



SEVERANCE  
PART 1  
A - B

## Committee of Adjustment Application to Planning Department

### Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application [committee.of.adjustment@norfolkcounty.ca](mailto:committee.of.adjustment@norfolkcounty.ca). Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

### Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: [www.norfolkcounty.ca/planning](http://www.norfolkcounty.ca/planning)

### After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.



Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

**Additional studies** required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

### **Notification Sign Requirements**

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or [Committee.of.Adjustment@NorfolkCounty.ca](mailto:Committee.of.Adjustment@NorfolkCounty.ca)



**For Office Use Only:**

File Number BNPL2022188  
Related File Number ANPL2022190, 91  
Pre-consultation Meeting -  
Application Submitted June 3, 2022  
Complete Application July 4, 2022

Application Fee (\$1599 x 2 = 3,198) + \$2886  
Conservation Authority Fee = \$6,084  
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:** \_\_\_\_\_

**A. Applicant Information**

**Name of Owner** Mayberry Homes

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 32 Dunsdon Street  
Town and Postal Code Brantford, ON N3R 3J3  
Phone Number 519 755 0909  
Cell Number \_\_\_\_\_  
Email Mike Quattrociocchi <mquattrociocchi@rogers.com>

**Name of Applicant** Same as above  
Address \_\_\_\_\_  
Town and Postal Code \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Cell Number \_\_\_\_\_  
Email \_\_\_\_\_

**Name of Agent** J H Cohoon Engineering Limited  
**Address** 440 Hardy Road, Unit 1  
**Town and Postal Code** Brantford, Ontario N3T 5L8  
**Phone Number** 519 753 2656  
**Cell Number** \_\_\_\_\_  
**Email** rphillips@cohooneng.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 mortgages, charges or other encumbrances on the subject lands:

N/A

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

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

Part of Lot 9, Registered Plan 358 Norfolk County - Part 1 of Plan 37R-11528

**Municipal Civic Address:** 267 Owen Street

**Present Official Plan Designation(s):** Residential

**Present Zoning:** Residential Type R2

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential (under construction) - Originally a single family home existed on the lot which has now been demolished and a new single family is being constructed.

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:

See attached plan - Single family homes are under construction

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:

This application relates to the conversion of an existing under construction single family home into a semi-detached unit

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:

Currently under construction

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	Permitted	Provision	Proposed	Deficiency
Lot frontage	15.79m	8.5		8.28/7.51	X
Lot depth	41.86m	N/A			
Lot width	15.79m	N/A		8.28/7.51	X
Lot area	654.2sq.m	255		329.7/324.5	
Lot coverage	27.5%			26.3/24.2	
Front yard	7m	6.0m		7.0	
Rear yard	19.48m	7.5m		19.48m	
Height		11m		<11m	
Left Interior side yard	1.92m	1.20m		1.92m	
Right Interior side yard	1.27m	1.20m		1.27m	
Exterior side yard (corner lot)	N/A				
Parking Spaces (number)	2				
Aisle width	N/A				
Stall size	N/A				
Loading Spaces	N/A				
Other					

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

The severance of the unit into two individual units results in a frontage of 8.28/7.51m+/- whereas the zoning bylaw requires 8.5m.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 7.51m

Depth: 41.77 (varies)

Width: 7.51m

Lot Area: 324.5 sq.m. (+/-)

Present Use: Single Family House

Proposed Use: Semi-Detached (individual units)

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: 8.28

Depth: 41.81 (varies)

Width: 8.28

Lot Area: 329.7 sq.m. (+/-)

Present Use: Single Family House

Proposed Use: Semi-detached (individual unit)

Buildings on retained land: Semi-detached (individual unit)

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:

Personal Knowledge

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

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 checked="" 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:

Owen 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.**

## I. Transfers, Easements and Postponement of Interest

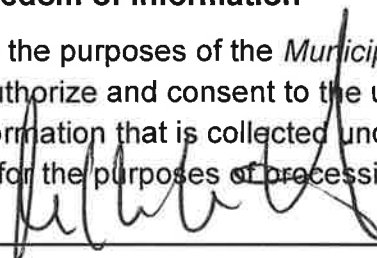
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

MAY 16/22

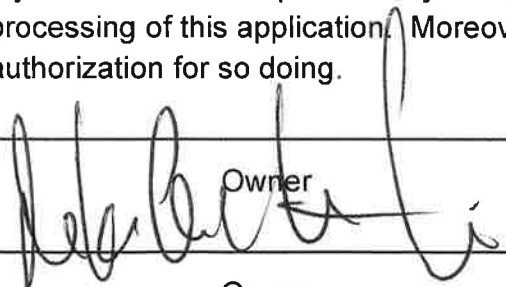
Date

## 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 MAYBERRY HOMES am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J. J. COLLINS ESTATE SERVICES LTD 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

Owner

MAY 16/22

Date

Date

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

**K. Declaration**

I, R.W. Phillips of CITY OF BRADFORD

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:

CITY OF BRADFORD

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

In COUNTY OF BRADFORD

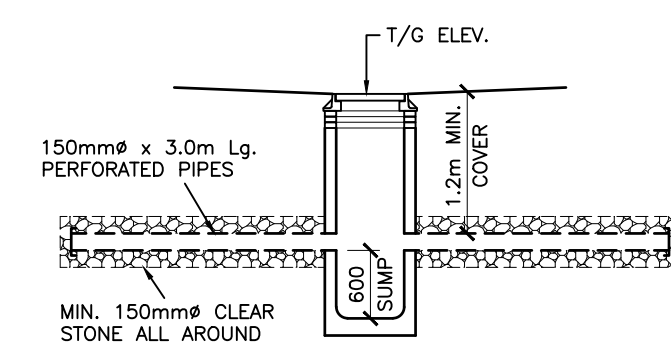
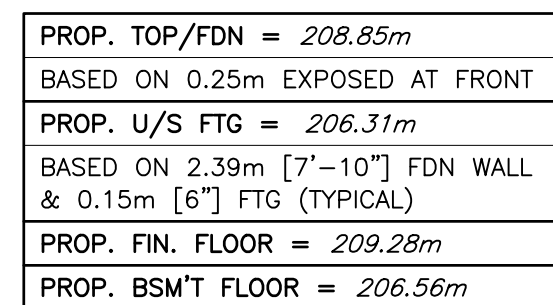
This 16<sup>th</sup> day of may

