

**For Office Use Only:**

File Number	<u>ZNPL 2019196</u>	Public Notice Sign	<u>Yes x Z</u>
Related File Number	<u> </u>	Application Fee	<u>\$ 2676</u>
Pre-consultation Meeting	<u>May 22/19</u>	Conservation Authority Fee	<u> </u>
Application Submitted	<u>May 29/19</u>	Well & Septic Info Provided	<u> </u>
Complete Application	<u>May 29/19</u>	Planner	<u>shown on map</u> <u>Steve</u>

**Check the type of planning application(s) you are submitting.**

- Official Plan Amendment
- Zoning By-Law Amendment
- Temporary Use By-law
- Draft Plan of Subdivision/Vacant Land Condominium
- Condominium Exemption
- Site Plan Application
- Consent/Severance
- Minor Variance
- Easement/Right-of-Way
- Extension of a Temporary Use By-law
- Part Lot Control
- Cash-in-Lieu of Parking
- Renewable Energy Project or Radio Communication Tower

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

*Add Chip Wagon onto property  
through special provision*

**Property Assessment Roll Number:** 33706001601

**A. Applicant Information****Name of Owner**

Bob + Bonnie Cookson

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

8 Cookson St.

Town and Postal Code

Port Ryerse, Ont. N3Y 4K2

Phone Number

519 498-1609

Cell Number

226 567-9610

Email

gramscafe@hotmail.com

**Name of Applicant**

Bonnie Cookson

Address

8 Cookson St.

Town and Postal Code

Port Ryerse, Ont. N3Y 4K2

Phone Number

519 498-1609

Cell Number

226 567-9610

Email

gramscafe@hotmail.com

**Name of Agent**

\_\_\_\_\_

Address

\_\_\_\_\_

Town and Postal Code

\_\_\_\_\_

Phone Number

\_\_\_\_\_

Cell Number

\_\_\_\_\_

Email

\_\_\_\_\_

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

Owner

Agent

Applicant

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

\_\_\_\_\_

## B. Location, Legal Description and Property Information

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

WDN Plan 17B BLK 15 LOT 1 TO  
LOT 6 LOT 12 LOT 13 LOT 14

Municipal Civic Address: 8 COOKSON ST.

Present Official Plan Designation(s): HAMLET

Present Zoning: RH

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

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:

2 small Garden sheds  
1 House

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: 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:

1 MOBILE Food TRAILER

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:

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*ABOVE*

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8. If known, the length of time the existing uses have continued on the subject lands:

*Approximately 45 years*

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9. Existing use of abutting properties:

*Houses & old lumber mill, not in use*

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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:

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### C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

*Make and sell food from chip wagon  
as per the zoning bylaw definition*

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

*Because a chip wagon is currently not a permitted use*

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3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality?  Yes  No If yes, describe its effect:

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4. Does the requested amendment remove the subject land from an area of employment?  Yes  No If yes, describe its effect:

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5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?

Yes  No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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6. 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: \_\_\_\_\_

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

\_\_\_\_\_

**9. Site Information****Existing****Proposed**

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

Lot frontage

See sketch attached

Lot depth

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Lot width

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Lot area

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Lot coverage

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Front yard

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Rear yard

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Left Interior side yard

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Right Interior side yard

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Exterior side yard (corner lot)

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Landscaped open space

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Entrance access width

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Exit access width

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Size of fencing or screening

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Type of fencing

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**10. Building Size**

Number of storeys

11

Building height

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Total ground floor area

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Total gross floor area

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Total useable floor area

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9ft. by 8ft.  
21 ft. by 8ft.**11. Off Street Parking and Loading Facilities**

Number of off street parking spaces

MIN. 2

Number of visitor parking spaces

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Number of accessible parking spaces

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Number of off street loading facilities

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12. Residential (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building?  Yes  No

