

For Office Use Only:

File Number
 Related File Number
 Pre-consultation Meeting
 Application Submitted
 Complete Application

ANPL2020090April 23/20

Application Fee
 Conservation Authority Fee
 Well & Septic Info Provided
 Planner
 Public Notice Sign

\$1529.00MHessins**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: 337-060-39103-0000**A. Applicant Information**

Name of Owner Bradley & Cheryl De Poorter

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 528A Radical Road
Town and Postal Code Port Dover, ON, N0A1N2
Phone Number 519-426-4572
Cell Number 519-718-4466
Email brad_depoorter@hotmail.com

Name of Applicant Same
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent NA

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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 mortgagees, charges or other encumbrances on the subject lands:

None

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Lot 1, Registered Plan 288 in the Geographic Township of Woodhouse in Norfolk County

Municipal Civic Address: 526D Radical Road

Present Official Plan Designation(s): HL, Special provision 14.923.1

Present Zoning: HL

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

Yes No If yes, please specify:
14.923.1

3. Present use of the subject lands:

Vacant Lot

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:

No buildings on site

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.

NA

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:

Single Family dwelling to be built

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:
Original plan of Subdivision, July 12, 1948

9. Existing use of abutting properties:

Vacant and residential dwellings

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	24.454 m	unchanged
Lot depth	119.04/91.99 m	unchanged
Lot width	approx. 22.7 m	unchanged
Lot area	.238 hec, .57 Ac	unchanged
Lot coverage	432.4 sq m	539.51 sq m
Front yard	1 m	unchanged
Rear yard	92.44/69.93 m	86.74/64.20 m
Left Interior side yard	25.02 m	30.72 m
Right Interior side yard	21.98 m	27.71 m
Exterior side yard (corner lot)	NA	NA

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

To increase the southern portion of the development envelope by 5 meters to allow for a portion of the leaching bed to be installed. Refer to Soil-Mat Engineers and Consultants, Supplemental Slope Stability Assessment # SM200134-G, March 16, 2020

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

By-law:

The current development envelope provides sufficient space to construct a house and septic tank. However, there is insufficient space to fit all the required septic bed.

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): _____



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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (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:

Development envelope with 5m extension is cleared open land. The rest of the lot, downslope to Lake Erie will be left natural with trees and fauna.

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:

No in Wellhead protection area

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 Communal wells
 Individual wells Other (describe below)

Sewage Treatment

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

Storm Drainage

Storm sewers Open ditches
 Other (describe below)

Lot 2 has a 10 ft wide drainage gabion along the entire western lot line,

2. Existing or proposed access to subject lands

Municipal road Provincial highway
 Unopened road Other (describe below)

Name of road/street:

off of Radical Road, Cumberland Lane to Gowrie

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.

The current southern limit of the Development Envelope was based on the "top of Stable Slope" Stability Assessment # SM 166714-G, June 10 2016. The Assessment states "single Family Dwellings may be constructed on the subject lots uphill of the established top of stable slope". Slope Stability Assessment # SM200134-G, March 16, 2020 concludes "the partial encroachment of the septic bed a distance of up to 5 meters beyond the established top of stable slope, would not be considered to present an geotechnical concern to the stability of the subject slope". LPRCA has both reports.

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

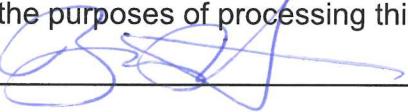
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application.

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

K. Declaration

I, Bradley De Poorter of Port Dover, Ontario

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:

the Town of Simcoe

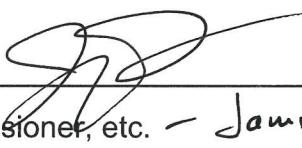


Owner/Applicant/Agent Signature

In Norfolk County

This 20th day of April

A.D., 2020



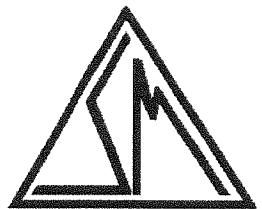
A Commissioner, etc. — Jamie Pereira

SOIL-MAT ENGINEERS & CONSULTANTS LTD.