A.D., 20 22

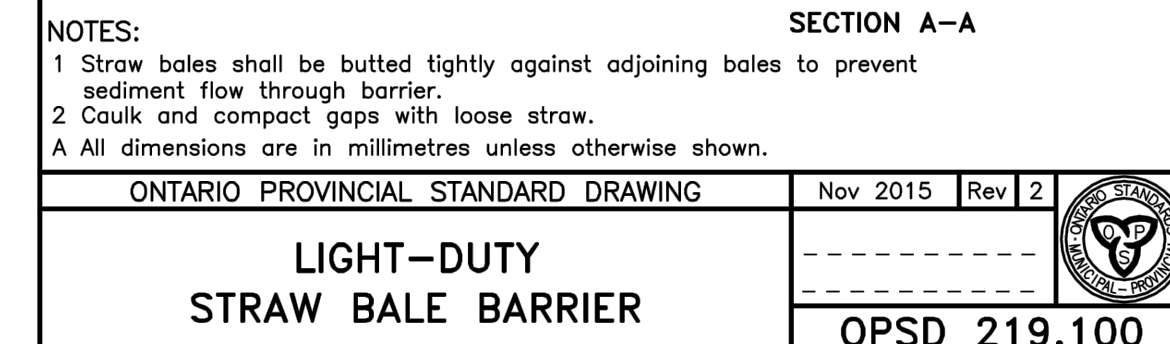
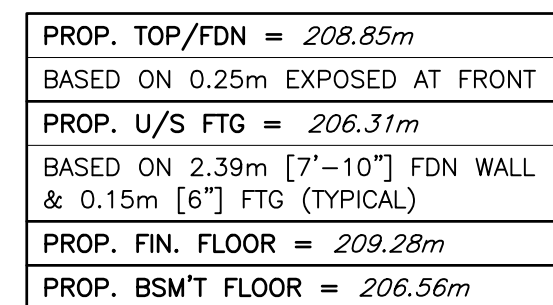
  
\_\_\_\_\_

A Commissioner, etc.

**LINDA ELAINE CLARKSON**  
a Commissioner, etc., Province of Ontario  
for J.H. Cohoon Engineering Limited.  
Expires June 17, 2024



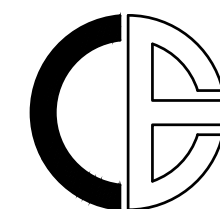
PROPOSED DRYWELL DETAIL  
N.T.S.



- NOTES:**
1. ALL ELEVATIONS SHOWN ARE METRIC.
  2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (e.g. SIDEYARDS, SETBACKS, REARYARDS ETC.)
  3. LOTS ARE IN THE R2 ZONE.
  4. BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (E.G. SIDEWALKS, STREET LIGHTS, HYDRANTS, PEDESTAL ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION. (1.5m MINIMUM CLEARANCE)
  5. WEAPING THE DRAINAGE AROUND HOUSE FOOTING TO BE DISBURGED TO GRADE VIA A SUMP PUMP c/w/a "GOOSE-NECK" STYLE DRAIN.
  6. FINISHED GARAGE FLOOR TO BE 0.20m below THE SET TOP OF FOUNDATION ELEVATION.
  7. THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDATION ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
  8. BUILDER TO VERIFY EXISTING SANITARY LATERAL, WILL ACCOMMODATE PROPOSED UNDERSIDE OF FOOTING ELEVATION.
  9. DIRECT RAINWATER LEADERS TO OPEN STREET WHERE POSSIBLE.
  10. THE SILTATION & EROSION CONTROL (SEC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
  11. ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  12. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
  13. ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED.
  14. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED, AND THE CONSULTANT MUST PROVIDE CONFIRMATION THAT ALL APPROVED SILTATION AND EROSION CONTROL MEASURES HAVE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING, EXCAVATION OR DEMOLITION.
  15. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.
  16. STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. EROSION CONTROL, FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
  17. THE OWNER IS RESPONSIBLE TO ENSURE THE MUNICIPAL ROADWAY IS CLEAR OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE, AT THE END OF EACH WORKDAY.
  18. ALL DISTURBED AREAS, NOT INCLUDED IN THE CONSTRUCTION ZONE, ARE TO BE TOPSOILED AND SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.
  19. ALL EXISTING AND PROPOSED CATCHBASINS ON THE SUBJECT PROPERTY, PLUS ANY NEW, ARE TO BE VERIFIED BY FILTER CATCHMENT OF RUNOFF FROM THE SITE, ARE TO BE PROTECTED WITH FILTER CLOTH OR APPROVED EQUIVALENT.
  20. REUSE EXISTING SANITARY AND WATER SERVICES TO M.N. 267 ROADWAY, UNDER CONDITION OF THE TO BE VERIFIED BY FILTER CATCHMENT. CURRENT LOCATION OF SANITARY SERVICE IS UNKNOWN. DEDICATED TO ANY UNUSED SERVICES TO NORWOLK COUNTY SPECIFICATIONS.

T.B.M. No. 1 ELEV. = 208.73m (GEO)  
NAIL IN HYDRO POLE ON THE WEST SIDE OF OWEN STREET AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
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**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.cohooneng.com](http://www.cohooneng.com)

PROJECT:

PROPOSED  
SEMI-DETACHED  
DWELLING  
267 OWEN STREET (SIMCOE)  
NORFOLK COUNTY

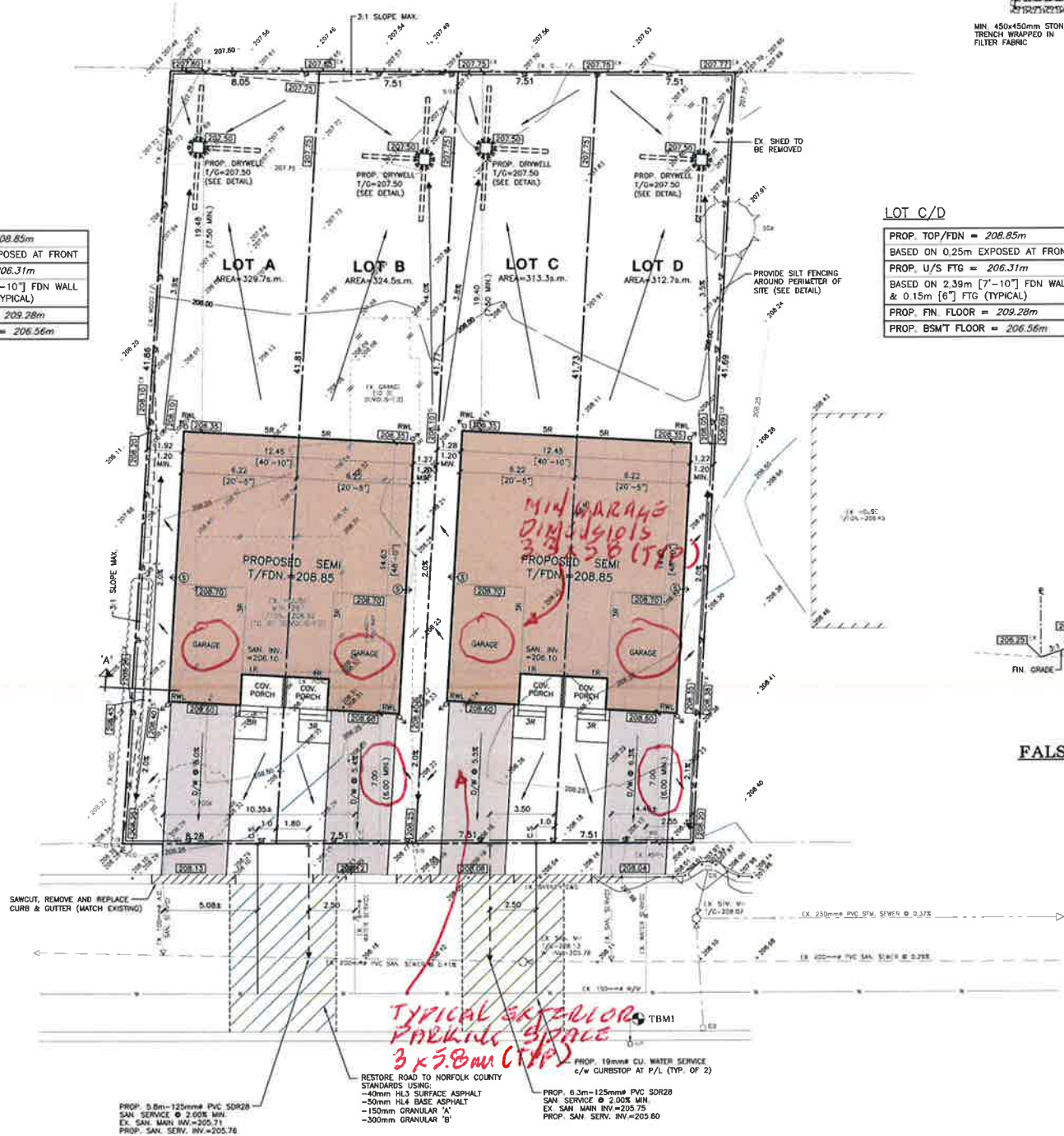
CLIENT: MAYBERRY HOMES

# SITE DEVELOPMENT PLAN

DESIGN:	R.W.P.	SCALE:	1:150
DRAWN:	K.P.B.	JOB No:	<div>14980</div>
CHECKED:	R.W.P.		
SHEET:	1 of 1	DWG. No:	
DATE:	JAN. 28/22		

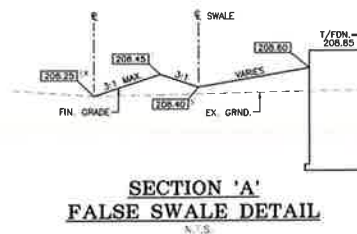
# LOT A/B

PROP. TOP/FDN = 208.85m  
 BASED ON 0.25m EXPOSED AT FRONT  
 PROP. U/S FTG = 208.31m  
 BASED ON 2.39m [7'-10"] FDN WALL  
 & 0.15m [6"] FTG (TYPICAL)  
 PROP. FIN. FLOOR = 209.28m  
 PROP. BSM'T FLOOR = 206.56m

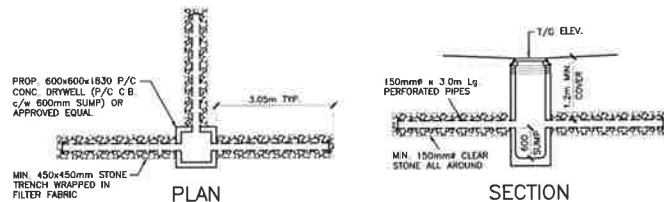


# LOT C/D

PROP. TOP/FDN = 208.85m  
 BASED ON 0.25m EXPOSED AT FRONT  
 PROP. U/S FTG = 208.31m  
 BASED ON 2.39m [7'-10"] FDN WALL  
 & 0.15m [6"] FTG (TYPICAL)  
 PROP. FIN. FLOOR = 209.28m  
 PROP. BSM'T FLOOR = 206.56m