If yes, describe: \_\_\_\_\_

Type

Single Detached

Semi-Detached

Duplex

Triplex

Four-plex

Street Townhouse

Stacked Townhouse

Apartment - Bachelor

Apartment - One bedroom

Apartment - Two bedroom

Apartment - Three bedroom

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): \_\_\_\_\_

Number of Units

Floor Area per Unit in m<sup>2</sup>

\_\_\_\_\_

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13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: \_\_\_\_\_

0

Number of buildings proposed: \_\_\_\_\_

1 Movable

Is this a conversion or addition to an existing building?  Yes  No

If yes, describe: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

Food Trailer 91 ft. by 8 ft

Norfolk  
COUNTY\*

Seating Capacity (for assembly halls or similar): 0

Total number of fixed seats: 0

Describe the type of business(es) proposed: Food trailer (mobile)

Total number of staff proposed initially: 1

Total number of staff proposed in five years: unknown

Total number of staff on the largest shift: 2

Maximum number of staff on the largest shift: 2

Is open storage required:  Yes  No

Is a residential use proposed as part of, or accessory to commercial/industrial use?  
 Yes  No If yes please describe:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

14. Institutional (if applicable)

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):  
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

15. Describe Recreational or Other Use(s) (if applicable)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### 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):

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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:

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Owners Knowledge

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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:

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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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Property is already developed in  
the town of Port Ryerse.

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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. 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))** *HASNT BEEN IN operation for many years.*

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       Communal wells  
 Individual wells       Other (describe below)

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Sewage Treatment

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

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Storm Drainage

Storm sewers       Open ditches  
 Other (describe below)

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2. Existing or proposed access to subject lands:

Municipal road       Provincial highway  
 Unopened road       Other (describe below)

Name of road/street: Cookson STREET  
+ PORT Ryerse ROAD.

## G. Other Information

1. Does the application involve a local business?  Yes  No

If yes, how many people are employed on the subject lands?

1 employee

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 supporting info.

- Functional Servicing Report
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Noise or Vibration Study
- Record of Site Condition
- Storm water Management Report
- Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- Plan of standard condominium (2 paper copies and 1 electronic copy)
- Draft condominium declaration
- Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

#### **J. 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.

#### **K. 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.

#### **L. 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.

Bonnie Cookson

Owner/Applicant Signature

May 29/2019

Date

#### **M. Owner's Authorization**

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) 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

