

For Office Use Only:

| | | | |
|--------------------------|--------------------|----------------------------|-----------------|
| File Number | <u>BNR2017168</u> | Application Fee | <u>\$1842</u> |
| Related File Number | <u>ZNPL2016318</u> | Conservation Authority Fee | <u>-</u> |
| Pre-consultation Meeting | <u>-</u> | OSSD Form Provided | <u>Aug 3/17</u> |
| Application Submitted | <u>July 31/17</u> | Planner | <u>Aisha</u> |
| Complete Application | <u>Aug 3/17</u> | Public Notice Sign | <u>-</u> |

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: 3310 404 070 9000

A. Applicant Information

Name of Owner Grace Baptist Church of Simcoe, Inc.

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 747 ~~147~~ Norfolk Street North
 Town and Postal Code Simcoe N3Y 3R6
 Phone Number (519) 426-6441
 Cell Number -
 Email -

Name of Agent R. C. Dixon
 Address 277 Emily St.
 Town and Postal Code Simcoe N3Y 1J5
 Phone Number (519) 426-0456
 Cell Number (519) 410-1632
 Email dixonr@amtelecom.net

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):

Municipal Civic Address: 747 Norfolk Street North

Present Official Plan Designation(s): Urban Residential

Present Zoning: IN

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

☒ Yes ☐ No If yes, please specify:

Recently changed from R.B to IN

3. The date the subject lands was acquired by the current owner: _____

4. Present use of the subject lands:

Vacant land to be added to other IN lands owned by Grace Baptist Church.

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:

Nil

6. If known, the date existing buildings or structures were constructed on the subject lands: —
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.
—

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:

nil

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

—

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:

—

12. Existing use of abutting properties:

IN and 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, m² or %, etc.

Lot frontage

0

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):

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

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

| | |
|---|--|
| Frontage: | <u>0</u> |
| Depth: | <u>82.51 m</u> |
| Width: | <u>30.38 m</u> |
| Lot Area: | <u>2495 m²</u> |
| Present Use: | <u>Vacant</u> |
| Proposed Use: | <u>added to lands to south as amenity area of church</u> |
| Proposed final lot size (if boundary adjustment): | <u>6450 m²</u> |

Description of land intended to be retained in metric units:

| | |
|---------------|---------------------------|
| Frontage: | <u>30.48 m</u> |
| Depth: | <u>47.33 m</u> |
| Width: | <u>30.4 m</u> |
| Lot Area: | <u>1438 m²</u> |
| Present Use: | <u>Residential</u> |
| Proposed Use: | <u>Residential</u> |

5. Description of proposed right-of-way/easement in metric units: n/a
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):
Grace Baptist Church

7. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation: n/a

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.):

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:

local knowledge

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:

Urban area, open field - no development occurring that change it from its current use.

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:

This is vacant, open land used as amenity area for the church - this will clarify zoning and title for the church.

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 adjacent to north.

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

n/a

☐ Municipal piped water

☐ Communal wells

☐ Individual wells

☐ Other (describe below)

Sewage Treatment

n/a

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

☒ Open ditches

-
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:

Norfolk Street North

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.
-

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.

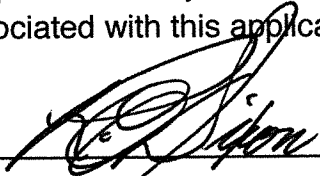
n/a

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.



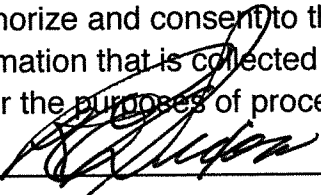
Owner/Applicant Signature

07/24/17

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 Grace Baptist Church am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize R. C. Dixon 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.

Michael Holt
Owner

July 26/2017
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.