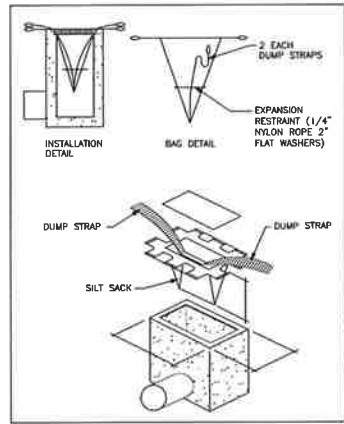


# PROPOSED DRYWELL DETAIL

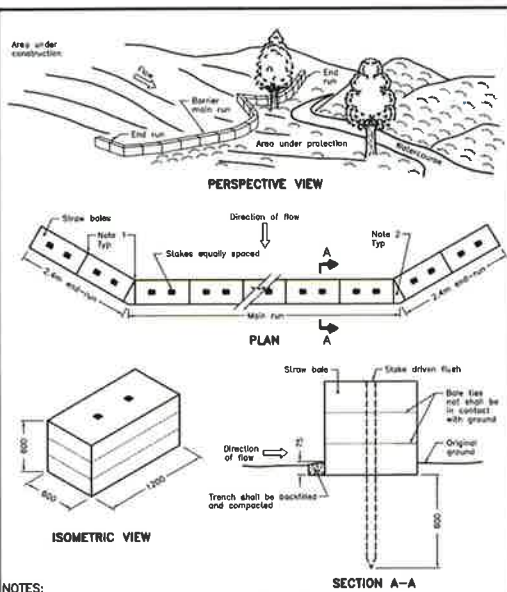


# LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED TOP BERM ELEVATIONS
- EXISTING ELEVATION TO REMAIN
- PROPOSED SWALE
- GENERAL DRAINAGE
- PROPOSED SUMP PUMP DISCHARGE
- PROPOSED DOWNSPOUT c/w CONCRETE SPLASH PAD
- SILT SACK AS SHOWN
- PROPOSED PRE-ASSEMBLED SILTATION CONTROL FENCING



# SILT SACK DETAIL



DESIGN:	R.W.P.	SCALE:	1:150
DRAWN:	K.P.B.	JOB No:	14980
CHECKED:	R.W.P.	DWG. No:	14980-1
DATE:	JAN. 28/22		

# NOTES:

- ALL ELEVATIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (A. SUBSTANS. SETBACKS. REARWARDS ETC.)
- LOTS ARE IN THE R2 ZONE.
- BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (E.G. TRANSFORMERS, STREET LIGHTS, HYDRANTS, FEEDSTOCKS, ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION (1.5m MINIMUM CLEARANCE)
- KEEPING TILE DRAINAGE AROUND HOUSE FOOTING TO BE DISCHARGED TO GRADE VIA A SUMP PUMP c/w A 'GOOSE-NECK' STYLE DRAIN
- FINISHED GARAGE FLOOR TO BE 0.20m BELOW THE SET TOP OF FOUNDATION ELEVATION
- THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS
- BUILDER TO VERIFY EXISTING SANITARY LATERALS WILL ACCOMMODATE PROPOSED UNDERSIDE OF FOOTING ELEVATION
- DIRECT RAINWATER LEADERS TO OWEN STREET WHERE POSSIBLE
- THE SILTATION & EROSION CONTROL (SEC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION
- ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION
- OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED
- ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED
- SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED, AND THE CONSULTANT MUST PROVIDE CONFIRMATION THAT ALL APPROVED SILTATION AND EROSION CONTROL FACILITIES HAVE BEEN INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING, EXCAVATION OR DEMOLITION
- CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION
- STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES
- THE OWNER IS RESPONSIBLE TO ENSURE THE MUNICIPAL ROADS ARE CLEARED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE, AT THE END OF EACH WORKDAY
- ALL DISTURBED AREAS, NOT INCLUDED IN THE CONSTRUCTION ZONE, ARE TO BE TOPSOILED AND SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING
- ALL EXISTING AND PROPOSED CATCHBASINS ON THE SUBJECT PROPERTY, PLUS ANY CATCHBASINS WITHIN THE INFLUENCE OF RUNOFF FROM THE SITE, ARE TO BE PROTECTED WITH FILTER CLOTH OR APPROVED EQUIVALENT
- REUSE EXISTING SANITARY AND WATER SERVICES TO M.N. 267 IF POSSIBLE. CONDITION OF BOTH TO BE VERIFIED BY NORFOLK COUNTY DECOMMISSION ANY UNUSED SERVICES TO NORFOLK COUNTY SPECIFICATIONS

T.B.M. No. 1 ELEV. = 208.73m (GEO)

NAL IN HYDRO POLE ON THE WEST SIDE OF OWEN STREET AS SHOWN

1	UPDATE WATER & SANITARY SERVING	06/09/22	K.P.B.
NO	REVISION	DATE	BY

**J.H. COHOON ENGINEERING LIMITED**  
 CONSULTING ENGINEERS  
 440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 0L6  
 TEL. (519) 753-2656 FAX. (519) 753-4263 www.cchooneng.com

PROJECT:  
**PROPOSED SEMI-DETACHED DWELLING**  
 267 OWEN STREET (SIMCOE)  
 NORFOLK COUNTY

CLIENT:  
**MAYBERRY HOMES**

# SITE DEVELOPMENT PLAN

# OWEN STREET

ACTUAL DRIVEWAY WIDTH = 3.5m (TYP)

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN OF SURVEY OF

PART OF LOT 9  
REGISTERED PLAN 358  
NORFOLK COUNTY

SCALE - 1 : 250



WEST & RUUSKA LTD.

SCHEDULE		
PART	LOT	P.I.N.
1	PART OF 9	PART OF 50236-0235(LT)
2	PART OF 9	PART OF 50236-0235(LT)
3	PART OF 9	PART OF 50236-0235(LT)
4	PART OF 9	PART OF 50236-0235(LT)

PARTS 1, 2, 3 and 4 COMPRISE ALL OF P.I.N. 50236-0235(LT).

