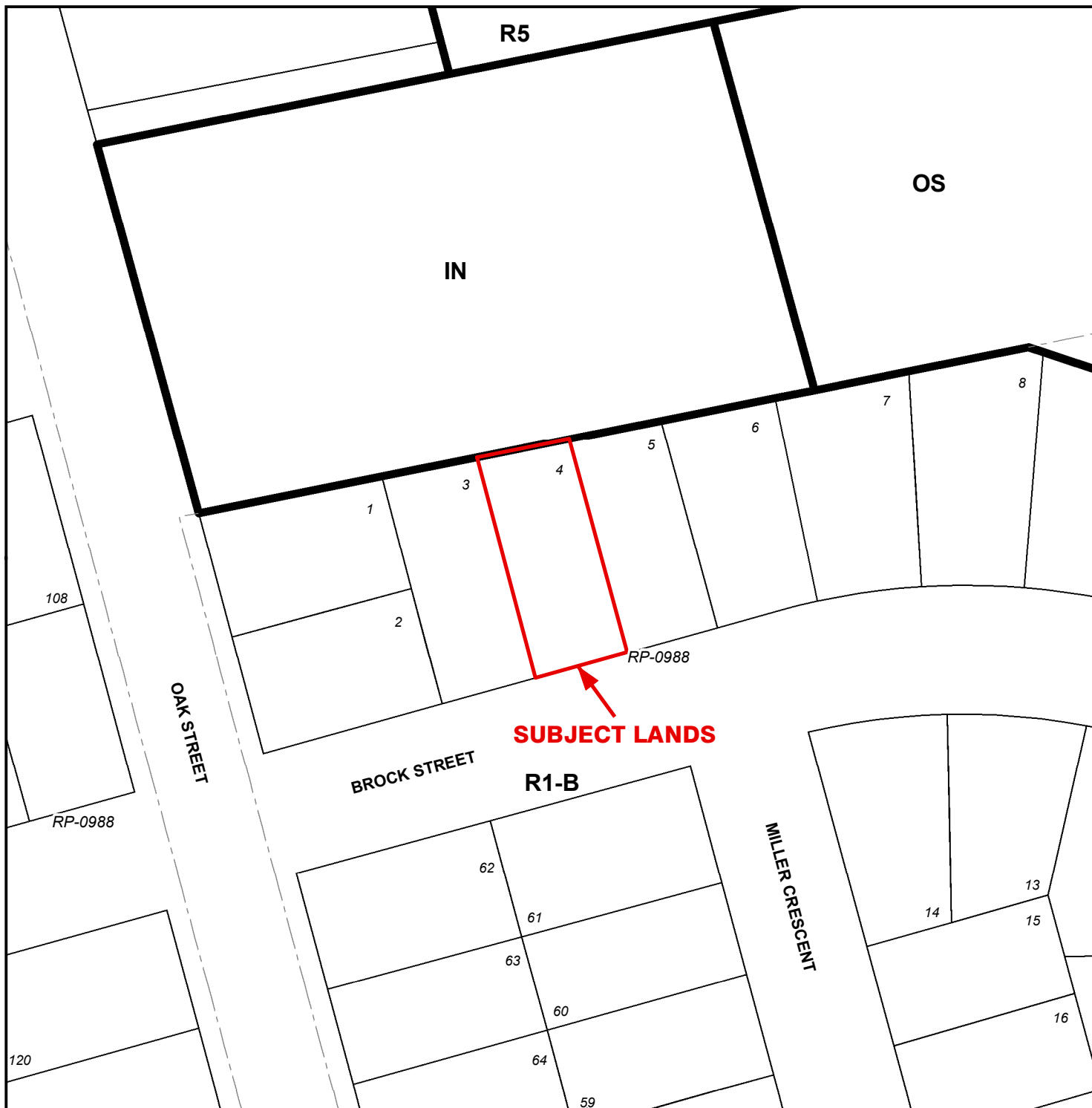
8/3/2022



9.54.75 0 9.5 19 28.5 38 Meters

MAP B
ZONING BY-LAW MAP
 Urban Area of SIMCOE

ANPL2022213



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

8/3/2022

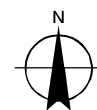
(H) - Holding

IN - Neighbourhood Institutional Zone

