

For Office Use Only:

File Number	<u>ANPL2017195</u>	Application Fee	<u>1172.00</u>
Related File Number		Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>Sept 15/17</u>	OSSD Form Provided	<u>Yes</u>
Application Submitted	<u>Sept 15/17</u>	Planner	<u>Mat</u>
Complete Application		Public Notice Sign	

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

Consent/Severance
 Surplus Farm Dwelling Severance and Zoning By-law Amendment
 Minor Variance

Property Assessment Roll Number: 3310543 020 28810

A. Applicant Information

Name of Owner Ron & Wendy Gee

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 1630 3rd Concession Road
 Town and Postal Code St. Williams, NOE IAO
 Phone Number 519-586-7483
 Cell Number 519-718-0748
 Email ronwendygee@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

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

B. Location, Legal Description and Property Information

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

Part Lot 21, Concession 2, South Walsingham now Norfolk County

Municipal Civic Address: 1630 3rd Concession Road

Present Official Plan Designation(s): Ag.

Present Zoning: Residential Ag.

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

Yes No If yes, please specify:

3. The date the subject lands was acquired by the current owner: March 26th, 2007

4. Present use of the subject lands:

Residential Living.

5. 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:

One Story Brick Ranch House.

6. If known, the date existing buildings or structures were constructed on the subject lands: House was Built in 1960

7. 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.

N/A



8. 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:

Shop, One Storey 1600 Sq/ft
50' x 34' x 21' ft (to the peak)

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

Nov 2017

10. 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:

11. If known, the length of time the existing uses have continued on the subject lands:

27 years

12. Existing use of abutting properties:

Farm + Residential

13. Are there any easements or restrictive covenants affecting the subject lands?

Yes No If yes, describe the easement or restrictive covenant and its effect:

Not That I am Aware Of

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 _____

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):

*Request relief of 58 sq.m. from the reg'd max 100 sq.m.
to permit a total area of 158 sq.m.
" 1.4m " " 6m " 19.7
" height of accessory structure of 6.4m
4ft 1700sq ft. 21ft*

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

*Square Footage of The Storage Sheds
is Bigger Than Allowed. Any storage.*

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____



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

Frontage: _____

Depth: _____

Width: _____

Area: _____ *N/A*

Proposed use: _____

6. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

N/A

7. 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: _____ *N/A*

Existing Farm Type: (i.e., corn, orchard etc) _____

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____ *N/A*

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: _____ *N/A*

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. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? Yes No Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

4. Provide the information you used to determine the answers to the above questions:

5. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? Yes No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? Yes No

If no, please explain:



2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? Yes No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? Yes No

If no, please explain:

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance _____

Wooded area

On the subject lands or within 500 meters – distance 73 375 122 m

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 2941



Floodplain

On the subject lands or within 500 meters – distance _____

Rehabilitated mine site

On the subject lands or within 500 meters – distance _____

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Active mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

On the subject lands or within 500 meters – distance _____

Active railway line

On the subject lands or within 500 meters – distance _____

Seasonal wetness of lands

On the subject lands or within 500 meters – distance _____

Erosion

On the subject lands or within 500 meters – distance _____

Abandoned gas wells

On the subject lands or within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water Communal wells

Individual wells Other (describe below)

Sewage Treatment

Municipal sewers Communal system

Septic tank and tile bed Other (describe below)



Storm Drainage

Storm sewers Open ditches

Other (describe below)

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

Yes No *N/A*

3. Has the existing drainage on the subject lands been altered?

Yes No

4. Does a legal and adequate outlet for storm drainage exist?

Yes No

5. Existing or proposed access to subject lands:

Municipal road Provincial highway

Unopened road Other (describe below)

Name of road/street:

3rd Concession Road

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.

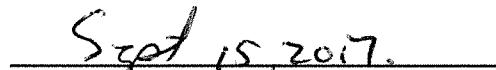


I. Transfers, Easements and Postponement of Interest

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.