www.soil-mat.ca info@soil-mat.ca TF: 800.243.1922

Hamilton: 130 Lancing Drive L8W 3A1 T: 905.318.7440 F: 905.318.7455

Milton: PO Box 40012 Derry Heights PO L9T 7W4 T: 800.243.1922



PROJECT No.: SM 200134-G

March 16, 2020

BOB HARRIS
2251 Mansfield Drive
Burlington, Ontario
L7P 3J3

NORFOLK COUNTY
RECEIVED

Attention: Mr. Bob Harris

APR 24 2020

DEVELOPMENT AND
CULTURAL SERVICES

**SUPPLEMENTAL SLOPE STABILITY ASSESSMENT
PROPOSED SEPTIC BED AREA
LOT NOS. 1 AND 2 GOWRIE STREET
PORT DOVER, ONTARIO**

Dear Mr. Harris,

Further to our recent email correspondence and phone discussion, SOIL-MAT ENGINEERS is pleased to offer the following supplemental slope stability comments with respect to the proposed construction of single family dwellings on the subject lots. Specifically, these comments are provided with respect to the design and construction of the private septic bed systems for the proposed dwellings. This report is a supplement to, and should be read in conjunction with, our original Slope Stability Assessment report [SM 156255-G, dated August 31, 2015], Supplemental Slope Stability Assessment report [SM 166714-G, dated June 15, 2016], and Estimation of Percolation Time letter [SM 178027-T, dated January 11, 2017].

SLOPE STABILITY CONSIDERATIONS – SEPTIC BED

It is understood that the development plans for the subject lots has progressed considering the established development area available 'uphill' of the top of stable slope established in our supplemental slope stability assessment report. As has been noted the available development area is relatively restricted. The current development plan for the lots is looking to allow the septic tile bed to extend a short distance beyond the established top of stable slope, up to approximately 5 metres. It is also understood that staff from Norfolk County and Long Point Region Conservation Authority [LPRCA] have indicated they do not have significant concern with this proposal, pending geotechnical review.

Reviewing our previous detailed slope stability assessment reports, which included the advancement of a borehole to characterise the subsurface conditions, it is noted that the established factor of safety of the slope was calculated to be on the order of 1.73 to 1.91 for normal and 1.42 to 1.70 for elevated groundwater conditions. This is well above the typical required range of 1.3 to 1.5. As such the top of stable slope line is considered to be well stable in the long-term. Further the slope inclination is at roughly 5.0 to 5.3 horizontal to 1 vertical for some distance 'downhill' of the top of stable slope, before steepening to about 2.8 to 3.1 horizontal to 1 vertical.

It is noted that the top of stable slope is primarily established, from a geotechnical perspective, with respect to new structures. The leaching bed does not change the loading condition to the slope, and the seepage forces associated with the operation of the bed, likewise would not have a significant impact on the stability of the slope. Considering the site conditions the partial encroachment of the septic bed a distance of up to 5 metres beyond the established top of stable slope, would not be considered to present a geotechnical concern to the stability of the subject slope.

SEPTIC BED DESIGN COMMENTS

As presented in our Estimation of Percolation Time letter of 2017 the estimated design percolation rate for the subsurface soils, based on laboratory grain size analyses, is 45 to 50 min/cm. The use of a conservative design value of 50 min/cm is recommended.

We trust that these supplemental comments are sufficient for your present requirements. Should there be any questions regarding the content or comments within this report please do not hesitate to contact our office.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

