For Office Use Only:

File Number	BNPL2023134	Application Fee	3,089.00
Related File Number	BNPL2023133	Conservation Authority Fee	N/A
Pre-consultation Meeting	N/A	Well & Septic Info Provided	Yes
Application Submitted	March 9, 2023	Planner	Hanne Yager
Complete Application	April 14, 2023	Public Notice Sign	

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: 40407069100

A. Applicant Information

Name of Owner David and Beverley Peacock

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	269 13th Street W
Town and Postal Code	Simcoe N3Y 4K3
Phone Number	519-426-2699
Cell Number	
Email	thephen@hotmail.com

Name of Applicant Adam Moote, LandPro Planning Solutions

Address	110 James St. Suite 204
Town and Postal Code	St. Catharines L2R 7E9
Phone Number	289-680-5189
Cell Number	
Email	adam@landproplan.ca

Name of Agent	Adam Moote, LandPro Planning Solutions
Address	110 James St. Suite 403
Town and Postal Code	St. Catharines L2R 7E9
Phone Number	289-680-5189
Cell Number	
Email	adam@landproplan.ca

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 owner and 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):

   TWN CON 13 PT LOTS 1,2

   Simcoe

   Municipal Civic Address: 959 Norfolk St. North

   Present Official Plan Designation(s): Urban Residential

   Present Zoning: Residential 2 and Development

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:

   1 Dwelling unit for residential; the rest is being used for agricultural

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:

   1 Agricultural building 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:

   Not applicable

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:

   Unknown, as long as can be remembered

9. Existing use of abutting properties:

   Primarily residential; 1 commercial lot (used car sales); Agriculture

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	84.43 m	15 m		~30 m	
Lot depth	up to ~970 m			~43.96-45.43m	
Lot width	up to ~586 m			~27.47-30m	
Lot area	90 acres (36.42 ha)	450 sq.m		~1,281 sq.m	
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)				2+	
Aisle width					
Stall size					
Loading Spaces					
Other					

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

3. **Consent/Severance/Boundary Adjustment**: Description of land intended to be severed in metric units:

Frontage: 30 m
Depth: ~43.96 - 45.43m
Width: ~27.47-30m
Lot Area: ~1,281 sq.m
Present Use: Vacant/ agricultural
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: 40 m total
Depth: approximately 930 m
Width: up to ~586 m
Lot Area: 36.28 hectares
Present Use: Agriculture
Proposed Use: Agriculture

Buildings on retained land: Agricultural barn

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____
Depth: _____

Width: _____

Area: _____

Proposed Use: _____

5. **Surplus Farm Dwelling Severances Only:** 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: (for example: corn, orchard, livestock)_____

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

Date of Land Purchase: _____

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 _____

Date of Land Purchase: _____

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 _____

Date of Land Purchase: _____

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 _____

Date of Land Purchase: _____

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 _____

Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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:
   Historical records, ownership, Norfolk GIS
   _____
   _____

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. All Applications: 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:

   Lands have been actively farmed for decades.

   _____

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:

   Severed lands are outside of any source water protection areas and outside of LPRCA regulated lands

   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. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water
☐ Communal wells
☐ Individual wells
☒ Other (describe below)

Cisterns

Sewage Treatment

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

Class 1 - Earth Pit Privy

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:

Norfolk St. North

G. All Applications: 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.

Please see planning report.

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:

- ■ 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

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 — Date: February 24, 2023

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 David and Bev Peacock am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Adam Moote, LandPro Planning Solutions 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: February 24, 2023

Owner — Date: February 24, 2023

*__Note:__ **If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application**.

K. Declaration

I, David Peacock 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:

Simcoe

Owner/~~Applicant/Agent~~ Signature

In the Province of Ontario

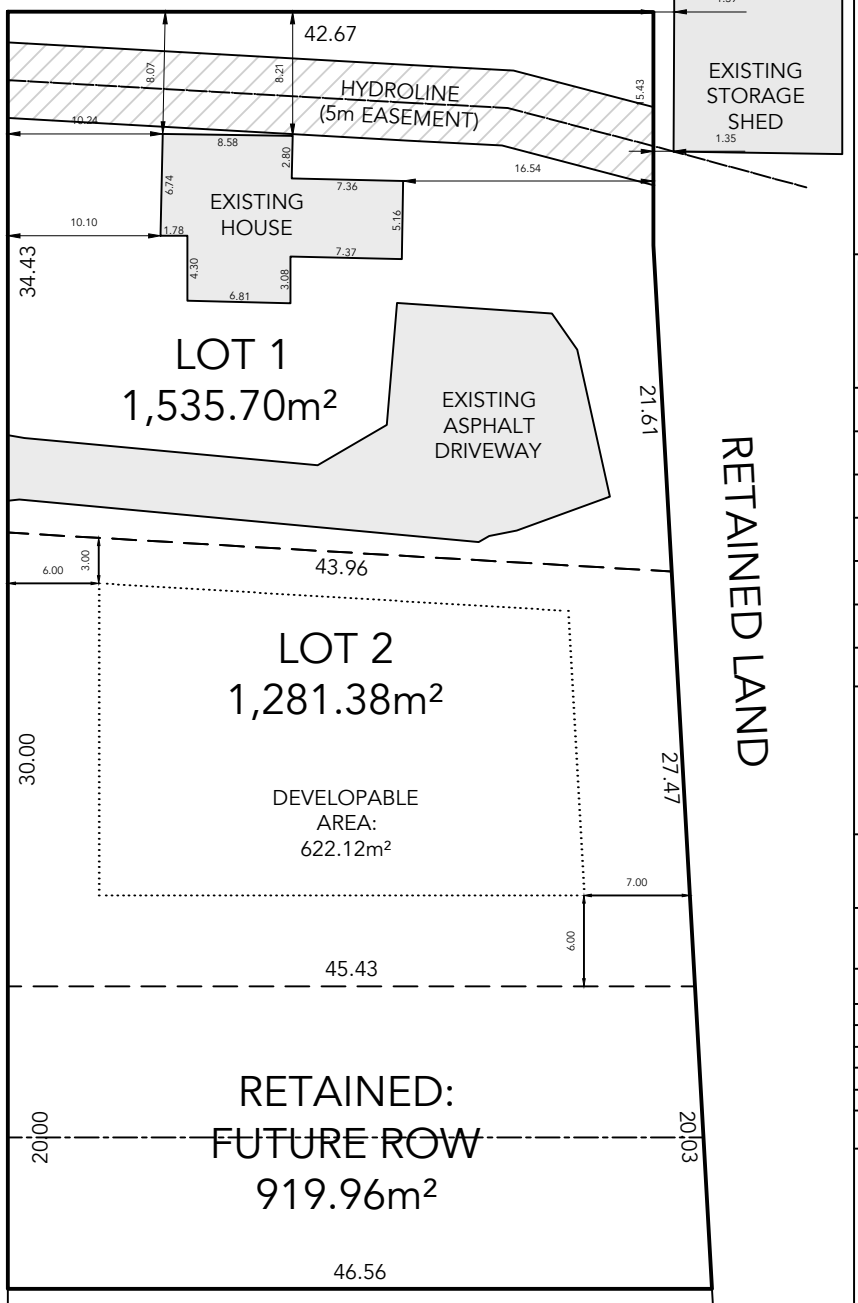
This 24 day of February

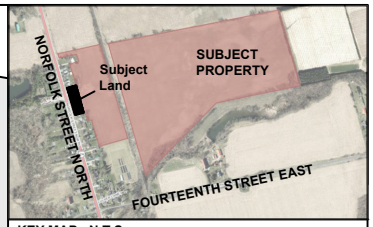
A.D., 2023

A Commissioner, etc.

Matthew Harmes

THE KING'S HIGHWAY NO. 24





KEY MAP - N.T.S.

CONCEPTUAL PLAN SEVERANCE

959 NORFOLK STREET NORTH, SIMCOE, NORFOLK COUNTY

PART LOT 1, CONCESSION 13, TOWNSHIP OF TOWNSEND, NORFOLK COUNTY

LANDPRO PLANNING SOLUTIONS

LANDPRO PLANNING SOLUTIONS INC.
110 James Street, Suite 204
St. Catharines, ON
289-687-3730
info@landproplan.ca

CURRENT PROPERTY AREA	
TOTAL	36.23 ha (89.54 acres)
PROPOSED SEVERANCE	
LOT 1	1,535.70 m² (16,530.14 ft²)
LOT 2	1,281.38 m² (13,792.66 ft²)
RETAINED	35.95 ha (88.83 acres)
TOTAL	36.23 ha (89.54 acres)

LEGEND:

- RESIDENTIAL TYPE 2 ZONE
- PROPOSED LOT BOUNDARY
- SETBACKS

RESIDENTIAL TYPE 2 ZONE

SINGLE DETACHED DWELLING
CORNER LOT

MIN. LOT AREA	450 m²
MIN. LOT FRONTAGE	15 m
MIN. FRONT YARD	6 m
MIN. EXT. SIDE YARD	6 m
MIN. INT. SIDE YARD	3 m
MIN REAR YARD	7 m

N

SCALE: 1:500

0 5 10 15 20

DRAWING 1 OF 1
DATE: 02 March 2023
PLOT: 210 x 297 mm
DRAWN BY: MC
REVIEWED BY: AM

March 3, 2023

Secretary-Treasurer
Committee of Adjustment
Norfolk County, 185 Robinson Street, Simcoe, ON
N3Y 5L6
committee.of.adjustment@norfolkcounty.ca | planning@norfolkcounty.ca

Re: Property Severances
959 Norfolk Street North, Norfolk County

LandPro Planning Solutions Inc. (LandPro) has been retained by David and Beverley Peacock, owners of the property located at 959 Norfolk Street North in Simcoe, to be the agent for these property severances.