Owner/Applicant Signature



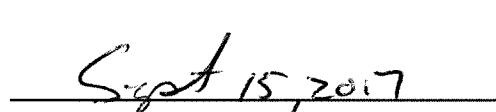
Date

J. 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.



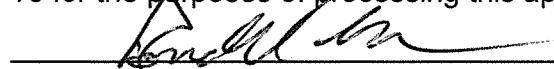
Owner/Applicant Signature



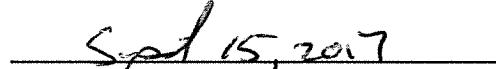
Date

K. 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 Signature



Date



L. 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

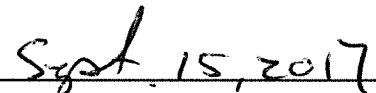
Date

M. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.



Applicant Signature



Date

Agent Signature

Date



N. Declaration

I, Ronald Gee of St. Williams

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

Ronald Gee

Owner/Applicant Signature

In Norfolk County

This 15 day of September

A.D., 2017

W. E. G.
A Commissioner, etc.



417444

Grading will not be

Proposed
Entrance

Driveway

Side
Road

Side
Road

Side
Road

Side
Road

Proposed
Building

Proposed
Building

House

Side
Road

50ft

20ft

153ft

115ft

33ft

Back of A Circle

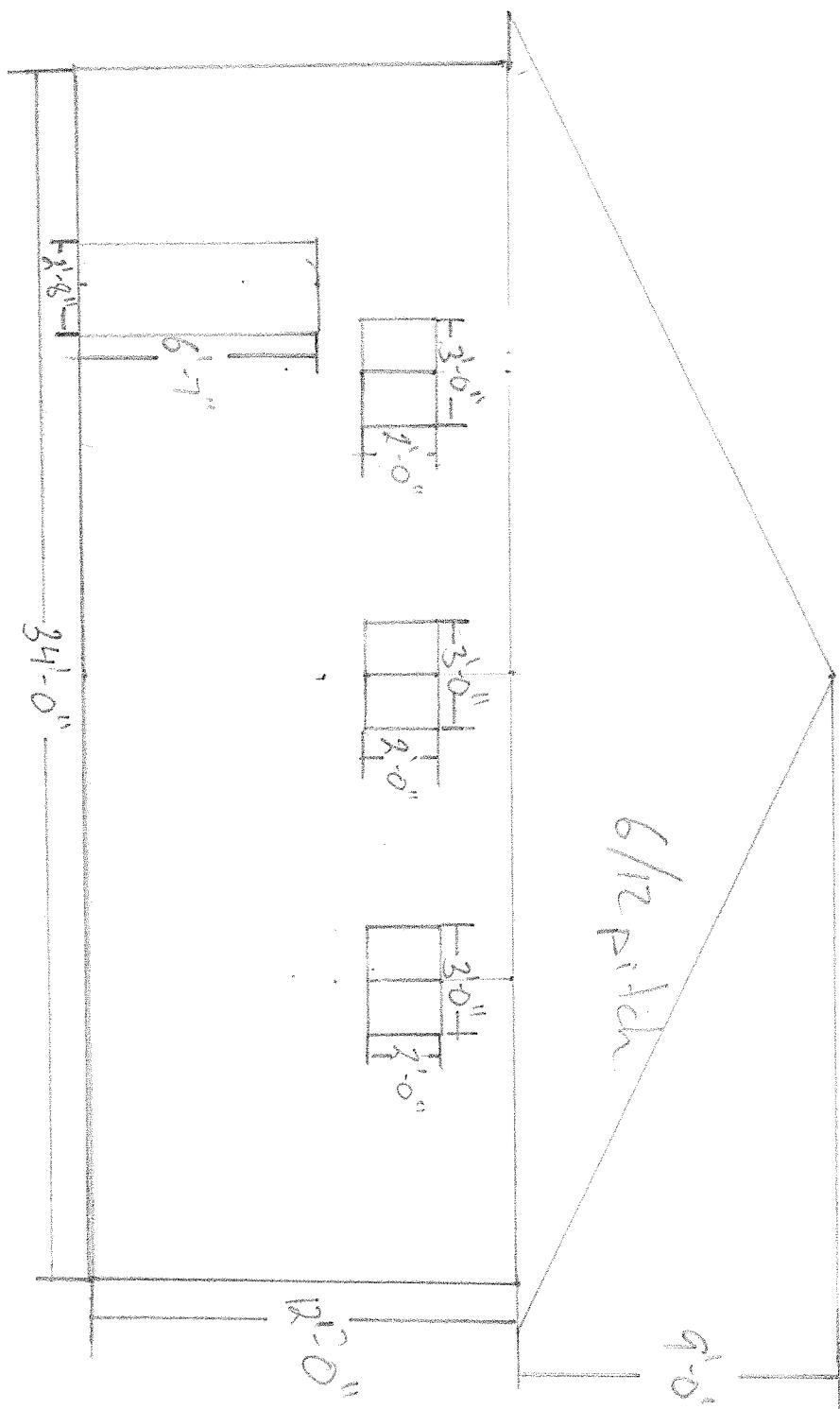
1 foot

Will Remove
Once The Shop
Is Built.

Corporation of Norfolk County
Renewed & Accepted
Date 12/22/01

Proposed Line

Property Line



East

Scale
5cm = 1'-0"



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

OFFICE USE ONLY		FILE NO.:	DATE RECEIVED:
PROPERTY INFORMATION		Municipal Address: 1630 3rd Concession Road, St. Williams, N0E 1A0	
Owner: Ron + Wendy Gee		Lot: Port Lot 21	Concession: 2
Lot Area: 118,500 ft ² 2.72 Acres		Lot Frontage: 474 ft	Assessment Roll No. 331054302 028810
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other _____	
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	
Building Area: 1600 Sq/ft		No. of Bedrooms: 6	No. of Fixture Units: 0
EVALUATOR'S INFORMATION		Evaluator's Name: MILLIENE RICHARD Company Name: MILLIENE CONSTRUCTION Address: 1507 Norfolk County Rd 45 Postal Code: N0E 1G0 Phone: 519 403 8590 Email: millieeneconstruct@gmail.com BCIN # 46141	