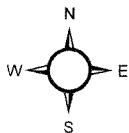


Ian Shaw, P.Eng.
Senior Engineer

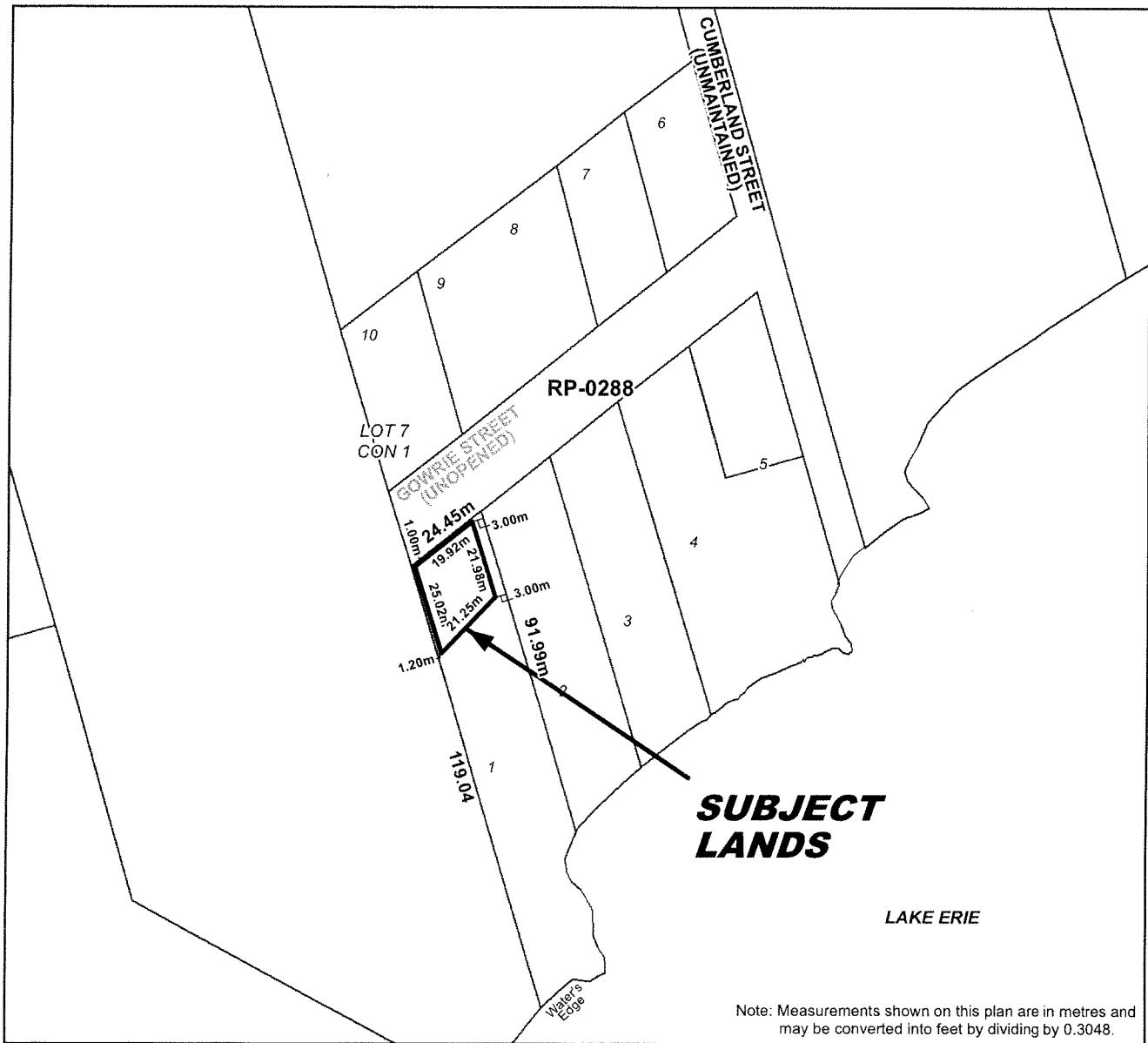
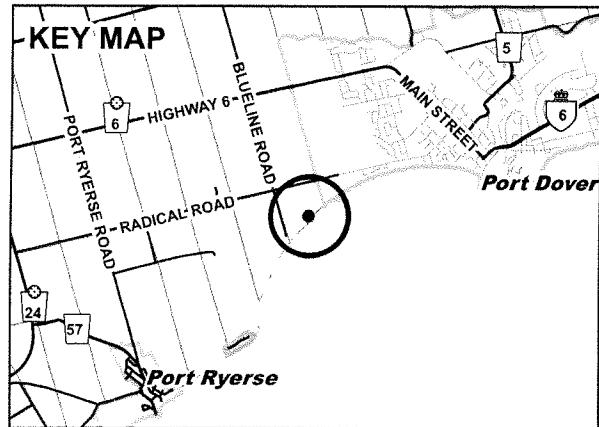
Distribution: Mr. Bob Harris [1, plus pdf]



Norfolk County
Geographic Township of
Woodhouse



1:1,750
10 5 0 10 20 30 40 Meters



This is Map A to Zoning By-law 25-Z-2017 Passed the 23rd day of May, 2017.

