

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

RNR 2018151Mar 26/18June 18/18July 3/18

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$2210June 18/18Aisha**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: 33601023100**A. Applicant Information** United Church of Canada**Name of Owner**Wilsonville United Church Trustees c/o Eric D'Hondt

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

436 Con 3

Town and Postal Code

Wilsonville, ON N0E 1Z0

Phone Number

519-443-7902

Cell Number

Email

erdhondt@gmail.com**Name of Applicant**Eric D'Hondt

Address

436 Con 3

Town and Postal Code

Wilsonville, ON N0E 1Z0

Phone Number

519-443-7902

Cell Number

Email

erdhondt@gmail.com

NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

Name of Agent G. Douglas Vallee Limited
Address 2 Talbot Street North
Town and Postal Code Simcoe, ON N3Y 3W4
Phone Number 519-426-6270
Cell Number _____
Email michaelhiggins@gdvallee.ca

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):

Part of Lot 6 Concession 3 Geographic Township of Townsend
Lot 6 Registered Plan 59-8 Village of Wilsonville

Municipal Civic Address: 456 Concession 3 Townsend

Present Official Plan Designation(s): Hamlet

Present Zoning: Rural Institutional IR

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Land to be severed contains a church. The land to be retained contains a cemetery.

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:

Retain the church and the accessory building.

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:

60 plus years

9. Existing use of abutting properties:

Residential, Agricultural, and Industrial

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:

Propose an easement over part tow in favor of the cemetery.

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	<hr/>	<hr/>
Lot depth	<hr/>	<hr/>
Lot width	<hr/>	<hr/>
Lot area	<hr/>	<hr/>
Lot coverage	<hr/>	<hr/>
Front yard	<hr/>	<hr/>
Rear yard	<hr/>	<hr/>
Left Interior side yard	<hr/>	<hr/>
Right Interior side yard	<hr/>	<hr/>
Exterior side yard (corner lot)	<hr/>	<hr/>

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: Part 3

Frontage:	<hr/> 35.3 m
Depth:	<hr/> 65.2 m
Width:	<hr/> 35.3 m
Lot Area:	<hr/> 1991.7 sq m
Present Use:	<hr/> Church
Proposed Use:	<hr/> Church
Proposed final lot size (if boundary adjustment):	<hr/>

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: Part 1

Frontage: 73.39 m
Depth: 72.64 m
Width: 73.39 m
Lot Area: 5295.7 sq m
Present Use: Cemetery
Proposed Use: _____

5. Description of proposed right-of-way/easement in metric units: Part 2

Frontage: 4.6 m
Depth: 65.7 m
Width: 4.6 m
Area: 299.2 sq m
Proposed use: Right of way in favor of the cemetery for access.

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:

Owner

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:

Not near a source water protection area.

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) ☐
-

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

Concession 3 Townsend

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.

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.

Eric R. D'Hondt (Trustee) April 18/18
Owner/Applicant/Agent Signature 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 Eric D'Hondt (Trustee) am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize G. Douglas Vallee Ltd 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.

Eric R. D'Hondt
Owner

April 18/18
Date

Owner

Date



K. Declaration

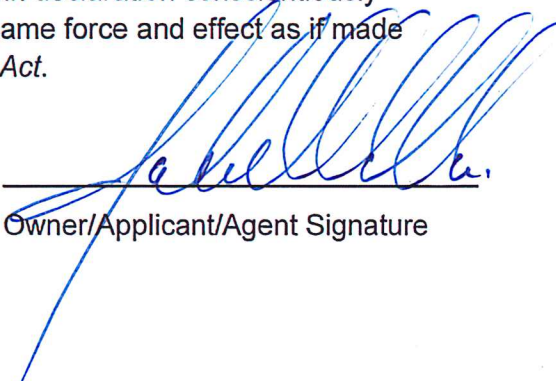
I, John Vallee of the Town of Simcoe

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:

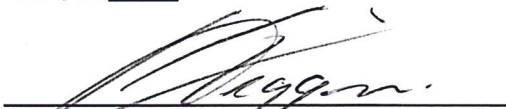
Town of Simcoe


Owner/Applicant/Agent Signature

In Norfolk County

This 13 day of June

A.D., 2018


A Commissioner, etc.

MICHAEL JOHN HIGGINS, a Commissioner, etc.,
Norfolk County, for G. Douglas Vallee Limited.
Expires June 15, 2018.