This letter introduces the application for two (2) property severances. The application comprises the following:

1. Planning Justification Letter (LandPro Planning, revised February 2023)
2. County Application forms (2), commissioned (February 2023)
3. Concept sketch of property severances (LandPro Planning, revised March 2023)
4. OSSD Evaluation Form (ESSE Canada, December 2022)

The fees for the application will be paid directly by property owners.

We trust this submission fulfills the County's requirements for a complete application and look forward to receiving confirmation of same. You are welcome to call me at 289-680-5189 or by email at adam@landproplan.ca with any questions or concerns.

Sincerely,
LandPro Planning Solutions Inc.

Adam Moote, M.Pl, RPP, MCIP
Planner

Mackenzie Crumb
Planning Technician

Existing
On-Site Sewage System

Evaluation Form

Norfolk County Building Department
Community Development Division
185 Robinson Street, Suite 200 Simcoe, Ontario, N3Y 5L6
norfolkcounty.ca

Evaluation of On-Site Sewage Systems

INSTRUCTIONS

1. Please complete the following form by checking appropriate lines and filling in 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. Evaluation Forms will become part of the property records of Norfolk County Building Department.

7. No On-Site Sewage System Evaluation will be conducted where:

    a. snow depth exceeds two (2) inches, or
    b. grass and brush exceeds twelve (12) inches

8. 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.

Collection of Personal Information.

Personal information submitted in this form is collected under the authority with the Municipal Freedom of Information and Protection Act, or for the purpose stated on the specific form being submitted. The information will be used by the Building Department administration for its intended submitted purpose.

Questions about the collection of personal information through this form may be directed to:

Norfolk County's Chief Building Official,
185 Robinson Street, Simcoe, ON N3Y 5L6, 519-426-5870 ext. 2218,

Information and Privacy Coordinator,
50 Colborne Street South, Simcoe ON N3Y 4H3, 519-426-5870 ext. 1261,

Property Information	
Municipal Address	959 Norfolk Street, Simcoe, ON
Assessment Roll Number	
Date of Evaluation	December 8, 2022

Evaluators Information		
Evaluators Name:	Tyler vanderStam	
Company Name:	ESSE Canada	
Address:	416 Elgin Street, Brantford, ON	
Phone:	866-356-3773	
Email	tyler.v@essecanada.com	
BCIN #	121418	
Purpose of Evaluation	□ Consent □ Zoning □ Minor Variance	□ Site Plan □ Building Permit Application ☒ Other Property Severance
Building Information	☒ Residential □ Commercial	□ Industrial □ Agricultural

Gross building area: (m^2): 164.8

Number of bedrooms:	4
Number of fixture units:	17
Daily Design Flow: (Litres)	2000
Is the building currently occupied?	☒ Yes □ No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	Unknown (not required for severance)
Site slope	☒ Flat □ Moderate □ Steep
Soil condition:	□ Wet ☒ Dry
Surface discharge observed	□ Yes ☒ No
Odour detected:	□ Yes ☒ No
Weather at time of evaluation:	Adequate

System Description

☒ Class 1 - Privy □ Class 2- Greywater □ Class 3 - Cesspool □ Class 4 - Leaching Bed) □ Class 5 - Holding Tank

Type of leaching bed. Class 4 –Leaching Bed only – Complete & attach Worksheet E

□ A. Absorption Trench	□ B. Filter Bed	□ C. Shallow Buried Trench
□ D. Advance Treatment System	□ E. Type A Dispersal Bed	□ F. Type B Dispersal Bed

Existing Tank Size (litres):

□ Pre-cast Concrete	□ Plastic	□ Fibreglass
□ Wood	□ Other (specify): Interlocked brick	Pump: □ Yes □ No

□ In ground system	□ Raised Bed system Height raised above original grade (metres)

Setbacks (metres)	**Tank**		**Distribution Pipe**	
Distance to buildings & structures	6.31			
Distance to bodies of water				
Distance to nearest well	20			
Distance to proposed property lines	Front: 25.5 Rear: 19.5	Left: 5.5 Right: 35.5	Front: _____ Rear: _____	Left: _____ Right: _____

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	
	4 Bedrooms	2000	2000
	5 Bedrooms	2500	
		Subtotal (A)	2000

B) Plus Additional Flow for: **Note:** Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.		Quantity	(Q) Litres	Total
Either	Each bedroom over 5		500	0
Or	Floor space for each 10m^2 over 200m^2 up to 400m^2		100	0
	Floor space for each 10m^2 over 400m^2 up to 600m^2		75	
	Floor space for each 10m^2 over 600m^2		50	
Or	Each Fixture Unit over 20 fixture Units *(Total of Worksheet B - 20 = Quantity)*		50	0
			Subtotal (B)	0
			Subtotal A+B=Daily Design Flow (Q)	2000

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units		How Many?		Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	1	=	6
Bathtub only(with or without shower)	1.5	X		=	
Shower stall	1.5	X		=	
Wash basin / Lavatory (1.5 inch trap)	1.5	X		=	
Water closet (toilet) tank operated	4.0	X	1	=	4
Bidet	1.0	X		=	
Dishwasher	1.0	X	1	=	1
Floor Drain (3 inch trap)	3.0	X		=	
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	3	=	4.5
Domestic washing machine	1.5	X	1	=	1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X		=	
Other:					
				Total Number of Fixture Units:	17

1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.

Worksheet C: Other occupancies types

Camp for the Housing of Workers	Number of Employees	(Q) Litres	Total
Note: building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
		Daily Design Flow (Q)	

Other Occupancy Daily Design Flow Calculation (Q)

To calculate the daily design flow for occupancies, please refer to Ontario Building Code Division B – Part 8 Table 8.2.1.3.B

Establishment	Operator Example: number of seats, per floor area, number of employees/students	Volume Litres	Total
		Daily Design Flow (Q)	

Work Sheet D: Septic Tank Size

Minimum septic tank size permitted by the Ontario Building Code is 3600 litres.

Minimum holding tank size permitted by the Ontario Building Code is 9000 litres.

Occupancy type	Daily Design Flow (Q)			Minimum tank size (L)
Residential Occupancy house, apartment, camp for housing of workers	2000	X 2	=	4000
All Other Occupancies		X 3	=	
Holding Tank		X 7	=	

Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F

□ A. Absorption Trench

Total length of distribution pipe	**Conventional** (Q x T) ÷ 200 = _____ m **Type I leaching chambers** (Q x T) ÷ 200 = _____ m **Type II leaching chambers** (Q x T) ÷ 300 = _____ m **Configured as:** _____ runs of _____ m Total: _____ m

□ B. Filter Bed

Effective Area If Q ≤ 3000 litres per day use Q ÷ 75 If Q > 3000 litres per day use Q ÷ 50 Level II-IV treatment units, use Q ÷ 100 **Distribution Pipe** **Contact Area = (Q x T) ÷ 850** **Mantel** (see Part 1)	**Effective area:** _____ (Q) ÷ _____ (75, 50, or 100) = _____ m^2 Configured as: _____ m x _____ m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m **Contact Area**: (_____ (Q) X _____ (T)) ÷ 850 = _____m^2 _____m^2

□ C. Shallow Buried Trench

Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)
1 < T ≤ 20	Q ÷ 75 metres
20 < T ≤ 50	Q ÷ 50 metres
50 < T < 125	Q ÷ 30 metres

(L) = _____ (Q) ÷ _____ (75, 50, 30) = _____ m
Configured as: _____ runs of _____ m Total: _____ m

□ D. Advance Treatment System

Provide description of system.

□ E. Type A Dispersal Bed

Stone Layer If Q ≤ 3000 litres per day, use Q ÷ 75 If Q > 3000 litres per day, use Q ÷ 50 **Sand Layer** 1 < T ≤ 15 use (Q x T) ÷ 850 T > 15 use (Q x T) ÷ 400	**Stone Layer** = _____(Q) ÷ _____ (75 or 50) = _____m^2 **Sand Layer** = (_____ (Q) x _____ (T)) ÷ (850 or 400) = _____m^2

□ F. Type B Dispersal Bed

Area = (Q X T) ÷ 400 **Linear Loading Rate (LLR)** T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min **Distribution Pipe**	**Area** = (_____(Q) x _____ (T)) ÷ 400 = _____ m2 **Pump chamber capacity** = _____ L **Length (Q ÷ LLR**) = _____ m **Bed configuration** = _____m x _____ m = _____ m2 Number of Beds = _____ Configured as: _____ runs of _____m Total: _____m

Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit

1. Soil sample to be taken at a depth of
2. Test pit to be a minimum 0.9m

Indicate level of rock and ground water level below original grade.			Original grade	Soil and subgrade investigation. Indicate soil types
			0.5m	
			1.0m	
			1.5m	

Cross sectional drawings are required for all septic systems

1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.

Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

1. Location of sewage system and its components (e.g. tank, leaching bed, pump chamber)
2. Location of all buildings, pools and wells on the property and neighbouring properties
3. Locate and show minimum clearances for treatment units and distribution piping of items. Ontario Building Code, Division B, Table 8.2.1.6.A. and 8.2.1.6.B.
4. Location of property lines, easements, and utility corridors.

Overall System Rating

□ System working properly / no work required.

□ System functioning / Maintenance required.

□ System functioning / Minor repairs required

☒ System failure / Replacement required.

Additional Comments:

Note: Any repair or replacement of an on-site sewage system requires a building permit.

Contact the Norfolk County Building Department at (519) 426-5870 ext. 6016 for more information.

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 exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, _____(the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.

Owners Signature:

Date:

Evaluator:

I, Tyler vanderStam 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 can 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.

