File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application	Application Fee 2NPL2017 (bS ANPL Conservation Authority Fee May 31/17 July 31/17 Public Notice Sign
Check the type of pl	anning application(s) you are submitting.
Consent/Severan Surplus Farm Dw Minor Variance	ce elling Severance and Zoning By-law Amendment
Property Assessmen	nt Roll Number: 543-630-16000-0000
A. Applicant Inform	
Name of Owner	DAVID SUDERMAN & ENC SUCIEMMAN
	of the owner or applicant to notify the planner of any changes in lays of such a change.
Address	230 NEST QUARTER LINE RD
Town and Postal Cod	e PORT ROWAN NOE IMO
Phone Number	519 586-2130
Cell Number	519 755-2410
Email	suderman @ Kwic .com
Name of Agent	
Address	
Town and Postal Cod	e
Phone Number	
Cell Number	
Email	
	om all communications should be sent. Unless otherwise directed, notices, etc., in respect of this application will be forwarded to the
Owner	Agent



ř	Cumbrances on the subject lands: KINDRED CREDIT UNION 589 JOHN STREET NORTH AYLNER, ON N 5H QB6 Location, Legal Description and Property Information
1.	Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet): SWAL CON B PT LOT 4+5 RP PLAN 37R 7781, PART NORFOLK COUNTY
	Municipal Civic Address: 2335 LAKESHORE RO
	Present Official Plan Designation(s): Paricultural
	Present Zoning: AGRICULTURE (A)
2.	Is there a special provision or site specific zone on the subject lands?
	Yes No If yes, please specify:
	The date the subject lands was acquired by the current owner: MAY 15 /201 Present use of the subject lands:
	AGRICULTURE
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:
6.	If known, the date existing buildings or structures were constructed on the subject
7.	Inds: HOUSE 1940 (UNKNOWN) BARN, 1970 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.

Names and addresses of any holder of any mortgagees, charges or other



	metric units, from front, rear as coverage, number of storeys, which must be included with y	width, length, height, etc.	
	NA		
9.	If known, the date the propose subject lands:	ed buildings or structures v	vill be constructed on the
	NA		
10	Are any existing buildings on t Heritage Act as being archited	the state of the s	· ·
	If yes, identify and provide det	ails of the building:	
11	If known the length of time the		
11	. If known, the length of time the	e existing uses nave contil	nued on the subject lands:
40	UNKNOWN		
12	Existing use of abutting proper		
	•		
13	Are there any easements or re	estrictive covenants affecti	ng the subject lands?
(Oyes ⊗No If yes, describe	the easement or restrictive	e covenant and its effect:
_			
	Purpose of Development Ap		
	te: Please complete all that app	•	
	Site Information	Existing	Proposed
Ple	ease indicate unit of measureme		
Lot	frontage	435 m	***************************************
Lot	depth	837.7/m	
Lot	width	<u>435. m</u>	
Lot	area	364 404 m2	• *************************************
Lot	coverage	36.47 H	_

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



Front yard				
Rear yard	***************************************			Account
Left Interior side yard				
Right Interior side yard				
Exterior side yard (corn	er lot)			
Jo ALLOW SEVERED Yelief OF OR ON OCCESSOR 3. Please explain why By-law: 1. POLE BA ACCESS 2. THE BED	POLE BARN LOT 17.3 M2 FOM 14.3 M2 FOM 14.3 M2 FOM 15 TOO 15 TOO 17 WITHOUT EXTENS UA intended to be severed in	TO REM Max. USUBL DEMNITAN OF POLICE E	l floor a Ma of 2 Mion(s) of the Zo House Severe	Na for 197,8m ² oning
Frontage:	Thended to be severed in	94.128		
Depth:	60.26	50.025	RIGHT 1	HAND SIDE
Width:	9144	94.128		
Lot Area:	, 6841	4848.3	SQUARE	METRES
Present Use:	RESIDENT	IAL		No. of the second secon
Proposed Use:	RESIDENT	IAL	<u> </u>	***************************************
•	size (if boundary adjustm	ent):55	54 H	
	intended to be retained 343.56 837.71 435. m 35.916 H FARMLAN FARMLAN	in metric units:		



