

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

BNP 2017142

2 NPL 2016357, BNP

SP 28/16

July 5/17

July 5/17

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1842

\$231.05

With zoning

Alisha

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



Consent/Severance



Surplus Farm Dwelling Severance and Zoning By-law Amendment



Minor Variance

Property Assessment Roll Number: 493 100 41800

**A. Applicant Information**

**Name of Owner**

LBS Group c/o Mrs. Brooke Hayward

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**

16 Hiram Road

**Town and Postal Code**

Paris Ontario N3L 2P8

**Phone Number**

519-865-0607

**Cell Number**

**Email**

brookeemerson1@gmail.com

**Name of Agent**

IBI Group c/o Tracy Tucker

**Address**

200-360 James Street North

**Town and Postal Code**

Hamilton Ontario L8L 1H5

**Phone Number**

905-546-1010

**Cell Number**

**Email**

tracy.tucker@ibigroup.com

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



Owner



Agent



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):

Lots 196 and 202, Part 197, Registered Plan 190 in the Geographic Township of Charlottville, Norfolk County

Municipal Civic Address: 325 Cedar Drive

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential (RR) Special Provision 14.718

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

☒ Yes ☐ No If yes, please specify:

Special Provision 14.718

3. The date the subject lands was acquired by the current owner: \_\_\_\_\_  
4. Present use of the subject lands:

Single detached seasonal residential home & vacant commercial building

5. 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, height, etc. on your attached sketch which must be included with your application:

Single detached to be retained. Commercial building to be demolished. See attached sketch for current building location

6. If known, the date existing buildings or structures were constructed on the subject lands: unknown  
7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

Two duplex seasonal residential rental dwellings. See attached Site Plan

8. 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, height, etc. on your attached sketch which must be included with your application:

Please see attached Site Plan for proposed building locations

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

Summer/Fall 2017

10. 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:

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

12. Existing use of abutting properties:

Residential

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

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

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage

\_\_\_\_\_

\_\_\_\_\_

Lot depth

\_\_\_\_\_

\_\_\_\_\_

Lot width

\_\_\_\_\_

\_\_\_\_\_

Lot area

\_\_\_\_\_

\_\_\_\_\_

Lot coverage

\_\_\_\_\_

\_\_\_\_\_

Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

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

N/A

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

N/A

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

Frontage:	26.06m	_____
Depth:	varies	_____
Width:	varies	_____
Lot Area:	529.0m <sup>2</sup>	_____
Present Use:	Commercial/vacant	_____
Proposed Use:	Residential	_____
Proposed final lot size (if boundary adjustment): _____		

**Description of land intended to be retained in metric units:**

Frontage:	18.0m	_____
Depth:	varies	_____
Width:	Varies	_____
Lot Area:	406.7m <sup>2</sup>	_____
Present Use:	Residential	_____
Proposed Use:	Residential	_____

5. Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed use: \_\_\_\_\_

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

Unknown

7. 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: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_



Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

#### **D. Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☒ Yes ☐ No ☐ Unknown  
If yes, specify the uses (example: gas station, petroleum storage, etc.):  
Retail commercial
2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☐ No ☒ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
4. Provide the information you used to determine the answers to the above questions:  
Conversations with the owner and previous applications
5. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

#### **E. Provincial Policy**

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No  
If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

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

If no, please explain:

Note: If in an area of source water 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)

Turkey Point Private Water System

**Sewage Treatment**

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

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2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☒ Yes ☐ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

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**G. 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.

Concurrent Consent Applications being submitted to establish 3 lots. The lands were rezoned to permit the proposed lots and development. Zoning by-law 22-Z-2017

Development Application ZNPL2016357

#### **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. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may also be required as part of the complete application submission:**

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ 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 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. 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.

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Owner/Applicant Signature

---

Date

### **J. 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.

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Owner/Applicant Signature

---

Date

### **K. 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 Signature

---

Date

#### L. 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 LBS Group c/o Brooke Hayward am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize IBI Group c/o Tracy Tucker 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.

B. Hayward  
Owner

July 4/17  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

#### M. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

B. Hayward  
Applicant Signature

July 4/17  
Date

Tracy Tucker  
Agent Signature

June 30, 2017  
Date

**N. Declaration**

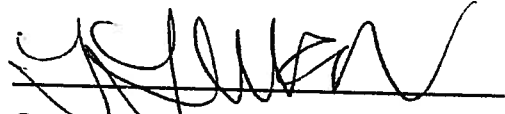
I, Tracy Tucker of the City of Hamilton

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 Hamilton

  
Owner/Applicant Signature

In the Province of Ontario

This 29th day of June

A.D., 2017

  
A Commissioner, etc.

