

For Office Use Only:

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

Property Assessment Roll Number: 3310401008644000000

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~~1111~~ 42 McCall St**Town and Postal Code**Simcoe Ont N3Y 2C4**Phone Number**519 427-8325**Cell Number****Email****Name of Applicant**Doug Brazier**Address**594 Queensway West**Town and Postal Code**Simcoe Ont N3Y 4S9**Phone Number**519 758-7811**Cell Number****Email**dcbb5@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 mortgages, 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 TAIBO 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 want to convert 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: _____

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

P-2
Zoning

Refer to Drawings
Proposed

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

Lot frontage	<i>80</i>	<i>17 m</i>	<i>24 m</i>
Lot depth	<i>143</i>		
Lot width			
Lot area	<i>0.26 acres</i>	<i>5100</i>	<i>1052 m²</i>
Lot coverage			
Front yard		<i>6 m</i>	<i>15.27</i>
Rear yard			
Left Interior side yard		<i>3 m</i>	<i>15 ft</i>
Right Interior side yard		<i>1.2 m</i>	<i>5.6 ft</i>
Exterior side yard (corner lot)			
Landscaped open space		<i>50%</i>	<i>comply</i>
Entrance access width			<i>20 ft</i>
Exit access width			<i>24 ft</i>
Size of fencing or screening			
Type of fencing			

10. Building Size

Number of storeys		<i>2 storey</i>
Building height	<i>11 metre</i>	<i>28 ft</i>
Total ground floor area		<i>1500 m²</i>
Total gross floor area		<i>2300 m²</i>
Total useable floor area		

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	<i>N/A. 6 required.</i>	<i>6 parking.</i>
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

Number of buildings proposed: 40

Is this a conversion or addition to an existing building? ☒ Yes ☒ No 40 OB 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 m2
Single Detached		
Semi-Detached		
Duplex	<u>40</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): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

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)

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

☐ Individual wells

☐ Communal 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

05/04/2022
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 Doug Brazier 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

