

MINOR VARIANCE

Alisha

File Number	<u>ANPL2016122</u>	Application Fee	<u>\$917</u>
Related File Number		Conservation Authority Fee	<u>\$452</u>
Pre-consultation Meeting On	<u>May 10/16</u>	OSSD Form Provided	<u>yes</u>
Application Submitted On	<u>May 25/16</u>	Sign Issued	
Complete Application On	<u>May 26/16</u>		

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310- 4931000 4700

The undersigned hereby applies to the Committee of Adjustment under Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, for relief as described in this application from by-law no. 1-2-2014

A. APPLICANT INFORMATION

Name of Applicant ¹	<u>KRIS CARSON</u>	Phone #	<u>519 754 7766</u>
Address	<u>265 ROBINSON RD</u>	Fax #	<u>519 442 7535</u>
Town / Postal Code	<u>BRANTFORD, ON N3T 5L7</u>	E-mail	<u>krisc@bgiretail.com</u>

¹ If the applicant is a numbered company provide the name of a principal of the company.

<u>% MICHAEL HIGGINS</u>			
Name of Agent	<u>G DOUGLAS VALLEE LIMITED</u>	Phone #	<u>519 426 6270</u>
Address	<u>2 TALBOT STREET NORTH</u>	Fax #	<u>519 426 6277</u>
Town / Postal Code	<u>SIMCOE, ON N3Y 3W4</u>	E-mail	<u>michaelhiggins@gdvallee.ca</u>

Name of Owner ²	<u>JUDIE HODDER</u>	Phone #	<u>519 770 0009</u>
Address	<u>265 ROBINSON RD</u>	Fax #	
Town / Postal Code	<u>BRANTFORD, ON N3T 5L7</u>	E-mail	<u>jodiehodder1@gmail.com</u>

² 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.

Please specify to whom all communications should be sent³: ☒ Applicant ☒ Agent ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

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

NOT KNOWN

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHARLOTTEVILLE</u>	Urban Area or Hamlet	<u>TURKEY POINT</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>RPLAN-546</u>	Lot(s) or Block Number(s)	<u>LOT 32.</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>18.3m (60ft)</u>	Depth (metres/feet)	<u>38.1m (125ft)</u>
Width (metres/feet)	<u>18.3m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>696.75sqm (7500sqft)</u>
Municipal Civic Address	<u>379 CEDAR DRIVE</u>		

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

☐ Yes ☒ No

If yes, describe the easement or covenant and its effect:

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

PROPOSE RELIEF OF THE REQUIREMENTS OF BY-LAW
1-Z-2014 RRZONE

Please explain the nature and extent of the amendment requested (assistance is available):

SECTION 3.2.2 (C) FROM 5m TO 2m SECTION 3.2.2 b FROM 1.2 TO 0.96m
SECTION 3.2.2 (C) FROM 10% TO 21.33%
SECTION 5.8.2 (a)(ii) LOT OF RECORD LOT AREA FROM 700sqm TO 697.3sqm
SECTION 5.8.2 g) FROM 7.5m TO 9.2m.

Please explain why it is not possible to comply with the provision of the zoning by-law:

THIS AN EXISTING LOT WITH A DWELLING AND A
SMALL BOAT HOUSE THE DWELLING HAS NO BASEMENT
AND THE APPLICANT REQUIRES STORAGE

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

RESORT RESIDENTIAL RR 14.14

Is there a site specific zone on the subject lands?

14.14

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:

DWELLING, SHEDS, BOAT HOUSE

THE EXISTING BOAT HOUSE AND SHEDS WILL BE
REMOVED TO PERMIT THE NEW TWO STOREY
BOAT HOUSE

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

NOT KNOWN

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.

NO ADDITION AT THIS TIME

IN THE FUTURE THE APPLICANT PROPOSES TO
CONSTRUCT A SECOND STOREY ON THE EXISTING DWELLING

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:

PROPOSED NEW BOAT HOUSE 13m X 5m SIDEPART 3.66m X 3.66m.

MINOR VARIANCE

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

NOT KNOWN

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:

The date the subject lands was acquired by the current owner:

NOT KNOWN

Present use of the subject lands:

RESIDENTIAL

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

NOT KNOWN

Existing use of abutting properties:

RESIDENTIAL AND SEASONAL RESIDENTIAL

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

MINOR VARIANCE

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

OWNER.