**N. Declaration**

I, Bonnie Cookson of Port Ryerse

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

Bonnie Cookson

Owner/Applicant Signature

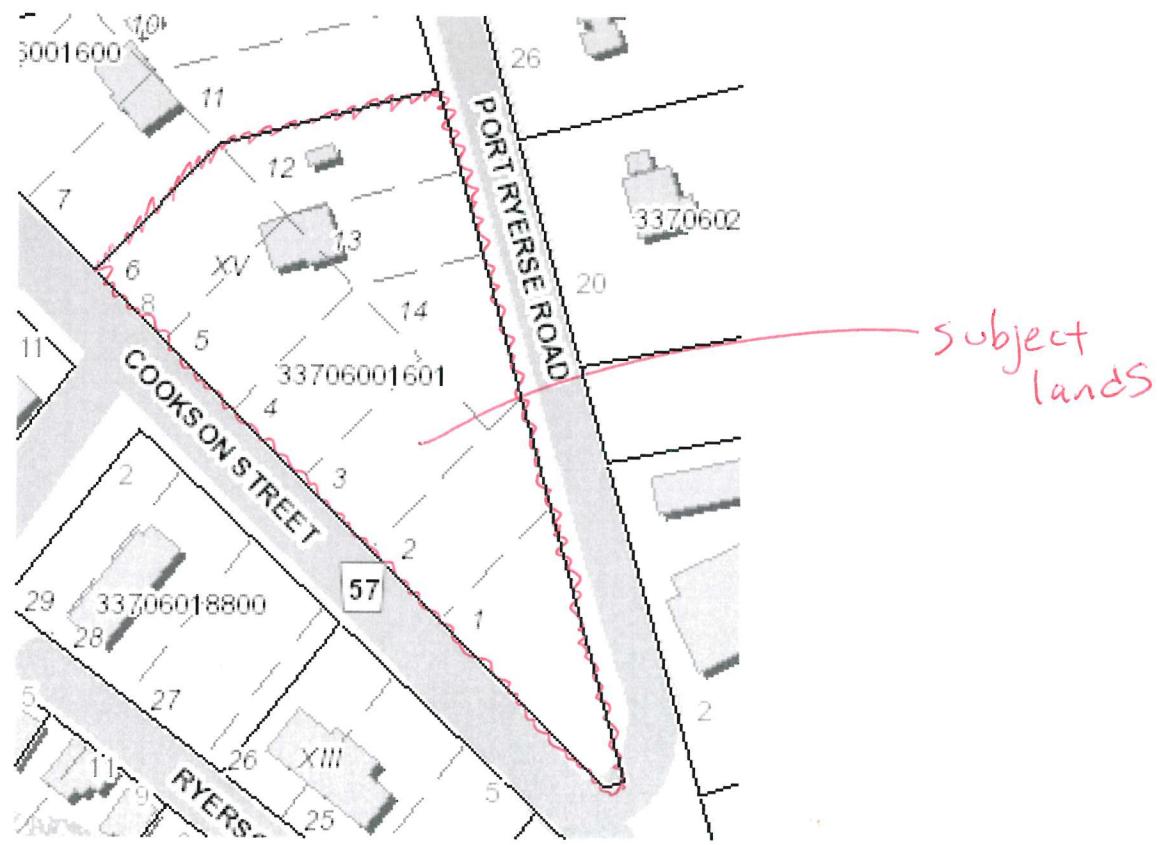
