

official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519.426.5870.

Please submit the completed application and fees to Norfolk County, Development and Cultural Services Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or 22 Albert Street Langton, ON N0E 1G0.

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

PAC Meeting

\$3723

Apr 12/17

Alisha

This 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.

A. Applicant Information

Name of Owner

Ray-Mar Farms Inc. (Wray Knox)

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

4 Stratford Crt.

Town and Postal Code

Waterford, ON N0E 1Y0

Phone Number

519-443-8430

Cell Number

Email

Name of Applicant

Same as Owner

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

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent _____

David Roe, Civic Planning Solutions Inc.

Address _____

599 Larch Street

Town and Postal Code _____

Delhi, ON N4B 3A7

Phone Number _____

519-582-1174

Cell Number _____

Email _____

Name of Engineer _____

None

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 applicant noted above.

☒ Applicant

☒ Agent

☐ Owner

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. Property Assessment Roll Number: 3310 - 491-005-050000

Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Windham Concession 2, Part Lot 2

Municipal Civic Address (911 Number): 1813 Norfolk County Road 19 West

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural A Zone

2. Is there a special provision or site specific zone on the subject lands?
No

3. The date the subject lands was acquired by the current owner: 1950's

4. Present use of the subject lands:
Agricultural - cash crops and vegetables

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:
Dwelling, garage, shop, barn and 2 sheds

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

Nothing proposed

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

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:

12. Existing use of abutting properties:
Agricultural and non-farm residential

No livestock facilities in area

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:

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:
Severance of a surplus farm dwelling

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

Frontage: 60.2m
Depth: 67.05m
Width: 60m
Lot Area: 4009m²
Present Use: Existing farm dwelling, garage and shop.
Proposed Use: Residential parcel

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):
unknown at this time

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

Owners Name: Ray-Mar Farms Inc.
Roll Number: 491-005-05000
Total Acreage: 98 ac
Workable Acreage: 92 ac
Existing Farm Type: (i.e., corn, orchard etc.) Vegetables and field crops
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900
Owners Name: Ray-Mar Farms Inc.
Roll Number: 366-010-36000
Total Acreage: 22.19
Workable Acreage: 21 acres
Existing Farm Type: (i.e., corn, orchard etc.) Vegetables and field crops

Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Ray-Mar Farms Inc.

Owners Name: _____

Roll Number: 366-010-21900

Total Acreage: 50 ac

Workable Acreage: 49 acres

Existing Farm Type: (i.e., corn, orchard etc.) vegetables and field crops

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.

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

the two accessory building to the residential use have a combined floor area of

218m² + 55m² for total floor area of 273m², Maximum floor are in A Zone is 200m²,

Relief of 73m² of maximum floor area for accessory buildings is required.

Both accessory buildings are in very good physical condition, the shop is fully insulated and has electrial power. The garage was building in 2004.

6. Does the requested amendment delete a policy of the Official Plan? Yes ☒ No

If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?

☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage	76m+15m+322m	60.2m
Lot depth	673m	67.05m
Lot width	592m	60m
Lot area	98 ac	4009m ²
Lot coverage		
Front yard		18.06m
Rear yard		27.9m
Left Interior side yard		27.48m
Right Interior side yard		21.21m
Exterior side yard (corner lot)		
Landscaped open space		

Entrance access width	_____	5m
Exit access width	_____	5m
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

9. Building Size

Number of storeys	_____	1 storey
Building height	_____	7.8m
Total ground floor area	_____	160m ²
Total gross floor area	_____	_____
Total useable floor area	_____	160m ²

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	2
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

11. Multiple Family Residential

Number of buildings existing: n/a

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses

Number of buildings existing: n/a

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

13. Institutional

Describe the type of use proposed: n/a

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

n/a

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:
Knowledge of owner

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. 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:

No changes in use proposed

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

No impact of ground water

4. 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.
5. 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 _____ adjacent

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)
-

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. How many water meters are required? None

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

7. Name of road/street:

Norfolk County Road 19 West

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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions

28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule

- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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: *Wendy Knox* Date: *April 12, 2017*

K. 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: *Wendy Knox* Date: *April 12, 2017*

L. 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: *Wendy Knox* Date: *April 12, 2017*

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.

Owner/Applicant Signature: Wayne Roe Date: April 12, 2017

N. 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 Ray-Mar Farms Inc. am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize David Roe 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: Wayne Roe Date: April 12, 2017

Owner: _____ Date: _____

O. 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: Wayne Roe Date: April 12, 2017

Agent Signature: [Signature] Date: April 12/17

P. Declaration

I, David Roe 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: Simcoe, ON

Owner/Applicant Signature: [Signature]

In Norfolk County This 12 day of Oct A.D., 20 17

A Commissioner, etc.: [Signature]

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

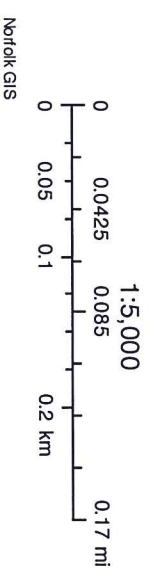
MAP NORFOLK - Community Web Map



April 3, 2017

Land Parcels

Plan Lines





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 as part of a "complete" Planning Application. 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, or
 - grass and brush exceeds twelve (12) inches
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.

