

Rec'd May 30

**For Office Use Only:**

File Number ANPL2023191  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted May 30, 2023  
Complete Application June 8, 2023

Application Fee \$1711.00  
Conservation Authority Fee 514.15  
Well & Septic Info Provided N/A  
Planner Hanne Yager  
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:** 335010-06910-0000

**A. Applicant Information**

**Name of Owner** Robert Hornibrook

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 236 Mechanic St. W NOE 1Y0  
Town and Postal Code Waterford, NOE 1Y0  
Phone Number \_\_\_\_\_  
Cell Number 519-755-2914  
Email Robert@partnerautomotive.net

**Name of Applicant** Habib Bavaghar  
Address 31- Mann Ave.  
Town and Postal Code Simcoe N3Y 5J3  
Phone Number \_\_\_\_\_  
Cell Number 519-909-9977  
Email Hbavaghar@me.com

Name of Agent

Habib Bavaghar

Address

31-Mann Ave.

Town and Postal Code

Sims

Phone Number

519-428-1034

Cell Number

519-909-9977

Email

Hbavaghar@me.com

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):

Lot 2, plan 19-B of Block 21, Instrument 540189  
in the town of Waterford, County of Norfolk

Municipal Civic Address: 236 Mechanical st W

Present Official Plan Designation(s): 19-B (37R-8236)

Present Zoning: Residential R1

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:

There is a single family dwelling  
on the site.

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:

S.F.D  
Pool Shed (6'x8')  
Single car garage 15'x20'

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:

Its a detached barn 50'x62' and  
Height is 23'2" and storage is primarily purpose

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:

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. **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	<u>Permitted</u>	<u>Provision</u>	<u>Proposed</u>	<u>Deficiency</u>
Lot frontage	66'				
Lot depth	576'				
Lot width	483'				
Lot area	≈ 5.5 Ac				
Lot coverage		10%		2.39	—
x Front yard					
x Rear yard					
x Height		5m		7.06m	2.06m ✓
x Left Interior side yard		1.2m			—
x Right Interior side yard		1.2m		18.27m	—
Exterior side yard (corner lot)	—	—			
Parking Spaces (number)	—	—			
Proposed Garage		55 sq.m		272.95 sq.m	217.95 sq.m ✓
Existing S.F.D	233 sq.m				
Existing Garage	28 sq.m				
Existing Shed	7.4 sq.m				

useable floor area 268.4 sq.m



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

size and height of  
the proposed garage.

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:

\_\_\_\_\_  
\_\_\_\_\_

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:

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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:

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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:

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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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells         |
| <input type="checkbox"/> Individual wells                 | <input type="checkbox"/> Other (describe below) |
- 

### Sewage Treatment

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Municipal sewers                    | <input type="checkbox"/> Communal system        |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
- 

### Storm Drainage

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers           | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) |                                       |
- 

2. Existing or proposed access to subject lands:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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## 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?

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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.

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## **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.**

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 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.

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.

MAY 24/2023  
Date

I/We Robert Hornbrook am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Habib Beugaher 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.

Date  
MAY 24/2023  
Date

Norfolk  
COUNTY



**K. Declaration**

I, Robert Hendrich of 236 mechanic St Waterford.  
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

[Signature] <sup>Att.</sup>

Owner/Applicant/Agent Signature

In Norfolk County

This 30 day of May

H. Beatty

A.D., 2023

[Signature]  
A Commissioner, etc.

Jodi Lynn Pfaff-Schimus, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 1, 2025.

