

For Office Use Only:

File Number	ZNPL2022099	Public Notice Sign	
Related File Number	N/A	Application Fee	\$ 3397.00
Pre-consultation Meeting	April 6, 2022	Conservation Authority Fee	N/A
Application Submitted	April 12, revised April 20, 2022	Well & Septic Info Provided	N/A
Complete Application	April 22, 2022	Planner	Hanne Yager

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
- Extension of a Temporary Use By-law
- Part Lot Control
- Cash-in-Lieu of Parking
- Renewable Energy Project or Radio Communication Tower

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

To Install a 8FT wide 2x6 wall in an existing Bathroom to make Fire rated and to separate Back half of House to utilize a 2 Bedroom unit and to Allow for a 2 Bedroom front of House unit by adding 1 fixture. A kitchen sink.

so to allow R2-zoning to have the use of a triplex front Duplex.

Property Assessment Roll Number: 3310401008044000000

Asking For Tandem PARKING For 3 Spots. in Required Front YARD DRIVE WAY.

A. Applicant Information

Name of Owner

DAVE Brown

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

101 42 Mc call St

Town and Postal Code

Simcoe ont N3Y 2C4

Phone Number

519 427-8325

Cell Number

Email

Name of Applicant

Doug Brazeel

Address

524 Queenway West

Town and Postal Code

Simcoe ont N3Y 4J9

Phone Number

519 758-7841

Cell Number

Email

dcb65@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 both 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):

Plan 182-BLK 56 lot 9 PT. LOT 10
0.26 AC

Municipal Civic Address: 182 Taibot St N.

Present Official Plan Designation(s): _____

Present Zoning: R-2 (1-2-2014)

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

Yes No If yes, please specify corresponding number:

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:

Duplex would be converted to
triplex

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.

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:

Interior : No
addition

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:

N/A

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.

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

Have a triplex in an R-2 zone.

Change Zoning From R2 - R3

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

To supply another living spot

Triplex not permitted in current zone

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:

N/A

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

N/A

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):

6. Description of land intended to be severed in metric units:

Frontage: *N/A*

Depth: *N/A*

Width: *N/A*

Lot Area: *N/A*

Present Use: *N/A*

Proposed Use: *N/A*

Proposed final lot size (if boundary adjustment): *N/A*

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: *N/A*

Description of land intended to be retained in metric units:

Frontage: *N/A*

Depth: *N/A*

Width: *N/A*

Lot Area: *N/A*

Present Use: *N/A*

Proposed Use: *N/A*

Buildings on retained land: *N/A*

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

Frontage: *N/A*

Depth: *N/A*

Width: *N/A*

Area: *N/A*

Proposed use: *N/A*

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

N/A

9. Site Information

R-3
Zoning

Refer to
Drawings
Proposed

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

Lot frontage	80	17m	24m
Lot depth	143		
Lot width			
Lot area	0.26 acres	5100	1052m ²
Lot coverage			
Front yard		6m	15.27
Rear yard			
Left Interior side yard		3.5m	15ft
Right Interior side yard		1.2m	5.6ft
Exterior side yard (corner lot)			
Landscaped open space		50%	comply
Entrance access width			90%
Exit access width			26.8m
Size of fencing or screening			
Type of fencing			

10. Building Size

Number of storeys		2 storey.
Building height	11 metre	28 ft.
Total ground floor area		1500 m ²
Total gross floor area		2300 m ²
Total useable floor area		

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	4/6 required.	6 parking.
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Residential (if applicable)

Number of buildings existing: N/A. RB

Number of buildings proposed: 3 RB

Is this a conversion or addition to an existing building? Yes No TO split lower level into 2 units

If yes, describe: Duplex to Triplex making 3 plex

Type	Number of Units	Floor Area per Unit in m ²
Single Detached		
Semi-Detached		
Duplex	<u>2</u>	<u>unit 1 70 m²</u>
Triplex	<u>3</u>	<u>unit 2 70 m²</u>
Four-plex		<u>units 74.32 m²</u>
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):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: N/A

Number of buildings proposed: N/A

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

If yes, describe:

Converting from Duplex to Triplex

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

N/A.