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: 456 CONC. 3 TOWNSEND			
Owner: United Church of Canada Wilsonville United Church Trustee		Lot: 6		Concession: 3	
Lot Area: 77,300 SF		Lot Frontage: 350.25 FT		Assessment Roll No. 336.010.23100.0000	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other SEVERANCE			
BUILDING INFORMATION		<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural CHURCH			
Building Area:		No. of Bedrooms: 0		No. of Fixture Units: 12.5	
		Is the building currently occupied? (Yes) / No If No, how long?			
EVALUATOR'S INFORMATION		Evaluator's Name: MORT DUESLING		Company Name: DUESLING TR. & EXC.	
Address: 69 MECHANIC ST. W.		Postal Code: N0E 1Y0		Phone: (519) 493-5496	
Email:		BCIN # 13359			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SANDY/GRAVEL	
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: 10' plus ft.	
Surface Discharge Observed: Yes (No)		Odour Detected: Yes (No)		Current Weather (at time of evaluation): SUNNY 30°	
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:		Size: _____ Gal.		Pump: Yes (No)	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____					
Distribution System:		No. of Tile Runs: 6		Total Length of Tile: 300'	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium				Distance Between Tile Runs: 6'	
Tile Material:		Ends:		Cover:	
<input type="checkbox"/> PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other _____		<input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		<input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded GRASS	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)					
Distance to Bodies of Water (ft)		✓			
Distance to Nearest Well (ft)					
Distance to Proposed Property Lines		Front 138 FT Rear 138 FT Side 240 FT Side 240 FT		Front _____ Rear _____ Side _____ Side _____	

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 <u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.
	Additional Comments:

VERIFICATION	<p>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.</p> <p>I, <u>Eric D'Hondt (Trustee)</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.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u>Eric R. D'Hondt</u> Owner Signature </div> <div style="width: 45%;"> <u>April 18/18</u> Date </div> </div>
<p>EVALUATOR:</p> <p>1. I, <u>MORT DUESCHL</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.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u>L. Morton Duesling</u> Evaluator Signature </div> <div style="width: 45%;"> <u>MAR 27/18</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; margin-top: 20px;"> <div style="width: 45%;"> _____ Chief Building Official or designate </div> <div style="width: 45%;"> _____ Date </div> </div>
----------------------------	--

Revised: March 24, 2011

Duesling Trucking & Excavating
69 Mechanic St.
Waterford, Ont. N0E 1Y0
443-5496 (Dave)

Date: March 26, 2018

To : Gord Woods - St. Barnabas Anglican Mission

Re: Septic System at St. Barnabas Anglican Mission

We at Duesling Trucking & Excavating, on March 21 & 22, 2018, examined the existing distribution box and tile bed and found them to be clean and in good working condition. The weather was sunny and dry and no odour or seepage was observed.

The tank itself was not dug up, as decided by those present, because it would involve removing pavement and the system has been working fine by all accounts to this point. As a result, the baffles were unable to be checked, as was the approximate size of the tank.

As there are no laundry or bathing facilities on the premises, soap caking is of less concern than you would have at a residential location.

Therefore, as there is no history of any problems and all we observed was in order, we have determined to the best of our knowledge that the system is working properly and should continue to do so.

Sincerely,
Dave Duesling



On Site Sewage Disposal System Location Plan

DATE: _____

APPLICATION NUMBER: _____

OWNER: _____

EVALUATOR: _____

PROPERTY ADDRESS: _____

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.

Refer to Attached
Plan

Prepared by Mort Duesling
March 27/18

PREPARED BY: Mort Duesling

NOTE: The above sketch is not to exact scale.

911-H-56

N

(WILSONVILLE)