R. C. Dixon
Applicant Signature

Date

R. C. Dixon
Agent Signature

July 27, 2017
Date

N. Declaration

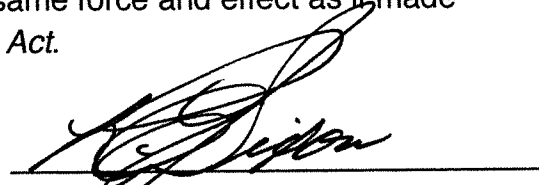
I, R. C. Dixon of Simcoe

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:

185 Robinson St.

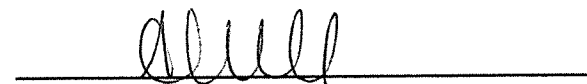


Owner/Applicant Signature

In Simcoe, ON

This 31st day of July

A.D., 20 17



A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019.

BILL'S SEPTIC LTD.

17 Berkley Crescent, Simcoe, ON N3Y 2K3
Phone 519-426-7108 Fax 519-426-3876

Grace Baptist Church
747 Norfolk Street North
Simcoe, ON
N3Y 3R6

August 2, 2017

Property: 747 Norfolk Street North – Simcoe, ON

Wastewater Treatment System Evaluation (WTS)

Bill's Septic Ltd. was retained by members of the Grace Baptist Church to conduct an inspection of the septic system serving the single family home at 747 Norfolk Street North, just on the outskirts of the town of Simcoe, ON. This inspection was requested as our clients are intending to sell the above mentioned property.

The scope of the evaluation included a visual inspection of the system components, a tracer test, and a loading test. The leaching field was not excavated; however the tile lines were visible at the time of inspection. It is possible the original septic system may be registered with the Norfolk County building department and this information may be available from the county. There was no official permit review completed by the inspector.

On August 2, 2017 Bill's Septic Ltd. attended the property at 747 Norfolk Street North to complete our inspection. The septic tank was located and uncovered, and all fixture units and pipes were inspected. A tracer test was conducted to ensure wastewater flow to the tank was not being restricted. A system loading test was conducted to ensure effluent flow to the leaching bed was not being restricted. A camera was used to inspect the inside of the tank. The results of these tests follow.

BILL'S SEPTIC LTD.

17 Berkley Crescent, Simcoe, ON N3Y 2K3

Phone 519-426-7108

Fax 519-426-3876

Background Information

- The WTS components appear to be original with a few minor upgrades to piping and internal tank fixtures as indicated below.
- The house is approximately 1200 sq ft with 2 bedrooms and 1 bathroom.

The WTS Components Inspected **Septic Tank**

- The tank is a single chamber concrete tank with a capacity of approximately 3600 litres. This is appropriately sized for the home based on today's building code.
- The access lids were opened and all internal fixtures were examined.
- All piping was 4" clay tile pipe and both the inlet and outlet baffles were present and working properly.
- There was minor concrete corrosion around the outlet pipe; however this is not affecting system performance at this time.
- There is good flow of effluent to the tile bed, and it appears as though the tile bed is functioning properly as it is accepting waste as it should.
- It is estimated the septic tank is about 60-70 years old and it does meet today's building code standards.
- The septic tank is located at the rear of the home and the tile bed extends into the rear yard area towards the north side of the property.
- The septic tank was pumped by us at Bill's Septic Ltd on August 2, 2017 should be pumped again in 2022 to ensure it continues to function properly.

BILL'S SEPTIC LTD.

17 Berkley Crescent, Simcoe, ON N3Y 2K3

Phone 519-426-7108

Fax 519-426-3876

Leaching Field

- The tile bed was installed as a trench bed system and the underlying soil appears to be native loam.
- There is no pump as the tile bed is fed by gravity as it is higher than the surrounding area.
- The tile bed is appropriately sized and it appears to be functioning properly at this time.
- It is assumed that the distribution piping material is 3" clay tile as this material is consistent with the age of the system.
- The leaching field does meet the setback distance requirements outlined in Part 8 of the Ontario Building Code.
- The surface drainage over the leaching bed appears adequate and is not likely to retain excess moisture during heavy rains or snow melt.
- There is approximately 200 feet of distribution piping.