John Stephen Ariens, a Commissioner, etc.,  
Province of Ontario,  
for IBI Group.  
Expires April 30, 2019.

**South Brant Excavating Inc.**  
**19 King Street, P.O. Box 30**  
**Oakland, Ontario**  
**NOE 1LO**  
**PH 519-446-2915 FAX 519-446-3907**

Septic Design  
325 Cedar Drive  
Turkey Point, Ontario

As per IBI Group site plan received April 21, 2017

The two proposed duplexes each have a total of 207 square metres (2,234 sf) including main floor and the second floor

As per the Ontario Building Code Table 8.2.1.3.A, each duplex consisting of 4 bedrooms, 4 washrooms, 2 kitchens and two laundry rooms, would create a daily sewage flow of 2,750 liters per day.

Each duplex would require a 5,500-liter septic tank and a Tertiary Treatment Tank. The effluent would be disbursed over a 27.5 square meter filter bed.

The effective area of the surface of the filter medium is 27.5 metres squared.

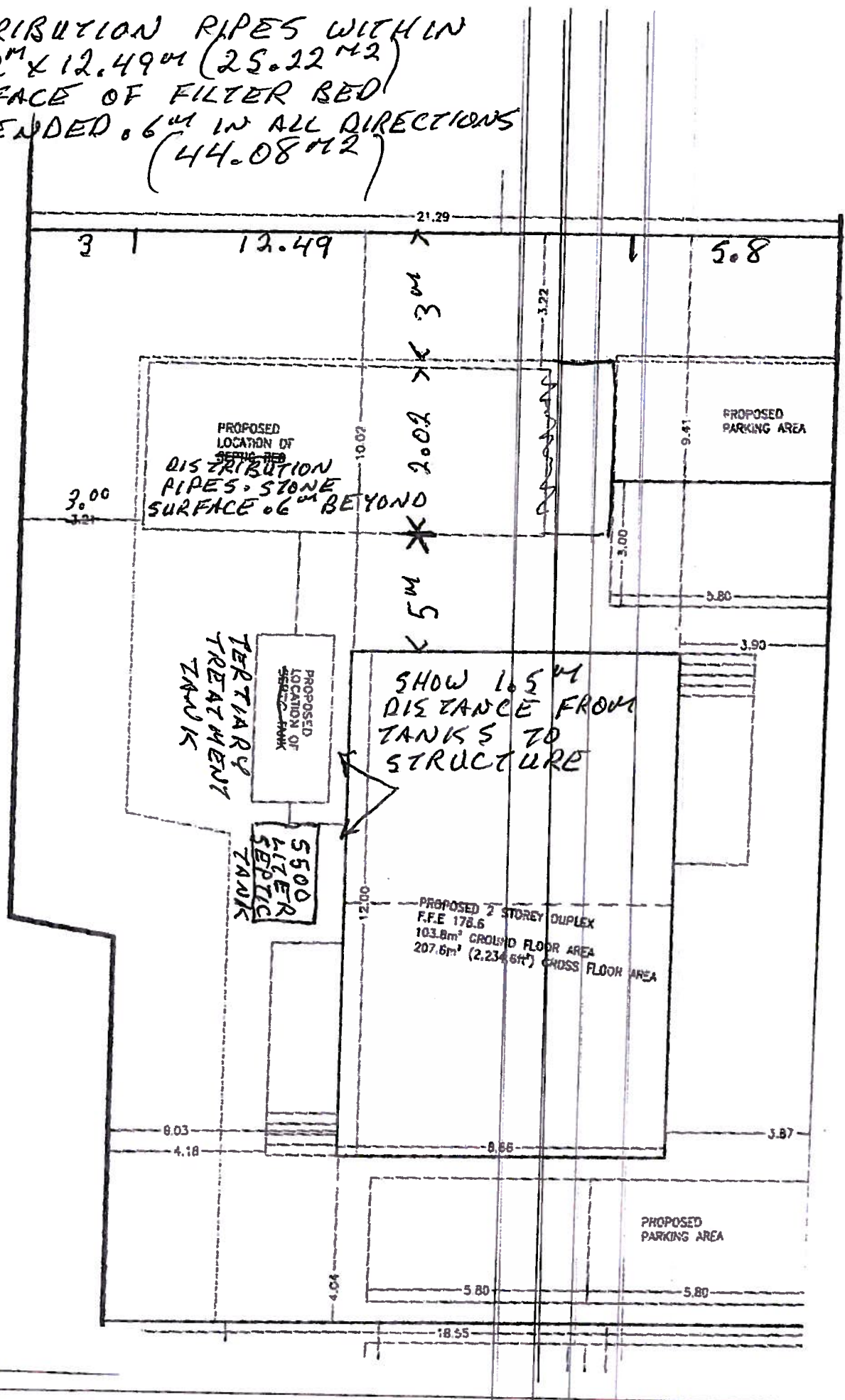
The distribution pipes are placed .6 of a meter inside of this perimeter.

