

ON-SITE SEWAGE SYSTEM REVIEW – PLANNING ACT PROPOSAL

GUIDELINE

It is very important to consult with the planning approval authority at the beginning of the planning process before submitting an application. In a growing number of municipalities/planning boards pre-consultation is a requirement. Pre-consultation will ensure you are aware of what information and supporting materials may be required, and what provincial and local interests may need to be addressed as part of your application. Providing complete information when you submit an application will ensure timely consideration of the application. As part of your complete application to the planning approval authority you may require supporting documentation such as an on-site sewage system review.

The required information in this application will allow North Bay-Mattawa Conservation Authority (NBMCA) to review your planning proposal in accordance with Part 8 of the Ontario Building Code (OBC), NBMCA policies for lot creation, municipal zoning by-laws and other applicable law. It is the responsibility of the applicant to include all relevant information and documents that establish compliance with such law(s). It is important to note that NBMCA is not the approval authority for planning applications. NBMCA does, however, consult with the appropriate approval authority to ensure they receive the proper information needed to make a decision.

NBMCA will conduct site inspections and provide comments on lots less than 4 ha (10 acres) in size. Lots that are greater than or equal to 4 ha in size may require a site inspection if there are constraints associated with development, however, in the majority of cases they are subject to a desktop review. Unless otherwise specified, NBMCA on-site sewage system comments are based on the ability of a proposed lot to accommodate development (a single-family dwelling, a well, and room to accommodate an initial and a replacement Class 4F on-site sewage system) based on the OBC minimum requirements for a 3-bedroom single family dwelling (with less than or equal to 20 fixture units and less than 200m² floor area). On-site sewage system sizing calculations are based on a fully raised system with a T-time of 50. The retained lands are also assessed to ensure that the minimum setbacks as required under the OBC are maintained from proposed lot lines.

To ensure that the application can be processed without delays, the applicant must confirm that the application is complete, with all information requested and forms completed to a level of detail that does not leave any uncertainty.

The applicant MUST flag lot lines as to ensure NBMCA staff can properly identify all components of the proposed planning application.

FEE SCHEDULE – (SUBMIT WITH APPLICATION)

Planning Comments (Desktop Review) All lots (severed and retained) greater than 4 ha (10 acres) in size with no constraints	\$225 plus \$75 for each additional lot, Minimum \$300
Planning Site Inspection + Comments \$375.00 for the application plus \$175.00 for each new lot or part lot created (minimum charge of \$500.00 per application)	\$375 plus \$125 for each additional lot, Minimum \$500
Subdivision/Vacant Land Condominium Review (Part 8, OBC)	\$1,800.00 for the up to 10 lots

ON-SITE SEWAGE SYSTEM REVIEW – PLANNING ACT PROPOSAL APPLICATION

Date Received _____

Application # _____

1.0 PLANNING APPROVAL AUTHORITY CONSULTATION

1.1 Have you consulted with the municipality/planning board/ MMA regional municipal services office prior to submitting this application to the NBMCA?

Yes No N/A

If yes, and if known, indicate the Planning Approval Authority name and file number

1.2 Has your planning proposal been approved by the planning authority?

Yes No

If yes, please attach the conditions of approval.

2.0 APPLICANT INFORMATION

2.1 Name of owner(s)

Mailing address/municipality

Postal code

Home telephone no.

Business telephone no.

Email address

2.2 Agent/Applicant Name of person who is to be contacted about this application, if different than the owner.
(This may be a person or a firm acting on behalf of the owner)

Mailing address/municipality

Postal code

Business telephone no.

Email address

3.0 LOCATION OF SUBJECT LAND

District

Municipality

Former municipality

Geographic Township in territory
without municipal organization

Property address

Con.

Lot

Sub-lot

Plan

Parcel

Assessment roll no.

PIN no.

4.0 PURPOSE OF THE APPLICATION
4.1 Type and purpose of the proposed application Transfers: <input type="checkbox"/> New lot(s) <input type="checkbox"/> Lot addition <input type="checkbox"/> Easement or Right-of-way <input type="checkbox"/> Other: _____
4.2 If a lot addition, identify the lands to which the parcel will be added.