Evaluator Signature: TV

Date: December 8, 2022

Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

Photos for Reference

1. System location

2. System location

3. Pit privy access port uncovered

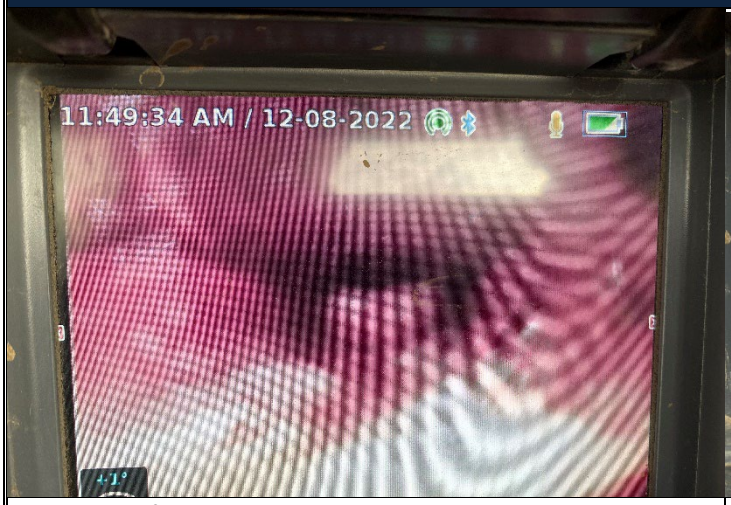
4. Pit privy access port lid removed

5. Interior od pit privy

6. Sewer line entering the pit

• 416 Elgin Street, PO Box35, Brantford, ON N3S 7P6 • T: 866-356-3773 • F: 519-751-3224 • www.essecanada.com •

Photos for Reference



7. Interior of sewer line – minor blockage

8. Interior of sewer line – minor solids accumulation

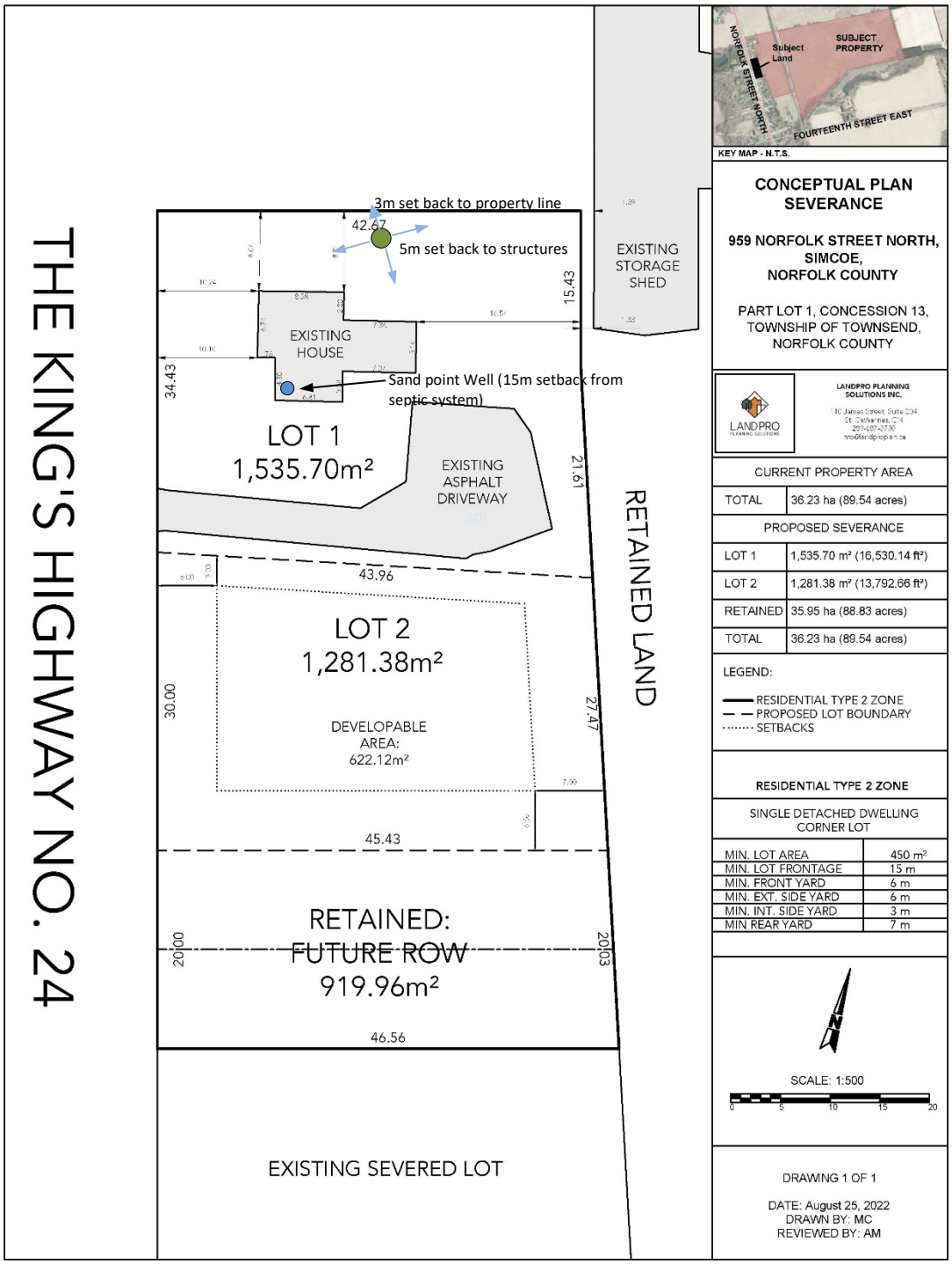
9. Component location marked with white flags, setbacks marked with pink flags

10. Component location marked with white flags, setbacks marked with pink flags

• 416 Elgin Street, PO Box35, Brantford, ON N3S 7P6 • T: 866-356-3773 • F: 519-751-3224 • www.essecanada.com •

SITE DIAGRAM:

Note: all dimensions and locations approximate



LANDPRO
PLANNING SOLUTIONS

PLANNING LETTER

SEVERANCES

959 Norfolk Street North,

Simcoe, Norfolk County

March 2023

LandPro Planning Solutions Inc.

110 James St. Suite 204
St. Catharines, ON L2R 7E8

28 Colborne St. N.
Simcoe, ON, N3Y 3T9

DISCLAIMER

This report was prepared by the team at LandPro Planning Solutions Inc. It is based on the information provided to us by the applicant. The planning policy research and opinions are based on our own research and independent analysis of the applicable policy.

Mackenzie Crumb	Research, Reporting, Design
Adam Moote	Project Manager
Mike Sullivan	Quality Control

This report was written by professionals and supervised by Registered Professional Planners, who are full members of the Ontario Professional Planners Institute as defined by the *Ontario Professional Planners Act*. 1994. The contents of this report represent the author's independent professional opinions and comply with the OPPI Code of Professional Practice and the opinions presented herein will be defended as required.

LandPro Planning Solutions Inc.

Mike Sullivan, RPP, MCIP, EP
President, Principal Planner

Mackenzie Crumb
Planning Technician

February 2023
Norfolk County Planning Department
185 Robinson Street, Suite 200
Simcoe, Ontario
N3Y 5L6

Re: Application for Severance
David and Beverley Peacock
959 Norfolk Street North,
Simcoe, Norfolk County

LandPro Planning Solutions (LandPRO) is the agent for Mr. David Peacock and Mrs. Beverley Peacock (the property owners) to provide land planning services in support of two severances on their property.

The subject property is located at 959 Norfolk Street North in Simcoe and is legally described as TWN CON 13 PT LOTS 1,2, REG (Roll #40407069100). It is predominately used for agricultural crops, with a house and an accessory agricultural building. The large property has multiple zonings, including Agricultural and Hazard Lands to the east, Development to the west, and Residential Type 2 along Norfolk Street North. The intention of this project is to sever the land zoned Residential Type 2 into two lots, one containing a residential dwelling and one vacant lot for residential development. The proposal leaves space to access the retained property behind.

The following documents are attached to this Planning Letter:

1. (2) Severance Application Forms (signed and commissioned)
2. Concept Severance Sketch

1 BACKGROUND

The property has been worked by David Peacock for over 20 years, first as rented land. David and Beverley Peacock purchased this property outright in 2019.

The subject property is now a large agricultural property with a small portion recently rezoned to Residential Type 2 in 2019. The southernmost portion of this residential area has already been severed in 2020. The applicants are now seeking to sever the rest of the residential land into two separate parcels: one severance containing the existing residential dwelling and the second severance as a vacant lot for sale.

2 PROPERTY FACTS

The property is located at 959 Norfolk Street North, to the north of the community of Simcoe. It is an irregular property located on the east side of Norfolk Street North (Highway 24) that serves as the north-south artery in Simcoe. This is presented in **Figure 1**, below.

Figure 1 – Property Location, NTS. Image from Norfolk County GIS, edited by LandPro Planning Solutions Inc.

The property can be described with the following table:

Table 1 – Property Facts

Legal Description	TWN CON 13 PT LOTS 1,2, REG	
Property Use	Current	Residential, Agricultural
	Historical	Residential, Agricultural
Lot Size	36.23 ha (Acres: 89.54)	
Lot Frontage	±103.23 m on Norfolk Street North (84.43m + ±18.8m)	
Official Plan	Urban Residential, Agricultural, Hazard Lands, and Provincially Significant Wetlands	
Zoning	Residential Type 2, Development, Agriculture, Hazard Lands, and Provincially Significant Wetlands	
Surrounding Lands	North	Agricultural
	East	Agricultural
	South	Residential | Agriculture | Hazard Lands | Provincially Significant Wetlands
	West	Commercial | Residential

The western portion of the land is within Simcoe's Urban Area. The surrounding uses are presented in **Figure 2**, below. The property is divided by the Trans Canada Trail, which runs parallel to Norfolk Street North. There is currently one farmhouse dwelling and one storage barn on the property, both on the western side of the property.

