

For Office Use Only:

File Number	<u>ANPL201729</u>	Application Fee	<u>\$1172</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>Oct 2/17</u>	OSSD Form Provided	<u>Oct 2/17</u>
Application Submitted	<u>Oct 2/17</u>	Planner	<u>Alisa</u>
Complete Application	<u>Oct 2/17</u>	Public Notice Sign	<u>—</u>

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance

Property Assessment Roll Number: 541-020-05300-0000

A. Applicant Information

Name of Owner Charles Csencsics

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 832 2nd Concession Rd NTR
Town and Postal Code Norfolk, N4B4G7
Phone Number (519) 983-3789
Cell Number (519) 983-3789
Email chuckcsencsics@hotmail.com

Name of Agent _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above

- ☒ Owner ☐ Agent



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

N/A

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

832 2nd Conc Rd NTR, MID CON 2 NTR
PT LOT 18 RP 37R3963 PART 1 REG

Municipal Civic Address: 832 2nd Conc Rd NTR

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural (A)

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: 2000

4. Present use of the subject lands:

Residential

5. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

All buildings (house, shed, shop) to be retained
See sketch 1948, 144, 960
sqft, sqft, sqft

6. If known, the date existing buildings or structures were constructed on the subject lands: House/shed 1989, Shop 2007
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.

Addition to Shop for more storage space

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:

1. Addition to Garage on house (1 bay) = 275 sqft.
2. Addition to Shop for storage = 977 sqft.

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

Garage addition Nov 2017, Shop addition Jan 2018

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:

1989

12. Existing use of abutting properties:

Farm land

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

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

Lot frontage

200 ft

200 ft

Lot depth

200 ft

200 ft

Lot width

200 ft

200 ft

Lot area

0.92 acre

0.92 acre

Lot coverage

3,050 sqft.

4,300 sqft.



Front yard	<u>10,000 Sqft</u>	<u>10,000 Sqft.</u>
Rear yard	<u>11,950 Sqft.</u>	<u>11,950 Sqft.</u>
Left Interior side yard	<u>6,000 Sqft</u>	<u>5,725 Sqft</u>
Right Interior side yard	<u>9,000 Sqft.</u>	<u>8,023 Sqft.</u>
Exterior side yard (corner lot)	<u> </u>	<u> </u>

2. Please outline the relief requested (assistance is available):

- 8.73 m from min. front yard of 13 m to permit 8.73 m
- 193.3 m² from max usable floor area of an accessory building of 100 m² to permit 193.3 m²

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

By-law:

personal storage (trailers, campers, seedco,
etc.)

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

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

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

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

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

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

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

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

Subject land is Severance off adjacent farm
by which land owner is fully Aware

5. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☒ Individual wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☐ Open ditches

☒ Other (describe below)

natural drainage (sand)

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

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

2nd Concession Rd. NTR

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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

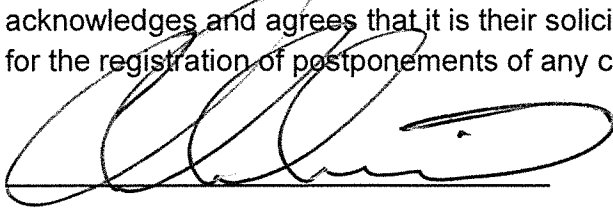
- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

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

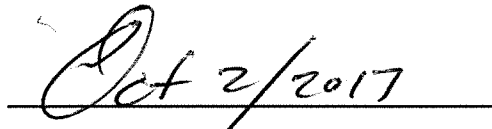
All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.



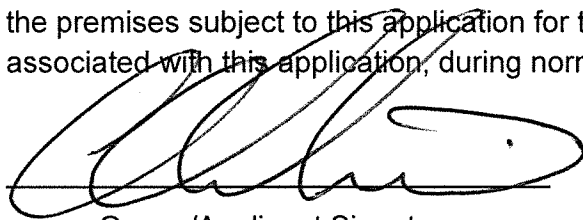
Owner/Applicant Signature



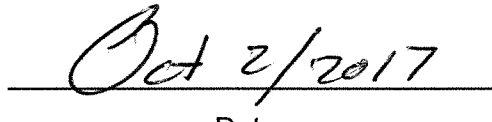
Date

J. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.



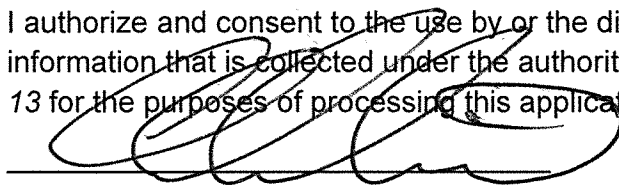
Owner/Applicant Signature



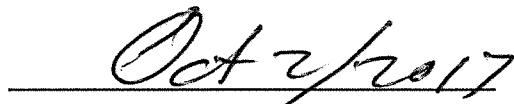
Date

K. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.