The OBC states the distribution pipes are the point of which the minimum clearance distances are required from buildings, property lines etc. This being said, the filter beds, distribution pipes and treatment tanks meet the OBC requirements to be placed within the proposed building lot areas.

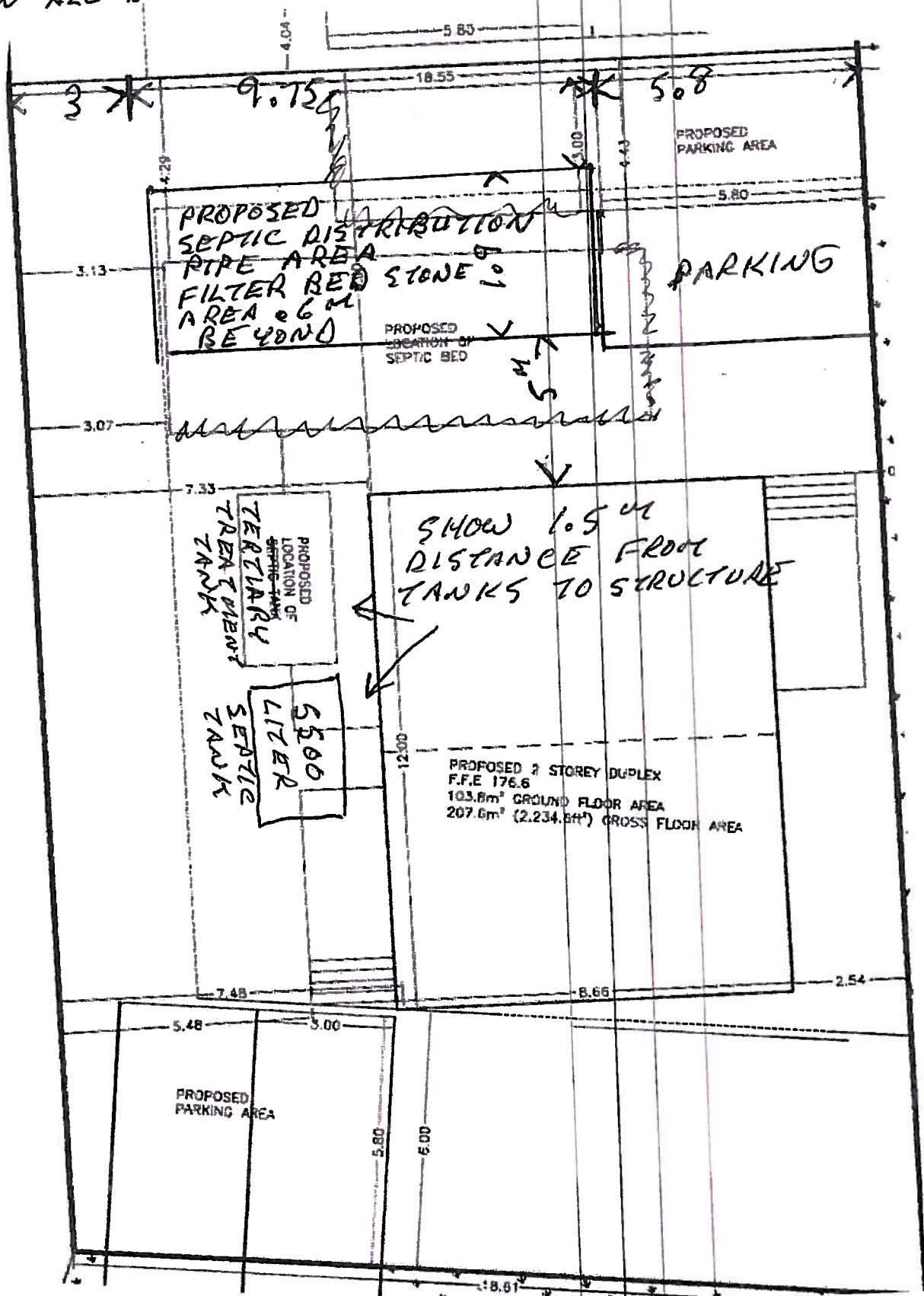
Taylor Whiting  
South Brant Excavating Inc.

