

For Office Use Only:		
File Number	BNPL2017B9	Application Fee
Related File Number	BNPL2017140	Conservation Authority Fee
Pre-consultation Meeting	JUNE 29/17	OSSD Form Provided
Application Submitted	JULY 5/17	Planner
Complete Application	JULY 5/17	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: 33-10-336-080-237-10-0000

A. Applicant Information

Name of Owner

Jose F Vaz, Lori-Ann Vaz

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 1366 Cockshutt Rd
 Town and Postal Code Simcoe N3Y 4K3
 Phone Number 519 427-3549
 Cell Number 519 427-3549
 Email Sales@vazdrywall.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:

The Royal Bank of Canada.

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 13, Concession 12, Townsend Township, Norfolk County

Municipal Civic Address: 1366 Cockshutt Road, Simcoe, ON.

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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: 06/2001

4. Present use of the subject lands: residential

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:

house, shed on retained lands - being kept
one shed on severed being moved

6. If known, the date existing buildings or structures were constructed on the subject lands: 2002

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.



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:

None

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

N/A

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:

15 yrs

12. Existing use of abutting properties:

agricultural, 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:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
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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):

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

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

Frontage:	8.23 m
Depth:	14.07 m (irregular)
Width:	8.94 m (irregular)
Lot Area:	119.94 m ²
Present Use:	house
Proposed Use:	house
Proposed final lot size (if boundary adjustment):	680.54 m ²

Description of land intended to be retained in metric units:

Frontage:	57.27 m ²
Depth:	50.24 m
Width:	irregular 57.27 m
Lot Area:	3198.5 m ²
Present Use:	residential
Proposed Use:	residential



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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

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

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: _____

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

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

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

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

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

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



Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

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

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

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? Yes No Unknown
If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. 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:

personal knowledge

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 28m

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

Other (describe below)



Storm Drainage

Storm sewers Open ditches

Other (describe below)

natural drainage

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

Yes No

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:

Cockshutt Rd. Concession B Townsend

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.

purpose of application is to include
septic bed with residential property to
the south - currently closer property



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

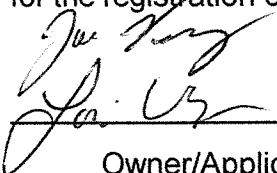
Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

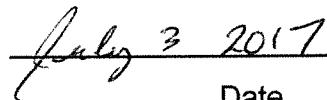


I. Transfers, Easements and Postponement of Interest

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.



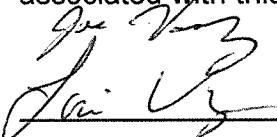
Owner/Applicant Signature



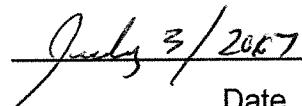
Date

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.



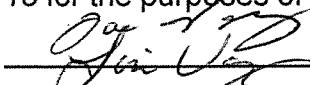
Owner/Applicant Signature



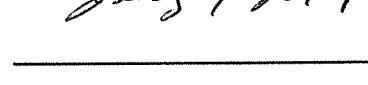
Date

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



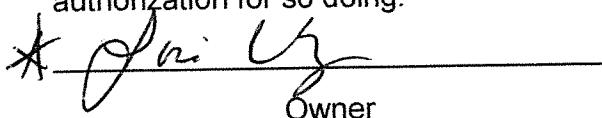
Date

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

I/We authorize Joe Voz 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

July 4/2017
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

July 4/2017
Date

Agent Signature

Date



N. Declaration

I, Joe Vaz 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:

185 Robinson St.

In Simcoe, ON

This 5th day of July

A.D., 2017

AlUll

A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires April 28, 2019



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

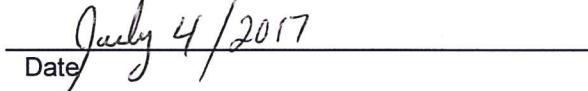
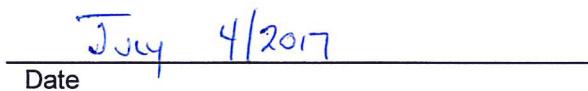


Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY	FILE NO.:	DATE RECEIVED:												
PROPERTY INFORMATION Municipal Address: <u>1366 Cocksant Road - Simcoe N3Y 4K3</u> Owner: <u>JOE VAZ</u> Lot: <u>13</u> Concession: <u>12</u> Lot Area: <u>.8 acres</u> Lot Frontage: <u></u> Assessment Roll No. <u>33-10-336-080-237-10-0000</u> 														
PURPOSE OF EVALUATION <input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____														
BUILDING INFORMATION <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural Building Area: <u>2200 ft²</u> No. of Bedrooms: <u>5</u> No. of Fixture Units: <u>24</u> Is the building currently occupied? <u>Yes</u> / No If No, how long?														
EVALUATOR'S INFORMATION Evaluator's Name: <u>Ed Dove</u> Company Name: <u>Bill's Septic Ltd</u> Address: <u>24 Werret Ave - Simcoe</u> Postal Code: <u>N3Y 5N5</u> Phone: <u>519-426-7108</u> Email: <u>billsseptic@sympatico.ca</u> BCIN # <u>38413 / 38259</u>														
SITE EVALUATION Ground Cover (trees, bushes, grass, impermeable surface): <u>GRASS</u> Soil Type: <u>Imported SAND</u> Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry Depth of Water Table: <u>100</u> ft. Surface Discharge Observed: Yes <u>No</u> Odour Detected: <u>Yes</u> No Current Weather (at time of evaluation): <u>Sunny / Dry</u>														
SYSTEM EVALUATION Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)														
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <u>1000</u> Gal. Pump: Yes <u>No</u>												
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>8</u> Total Length of Tile: <u>Approx 450 FT</u> Distance Between Tile Runs: <u>6 FT</u>												
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												
<u>Setbacks:</u> <table border="1"> <thead> <tr> <th>Tank</th> <th>Distribution Pipe</th> </tr> </thead> <tbody> <tr> <td>Distance to Buildings & Structures (ft)</td> <td><u>8 FT</u></td> </tr> <tr> <td>Distance to Bodies of Water (ft)</td> <td><u>N/A</u></td> </tr> <tr> <td>Distance to Nearest Well (ft)</td> <td><u>GO FT</u></td> </tr> <tr> <td>Distance to Proposed Property Lines</td> <td>Front <u>>100 ft</u> Rear <u>45 ft</u> Side <u>50 ft</u> Side <u>>100 ft</u></td> </tr> <tr> <td></td> <td>Front <u>20 ft</u> Rear <u>70 ft</u> Side <u>>30 ft</u> Side <u>>100 ft</u></td> </tr> </tbody> </table>			Tank	Distribution Pipe	Distance to Buildings & Structures (ft)	<u>8 FT</u>	Distance to Bodies of Water (ft)	<u>N/A</u>	Distance to Nearest Well (ft)	<u>GO FT</u>	Distance to Proposed Property Lines	Front <u>>100 ft</u> Rear <u>45 ft</u> Side <u>50 ft</u> Side <u>>100 ft</u>		Front <u>20 ft</u> Rear <u>70 ft</u> Side <u>>30 ft</u> Side <u>>100 ft</u>
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	Front <u>20 ft</u> Rear <u>70 ft</u> Side <u>>30 ft</u> Side <u>>100 ft</u>													

OVERALL SYSTEM RATING	
<p>OK</p>	<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>Note: 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: SYSTEM COMPONENTS APPEAR TO BE IN GOOD WORKING ORDER AND IN A GOOD STATE OF REPAIR AT THE TIME OF EVALUATION.</p>	
VERIFICATION	
<p>OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.</p>	
<p>I, <u>Joe Van</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.</p>	
 Owner Signature	 Date
<p>EVALUATOR:</p>	
<p>1. I, <u>Ed Dove - Blue Septic Lines</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.</p>	
 Evaluator Signature	 Date
<p>BUILDING DIVISION COMMENTS</p>	
<p>Comments: _____</p>	
<p>I, _____ have reviewed the information contained in this form as submitted.</p>	
Chief Building Official or designate	Date