5.	Description of proposed right-of-way/easement in metric units:	
	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:	
Ov	wners Name: SUDERMAN DAVID D. SUDERMAN HELEN K.A	١.
Ro	oll Number: 543-030-10300-0000	
То	otal Acreage: <u>55.79 Ac</u>	
W	orkable Acreage: <u>55</u>	
Ex	risting Farm Type: (i.e., corn, orchard etc) <u>Corn, SorคBEคมร</u>	
	velling Present?: XYes No If yes, year dwelling built 1917	
Ov	vners Name: <u>HELEN SUDERNAN (SPOUSE DAUID)</u>	
Ro	Il Number: 543-030-10000 -0000	
To	tal Acreage: 46.79 AC	
	orkable Acreage: 4/o. AC	
Ex	isting Farm Type: (i.e., corn, orchard etc) <u>Corn</u> <u>Soya Beaus</u>	
	velling Present?: OYes (No If yes, year dwelling built	
Ow	uners Name: SUDERNAN DAVID, SUDERHAN HELEN	
Ro	Il Number: 543 - 030 - 15900 - 0000	
Tot	tal Acreage: <u>74. 03 AC</u>	
Wo	orkable Acreage: (o)	
Exi	isting Farm Type: (i.e., corn, orchard etc) <u>Corn</u> SoyaBEAUS	
Dw	velling Present?: OYes ONo If yes, year dwelling built	



Owners Name: SUDERMAN DAUL	D SUDERMAN HEIEN
	•
Total Acreage: 75.52 AC	
Workable Acreage: 75.52 AC	Salla a de
Existing Farm Type: (i.e., corn, orchard etc)Coe	N XYABEAUS
Dwelling Present?: Yes No If yes, year dwelling	
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 lands? Yes No Unknown 	the subject lands or adjacent
If yes, specify the uses (example: gas station, petr	oleum storage, etc.):
2. Has the grading of the subject lands been changed addition of earth or other material? Yes No	I through excavation or the Unknown
3. Is there reason to believe the subject lands may have uses on the site or adjacent sites? Yes No	ove been contaminated by former Unknown
4. Provide the information you used to determine the personal knowledge - MS a	answers to the above questions: NWOYS DOON FURM AN
 If you answered yes to any of the above questions inventory showing all known former uses of the sul adjacent lands, is needed. Is the previous use inventory 	bject lands, or if appropriate, the
E. Provincial Policy	
 Is the requested amendment consistent with the punder subsection 3(1) of the Planning Act, R.S.O. 	rovincial policy statements issued 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:
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. 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 orwithin 500 meters – distance
	Wooded area On the subject lands or within 500 meters – distance
	Municipal Landfill On the subject lands or within 500 meters – distance
	Sewage treatment plant or waste stabilization plant On the subject lands or within 500 meters – distance
	Provincially significant wetland (class 1, 2 or 3) or other environmental feature On the subject lands or within 500 meters – distance 150 m



	Floodplain On the subject lands or within 5	00 meters – distance
	Rehabilitated mine site On the subject lands or within 5	00 meters – distance
	Non-operating mine site within one On the subject lands or within 5	kilometre 00 meters – distance
	Active mine site within one kilometo On the subject lands or within 5	
[Industrial or commercial use (speci On the subject lands or within 5	
	Active railway line On the subject lands or within 5	00 meters – distance
	Seasonal wetness of lands On the subject lands or within 5	00 meters – distance
	Erosion On the subject lands or within 5	00 meters – distance
	Abandoned gas wells On the subject lands or within 5	00 meters – distance
F.	Servicing and Access	
1.	Indicate what services are available or	proposed:
	Water Supply	
	Municipal piped water	Communal wells
	Number of the second se	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 water management?	Works & Environmental Services concerning storm
	OYes ⊗No	
3.	Has the existing drainage on the	e subject lands been altered?
	○Yes No	
4.	Does a legal and adequate out	let for storm drainage exist?
5.	Existing or proposed access to	subject lands:
	Municipal road	Provincial highway
	Unopened road	Other (describe below)
	Name of road/street:	
	Lakestore Look	<u>d</u>
G.	Other Information	
1.	Does the application involve a	local business? OYes (No
	If yes, how many people are en	mployed on the subject lands?
2.	-	that you think may be useful in the review of this