Building Code Identification Number - 17853

DISTRIBUTION PIPES WITHIN  
 $2.02^m \times 12.49^m$  ( $25.22^m^2$ )  
 SURFACE OF FILTER BED  
 EXTENDED  $0.6^m$  IN ALL DIRECTIONS  
 ( $44.08^m^2$ )



DISTRIBUTION PIPES WITH IN  
 1.9m x 9.75 AREA (18.52m<sup>2</sup>)  
 SURFACE OF FILTER BED EXTENDED  
 0.6m IN ALL DIRECTIONS. 33.94m<sup>2</sup>





# Englobe

## EMAIL TRANSMISSION

September 15, 2016

Mr. Kris Carson  
265 Robinson Road  
Brantford, Ontario N3T 5L7

**Subject: Ridgewood Marine - Percolation Time Assessment**  
325 Cedar Street  
Turkey Point, Ontario  
162-P-0009892-0-01-401-01-TU-L-0001-00

Dear Sir:

Englobe Corp. is pleased to submit this letter which provides the results of a particle size distribution analysis and percolation time assessment for a sample of soil submitted to our laboratory on September 13, 2016. It is understood that the sample was collected from the above-referenced property.

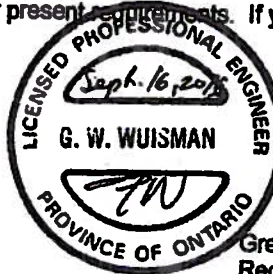
The results of the particle size distribution analysis are presented on Figure 1, appended, and indicate that the sample contains 98% sand and 2% silt. The percolation time of the sample was assessed based on soil type as described by the Unified Soil Classification System in MMAH Supplementary Standard SB-6 "Percolation Time and Soil Descriptions" of the Ontario Building Code (OBC), and determined by the laboratory test results. The sample is classified as "SP", for which the OBC specifies a percolation time (T) in the range of 2 to 8 min/cm. A minimum percolation time of T = 5 min/cm is appropriate for the sample.

In addition to gradation, the percolation time of the soil is dependent on many on-site factors that were not considered as part of this assessment, such as density, structure and moisture content. It is the responsibility of the sewage system designer to consider these factors prior to choosing a percolation time suitable for design, and to carry out field inspections at the time of sewage system installation to confirm that the soil and groundwater conditions are consistent with the design assumptions.

We trust that this letter is suitable for your present requirements. If you have any questions, please do not hesitate to contact our office.

Yours very truly,

Dave Baillie  
Project Manager



Greg Wuisman, C.I.M., C.E.T., P.Eng  
Regional Director, Southwest Ontario

Encl. Figure 1 - Particle Size Analysis

Englobe Corp.

T 519.720.0078 | 440 Hardy Road, Unit 3  
P 519.720.0976 | BRANTFORD (Ontario)  
brantford@englobecorp.com | Canada N3T 5L8