← TO NEW 24

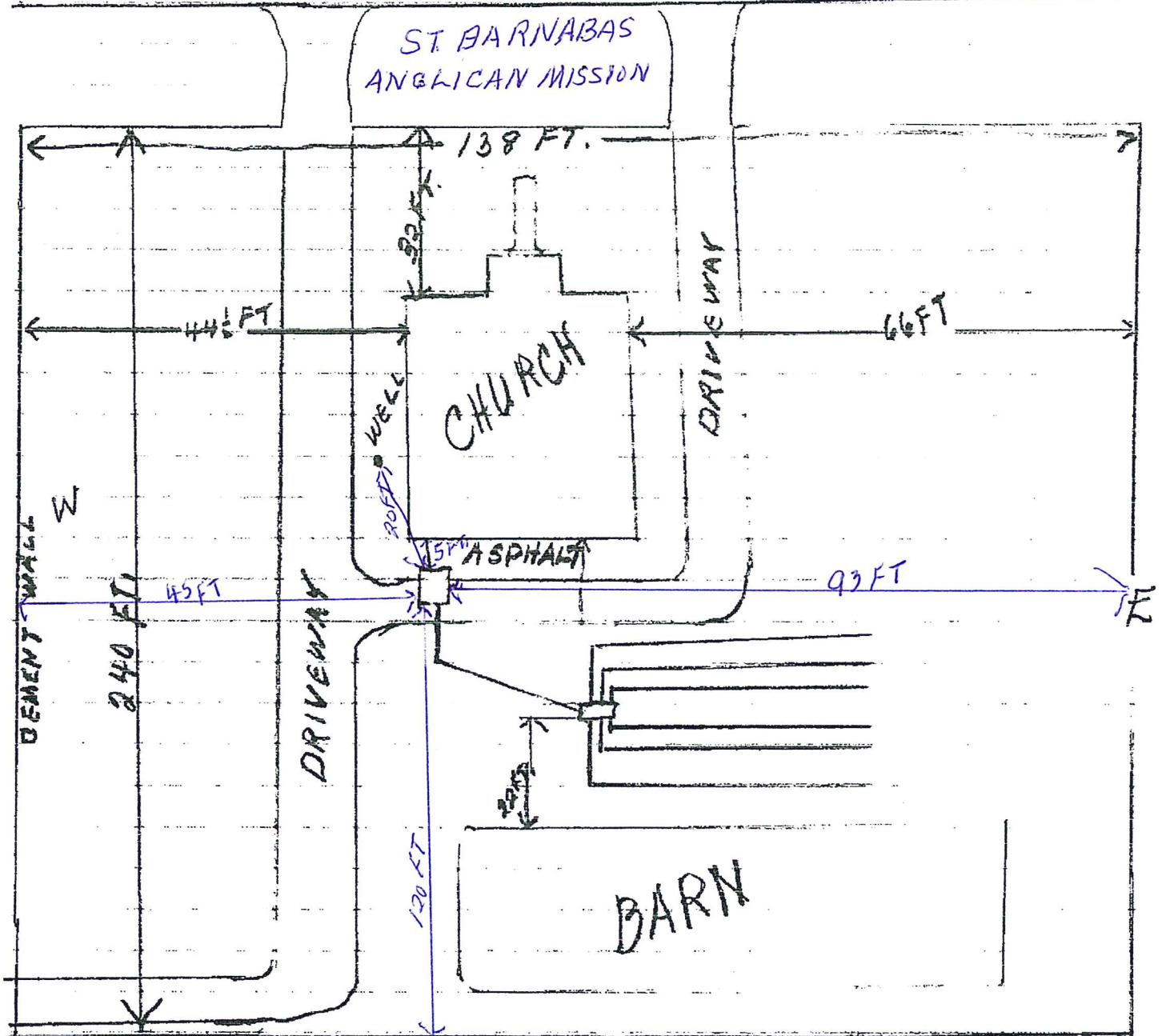
CON. 3

TO OLD 24 →

ST. BARNABAS
ANGELICAN MISSION

CHURCH

BARN



MEASUREMENT - APPROXIMATE

Owner United Church of Canada
 Wilsonville United Church
 Trustee

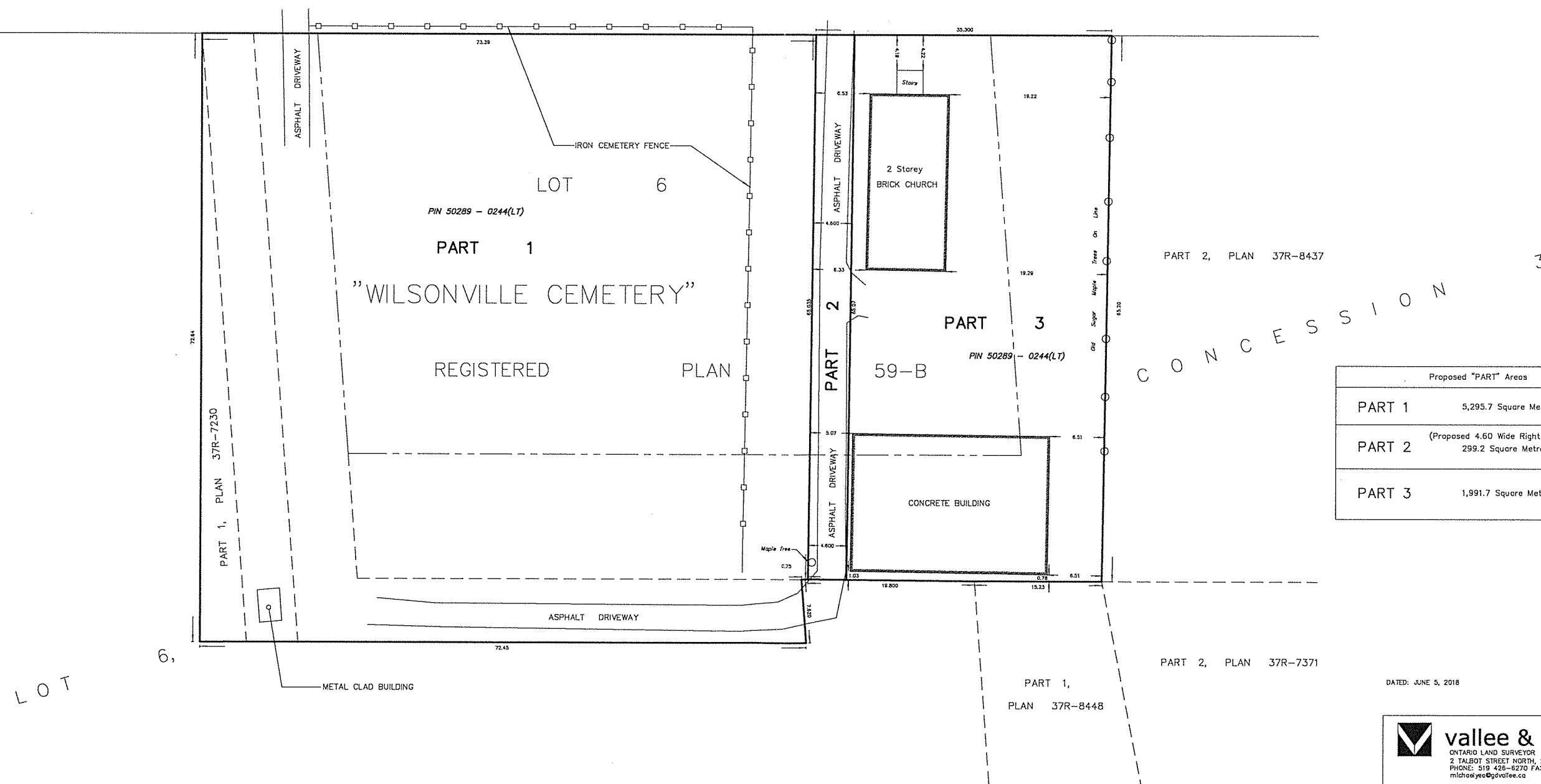


NOTE: DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO
FEET BY DIVIDING BY 0.3048

SURVEY SKETCH
SHOWING
PROPOSED SEVERANCE APPLICATION
PART LOT 6, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF TOWNSEND
LOT 6, REGISTERED PLAN 59-B
VILLAGE OF WILSONVILLE
NORFOLK COUNTY