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
- Existing and proposed easements and right of ways
- 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
- 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

☐ Geotechnical Study / Hydrogeological Review

☐ Minimum Distance Separation Schedule

☐ Record of Site Condition

□ Environmental Impact Study

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.



3, 1111

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 application, the owner must complete the authorize	zation set out below.
I/We EVIC SUCKYMAN and lands that is the subject of this application for site	n/are the registered owner(s) of the plan approval.
my/our behalf and to provide any of my/our person processing of this application. Moreover, this sha authorization for so doing.	all be your good and sufficient
- Havid Sudermen	JUNE 3/2017
Owner	JUNE 3/2017 Date June 3/2017
Owner	Date
M. Declaration of Applicant and Agent	
I hereby apply for development approval and dec and the statements contained in all of the exhibit true. I understand that site plan approval is requ issued.	s transmitted herewith are accurate and
a Ild	July 3//2017
There of walls was	
Applicant Signature	Date
Applicant Signature	



Agent Signature

Date

N. Declaration

I, DAUID SUDERMAN OF MORFOLK 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.

Owner/Applicant Signature

In Sim me, ON

This St day of July

A.D., 20_17

Allll

A Commissioner, etc.

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





Zoning Deficiency

Simcoe:

Langton:

185 Robinson St.

Simcoe, ON

N3Y 5L6 519-426-5870

22 Albert St. Langton, On. NOE 1G0 519-875-4485

PROPERTY INFORMATION

Address:2335 LAKESHORE RD, Port Rowan

Legal Decription:

SWAL CON B PT LOT 4 & 5 RP 37R7781 PART 1 REG

90.13AC FR D

Roll Number:331054303016000

Application #:

Information Origins: Development Services GIS/Survey provided by Kim Husted dated 25 July 2017

Accessory Structure				
2.1 a) building height	6.00		N/A	m
b) minimum <i>front yard</i>	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 <i>rear yard</i>	1.20		N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage (Note: Proposed Area)				
i) lot coverage	10.00		N/A	%
ii) usable floor area	100.00		N/A	m.sq
3.36 Surplus Farm Dwelling Severance				
	200.00	297.68	97.68	m ca
b) existing accessory buildings/structures				m.sq
Comments	1)Existing accessory stru	cture exceeds ma	ximum permitt	ed usable fl

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.

Prepared By:

Scott Puillandre

I have read and understand the above.

Signature of owner or authorized agent

date

AS PER: Fritz R. Enzlin. CBCO, CRBO - Chief Building Official Manager, Building & Bylaw

Division, Norfolk County

Signature of Zoning Administrator

date



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 **no later than 30 days** prior to the scheduled public meeting. 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
 - where grass and brush exceeds twelve (12) inches, or
 - where a building served by the existing system has not been occupied for ninety (90) days.
- 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.



