

For Office Use Only:

File Number

BNPK2020036

Related File Number

ANPK2020035

Pre-consultation Meeting

N/A

Application Submitted

✓

Complete Application

✓

Application Fee

✓

Conservation Authority Fee

N/A

Well & Septic Info Provided

Planner

Public Notice Sign

Michael Higgins**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: 331049101423508**A. Applicant Information****Name of Owner**Euro Canada Construction

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.

Address608 Mount Pleasant Road**Town and Postal Code**Brant County (Mount Pleasant) NOE 1K0**Phone Number**519 757-7188**Cell Number****Email**stanley-swietalski@hotmail.com**Name of Applicant**Stanley Swietalski**Address**same as owner**Town and Postal Code****Phone Number****Cell Number****Email**

Name of Agent

J.H. Cohoon Engineering Limited

Address

440 Hardy Road Unit 1

Town and Postal Code

Brantford N3T 5L8

Phone Number

519 753-2656

Cell Number

Email

r.vanpoorten@chooneng.com

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

☐ Owner

☒ Agent

☐ Applicant

Names and addresses of any holder of any mortgages, 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: 1001 Windham Centre Road

Present Official Plan Designation(s): Hamlet

Present Zoning: Hamlet Residential (RH)

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

see submitted plan - house to be retained

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

see submitted plan - new dwelling to be established on severed lot

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:

recent construction

9. Existing use of abutting properties:

residential on west - farm storage bldg on east

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, for example: m, m² or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

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

relief of lot area and frontage for severed and retained lots - see submitted plan

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

By-law: proposed lots are consistent with lotting fabric of residential lots in Windham Centre.

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

Frontage:	± 28.6m
Depth:	60m
Width:	29
Lot Area:	± 1630 m ²
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: 29 m

Depth: 60 m

Width: 29 m

Lot Area: $\pm 1845 m^2$

Present Use: new dwelling

Proposed Use: no change

Buildings on retained land: dwelling

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

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: unknown

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
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 (for example: gas station, or petroleum storage): _____

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: _____

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:

parcel recently created by Subm. BNPL2019070

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:

see submitted studies

Note: If in an area of source water Wellhead Protection Area (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
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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 Conservation and Parks, 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

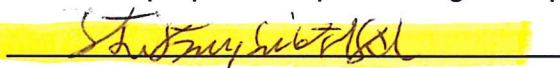
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

wednesday Feb 19th 2020
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 Euro Canada Construction am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J. H. Cohoon Eng. Limited 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

wednesday Feb 19th 2020
Date

Owner

Date

K. Declaration

I, Robt. van Poorten of the City of Brantford

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:

Brantford


Owner/Applicant/Agent Signature

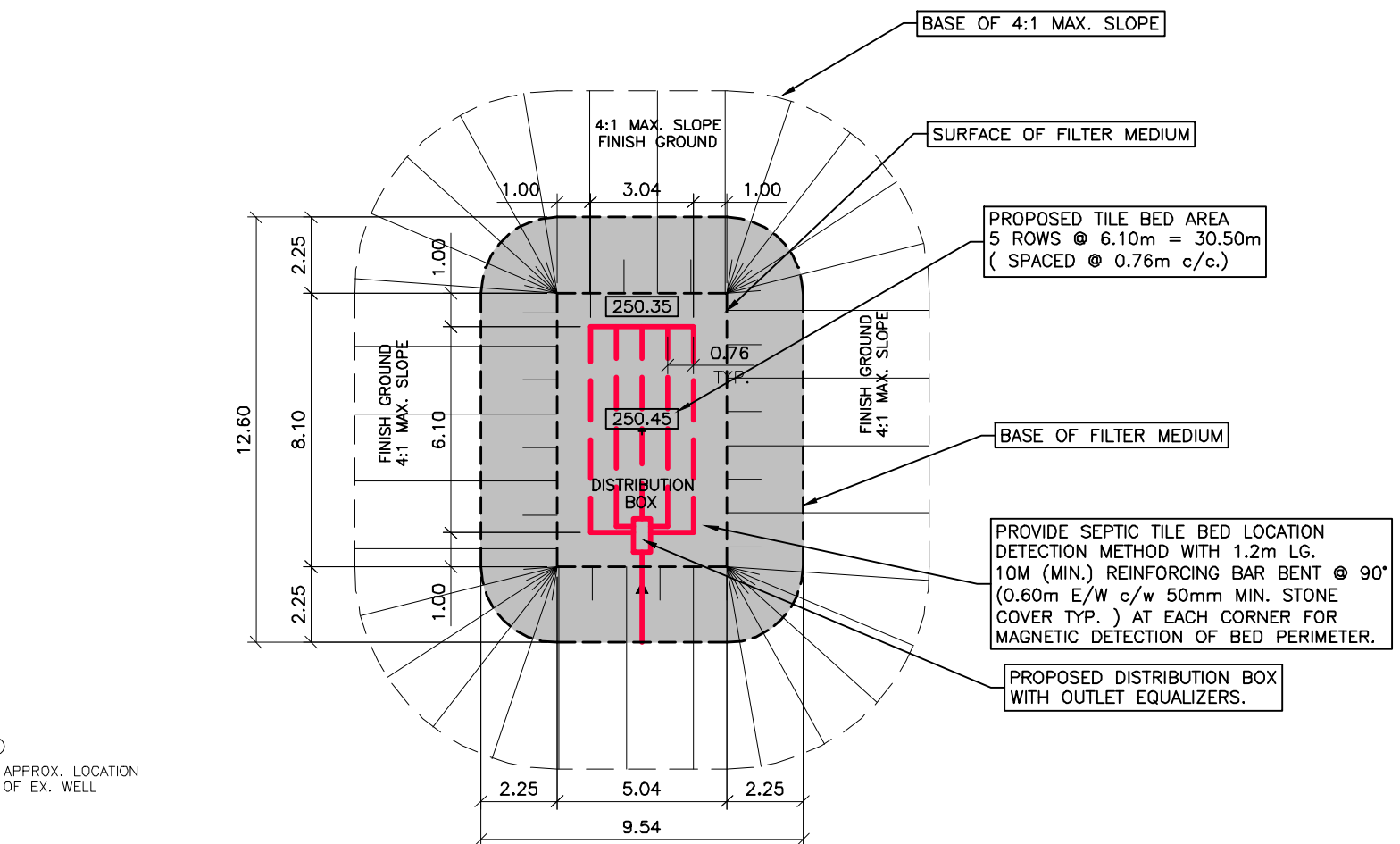
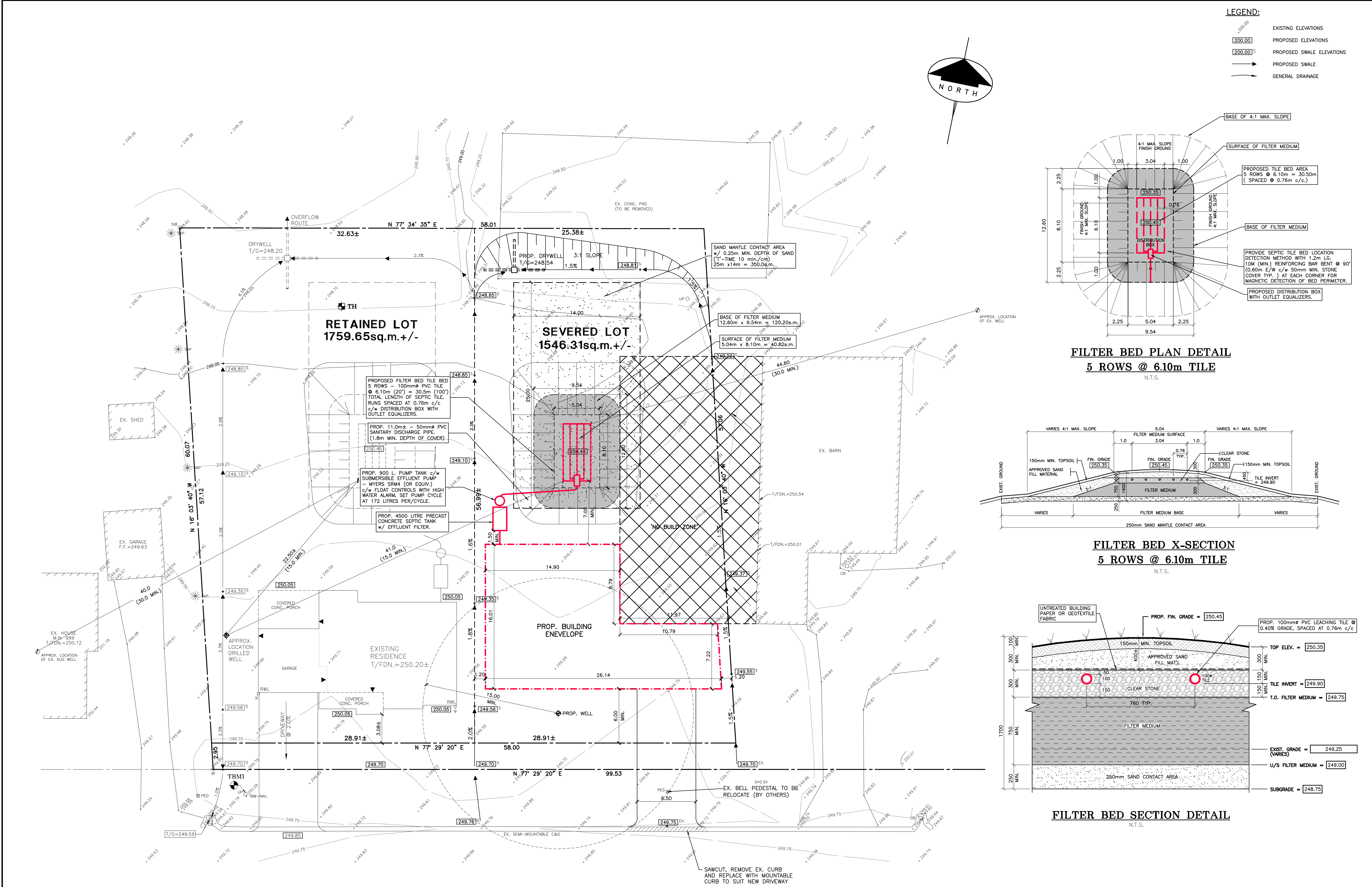
In Prov. of Ontario