Revised: March 24, 2011



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: 1813 NORFOLK COUNTY RD #19 - WEST	
Owner: WRAY KNOX RAY-MAR FARMS INC.		Lot:	Concession:
Lot Area:	Lot Frontage:	Assessment Roll No.	
PURPOSE OF EVALUATION	☐ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other _____		
BUILDING INFORMATION	☒ Residential ☐ Commercial ☐ Industrial ☒ Agricultural		
Building Area: 1,400	No. of Bedrooms: 3	No. of Fixture Units:	Is the building currently occupied? ☒ Yes / No If No, how long?
EVALUATOR'S INFORMATION	Evaluator's Name: ED DOVE	Company Name: BILL'S SEPTIC LTD	
Address: 24 WILBERT AVE - SIMCOE	Postal Code: N3Y 5N5	Phone: 519-426-7108	
Email: BILLSSEPTIC@SYMPATIO.CO.CA	BCIN #	38413 / 38259	
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SAND
Site Slope: ☒ Flat ☐ Moderate ☐ Steep	Soil Conditions: ☐ Wet ☒ Dry	Depth of Water Table: 100 ft.	
Surface Discharge Observed: Yes ☒ No	Odour Detected: Yes ☒ No	Current Weather (at time of evaluation): CLEAR	
SYSTEM EVALUATION	Class of System: ☐ 1 (Privy) ☐ 2 (Greywater) ☐ 3 (Cesspool) ☒ 4 (Leaching Bed) ☐ 5 (Holding Tank)		
Tank: ☒ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other _____	Size: 800 Gal.	Pump: Yes ☒ No	
Distribution System: Area: ☒ Trench Bed ☐ Filter Medium	No. of Tile Runs: 5	Total Length of Tile: 300 FT	Distance Between Tile Runs: 6 FT
Tile Material: ☒ PVC ☐ Clay ☐ Other	Ends: ☐ Capped ☒ Joined	Cover: ☐ Filter Cloth ☐ Sand ☐ Top Soil ☐ Seeded	
Setbacks:	Tank	Distribution Pipe	
Distance to Buildings & Structures (ft)	8 FT	20 FT	
Distance to Bodies of Water (ft)	N/A	N/A	
Distance to Nearest Well (ft)	> 70 FT	> 70 FT	
Distance to Proposed Property Lines	Front 65' Rear 75' Side > 100' Side 75'	Front 65' Rear 20' Side > 100' Side 25'	

OVERALL SYSTEM RATING	☒ System Working Properly / No Work Required ☐ System Functioning / Maintenance Required ☐ System Not Functioning / Minor Repair Required ☐ System Failure/Major Repair / Replacement Required 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.
OK	Additional Comments: SYSTEM IS IN GOOD WORKING ORDER AT THE TIME OF EVALUATION
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, _____ (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.	
_____ Owner Signature	_____ Date
EVALUATOR: 1. <u>Ed Dove - Bill's Sene Ltd</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.	
_____ Evaluator Signature	APRIL 4/2017 _____ Date
BUILDING DIVISION COMMENTS	
Comments: _____ _____	
I, _____ have reviewed the information contained in this form as submitted.	
_____ Chief Building Official or designate	_____ Date