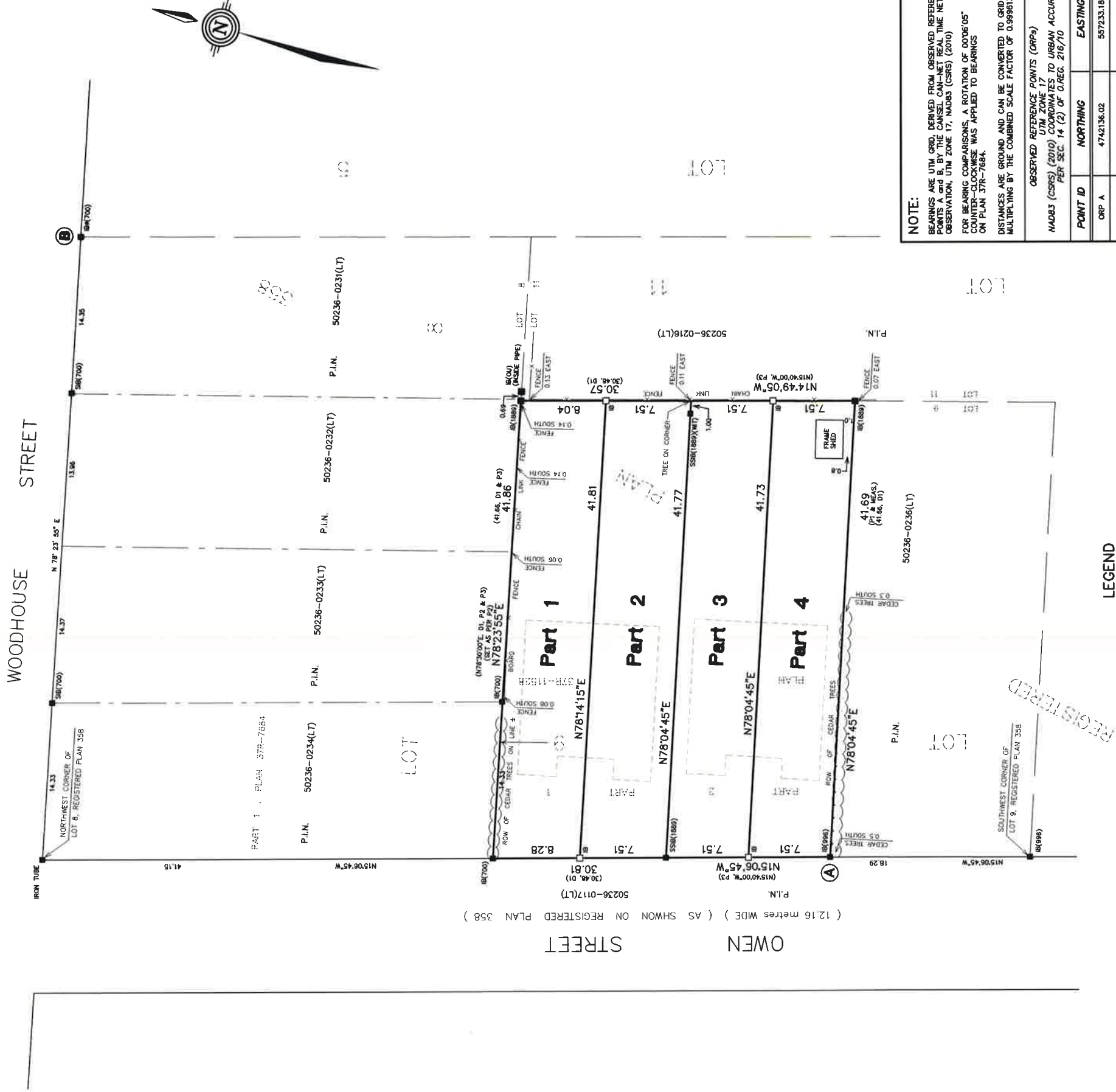
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

RECEIVED AND DEPOSITED

DATED

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)

JIM JOHNSON, O.L.S.



LEGEND

- DENOTES SET MONUMENT
- FOUND MONUMENT
- IRON BAR
- STANDARD IRON BAR
- SSIB
- SHORT STANDARD IRON BAR
- IB#
- ROUND IRON BAR
- CC
- CUT CROSS
- WIT
- WITNESS
- DI
- PLAIN IRON PILING
- P1
- P2
- P3

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE DAY OF . 2022.

DRAFT COPY  
(subject to change)

INSTRUMENT N516719  
PLANNED FOR FILING  
DATED DECEMBER 20, 1990 (FILE S-6108-B)  
PLAN 378-7684  
REGISTERED PLAN 358

WEST & RUUSKA LTD.  
Ontario Land Surveyors

DATED: JIM JOHNSON  
ONTARIO LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM NUMBER

17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6  
Telephone (519)752-8641  
DRAWN BY: Ted S. KUTYLAK, CST, CMT, CHECKED BY: 0210237

NOTE:  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A and B, BY THE CANSEL CAN-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010)  
FOR BEARING COMPARISONS, A ROTATION OF 00°06'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS  
ON PLAN 378-7684.  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999613.

OBSERVED REFERENCE POINTS (ORPs)	
UTM ZONE 17 NAD83 (CSRS) (2010) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10	
POINT ID	EASTING
ORP A	4742136.02
ORP B	4742216.95
COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN	



# 14980

# J.H. COHOON ENGINEERING LIMITED

## CONSULTING ENGINEERS

440 Hardy Road, Unit #1, Brantford, ON N3T 5L8  
Tel: (519) 753-2656 Fax: (519) 753-4263  
www.cohooneng.com

June 3, 2022

County of Norfolk  
Planning  
Community Development Division  
185 Robinson Street,  
Simcoe, Ontario  
N3Y 5L6

Attention: Ms. Sherry Mott  
Secretary-Treasurer, Committee of Adjustment

Re: Proposed Semi-Detached Severance  
(including Minor Variance)  
MN 267 and 269 Owen Street  
Simcoe, Ontario  
Norfolk County

Dear Ms. Mott:

Further to our submission previously, and on behalf of our client, Mr. M Quattrociocchi, please find enclosed the following information regarding our application for consent to allow for the conversion of the existing single-family homes that are under construction on the two lots to be semi-detached units into freehold units. A corresponding minor variance accompanies the severance application.

1. Two (2) copies of the "Site Development Plan illustrating the proposed semi-detached units as prepared by J H Cohoon Engineering Limited
2. Two (2) copies of the severance and minor variance application for Part 1 of 37R – 11528 whereas the proposed semi-detached is to be converted into individual units
3. Two (2) copies of the severance and minor variance application for Part 2 of 37R – 11528 whereas the proposed semi-detached is to be converted into individual units
4. Two (2) copies of original land survey being plan 37R – 11528 as prepared by West and Ruuska Ltd.
5. Two (2) copies of the preliminary reference plan for the severance of each of the semi-detached on Parts 1 and 2 of plan 37R – 11528.