If you answered yes to any of the above questions, 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

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

☐ Yes

☐ No

☒ Unknown

If yes, indicate the following information about **each application**:

File number:

Land it affects:

Purpose:

Status/decision:

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes

☒ No

G. PROVINCIAL POLICY

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

MINOR VARIANCE

If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands		Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)	
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	___ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ distance

H. SERVICING AND ACCESS

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)

If other, describe:

PRIVATE WATER SUPPLY

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes ☒ No

MINOR VARIANCE

Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No ☐ Unknown

Existing or proposed access to subject lands:

☐ Unopened road ☐ Provincial highway
☒ Municipal road ☐ Other (describe below)

If other, describe:

Name of road/street:

CEPARK DRIVE

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

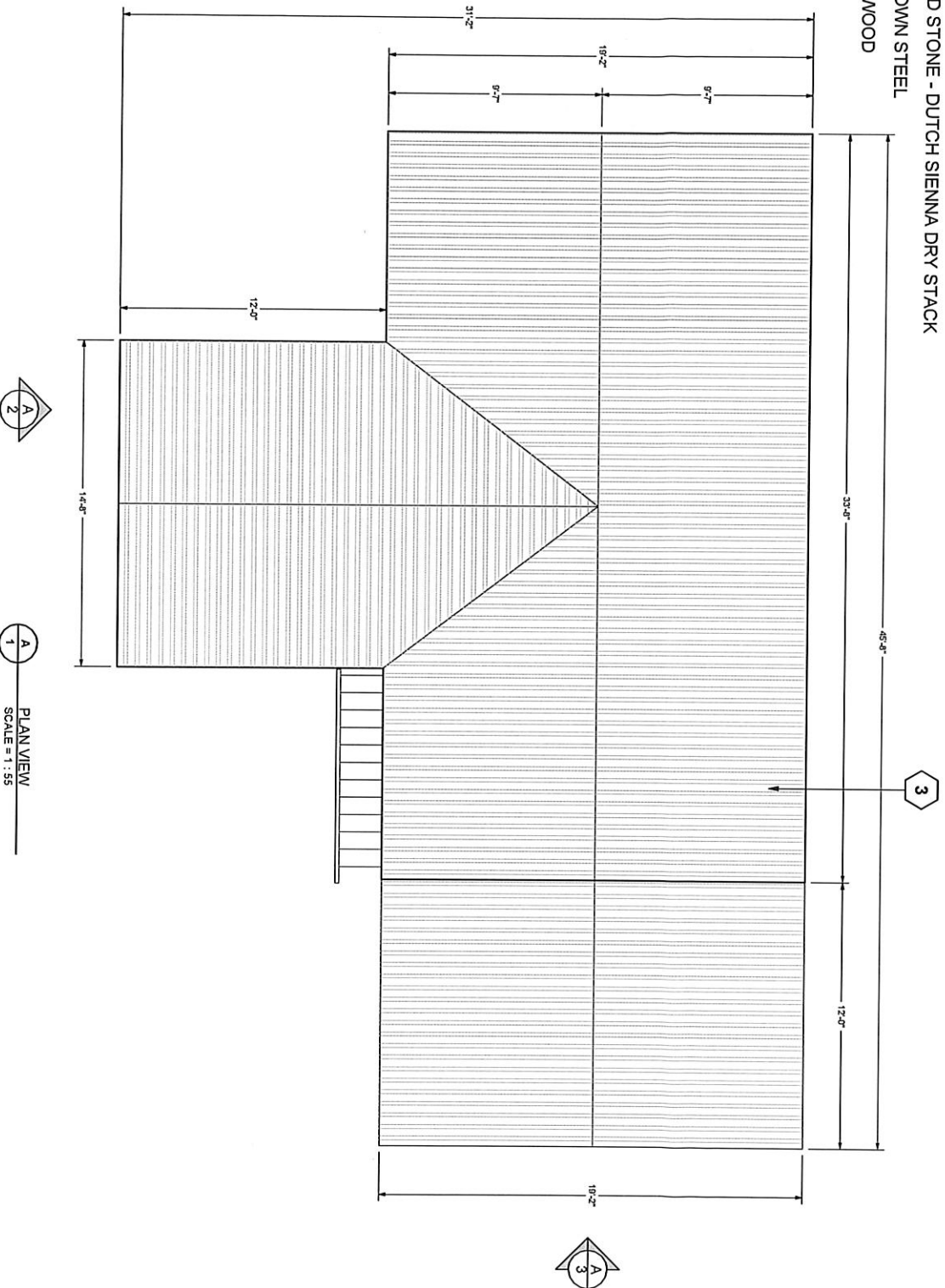
☐ Yes ☒ No

If yes, describe:

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

Finish Schedule

- 1 VERTICAL VINYL SIDING
- 2 CULTURED STONE - DUTCH SIENNA DRY STACK
- 3 DARK BROWN STEEL
- 4 STAINED WOOD



PLAN VIEW
SCALE = 1 : 55

BGI
RETAIL

3 Adl Dasselier Way
Paris, ON,
N3L 0B9
Tel. 1.519.442.7000
Fax 1.519.442.7535

THIS DRAWING IS THE PROPERTY OF BGI
RETAIL INC. AND CANNOT BE REPRODUCED
IN ANY WAY WITHOUT CONSENT OF BGI.