Revised: March 24, 2012



On Site Sewage Disposal System Location Plan

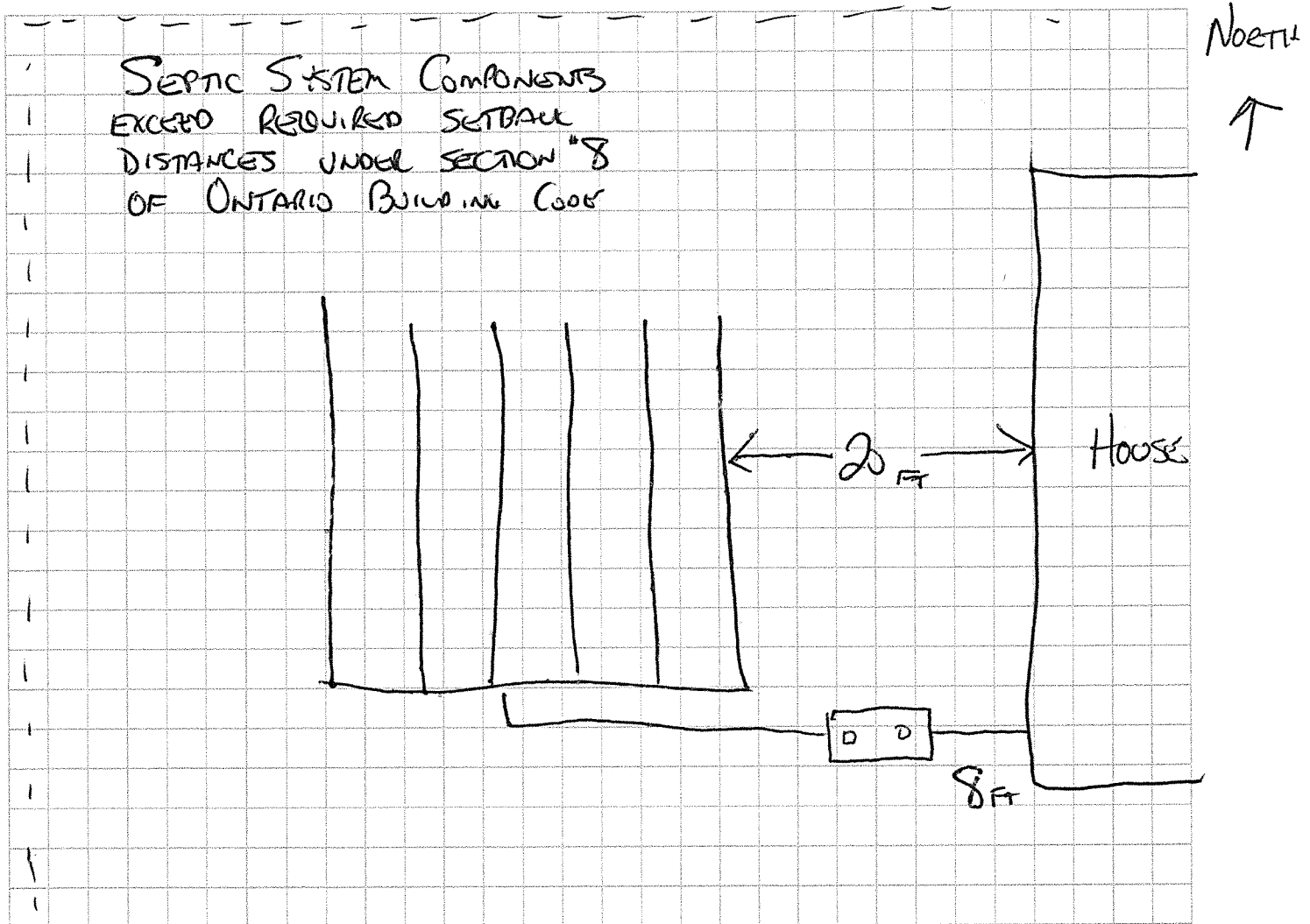
DATE: APRIL 4/17

APPLICATION NUMBER: _____

OWNER WRAY KNOX → RAY-MAR ~~WATSON~~ FARMS INC EVALUATOR ED DOWE - BILL'S SEPTIC

PROPERTY ADDRESS 1813 NORFOLK COUNTY ROAD #19 WEST - VANESS

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: [Signature]

NOTE: The above sketch is not to exact scale.



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

Address: 1813 Norfolk County Rd 19 West,
Windham

Legal Description: WDM CON 3 PT LOT 2 REG

Roll Number: 331049100505000

Application #:

Information Origins: Development Services GIS/Jewitt and Dixon Survey

Agricultural Zone (A)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a) minimum lot area				
i) new lot	40.00		N/A	ha
ii) lot of record	1390.00		N/A	m.sq
iii) residential lot surplus to a farm operation	2000.00	4009.00	N/A	m.sq
b) minimum lot frontage				
i) interior corner lot s	30.00	60.20	N/A	m
ii) lot of record	18.00		N/A	m
c) minimum front yard	13.00		N/A	m
d) minimum exterior side yard	13.00		N/A	m
e) minimum interior side yard	3.00		N/A	m
	3.00		N/A	m
f) minimum rear yard	9.00		N/A	m
g) Minimum separation between a farm processing facility and a dwelling on an adjacent lot	30.00		N/A	m
h) maximum building height	11.00		N/A	m

Comments

Accessory Structure

3.2.1 a) building height	6.00		N/A	m
b) minimum front yard	13.00		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		N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage				
i) lot coverage	10.00	6.80	N/A	%
ii) usable floor area	100.00	273.00	173.00	m.sq

Comments

1) Reference 1-Z-2014, Sec 3.36 (b) the usable floor area of the existing accessory structures to be granted relief at the time of severance exceeds the maximum of 200 m2 - deficient 73m2



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

Address: 1813 Norfolk County Rd 19 West,
Windham

Legal Description: WDM CON 3 PT LOT 2 REG

Roll Number: 331049100505000

Application #:

Information Origins: Development Services GIS/Jewitt and Dixon Survey

Agricultural Zone (A)

Decks and Porches

3.6 a) interior side lot line	1.20	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	N/A	m
ii) rear lot line	6.00	N/A	m

Comments

Parking

4.1 number of parking spaces	N/A
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Comments



Zoning Deficiency

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Agricultural Zone (A)

12.1.4 Location of an Animal Kennel

No land shall be used and no building or structure or part thereof shall be erected for the purpose of an animal kennel nearer

a) any Residential (R1-R6, RH) or development (D) zone.

300.00

N/A

m

b) any Rural Commercial Zone (CR), Institutional Zone (IC, IN, IR) or any dwelling house located on a separate lot.