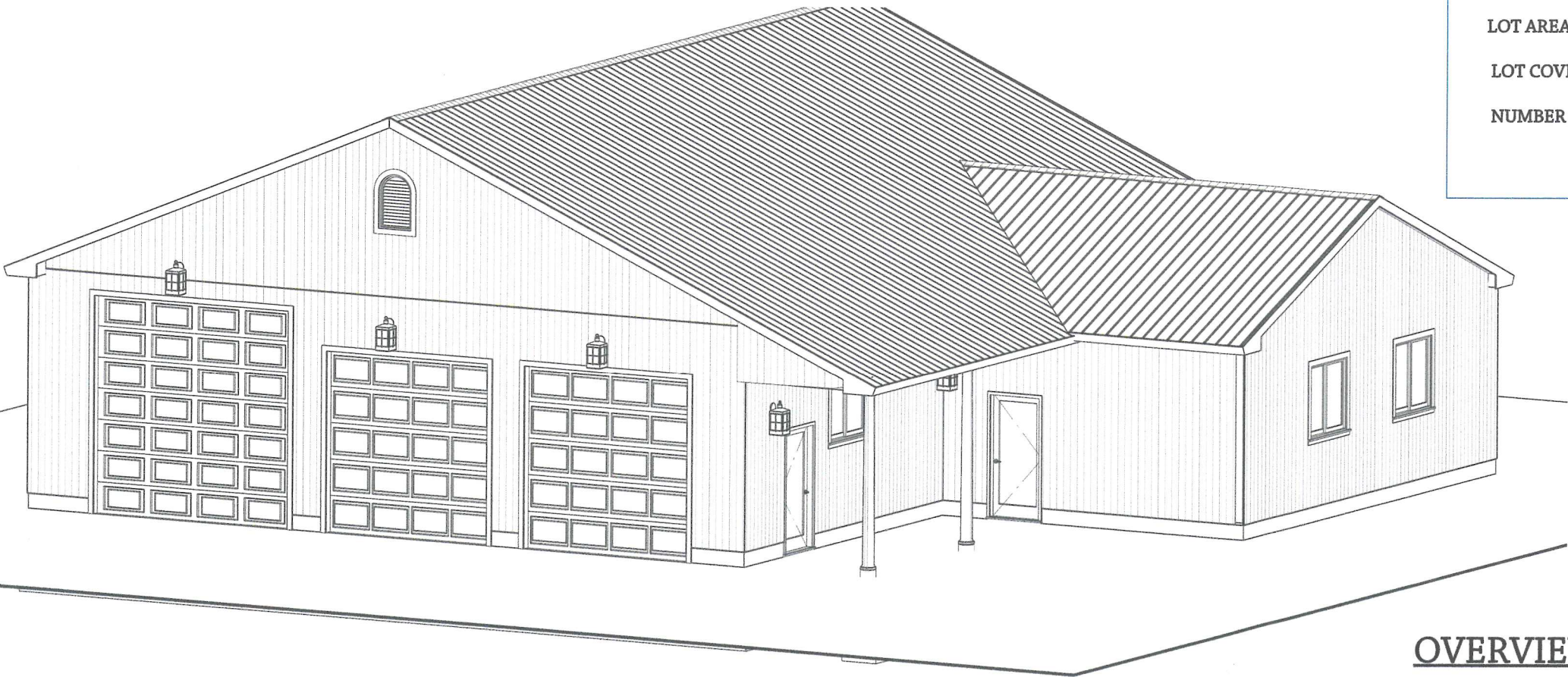




Layout Page Table	
PG.	Title
A1	PRESENTATION VIEW
A2	SITE AND PROPOSED PLAN
A3	GENERAL NOTES
A4	MAIN FLOOR DIMENSIONS
A5	FRAMING DETAILS
A6	FOUNDATION
A7	FRONT ELEVATION
A8	BACK ELEVATION
A9	RIGHT ELEVATION
A10	LEFT ELEVATION
A11	ROOF TRUSSES
A12	WALL FRAME DETAIL1
A13	WALL FRAME DETAIL2
A14	WALL FRAME DETAIL & SECTIONS

GENERAL NOTE:

1. THE BUILDING DESIGNER ASSUMES NO RESPONSIBILITY FOR THE METHODS AND MEANS OF CONSTRUCTION, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR THE FAILURE OF SOMEONE TO CARRY OUT THE WORK, OR THE FAILURE OF SOMEONE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS.
2. THE OWNER AND CONTRACTOR SHALL CHECK ALL DRAWINGS FOR DIMENSIONAL CONFLICTS AND OMISSIONS. THE BUILDING DESIGNER SHALL BE NOTIFIED OF SUCH PRIOR TO THE FABRICATION OF MATERIALS OR BEGINNING OF CONSTRUCTION OF THE BUILDING. IF THE BUILDING DESIGNER IS NOT NOTIFIED IN WRITING OF ERRORS AS DESCRIBED ABOVE, THE OWNER AND CONTRACTOR SHALL WAIVE ALL RIGHTS TO CLAIMS OF OMISSIONS AND ERRORS BY THE BUILDING DESIGNER.
3. THE CONTRACTOR SHALL COMPLY AND VERIFY THAT THE BUILDING CONFORMS WITH ALL LOCAL/PROVINCIAL BUILDING CODES AND ENERGY CODES.
4. OWNER AND CONTRACTOR TO VERIFY ALL SETBACKS, EASEMENTS, DEED RESTRICTION DIMENSIONS, UTILITIES LOCATIONS, BUILDING LOCATION WITH SURVEY. DRIVEWAY AND SIDEWALKS INSTALLED PER LOCAL CODE AND AMENDMENTS.
5. OWNER AND CONTRACTOR TO VERIFY THE DRAINAG REQUIREMENTS AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.



PROJECT DATA

PPROPERTY:

SITE ADDRESS =	236 Mechanic St.
SITE CITY, ZIP CODE =	Wterford, NOE 1Y0
ZONING =	R1
PLAN NO =	19-B
LOT NO =	3
LOT AREA =	5.5 Ac.
FRONT SETBACK =	9.14 M
L-SIDE SETBACK =	30.51 M
R- SIDE SETBACK =	18.3 M
REAR SETBACK =	103 M

LOT COVERAGE:

1- EXISTING BUILDINGS:

S. FD =	233 Sq.M
DETACHED GARAGE =	28 Sq.M
SHED =	7.4 Sq.M

TOTAL EXISTING COVERAGE = 268.4 Sq.M

2-PROPOSED BUILDING:

PROPOSED GARAGE AREA =	256.23 Sq.M
PROPOSED COVERED PORCH AREA =	16.72 Sq.M

TOTAL PROPOSED COVERAGE = 272.95 Sq.M


GRAND TOTAL COVERAGE = 541.35 Sq.M

LOT AREA = 22662 Sq.M

LOT COVERAGE PERCENTAGE = 2.39%

NUMBER OF ST ORIES = 1

STANDARD HOMES

  
HBAVAGHAR@ME.COM  
PH: 519-909-9977

Robert Hornibrook  
236 Mechanic St. W  
waterford, NOE 1Y0

AUTHORIZATION

These plans are the property of Standard Homes. Use of these plans has only been authorized for the projected noted on this page and these plans have been signed in red below by:

Habib Bavaghar *H. Bavaghar*  
BCIN # 115632  
Date April, 09/2023

REVISION CALLOUTS:	Lot No: XX		Plan No: 777		Job No: 21-9-1		Scale: 1/8" = 1"	
	REVISION HISTORY		DESCRIPTION					
	REV	DATE						