REVISIONS

Client: BGI RETAIL

Project: BOAT HOUSE

STANDARD WORKING DRAWING TO BE USED TO ANY
UNLESS OTHERWISE SPECIFIED

Document Title: PLAN VIEW

Drawn By: DATE DRAWN: 02/03/2016

Issued For: Scale: 1:55

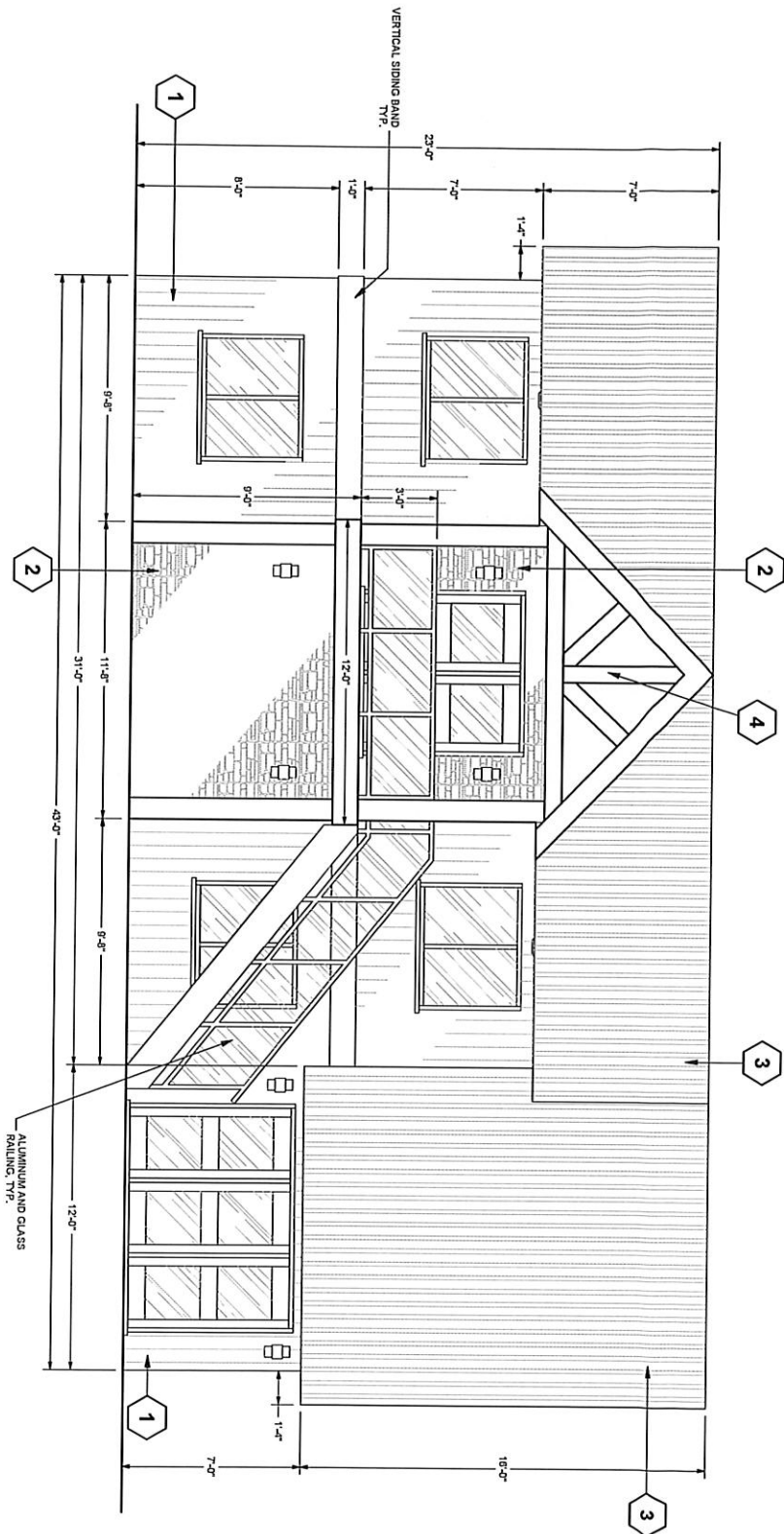
W.O.#: 0 / 11" x 17"

Rev. Date: Rev:


Drawn: 1 OF 3

File Name: BGI-BOATHOUSE

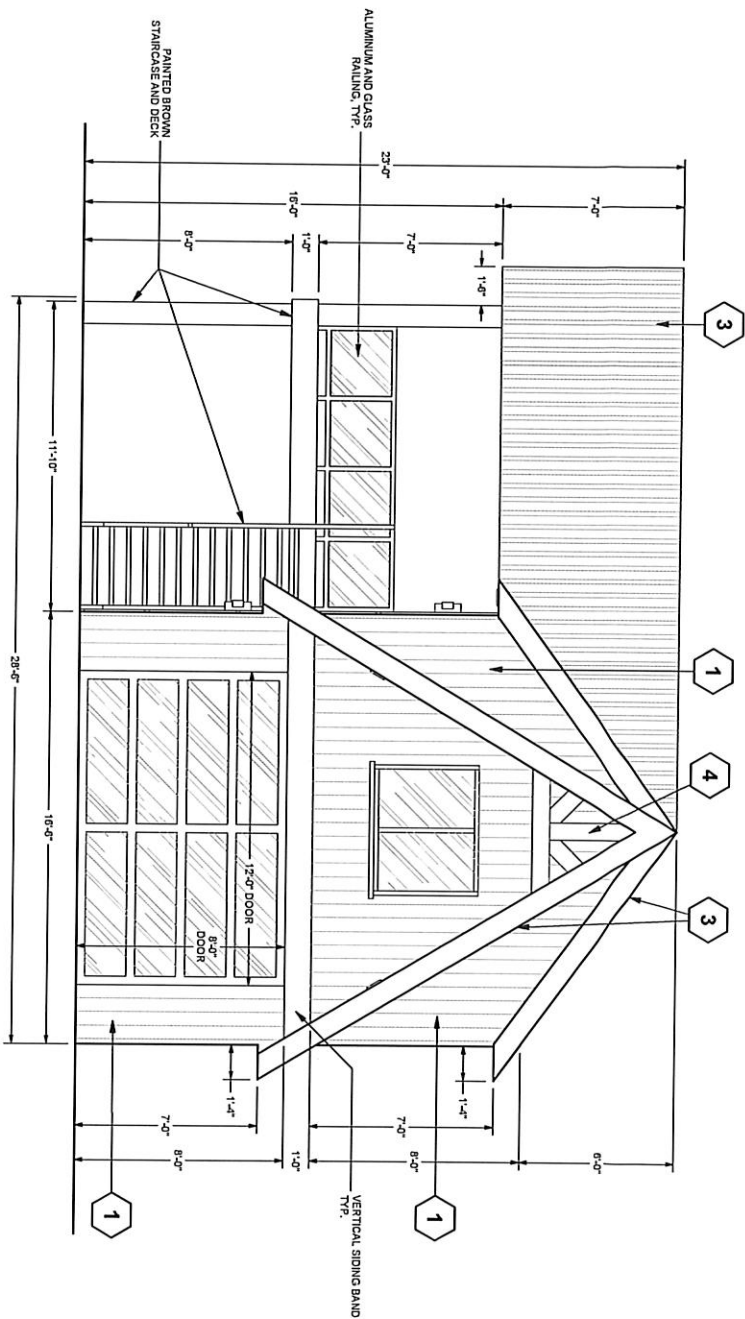
- 1 VERTICAL VINYL SIDING
- 2 CULTURED STONE - DUTCH SIENNA DRY STACK
- 3 DARK BROWN STEEL
- 4 STAINED WOOD




WEST ELEVATION
SCALE = 1 : 55

	
RETAIL	
3 Adi Dassler Way Parts ON, N3L 0B8 Tel. 1.519.442.7000 Fax 1.519.442.7535	
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REVISIONS	
Client: BGR RETAIL	Project: BOAT HOUSE
STANDARD WORKING DRAWINGS ISSUED TO ANY UNLESS OTHERWISE SPECIFIED	
Document Title: WEST ELEVATION	
Drawn by: DF	Date Drawn: 02/03/2016
Material For: W/O.#	Scale: 1/5 8.111" x 17"
Rev. Date: Rev.	Rev.
Dwg. 2 of 3	
File Name: BGRBOATHOUSE	

- 1 VERTICAL VINYL SIDING
- 2 CULTURED STONE - DUTCH SIENNA DRY STACK
- 3 DARK BROWN STEEL
- 4 STAINED WOOD



A SOUTH ELEVATION
3
SCALE = 1 : 55

	
3 Adi Dassler Way Paris, ON. N31 0B9 Tel. 1.519.442.7000 Fax 1.519.442.7535	
<small>THIS DRAWING IS THE PROPERTY OF BGI RETAIL INC. AND CANNOT BE REPRODUCED IN ANY WAY WITHOUT CONSENT OF BGI.</small>	
REVISIONS	
Client: BGI RETAIL	
Project: BOAT HOUSE	
STANDARD WORKING DRAWINGS TO ANY ARCHITECTURAL FIRM	
Document Title: SOUTH ELEVATION	
Drawn by: DF	Date Drawn: 02/02/2016
Issued For: W/C #	Scale: 1/55 R / 11" x 17"
Rev. Date:	Rev:
Dwg.: 3	OF 3
File Name: BGI-BOATHOUSE	

The existing boat house has an existing interior side yard of 0.96 m and the by-law requires an interior side yard of 1.2 m a variance of 0.24 m.

The by-law requires a lot of record to have a lot area of 700 sq. m and the existing lot has a lot area of 697.34 a variance of 2.66 sq. m for lot area.

The applicant is proposing a second storey in the future and the height is proposed to be 9.7 m and the by-law has a maximum height of 7.5 m for a dwelling for a variance of 2.2 m.

The zoning deficiency form and the minor variance application fee is attached.

Attached is a site plan which shows the location of the house the existing boat house and the proposed boat house.

