

For Office Use Only:

File Number	<u>BNP 2018077</u>	Application Fee	<u>\$2210</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>-</u>
Pre-consultation Meeting	<u>-</u>	OSSD Form Provided	<u>Apr 17/18</u>
Application Submitted	<u>Apr 17/18</u>	Planner	<u>Alisha</u>
Complete Application	<u>Apr 17/18</u>	Public Notice Sign	<u>-</u>

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

- ☒ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 403 025 15400**A. Applicant Information****Name of Owner**Rosemary Swaenepoel

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.

Address844 Norfolk St. N.**Town and Postal Code**Simcoe On N3Y 3R7**Phone Number**519 426 8811**Cell Number**519 429 8774**Email**swaenepoel@hotmail.com**Name of Applicant**Noel Swaenepoel**Address**844 Norfolk St. N**Town and Postal Code**Simcoe, ON N3Y 3R7**Phone Number**519 426 8811**Cell Number**519 429 8774**Email**swaenepoel@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, notices, etc., in respect of this application will be forwarded to the agent noted above.

☒ Owner

☐ Agent

☒ Applicant

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

B. Location, Legal Description and Property Information

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

Windham Con 13 Pt Lot 1

RP 37R 10105 Part 2

Municipal Civic Address: ⁸⁴⁰ Lot 1 Conc. 13 ^{Norfolk St. N} Township Windham

Present Official Plan Designation(s): Urban Residential

Present Zoning: Res. R1-B

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

☒ Yes ☐ No If yes, please specify:

14.430

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

house, shed, garage

5. 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.

—

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

—

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:

100 years

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. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	<u>see sketch</u>	
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>3.048 m</u>
Depth:	<u>53.559 (irregular)</u>
Width:	<u>3.048 m</u>
Lot Area:	<u>1103 m²</u>
Present Use:	<u>vacant</u>
Proposed Use:	<u>residential</u>
Proposed final lot size (if boundary adjustment):	<u>1255.7 m²</u>

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

403 025 15410 Noel Joseph Swolenepoel

Description of land intended to be retained in metric units:

Frontage: 17.5 m
Depth: 53.404 m
Width: 17.4m (irregular)
Lot Area: 929.4 m²
Present Use: residential
Proposed Use: residential

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

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

6. 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.):

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:

personal knowledge

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:

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)

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers ☐ Open ditches
☒ Other (describe below) ☐

natural drainage

2. 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
- ☐ Agricultural Impact Assessment

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.

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.

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.

Maef Swenepoel
Owner/Applicant/Agent Signature

April 17 / 2018
Date

J. 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 *Rosemary Swenepoel* am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize *Maef Swenepoel* 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.

Rosemary Swenepoel
Owner

April 17, 2018
Date

Owner

Date

K. Declaration

I, NOEL SWANEPOEL of NORFOLK COUNTY
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.

In Simcoe, ON

This 17th day of April

A.D., 20 18

[Signature]

A Commissioner, etc.

[Signature]
Owner/Applicant/Agent Signature

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



Instructions for Completing the Evaluation Form for Existing On-Site Sewage Systems

General Information Applicable to Sewage Evaluations:

1. Please complete the following form by checking appropriate lines and filling out blanks.
2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
4. Evaluations should be scheduled accordingly so as not to delay the application process.
5. Completed Forms MUST be submitted as part of a "complete" Planning Application. Failure to meet this date may cause the application to be deferred.
6. Completed Forms must be returned to:

Building Division

Simcoe Office
185 Robinson St. Suite 200
Simcoe, ON N3Y 2J4
Fax: (519) 427-5901

Langton Office
22 Albert St.
Langton, ON N3Y 2J4
Fax: (519) 875-4789

7. Evaluation Forms will become part of the property records of Norfolk County Building Division.
8. No On-Site Sewage System Evaluation will be conducted where:
 - snow depth exceeds two (2) inches, or
 - grass and brush exceeds twelve (12) inches
9. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.