Seating Capacity (for assembly halls or similar): N/A

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

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: N/A

Seating capacity (if applicable): N/A

Number of beds (if applicable): N/A

Total number of staff proposed initially: N/A

Total number of staff proposed in five years: N/A

Maximum number of staff on the largest shift: N/A

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)

N/A

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:

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:

*Residential within Urban
Boundary Impacts unknown.*

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? Yes No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance

Wooded area

On the subject lands or within 500 meters – distance

Municipal Landfill

On the subject lands or within 500 meters – distance

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

On the subject lands or within 500 meters – distance

Floodplain

On the subject lands or within 500 meters – distance

Rehabilitated mine site

On the subject lands or within 500 meters – distance

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance

Active mine site within one kilometre

On the subject lands or within 500 meters – distance

Industrial or commercial use (specify the use(s))

On the subject lands or within 500 meters – distance

Active railway line

On the subject lands or within 500 meters – distance

Seasonal wetness of lands

On the subject lands or within 500 meters – distance

Erosion

On the subject lands or within 500 meters – distance

Abandoned gas wells

On the subject lands or within 500 meters – distance

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water Communal wells
 Individual wells Other (describe below)

Sewage Treatment

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

Storm Drainage

Storm sewers Open ditches
 Other (describe below)

2. Existing or proposed access to subject lands:

Municipal road Provincial highway
 Unopened road Other (describe below)

Name of road/street:

TALBOT

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.

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.

Dave Brown

Owner/Applicant Signature

08/04/2022

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 DAVE Brown am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Dave Brown 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.