OS - Open Space Zone

R1-B - Residential R1-B Zone

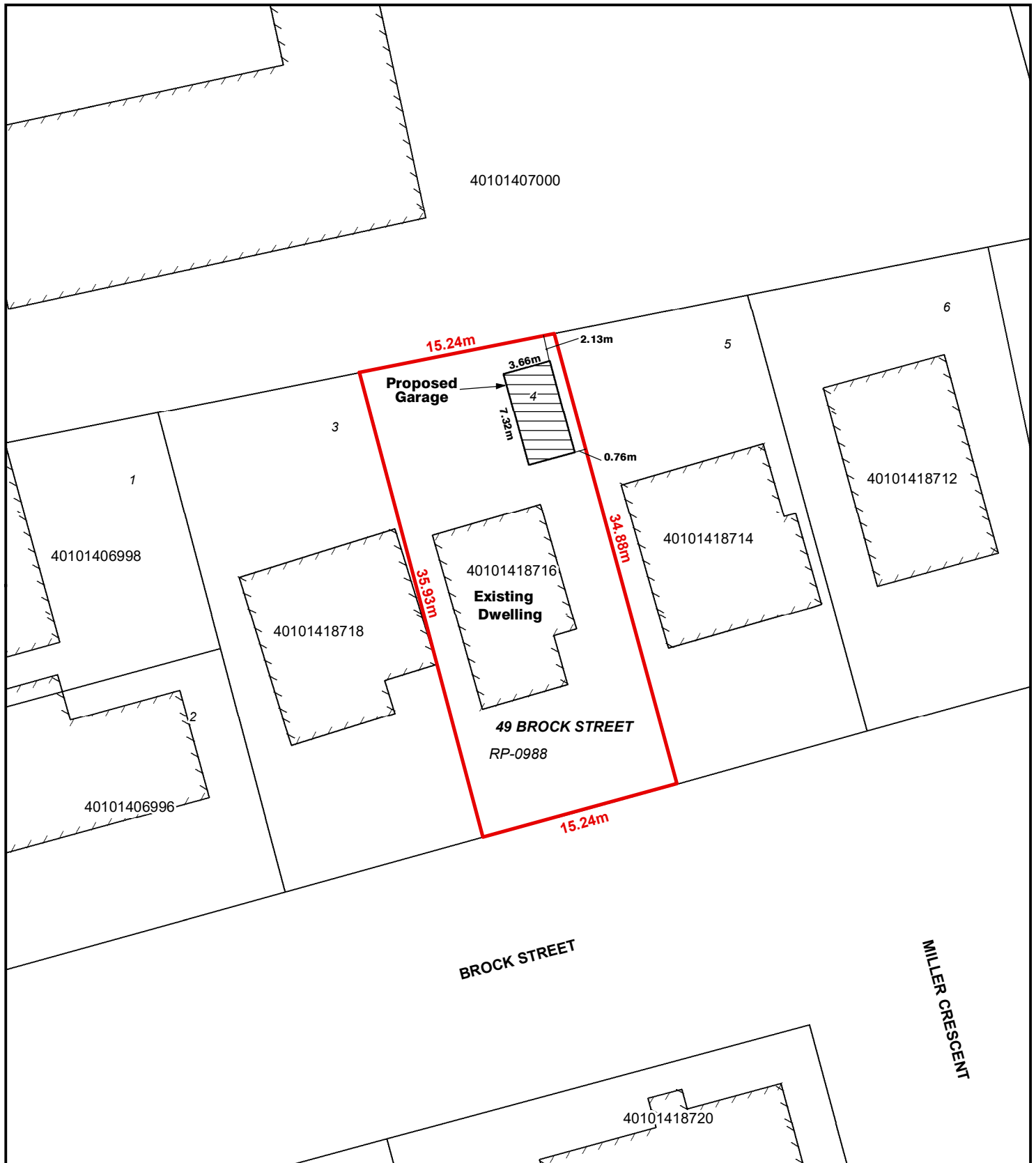
R5 - Residential R5 Zone



7 3.5 0 7 14 21 28 Meters

CONCEPTUAL PLAN

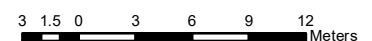
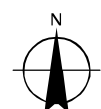
Urban Area of SIMCOE