bedrooms-1

toilets- 1 - 4

Sinks 2 3

tub 1 1.5

washmachine 1.5

10 fixtures



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>844 Norfolk St. N. Simcoe On N3Y 3R7</u>			
Owner: <u>Neil + Rosemary Swaenepoel</u>		Lot: <u>lot 1</u>		Concession: <u>13</u>	
Lot Area:		Lot Frontage:		Assessment Roll No.	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____ <input type="checkbox"/> Site Plan			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>1200 sq. ft.</u>		No. of Bedrooms: <u>1</u>		No. of Fixture Units: <u>10</u>	
		Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?			
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Ken Gilbert</u>		Company Name:	
Address: <u>877 Bramford Rd. 4</u>		Postal Code:		Phone: <u>519-428-8291</u>	
Email:		BCIN # <u>18185</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type:	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>15'</u> ft.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No		Odour Detected: Yes <input checked="" type="checkbox"/> No		Current Weather (at time of evaluation):	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <u>800</u> Gal.		Pump: Yes <input checked="" type="checkbox"/> No	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs:		Total Length of Tile:	
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>5'</u> <u>1.52 m</u>		<u>15'</u> <u>4.57</u>	
Distance to Bodies of Water (ft)		<u>400'</u> <u>121.92 m</u>		<u>400'</u>	
Distance to Nearest Well (ft)		<u>45'</u> <u>13.72</u>		<u>50'</u> <u>15.24</u>	
Distance to Proposed Property Lines		Front <u>75'</u> Rear <u>70'</u> Side <u>30'</u> Side <u>30'</u>		Front <u>80'</u> Rear <u>10'</u> Side <u>10'</u> Side <u>10'</u>	

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required
	<p><u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.</p> <p>Additional Comments:</p>

VERIFICATION OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law. I, <u>Rosemary</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation. <div style="display: flex; justify-content: space-between;"> <div> <u>Rosemary Swaenepoel</u> Owner Signature </div> <div> <u>March 15, 2018</u> Date </div> </div>
EVALUATOR: 1. I, <u>KEN GILBERT</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied. <div style="display: flex; justify-content: space-between;"> <div> <u>Ken Gilbert</u> Evaluator Signature </div> <div> <u>Mar 15 2018</u> Date </div> </div>

BUILDING DIVISION COMMENTS Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted. <div style="display: flex; justify-content: space-between;"> <div> _____ Chief Building Official or designate </div> <div> _____ Date </div> </div>