MAYOR

CLERK

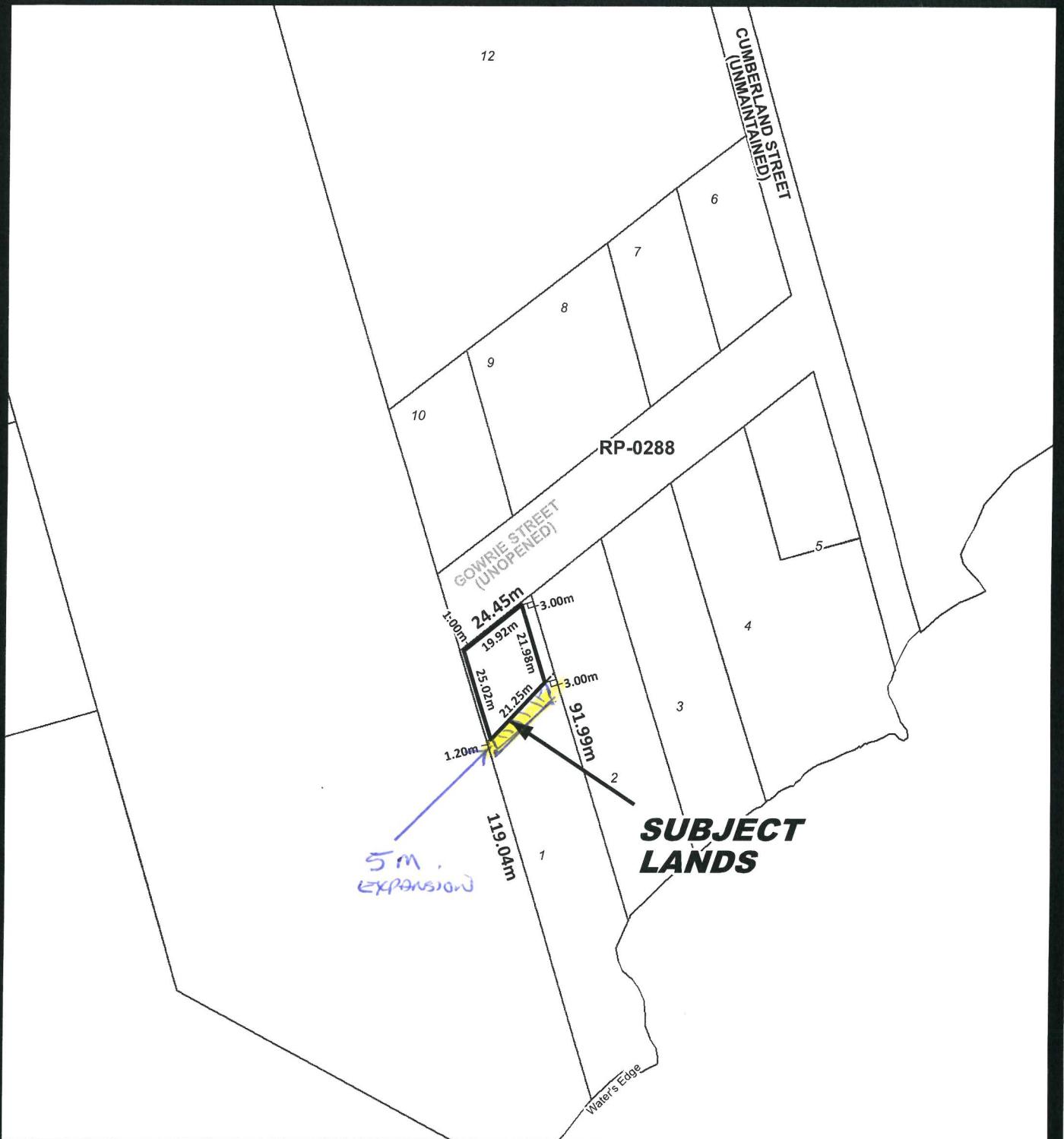


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Schedule 14.923.1

NORFOLK COUNTY

Geographic Township of WOODHOUSE



Included by Zoning By-Law 25-Z-2017 Passed the 23rd day of May, 2017.