Legend

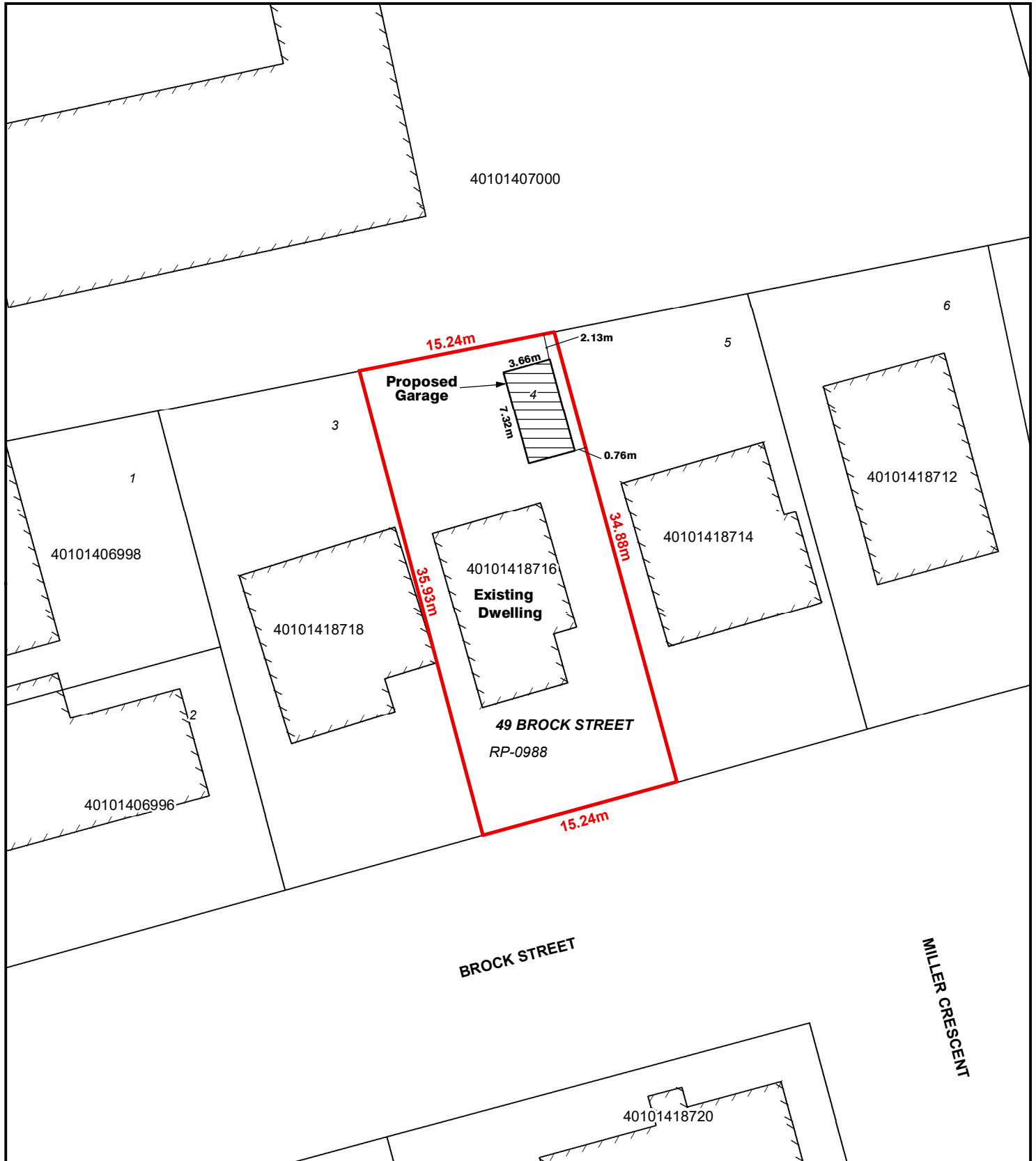
Subject Lands

8/3/2022



CONCEPTUAL PLAN

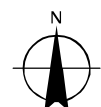
Urban Area of SIMCOE



Legend

Subject Lands

8/3/2022



3 1.5 0 3 6 9 12 Meters