On Site Sewage Disposal System Location Plan

DATE: April 9/2018

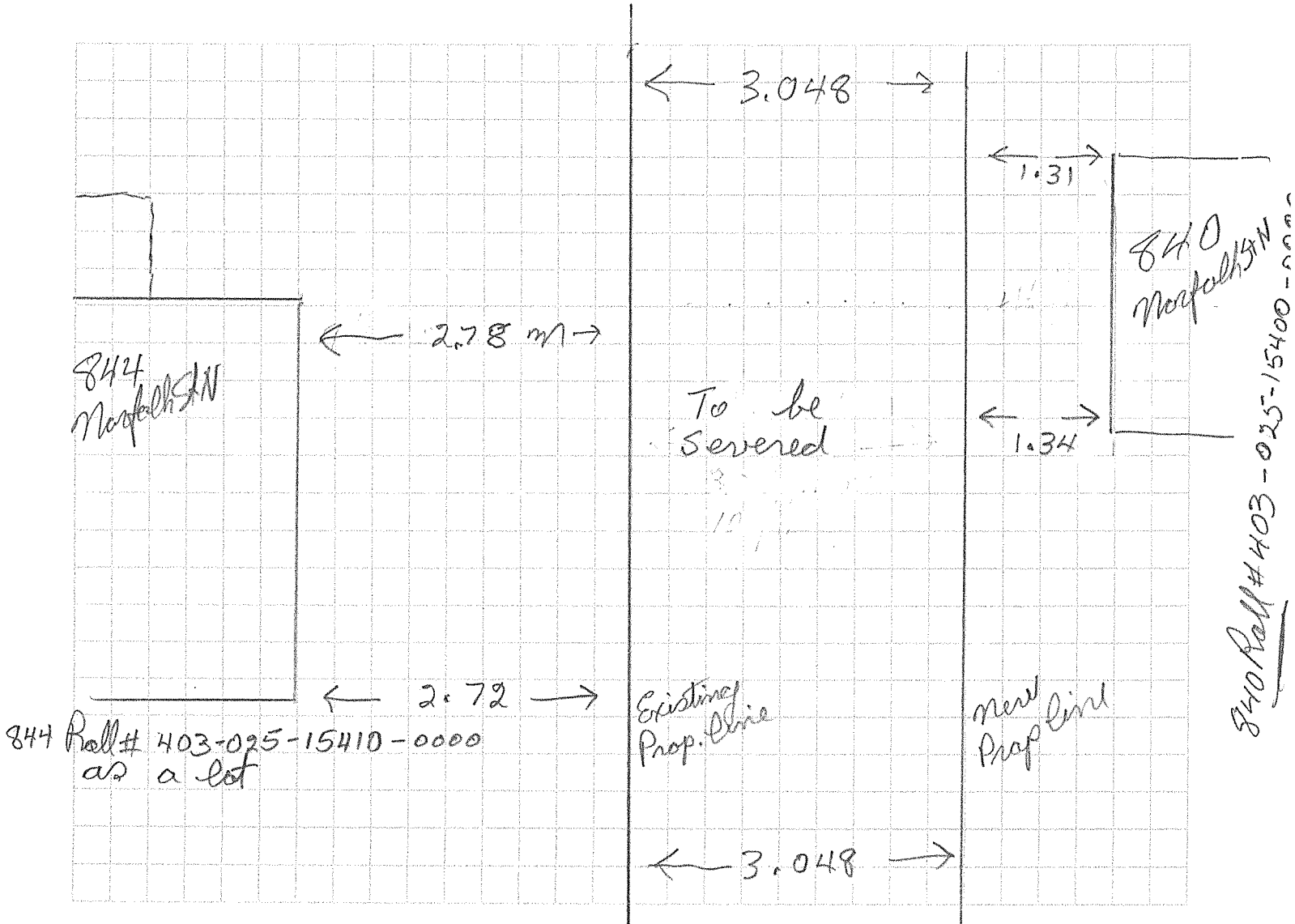
APPLICATION NUMBER: _____

OWNER: Rosemary Swaenepoel

EVALUATOR: Tim Gilbert

PROPERTY ADDRESS: ~~1414~~ Rosemary Swaenepoel
844 Norfolk St N. Simcoe On N3Y3R7

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: Maai Swaenepoel

NOTE: The above sketch is not to exact scale.

GLENDALE CRESCENT

53.732

CURRENT LOT AREA = 1092.7 SQM
PROPOSED LOT AREA = 1255.7 SQM
PROPOSED LOT COVERAGE = 23.4 %

LOT 7 REGISTERED PLAN 57-B
LOT 1 CONCESSION 13

1 1/2 STOREY BRICK DWELLING
(4.0M TALL) (293.4 SQM)

ARMOUR STONE RETAINING WALL

0.04 AREA TO BE SEVERED = 163.0 SQM
53.583
53.559

SHED
TO BE MOVED
(19.5 SQM)

REMAINING LOT AREA = 929.4 SQM
PROPOSED LOT COVERAGE = 13.3 %

CONCESSION

34.28

LOT

20.22

5.61
3.81
GARAGE
(21.4 SQM)
5.61
3.81
1.69

19.99

53.404

BLOCK 'C' REGISTERED PLAN 556

BLOCK 'D'



THE KING'S HIGHWAY NO. 24
THE NORFOLK STREET NORTH

NOTE:

THIS PLA
TO IMPER

CAUTION

THIS IS I
BE USED
PURPOSE

JE

ON

A

PHONE:

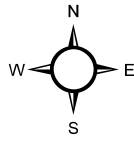
B

MAP 1

File Number: BNPL2018077

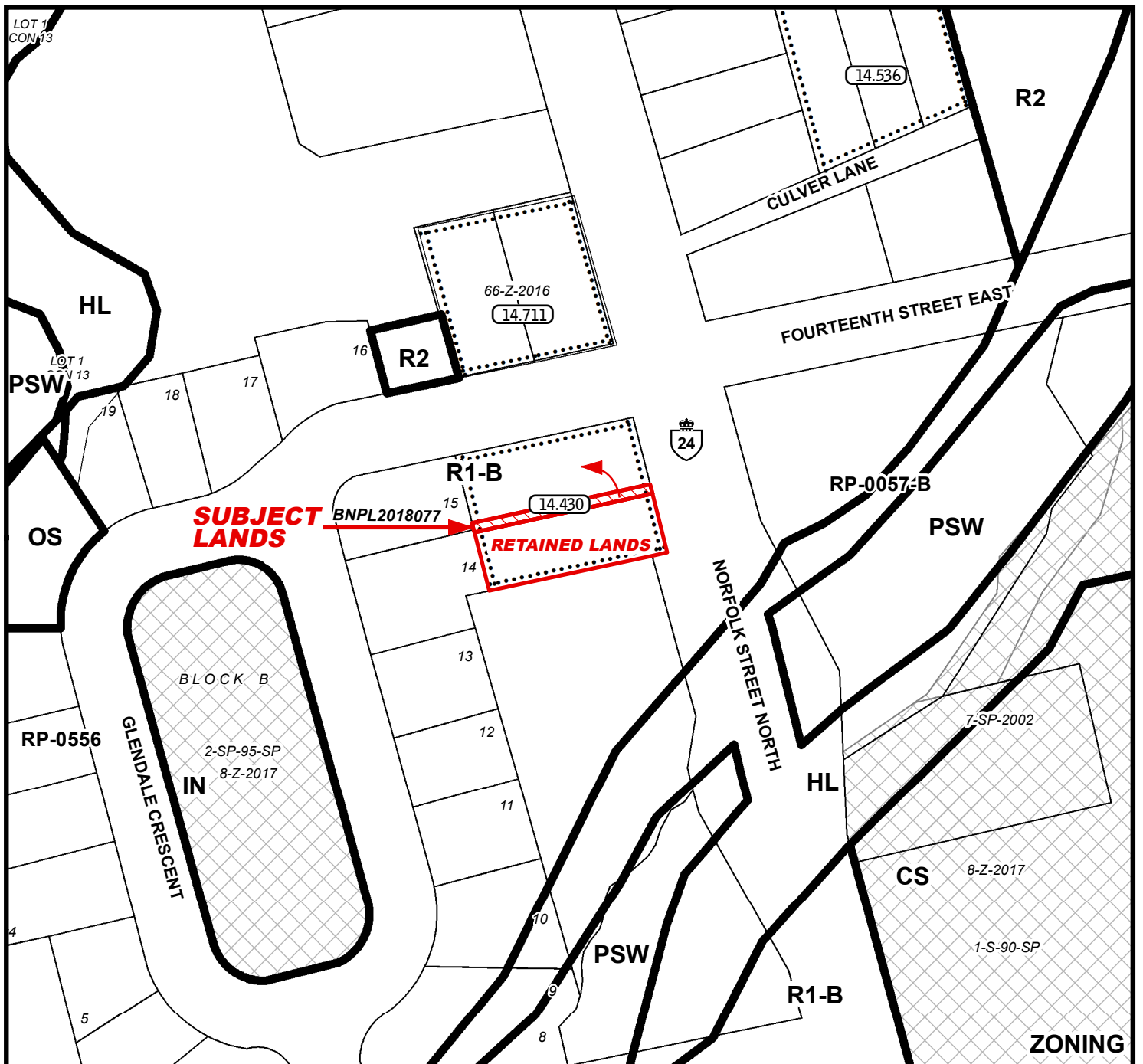
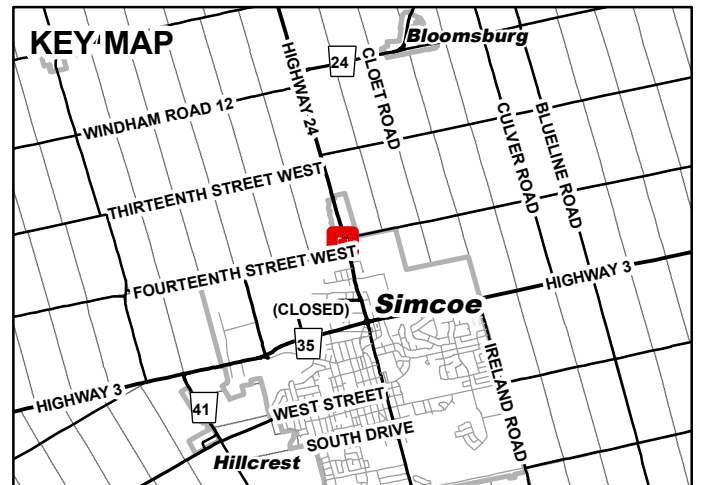
Geographic Township of