125.00

N/A

m

c) to any lot line

30.00

N/A

m

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

18 April 17
date

Prepared By:

Signature of Zoning Administrator

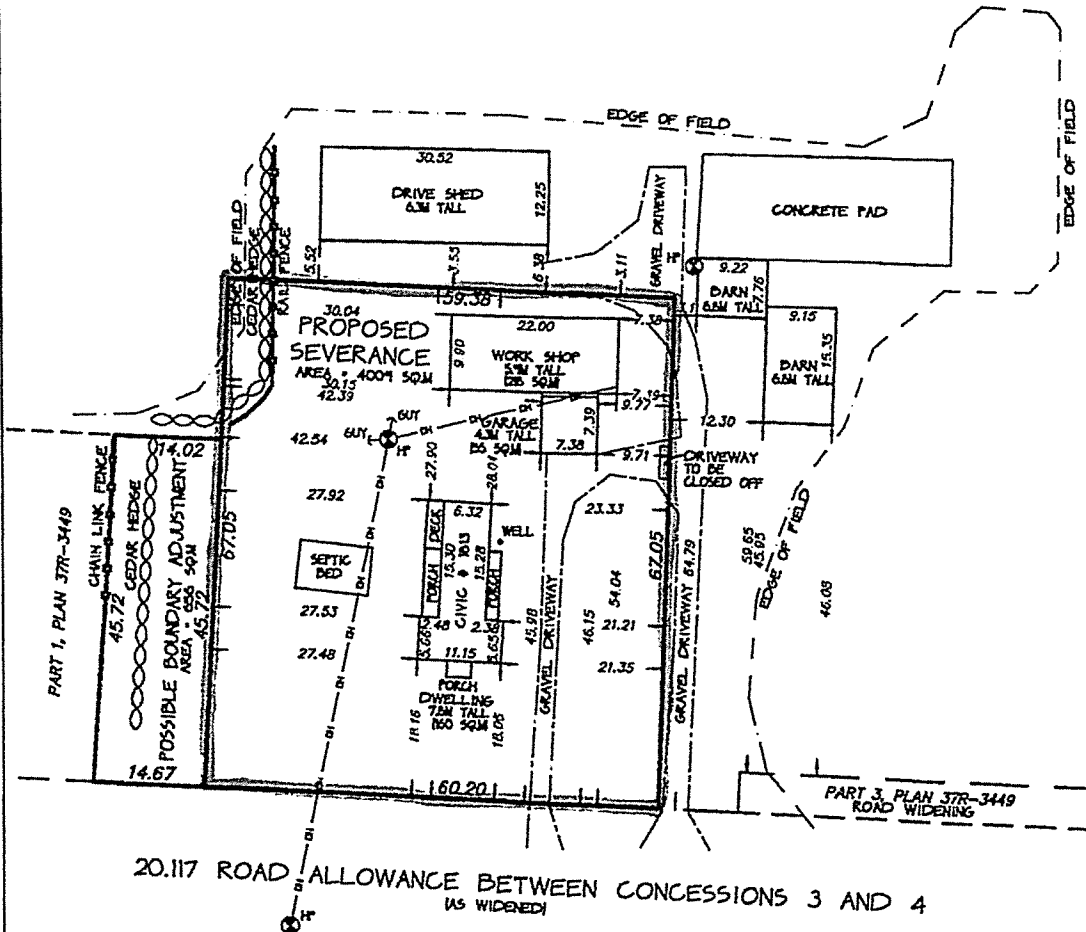
18 Apr 17
date

AS PER:

Fritz R. Enzlin, CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County

**SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 2, CONCESSION 3
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY**

SCALE: 1 : 750
JEWITT AND DIXON LTD.
APRIL 4, 2017



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK

**JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS**

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(61 PARK ROAD)

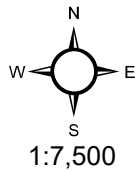
PHONE (519) 426-0842 FAX (519) 426-1034
E-mail: surveyors@amtelcom.net