This 18th day of February

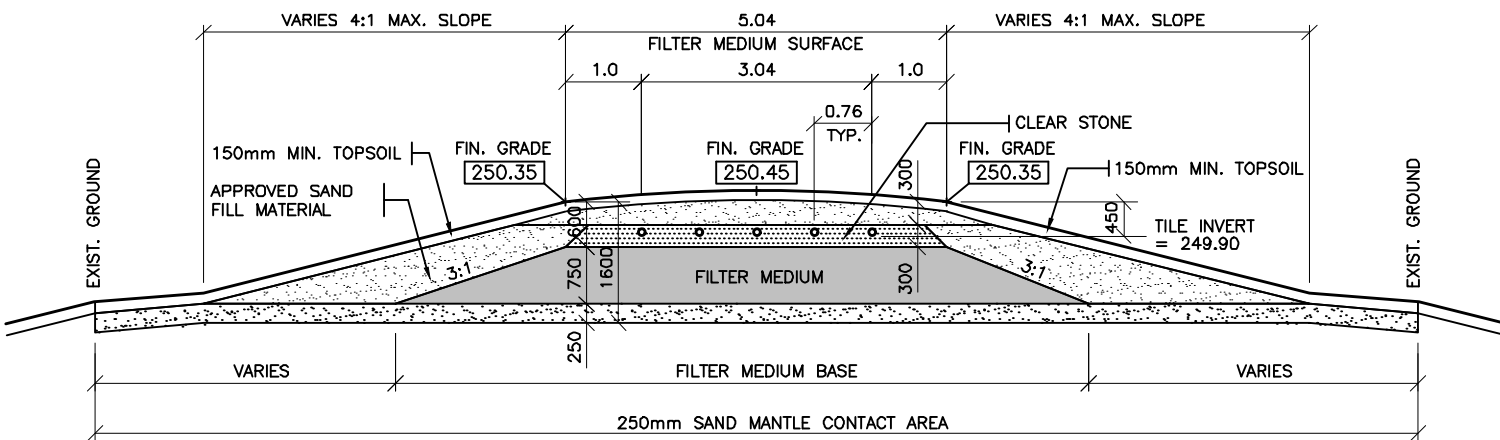
A.D., 2020

Susan Kozey
A Commissioner, etc.