In Norfolk County

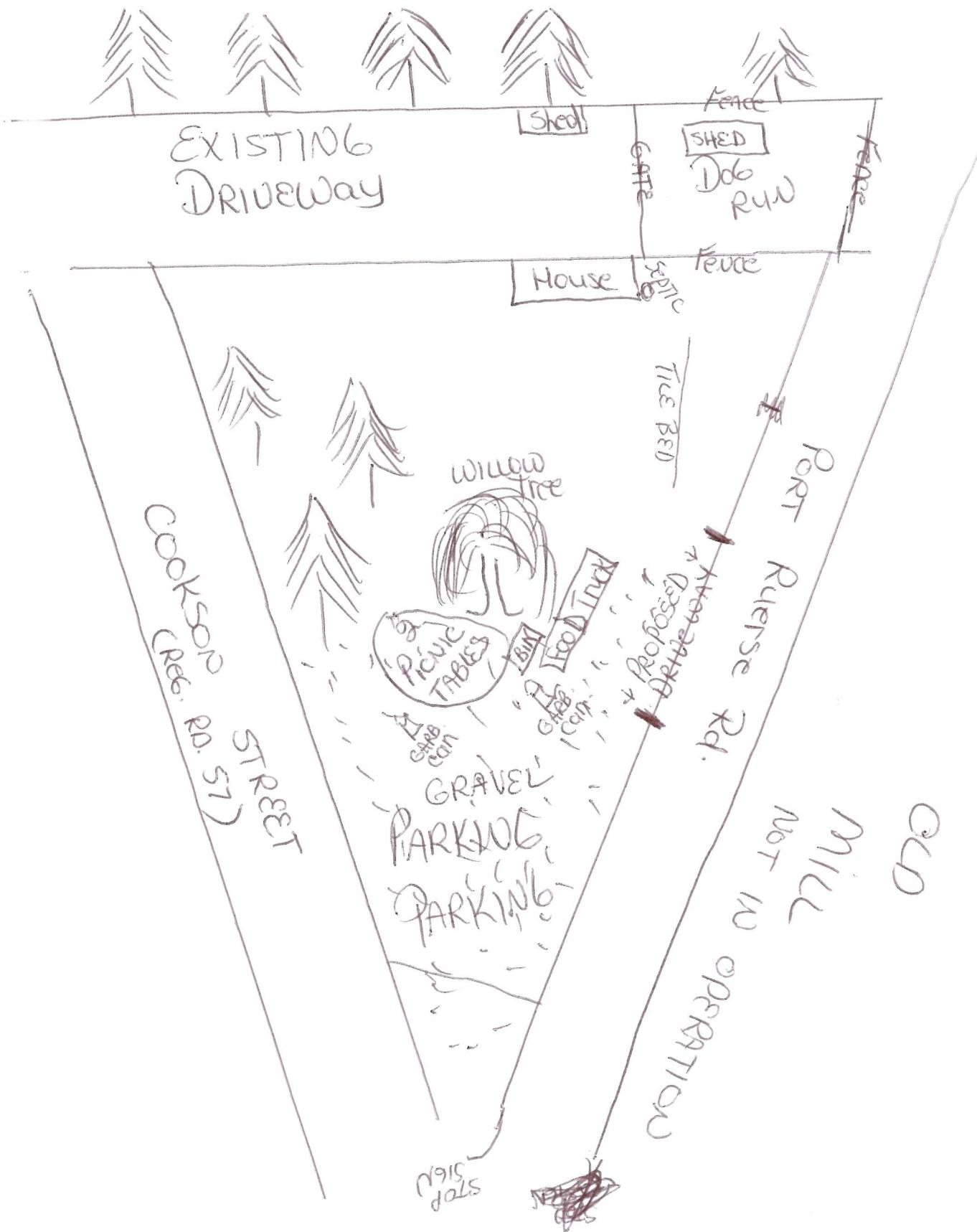
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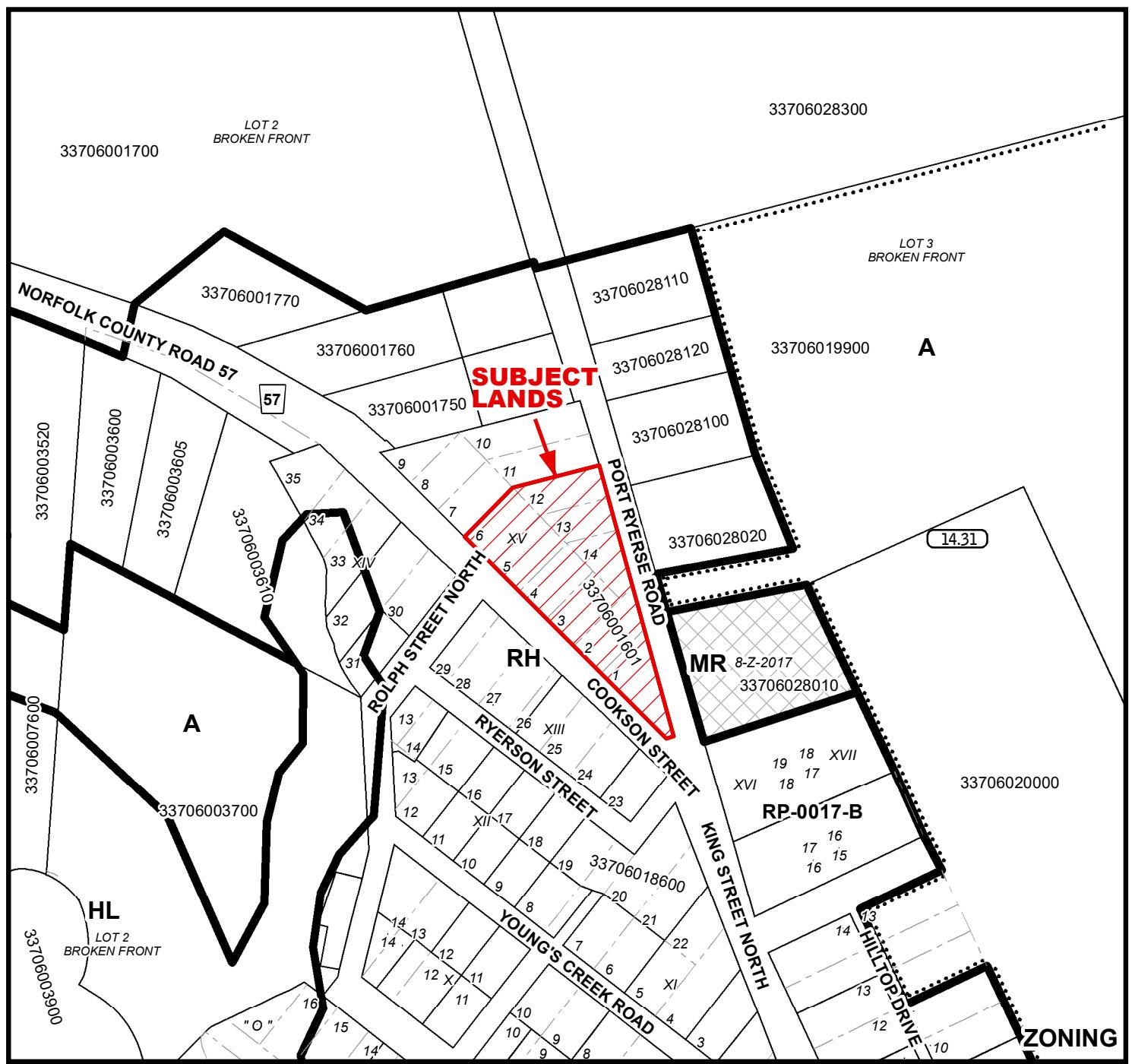
