

For Office Use Only:

File Number

ANPL2019071
BNPL2019072

Related File Number

Pre-consultation Meeting

March 12/18

Application Submitted

March 7/19

Complete Application

March 7/19

Application Fee

\$2210 + \$1406

Conservation Authority Fee

\$480.25

OSSD Form Provided

Yes

Planner

Steve

Public Notice Sign

Yes**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: 54302003200**A. Applicant Information**

Name of Owner

Paul Atkinson

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

See below

Town and Postal Code

Phone Number

Cell Number

Email

Name of Applicant

Paul Atkinson

Address

14 Milne Street

Town and Postal Code

Walsingham NOE 1X0

Phone Number

519-386-7783

Cell Number

519-410-1009

Email

pa.walsinghamstudio@gmail.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):

Swal plan 31B part Lot 17

Municipal Civic Address: 14 Milne Street

Present Official Plan Designation(s): Hamlet and Hazard Lands

Present Zoning: RH HL

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:

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:

None

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:

Future House

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:

9. Existing use of abutting properties:

Residential and school (private)

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

No Detail House plan at this time

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):

Lot Frontage of 6.096 metres instead of 30 metres

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

By-law:

why it can't be 30 metres the maximum would be 12.172 metres as the width of the road allowance 6.096 metres is the standard width for a driveway

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

Frontage:

- 6.096

Depth:

- 127.406

Width:

- 117.942 Irregular

Lot Area:

4047.3 square metres

Present Use:

vacant

Proposed Use:

residential



Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: 64.966 + 6.075

Depth: 111.743 irregular

Width: 163.698

Lot Area: 17737.1 square metres

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:

Owners 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:

no exact building plans at this time

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 Creek at rear

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

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |

Storm Drainage

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input checked="" type="checkbox"/> Other (describe below) | |

into creek

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Plum Street

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

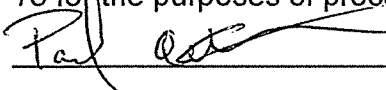
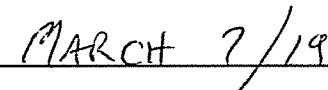
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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.

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

I/We authorize _____ 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.

| | |
|----------------|---------------|
| _____ Owner | _____ Date |
| _____ Owner | _____ Date |



leave blank until submitting

K. Declaration

I, Paul Atkinson of Walsingham

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:

Langton



Owner/Applicant/Agent Signature

In Norfolk County

This 7th day of March

A.D., 20 19



A Commissioner, etc.

Steven James Collier,
a Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County.
Expires April 8, 2021



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.



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>14 MILNE ST WALSINGHAM ONT</u> | | | |
| Owner: <u>PAUL ATKINSON</u> | | Lot: | | Concession: | |
| Lot Area: <u>5.28 Acres</u> | | Lot Frontage: | | Assessment Roll No. | |
| 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 <u>Severance</u> | | | |
| BUILDING INFORMATION | | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural | | | |
| Building Area: <u>1600' sq</u> | | No. of Bedrooms: <u>2</u> | | No. of Fixture Units: <u>15.5</u> | |
| EVALUATOR'S INFORMATION | | Evaluator's Name: <u>VICTOR KUPI</u> | | Company Name: <u>KUPI EXCAVATING LTD</u> | |
| Address: <u>293 WINDHAM RD 12</u> | | Postal Code: <u>N3Y 4K6</u> | | Phone: <u>519-582-0973</u> | |
| Email: <u>SIMCOE ONT</u> | | BCIN # <u>17028</u> | | | |
| SITE EVALUATION | | Ground Cover (trees, bushes, grass, impermeable surface): <u>Grass</u> | | Soil Type: <u>SAND</u> | |
| 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>22'</u> ft. | |
| Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | Odour Detected: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | Current Weather (at time of evaluation): <u>DRY</u> | |
| 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: <u>800</u> Gal. | | Pump: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____ | | No. of Tile Runs: <u>6</u> | | Total Length of Tile: <u>240'</u> | |
| Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium | | Distance Between Tile Runs: | | | |
| Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other | | Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined | | Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded | |
| Setbacks: | | Tank | | Distribution Pipe | |
| Distance to Buildings & Structures (ft) | | <u>6'</u> | | <u>2'</u> | |
| Distance to Bodies of Water (ft) | | <u>over 100'</u> | | <u>over 100'</u> | |
| Distance to Nearest Well (ft) | | <u>100'</u> | | <u>110'</u> | |
| Distance to Proposed Property Lines | | Front <u>100'</u> Rear <u>100'</u> Side <u>15'</u> Side <u>over 100'</u> | | Front <u>100'</u> Rear <u>100'</u> Side <u>60'</u> Side <u>100'</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 <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. |
| | Additional Comments: <div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;"> Sewage System was built to code for the year of 1990 and inspected and passed by the Health Department </div> |
| 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>Paul ATKINSON</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%;"> _____ Owner Signature </div> <div style="width: 45%;"> <u>Jan 11 2019</u> _____ Date </div> </div> |
| EVALUATOR: | <p>1. I, <u>VICTOR KUPI</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%;"> _____ Evaluator Signature </div> <div style="width: 45%;"> <u>Jan 11 2019</u> _____ Date </div> </div> |
| BUILDING DIVISION COMMENTS | <p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <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 16, 2016