Design Flow

- Under the current OBC Act based on 2 bedrooms, 1200 sq.ft, and 12 fixture units the daily design flow for the system is 1100 L/day.
- Under the current OBC Act the size of the septic tank is appropriately sized for the daily design flow for the home.
- The leaching bed was visible at the time of inspection and is appropriately sized for the waste water treatment system.

BILL'S SEPTIC LTD.

17 Berkley Crescent, Simcoe, ON N3Y 2K3
Phone 519-426-7108 Fax 519-426-3876

Summary & Recommendations

- The effluent levels were appropriate at the time of inspection.
- The septic tank and internal piping appears to be in good working order and in a good state of repair.
- A tracer test was completed and there appears to be no restriction of wastewater flow from the home to the septic tank.
- A loading test was completed and there was no restriction of effluent flow to the tile bed.
- The system is old but is working properly at this time.
- The septic tank should be pumped again in 2022 and every five years thereafter to ensure it continues to work properly.

Notes

This report was prepared for our clients, and their agents, and is not intended to scrutinize nor endorse the subject property. All information contained in this report is based on observations taken August 2, 2017 and cannot speak to any alterations made to the wastewater treatment system subsequent to that date.

Our findings are based on observations obtained using appropriate skills and techniques consistent with the Ontario Building Code and qualified professionals in the area of septic inspections. No other warranty, expressed or implied is made.

I hope this information meets your needs. If you have further questions please don't hesitate to contact us.

Inspected by:



Ed Dove, BA

Bill's Septic Ltd. BCIN # 38413

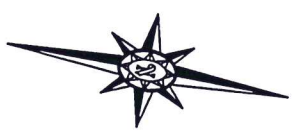
Certified Sewage Disposal System Inspector/Installer BCIN # 38259

SKETCH FOR
CONSENT APPLICATION
OF PART OF

LOT 1, CONCESSION 14
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSEND
IN
NORFOLK COUNTY