Dave Brown

Owner

08/04/2022

Date

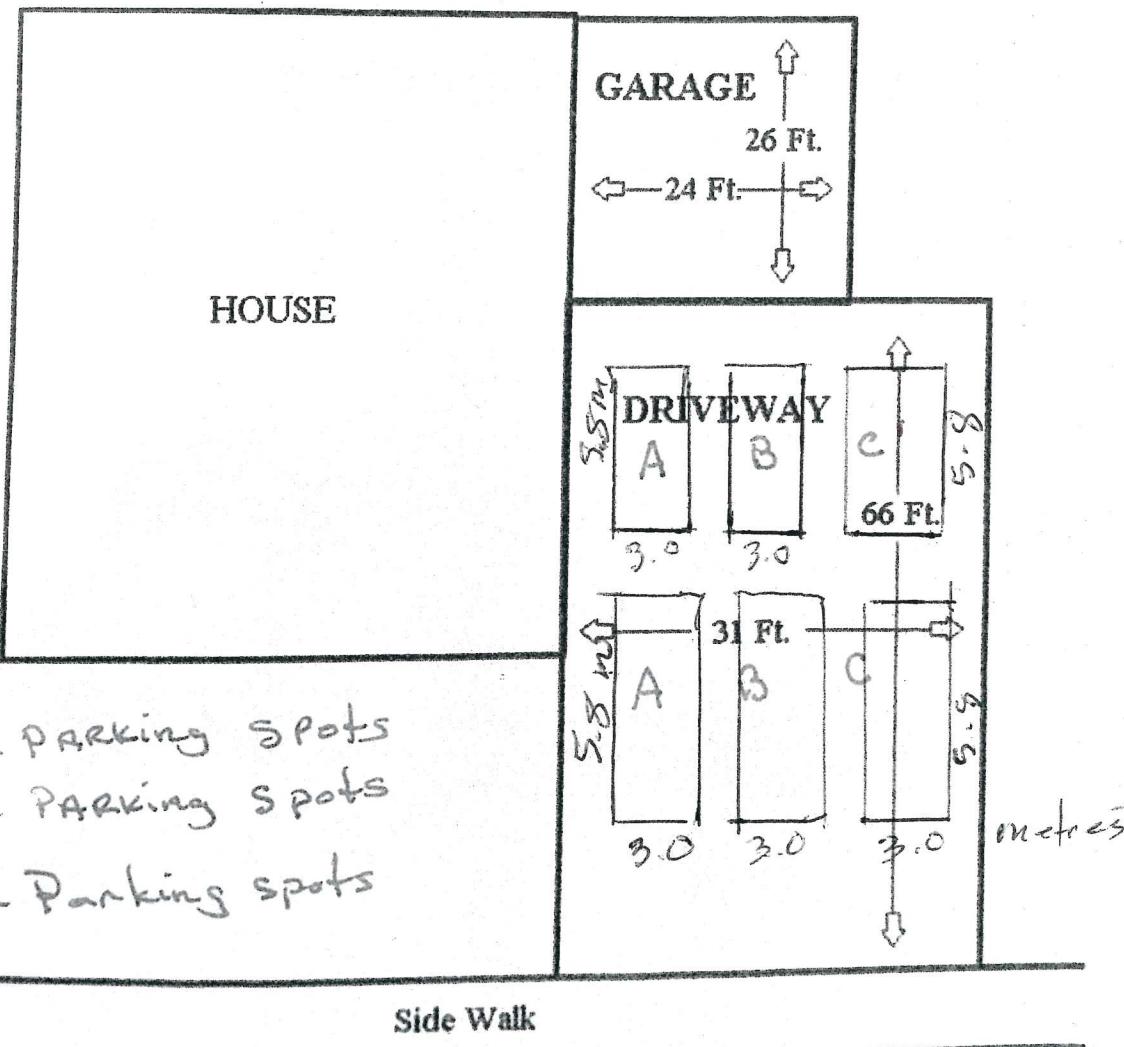
Owner

Date

182 Talbot Street, North
Simcoe Ontario

Legal Description
Plan:182BLK55 Lot: 9 Part of Lot 10

GARAGE and DRIVEWAY DIMENSIONS





20220114161008...



Schedule 1: Designer Information

Use this form for the individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information

Building number, street name 182 Talbot Street North | Unit no. 100 | Lot no. 1

Municipality Norfolk County | Postal code N0B 1R0 | Province of other jurisdiction

B. Individual who reviews and takes responsibility for design activities

Name Robert W. Phillips | Firm J. H. Cohaon Engineering Ltd.

Street address 440 Hardy Road | Unit no. 100 | Lot no. 1

Municipality Brantford | Postal code N3T 5L8 | Province Ontario | Email rwp Phillips@cohaoneng.com

Telephone number (519) 753-2656 | Fax number (519) 753-4263 | Cell number ()

C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1, of Division C]

<input type="checkbox"/> House	<input type="checkbox"/> HVAC - House	<input type="checkbox"/> Building Structural
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing - House
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing - All Buildings
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> Grade Sewage Systems

Description of designer's work

Design of Fire separation and New Egress.

D. Declaration of Designer

Robert W. Phillips

I declare that (please one or as appropriate)

is true and correct.

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories, Individual BCIM:

Firm BCIM:

I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5 of Division C, of the Building Code. Individual BCIM:

Basis for exemption from registration:

The design work is exempt from the registration and qualification requirements of the Building Code.

Basis for exemption from registration and qualification: Professional Engineer.

I certify that:

1. The information contained in this schedule is true to the best of my knowledge.
2. I have submitted this application with the knowledge and consent of the firm.

2022/01/14

Date

Signature of Designer

NOTE:

1. For the purpose of this form, "firm" and means the "designer" who will be in Clause 3.2.4(7)(c) of Division C, Article 3.2.5.1 of Division C, and all other persons and/or entities that qualify under Subsections 3.2.4 and 3.2.5 of the Building Code.
2. Schedule 1 is not required to be completed by a holder of a license, for every license, except a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practice, a holder of a permit, or a holder of a professional registration, issued by the Association of Professional Engineers of Ontario.