05/04/2022
Date

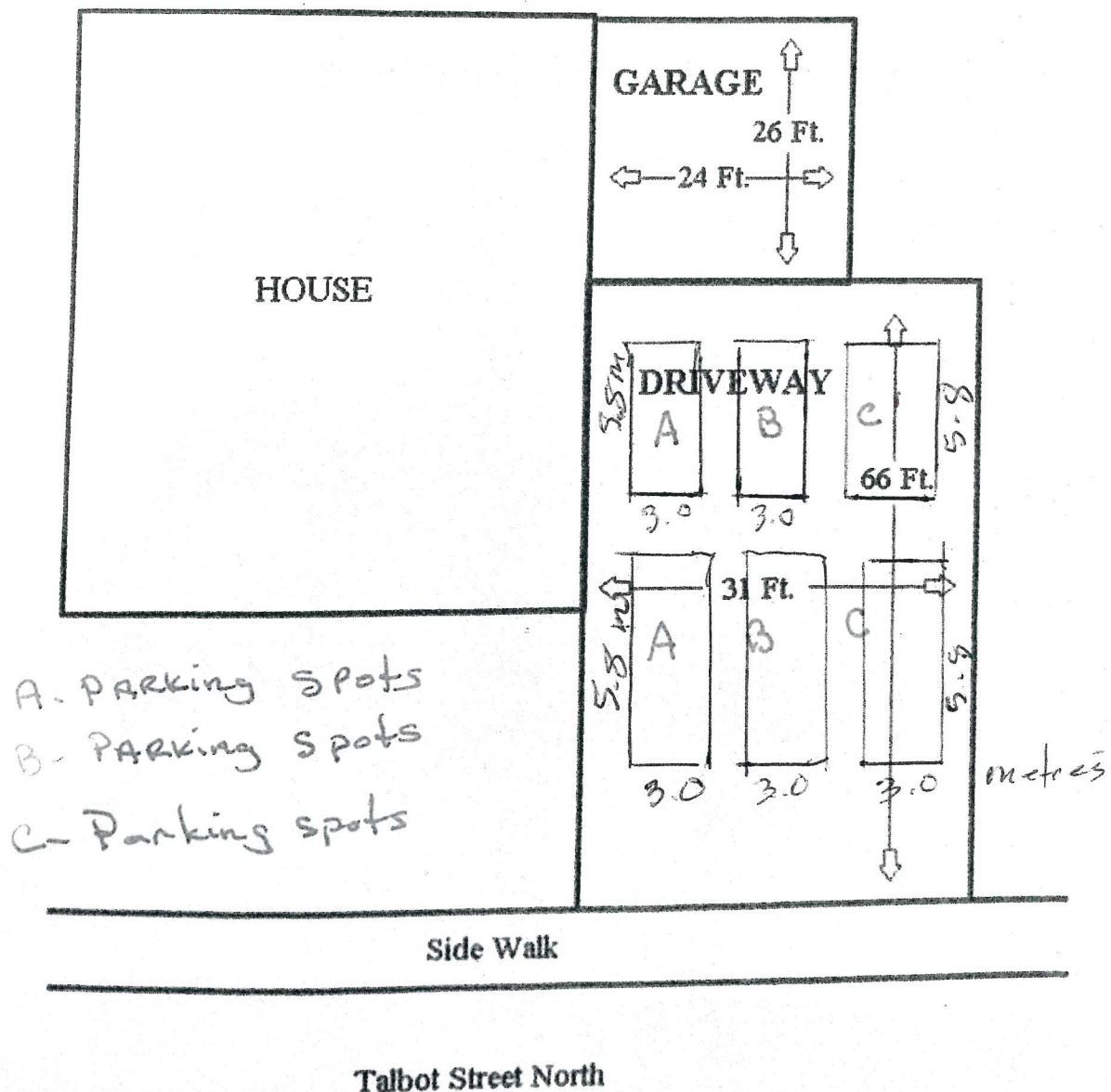
Owner

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 each person 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.	
Municipality	Norfolk County	Postal code	
Plot number and area description			

B. Individual who reviews and takes responsibility for design activities

Name	Robert W. Phillips	Firm	J. H. Cohoon Engineering Ltd.
Street address	440 Hardy Road	Unit no.	
Municipality	Brantford	Postal code	N3T 5L8
Province	Ontario	E-mail	rphillips@cohooneng.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 checked="" 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"/> On-site Sewage Systems

Description of designer's work:

Design of Fire separation and New Egress.

D. Declaration of Designer

Robert W. Phillips

declare that (choose one or more, as appropriate):

- ☐ 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 BCIN: _____

Firm BCIN: _____

- ☐ 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 BCIN: _____

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:

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

2022/01/14

Date

Signature of Designer

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (a) of Division C, Article 3.2.5.1 of Division C, and all other persons and are exempt from qualification under Subsection 3.2.4 and 3.2.5 of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Issued in Ontario and signed by a holder of a license to practice, a license to practice, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Property line

Allow

15 Ft

68 ft

Wall with

Front lawn

Garage

Landscaping

Fence

any spreading

36 ft

26 ft

Applicant: BRAZIER DOUGLAS, 594 QUEENSWAY W

Intake date: November 25, 2021

Application is deemed incomplete - additional items are required

PRBD20212387

Address: 182 TALBOT STREET NORTH Roll: 3310401008044000000

Permit Intake Checklist

Norfolk



N. Declaration

I, Doug Brulier 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.



Owner/Applicant Signature

In SIMCOE, ONT.

This 12th 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.

GENERAL NOTES

1. SEE PLAN FOR DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WORK.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
4. ALL MATERIALS SHALL BE OF QUALITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
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15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

DESIGN LOADS

1. DEAD LOAD (DL)	10 PSF
2. LIVE LOAD (LL)	40 PSF
3. WIND LOAD (WL)	15 PSF
4. SNOW LOAD (SL)	20 PSF
5. SEISMIC LOAD (SL)	0.15g

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS

1000 WEST 10TH AVE. SUITE 100
VANCOUVER, BC V6H 1T6
TEL: 604-681-1111
FAX: 604-681-1112
WWW.JHCOHOON.COM

PROP. INTERIOR RENOVATION
182 TALBOT STREET NORTH
NORFOLK COUNTY

1000 WEST 10TH AVE. SUITE 100
VANCOUVER, BC V6H 1T6
TEL: 604-681-1111
FAX: 604-681-1112
WWW.JHCOHOON.COM

PLAN VIEW

1. 1/8" = 1'-0"