JOB # 15-1322 KNOX

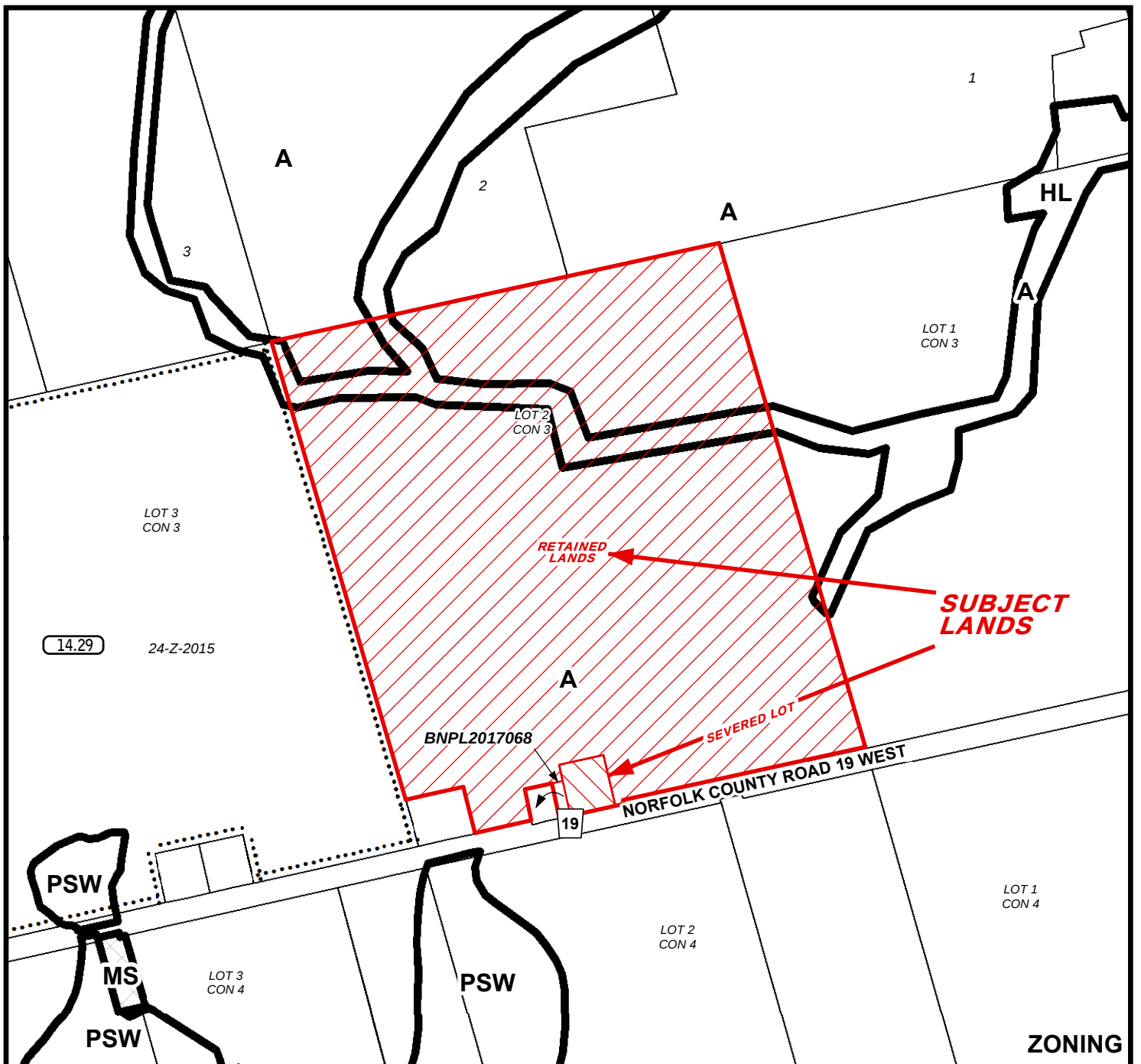
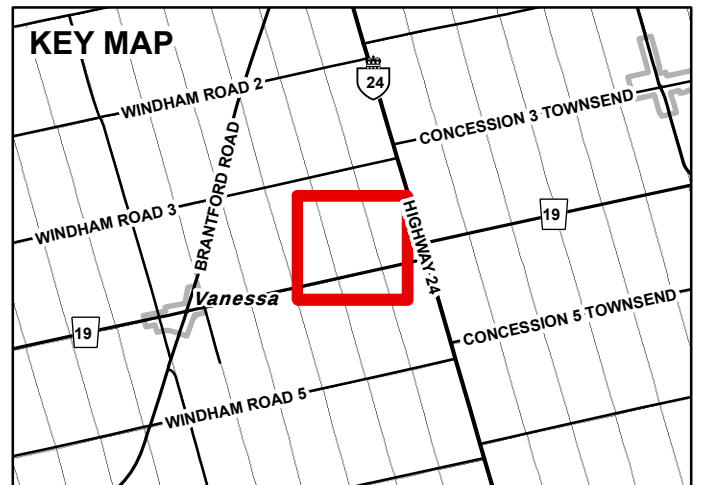
MAP 1