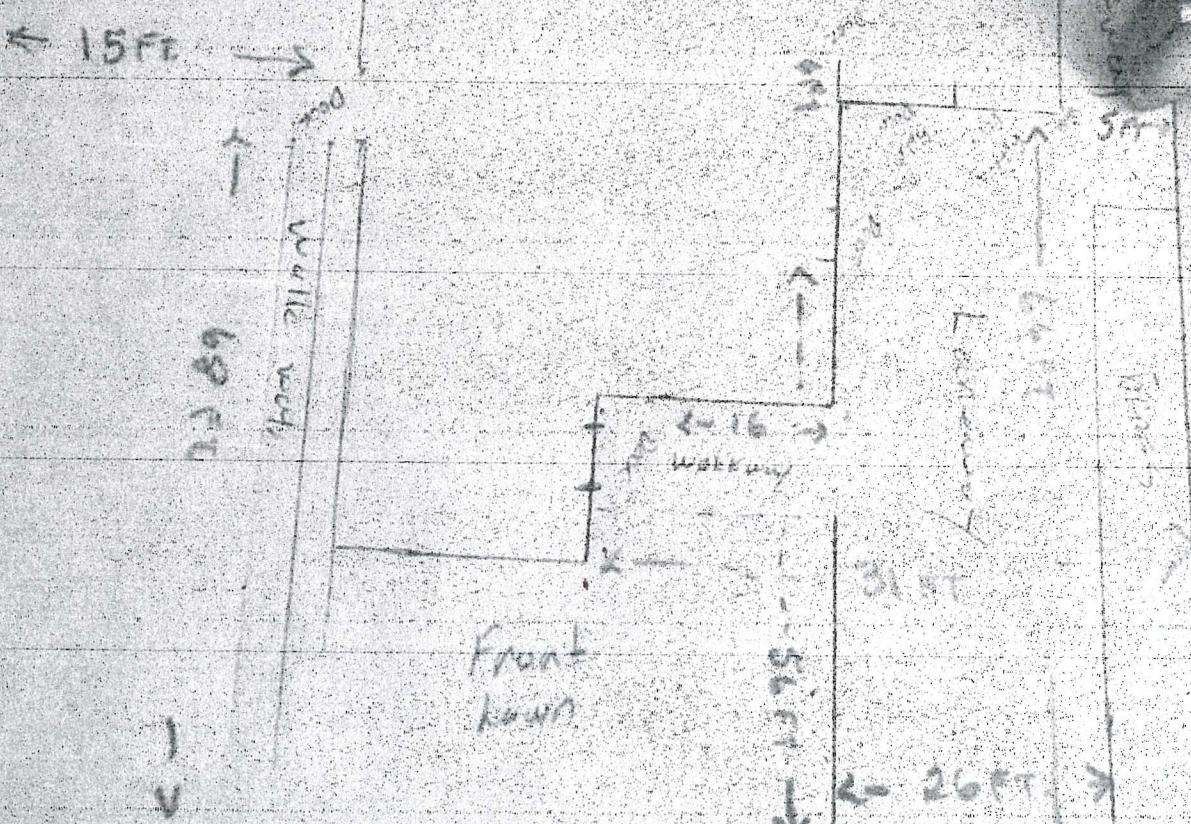
Permit Intake Checklist

Address: 182 TALBOT STREET NORTH Roll: 331040100804400000

Application is deemed incomplete - additional items are required

Intake date: November 25, 2021

Applicant: BRIAZIER DOUGLAS, 594 QUEENSWAY W



NO/OK



Map data ©2022, Map data ©2022 5 m

N. Declaration

I, Doug Brainer of Simcoe,

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

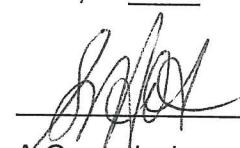
NORFOLK COUNTY

In SIMCOE, ONT.

This 10th day of APRIL 2022

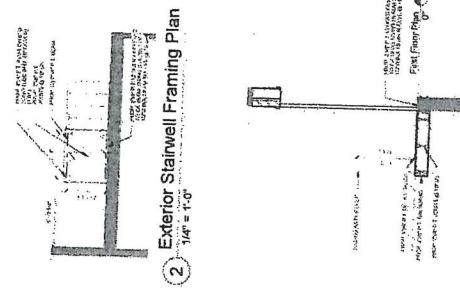
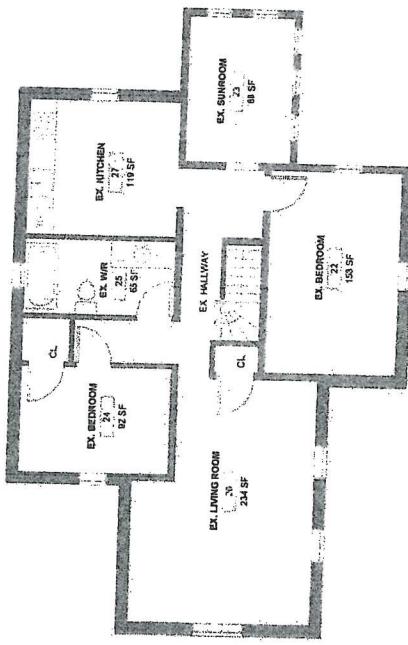
A.D., 20

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

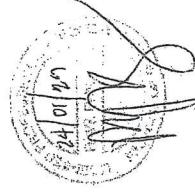
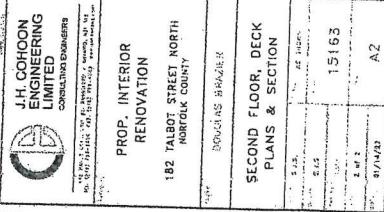

A Commissioner, etc.