Evaluation Form for Existing On-Site Sewage Systems

OFFICE USE ONLY	FILE No.:			DATE RECEIVED:									
PROPERTY INFORMATION	Municipal Address: 2335 LAKESITORIE ROAD												
Owner: AAUIA SUBERI			Lot: Concession: ATLOT 4+5 RP SIWAL CON B										
Lot Area:	Lot Frontage:	Assessment Roll	IVO.	-/600-0-0000									
PURPOSE OF EVALUATION	91.44 m ☐ Consent	☐ Minor Variance		□ Site Plan									
	☐ Zoning	Other	5537										
BUILDING INFORMATION	-Residential	☐ Commercial		☐ Industrial ☐ Agricultural									
Building Area:	OSF No. of E	Bedrooms: 3		No. of	Fixture Units	s: 20							
EVALUATOR'S INFORMATION	Evaluator's Name:		Company Name: Construction										
Address: 1507 M	ORFOLE COUNTY	100		Postal Code: Phone: 453 8596									
Email: BCIN# 46141													
SITE EVALUATION Ground Cover (trees, bushes, grass, impermeable surface): Soil Type:													
Site Slope: Flat Moderate Steep Soil Conditions: Wet Lpry Depth of Water Table: 12 ft.													
Surface Discharge Observed: Yes No Odour Detected: Yes No Current Weather (at time of evaluation):													
Class of System: 1 (Privy) 2 (Greywater) 3 (Cesspool) 4 (Leaching Bed) 5 (Holding Tank)													
<u>Tank</u> : ☐ Pre-cast ☐ Plastic ☐	l Fibre Glass □ Wood		Size: 800 Gal. Pump: Yes No										
<u>Distribution System</u> : Area:		of Tile Runs:		Length of Til		ance Between Tile Runs:							
<u>Tile Material</u> : ▼ PVC □ Clay □ Other	Ends:	ped 🗖 Joined	Cove	r:	o Soil Seeded								
Setbacks:	Ta		Distribution Pipe										
Distance to Buildings & Structures (ft)	71-0	, u		15'-011									
Distance to Bodies of Water (ft)	130			100									
Distance to Nearest Well (ft)	130				100	•							
Distance to Property Lines	Front 100 Rear	Side Side _		Front CO Rear Side Side Side									

<i>8-</i> 2											
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.										
	Additional Comments:										
	SYSTEM IN GOOD ORDER.										
VERIFICATION											
OWNER: The owner is responsible f approval thereof shall in an law.	for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the may exempt the owner(s) from complying with the Ontario Building Code or any other applicable										
I, <u>NAVIA SONERY</u> on my behalf with respect	(the owner of the subject property) hereby authorize the above mentioned evaluator to act to all matters pertaining to the existing on-site sewage system evaluation.										
Hand Judes Owner Signature	Date MY 3/ 7017										
EVALUATOR:											
determination of fu	declare that this site evaluation is accurate as of the date of inspection. No ature performance can be made due to unknown conditions, future water usage over the life of the the system and/or inadequate maintenance, all of which may adversely affect the life of the system. Description of the future performance of the sewage system.										
BUILDING DIVISION COMME	NTS										
Comments:											
l,	have reviewed the information contained in this form as submitted.										
Chief Building Official or	designate Date										



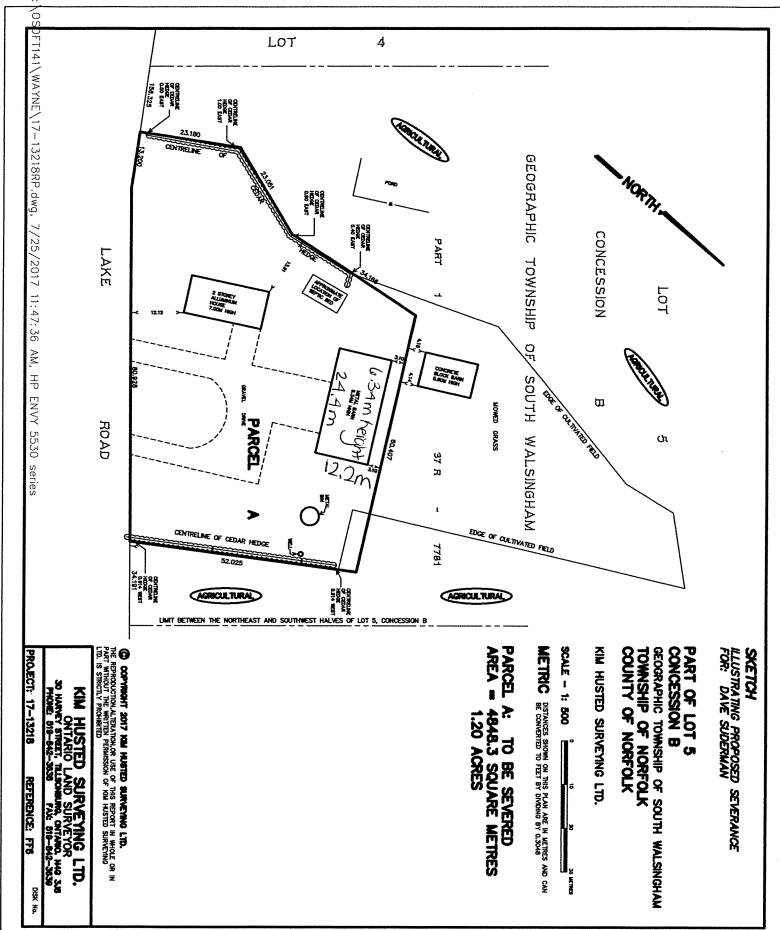
On Site Sewage Disposal System Location Plan