File Number: BNPL2017069,
ANPL2017070 &
ZNPL2017071

Geographic Township of
WINDHAM



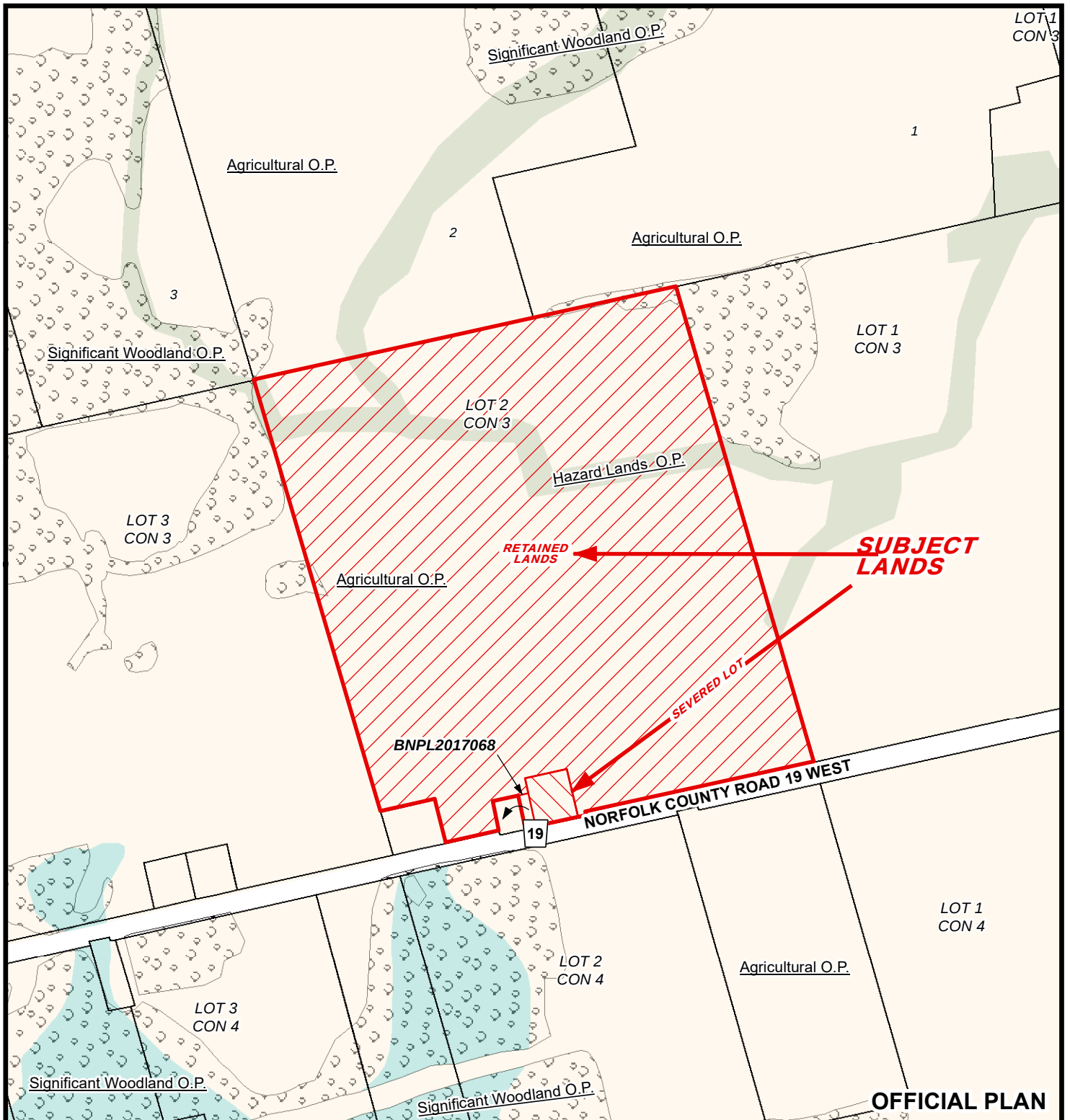
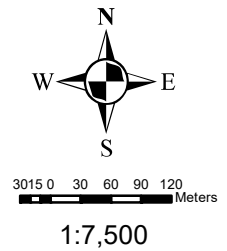
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MAP 2

File Number: BNPL2017069, ANPL2017070 &
ZNPL2017071

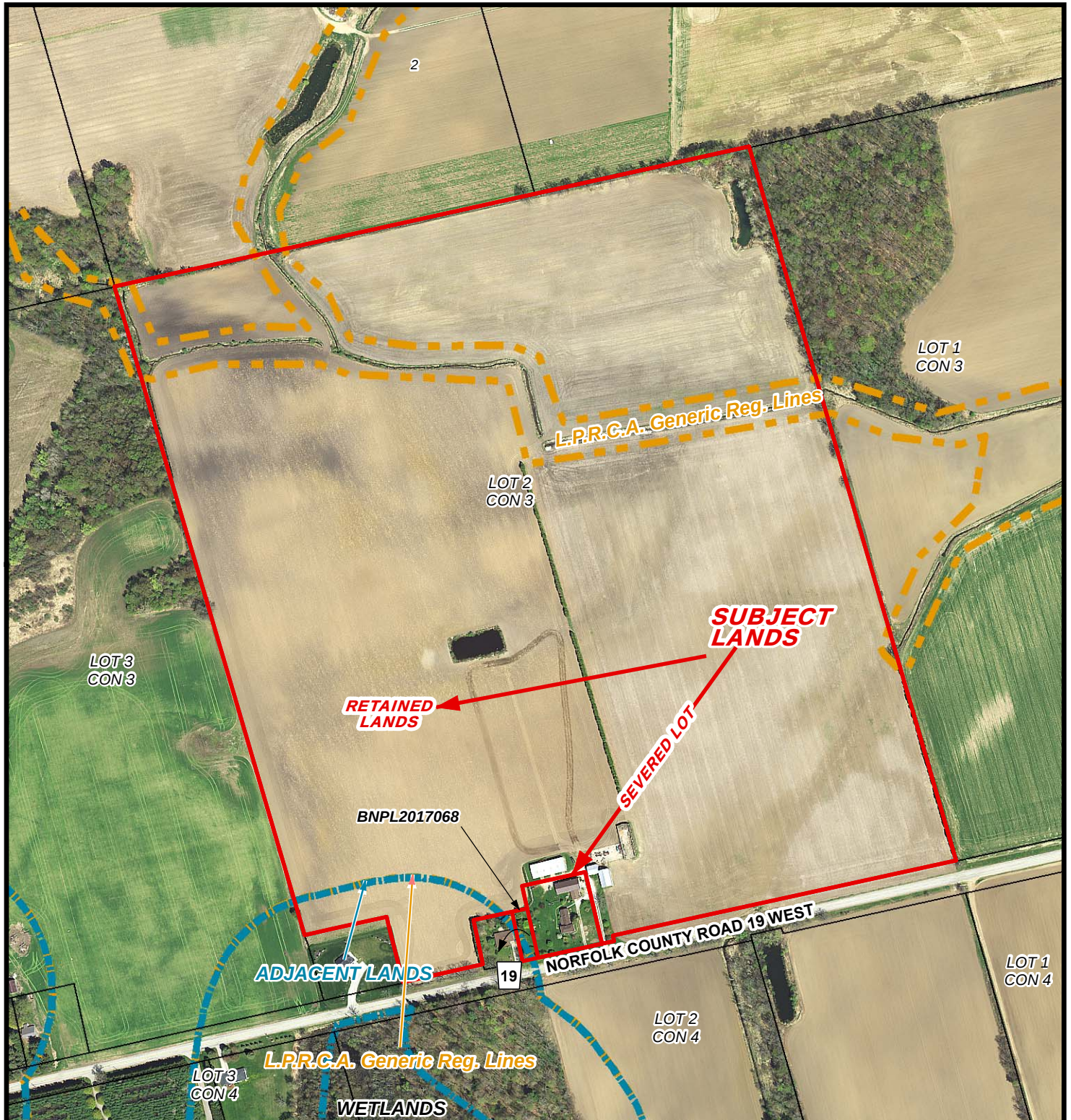
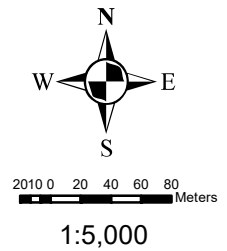
Geographic Township of WINDHAM