Englobe

# PARTICLE SIZE ANALYSIS

Project: Carson Cottage - Percolation Time Assessment

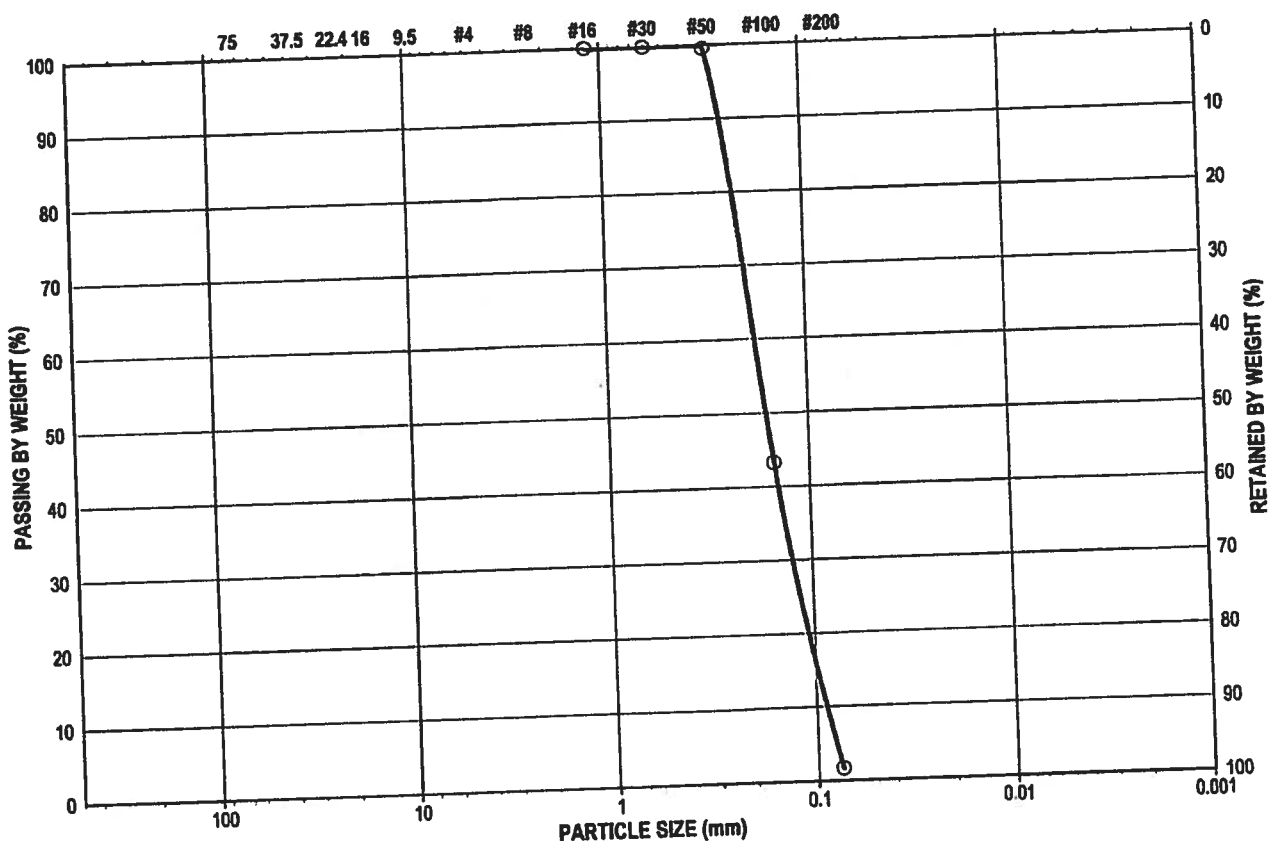
Figure No : 1

Location: 325 Cedar Street, Turkey Point, Ontario

File No : P-0009892-0-01-401-01

## UNIFIED SOIL CLASSIFICATION

COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	
U.S. SIEVE SIZE IN MILLIMETRES			U.S. STANDARD SIEVE No.			HYDROMETER



Symbol	Sample Description	Description
—○—	SAMPLED BY CLIENT	SAND, trace Silt

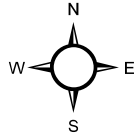
Z:\Systo\_L\VA\_Ontario\Lab\_Lab\_Particle\_Size\_L\VA\_Ontario\_client\STY - Printout: 2016-09-15T15:07:29