DATE:		W	31	11-	7					AJ	PLIC	CATIO	N NC	UMBI	ER: _							
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PREPARED BY:_____

NOTE: The above sketch is not to exact scale.

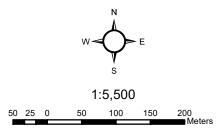


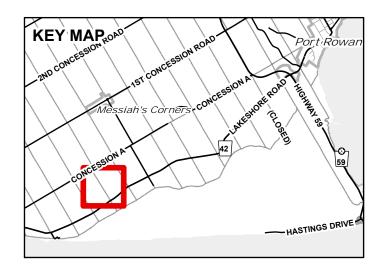


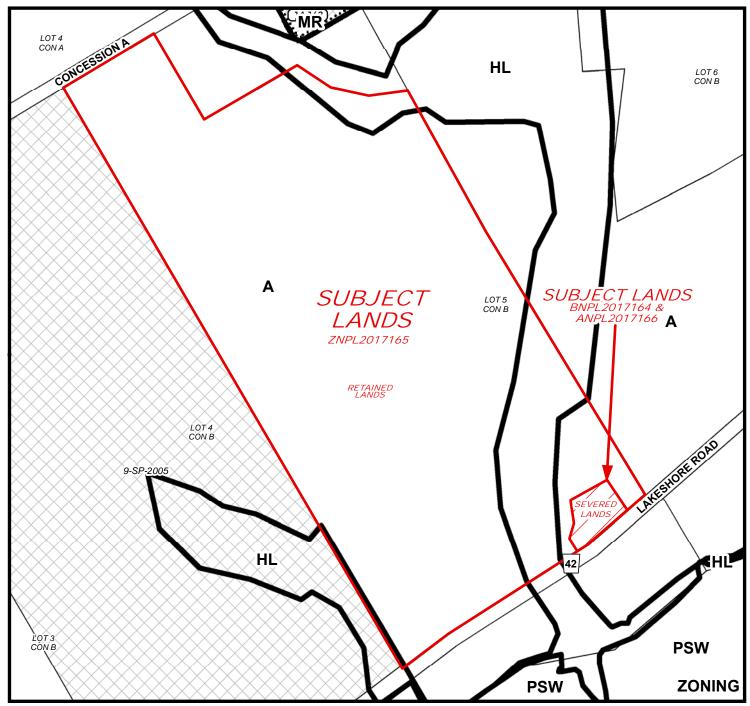
File Number: BNPL2017164 & ZNPL2017165 & ANPL2017166