Figure 2 – Surrounding land uses, NTS. Image from Norfolk County GIS, edited by LandPro Planning Solutions Inc.

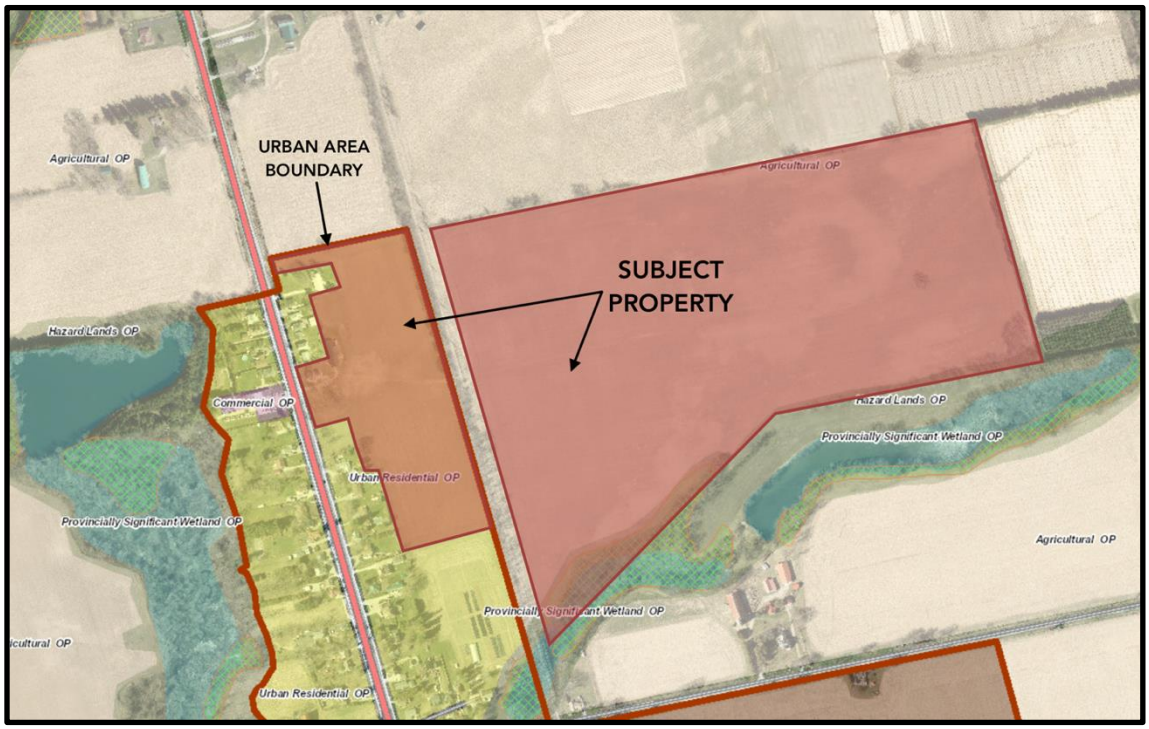
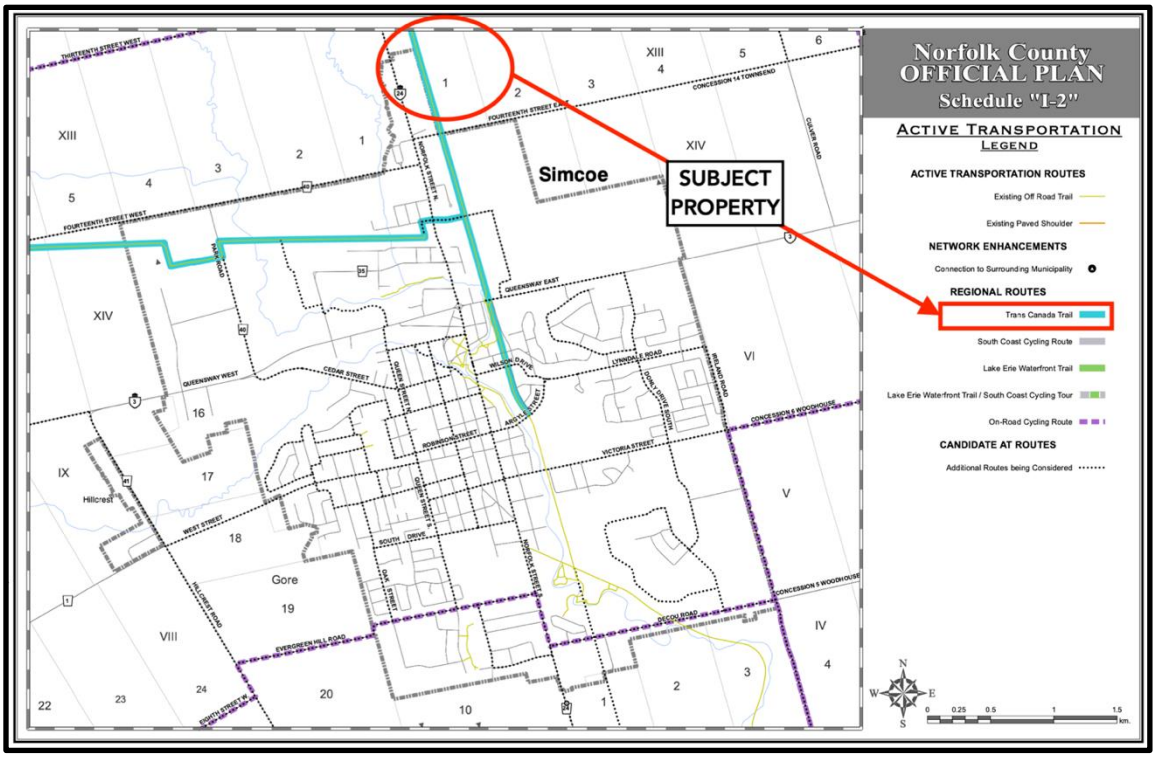


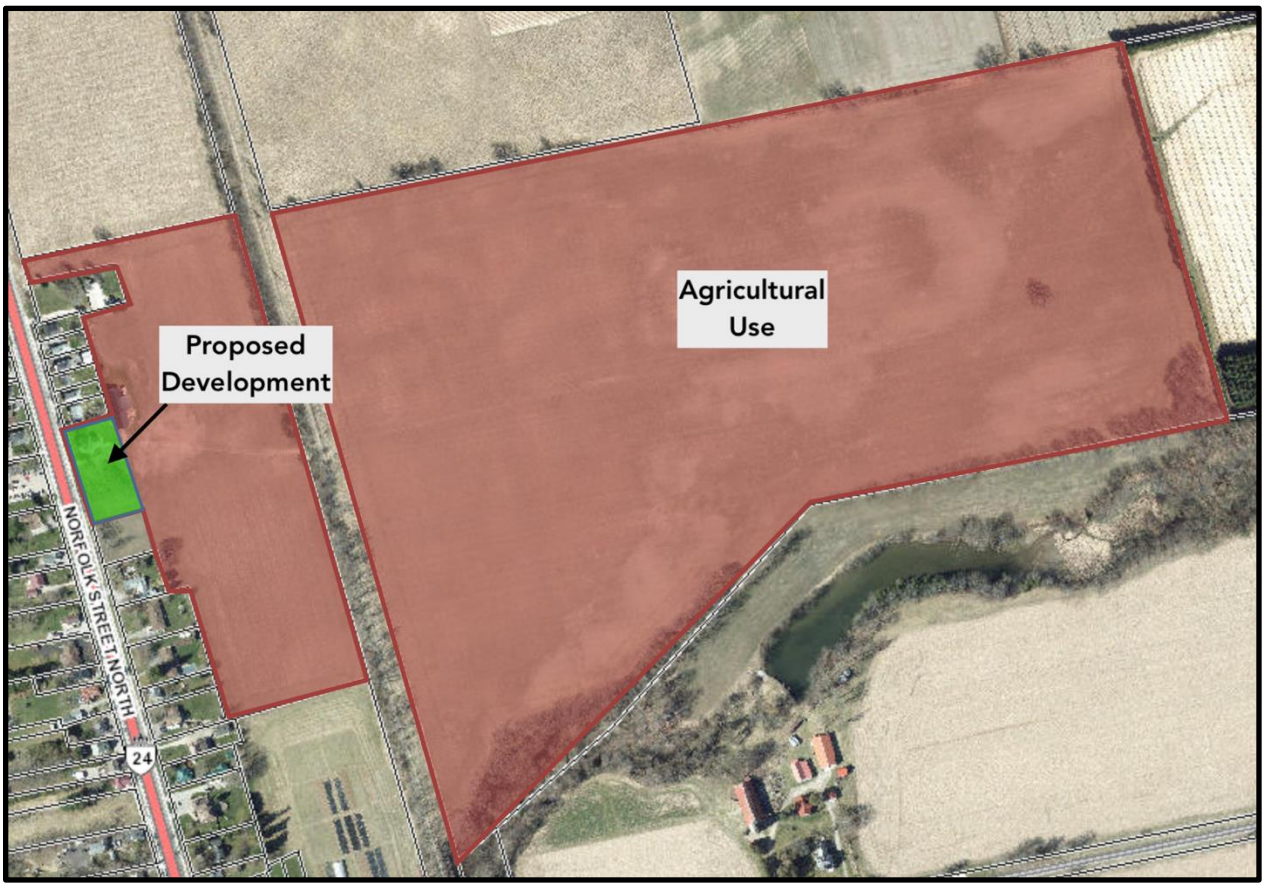
Figure 3 – Trans Canada Trail location on subject property, NTS. Image from Norfolk County Official Plan, edited by Land Pro Planning Solutions Inc.