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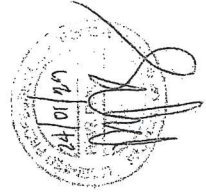
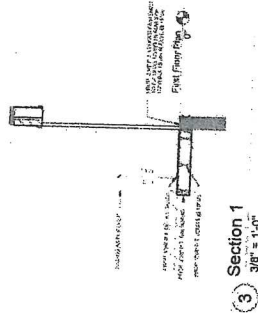
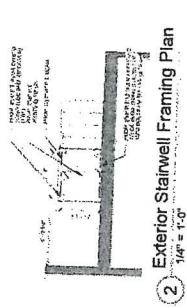
513. 128" = 1'-0"


514. 128 1/4" = 1'-0"

515. 128 1/2" = 1'-0"

516. 128 3/4" = 1'-0"

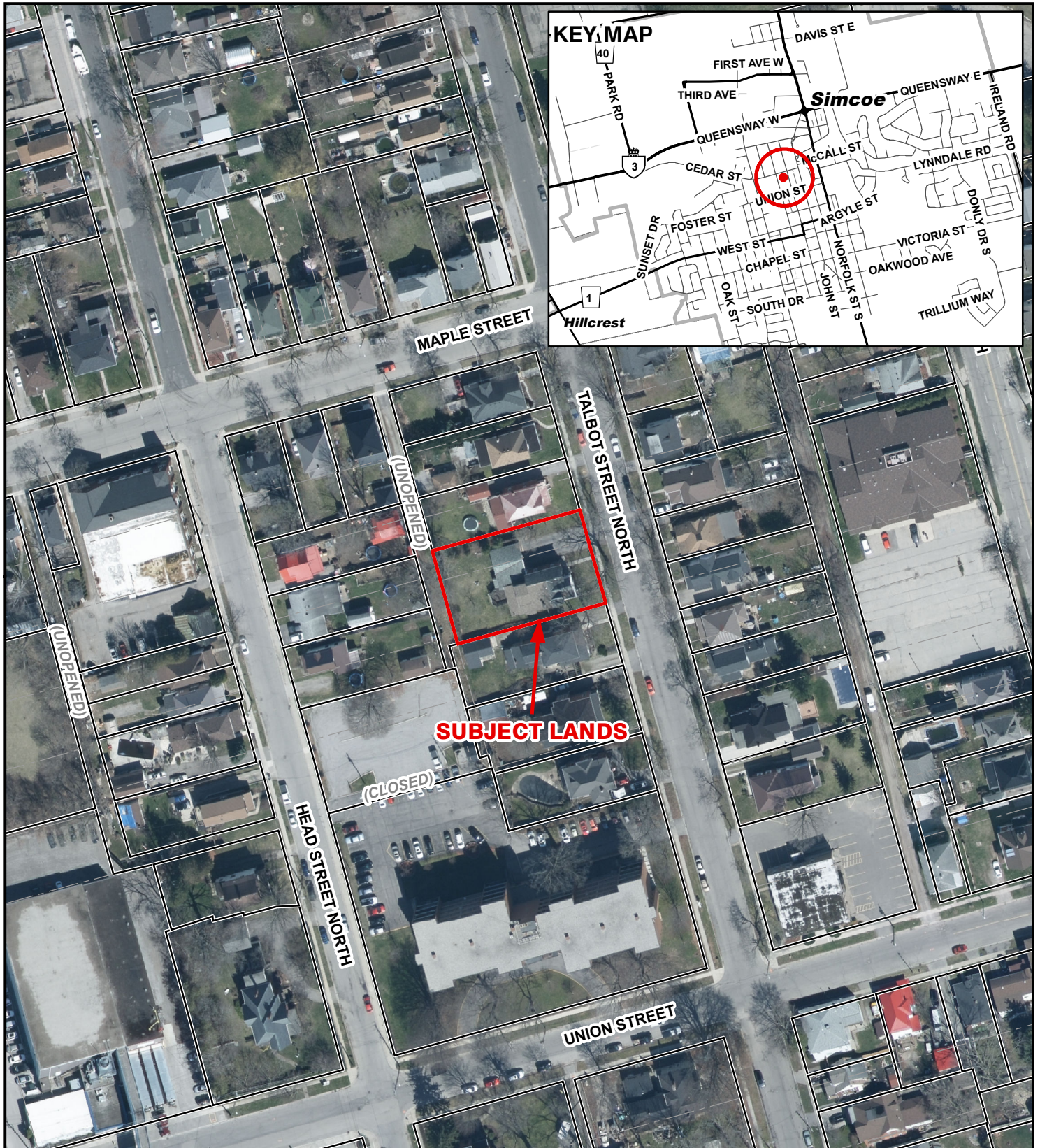
517. 129" =




	J.H. COOCHON ENGINEERING LIMITED CONSULTING ENGINEERS	182 TALBOT STREET NORTH NORTFOLK COUNTY	PROP. INTERIOR RENOVATION	151.63	A2
SECOND FLOOR, DECK PLANS & SECTION				151.63	A2