SCALE: 1:250
0 5 10 15 20 METRE
VALLEE & YEO LIMITED

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3



DATED: JUNE 5, 2018

MICHAEL W. YEO
ONTARIO LAND SURVEYOR

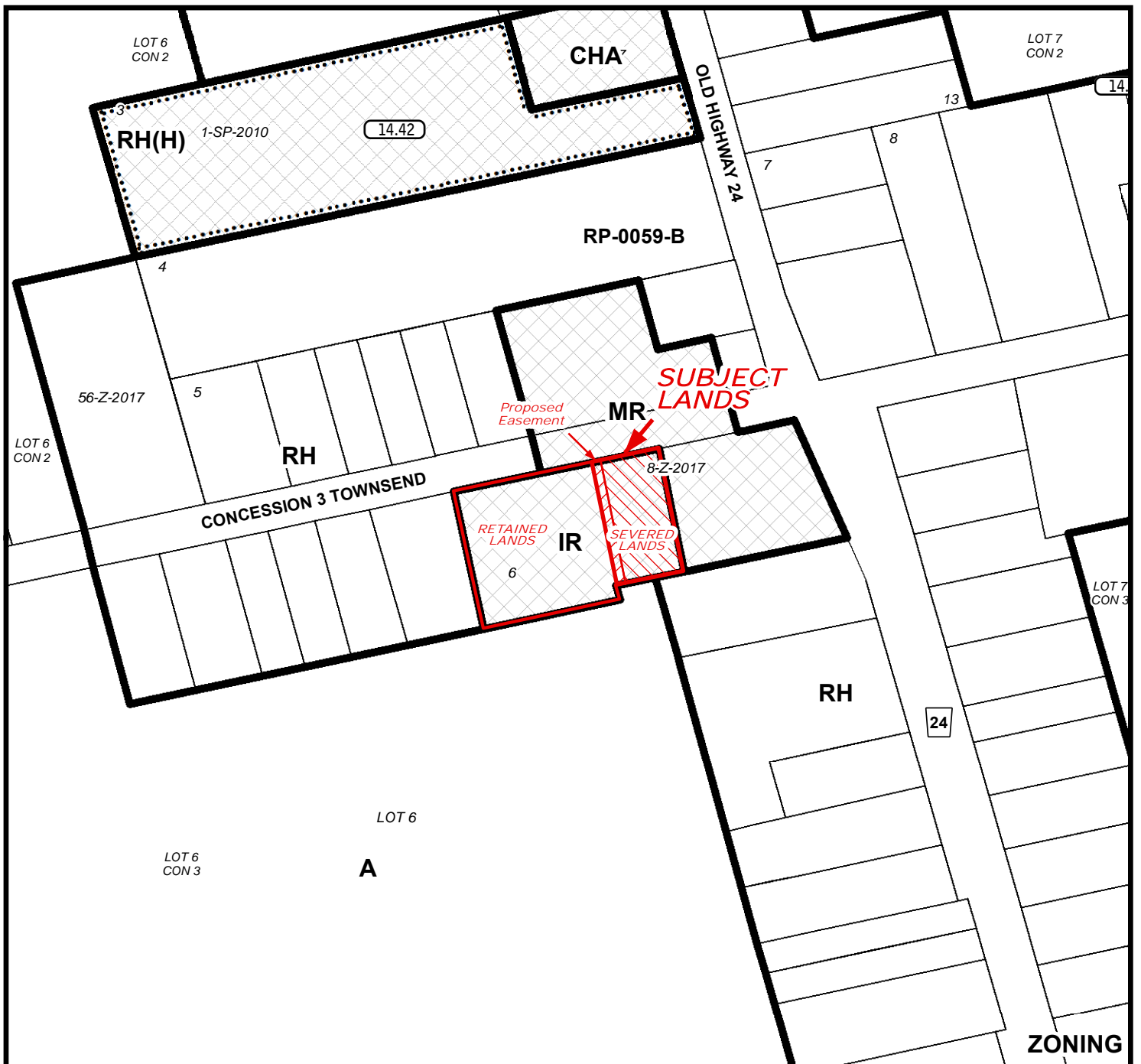
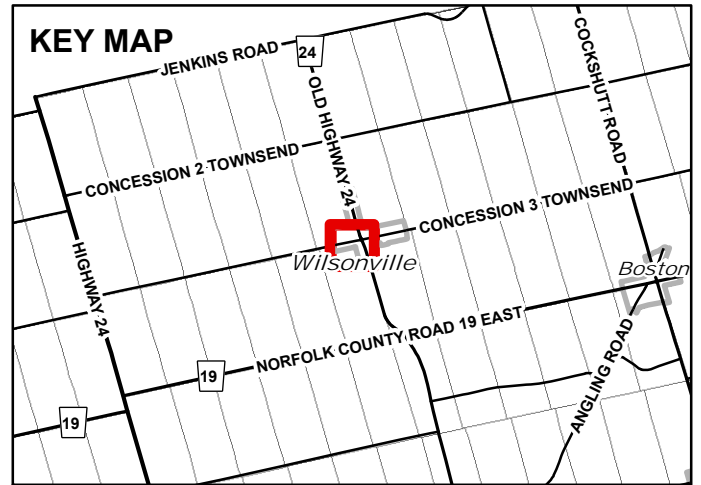
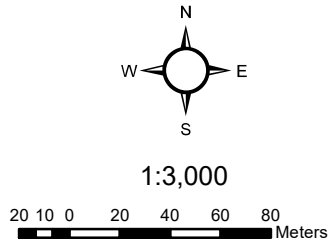
 **vallee & yeo limited**
ONTARIO LAND SURVEYOR
2 TALBOT STREET NORTH, SUITE 201, WILSONVILLE, ONTARIO N3Y 3W4
PHONE: 519 426-6270 FAX 519 426-6277
michael.yeo@gvallee.ca