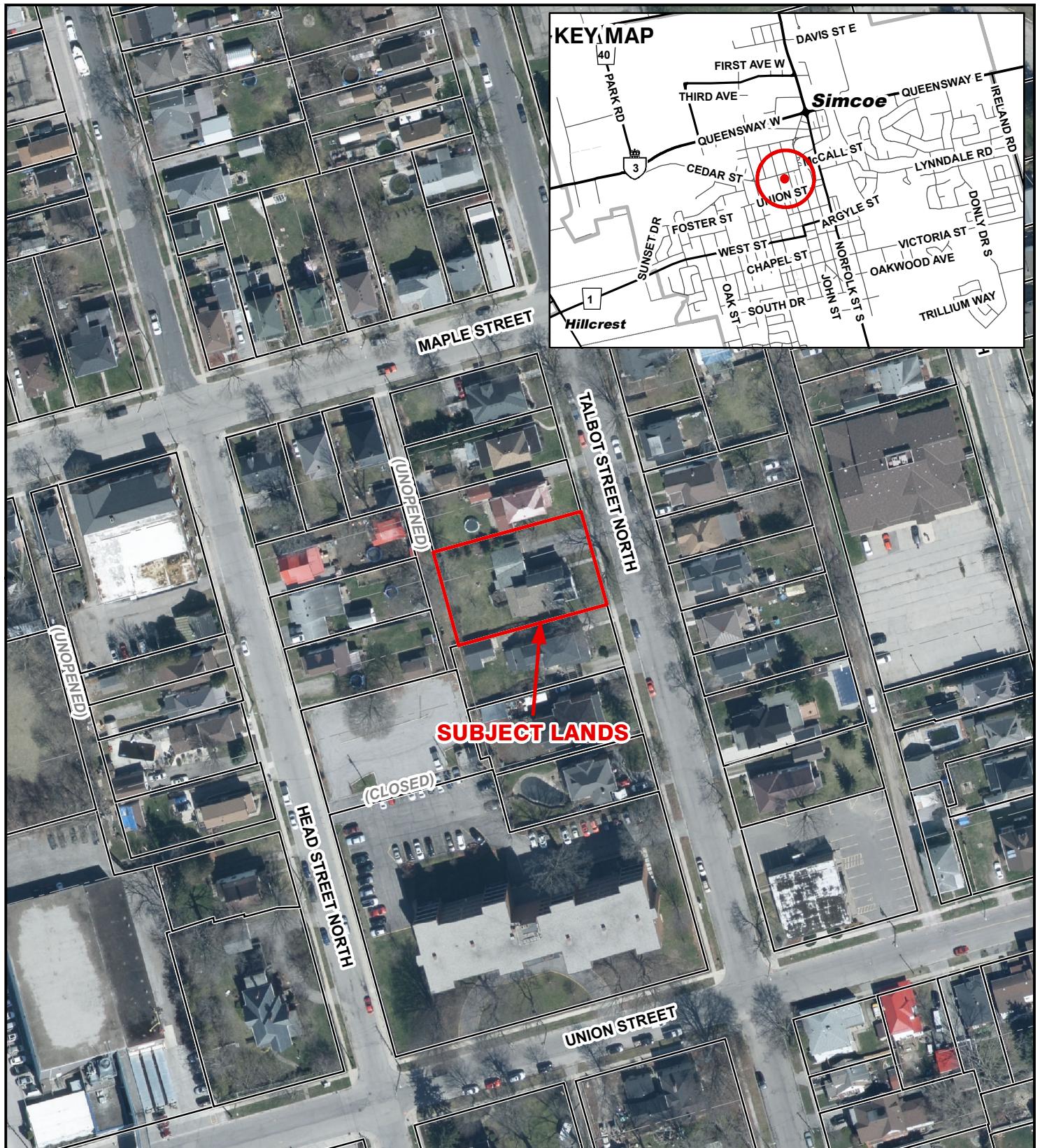
Owner/Applicant Signature



1 **Section 1**
3/8" = 1'-0"