5.0 DIRECTIONS TO PROPERTY

6.0 DESCRIPTION OF SUBJECT LAND (attach a separate sheet if necessary)					
		Severed Lot #1	Severed Lot #2	Severed Lot #3	Retained
6.1 Description	Frontage(m)				
	Depth (m)				
	Area (ha)				
6.2 Use of property	Existing use(s)				
	Proposed use(s)				
6.3 Buildings or Structures	Existing				
	Proposed				
6.4 Water Supply	Publicly owned and operated piped water system				
	Privately owned and operated individual well				
	Privately owned and operated communal well				
	Lake or other waterbody				
	Other means				
6.5 Private On-site Sewage System	Details of existing on-site sewage system(s) (Class, size, age, permit number)				
6.6 Lakeshore Road Allowance	<input type="checkbox"/> owned <input type="checkbox"/> not owned <input type="checkbox"/> not applicable				

7.0 LAND USE

7.1 What is the existing Official Plan designation(s) of the subject land?

7.2 What is the existing zoning?

7.2.1 Is your proposal on a waterbody? Lake/River (Circle one if applicable) Yes No
If yes, name of waterbody:

7.2.2 Is the waterbody at development capacity for the creation of new lots? Yes No

7.2.2.1 Is a 300m setback required for the on-site sewage system for the proposed severed lots?
 Yes No

7.2.2.2 Has a study been undertaken and approved to allow an encroachment within 300m of the waterbody? Yes No

If yes, please attach the study and planning board/municipal approval.

7.3 Is there a Development Agreement with the Municipality regarding the placement of an on-site sewage system?

Yes No If yes, please attach the agreement and requirements.

8.0 SKETCH (IMPORTANT)

All plans and/or site maps must be completed **IN INK**. Plans and site maps must not be drawn on paper exceeding 11"x 17" in size. They must be **LEGIBLE** and contain **ALL** information as listed below.

1. Applicants name, property address (civic);
2. The boundaries and dimensions of the subject land; the part(s) that is to be severed and the part that is to be retained;
3. Lot sizes (area), property dimensions, roads, existing/proposed rights-of-way or easements, municipal/utility corridors, and all owned or un-owned lakeshore road allowances;
4. The existing uses on adjacent lands, including the location of: wells, structures, and sewage systems ;
5. The location and size of all existing on-site sewage system components (tanks, pump chambers, alarms, distribution bed if applicable);
6. The distances of on-site sewage system components to: structures; property lines, easements, rights-of-way, driveways, structures, wells, lakes, streams, wetlands (if applicable);
7. Show the direction of water flow (surface);
8. Show the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks, steep slopes, and narrow waterbodies; and
9. Indicate the direction of North on the site plan.

9.0 OTHER INFORMATION

Is there any information that you think may be useful to NBMCA in reviewing this application? If so explain below or attach a separate page.

10.0 DECLARATION OF APPLICANT

I _____ understand that it is my responsibility to ensure
 (print name)
 that the information provided is true and accurate and that North Bay-Mattawa Conservation Authority will not be held responsible for incorrect information provided to it by an applicant.

_____ Date

_____ Signature of applicant

11.0 AUTHORIZATION

11.1 If the applicant is not the owner of the land that is subject to this application, the written authorization of the owner, that the applicant is authorized to make the application, must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THIS APPLICATION

I _____ am the owner of the land that is the subject of
 this application and I authorize _____ to make this application on my behalf.

_____ Date

_____ Signature of Property Owner

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner, concerning personal information set out below.

AUTHORIZATION OF OWNER FOR AGENT TO PROVIDE PERSONAL INFORMATION

I, _____, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act,
 I authorize _____ as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

_____ Date

_____ Signature of Property Owner

Please submit this application to the appropriate office of the North Bay-Mattawa Conservation Authority at:

North Bay-Mattawa Conservation Authority
 15 Janey Avenue
 North Bay, ON P1C 1N1
 Telephone (705) 474-5420
 Fax (705) 474-9793
 planning@nbmca.ca
www.nbmca.ca

North Bay-Mattawa Conservation Authority
 69 Bowes Street
 Parry Sound, ON P2A 2L5
 Telephone (705) 746-7566
 Fax (705) 746-7553
 septic.parrysound@nbmca.ca
www.nbmca.ca