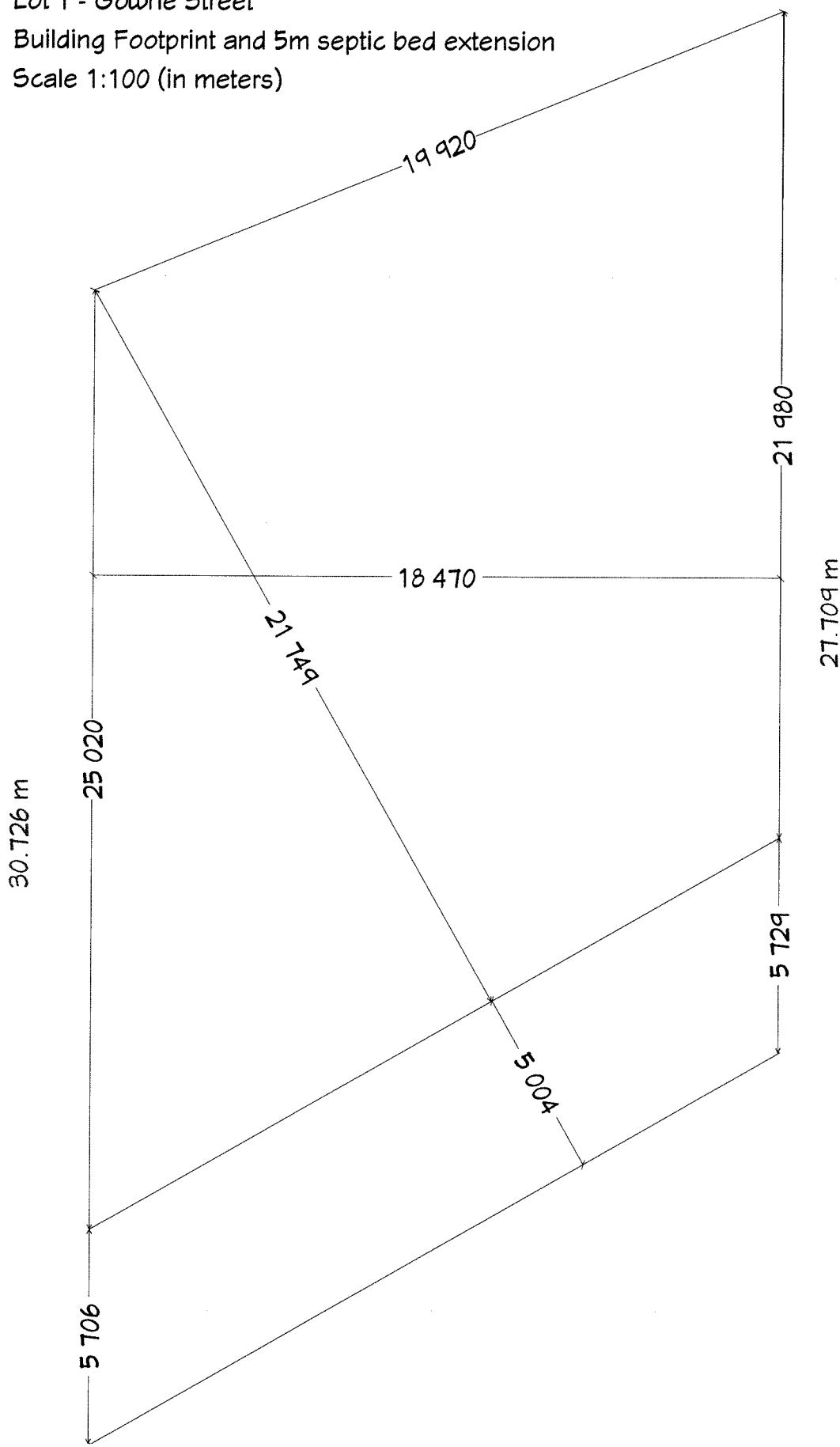
MAYOR

CLERK

Lot 1 - Gowrie Street

Building Footprint and 5m septic bed extension