CONTEXT MAP
Urban Area of SIMCOE

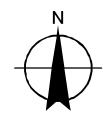


Legend

Subject Lands

2020 Air Photo

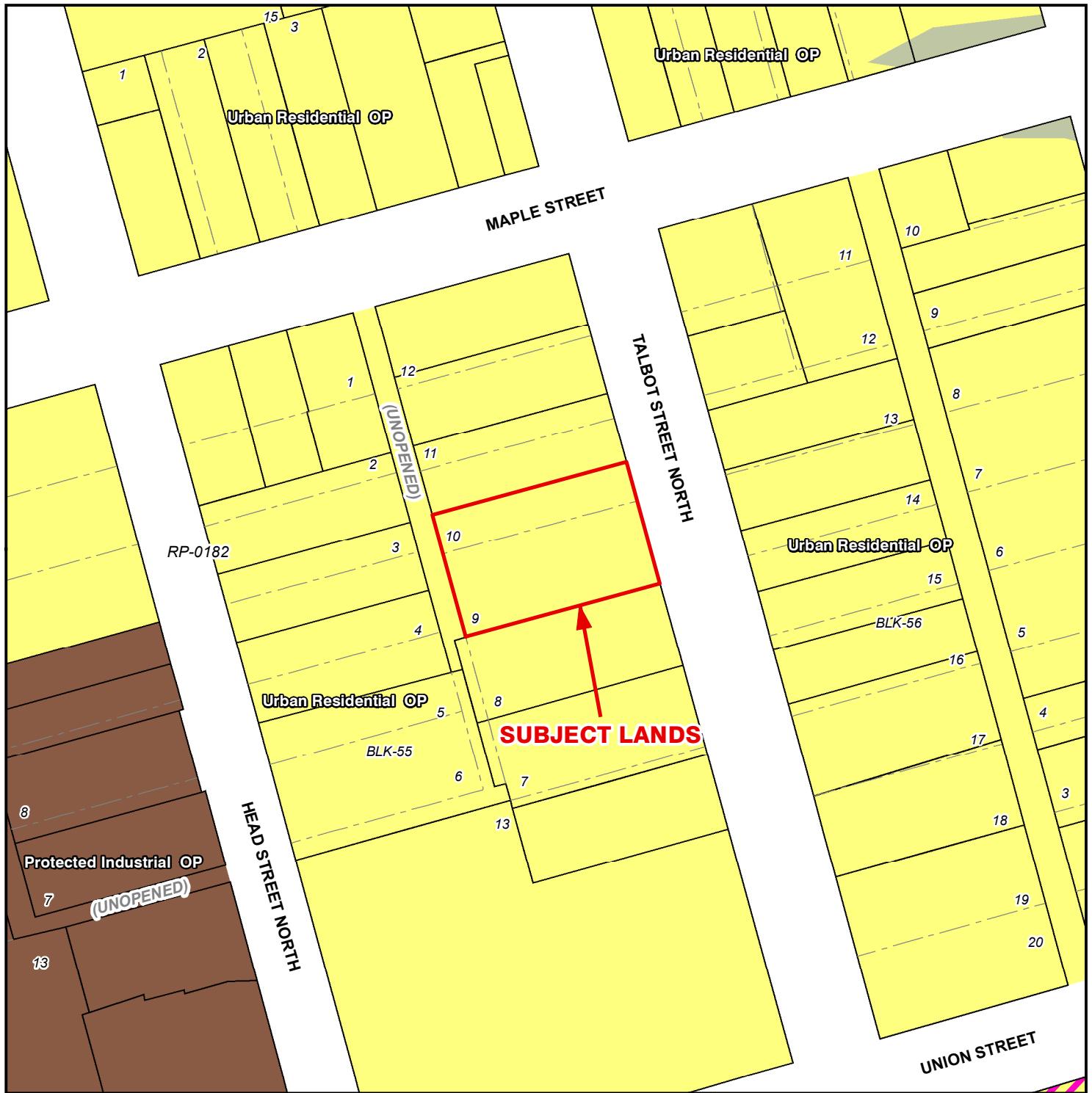
5/2/2022



10 5 0 10 20 30 40 Meters

OFFICIAL PLAN MAP

Urban Area of SIMCOE



Legend

Subject Lands

Official Plan Designations

Hazard Lands

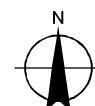
