

**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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:** 3310-405-0202-280000

**A. Applicant Information**

**Name of Owner** Johan Teichroeb Amanda Baxter

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** 651 west st

**Town and Postal Code** Simcoe N3Y4k5

**Phone Number** 226 567- 1189

**Cell Number** 226 567-1189

**Email** Johnny33Teichroeb@hotmail.com

**Name of Applicant** Johan Teichroeb

**Address** 651 west st

**Town and Postal Code** Simcoe. N3Y 4K5

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

**Cell Number** 226 567-1189

**Email** johnny33teichroeb@hotmail.com



**Name of Agent** N/A

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:  
 Johan Teichroeb Amanda Baxter  
 651 west st simcoe

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

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):  
 Charlotteville , ward 4 , west st #1

Municipal Civic Address: 651 west st Simcoe

Present Official Plan Designation(s): Hamlet

Present Zoning: Residential Hamlet Residential

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:  
 Residential Home



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:

All existing Buildings will be removed

Existing shed # 1 Demolish Existing shed #2 Demolish Existing shed #3 Demolish

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:

Proposed Shop

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:  
Over 100 years
- 

9. Existing use of abutting properties:  
Existing houses and street
- 

10. Are there any easements or restrictive covenants affecting the subject lands?

Yes  No If yes, describe the easement or restrictive covenant and its effect:

---

**C. Purpose of Development Application**

Note: Please complete all that apply.

**1. Site Information**

**Existing**

**Proposed**

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	53	53
Lot depth	70.41	70.41
Lot width	53	53
Lot area	3600	3600
Lot coverage	3600	3600
Front yard	53	53
Rear yard	53	53
Left Interior side yard	60.96	60.96
Right Interior side yard	70.41	70.41
Exterior side yard (corner lot)		

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

We would like to build garage slightly in front of existing dwelling.

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

There is not a good location behind also putting garage behind dwelling would have vehicles drive between pool and patio creating a danger for children in the area.

**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: Johan Teichroeb

Roll Number: \_\_\_\_\_

Total Acreage: .90

Workable Acreage: 0

Existing Farm Type: (for example: corn, orchard, livestock) None

Dwelling Present?:  Yes  No If yes, year dwelling built 1886



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:  
There has been no commercial or industrial in the past only residential.

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:

No major impact

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**

Unkown

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
  - Open ditches
  - Other (describe below)
- 

2. Existing or proposed access to subject lands

- Municipal road
- Unopened road
- Provincial highway
- Other (describe below)

Name of road/street:

No proposed access to subject lands

---

**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.

See letter of intent

## 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

04/18/2024  
\_\_\_\_\_  
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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