Professional Engineers  
Ontario

6. A cheque in the amount of \$ 5,772.00 representing the severance and minor variance application fee.

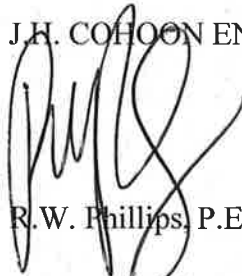
As you might be aware, construction of the units on the site has commenced as single-family homes which with the completion of these applications, will be modified to be semi-detached units on the properties. As a result of the bylaw requirements, the individual units / lots will be deficient in accordance of the Zoning Bylaw requiring a variance. The variance relates to the frontage whereas, approximately 7.5m is being proposed but 8.5m is required.

With the submission of this information, we would respectfully your prompt circulation of the application to the various departments.

If you require any further details please do not hesitate to contact this office, at your earliest convenience.

Yours truly,

J.H. COHOON ENGINEERING LIMITED

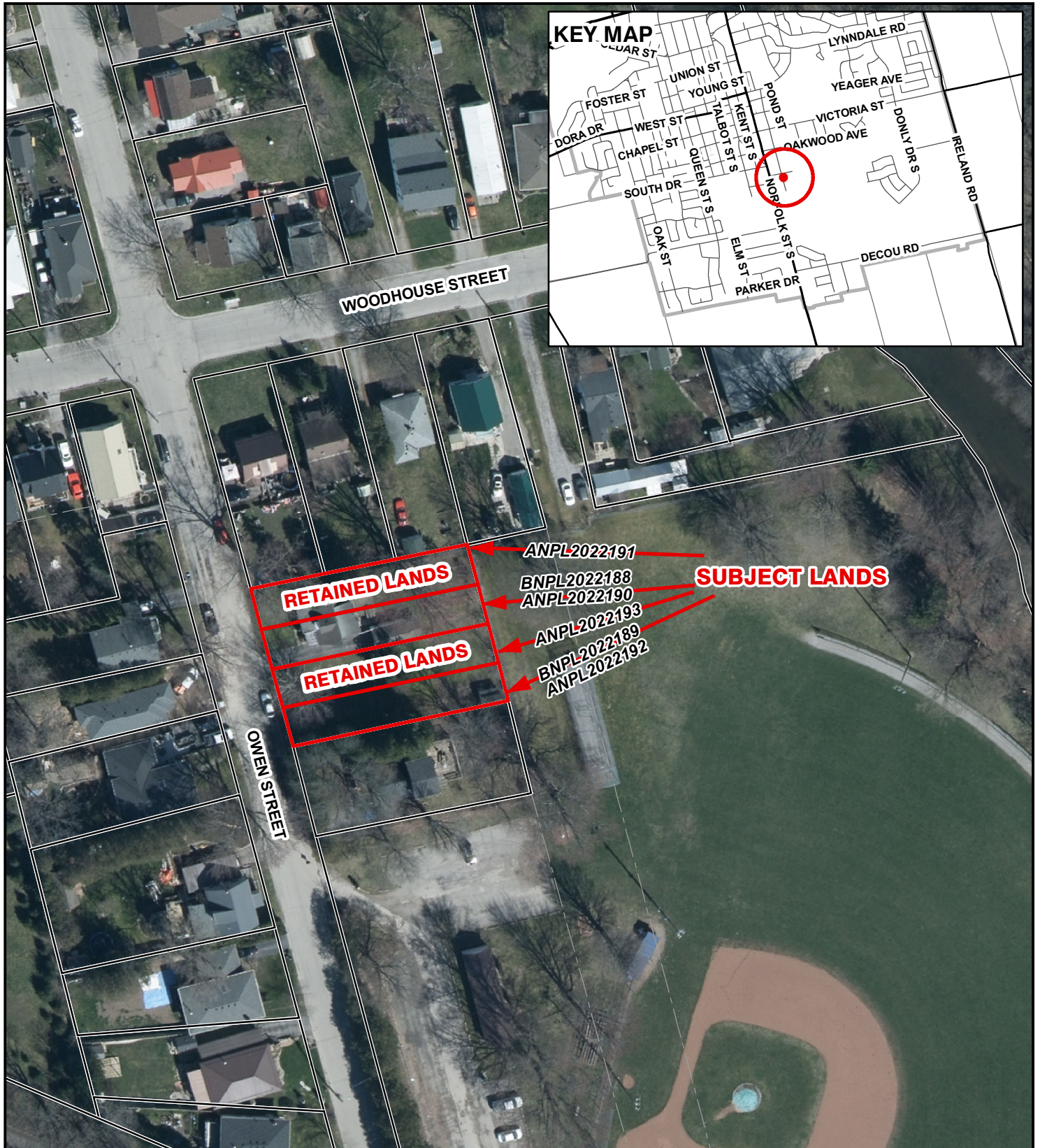
A handwritten signature in black ink, appearing to read 'R.W. Phillips', is written over the printed name.

R.W. Phillips, P.Eng.


c.c. Mr. M Quattrociocchi – Mayberry Homes

**MAP A**  
**CONTEXT MAP**  
 Urban Area of SIMCOE

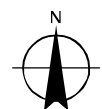
BNPL2022188, ANPL2022190, ANPL2022191  
 BNPL2022189, ANPL2022192, ANPL2022193