# MAP 1

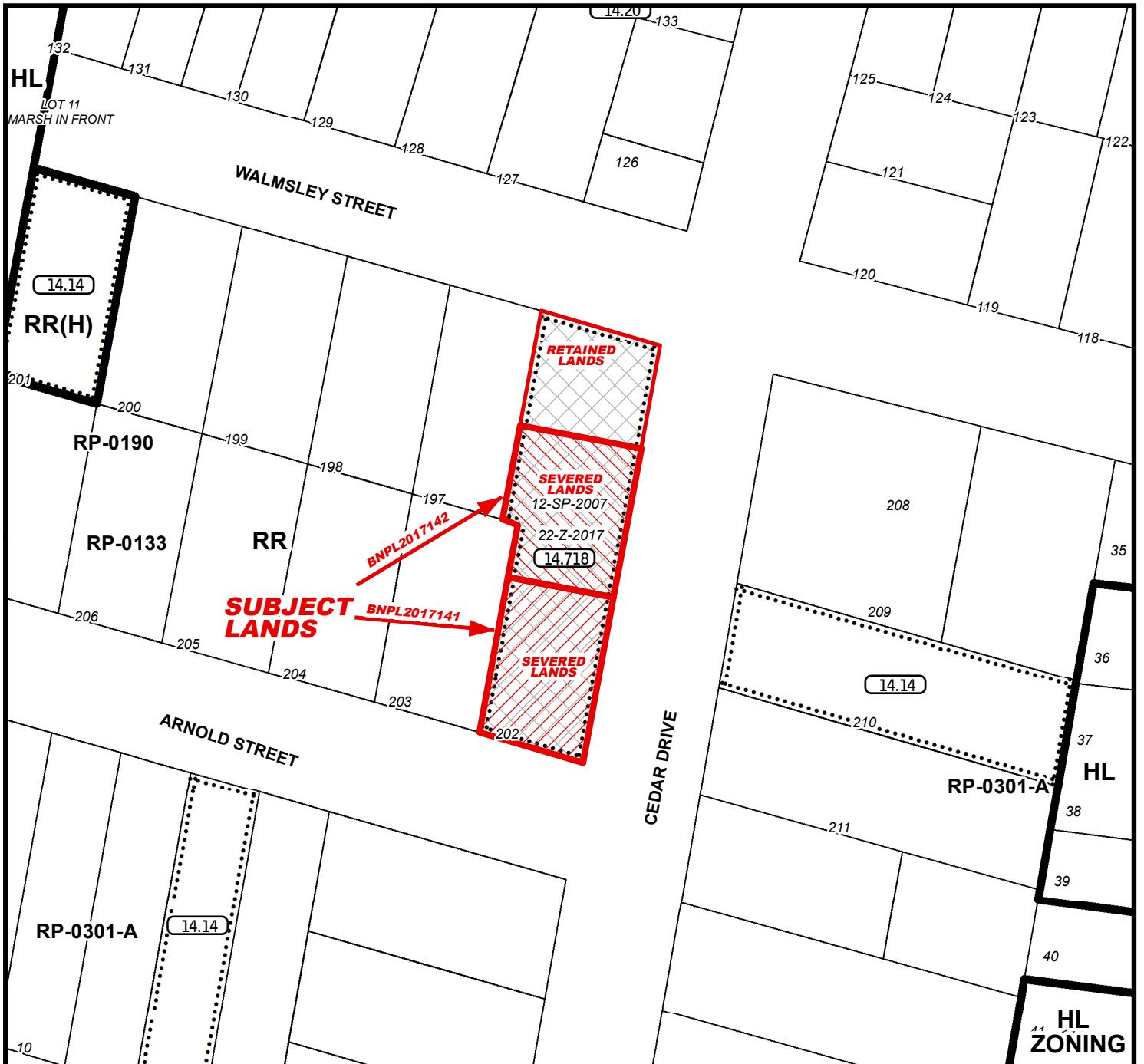
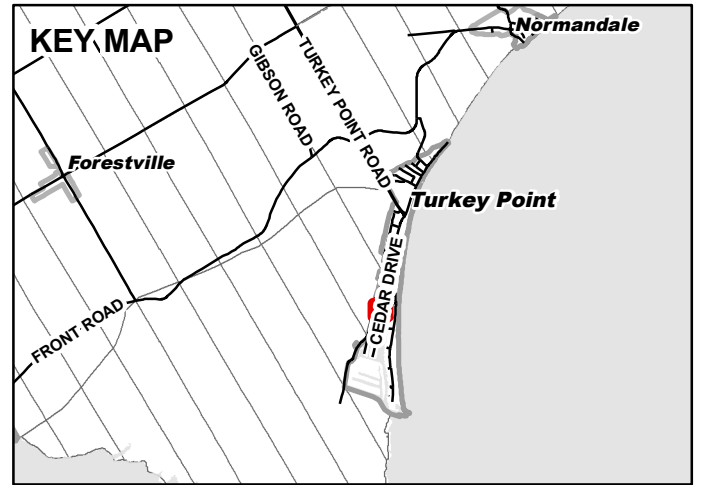
File Number: BNPL2017141 &  
BNPL2017142