On Site Sewage Disposal System Location Plan

DATE: July 4/2017

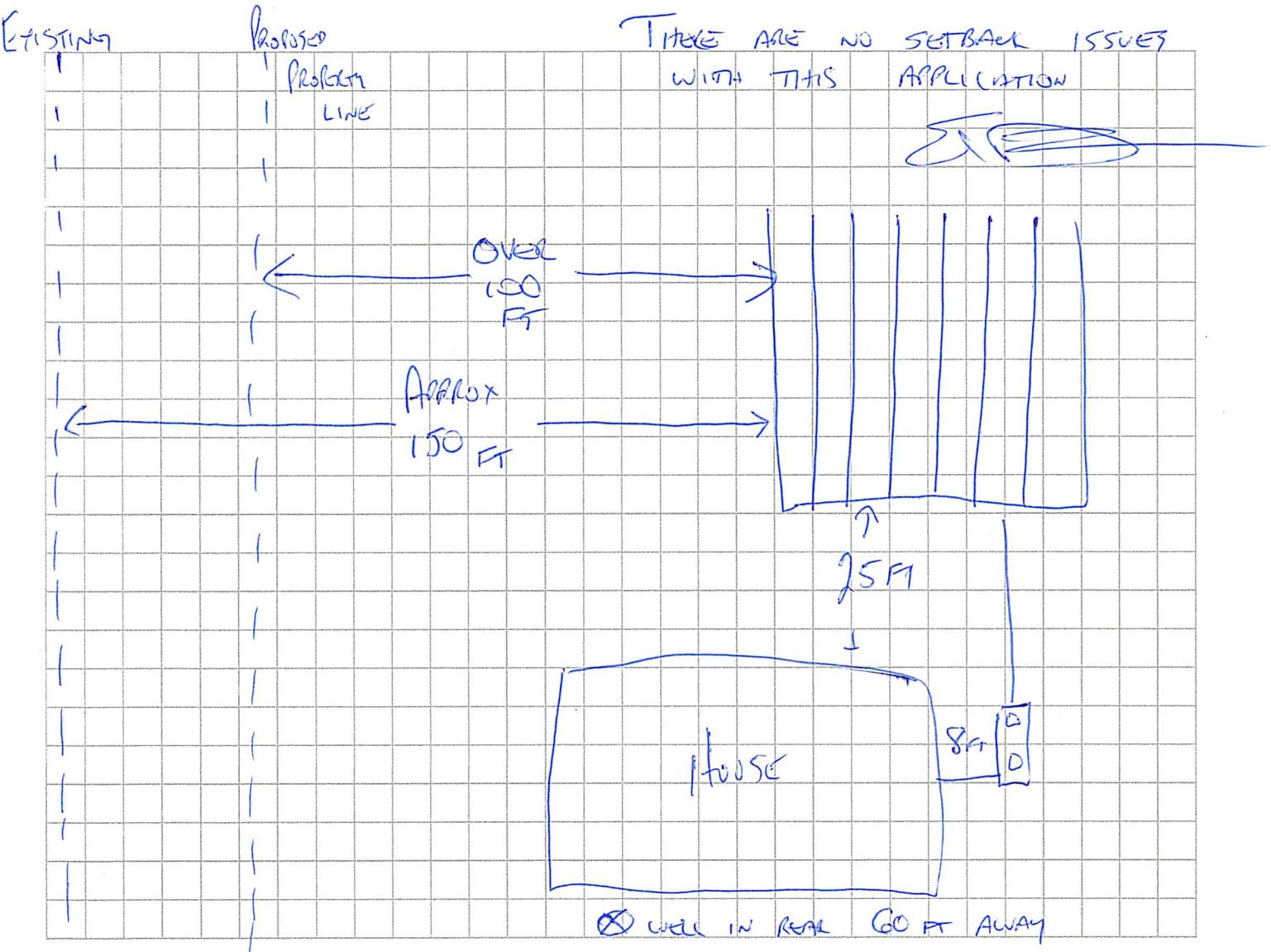
APPLICATION NUMBER: _____

OWNER JOE VAZ

EVALUATOR Ed Dove - Bill's Septic Ltd.

PROPERTY ADDRESS 1366 Cocksitt Road - RENTON

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.