**K. Declaration**

I, Ishan Teichroeb of Norfolk County

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, Norfolk County



Owner/Applicant/Agent Signature

In Simcoe, Norfolk County

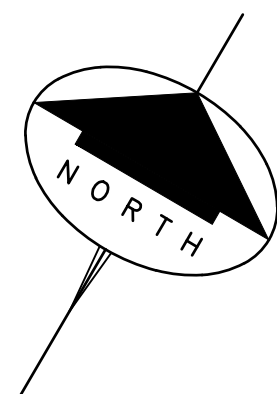
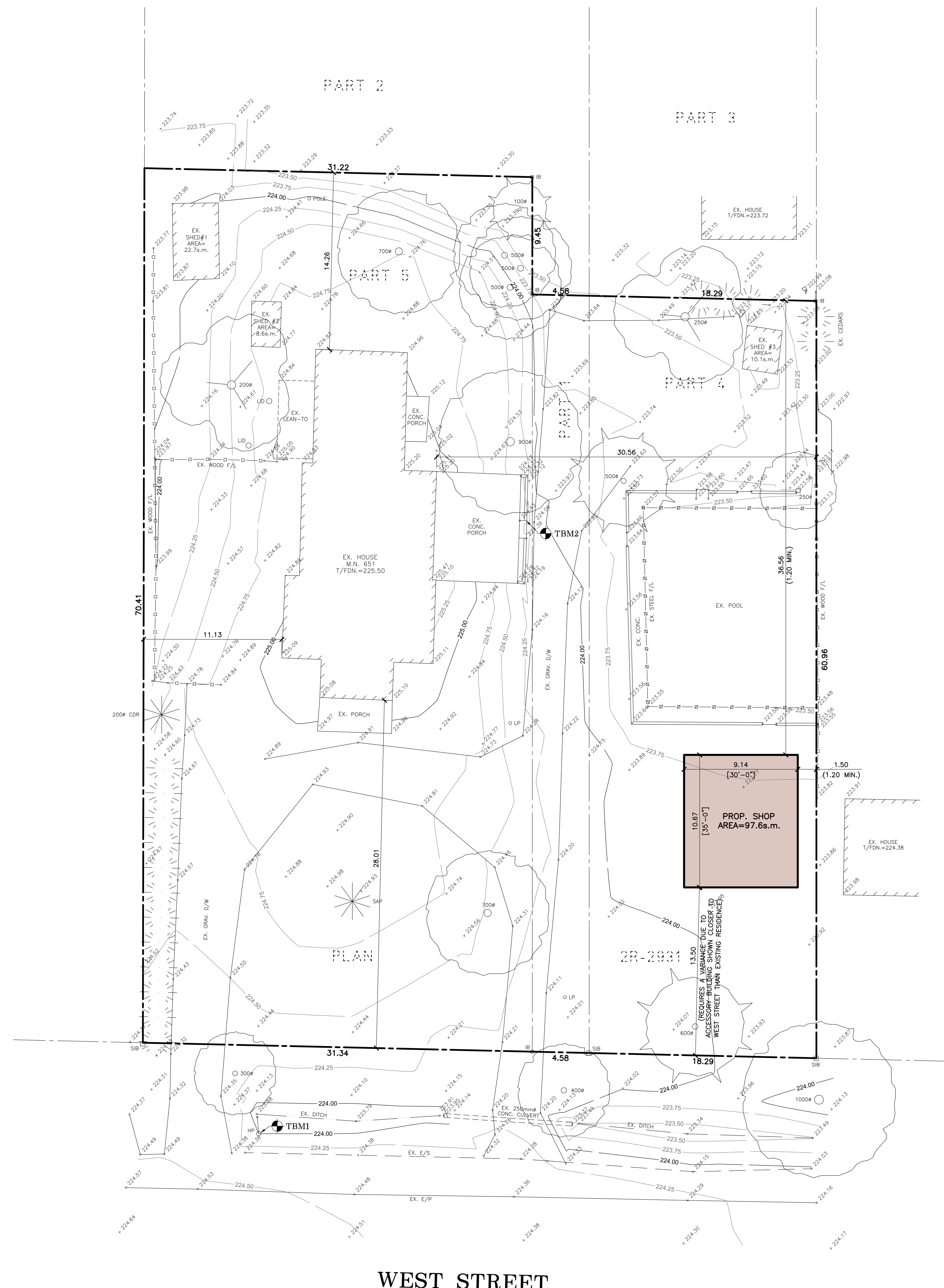
This 2 day of July

A.D., 20 24

Olivia Davis

A Commissioner, etc.

Olivia Catherine Davies, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires May 23, 2027.



**LEGEND:**

	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	PROPOSED SWALE ELEVATIONS
	PROPOSED SWALE
	GENERAL DRAINAGE

- NOTES:**
- ALL ELEVATIONS SHOWN ARE METRIC.
  - BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)
  - SITE STATISTICS:  
 LOT ZONED R#1  
 LOT AREA = 3,595.4sq.m.  
 ACCESSORY BUILDING AREAS:  
 EX. SHED #1 = 22.7sq.m.  
 EX. SHED #2 = 8.6sq.m.  
 EX. SHED #3 = 10.1sq.m.  
 PROP. SHOP = 97.6sq.m.  
 TOTAL = 139.0sq.m.  
 ACCESSORY BUILDING LOT COVERAGE REQUIRES A VARIANCE (10% OF LOT AREA OR 100sq.m. MAX.)

T.B.M. No. 1 ELEV. = 224.63m (GEO)  
 NAIL IN HYDRO POLE ON THE NORTH SIDE OF WEST STREET AS SHOWN.

T.B.M. No. 2 ELEV. = 224.38m (GEO)  
 TOP OF STEP AT CONCRETE PORCH ON EAST SIDE OF HOUSE ON SUBJECT PROPERTY AS SHOWN.