**Legend**

 Subject Lands  
 2020 Air Photo

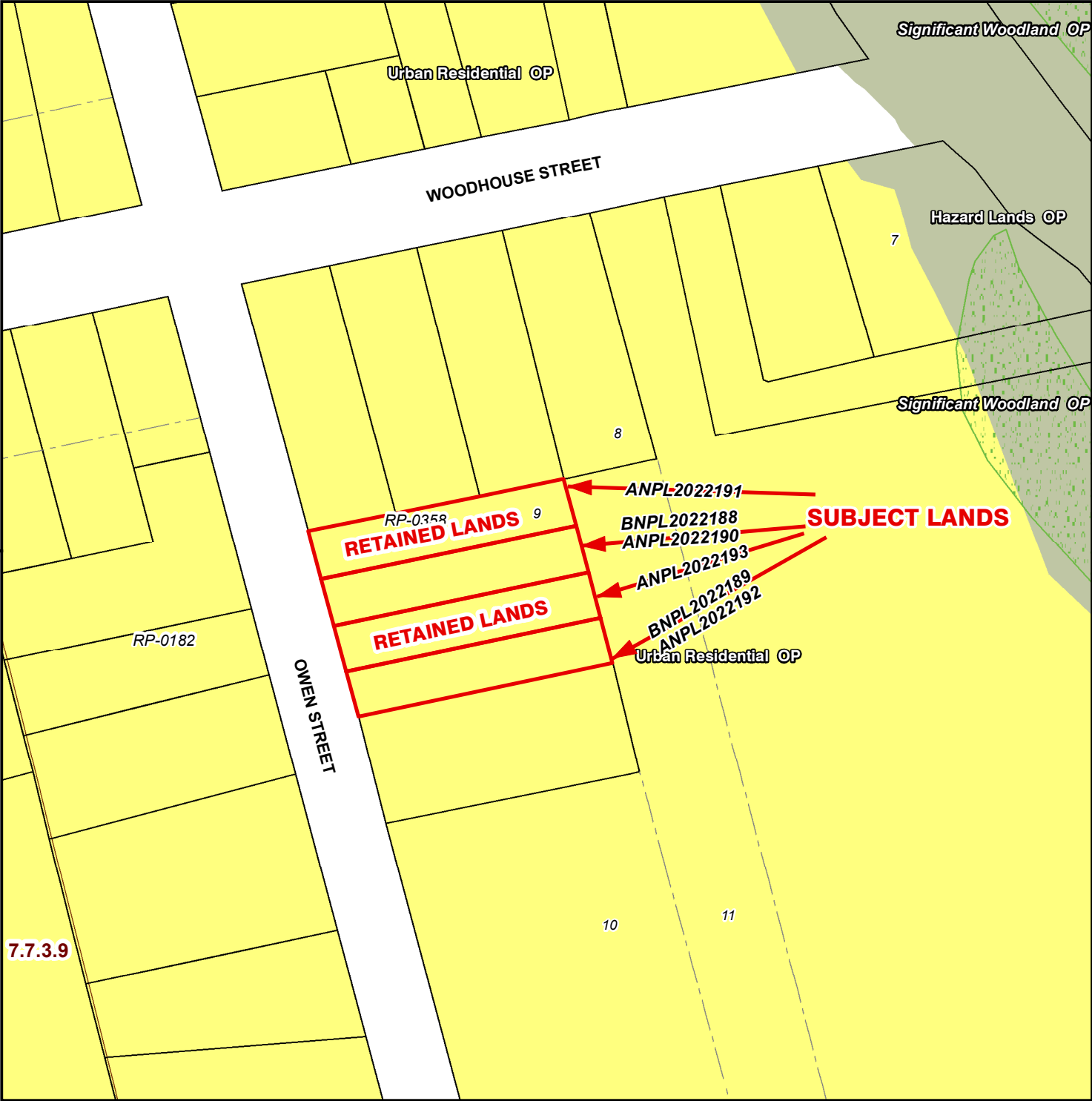
8/3/2022



8 4 0 8 16 24 32 Meters

**MAP B**  
**OFFICIAL PLAN MAP**  
Urban Area of SIMCOE





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BNPL2022189, ANPL2022192, ANPL2022193



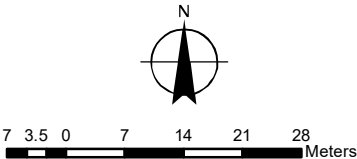
**Legend**

 Subject Lands

**Official Plan Designations**

-  Hazard Lands
-  Urban Residential
-  Urban Area Boundary
-  Significant Woodland

8/3/2022



**MAP C**  
**ZONING BY-LAW MAP**  
 Urban Area of SIMCOE

BNPL2022188, ANPL2022190, ANPL2022191  
 BNPL2022189, ANPL2022192, ANPL2022193



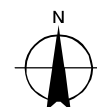
**LEGEND**

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

7/6/2022

- (H) - Holding
- HL - Hazard Land Zone
- OS - Open Space Zone
- R2 - Residential R2 Zone