DRAWN BY: M.W.Y.
CHECKED BY: M.W.Y.
CLIENT: BARNABUS
DWG: 18-009

MAP 1

File Number: BNPL2018151

Geographic Township of
TOWNSEND

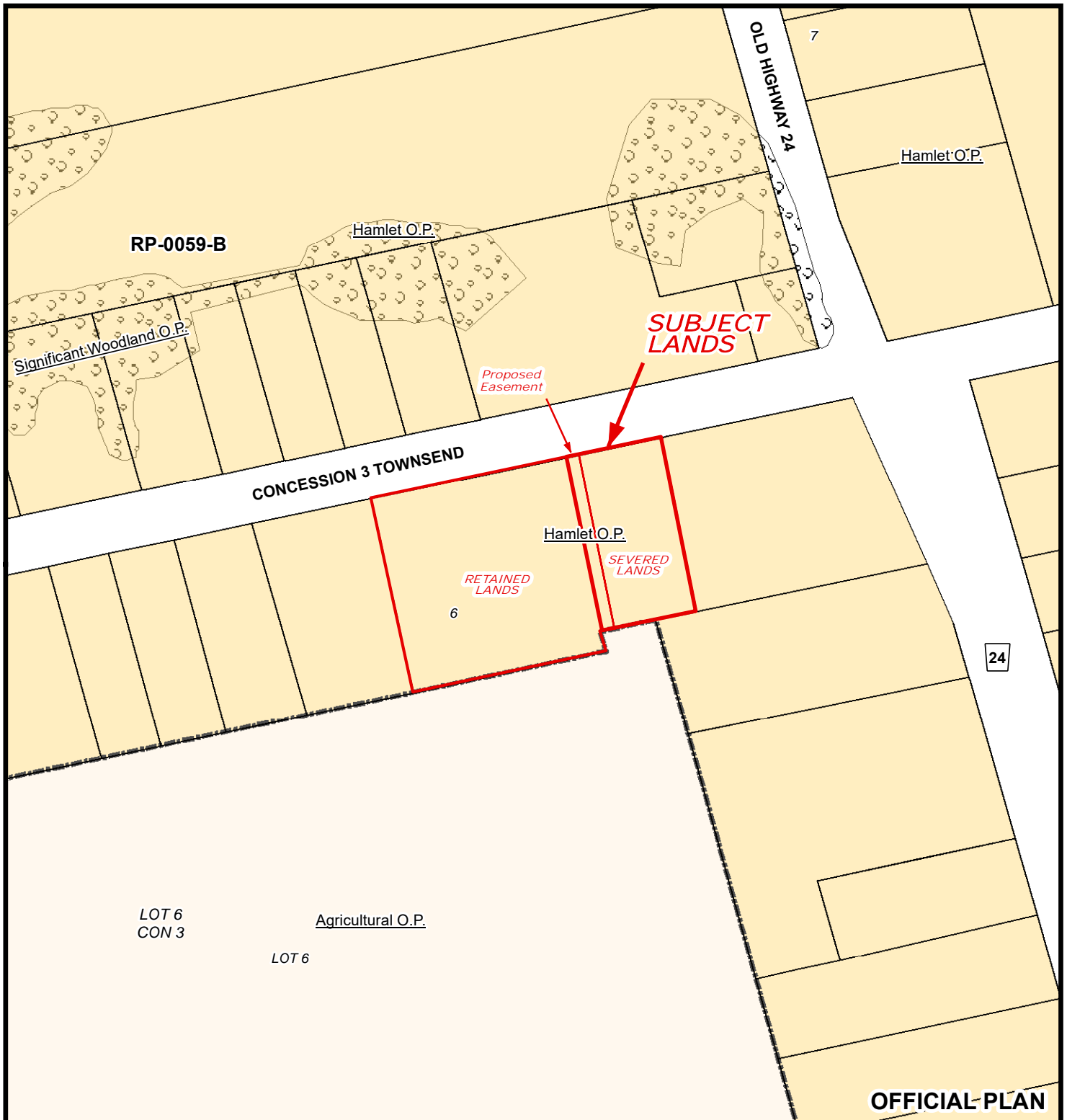
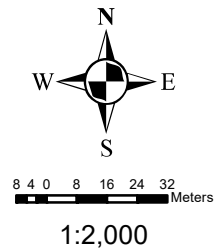