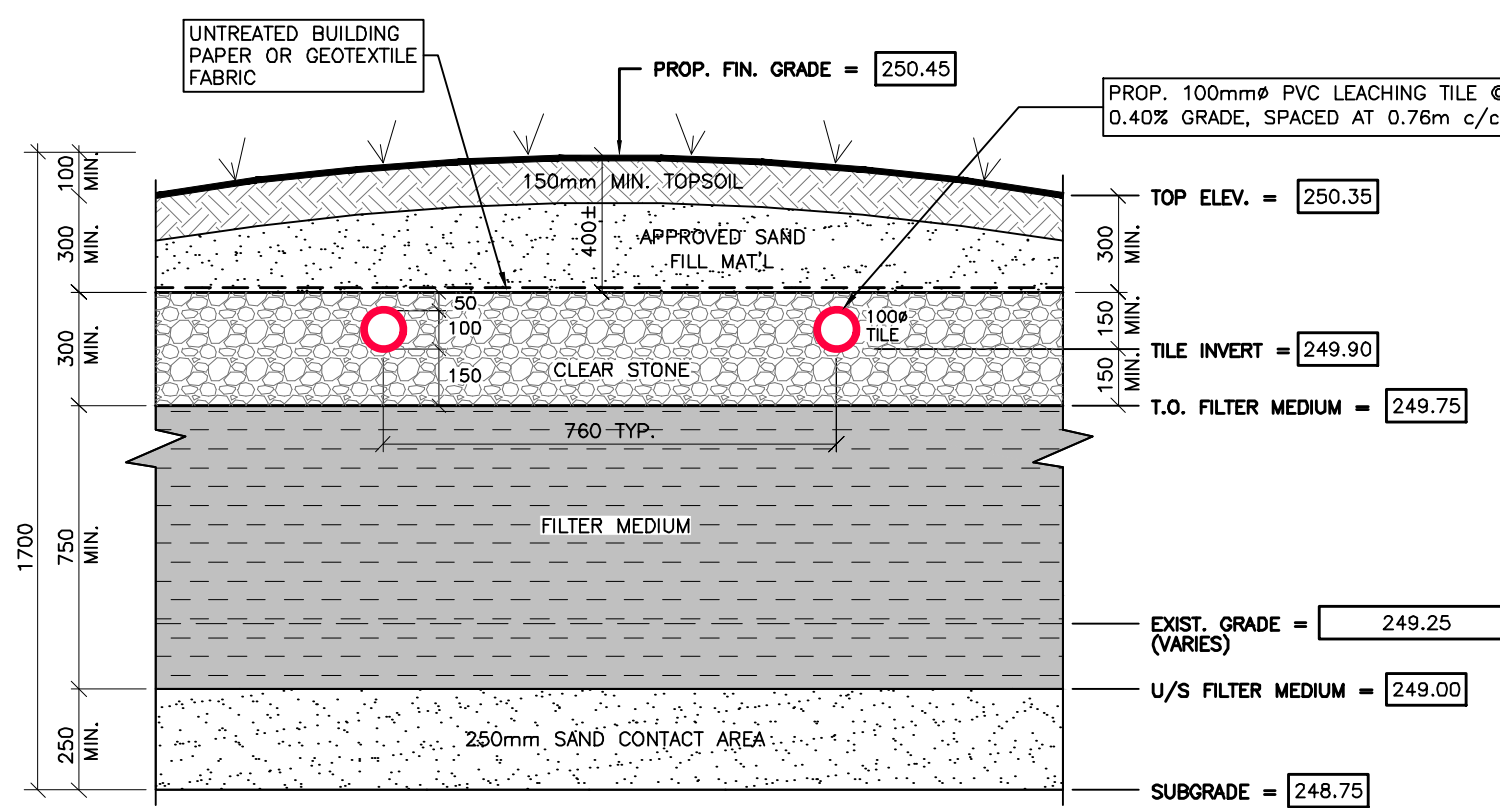
SUSAN LYNNE KOZEY,
a Commissioner, etc., Province of Ontario,
for J. H. Cohoon Engineering Limited.
Expires April 29, 2021.