WINDHAM



1:1,700

10 5 0 10 20 30 40 Meters



ZONING

MAP 2

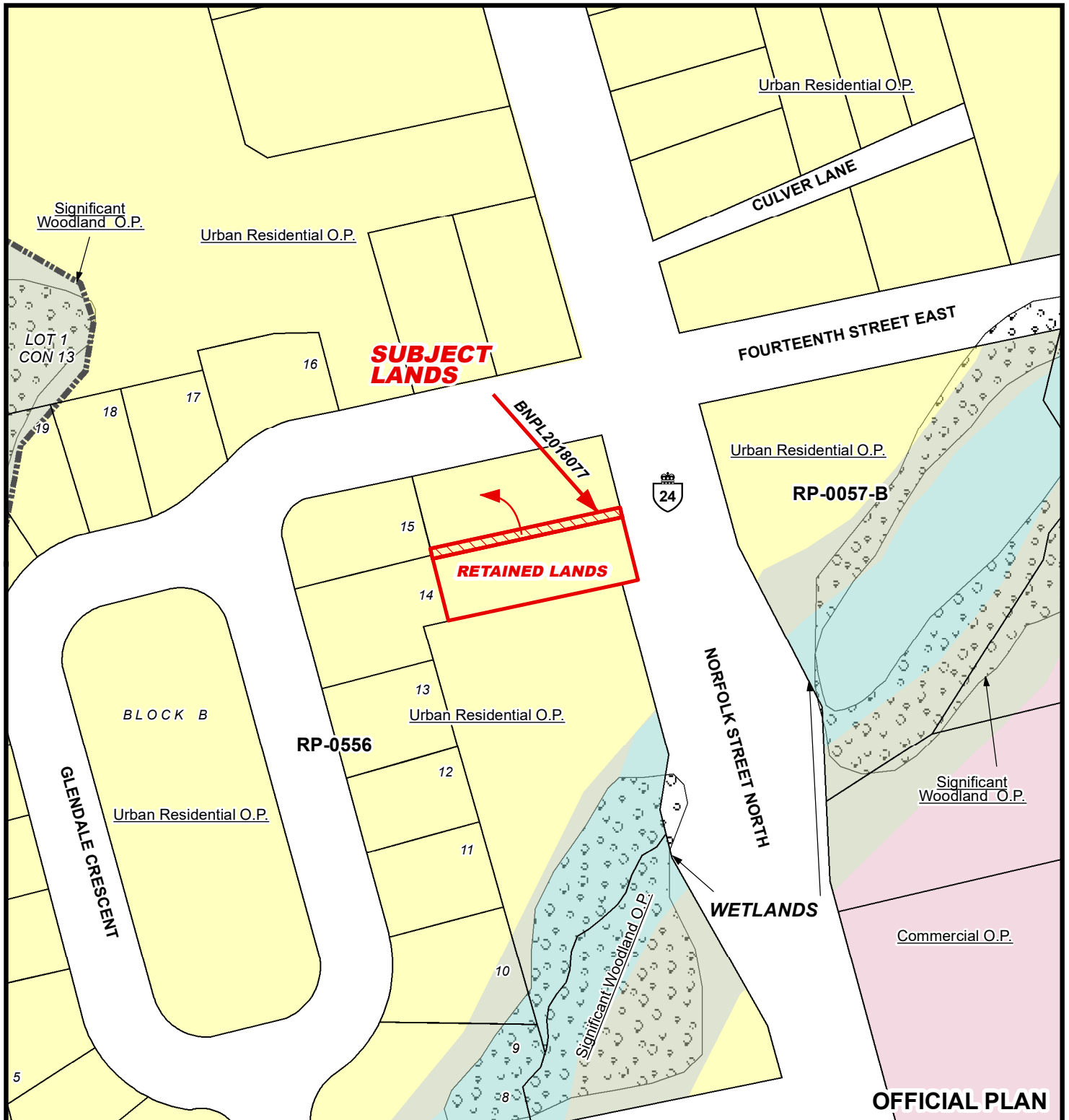
File Number: BNPL2018077

Geographic Township of WINDHAM