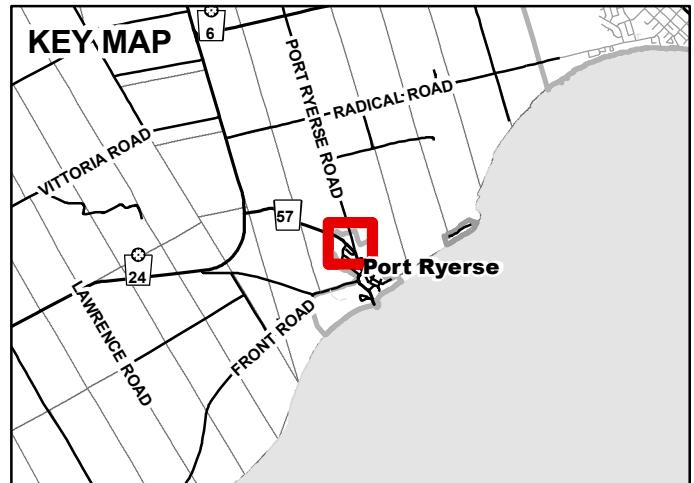
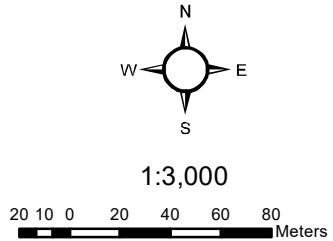
Steven James Collyer,  
a Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires April 9, 2021