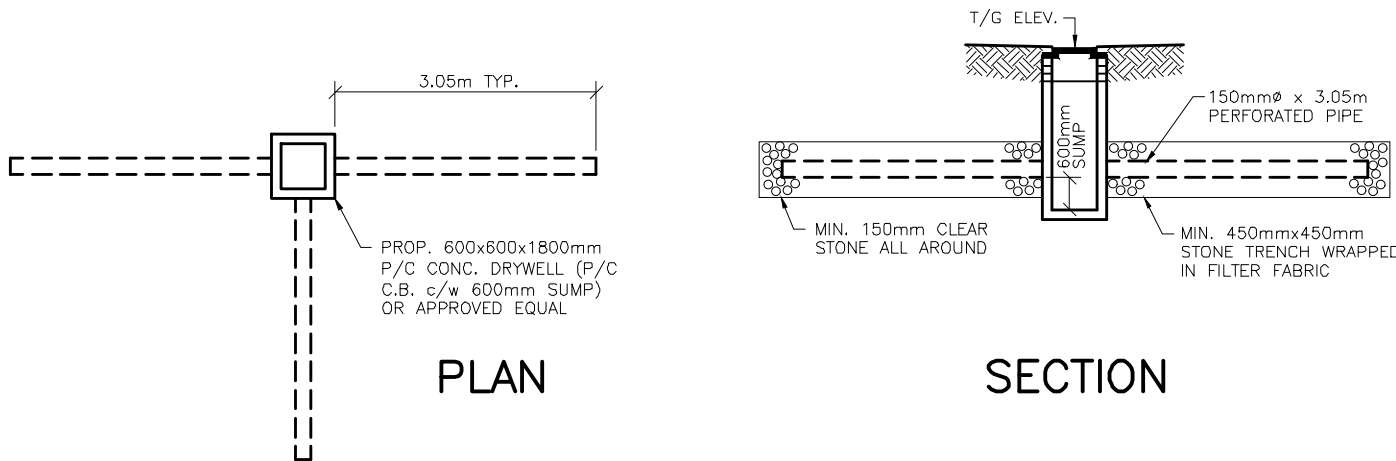
FILTER BED PLAN DETAIL
5 ROWS @ 6.10m TILE
N.T.S.



FILTER BED X-SECTION
5 ROWS @ 6.10m TILE
N.T.S.



FILTER BED SECTION DETAIL
N.T.S.



PROPOSED DRYWELL DETAIL
N.T.S.