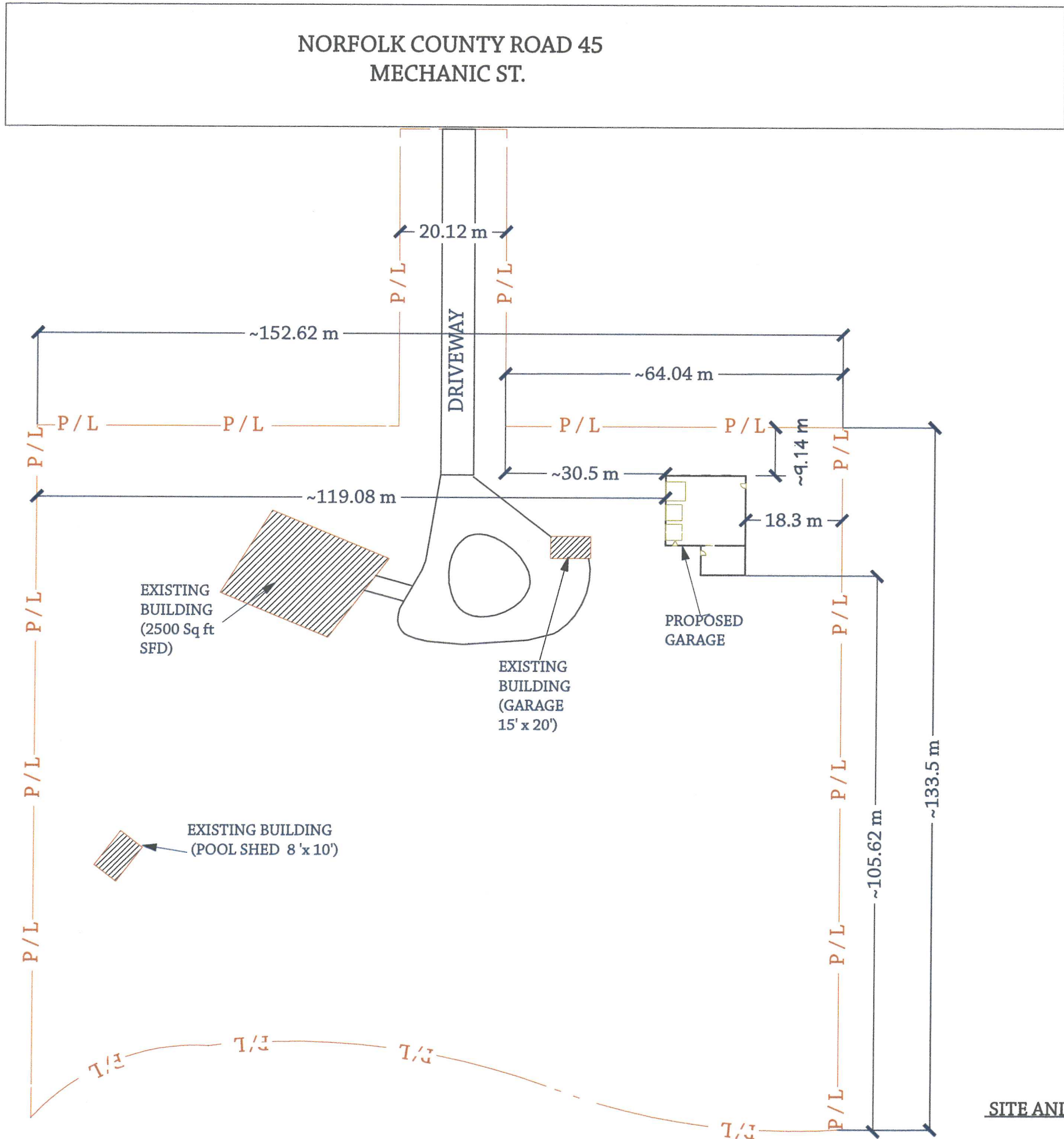
April, 29/2023

Title:  
PRESENTATION  
VIEW


OVERVIEW RENDERING

NO SCALE





**STANDARD HOMES**  
HBAVAGHAR@ME.COM  
PH: 519-909-9977

  
Robert Hornibrook  
236 Mechanic St. W  
waterford, NOE 1Y0

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REV	DATE	DESCRIPTION

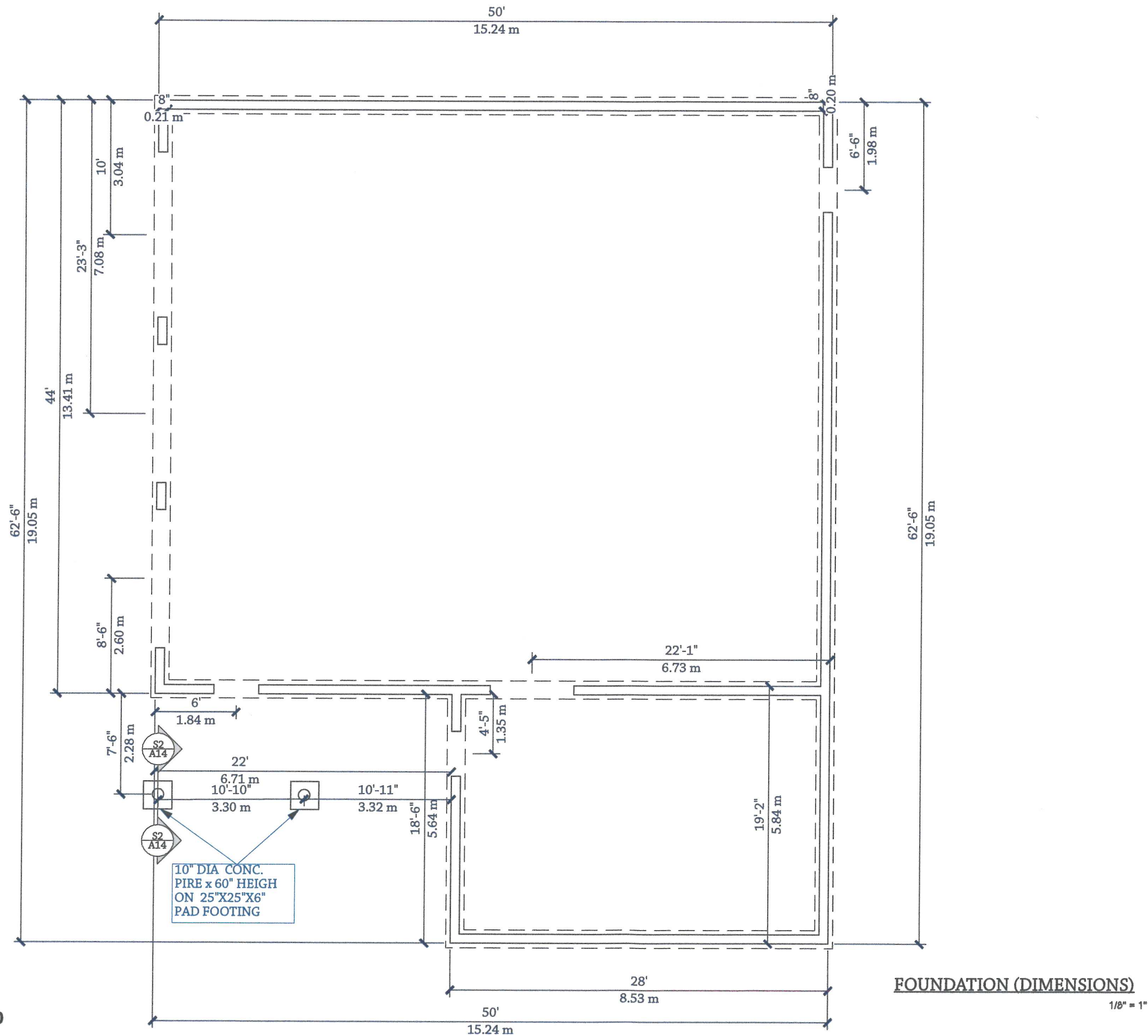
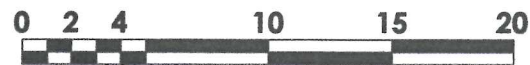
Plan No:	777
Job No:	21-9-1
Scale:	1/8" = 1"

April, 29/2023

Title:  
SITE AND  
PROPOSED PLAN

A - 2 /14





FOUNDATION (DIMENSIONS)

1/8" = 1"

**AUTHORIZATION**  
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REVISION CALLOUTS:

REVISION HISTORY		Lot No:	XX
REV	DATE	Plan No:	777
	DESCRIPTION	Job No:	21-9-1
		Scale:	1/8" = 1"