Urban Residential

Mixed Residential\Commercial

Protected Industrial

Urban Area Boundary

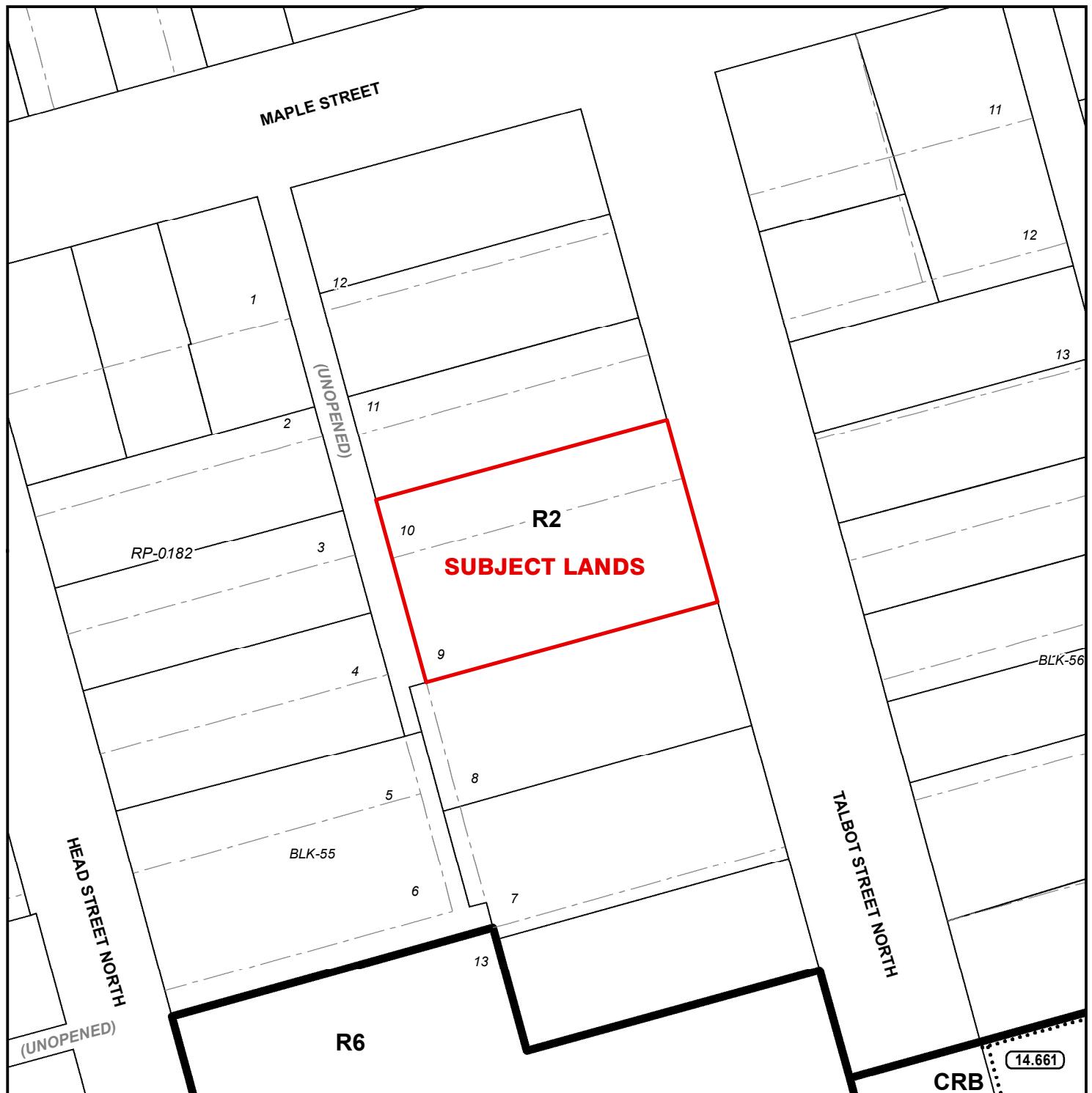
5/2/2022



9.54.75 0 9.5 19 28.5 38 Meters

PROPOSED ZONING BY-LAW AMENDMENT MAP

Urban Area of SIMCOE

**LEGEND** Subject Lands

ZONING BY-LAW 1-Z-2014

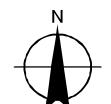