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- NOTES:**
- ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
 - BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)
 - LOT COVERAGE = 16.7% (RH ZONE)
 - TILE BEDS TO BE INSTALLED AS PER PART 8 OF THE O.B.C. AND AS PER DETAILS THIS SHEET.
 - MINIMUM CLEARANCES TO SEPTIC SYSTEM:
SEPTIC TREATMENT UNITS:
WELL = 15.0m MIN.
BUILDING = 30.0m MIN.
PROPERTY LINE = 15.0m MIN.
LAKE, STREAM ETC. = 15.0m MIN.
 - DO NOT CONNECT ANY WATER TREATMENT SYSTEMS FOR DISCHARGE INTO THE SEPTIC SYSTEM. (i.e. WATER SOFTENER ETC.)
 - FILTER BED SEPTIC SYSTEM:
DESIGN BASED ON 1 STOREY, 169.1s.m.
3 BEDROOM DWELLING WITH 29.5 FIXTURE UNITS.
DAILY SEWAGE FLOW (0.25 F) = 2075 L/DAY
WITH AN EXISTING SOIL T-TIME OF 40 min./cm.
FILTER BED DESIGN:
USE 5 ROWS @ 6.1m (20') = 30.5m (100')
TOTAL LENGTH OF 100mm PVC DISTRIBUTION PIPE:
5.04m x 8.10m = 40.82s.m. (27.67s.m. MIN.)
FILTER MEDIUM SURFACE:
5.04m x 8.10m = 40.82s.m. (27.67s.m. MIN.)
FILTER MEDIUM BASE:
12.6m x 9.54m = 120.20s.m. (97.65s.m. MIN.)
SAND CONTACT AREA:
25m x 14m = 350.0s.m. (345.8s.m. MIN.)
 - SEPTIC TANK SHALL BE 4500 LITRE PRECAST CONCRETE c/w EFFLUENT FILTER ON THE OUTLET PIPE WITH MAINTENANCE ACCESS OPENING TO GROUND SURFACE.
PUMP TANK SHALL BE 900 LITRE PUMP TANK WITH SUBMERSIBLE EFFLUENT PUMP (MYERS SRM4 OR EQUIV.) COMPLETE WITH FLOAT CONTROLS WITH HIGH WATER ALARM. PUMP CYCLE SET AT 172 LITRES PER/CYCLE.
 - PROVIDE SEPTIC TILE BED LOCATION DETECTION METHOD WITH 1.2m LG. 10M (MIN.) REINFORCING BAR BENT @ 90° (0.60m E/W c/w 50mm MIN. STONE COVER TYP.) AT EACH CORNER FOR MAGNETIC DETECTION OF BED PERIMETER.
 - FOR TEST HOLE INFORMATION AND "T" TIME REFER TO "SEWAGE SYSTEM INVESTIGATION" REPORT PREPARED BY ENCLOSE. DATED MAY 6, 2019
 - BUILDER/CONTRACTOR TO REPORT TO THE ENGINEER ANY CONDITIONS THAT DEVIATE FROM THE DESIGN CRITERIA. (i.e. SOIL SUITABILITY, WATER TABLE ETC.)
 - BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (i.e. TRANSFORMERS, STREET LIGHTS, PEDESTALS, WATER SERVICE CURB STOP ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION. (1.5m MIN. CLEARANCE).
 - STEP DOWN TOP OF FOUNDATION AND/OR FOOTINGS TO SUIT THE PROPOSED GRADES.
 - FINISHED GARAGE FLOOR TO BE 0.20m BELOW THE SET TOP OF FOUNDATION ELEVATION.
 - THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUND ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
 - STRUCTURAL FILL MAY BE REQUIRED ON THE SUBJECT LOT. THE BUILDER/CONTRACTOR IS ADVISED TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO ENSURE FOOTINGS ARE FOUND ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.

T.B.M. No. 1 ELEV. = 250.28m (GEO)

NAIL IN UTILITY POLE ON THE NORTH SIDE OF WINDHAM CENTRE ROAD AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT:
PROPOSED SEVERANCE
PART OF LOT 12
CONCESSION 7
GEOGRAPHIC TOWNSHIP OF WINDHAM
NORFOLK COUNTY

CLIENT:
EURO CANADA
CONSTRUCTION DEVELOPMENTS INC.