In accordance with Section J of the application the sketch also includes the following:

1. The boundaries and the dimensions are shown on the plan.
2. The site is flat with no significant topographical features.
3. The lot is adjacent to a channel which is shown on the plan.
4. The existing septic system is shown on the drawing.
5. The public road name is shown on the plan.
6. There are no restrictive covenants on the land.
7. The location and size of the existing and proposed building is shown on the plan.
8. There are no parking structures, aisles or other parking spaces being provided through this application.
9. There are no subdivision of land proposed through this application.
10. The use of the land and the adjacent land is shown on the drawing.
11. The legal description is on the plan.

If you require anything further please contact this office.

Yours Truly,



Michael J. Higgins, MCIP, RPP
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

H:\Projects\2016\16-041 Carson Boat House\Letters\Cover letter Minor Variance.docx

C: Kris Carson

**G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners**



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services.



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

379 TURKEY POINT ROAD

Legal Description: LOT 32 PLAN 546 CHARLOTTEVILLE

ASSESSMENT # 331049310004700

Application #:

KRISTIAN CARSON

Resort Residential Zone (RR)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum lot area				
	i) new lot	0.40		N/A	ha
	ii) lot of record	700.00	697.34	2.66	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00	18.303	N/A	m
	ii) corner lot	18.00		N/A	m
	c) minimum front yard	6.00		N/A	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) attached garage	1.20		N/A	m
		1.20		N/A	m
	ii) detached garage	3.00		N/A	m
		1.20		N/A	m
	f) minimum rear yard	9.00		N/A	m
	g) maximum building height	9.00 7.50	9.75	N/A 2.25	m
	h) maximum lot coverage				
	i) lot	15.00		N/A	%
	ii) lot abutting a channel	30.00		N/A	%

Comments

Accessory Structure

3.2.1	a) building height	5.00	5	N/A	m
	b) minimum front yard	6.00		N/A	m
	c) minimum exterior side yard	6.00		N/A	m
	d) minimum interior side yard	1.20		N/A	m
	e) minimum rear yard	1.20	12.5	N/A	m
	f) through lot distance to street line	6.00		N/A	m
	g) Lot coverage				
	i) lot coverage	10.00	9.45	N/A	%
	ii) usable floor area	100.00		N/A	m.sq

Comments

UNENCLOSED COVERED DECK AT THE REAR OF THE DWELLING



Zoning Deficiency

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N3Y 5L6
519-426-5870
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N0E 1G0
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PROPERTY INFORMATION

379 TURKEY POINT ROAD

Legal Description: LOT 32 PLAN 546 CHARLOTTEVILLE

ASSESSMENT # 331049310004700

Application #:

KRISTIAN CARSON

Resort Residential Zone (RR)

3.2.2 Boathouse

a) minimum exterior side yard	6.00		N/A	m
b) minimum interior side yard				m
i) typical lot	1.20	0.96	0.24	m
ii) erected on a common lot line	0.00		N/A	m
c) maximum building height	5.00		N/A	m
d) maximum total usable floor area	56.00		N/A	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area , for accessory buildings	10.00	11.88	1.88	%

Comments

TOTAL LOT COVERAGE FOR ALL ACCESSORY BUILDINGS AND STRUCTURES
WOULD BE 21.33% - THEREFORE BEING OVER THE 10% BY 11.33%

Decks and Porches

3.6 a) interior side lot line	1.20	2.23	N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.			N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00		N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50		N/A	m
e) sloping rear yard.				
i) interior lot line	3.00	7.06	n/a	m
ii) rear lot line	6.00	24.5	n/a	m

Comments



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
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N0E 1G0
519-875-4485

PROPERTY INFORMATION

379 TURKEY POINT ROAD

Legal Description: LOT 32 PLAN 546 CHARLOTTEVILLE

ASSESSMENT # 331049310004700

Application #:

KRISTIAN CARSON

Resort Residential Zone (RR)

Parking

4.1 number of parking spaces

N/A

Comments

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.


Signature of owner or authorized agent

 MAY 12 / 16
 MAY 12 / 16
date

Prepared By:

Laurel Lee Sowden

AS PER:

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County

Signature of Building Inspector

date



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:			
Owner:		Lot:		Concession:	
Lot Area:		Lot Frontage:		Assessment Roll No.	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input checked="" 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>Proposed</u>		No. of Bedrooms: <u>4</u>		No. of Fixture Units: <u>16</u>	
Is the building currently occupied? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?					
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Richard Miller</u>		Company Name: <u>Miller Construction</u>	
Address: <u>50 Benson Rd Clear Creek</u>		Postal Code: <u>N0E1C0</u>		Phone: <u>519 403 8590</u>	
Email: <u>millenconstruct@gmail.com</u>		BCIN # <u>46141</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):			Soil Type:
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: <u>3 1/2</u> ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): <u>Sunny 18 °C</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>4500</u> ^{Liter} Gal.		Pump: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Distribution System: Area: <input type="checkbox"/> Trench Bed <input checked="" type="checkbox"/> Filter Medium		No. of Tile Runs:		Total Length of Tile:	
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	
& Structures (ft)		<u>5'-0"</u>		<u>17'-0"</u>	
Distance to Bodies of Water (ft)		<u>100 +</u>		<u>100 +</u>	
Distance to Nearest Well (ft)		<u>50 +</u>		<u>50 +</u>	
Distance to Proposed Property Lines		Front <u>25</u> Rear <u>50</u> Side <u>15</u> Side <u>40</u>		Front <u>10</u> Rear <u>70</u> Side <u>10</u> Side <u>20</u>	