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): Grass	Soil Type: Sandy
Site Slope: <input type="checkbox"/> Flat - <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry	Depth of Water Table: 8 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):
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)	
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other		Size: 1000 Gal.	Pump: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 5	Total Length of Tile: 50'-0" Distance Between Tile Runs: 6'-0"
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)	5'-0"		17'-0"
Distance to Bodies of Water (ft)	400 +		100 +
Distance to Nearest Well (ft)	100 +		100 +
Distance to Property Lines	Front 85	Rear 120 Side 400 Side 60	Front 50 Rear 120 Side 400 Side 60



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 **no later than 30 days** prior to the scheduled public meeting. Failure to meet this date may cause the application to be deferred.
6. Completed Forms must be returned to:

Building Division

Simcoe Office
8 Schellburg Ave.
Simcoe, ON N3Y 2J4
Fax: (519) 426-1186

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
 - where grass and brush exceeds twelve (12) inches, or
 - where a building served by the existing system has not been occupied for ninety (90) days.
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.

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required
	<input type="checkbox"/> System Functioning / Maintenance Required
	<input type="checkbox"/> System Not Functioning / Minor Repair Required
	<input type="checkbox"/> System Failure/Major Repair / Replacement Required
<p><i>Good</i></p> <p><u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.</p>	
<p>Additional Comments:</p> <p><i>No issues @ time of eval.</i></p>	

VERIFICATION

OWNER:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Ren Gee (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.

Ren Gee
Owner Signature

September 15, 2017
Date

EVALUATOR:

1. I, Richard Queen 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.

Richard Queen
Evaluator Signature

Aug 31/17
Date

BUILDING DIVISION COMMENTS

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

_____ Date



On Site Sewage Disposal System Location Plan

DATE: Aug 31/17

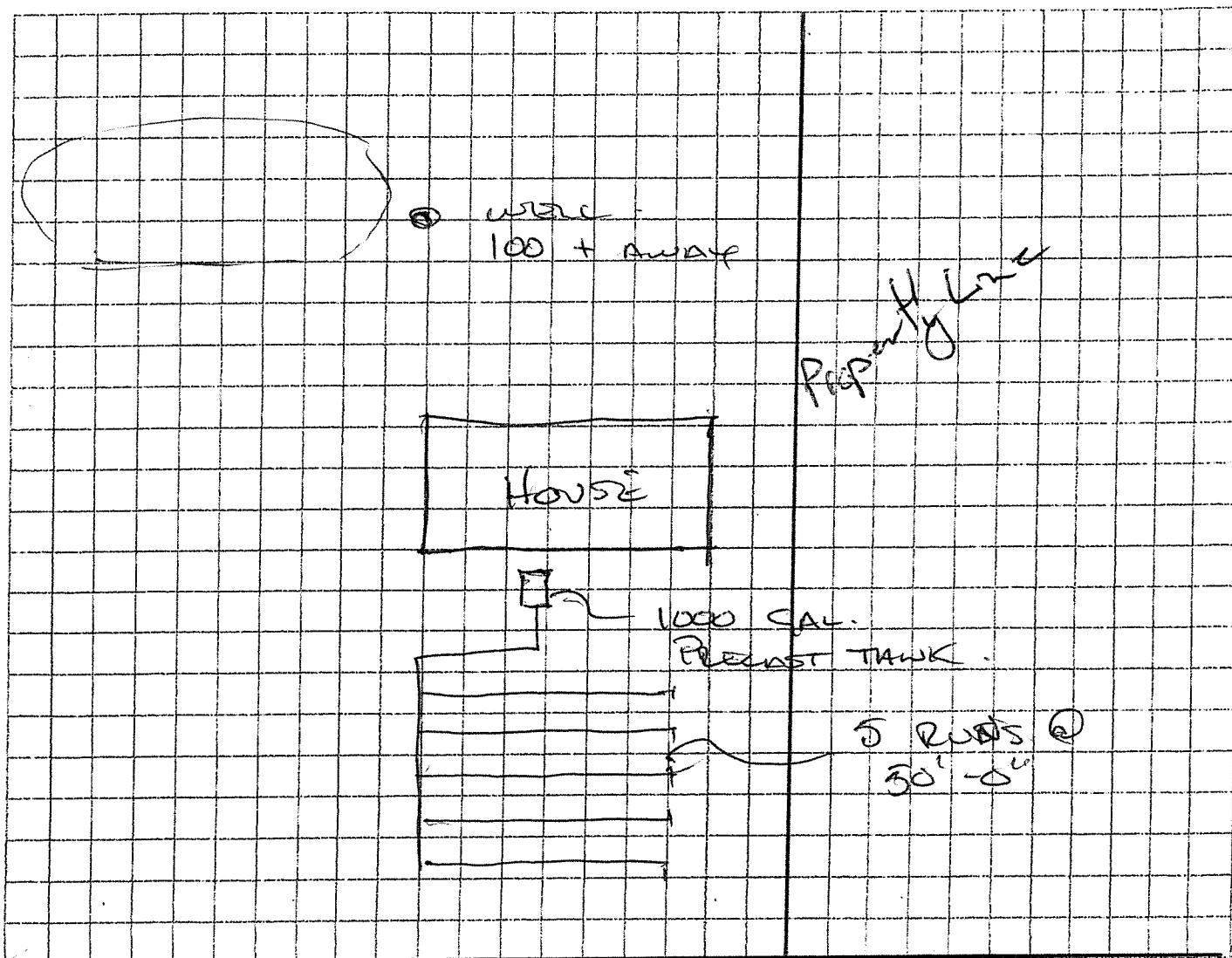
APPLICATION NUMBER: _____

OWNER: _____

EVALUATOR: R. O. G. _____

PROPERTY ADDRESS: 1630 Third Cons. Rd

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.