MAP A
CONTEXT MAP
Urban Area of SIMCOE

ZNPL2022099

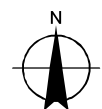


Legend

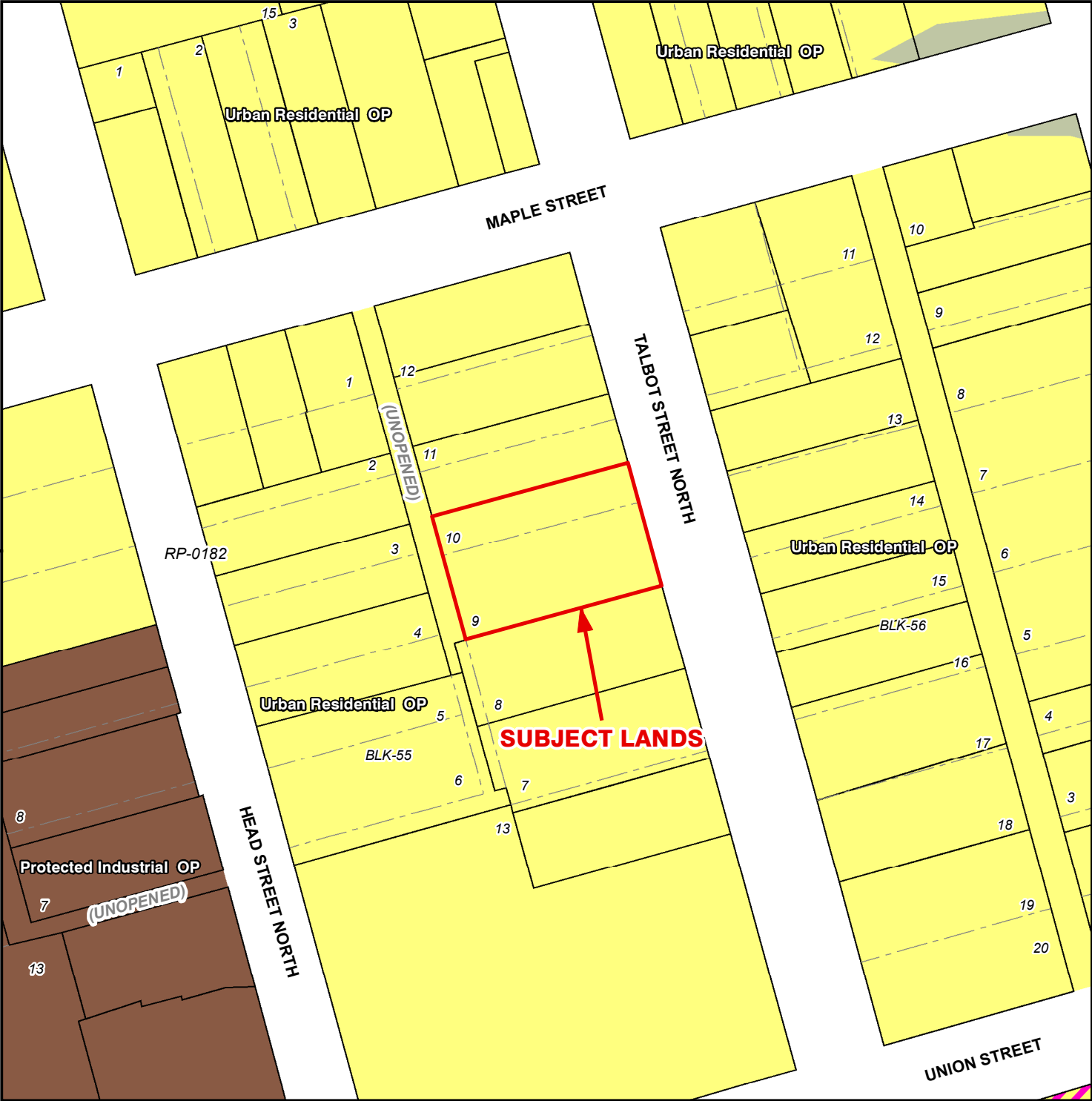
 Subject Lands

2020 Air Photo


5/2/2022



10 5 0 10 20 30 40
Meters