Geographic Township of  
**CHARLOTTEVILLE**



1:1,000

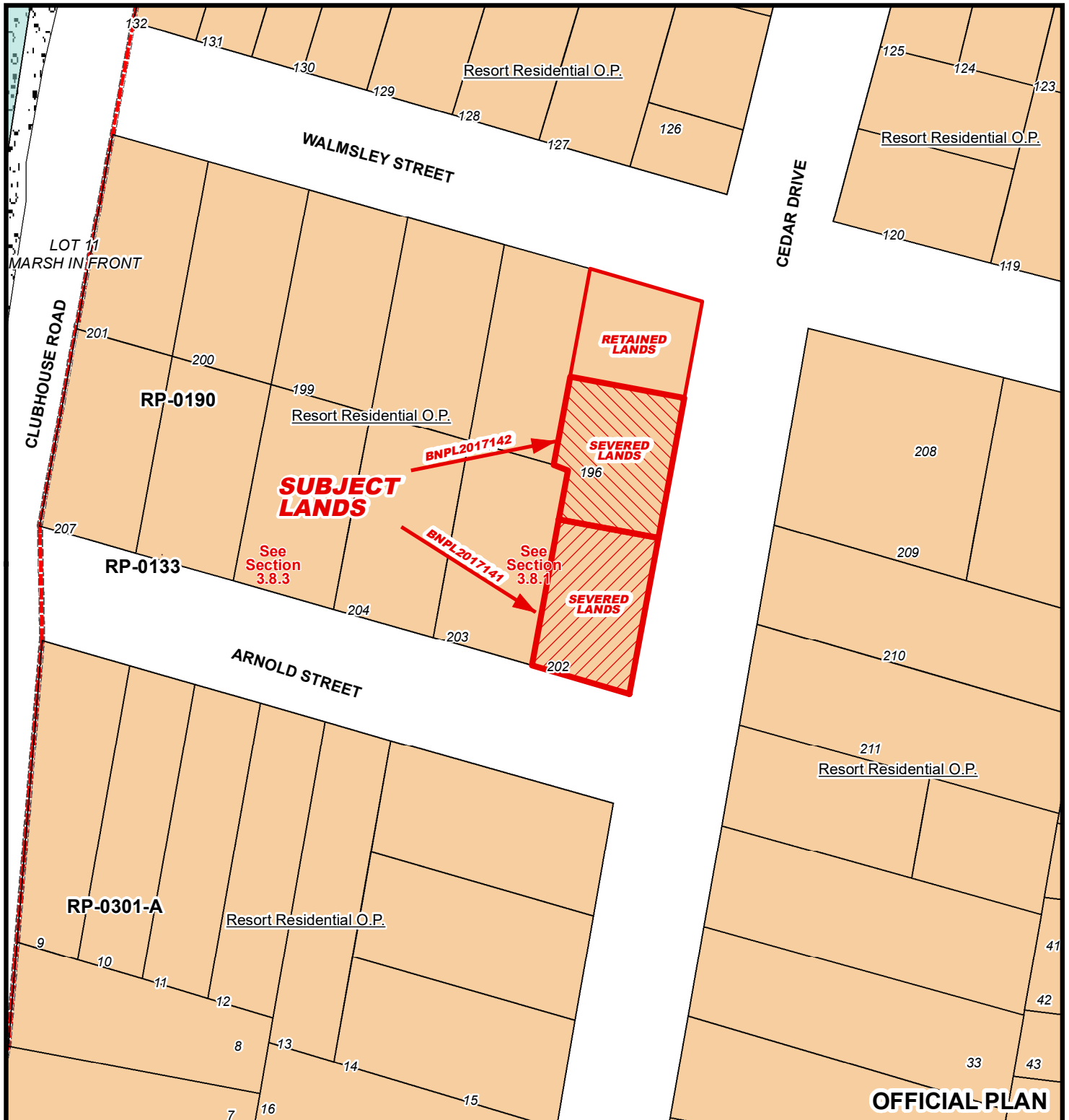
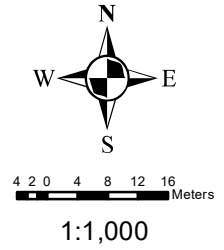
8 4 0 8 16 24 32 Meters