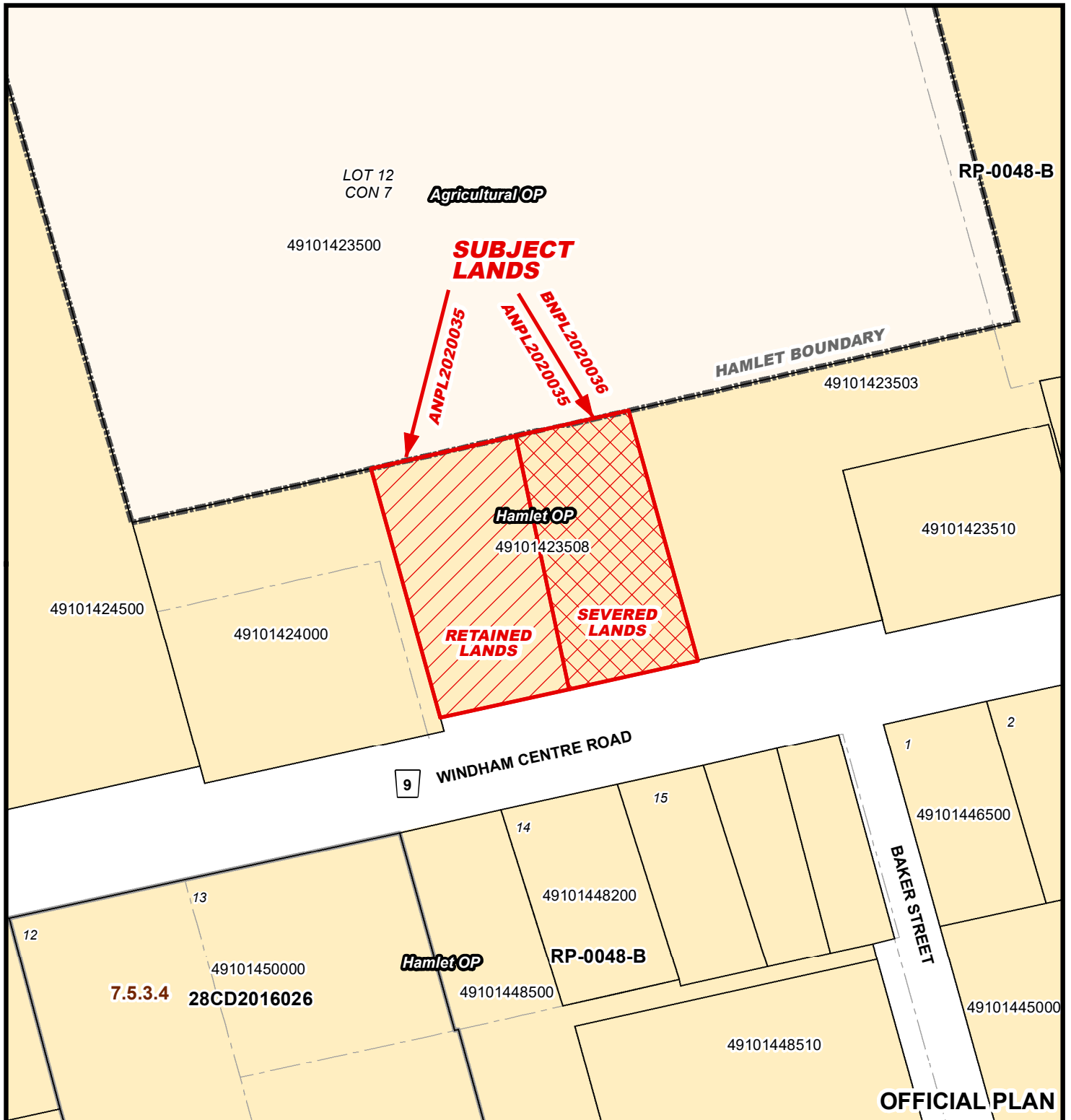
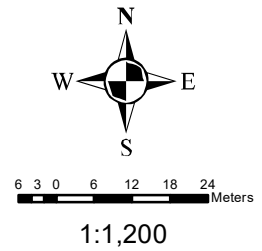
PROPOSED BUILDING
ENVELOPE

DESIGN: J.C.T.	SCALE: 1:200
DRAWN: S.L.M.	JOB No:
CHECKED: R.W.P.	13362
SHEET: 1 of 1	DWG. No:
DATE: MAR. 19, 20	13362-2A