Property Line

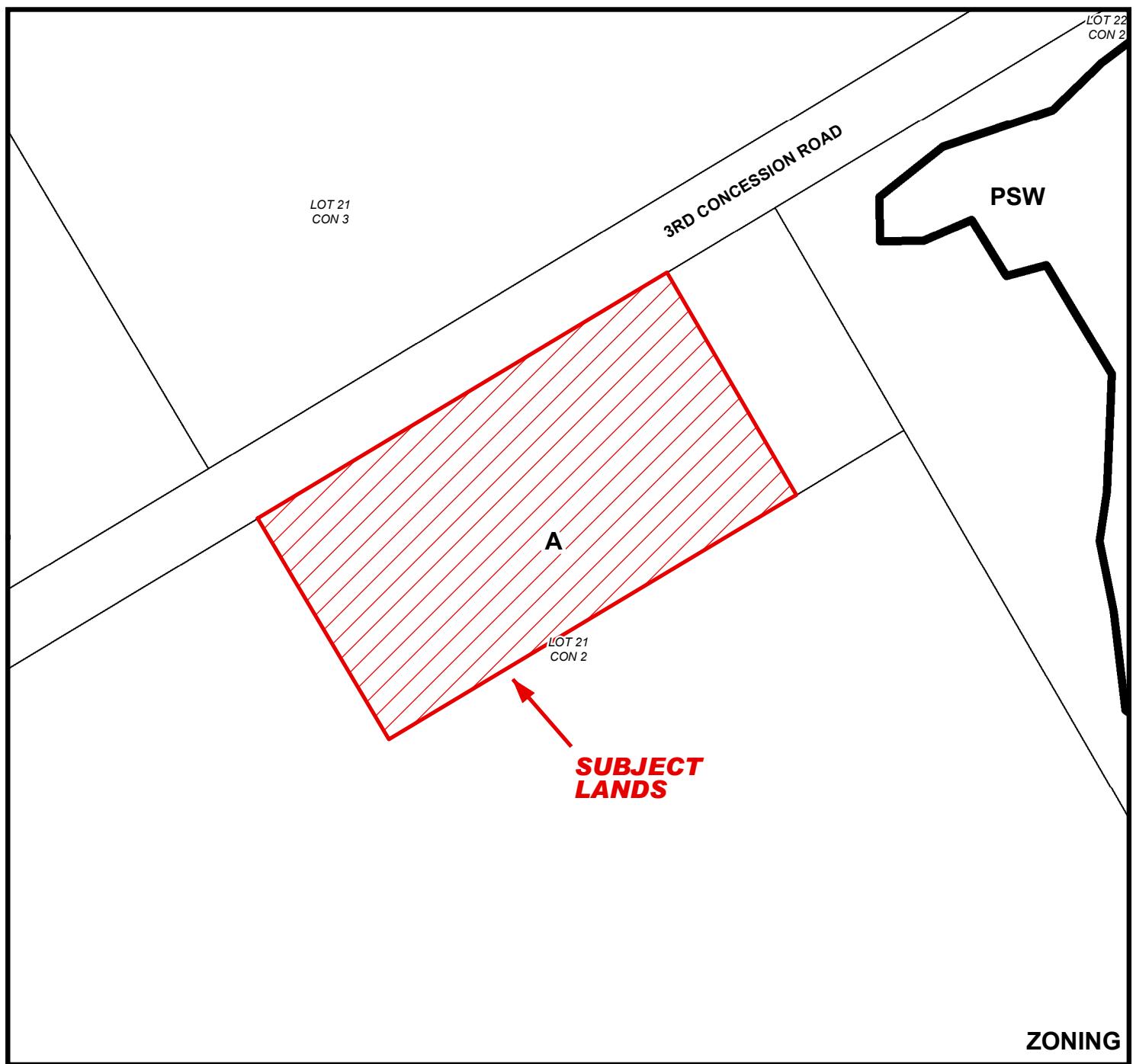
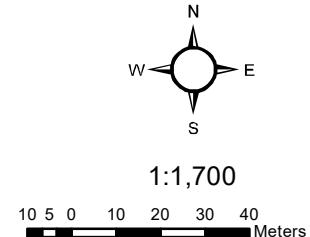
PREPARED BY: Long Gee
Richard Miller

NOTE: The above sketch is not to exact scale.