3 PROPOSED SEVERANCE

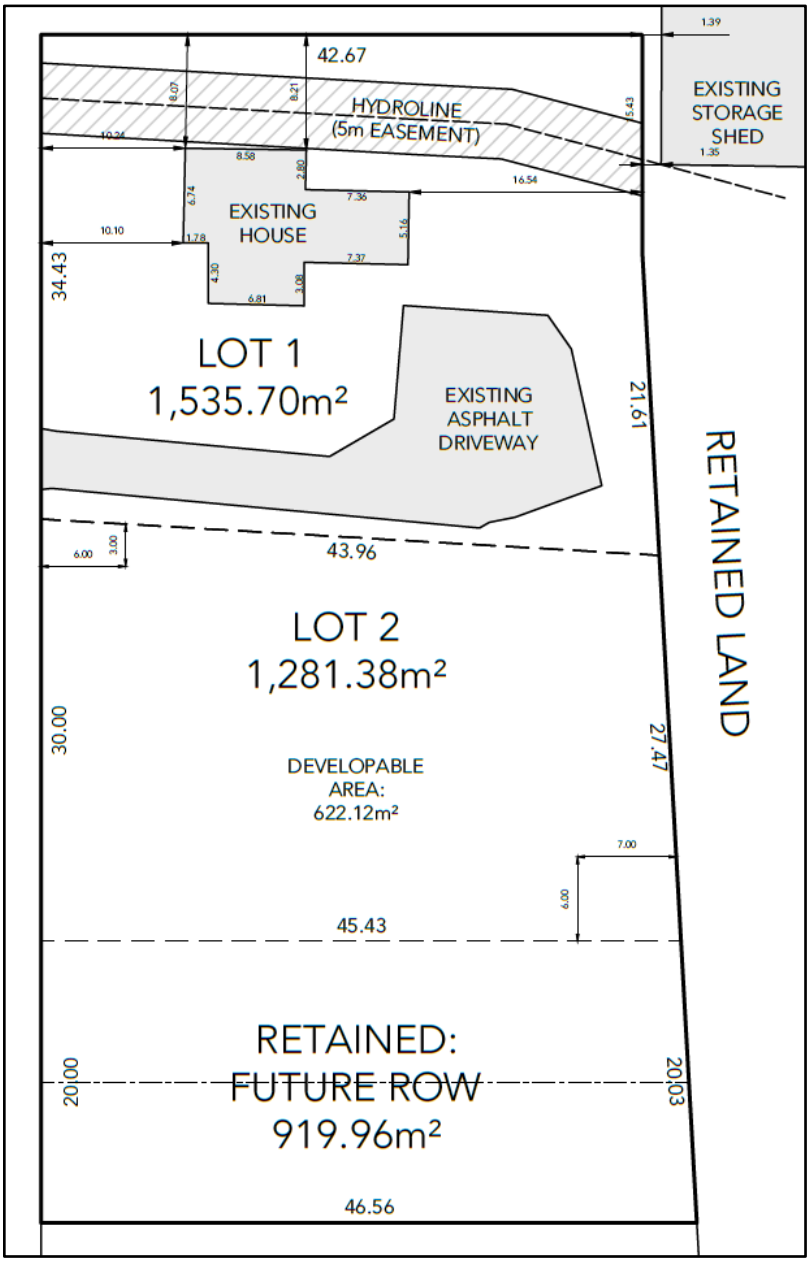
The subject property is predominantly agricultural with a small section intended for residential development. This distinction is presented in **Figure 4**, below.

Figure 4 – Development location, NTS. Image from Norfolk County GIS, edited by Land Pro Planning Solutions.



One parcel has already been severed in the Residential zone in 2020, immediately south of the proposed severances. The applicant now wishes to sever the remaining land with frontage on Norfolk Street North for sale. The proposed development involves two (2) severances, presented in **Figure 5**. A larger version of this figure is attached to this letter. Additionally, an easement will be required for Lot 1 for this proposal as a hydro line servicing the storage shed on the remnant farmland is still required, this too can be seen on **Figure 5**.

Figure 5 – Concept Plan, drafted by Land Pro Planning Solutions.



The Norfolk County Official Plan (NCOP) locates this part of the subject property in Simcoe's Urban Area and designates it as Urban Residential; it is further zoned Residential Type 2 in the Norfolk County Zoning By-law 1-Z-2014 (ZBL). Both proposed lots have frontage on a municipal road (Norfolk Street North) and leaving space to access the remnant farmland. The parcels will be privately serviced as there are no municipal services available at this time. An OSSD form is attached as part of this submission.

4 PLANNING FRAMEWORK

In preparation for this application, several policy and regulatory documents were reviewed to address the proposal's demonstration of good planning. They include the following:

1. The Provincial Policy Statement (2020)
2. Norfolk County Official Plan (2020)
3. Norfolk County Zoning By-law 1-Z-2014 (2020); and the
4. Long Point Region Conservation Authority Policies (2017).

The proposed severances were assessed against these regulations and associated policies. A detailed review is below.

4.1 PROVINCIAL POLICY STATEMENT (PPS)

The PPS provides policy direction on matters of provincial interest for all land use development throughout Ontario. It provides direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS promotes the efficient use of land within settlement areas, where development and growth shall be focused (**1.1.3.1**). It is further supported by:

- municipal promotion of housing options through intensification (**1.1.3.2**);
- intensification based on local conditions (**1.1.3.5**);
- sufficient land shall be made available within settlement areas to meet future needs through intensification and redevelopment (**1.1.2**)**;**
- municipality providing for a range and mix of housing options (**1.4.3**)
- creation of new lots is required to meet the minimum distance separation (MDS) formulae (**2.3.3.3**).

The PPS does not have specific policies regarding the creation of new lots in a settlement area.

The first severance application involves severing the residential dwelling fronting Norfolk Street North, which is located on the part of the property that is zoned Residential Type 2, differentiated from the rest of the property's agricultural land.

The second severance application involves severing a vacant lot, south of the residential dwelling. This proposed lot is already in a residential zone and designation, for which the PPS does not have specific policies regarding severances.

The proposed severances are consistent with the PPS. Any future developments should prove consistency with the PPS.

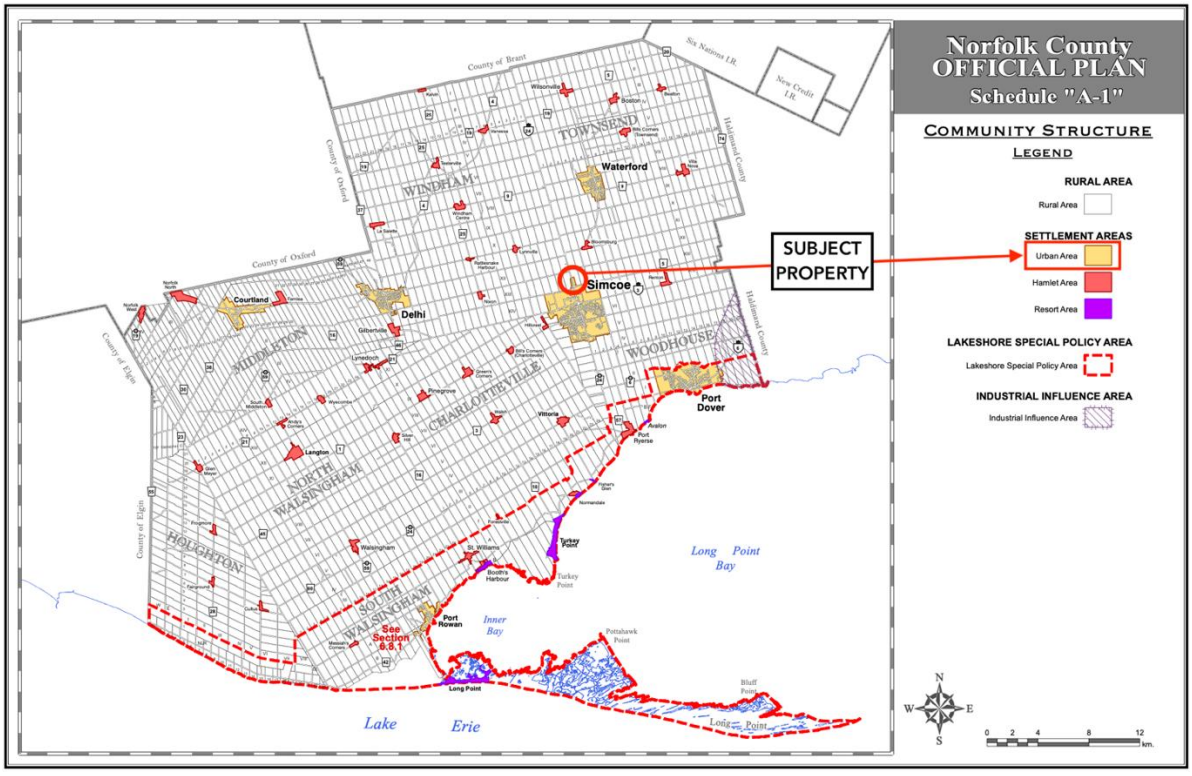
4.2 Norfolk County Official Plan (NCOP)