On Site Sewage Disposal System Location Plan

DATE: Jan 11 2019

APPLICATION NUMBER: _____

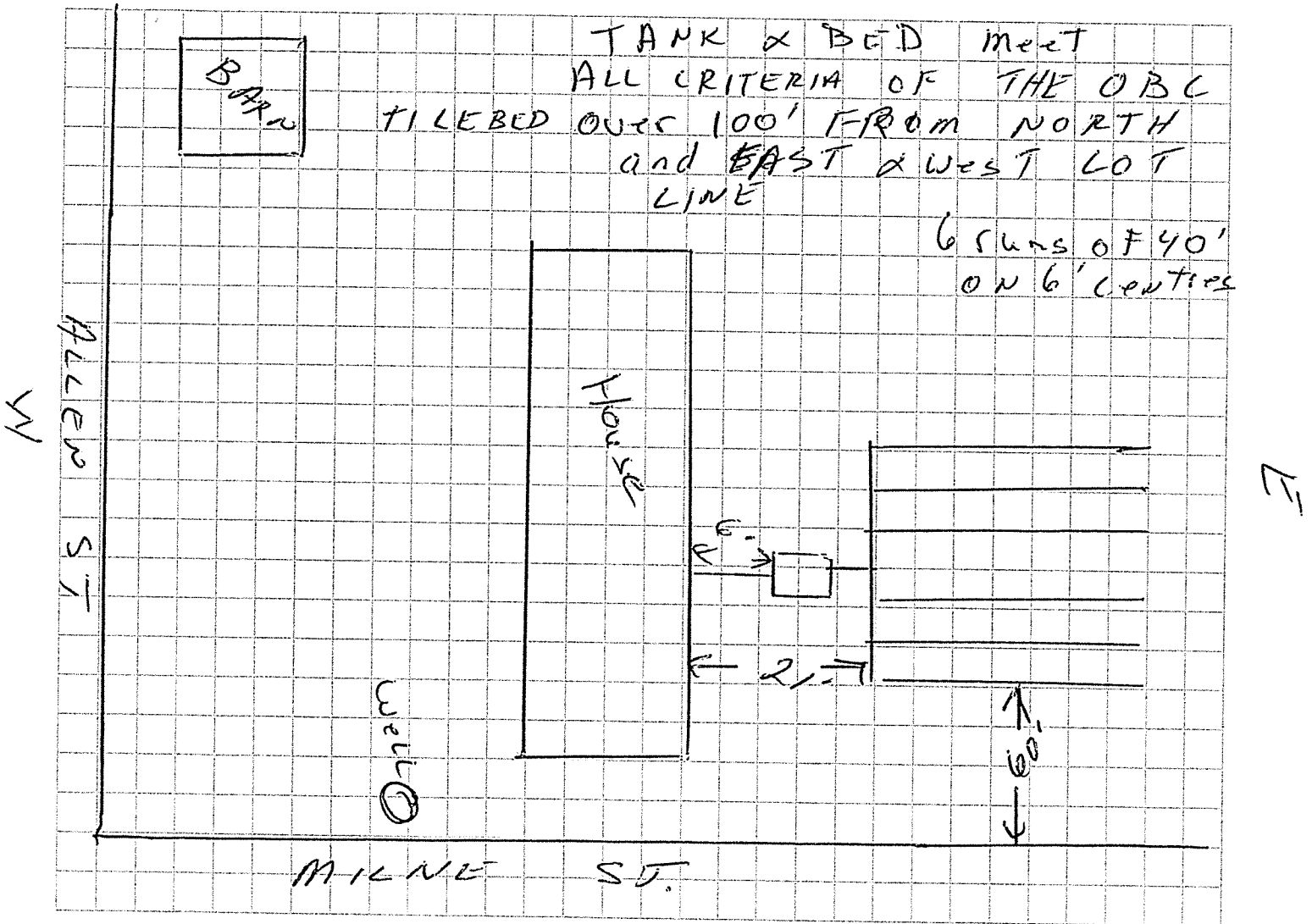
OWNER PAUL ATKINSON