NO.	REVISION	DATE (MM/DD/YY)	BY

**J.H. COHOON ENGINEERING LIMITED**  
 CONSULTING ENGINEERS  
 440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8  
 TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

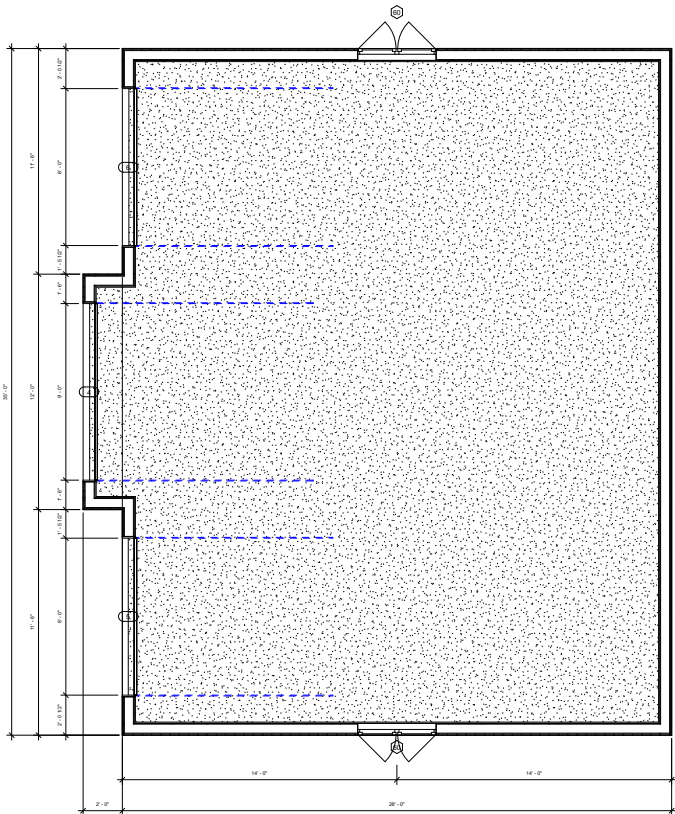
PROJECT:  
**PROPOSED ACCESSORY BUILDING**  
 651 WEST STREET  
 NORFOLK COUNTY

CLIENT:  
 JOHAN TEICHROEB

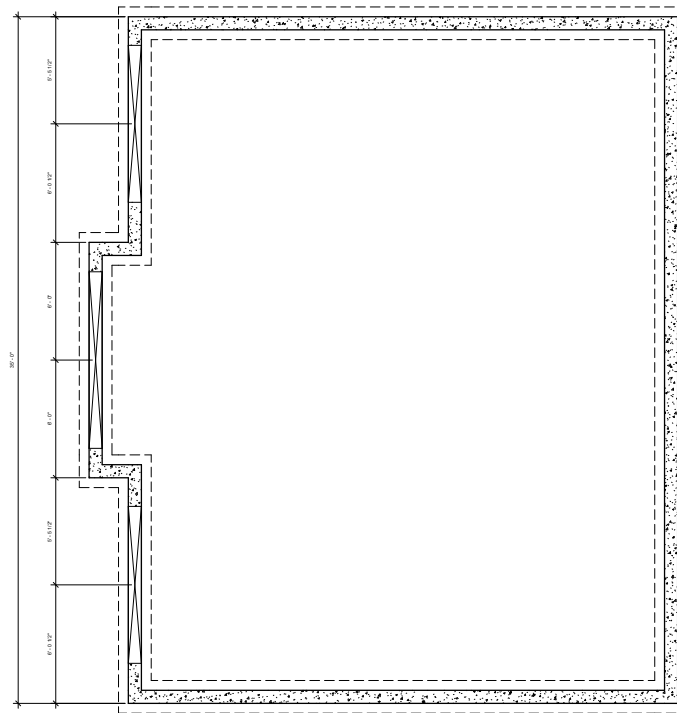
**SITE DEVELOPMENT PLAN**

DESIGN:	M.J.W.	SCALE:	1:200
DRAWN:	K.P.B.	JOB No:	<b>15467</b>
CHECKED:	M.J.W.	DWG. No:	
SHEET:	1 of 1		<b>15467-1</b>
DATE:	MAY 27/22		

**WEST STREET**



① First Floor  
3/8" = 1'-0"



② T/O Footing  
3/8" = 1'-0"