ZONING

MAP 2

File Number: BNPL2018151

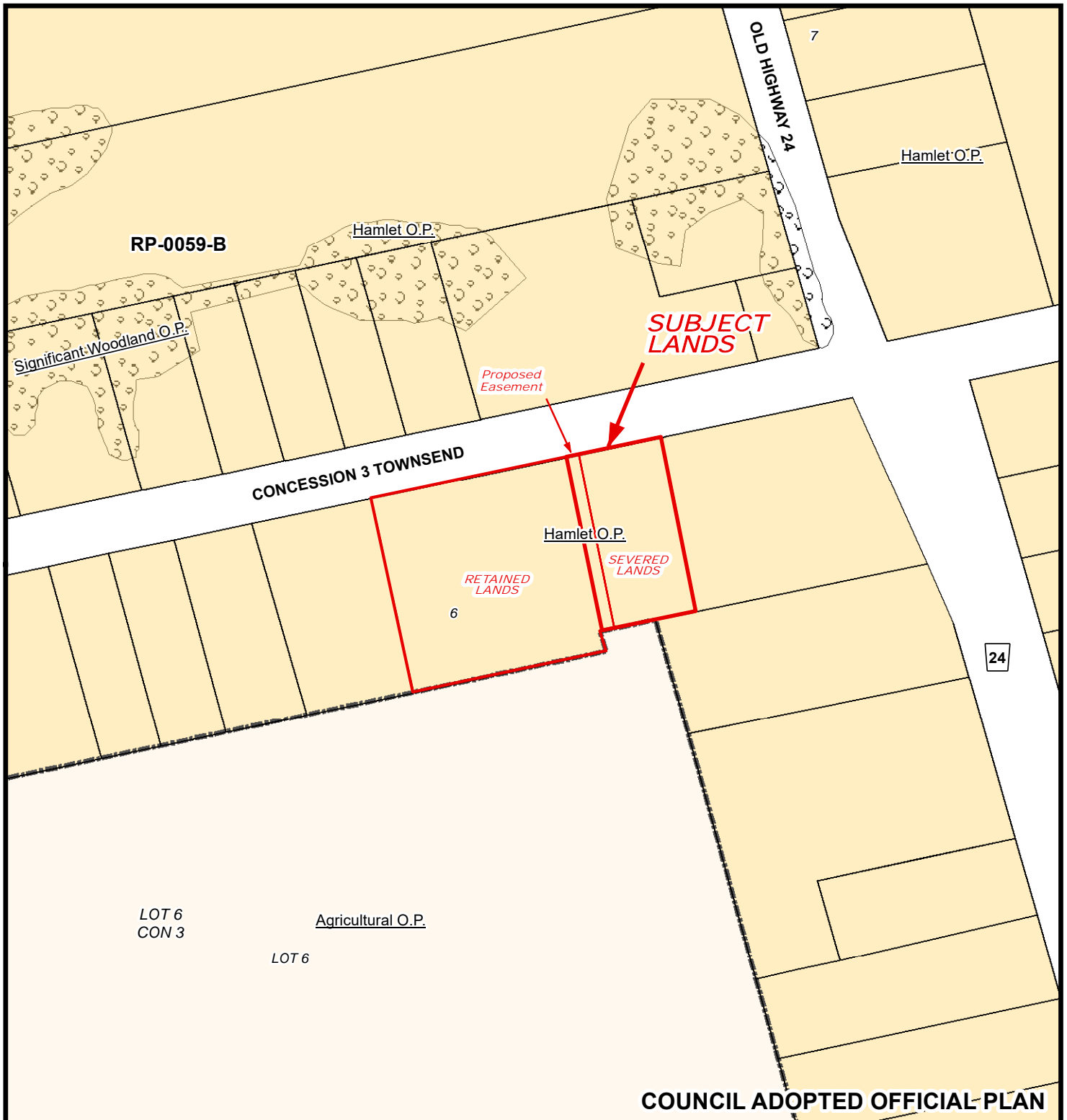
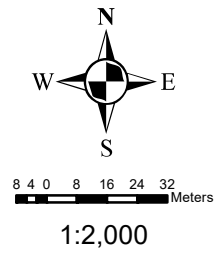
Geographic Township of TOWNSEND