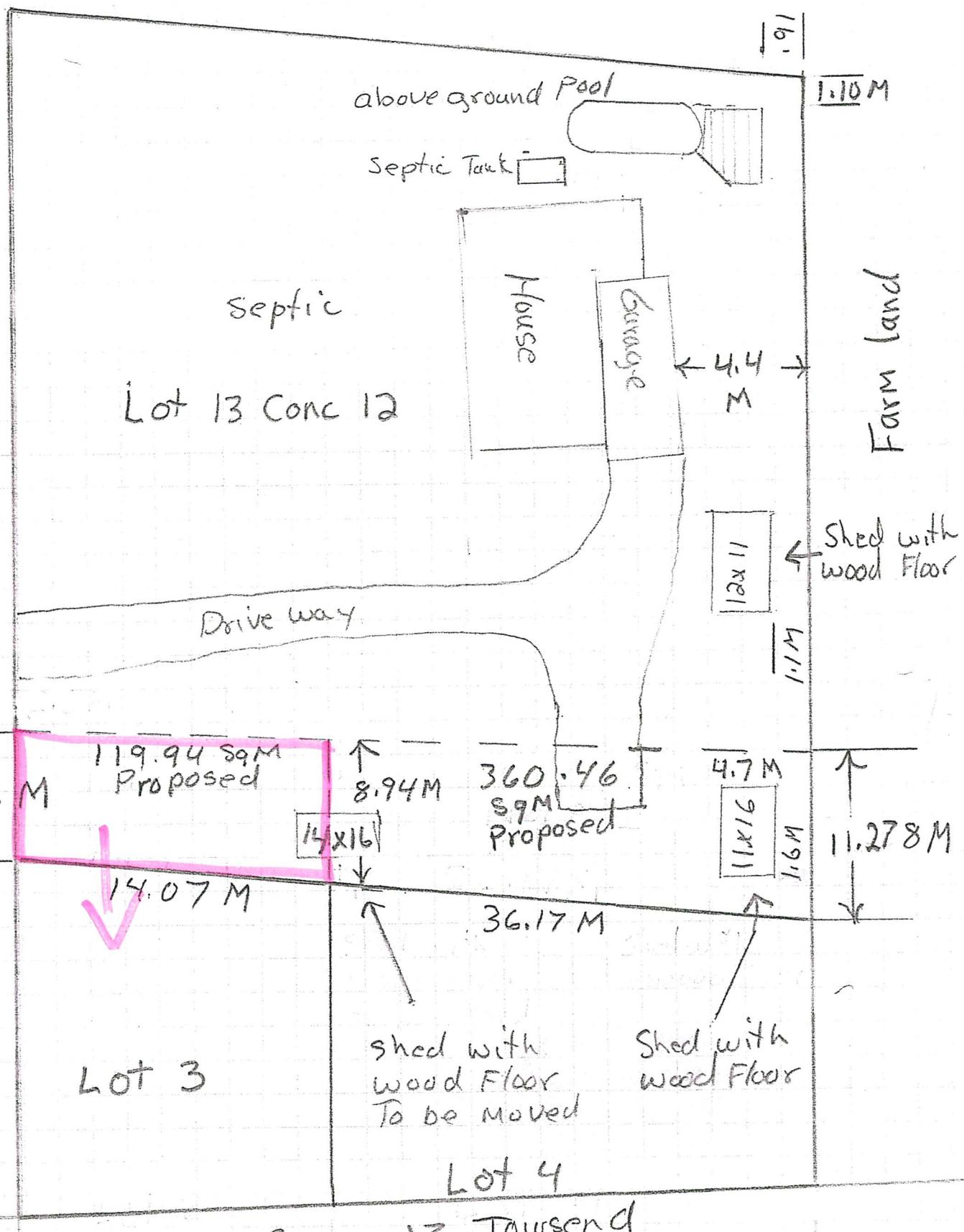


PREPARED BY: Ed Dove - Bill's Septic Ltd.

NOTE: The above sketch is not to exact scale.