No.	REVISION	DATE	BY



440 HENRY ROAD, SUITE #1, BRANTFORD - ONTARIO, CAN. N3A 5L6  
TEL: (519) 753-3666 FAX: (519) 753-3668 www.jhcohoon.com

PROJECT:

NEW GARAGE

651 WEST ST.  
SINCOTE

CLIENT:  
Johan Teichroeb

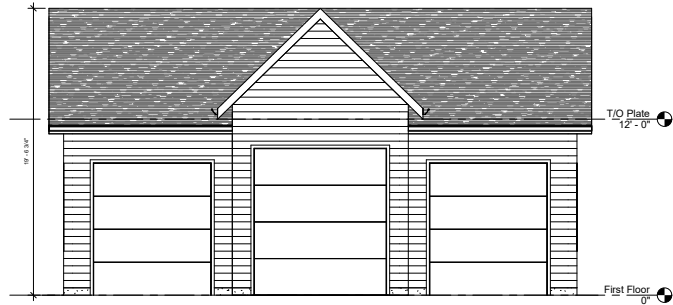
FLOOR PLANS

DESIGN: M.J.W. SCALE: AS SHOWN

DRAWN: M.C. JOB NO: 15467

CHECKED: M.J.W. SHEET NO: 2 of 3

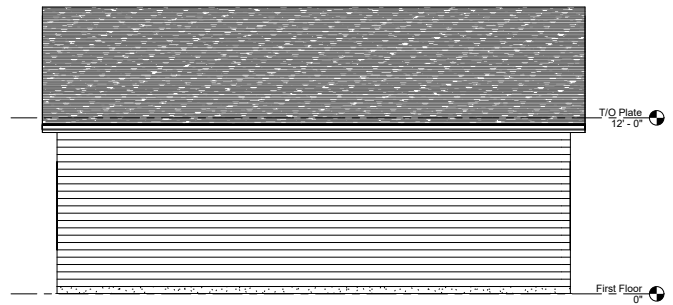
DATE: 06/21/22 A1



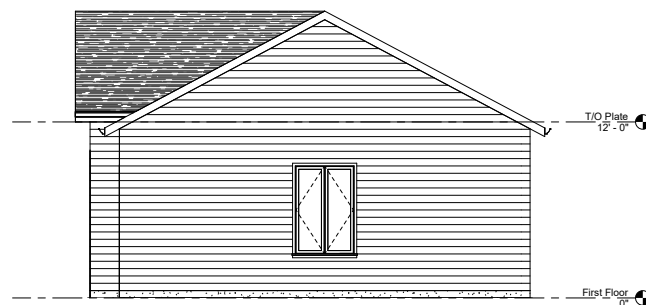
① Front  
1/4" = 1'-0"



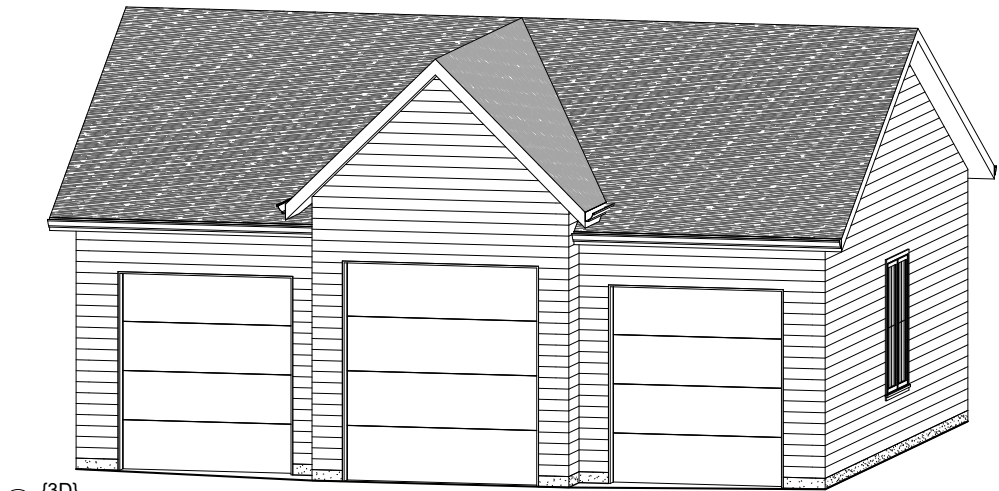
③ Left Side  
1/4" = 1'-0"