# MAP 2

File Number: BNPL2017141 & BNPL2017142

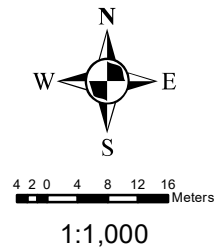
Geographic Township of CHARLOTTEVILLE



# MAP 3

File Number: BNPL2017141 & BNPL2017142

Geographic Township of CHARLOTTEVILLE



# MAP 4

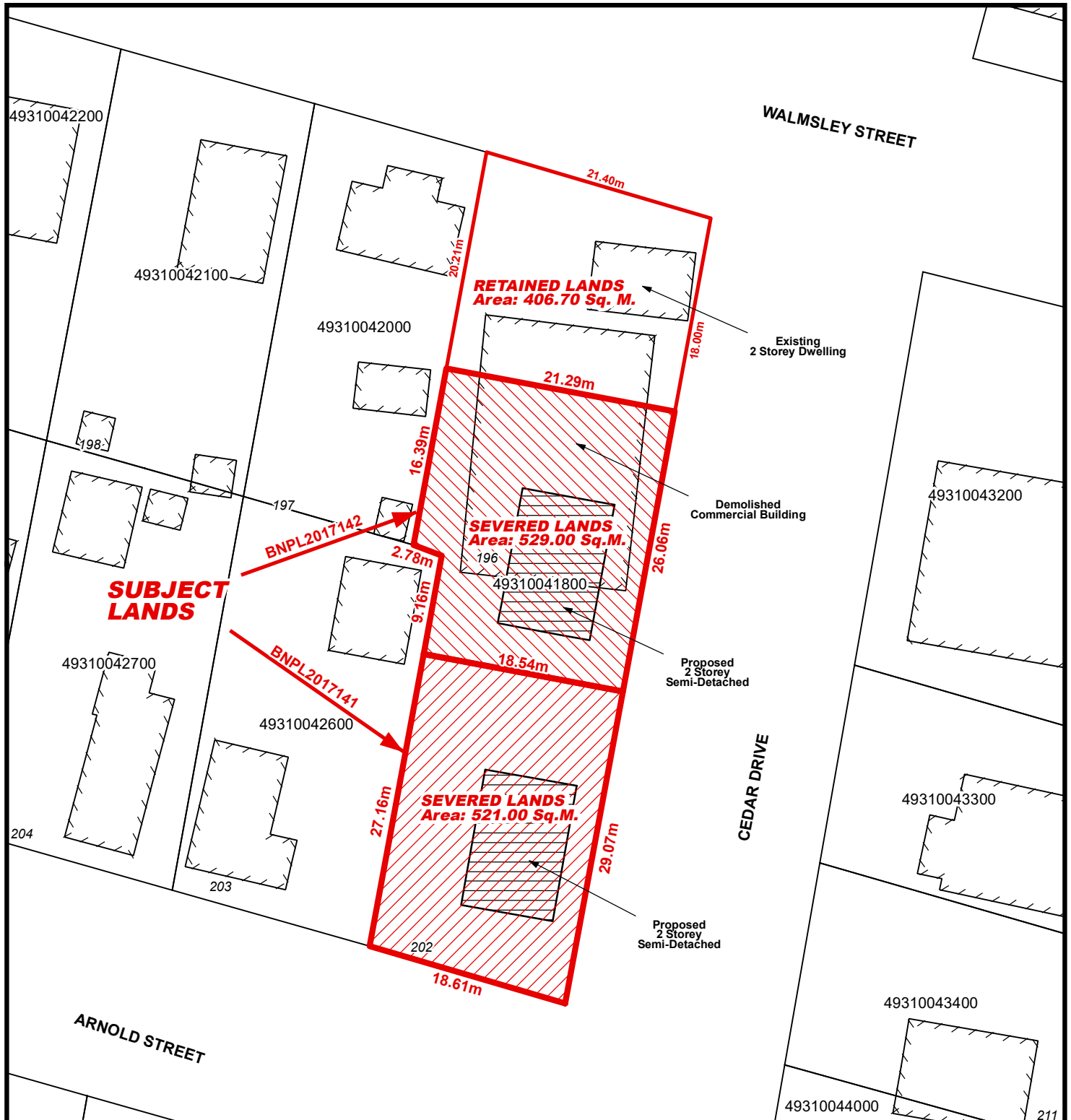
File Number: BNPL2017141 & BNPL2017142

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500



# LOCATION OF LANDS AFFECTED

File Number: BNPL2017141 & BNPL2017142

Geographic Township of CHARLOTTEVILLE