SCALE: 1 : 500
JEWITT AND DIXON LTD.
JULY 15, 2016

THE KING'S HIGHWAY NO. 24
ROAD ALLOWANCE BETWEEN
THE GEOGRAPHIC TOWNSHIPS
OF WINDHAM AND TOWNSEND

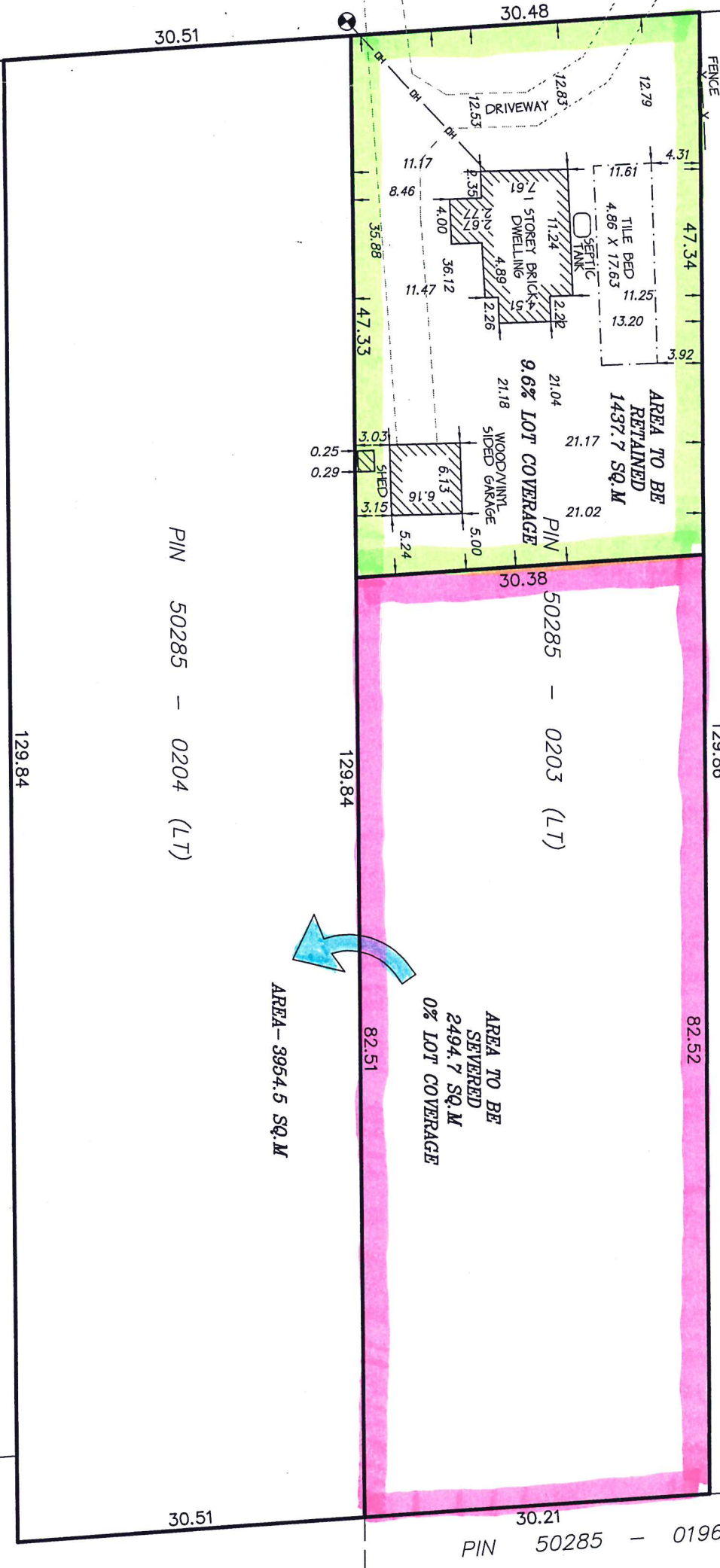


NOTE:

THIS PLAN IS IN FEET AND CAN BE CONVERTED
TO METRIC BY DIVIDING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.



PIN 50285 - 0202 (LT)

129.86

82.52

PIN 50285 - 0203 (LT)

30.38

AREA TO BE
SEVERED
2494.7 SQ.M
0% LOT COVERAGE

82.51

AREA-3964.5 SQ.M

129.84

PIN 50285 - 0204 (LT)

129.84

30.51

30.48

PIN 50285 - 0205 (LT)