MAP 3

File Number: BNPL2018151

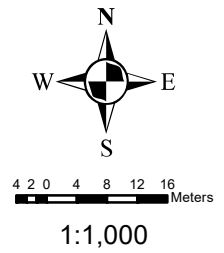
Geographic Township of TOWNSEND



MAP 4

File Number: BNPL2018151

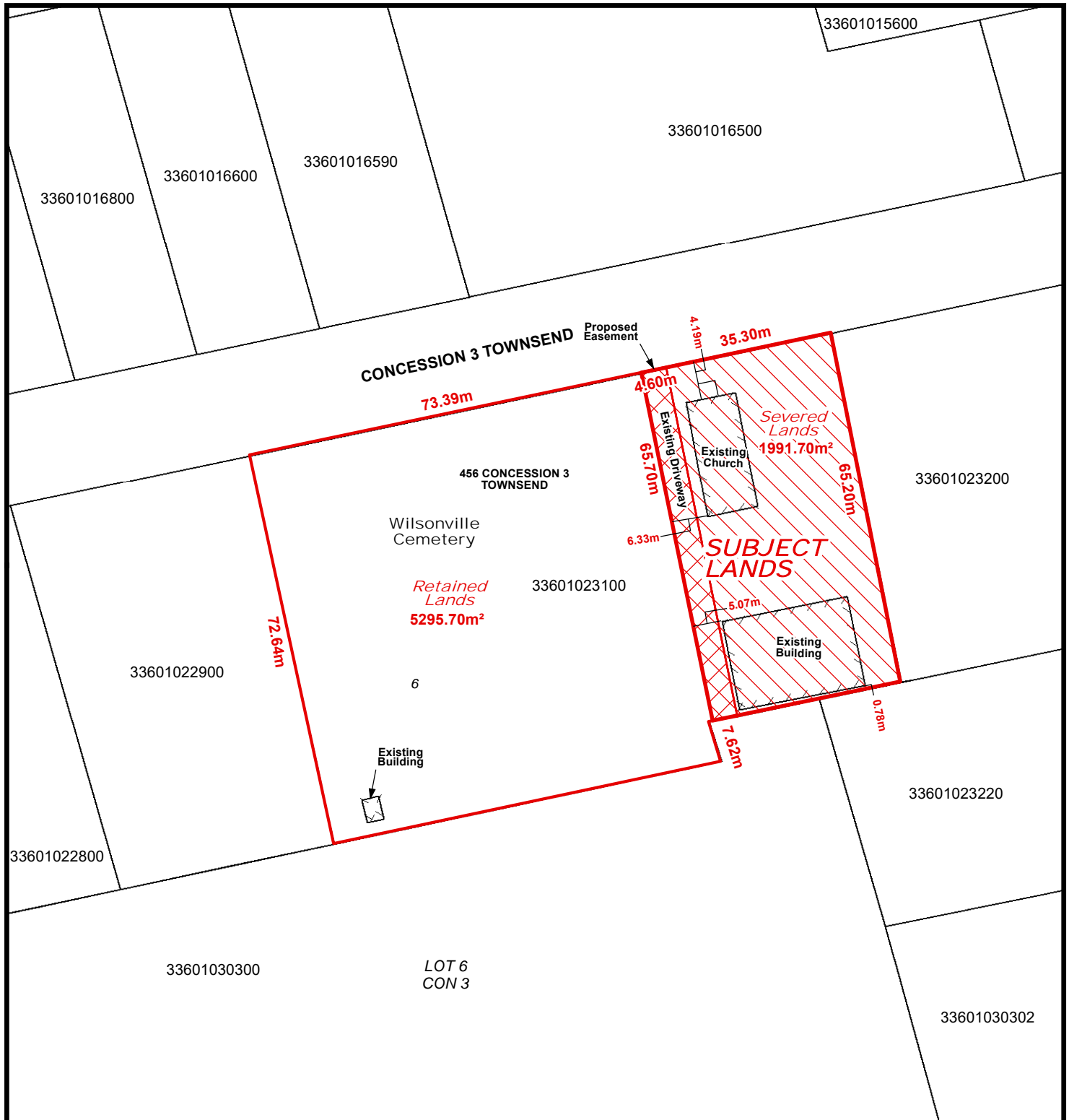
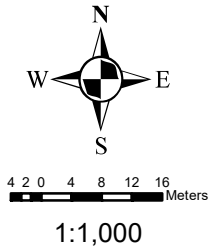
Geographic Township of TOWNSEND



MAP 5

File Number: BNPL2018151

Geographic Township of TOWNSEND



LOCATION OF LANDS AFFECTED

File Number: BNPL2018151

Geographic Township of TOWNSEND