Geographic Township of

SOUTH WALSINGHAM

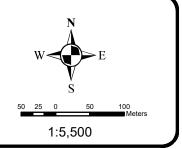


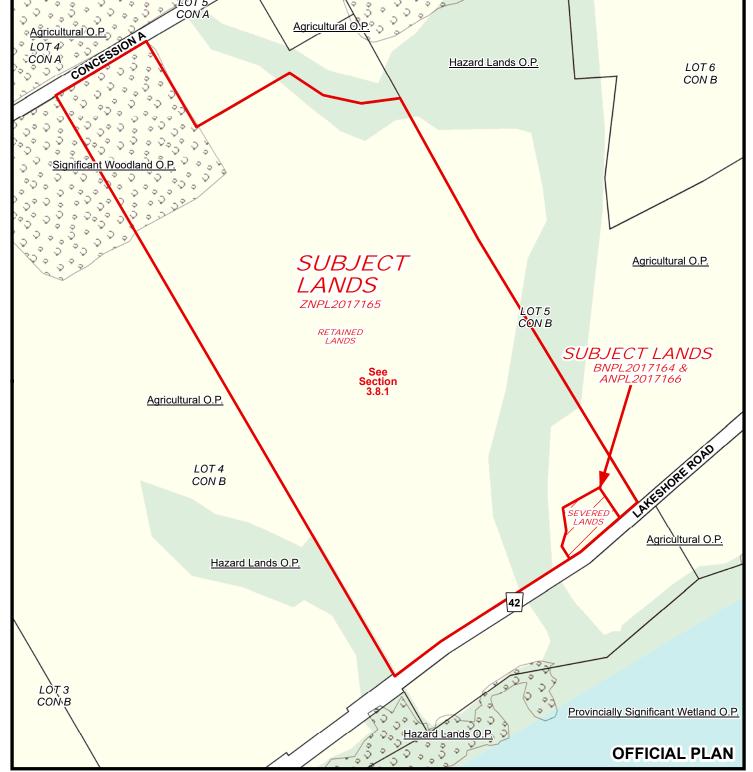




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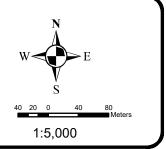
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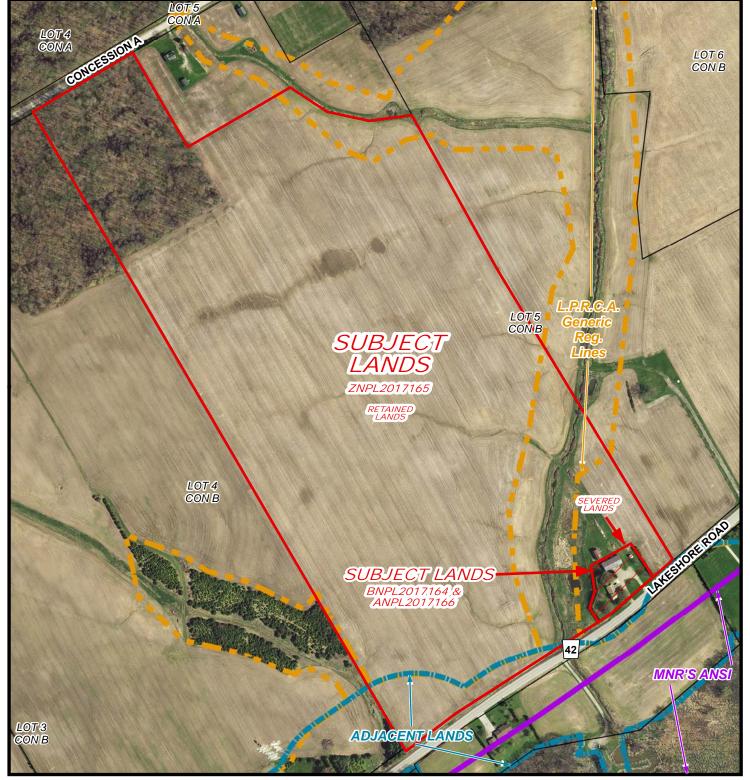




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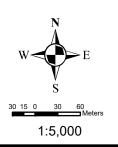
& ANPL2017166