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9

(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034

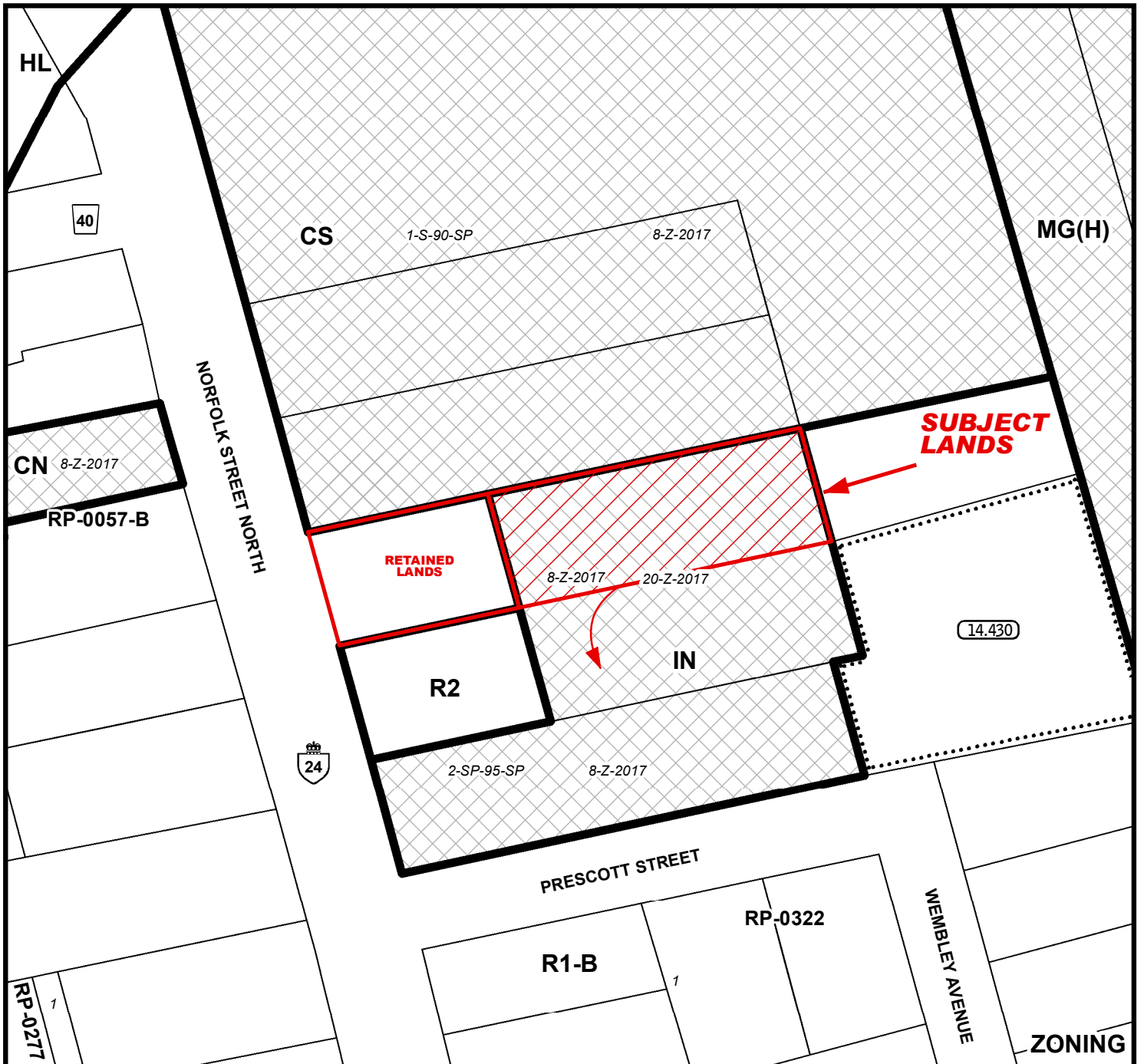
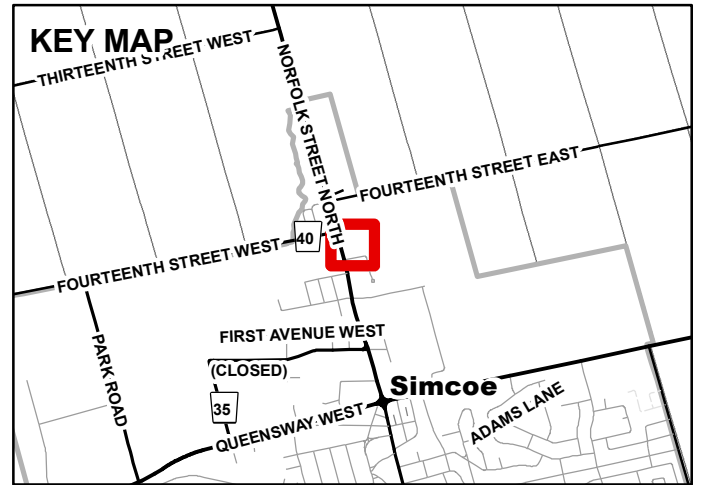
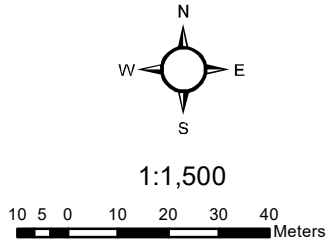
E-mail: surveyors@amtelecom.net