5.5 2.75 0 5.5 11 16.5 22 Meters

# MAP D

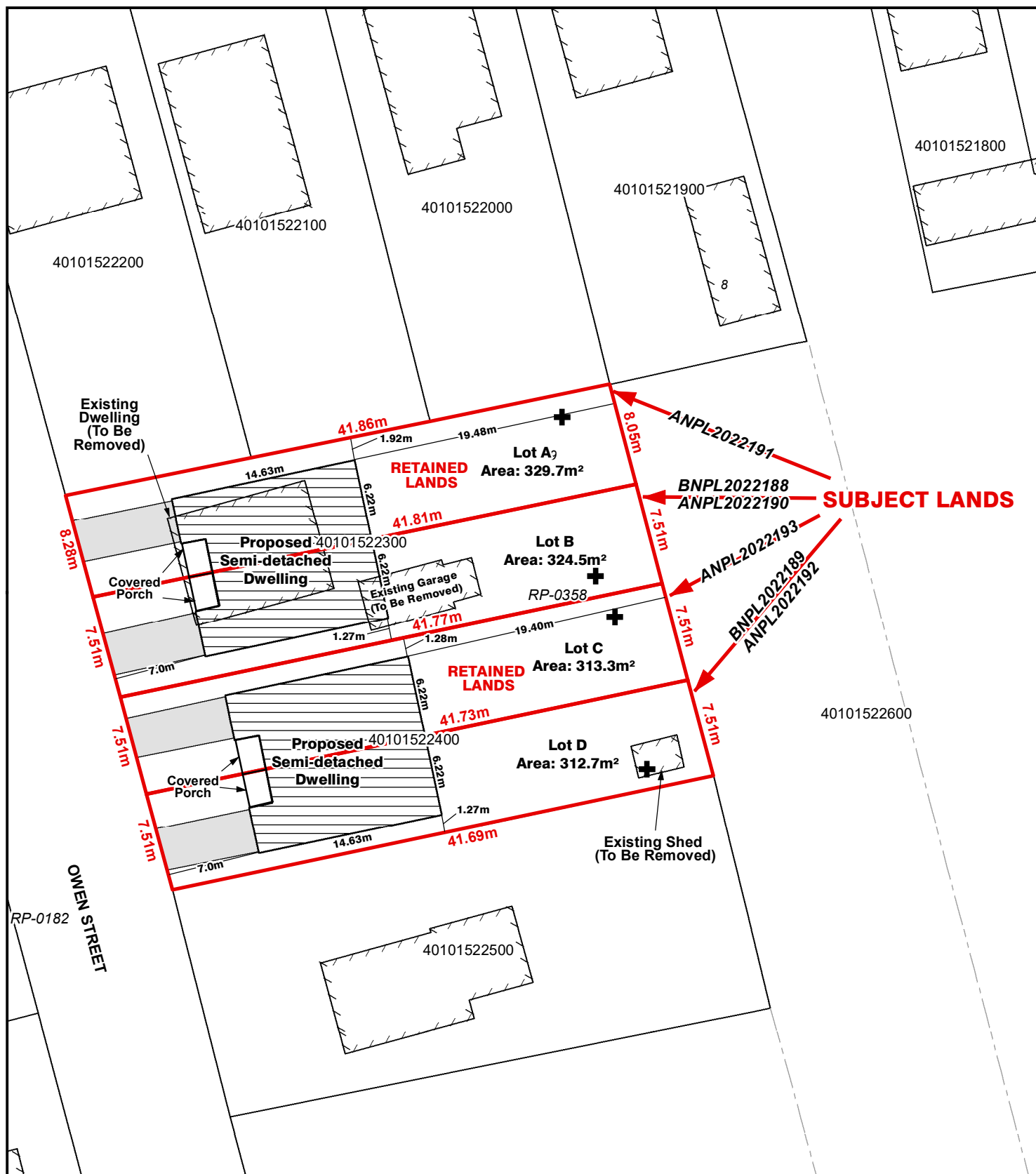
## CONCEPTUAL PLAN

Urban Area of SIMCOE

BNPL2022188, ANPL2022190

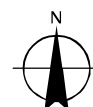
BNPL2022189, ANPL2022192

ANPL2022191, ANPL2022193



### Legend

- Subject Lands
- + Proposed Drywell



7/6/2022

3 1.5 0 3 6 9 12 Meters

# LOCATION OF LANDS AFFECTED

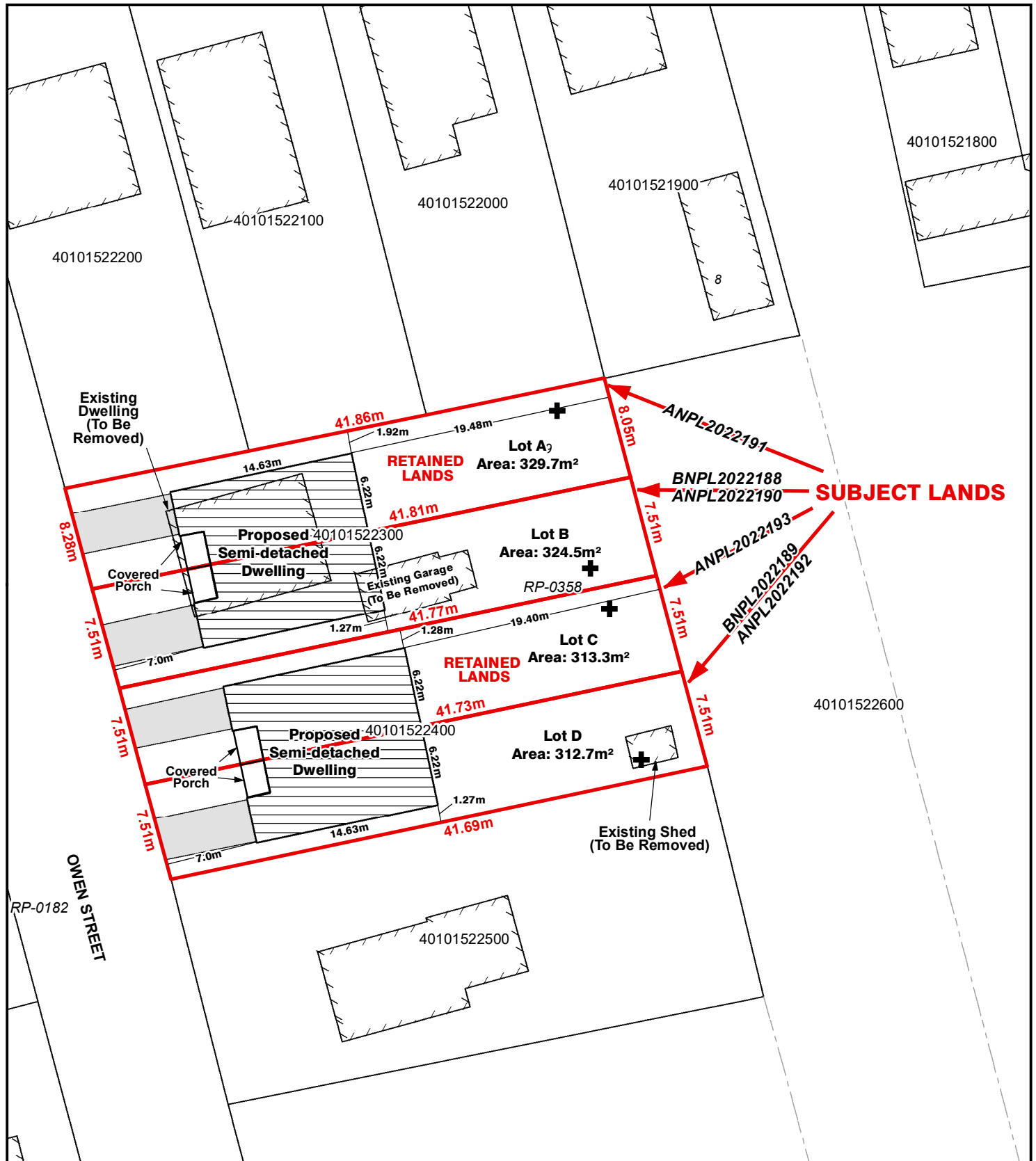
## CONCEPTUAL PLAN

Urban Area of SIMCOE

BNPL2022188, ANPL2022190

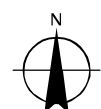
BNPL2022189, ANPL2022192

ANPL2022191, ANPL2022193



### Legend

- Subject Lands
- + Proposed Drywell



8/3/2022

3 1.5 0 3 6 9 12 Meters