MAP 3

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ZNPL2017071

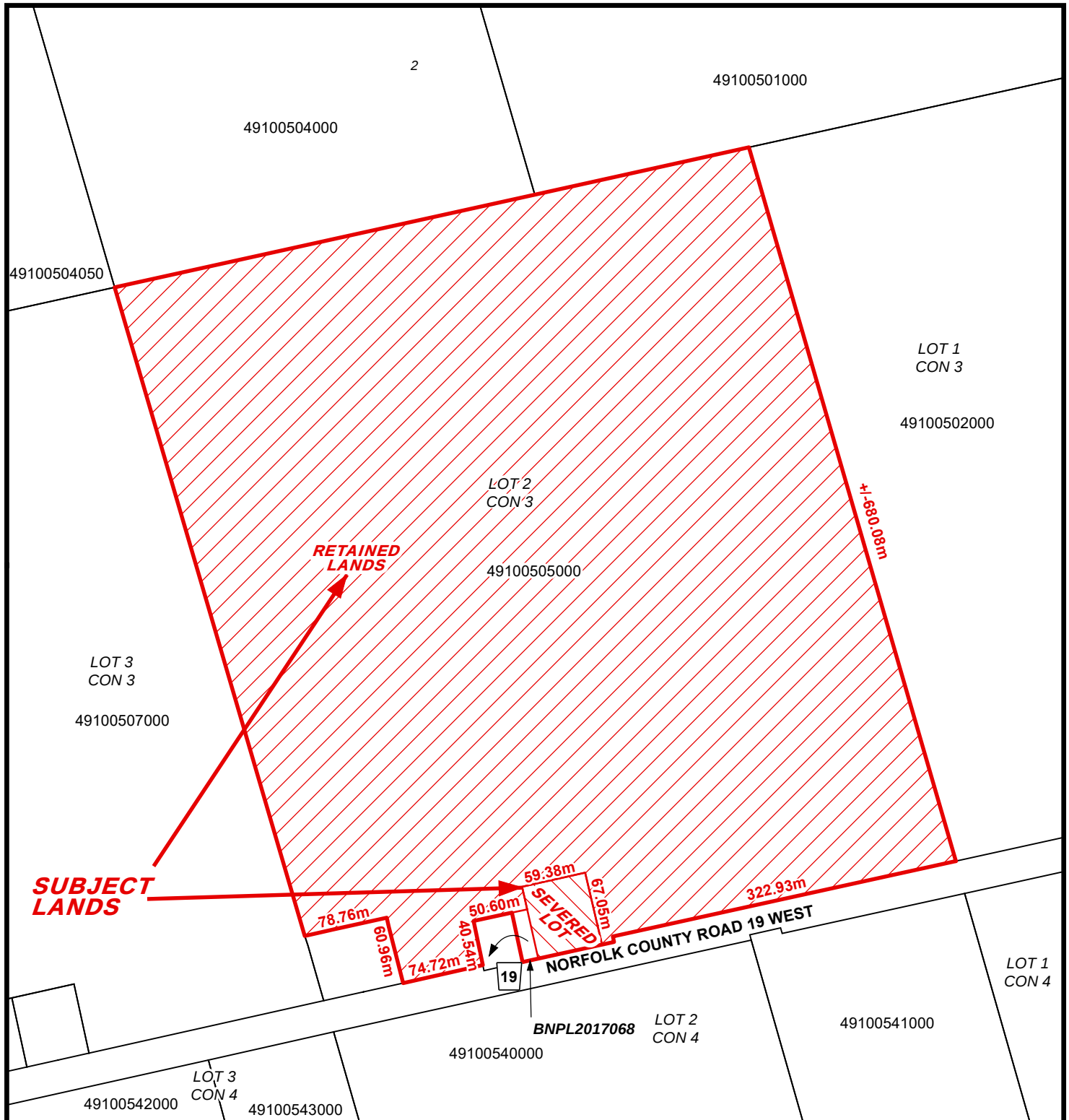
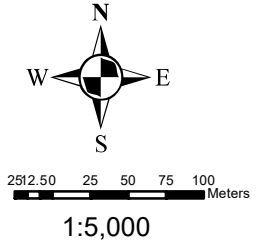
Geographic Township of WINDHAM