JOB # 16-1155 GRACE BAPTIST CHURCH - HOLT

MAP 1

File Number: BNPL2017168

Urban Area of
SIMCOE



MAP 2

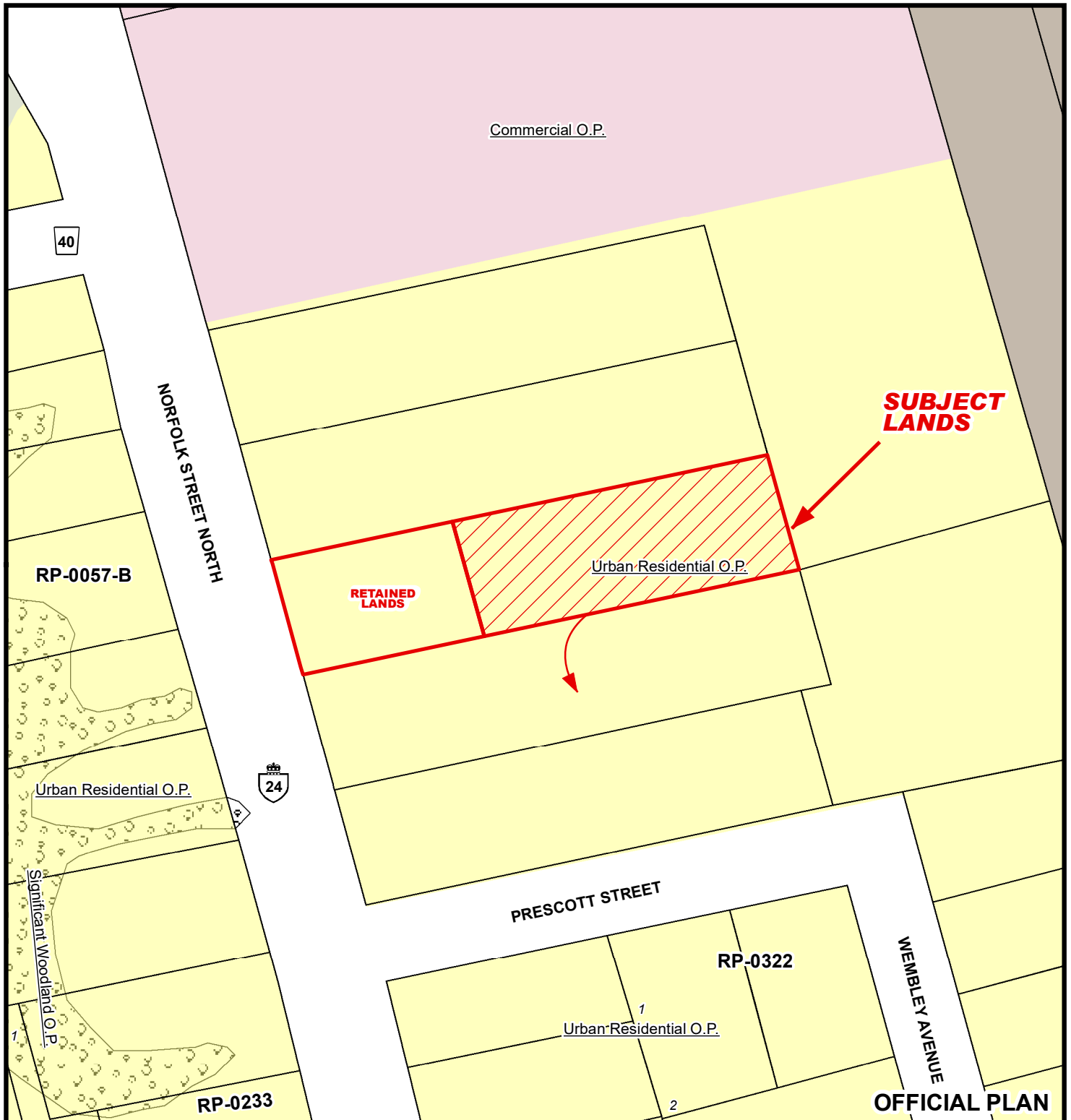
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Urban Area of SIMCOE