6 3 0 6 12 18 24 Meters

1:1,500



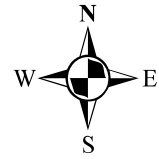
OFFICIAL PLAN

4/24/2018

MAP 3

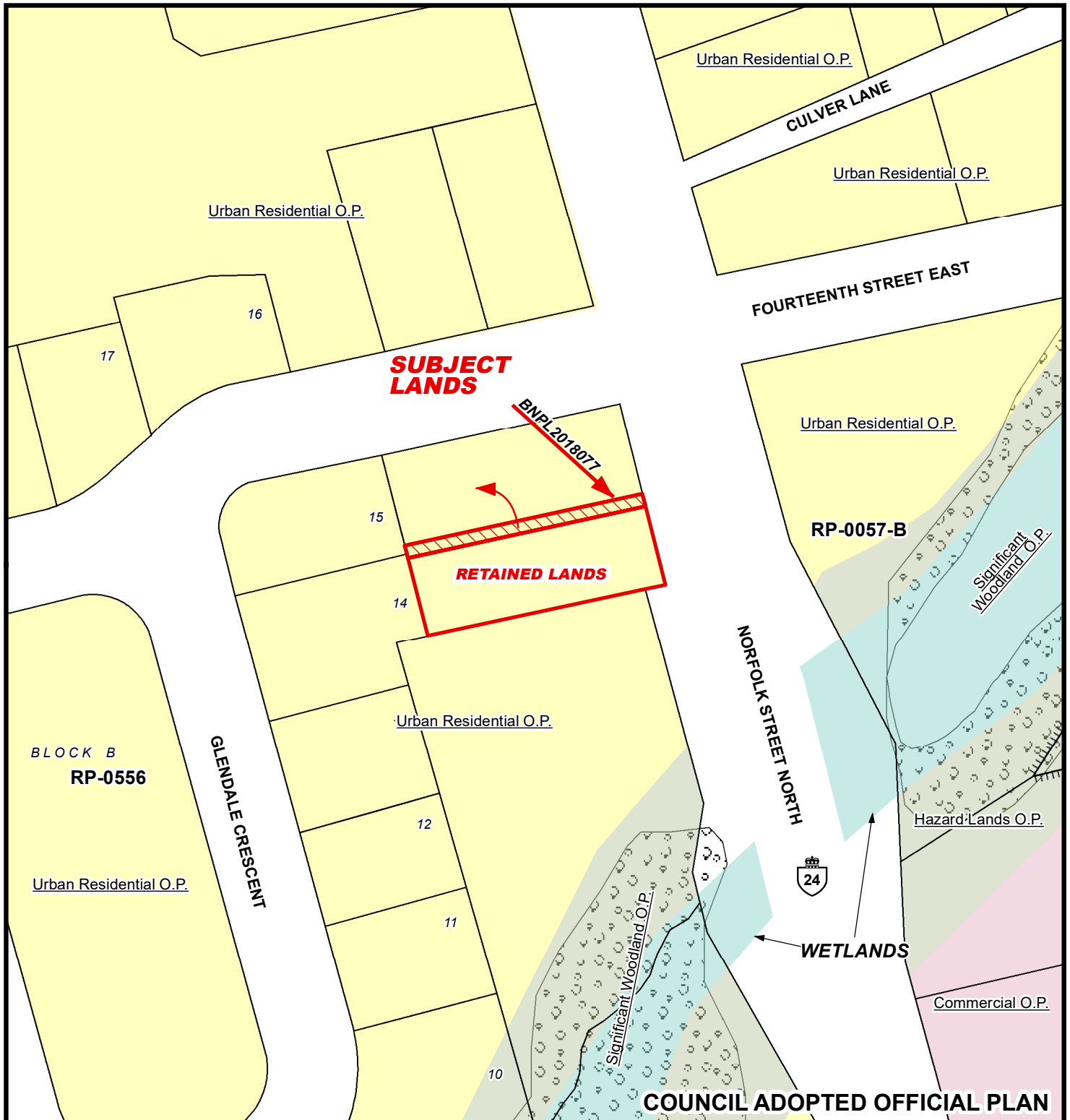
File Number: BNPL2018077