② Back  
1/4" = 1'-0"



④ Right Side  
1/4" = 1'-0"



⑤ {3D}


No.	REVISION	DATE	BY
-----	----------	------	----



485 HARRY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5J8  
TEL: (519) 753-2858 FAX: (519) 753-4263 www.cohooneg.com

PROJECT:

NEW GARAGE  
  
651 WEST ST.  
SIMCOE

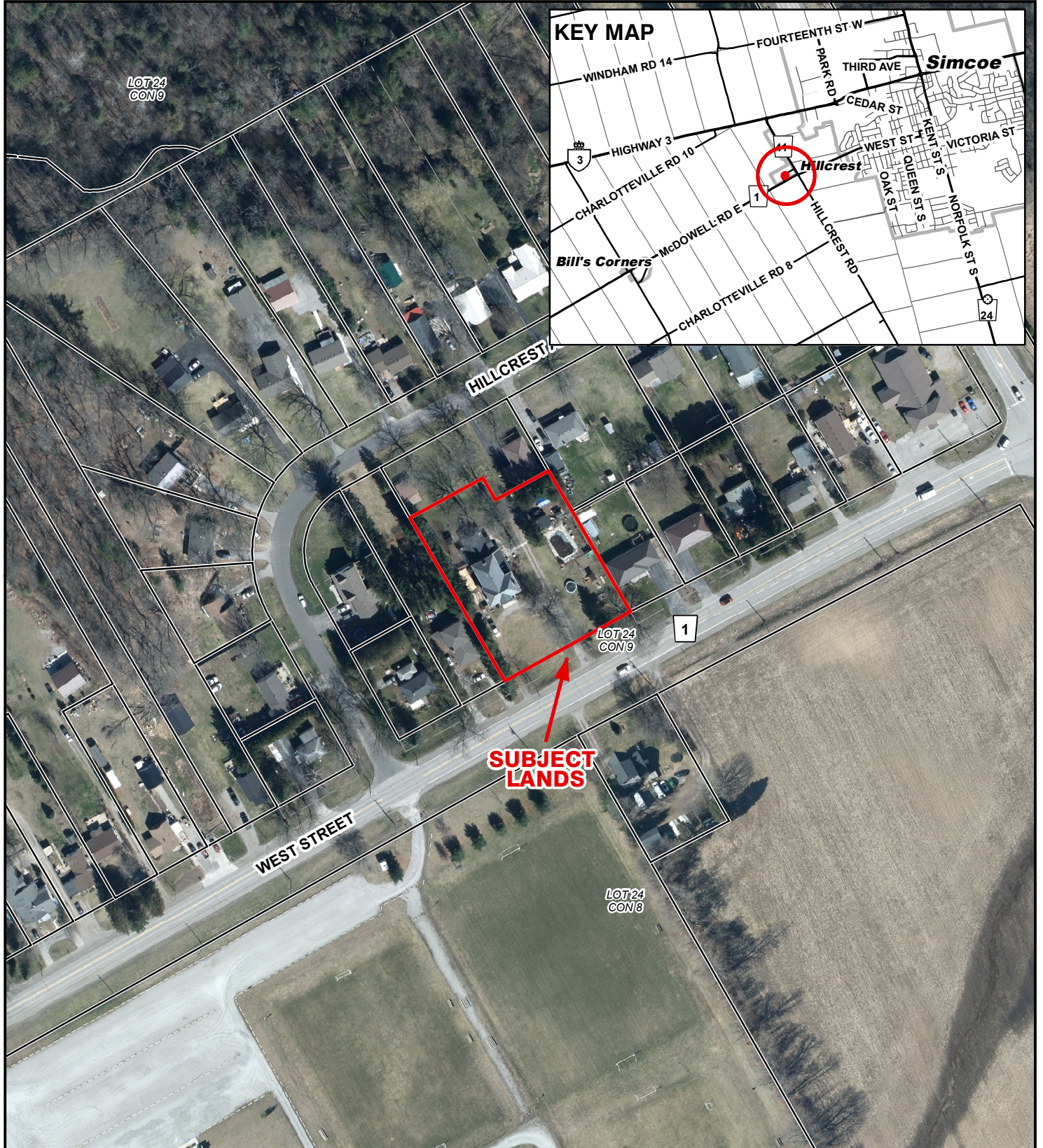
CLIENT: Johan Teichroeb

ELEVATIONS


DESIGN: M.J.W.	SCALE: AS SHOWN
DRAWN: M.C.	JOB No.: 15467
CHECKED: M.J.W.	DWG. No.:
SHEET: 3 of 3	DATE: 06/21/22
	A2

CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

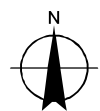


Legend

 Subject Lands

2020 Air Photo

7/25/2024

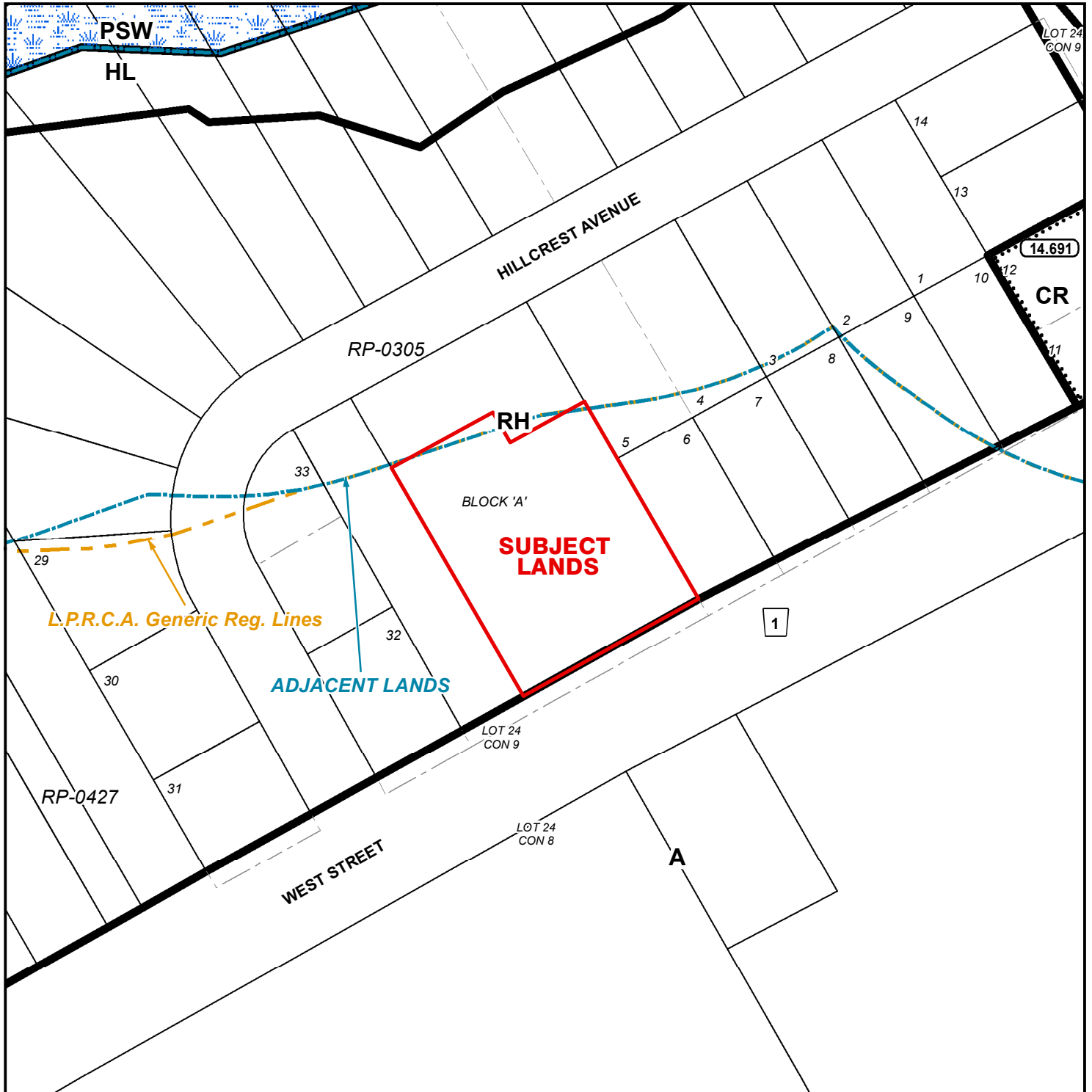


10 5 0 10 20 30 40 Meters







**MAP B**  
**ZONING BY-LAW MAP**  
 Geographic Township of CHARLOTTEVILLE

ANPL2024144



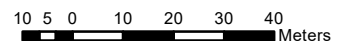
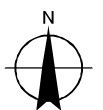
**LEGEND**