MAP 2

File Number: ANPL2020035 & BNPL2020036

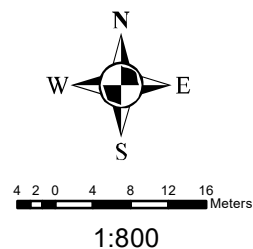
Geographic Township of WINDHAM



MAP 3

File Number: ANPL2020035 & BNPL2020036

Geographic Township of WINDHAM



MAP 4

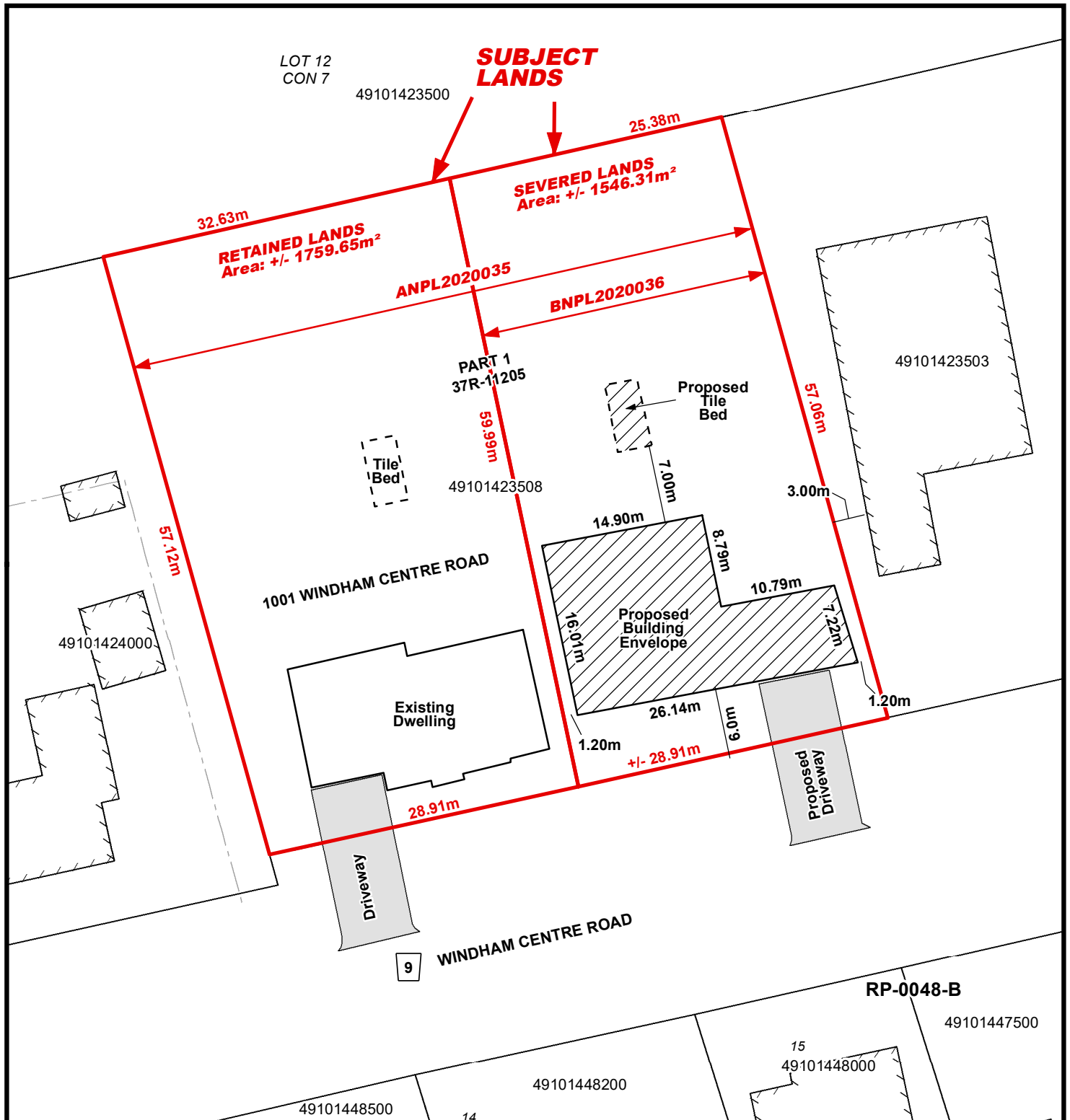
File Number: ANPL2020035 & BNPL2020036

Geographic Township of WINDHAM



2 1 0 2 4 6 8 Meters

1:500



Geographic Township of WINDHAM