Farm land

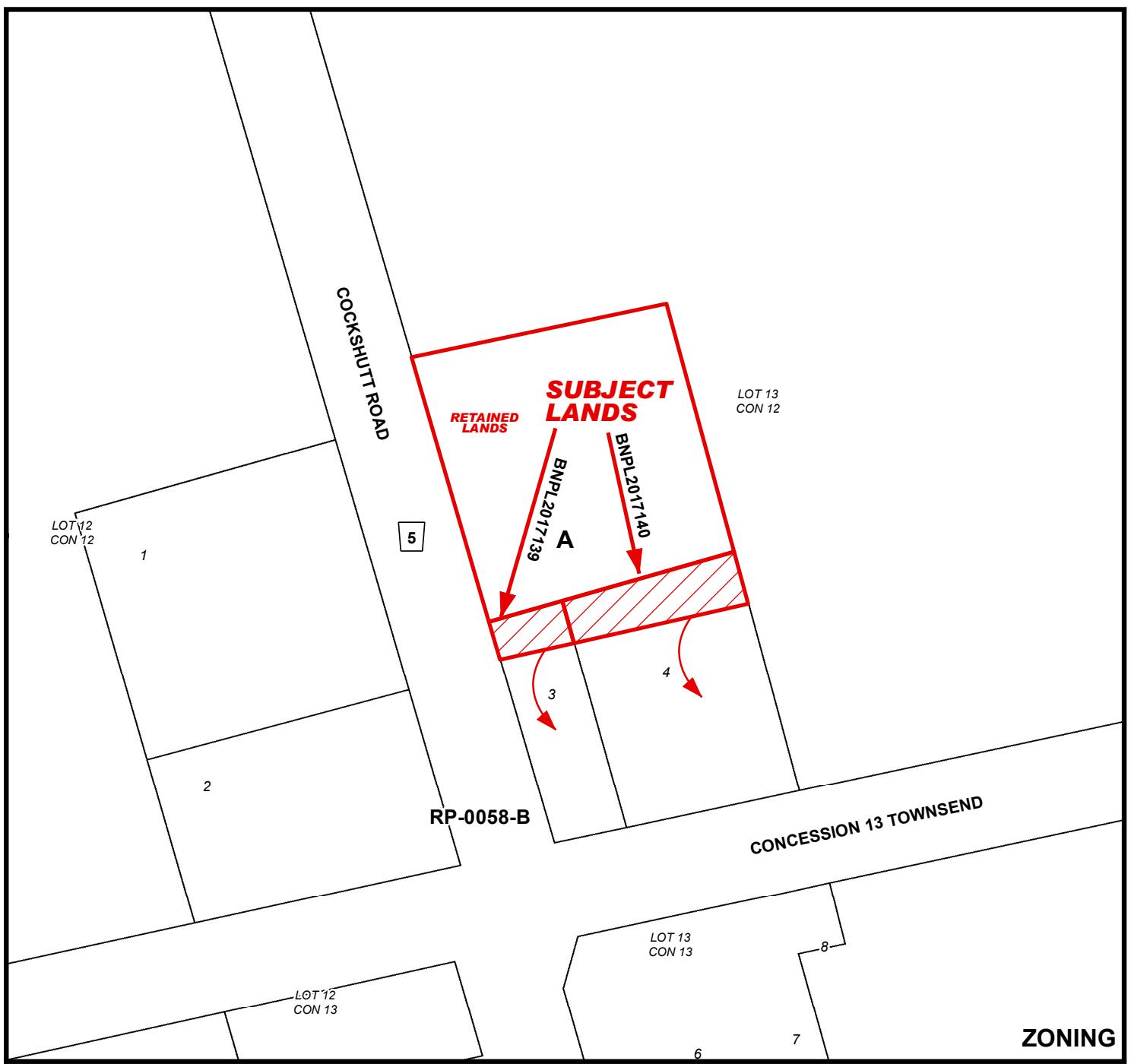
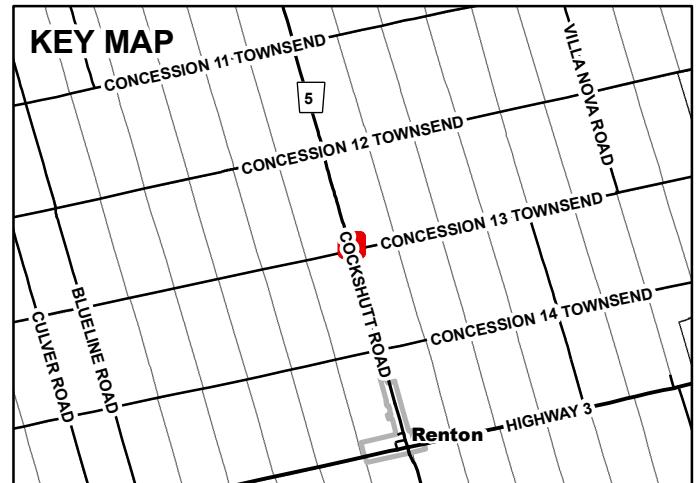
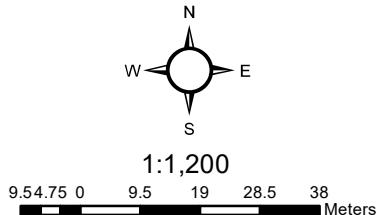
Cock Shutt rd