Stevens James Collyer  
A Commissioner, etc.





**MAP 1**  
**File Number: ZNPL2019196**  
Geographic Township of  
**WOODHOUSE**



2019-06-06

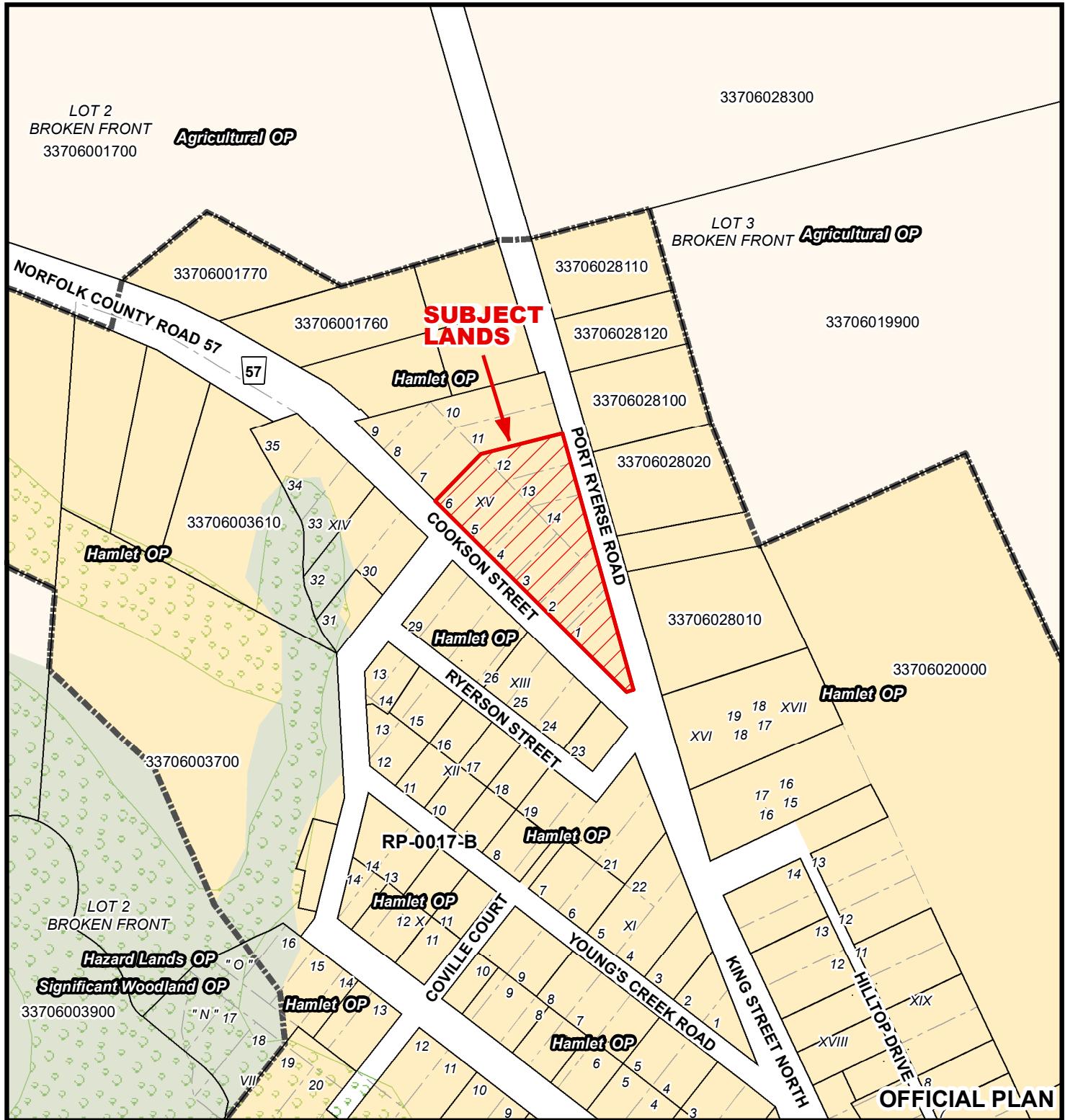
## MAP 2

File Number: ZNPL2019196