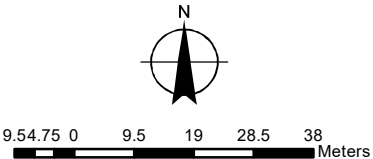
Legend

 Subject Lands

Official Plan Designations

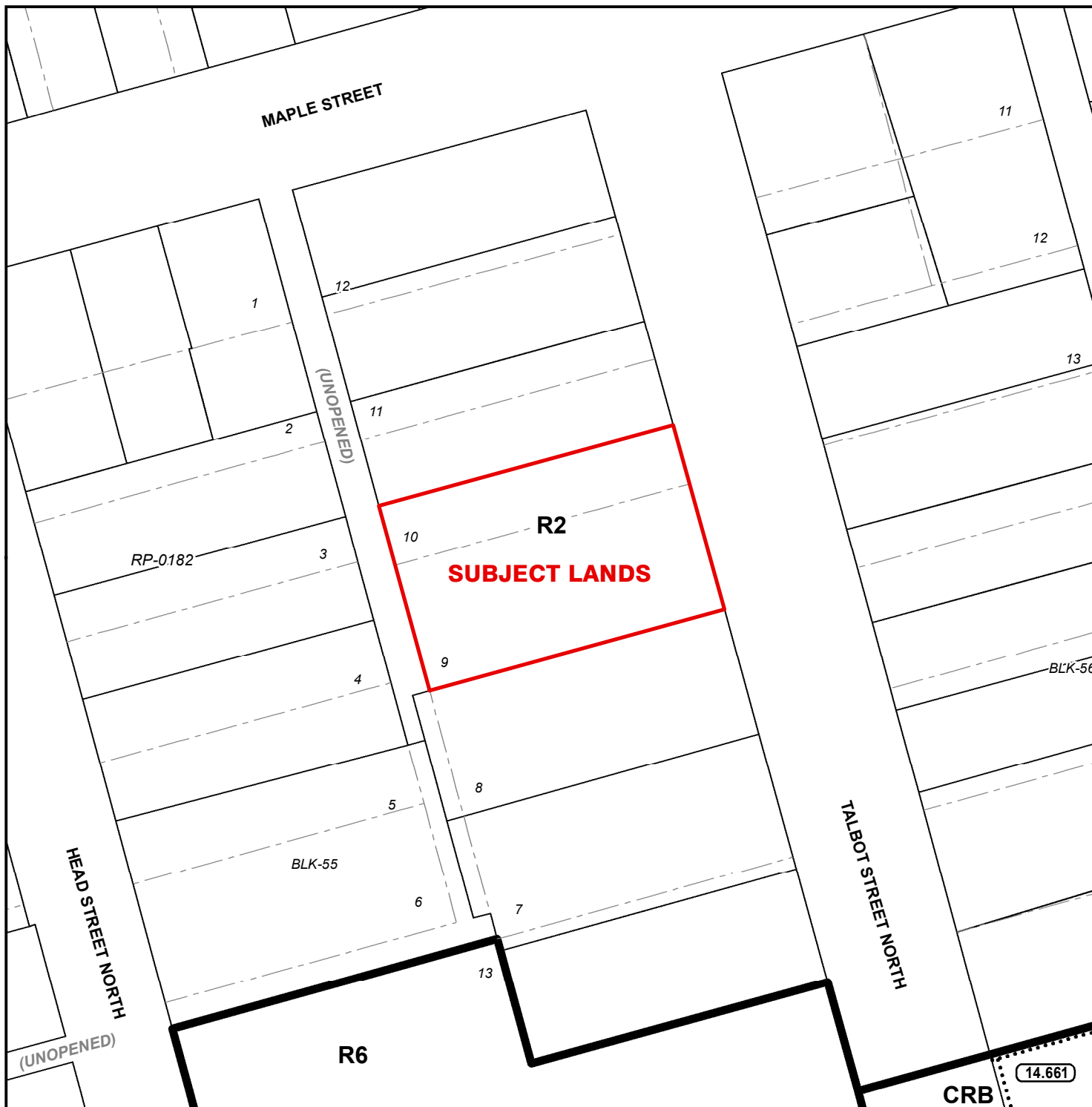
-  Hazard Lands
-  Urban Residential
-  Mixed Residential\Commercial
-  Protected Industrial
-  Urban Area Boundary