MAP 1

File Number: BNPL2017139 & BNPL2017140

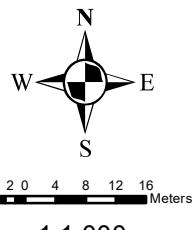
Geographic Township of
TOWNSEND



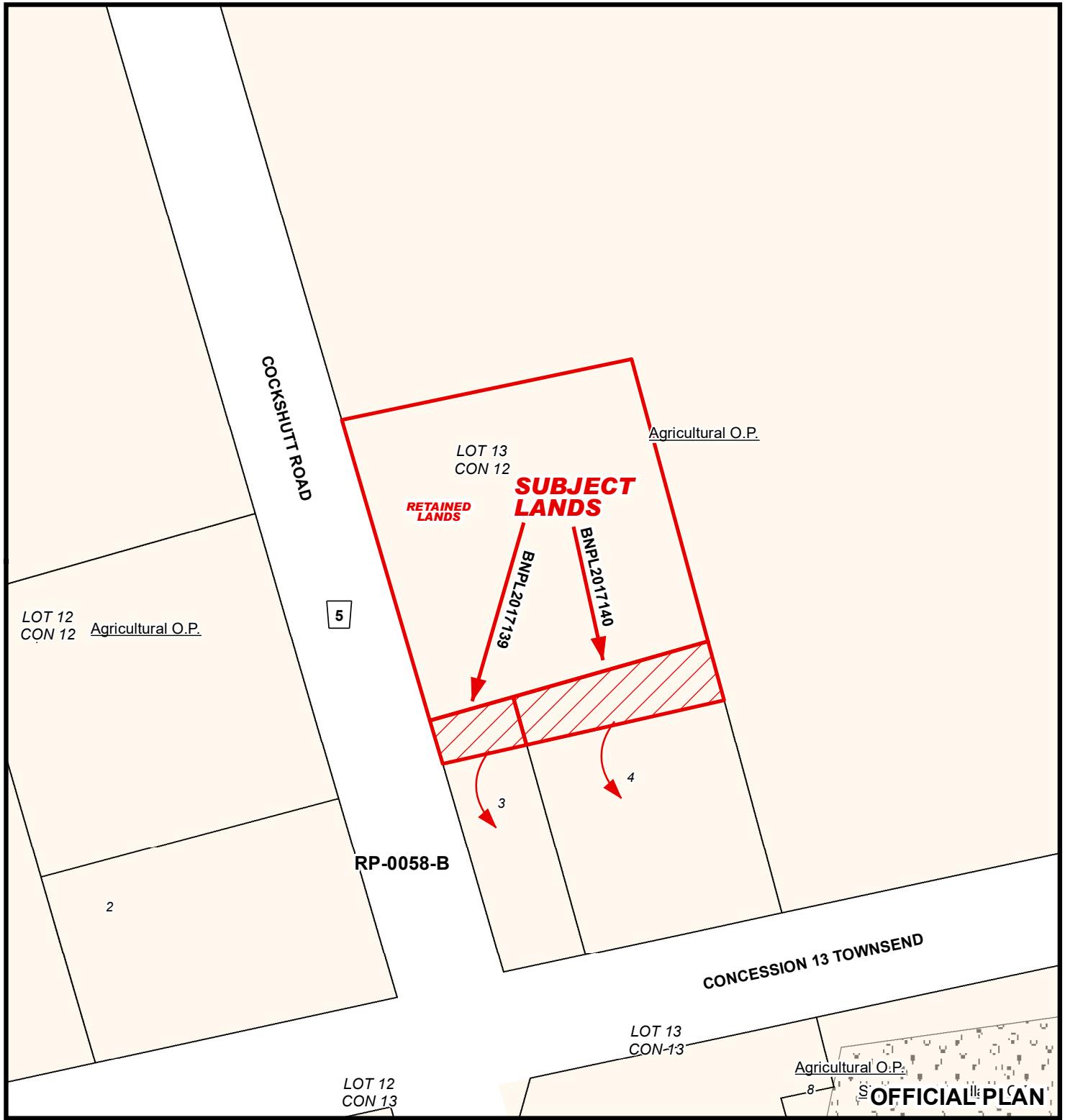
MAP 2

File Number: BNPL2017139 & BNPL2017140

Geographic Township of TOWNSEND



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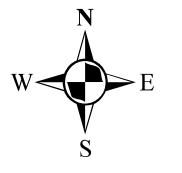