April, 29/2023

Title:  
FOUNDATION

A - 6 /14

STANDARD HOMES

HBAVAGHAR@ME.COM  
PH: 519-909-9977



Robert Hornibrook  
236 Mechanic St. W  
waterford, NOE 1Y0




**MAP A**  
**CONTEXT MAP**  
Urban Area of WATERFORD

ANPL2023191

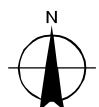


**Legend**

 Subject Lands

2020 Air Photo

7/13/2023



40 20 0 40 80 120 160  
Meters

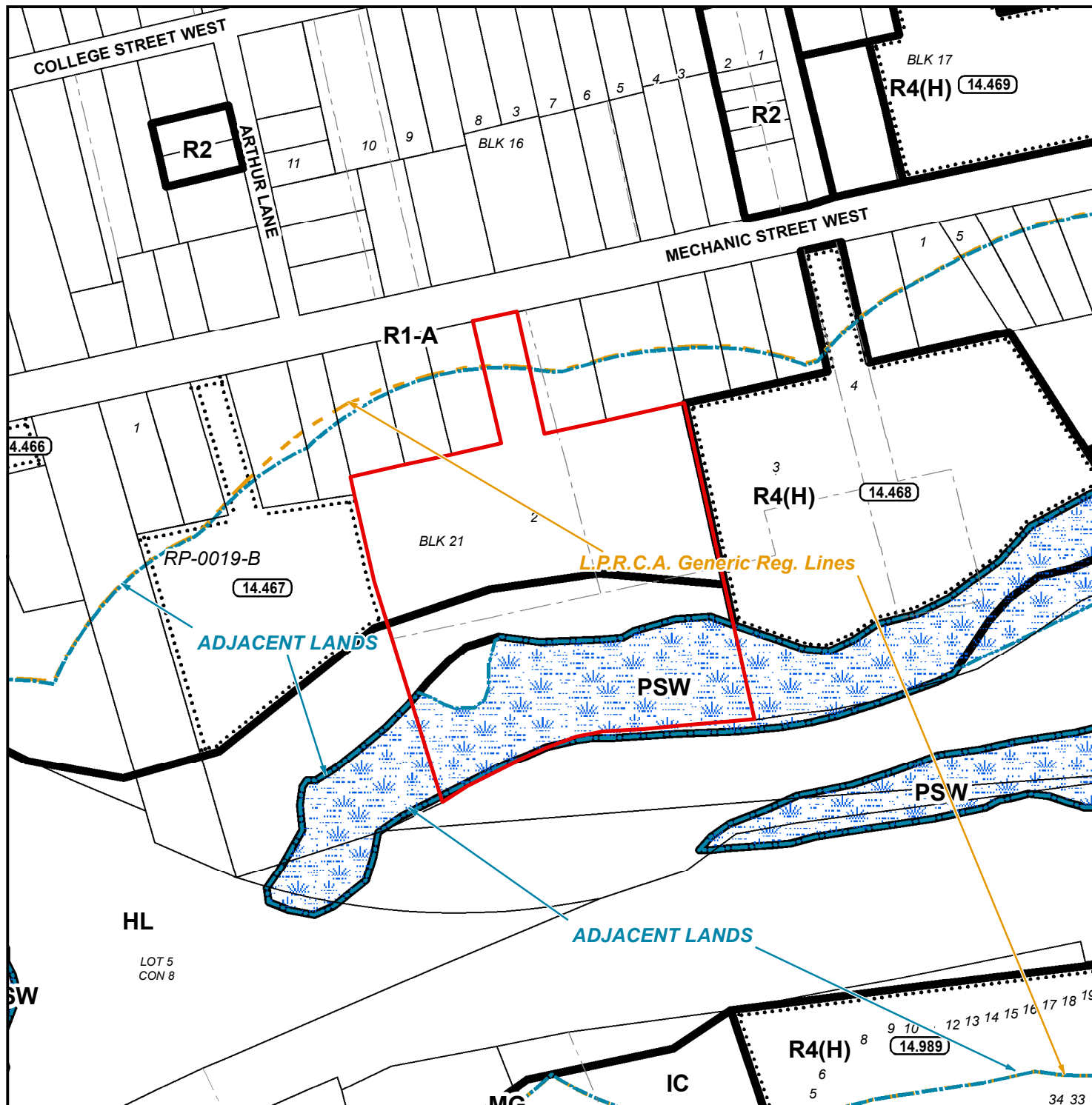


# MAP B

## ZONING BY-LAW MAP

Urban Area of WATERFORD

ANPL2023191



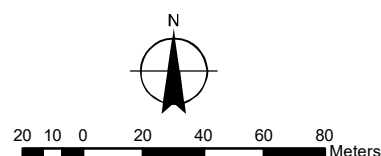
### LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