MAP 4

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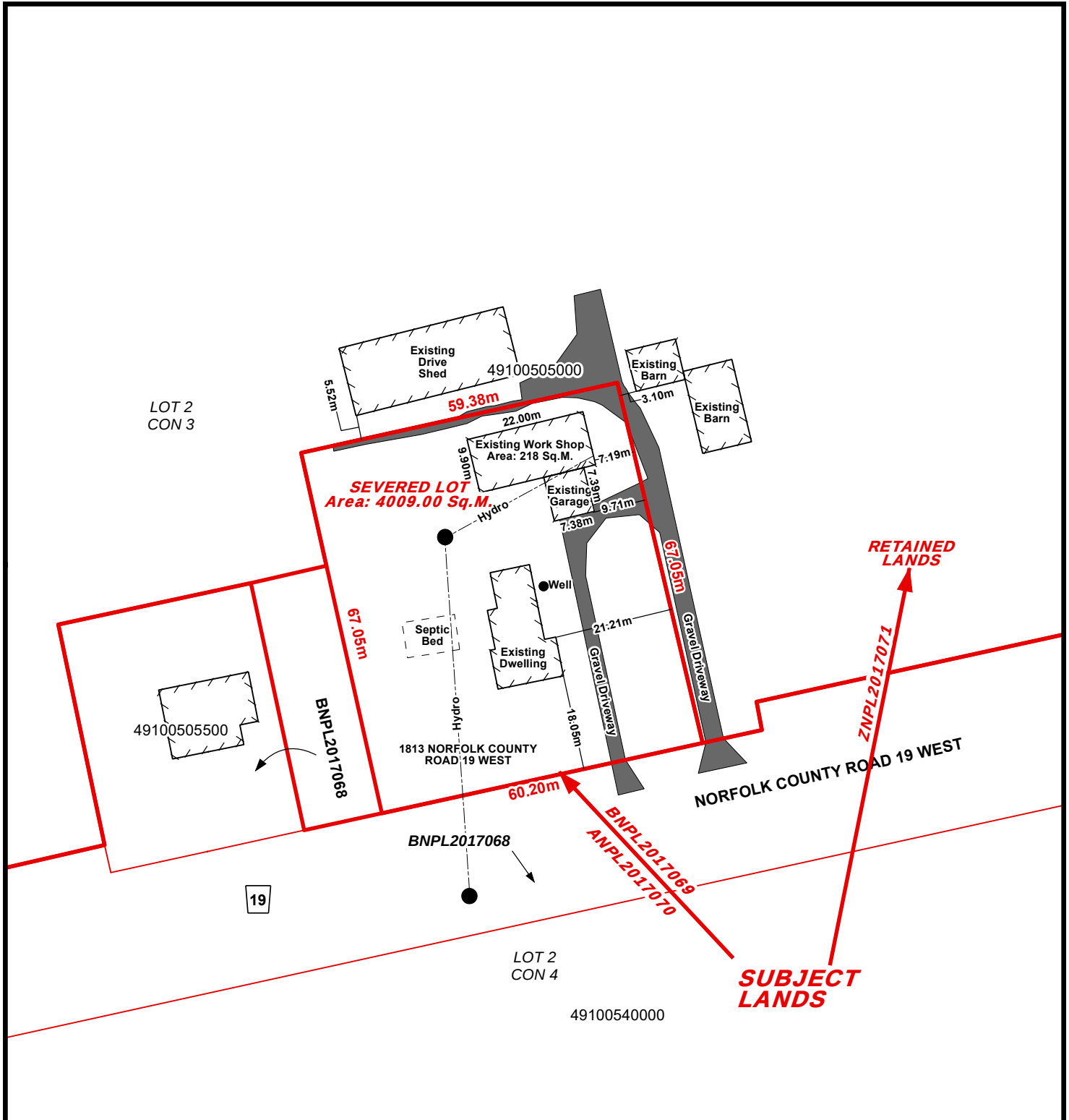
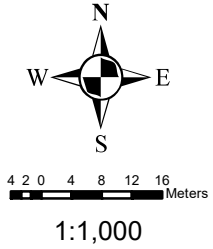
Geographic Township of WINDHAM



MAP 5

File Number: BNPL2017069, ANPL2017070 &
ZNPL2017071

Geographic Township of WINDHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2017069, ANPL2017070 &
ZNPL2017071

Geographic Township of WINDHAM