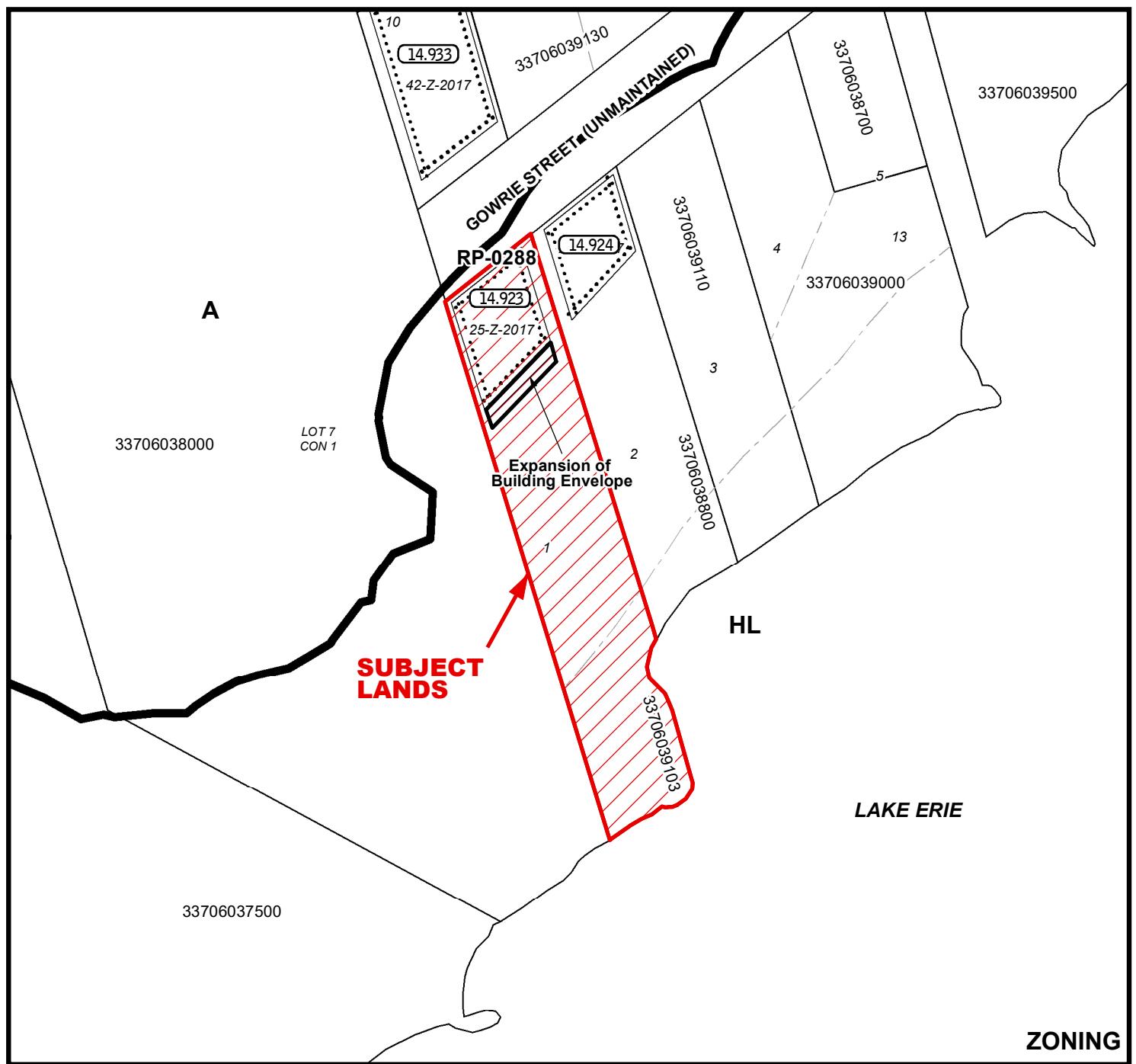
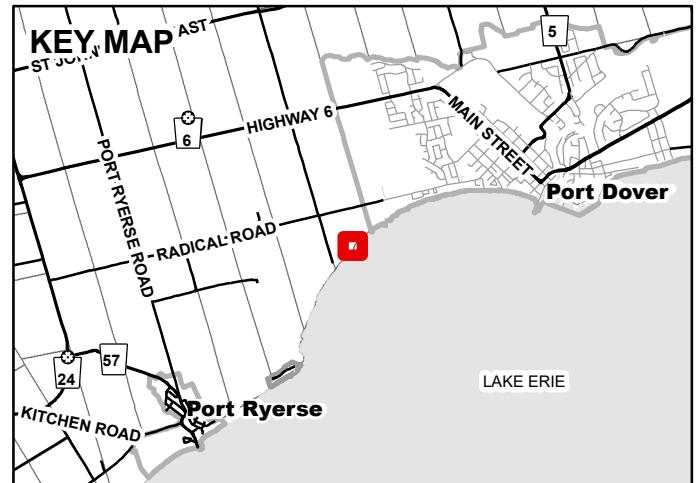
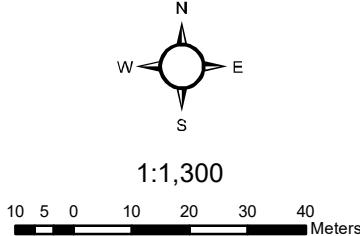
Scale 1:100 (in meters)