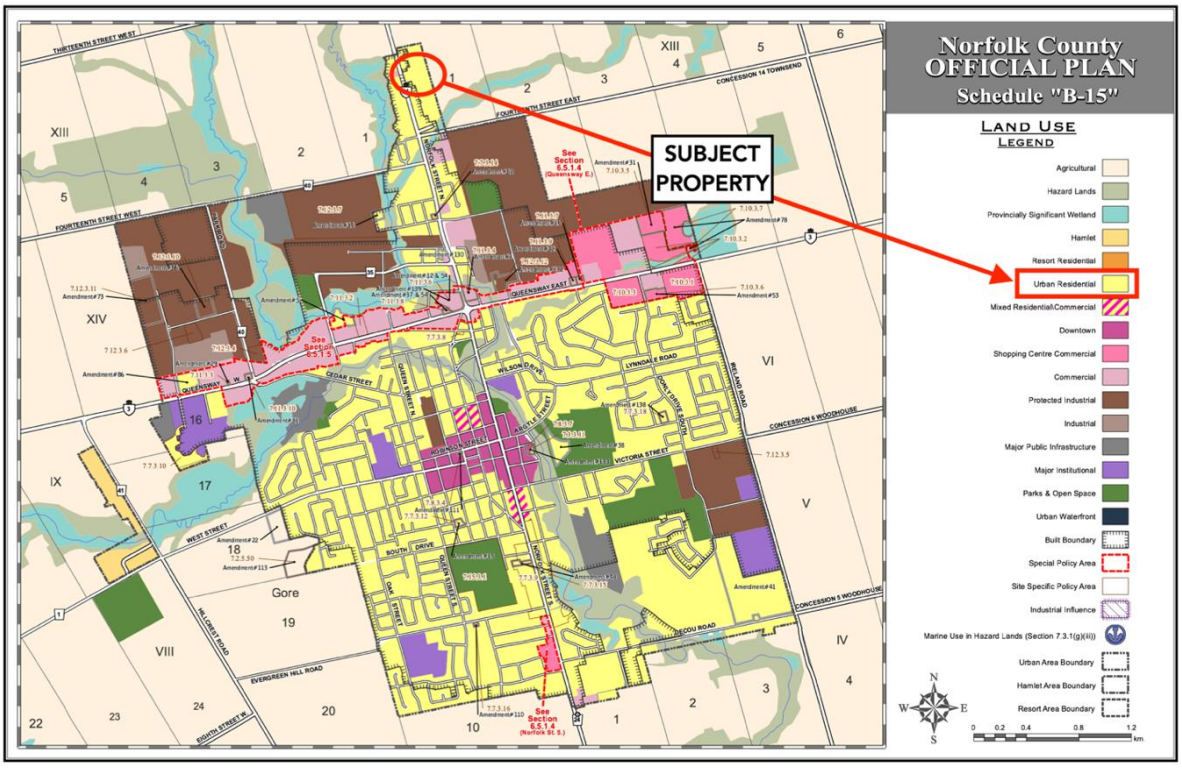
The Norfolk County Official Plan (NCOP) contains objectives, policies and mapping that describe the County's vision for the next 20+ years, including their approach to managing growth, growing the economy, protecting the natural environment, resources, and agricultural land, and providing sustainable infrastructure.

The property is located at the northern limits of the Settlement Area of Simcoe. As previously presented in **Figure 2**, the NCOP locates the property in both the Urban Area and Rural Area. It also designates the property as "Urban Residential," "Agricultural," "Hazard Lands," and "Provincially Significant Wetlands."

The proposed severance takes place on the western part of the property, located wholly within the Urban Area and is designated "Urban Residential." **Figures 6 and 7**, below, show the property designation of the section of the property in question, along Norfolk Street North.

Figures 6-7 - Official Plan Designations, NTS. Edited by LandPro Planning Solutions Inc.





The Simcoe Urban Area is the largest Urban Area in the County and is recognized as an important urban community, where the County shall support efficient community development patterns (**6.5.1.1**).

The NCOP encourages intensification, infill, and redevelopment of underutilized sites, targeting 25% of the County's growth to fall under this type of development (**6.4.h**). The infill of vacant lots within Urban Areas shall be a criterion when evaluating consents (**8.9.1.e**); with low-density residential dwellings being the predominant use in the Urban Residential designation (**7.7.1**)

Although the NCOP indicates that Urban Areas will be the focus of growth in the County (**6.4**) and shall develop "with efficient land use patterns that minimize the extension of municipal services and infrastructure," (**6.4.c**), there is no municipal water and wastewater servicing located in this area, despite it being in the urban boundary.

Regardless, residential development can still occur subject to a hydrogeological study confirming that the soil conditions are suitable for private wastewater servicing (**9.6.3.2.e**).

Furthermore, the NCOP supports consents within the County (subject to conditions), provided that the severed and retained lots:

- front onto a public, maintained road,
- intend to infill existing areas,
- will not have their long-term use compromised due to the severance, and
- have adequate size and frontage according to the Zoning By-law (**9.6.3.2.c-d**).

The two proposed severances front onto Norfolk Street North, as does the retained parcel. The first proposed lot currently contains a residential dwelling. The second lot is vacant and will be fit for residential development, which will contribute to the County's infill objectives and the efficient long-term use of the land. And a proposed 20-metre road allowance on the retained parcel, directly south of the proposed lots (as shown in **Figure 5**), will permit access to the remnant lands. The proposed lots have adequate size and frontage according to the Zoning By-law, as is demonstrated in the following section.

Lastly, the severed lot must comply with MDS formulae (**9.6.3.2.h**). Upon review of the surrounding properties and land uses, there are no visible livestock operations within 1000 metres of the subject property. Therefore, the severed lot complies with the MDS requirements and setbacks.

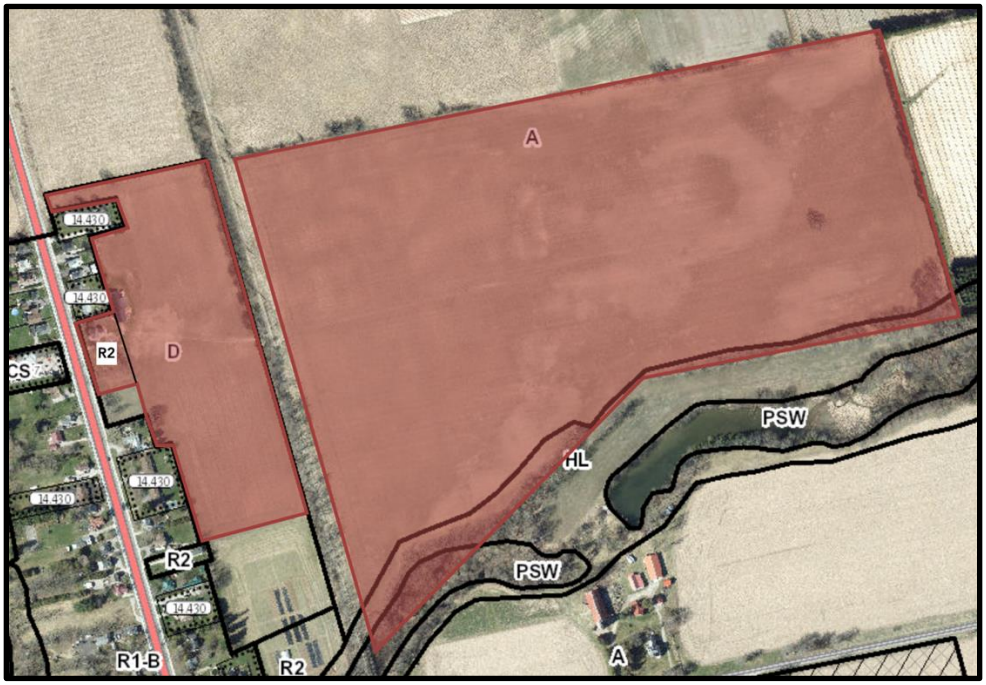
Regarding the property's Hazard Lands and Provincially Significant Wetlands: no new development or land use is proposed, nor are the proposed severances near these land designations. Therefore, these lands will not be negatively impacted by the proposed severances.

The proposed severances are consistent with the County's Official Plan.

4.3 Norfolk County Zoning By-Law (ZBL)

Norfolk County Zoning By-Law 1-Z-2014 regulates the subject property. The current zoning of the property is Residential Type 2 (R2), Development (D), Agriculture (A), Hazard Lands (HL), and Provincially Significant Wetlands (PSW) as seen in **Figure 8** below.

Figure 8: Property zoning according to the Norfolk County Zoning By-Law 1-Z-2014, NTS. Edited by LandPro Planning Solutions Inc.



The Norfolk County Zoning By-law (ZBL) has been developed to incorporate the policy direction of the NCOP. The proposed severance is entirely within the Residential Type 2 (R2) zone. Permitted uses in the R2 zone include single- and semi-detached dwellings, duplexes, bed & breakfasts, day care nurseries, home occupations, and accessory residential dwelling units. The subject lands are currently zoned appropriately.

The proposed severance is compatible with the permitted uses of the residential zoning. Please see "R2" zone provisions below in **Tables 2-3**.

Table 2 – Zone Provisions, Severed Parcel 1.

"R2" Residential Type 2 Zone – Lot 1			
Zone Provisions (Single Detached)	**Required**	**Proposed**	**Comment**
Min. Lot Area	360 m^2	1,535.70m^2	Complies
Min. Lot Frontage	12 m	34.43 m	Complies
Min. Front Yard	6 m	10.10 m	Complies
Min. Interior Side Yard	1.2 m	8.07 m	Complies
Min. Rear Yard	7.5 m	16.54 m	Complies
Max. Building Height	11 m	<11m	Complies

Table 3 – Zone Provisions, Severed Parcel 2.

"R2" Residential Type 2 Zone – Lot 2			
Zone Provisions (Single Detached – Corner Lot)	**Required**	**Proposed**	**Comment**
Min. Lot Area	450 m^2	1,281.38m^2	Complies
Min. Lot Frontage	15 m	30 m	Complies
Min. Front Yard	6 m	N/A	Complies
Min. Exterior Side Yard	6 m	N/A	
Min. Interior Side Yard	1.2 m	N/A	Complies
Min. Rear Yard	7.5 m	N/A	Complies
Max. Building Height	11 m	N/A	Complies

Please note that the zoning provisions provided in **Table 3** (Lot 2) are in the case that Lot 2 becomes a corner lot if a road is constructed in the provided road allowance. Because these provisions are more conservative than those of an interior lot, this ensures that Lot 2 will meet the zoning provisions regardless of a road construction.