2017-07-06

MAP 3

File Number: BNPL2017139 & BNPL2017140

Geographic Township of TOWNSEND



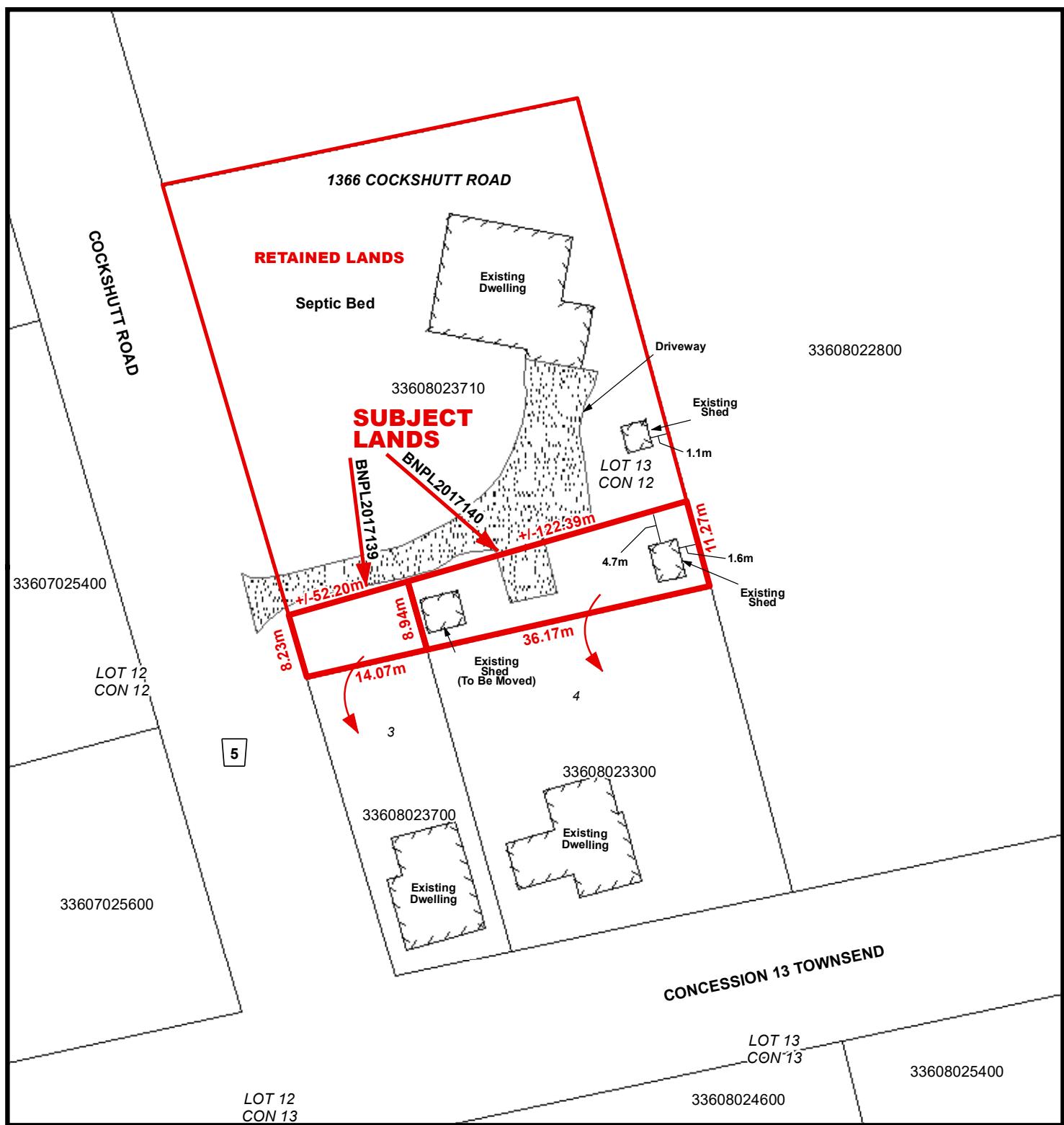
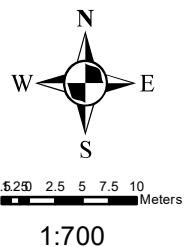
1:800