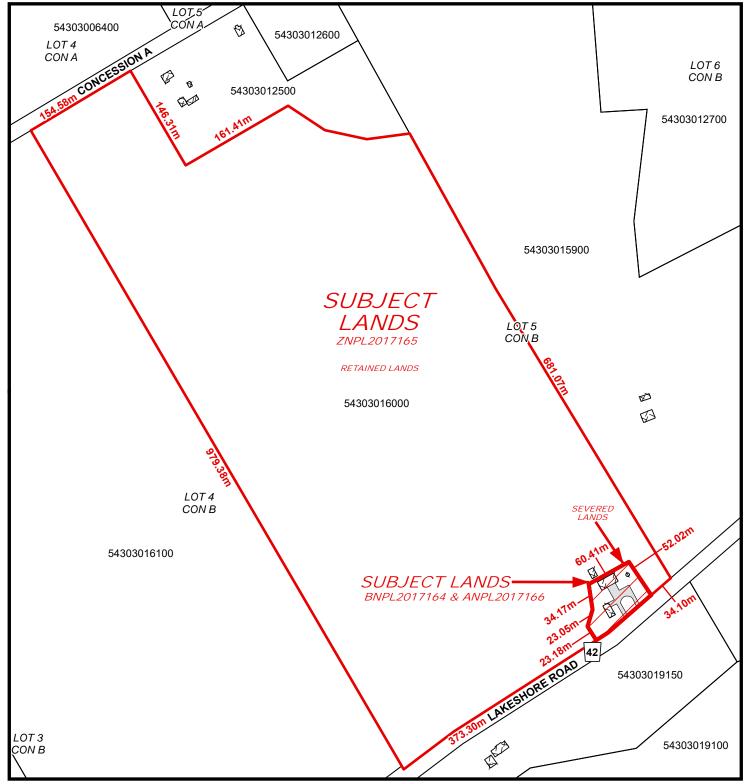




File Number: BNPL2017164 & ZNPL2017165

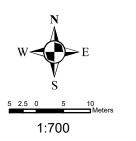
& ANPL2017166

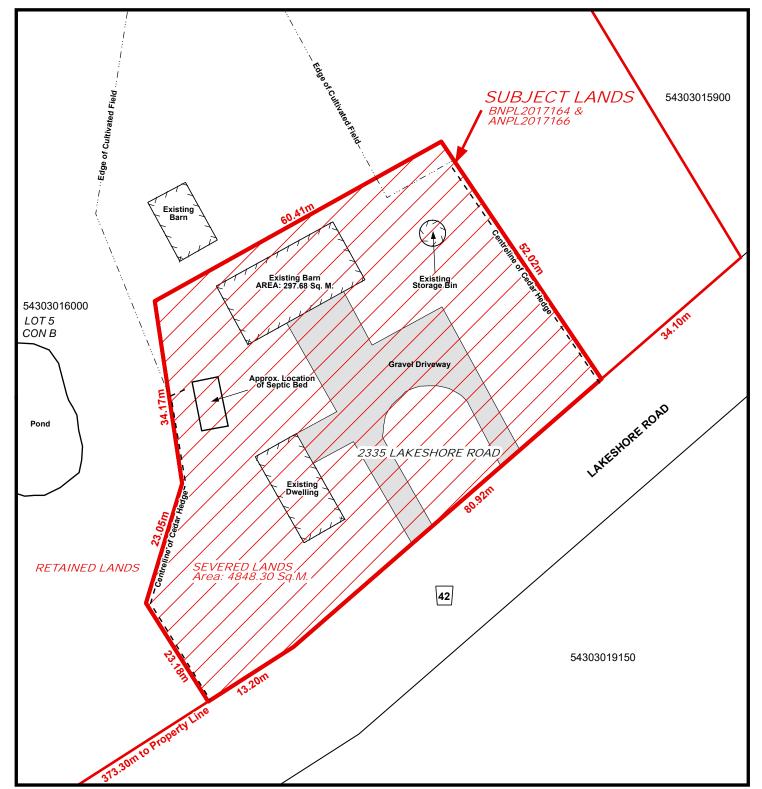




File Number: BNPL2017164 & ZNPL2017165

& ANPL2017166





LOCATION OF LANDS AFFECTED

File Number: BNPL2017164 & ZNPL2017165

& ANPL2017166