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 <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.
	Additional Comments: <div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;"> IN WORKING ORDER, TO HANDLE PROPOSED NEW LOADING </div>
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, _____ (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> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">Owner Signature _____</div> <div style="width: 45%;">Date _____</div> </div>	
<p>EVALUATOR:</p> <p>1. I, <u>Richard Wilson</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> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> Evaluator Signature </div> <div style="width: 45%;"> <div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;"> Day 20/16 </div> Date </div> </div>	
<p>BUILDING DIVISION COMMENTS</p> <p>Comments: _____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">Chief Building Official or designate _____</div> <div style="width: 45%;">Date _____</div> </div>	

Revised: March 24, 2012



On Site Sewage Disposal System Location Plan

DATE: March 20/16

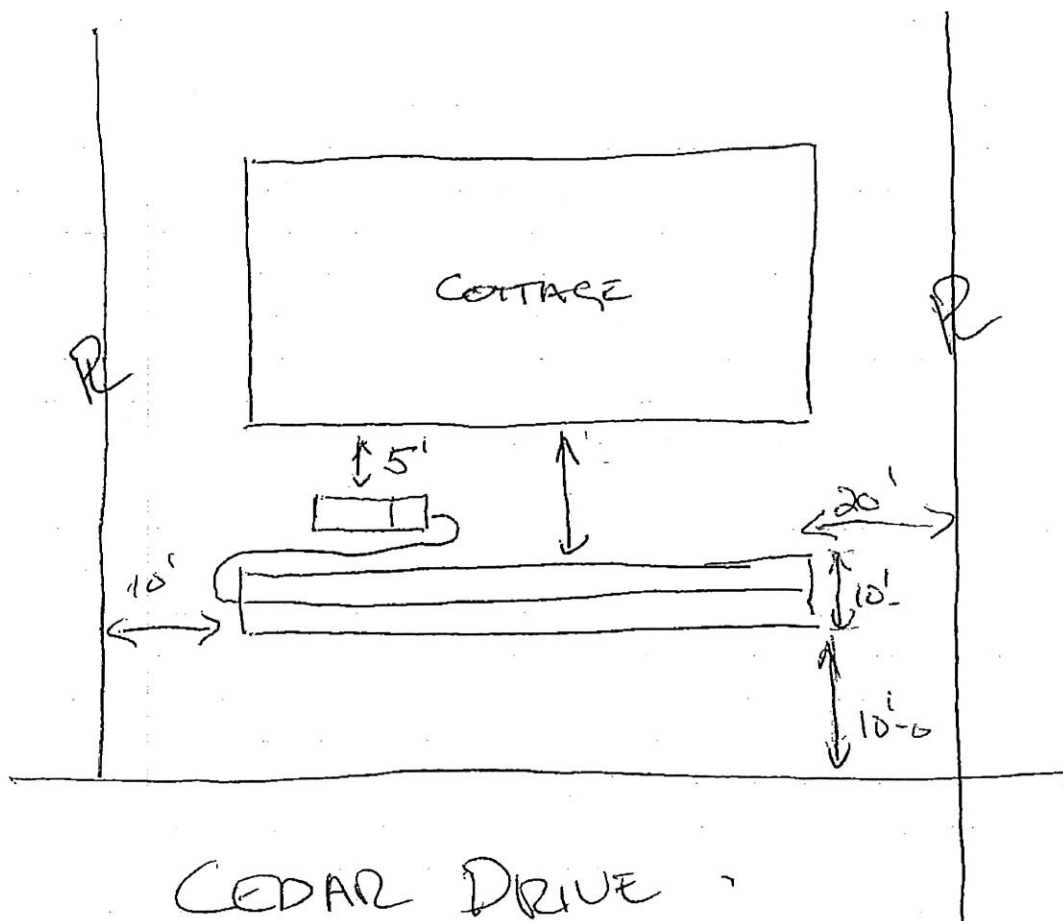
APPLICATION NUMBER: _____

OWNER KRIS CARSON

EVALUATOR R. L. L. L.

PROPERTY ADDRESS 379 CEDAR TR

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.