EVALUATOR VICTOR KURI

PROPERTY ADDRESS 14 MILNE ST. WALSHAM

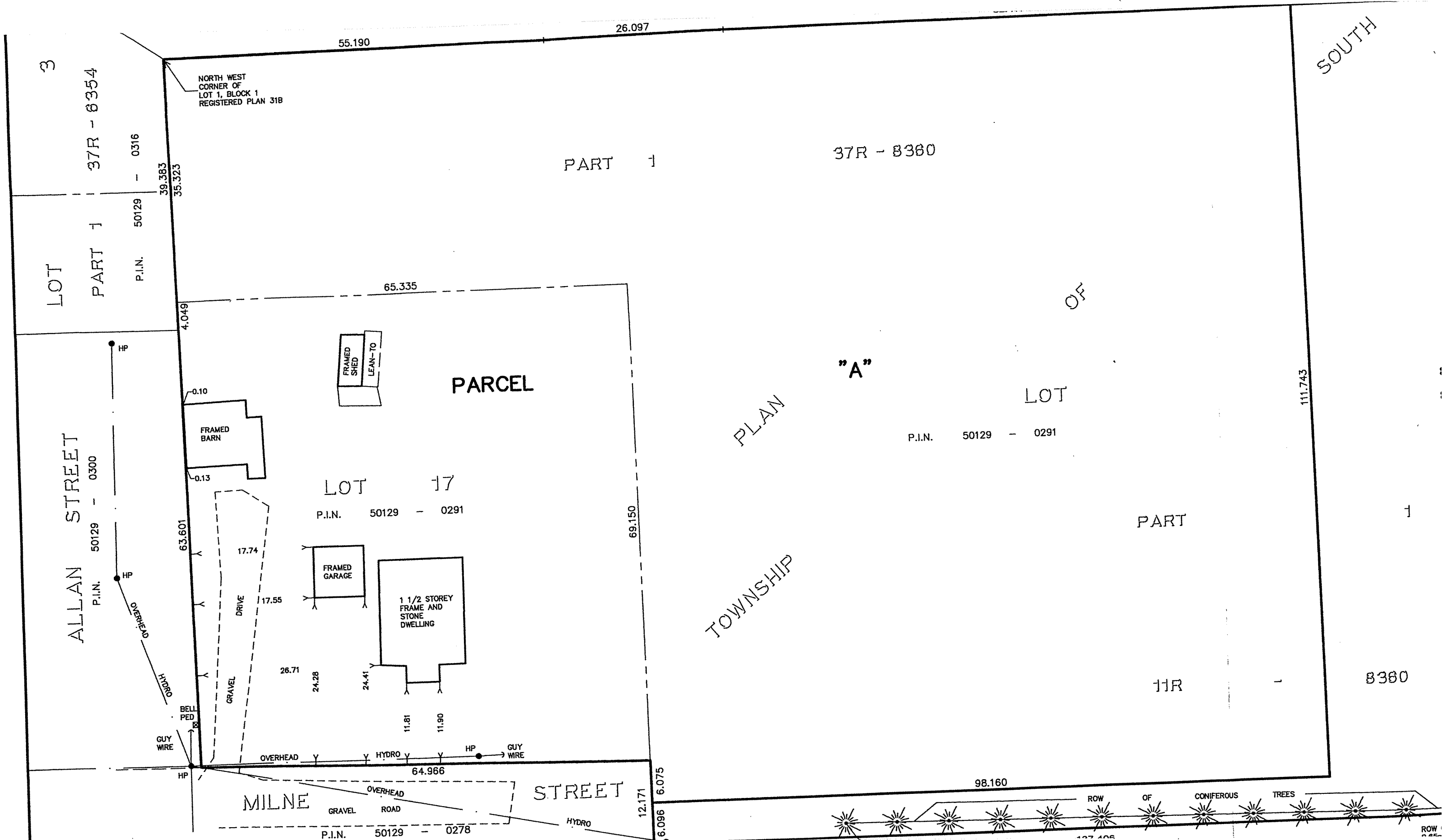
Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.