MAP 1

File Number: ANPL2017195

Geographic Township of
SOUTH WALSHINGHAM



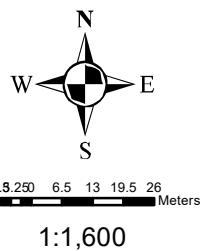
ZONING

2017-09-20

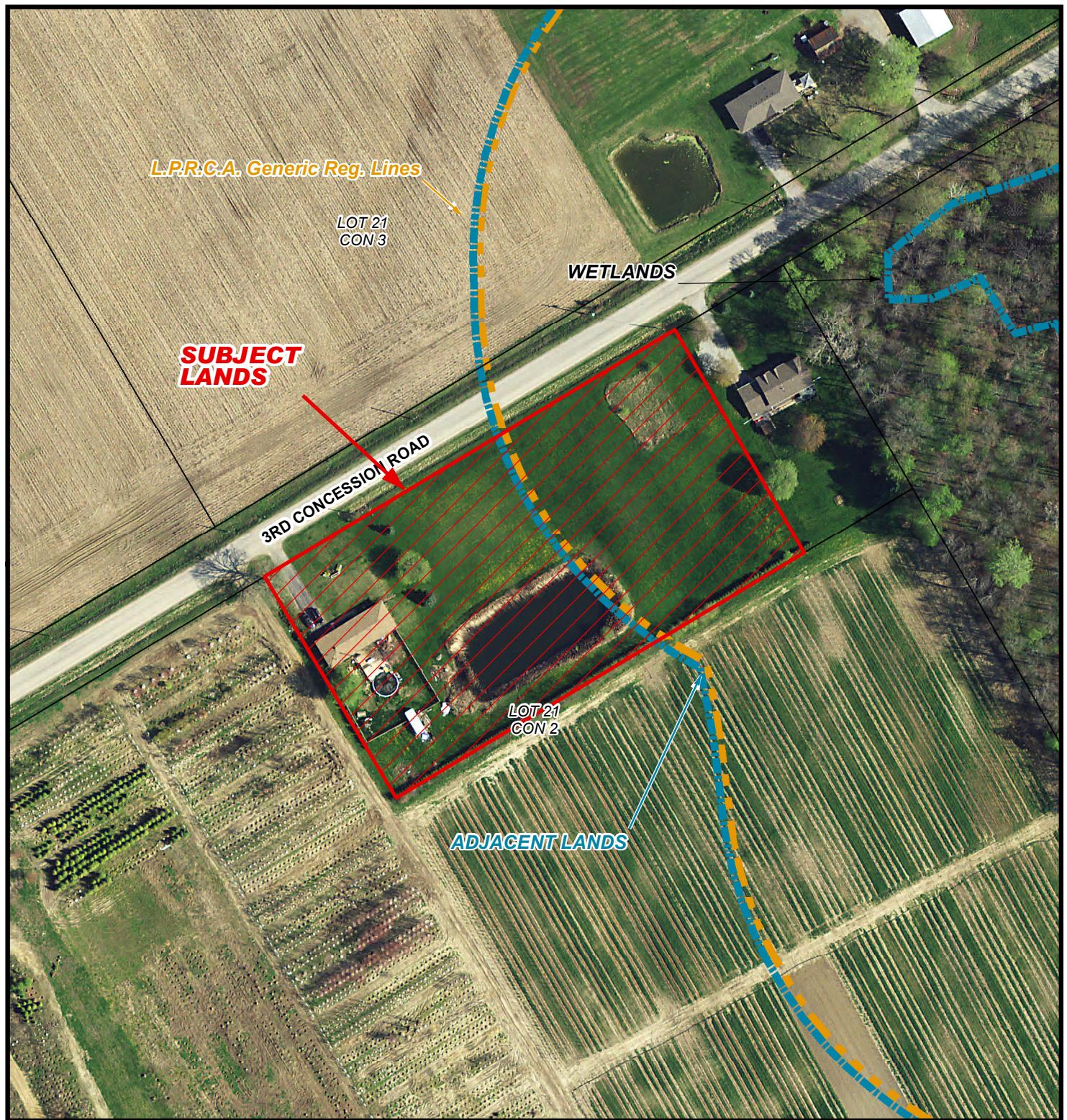
MAP 2

File Number: ANPL2017195

Geographic Township of SOUTH WALSINGHAM



1:1,600