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

ZONING BY-LAW 1-Z-2014

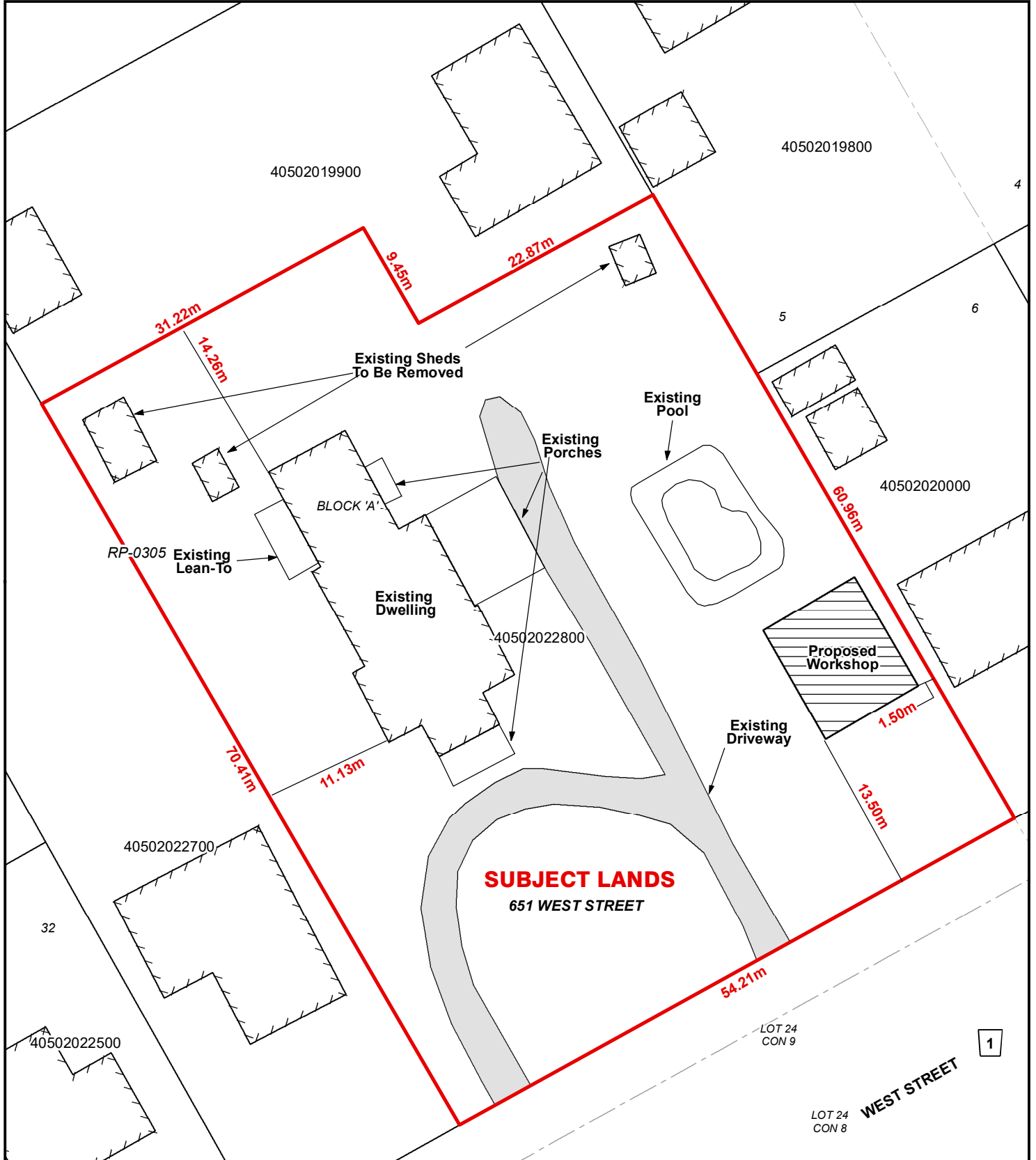
7/25/2024

- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone




CONCEPTUAL PLAN

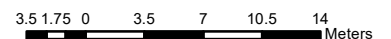
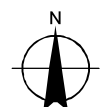
Geographic Township of CHARLOTTEVILLE