5.8 7.50 5.5 11 16.5 22 Meters

1:1,400



OFFICIAL PLAN

MAP 3

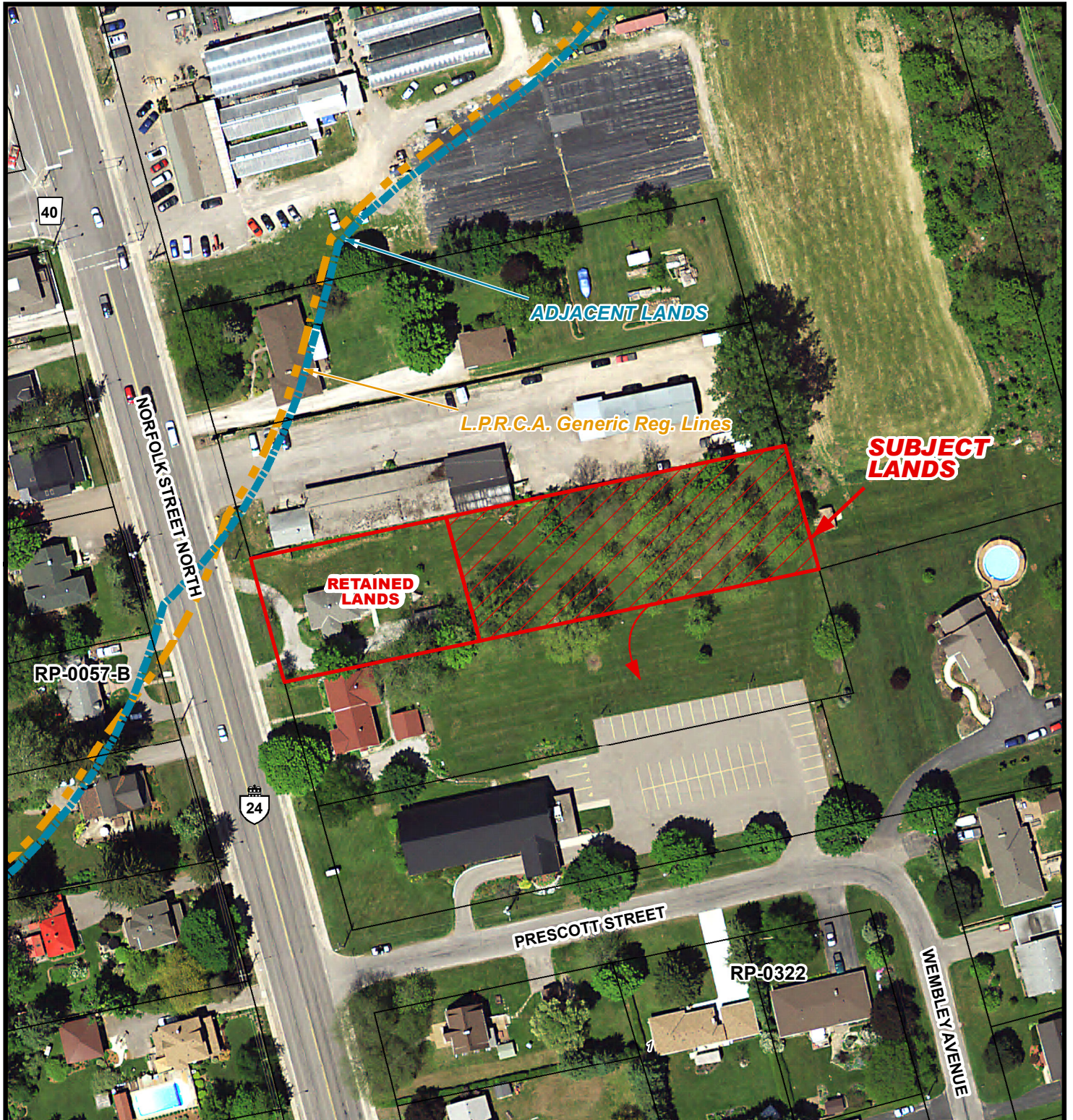
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Urban Area of SIMCOE



52.50 5 10 15 20 Meters

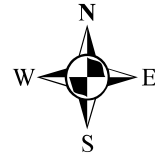
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MAP 4