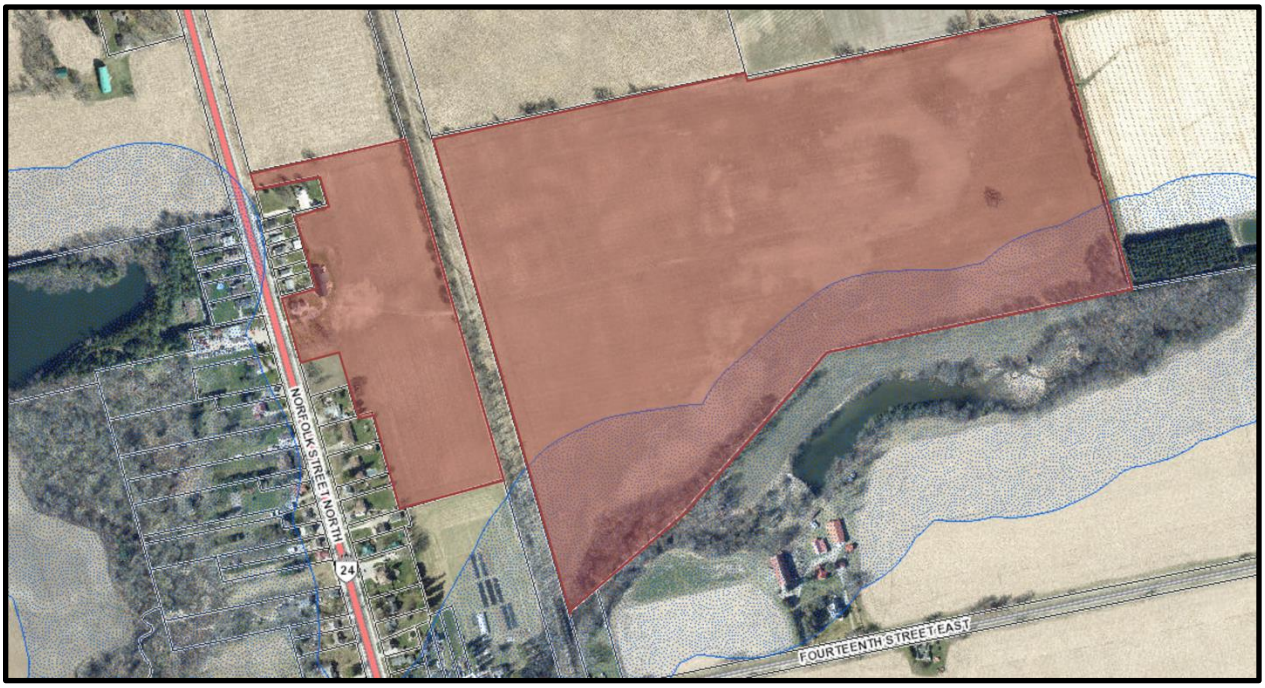
The severed parcels comply with the ZBL.

4.4 Long Point Region Conservation Authority Policies - Ontario Regulation 178/06 (LPRCA)

The role of the LPRCA is to maintain the Long Point Region watershed, and the organization has objectives, policies and mapping regarding the improvement and protection of both the region's natural features as well as future development from erosion and flooding. The objectives of the LPRCA include minimizing property damage and environmental hazards and regulating development which impact flood levels.

A portion of the subject property is regulated by the LPRCA; however, the proposed severance will not include any regulated lands. The lands regulated by the LPRCA are presented in **Figure 9** below.

Figure 9 - LPRCA Regulated Land, indicated in blue. Image from the Norfolk County GIS, edited by Land Pro Planning Solutions Inc.



At its nearest point, the proposed severance of Lot 1 is approximately 20 metres from the LPRCA Regulated Lands (across Norfolk Street North). At its nearest point, the proposed severance of Lot 2 is approximately 45 metres from the LPRCA land.

The proposed severance is compatible with the LPRCA policies as there is no new development associated with the application. Any future development should prove compatibility with the LPRCA policies.

5 PLANNING OPINION

This application seeks to sever two residential lots from a larger property with a variety of land use designations and zonings. The location of both proposed lots is within the Simcoe Urban Area and is designated and zoned for residential use.

Although the Provincial Policy Statement does not have specific policies regarding the severance of residential land in a settlement area, it does promote the efficient use of land within these settlement areas where municipal servicing is available. And although there is no water and wastewater servicing available to the properties at this time, a hydrogeological study will be conducted to demonstrate feasibility. The proposed severance, located within a settlement area, would facilitate development and intensification of the Simcoe Urban Area.

The Norfolk County Official Plan permits severances that meet certain criteria listed in section 4.2 of this report. The proposed lots will meet each criterion, including:

- fronting onto a public and maintained road,
- intending to infill existing areas,
- aiding in the efficient long-term use of the proposed lots, and
- meeting all relevant provisions of the Zoning By-law.

The intent of the severance is to create a residential building lot, which will contribute to Norfolk County's growth and infill objectives, according to the Norfolk County Official Plan. It intends to make land available for residential development where existing infrastructure can be used.

The proposal meets the provisions outlined in Norfolk County's Zoning By-law. Currently, there is one residential dwelling on the proposed Lot 1, and there are no structures on the proposed Lot 2. Additionally, the severance is compatible with the surrounding land uses and development pattern.

Lastly, due to current industry pressures in the development sector, we are seeking a request that verification of private servicing be a condition of severance to avoid delays with the application.

This application is consistent with the Provincial Policy Statement (2020) and conforms to the Norfolk County Official Plan (2020) and meets the Norfolk County Zoning By-law provisions (2020). This severance application does represent good planning, based on the reasons noted.

Any future developments should prove consistency with the PPS and conformity with the NCOP and ZBL.

6 CLOSING

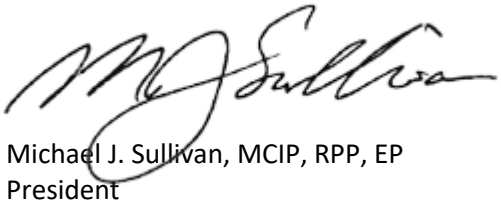
We will be attending the Committee hearing on this matter to answer any questions you may have.

Our applicant will arrange to make payment directly to the County.

Should you require anything further in response to this request, please contact me by email at mike@landproplan.ca or by phone at 289-687-3730. Thank you and we look forward to meeting with you in the near future.

Sincerely,

LANDPRO PLANNING SOLUTIONS Inc.



Michael J. Sullivan, MCIP, RPP, EP
President
mike@landproplan.ca

7 APPENDIX 1: SEVERANCE SKETCH

See attached.

MAP A

CONTEXT MAP

Geographic Township of TOWNSEND

BNPL2023133
BNPL2023134

Legend

4/24/2023

N

2020 Air Photo

40 20 0 40 80 120 160
Meters

MAP B

OFFICIAL PLAN MAP

Geographic Township of TOWNSEND

BNPL2023133
BNPL2023134

Legend

Official Plan Designations

- Agricultural
- Commercial
- Hazard Lands
- Protected Industrial
- Provincially Significant Wetland
- Urban Area Boundary
- Urban Residential
- Significant Woodland