### Geographic Township of WOODHOUSE



1:3,000

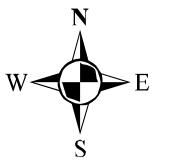


2019-06-06

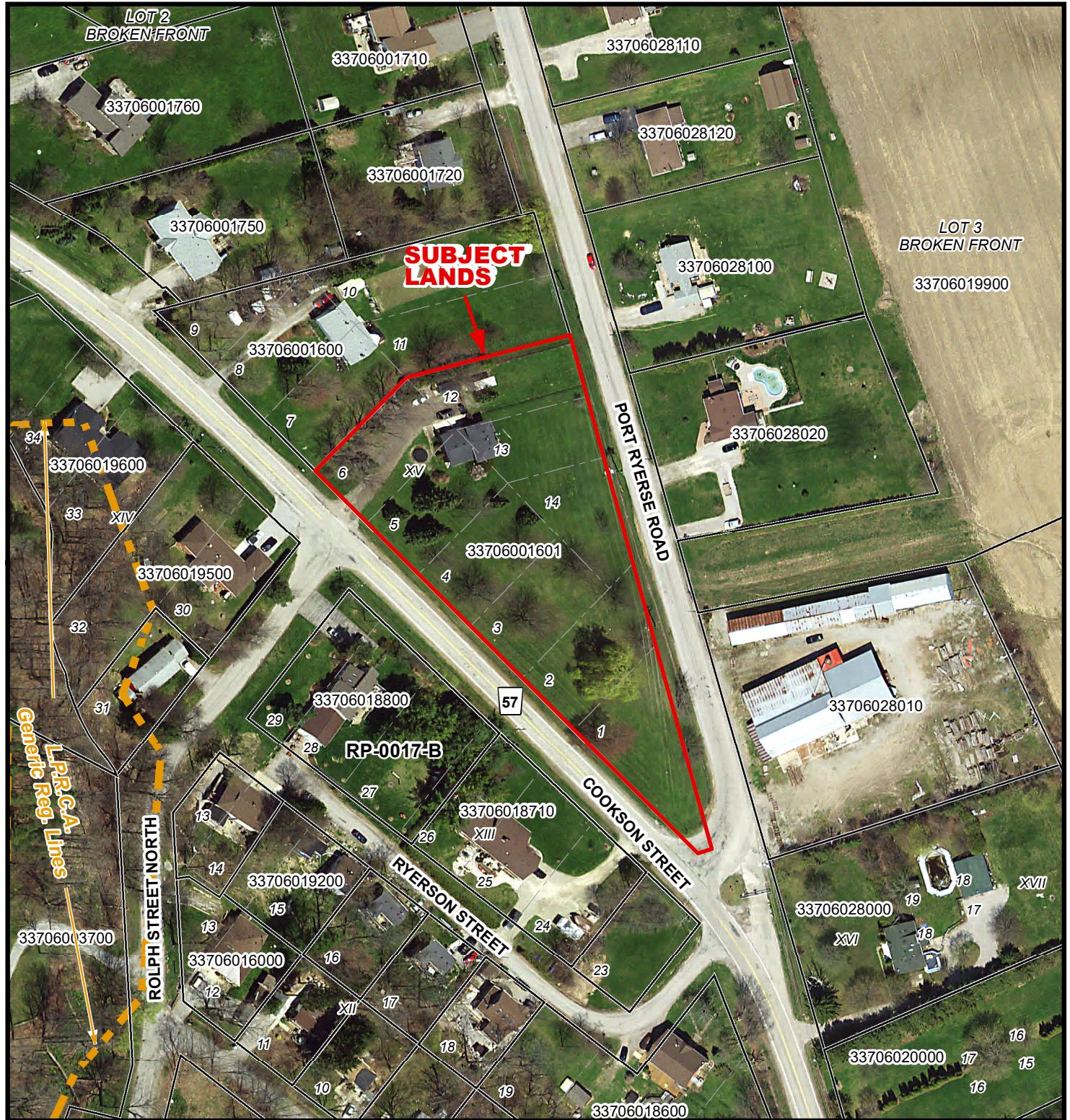
# MAP 3

File Number: ZNPL2019196

Geographic Township of WOODHOUSE