(H) - Holding

CRB - Residential Commercial Business Zone

R2 - Residential R2 Zone

R6 - Residential R6 Zone

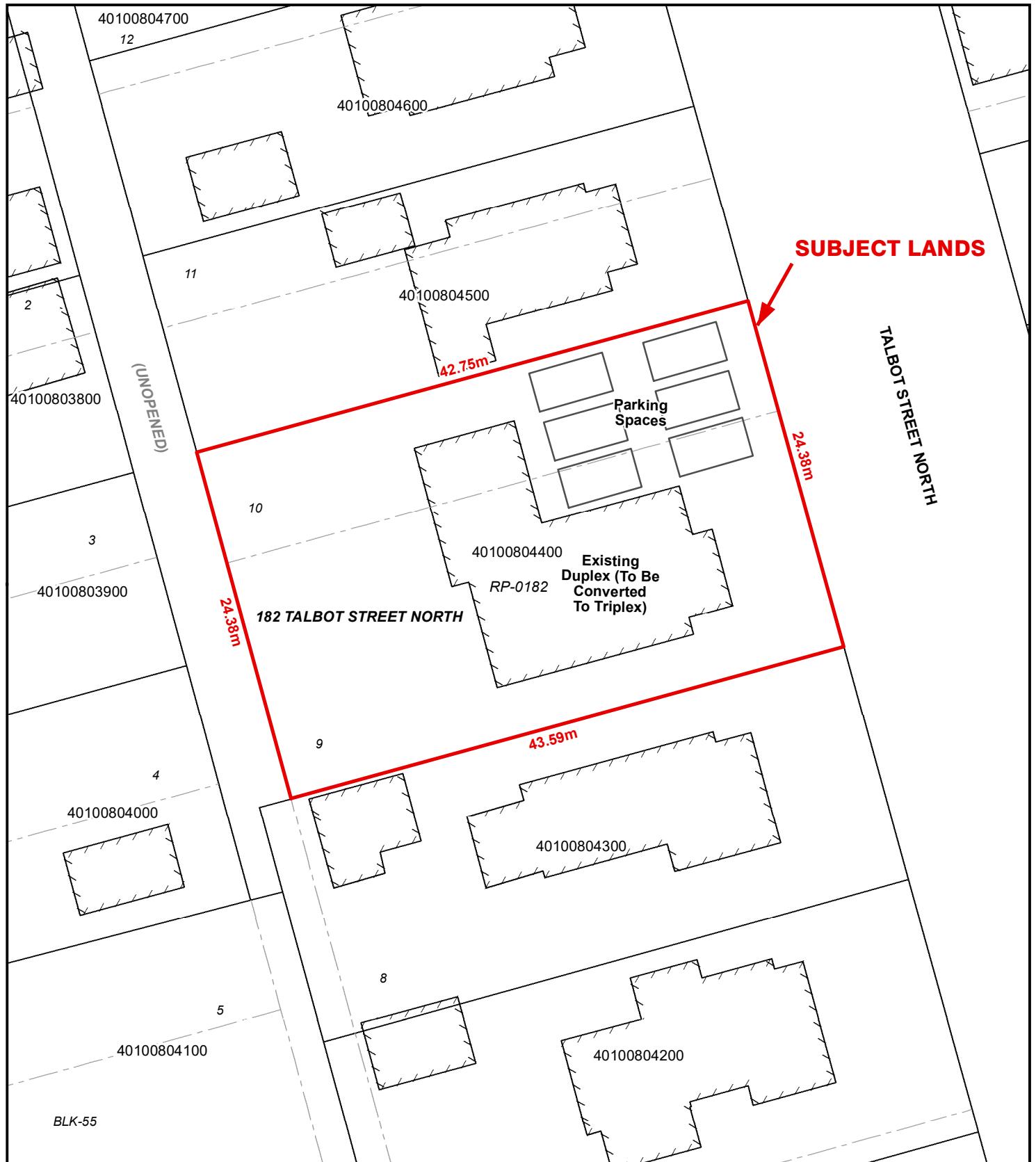
5/2/2022

From: R2
To: R3 with special provision

6.53.25 0 6.5 13 19.5 26 Meters

CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

Subject Lands

5/2/2022



3 1.5 0 3 6 9 12 Meters