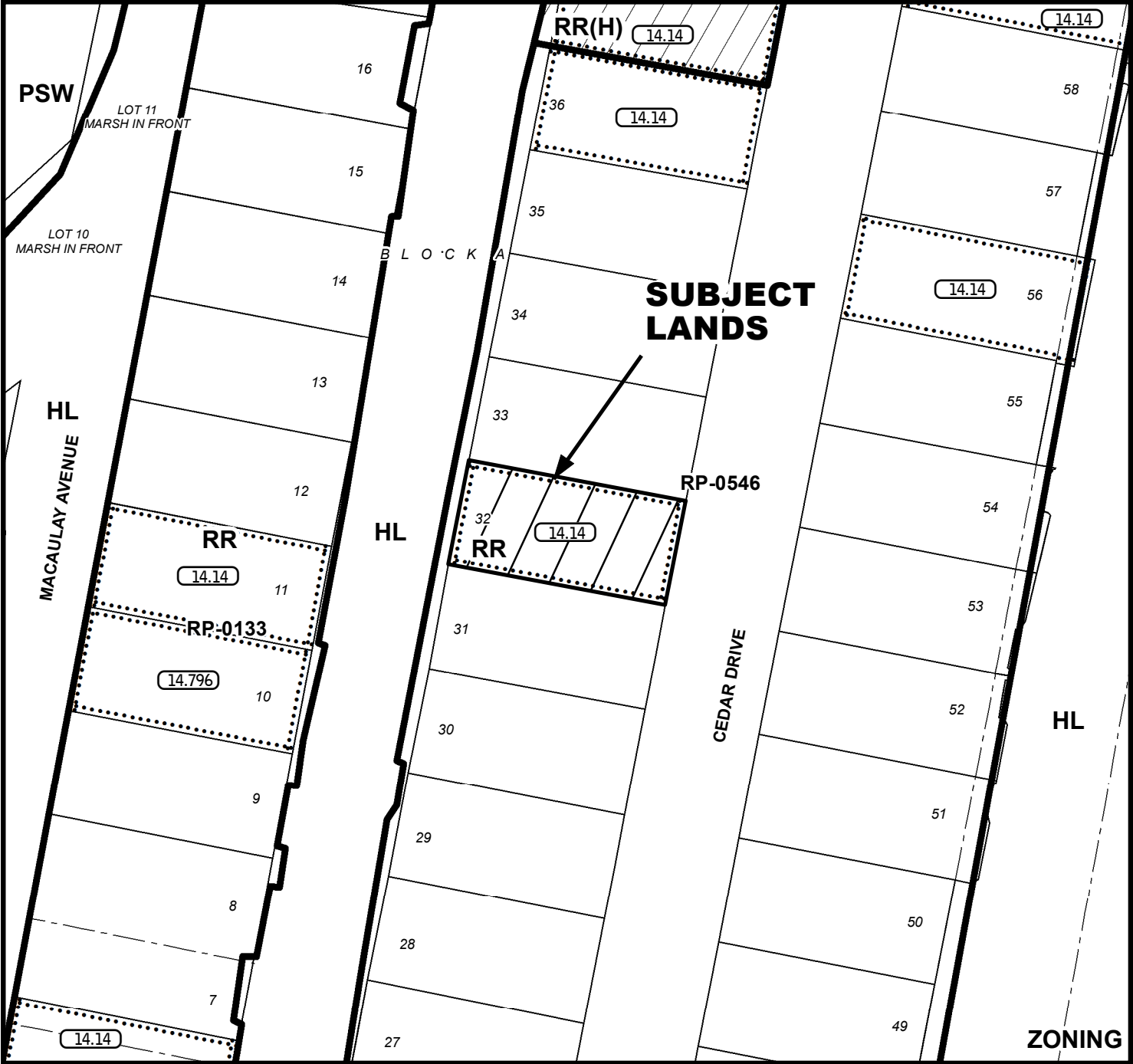
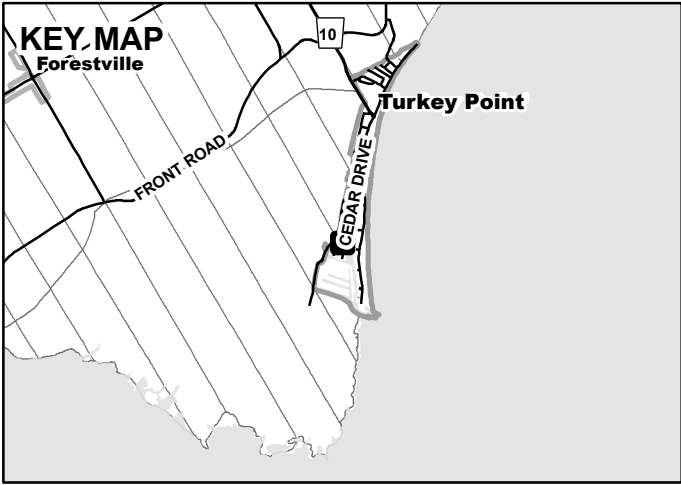
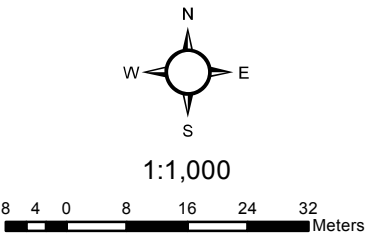
PREPARED BY: _____

NOTE: The above sketch is not to exact scale.