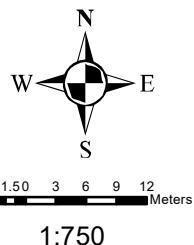
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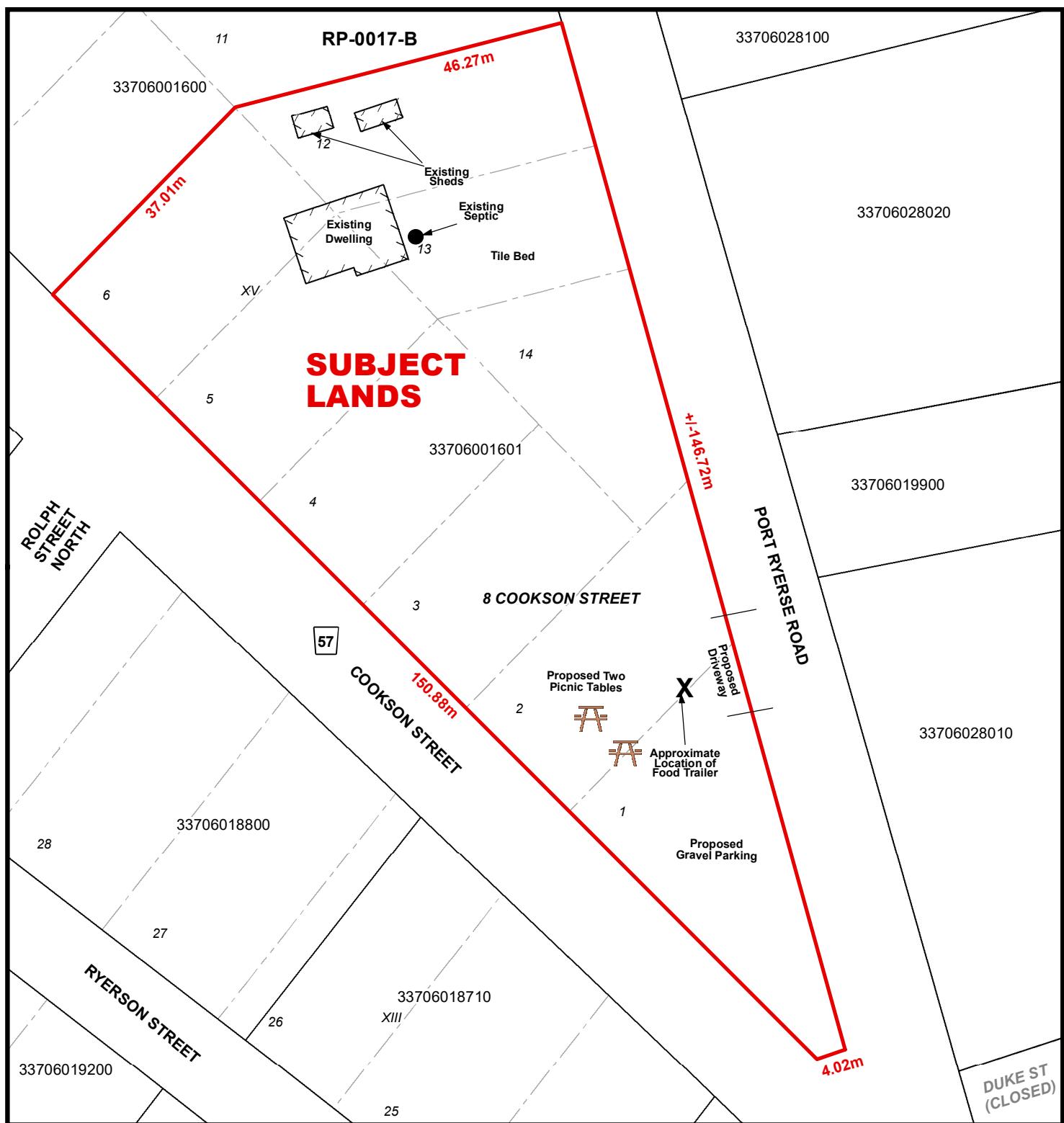
2019-06-06

## MAP 4

File Number: ZNPL2019196  
Geographic Township of WOODHOUSE



1:750



2019-06-06