2



PREPARED BY: VICTOR KURI

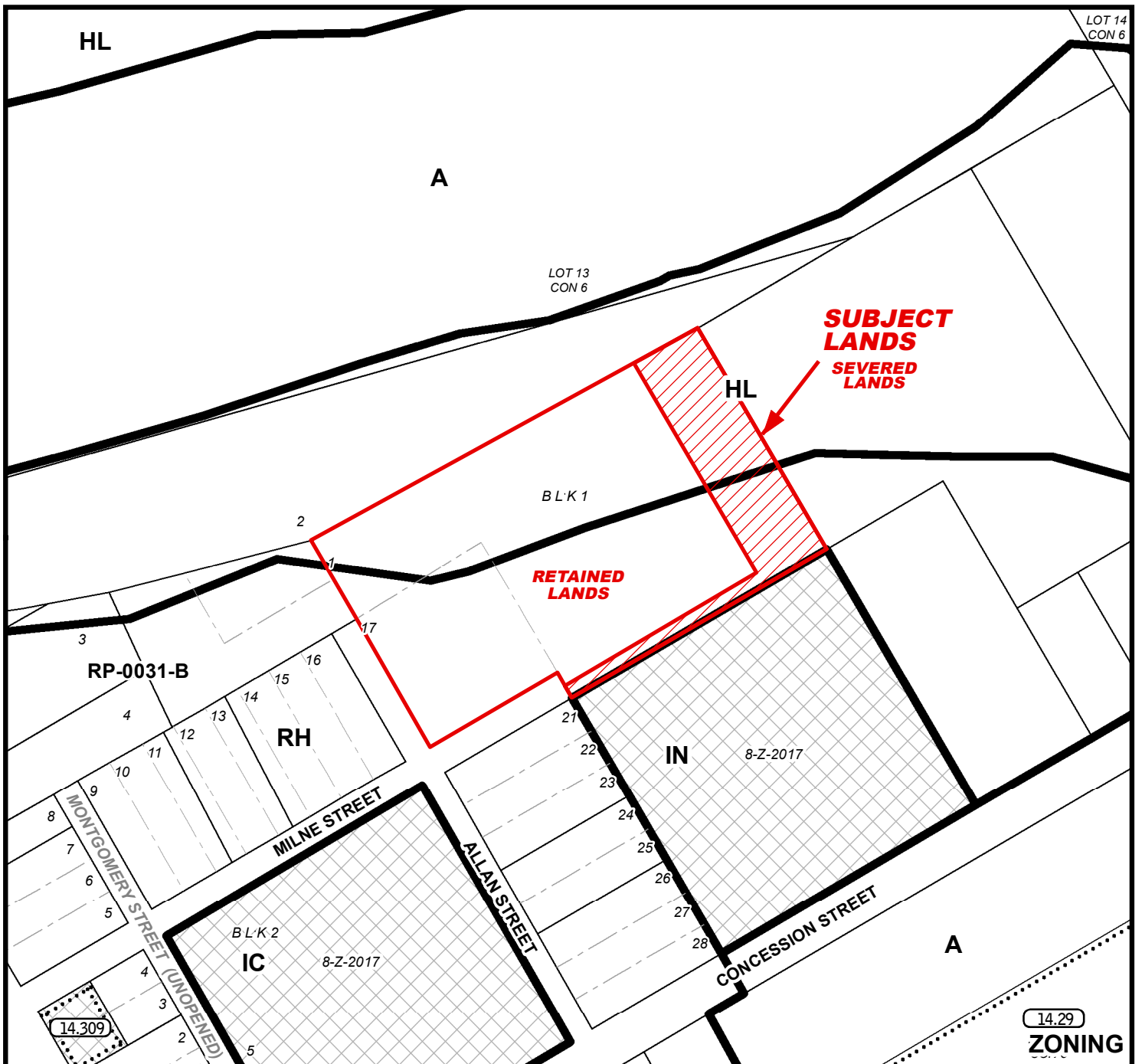
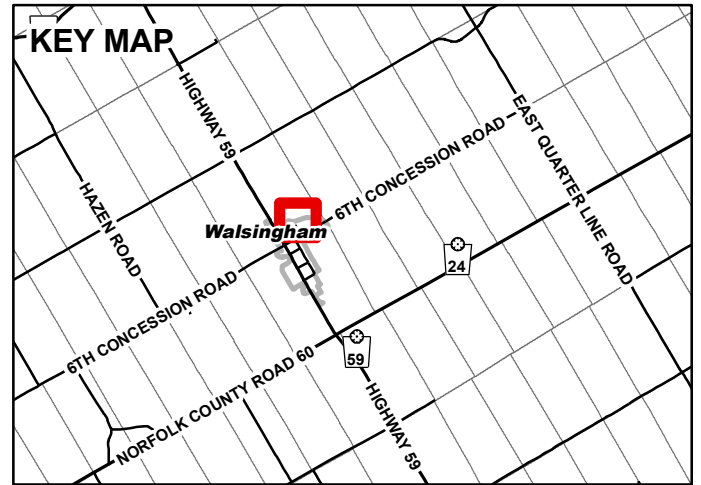
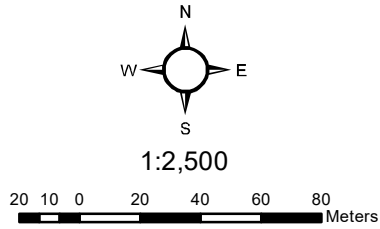
NOTE: The above sketch is not to exact scale.