5/2/2022



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

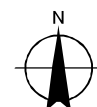
R2 - Residential R2 Zone

R6 - Residential R6 Zone

5/2/2022

From: R2

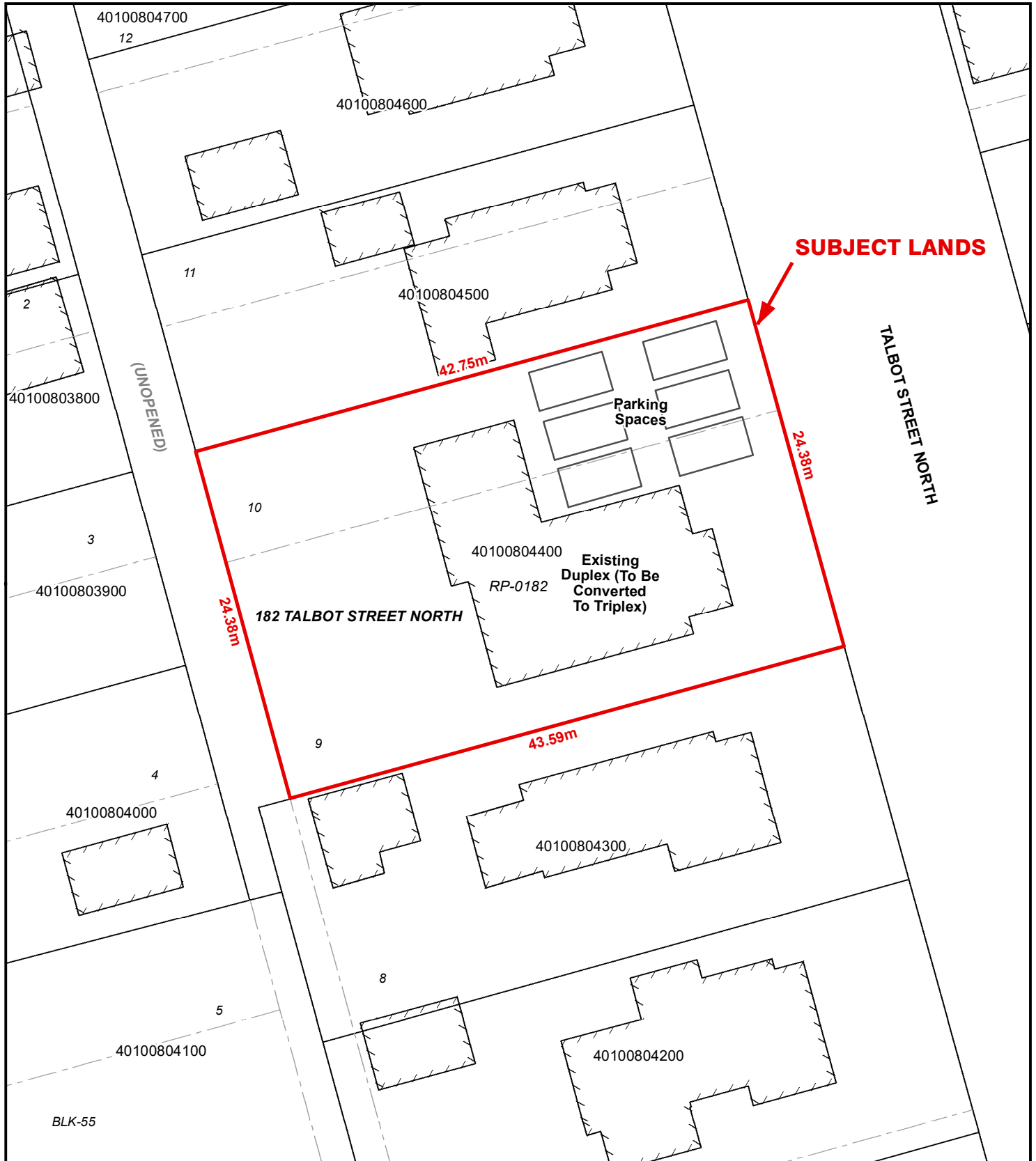
To: R3 with special provision



6.5 3.25 0 6.5 13 19.5 26 Meters

CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

Subject Lands

5/2/2022