Legend

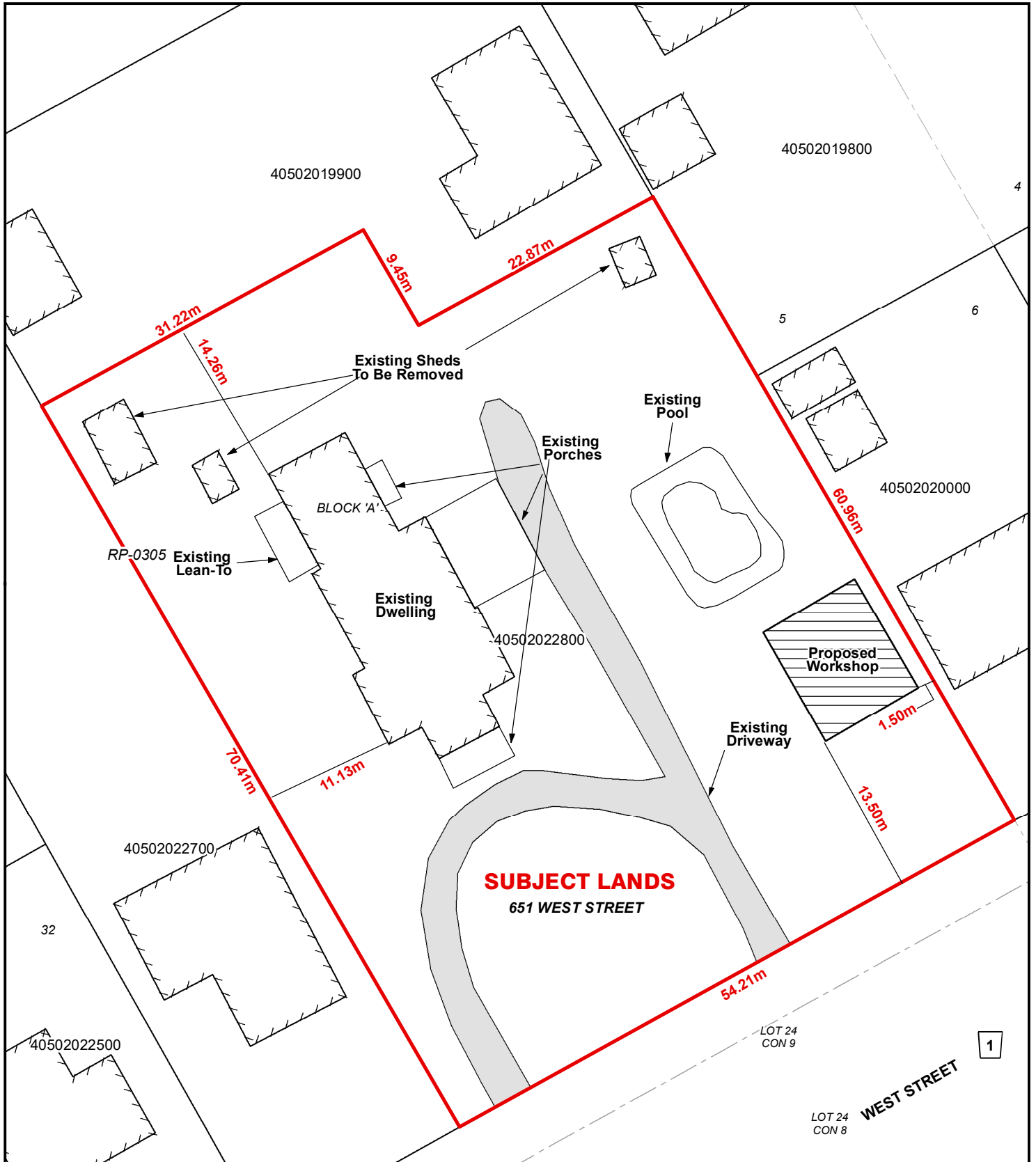
 Subject Lands

7/25/2024




CONCEPTUAL PLAN

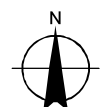
Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

7/25/2024



3.5 1.75 0 3.5 7 10.5 14 Meters