MAP 1

File Number: BNPL2019072 & ANPL2019071

Geographic Township of
SOUTH WALSINGHAM



14.29
ZONING

MAP 2

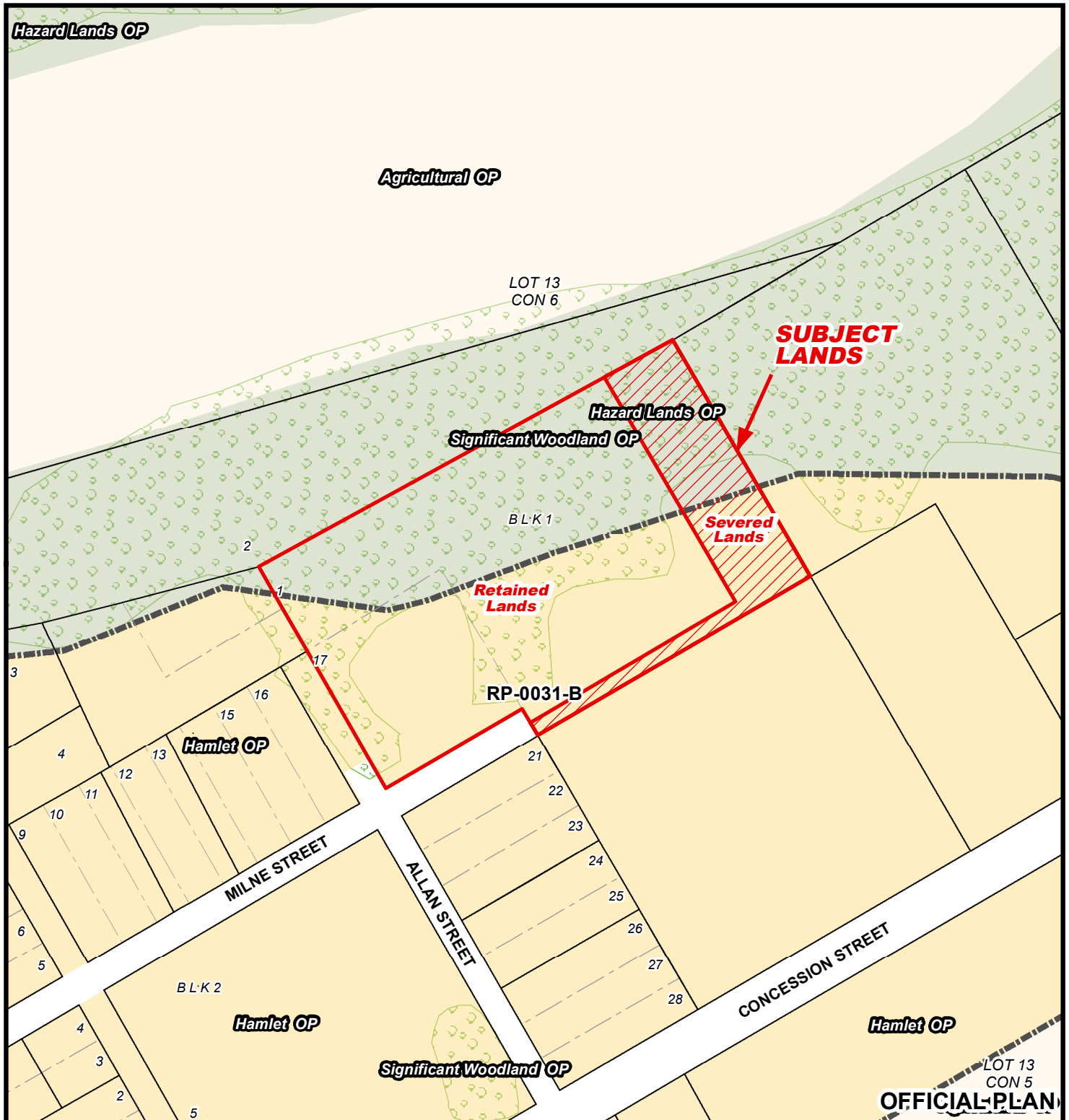
File Number: BNPL2019072 & ANPL2019071

Geographic Township of SOUTH WALSINGHAM



94.50 9 18 27 36 Meters

1:2,200



3/13/2019

MAP 3

File Number: BNPL2019072 & ANPL2019071

Geographic Township of SOUTH WALSINGHAM