2017-07-06

MAP 4

File Number: BNPL2017139 & BNPL2017140
Geographic Township of TOWNSEND

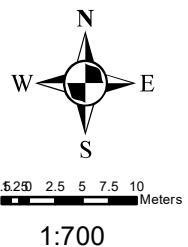


2017-07-10

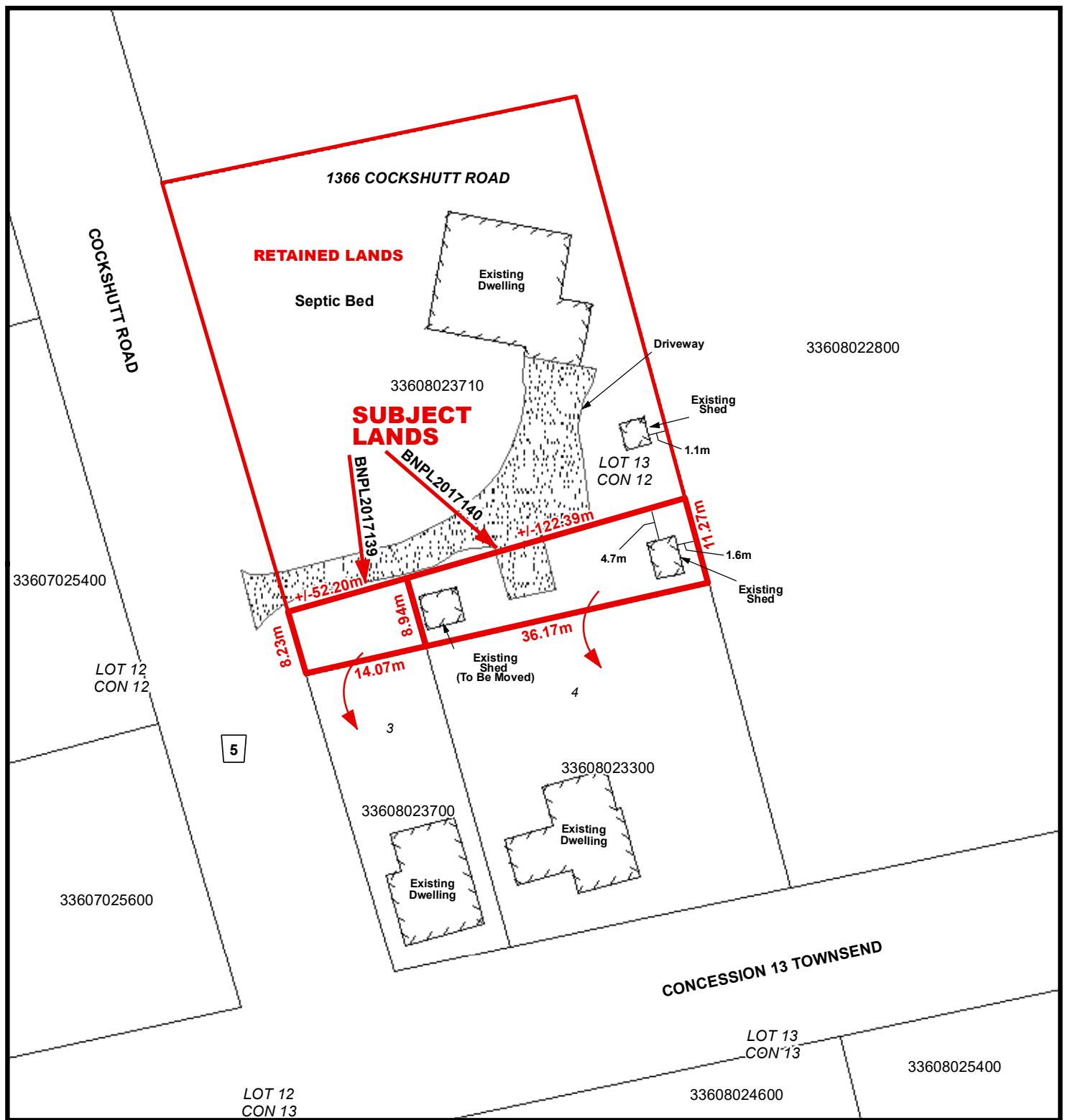
LOCATION OF LANDS AFFECTED

File Number: BNPL2017139 & BNPL2017140

Geographic Township of TOWNSEND



1:700



2017-07-10