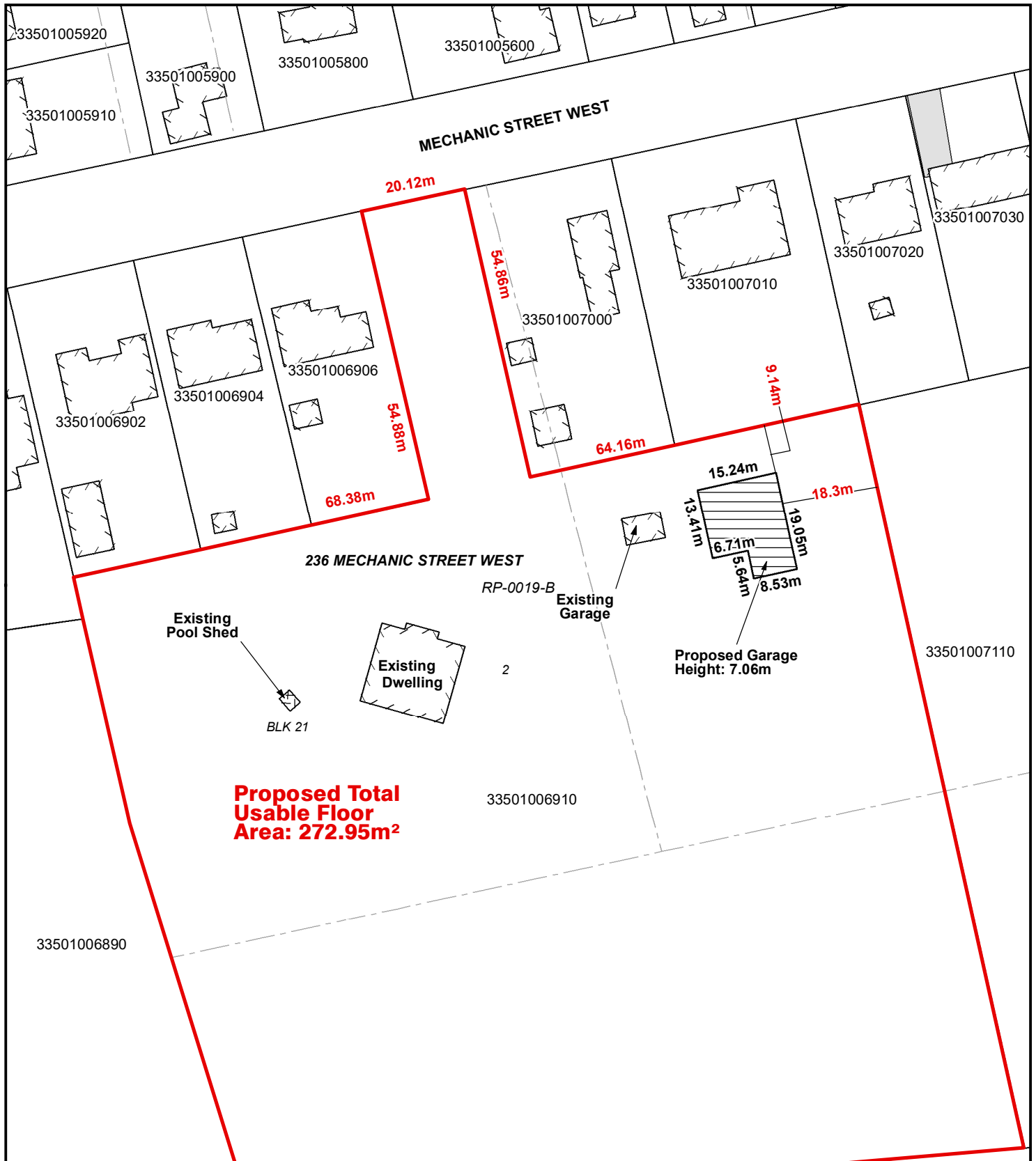
- (H) - Holding
- IC - Community Institutional Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone

7/13/2023



# CONCEPTUAL PLAN

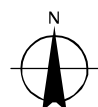
Urban Area of WATERFORD



## Legend

Subject Lands

7/13/2023

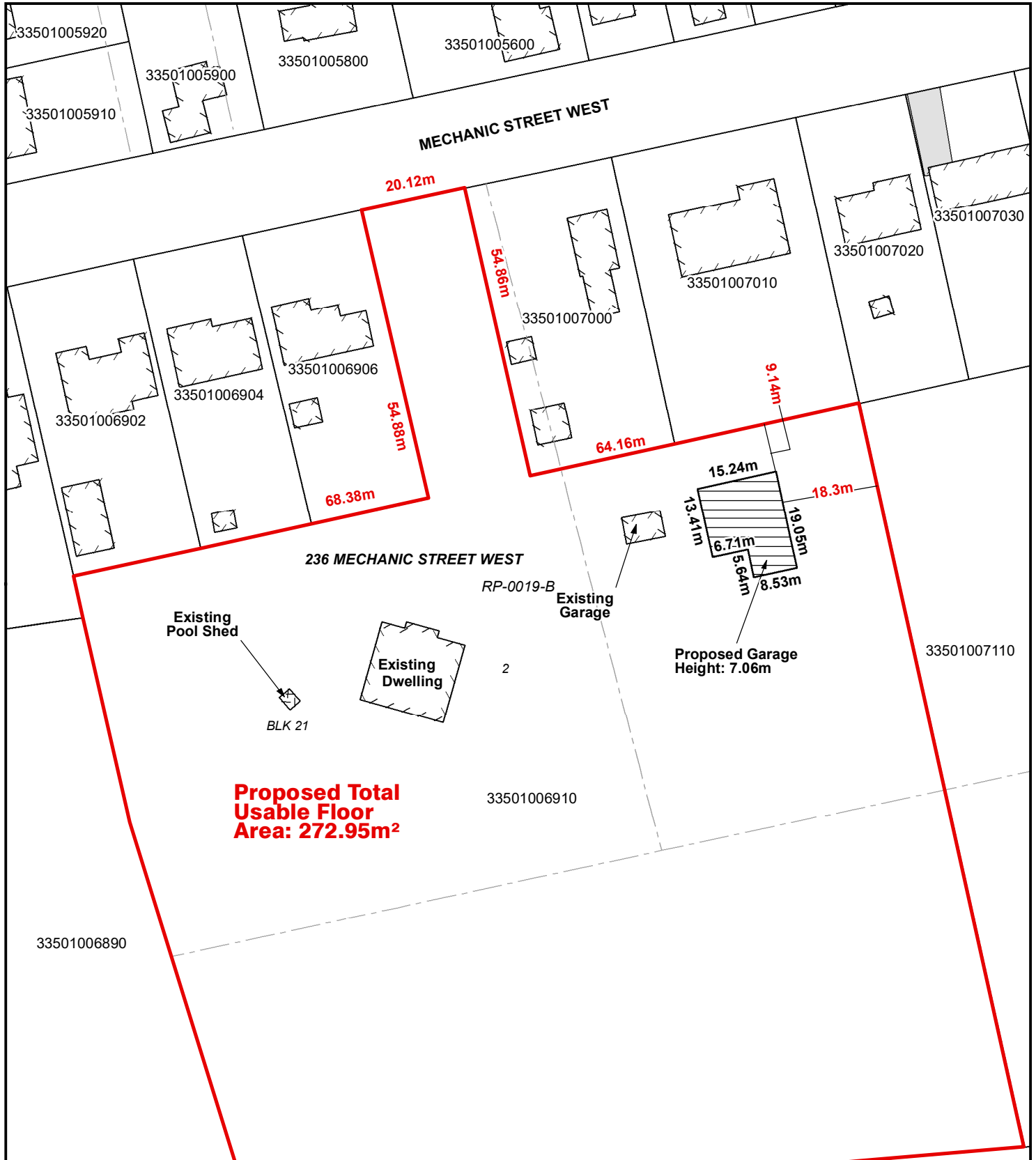


8 4 0 8 16 24 32 Meters



## CONCEPTUAL PLAN

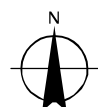
Urban Area of WATERFORD



### Legend

Subject Lands

7/13/2023



8 4 0 8 16 24 32 Meters