Geographic Township of WINDHAM



4.5 25 4.5 9 13.5 18 Meters

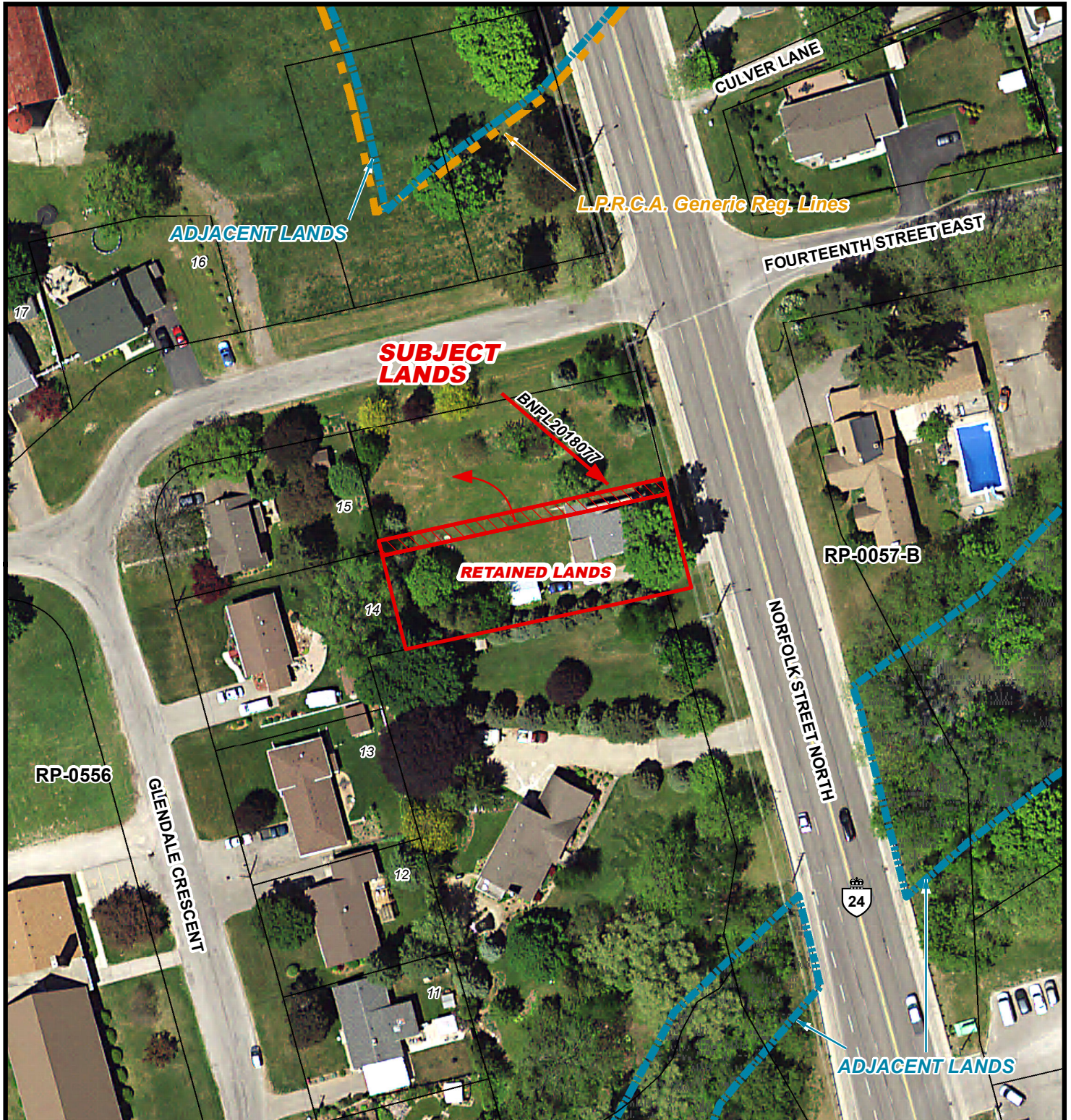
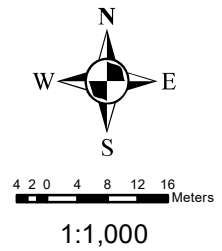
1:1,200