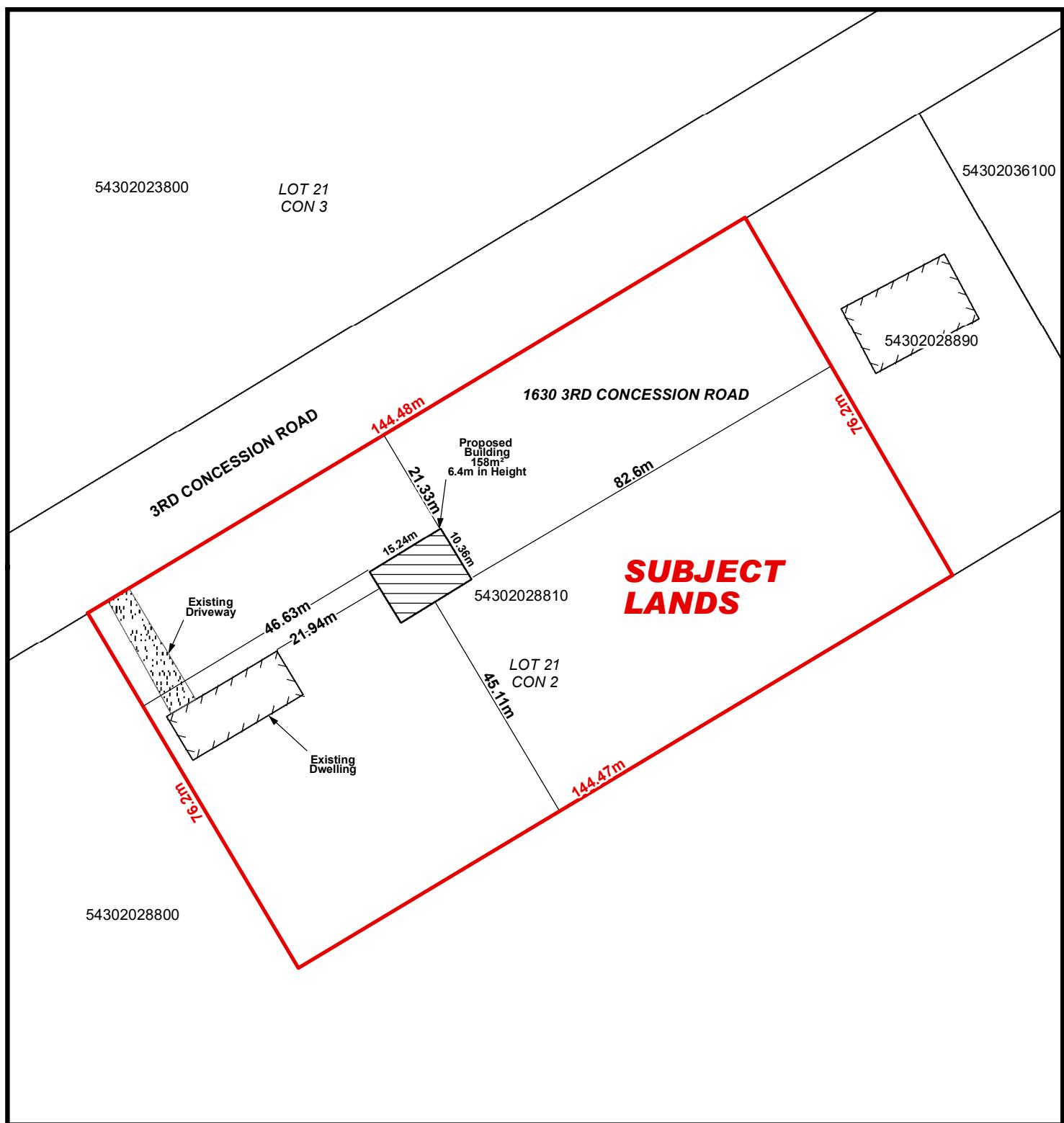
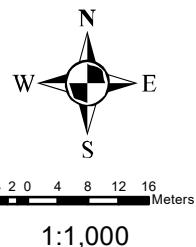


2017-09-20

MAP 3

File Number: ANPL2017195

Geographic Township of SOUTH WALSINGHAM



LOCATION OF LANDS AFFECTED

File Number: ANPL2017195

Geographic Township of SOUTH WALSINGHAM