4/24/2023

N

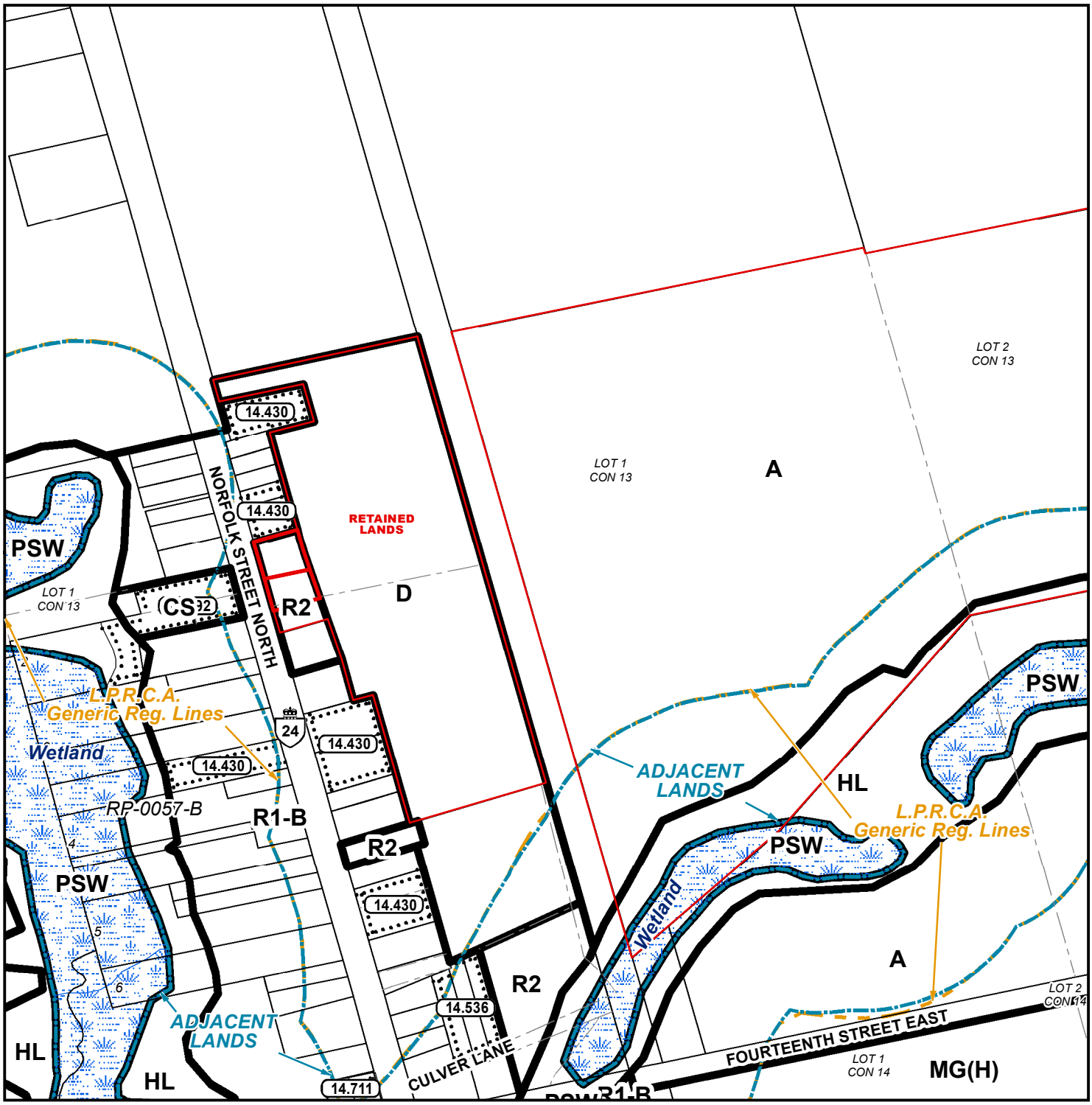
40 20 0 40 80 120 160 Meters

MAP C

ZONING BY-LAW MAP

Geographic Township of TOWNSEND

BNPL2023133
BNPL2023134



LEGEND

ZONING BY-LAW 1-Z-2014

4/24/2023

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- D - Development Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone

N

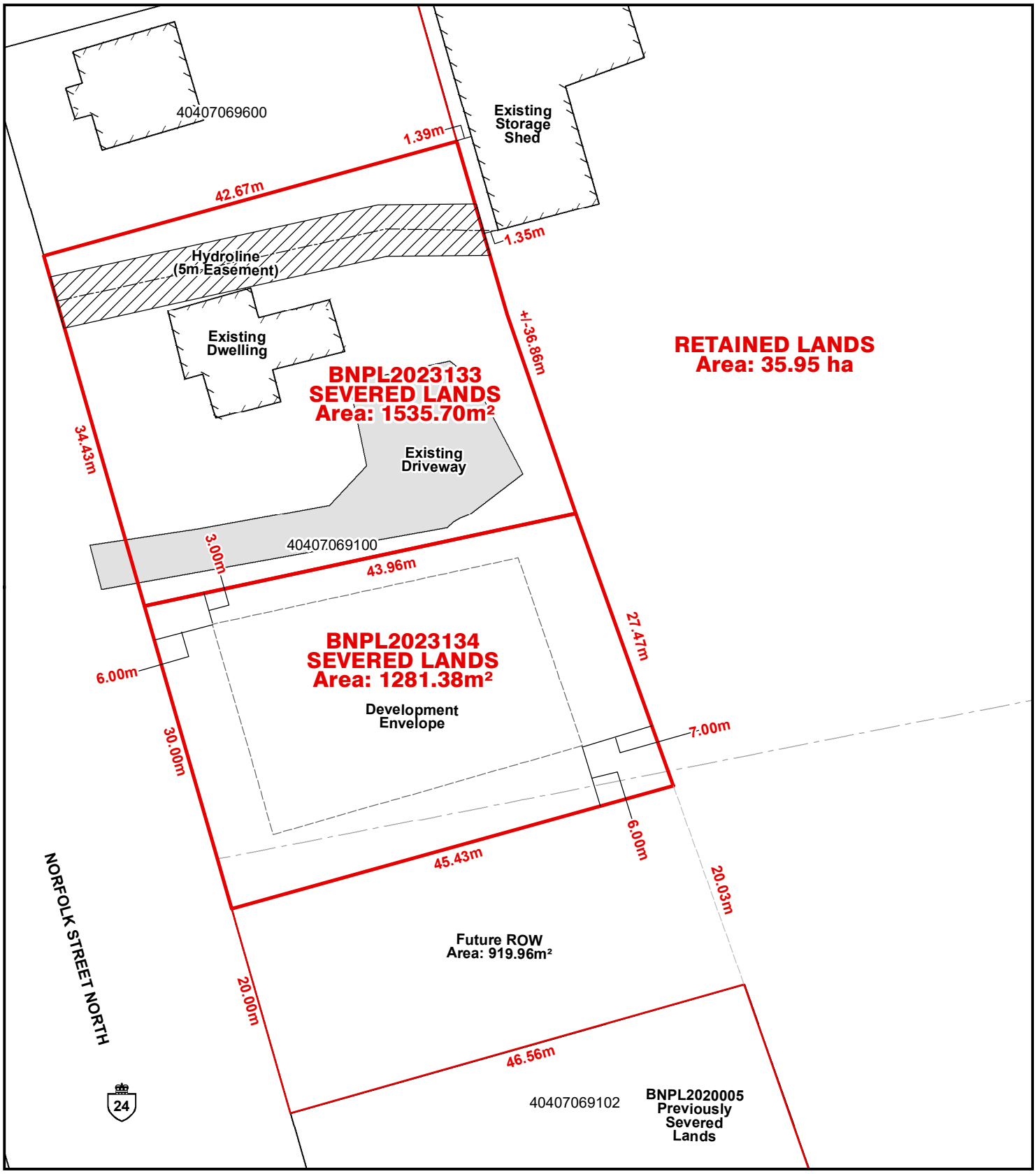
40 20 0 40 80 120 160 Meters

MAP D

CONCEPTUAL PLAN

Geographic Township of TOWNSEND

BNPL2023133
BNPL2023134



Legend

4/24/2023

N

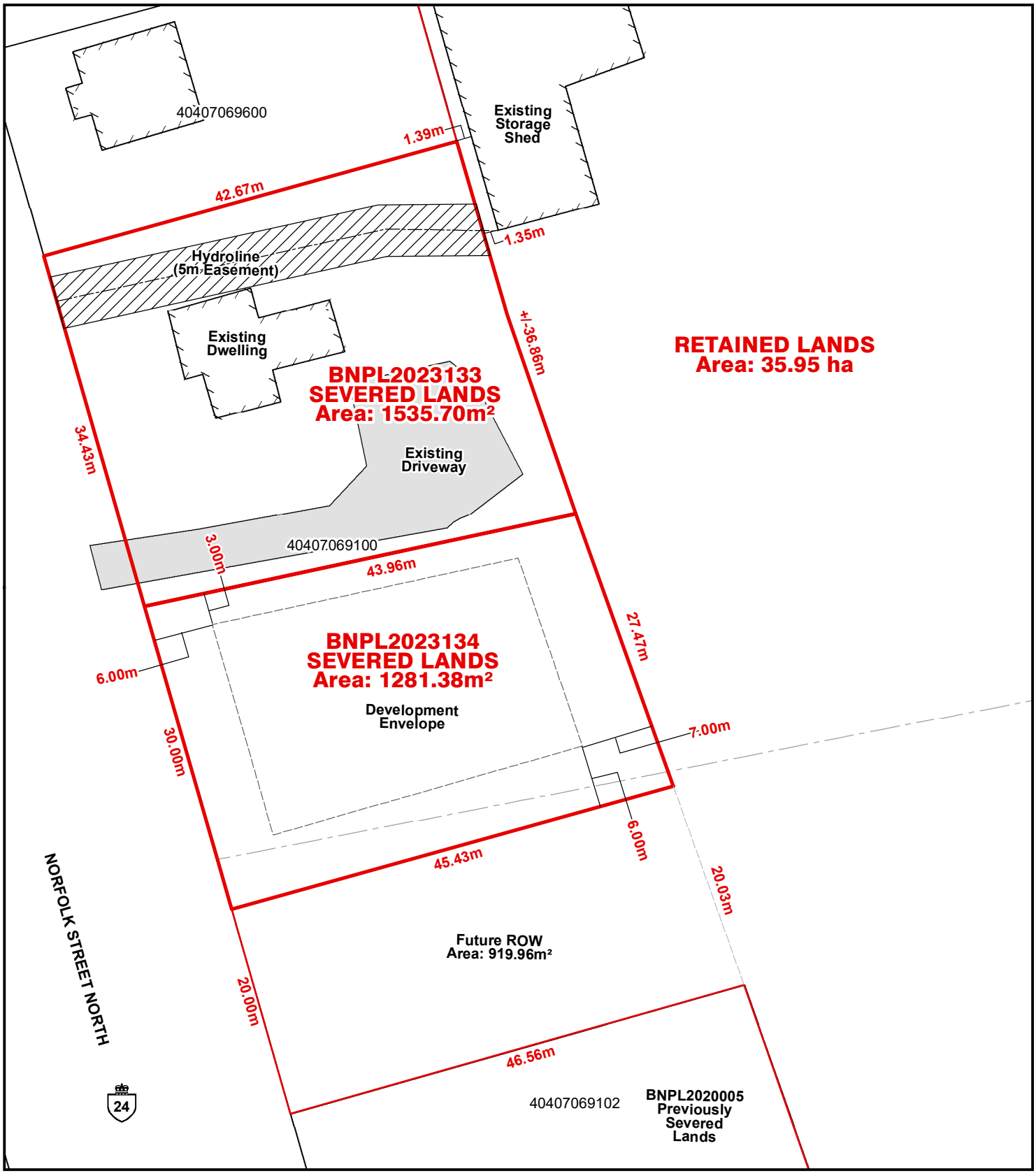
4 2 0 4 8 12 16 Meters

LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of TOWNSEND

BNPL2023133
BNPL2023134



Legend

4/24/2023

N

4 2 0 4 8 12 16 Meters