MAP 4

File Number: BNPL2018077

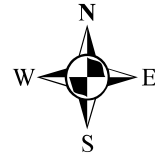
Geographic Township of WINDHAM



MAP 5

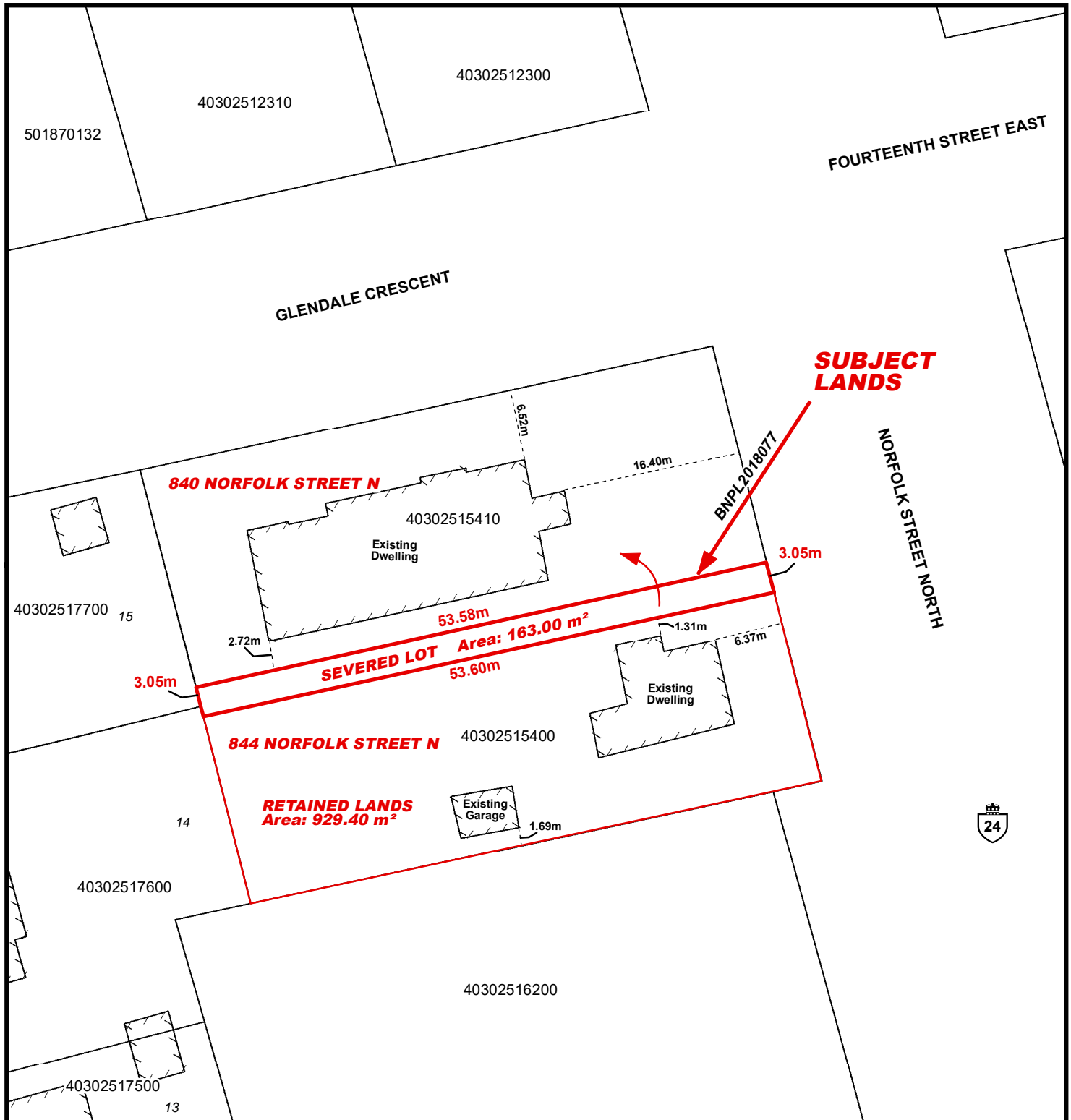
File Number: BNPL2018077

Geographic Township of WINDHAM



2 1 0 2 4 6 8 Meters

1:500



Locations of Lands Affected

File Number: BNPL2018077
Geographic Township of WINDHAM