73.50 7 14 21 28 Meters

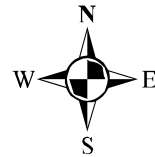
1:1,800



MAP 4

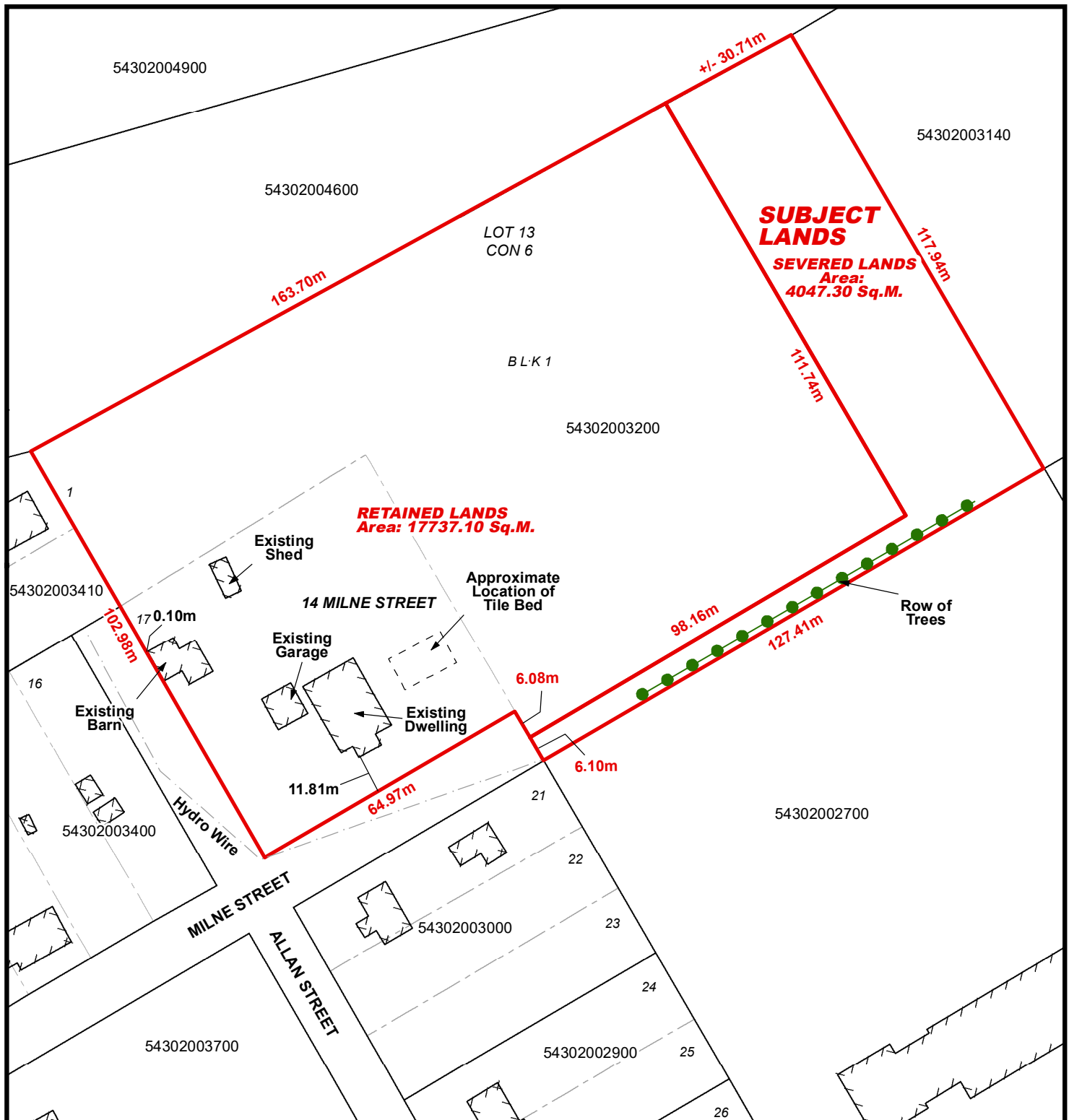
File Number: BNPL2019072 & ANPL2019071

Geographic Township of SOUTH WALSHINGHAM



4.2 2D 4.5 9 13.5 18 Meters

1:1,200



LOCATION OF LANDS AFFECTED

File Number: BNPL2019072 & ANPL2019071

Geographic Township of SOUTH WALSHINGHAM