MAP 1

File Number: ANPL2016122

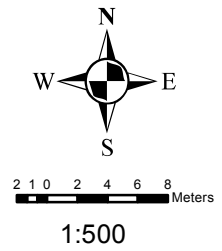
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2016122

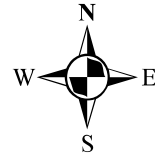
Geographic Township of CHARLOTTEVILLE



MAP 3

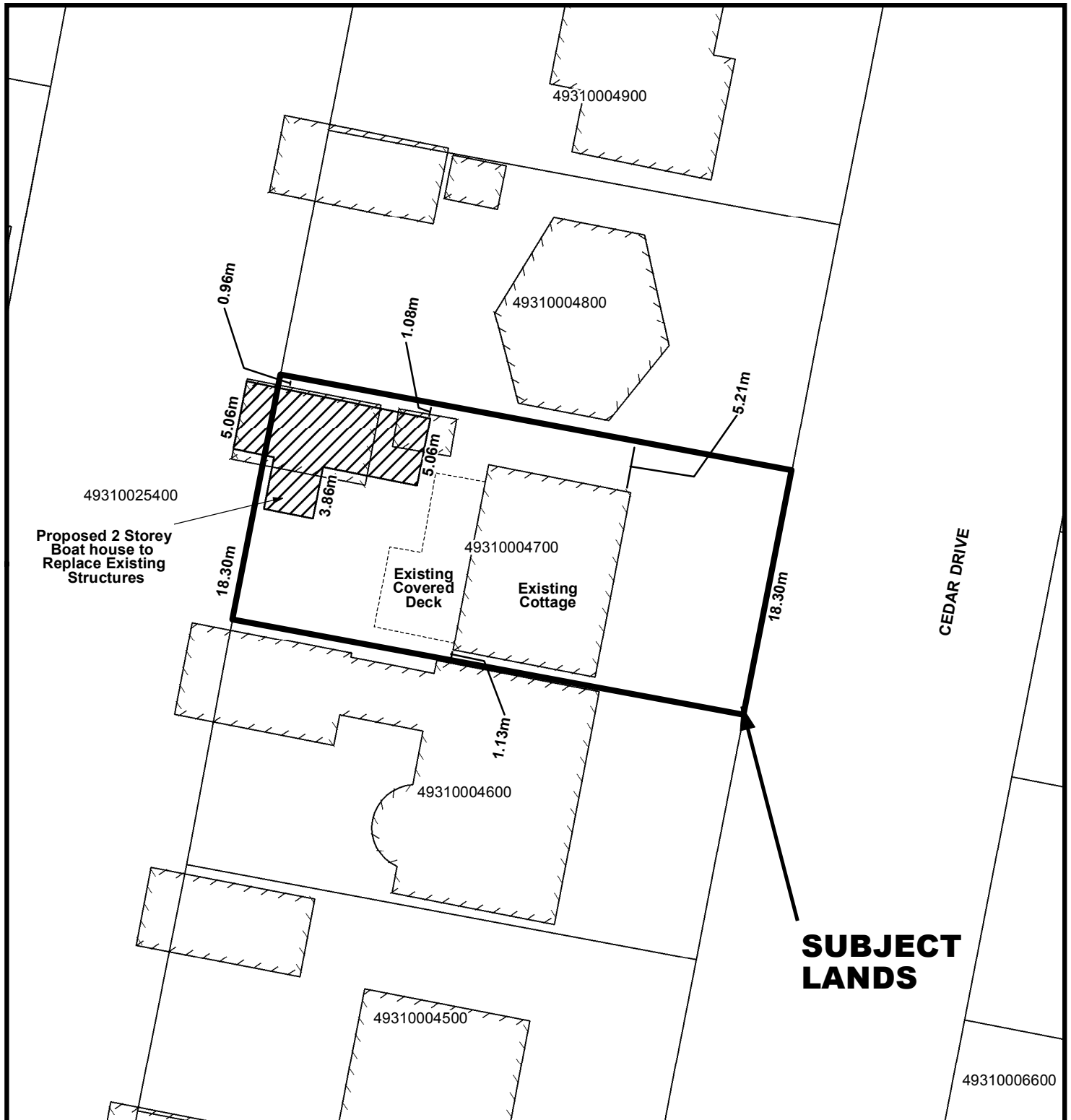
File Number: ANPL2016122

Geographic Township of CHARLOTTEVILLE



1 1.67 3 4.5 6 Meters

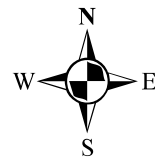
1:400



LOCATION OF LANDS AFFECTED

File Number: ANPL2016122

Geographic Township of CHARLOTTEVILLE



1 1.67 3 4.5 6 Meters

1:400