MAP 1

File Number: ANPL2020090

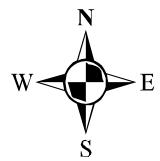
Geographic Township of
WOODHOUSE



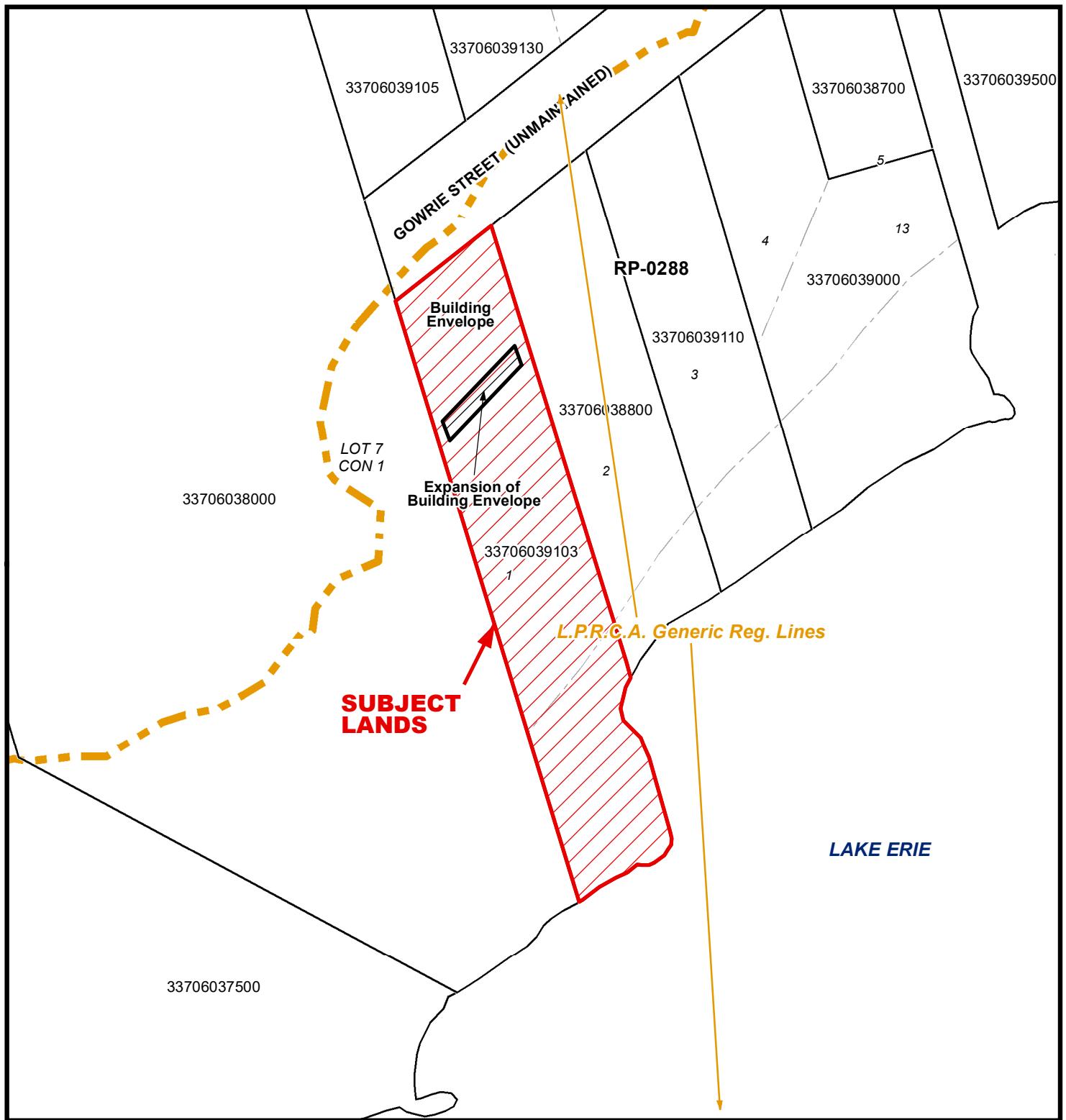
MAP 2

File Number: ANPL2020090

Geographic Township of WOODHOUSE



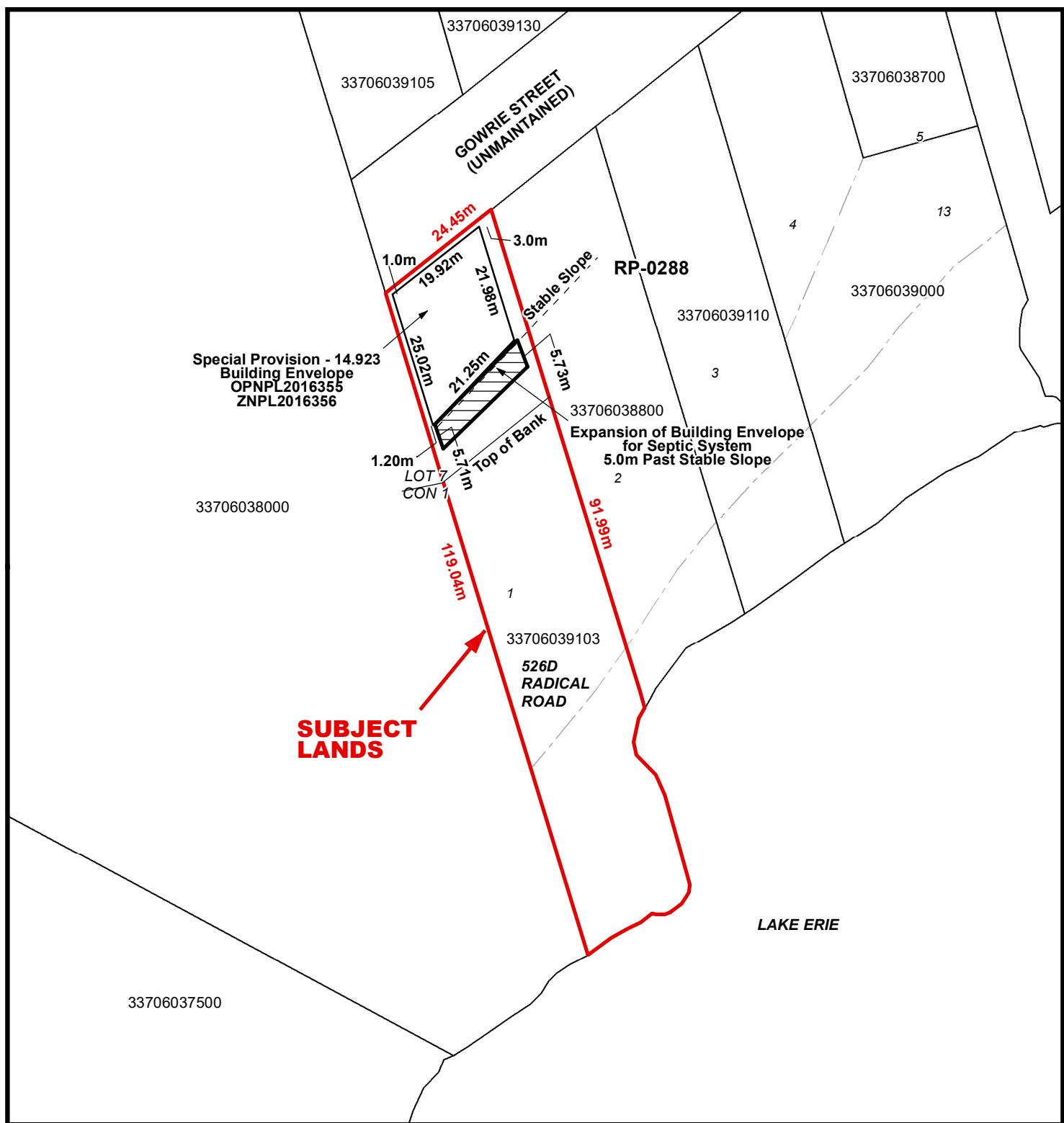
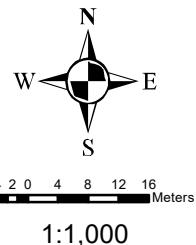
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MAP 3

File Number: ANPL2020090

Geographic Township of WOODHOUSE



LOCATION OF LANDS AFFECTED

File Number: ANPL2020090

Geographic Township of WOODHOUSE