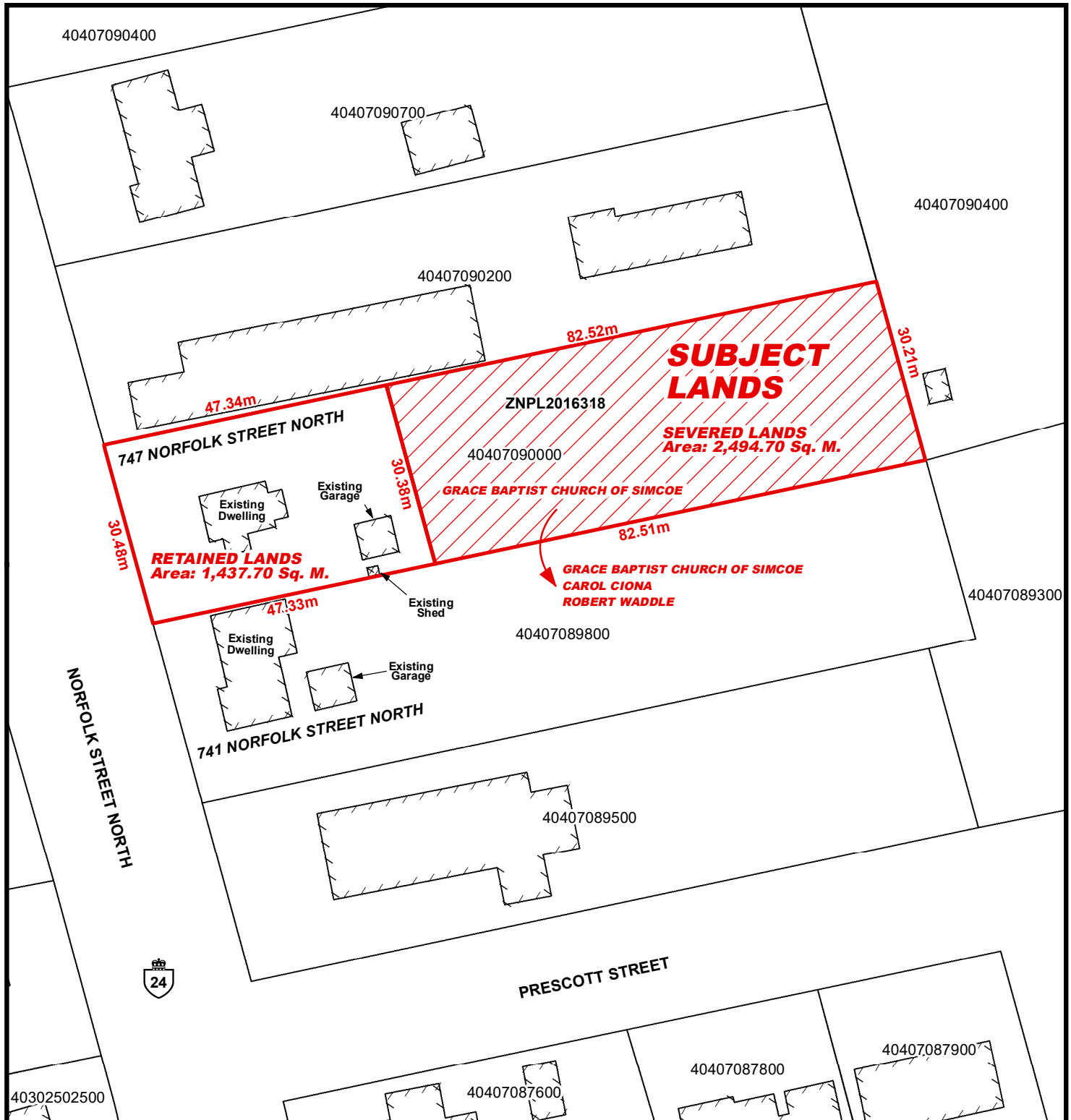
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Urban Area of SIMCOE



6 3 0 6 12 Meters

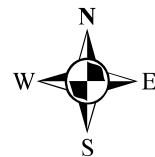
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LOCATION OF LANDS AFFECTED

File Number: BNPL2017168

Urban Area of SIMCOE



6 3 0 6 12 Meters

1:900