Owner/Applicant Signature



Date

L. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize _____ 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

Date

Owner

Date

M. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.



Applicant Signature



Date

Agent Signature

Date

N. Declaration

I, Charles Csercsies 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:

175 Robinson St.

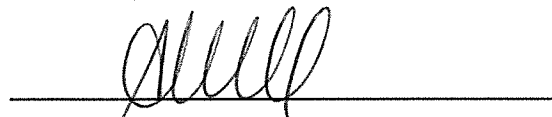


Owner/Applicant Signature

In Simcoe, ON

This 2nd day of October

A.D., 2017



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

PROPERTY INFORMATION

Address: 832 2ND CONC RD NTR, Tillsonburg

Legal Description: MID CON 2 NTR PT LOT 18 RP 37R3963 PART 1 REG
0.92AC 200.00FR 200.00D

Roll Number: 331054102005300

Application #:

Information Origins: Development Services GIS/TRU-Design dated Sept 2017

Agricultural Zone (A)

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) building height	6.00	4.99	N/A	m
b) minimum front yard	13.00	4.27	8.73	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	Right 1.20	1.25	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	Shop -1829 sq.ft/Lot area-40000 sq ft.			
i) lot coverage	10.00	4.57	N/A	%
ii) usable floor area	100.00	193.3	93.3	m.sq
3.36 Surplus Farm Dwelling Severance				
	200.00		N/A	m.sq
b) existing accessory buildings/structures				

Comments

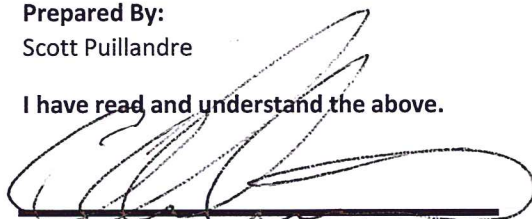
1) Proposed accessory structure exceeds minimum front yard setback - deficient 8.73M 2) Proposed accessory structure exceeds maximum usable floor area - deficient 93.3m.sq includes garden shed

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

25 Sept 17
date


Signature of Zoning Administrator

25 Sept 17
date

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

Clean Water Act - S.59: Restricted Land Use
Pre-Consultation Screening Form

The information on this form will help Norfolk County determine if a development or building application is subject to any Part IV policies under the Long Point Region Source Protection Plan. These policies include Prohibitions and the requirement for a Risk Management Plan. A Risk Management Plan must be agreed to or established by the Risk Management Official prior to Development or Building Approvals.

PROPERTY INFORMATION

832 2nd Concession Rd NTR 1 N4G 4G7
 Street Address Postal Code
 541 020 05300
 Property Roll Number

CONTACT INFORMATION

Charles Csercsics 1 832 2nd Concession Rd NTR
 Name of Applicant Mailing Address
 519 983 3789 1 chuckcsercsics@hotmail.com
 Tel. Fax. Email

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- | | |
|--|--|
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Consent/Severance | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Condominium |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Official Plan Amendment |

SOURCE PROTECTION VULNERABLE AREA

Mapping is available from Norfolk County or on-line at <https://maps.grandriver.ca/swp-policymapping/>

SELECT ONE:

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Delhi-Courtland | <input type="checkbox"/> Port Rowan |
| <input type="checkbox"/> Simcoe | |
| <input type="checkbox"/> Waterford | |
| <input checked="" type="checkbox"/> Tillsonburg | |

SELECT ALL THAT APPLY

- | | |
|---|--|
| <input checked="" type="checkbox"/> WHPA-A (10) | <input type="checkbox"/> IPZ-2 (9) |
| <input checked="" type="checkbox"/> WHPA-B (10) | <input type="checkbox"/> ICA (NITRATE) |
| <input type="checkbox"/> WHPA-B (8) | |
| <input type="checkbox"/> WHPA-C (8) | |

Clean Water Act - S.59: Restricted Land Use

Pre-Consultation Screening Form

CURRENT AND PROPOSED PROPERTY USE

Are there any active or inactive wells on the property?

☒ Yes

☐ No

Is the proposed use of the property solely Residential?

☒ Yes

☐ No

If yes, respondent can continue to the Signature of Applicant section.

Does the proposed use of the property include commercial, industrial, or agricultural uses?

☐ Yes

☐ No

If yes, respondent must complete the rest of this screening form.

Describe the current land use at the property

Describe the proposed land use at the property. Attach a Site Plan or sketch of the property.

Clean Water Act - S.59: Restricted Land Use

Pre-Consultation Screening Form

PROPOSED ACTIVITIES ON THE PROPERTY

Please check all activities that may be associated with the proposed land use.

Fuel Handling and Storage

- ☐ Liquid Fuel Storage (gasoline, diesel, etc.) *Indicate maximum quantity* _____
- ☐ Fuel Oil Storage, including home heating oil (or waste oil if used as a fuel)
- Location ☐ Entirely Above Grade, or ☐ Below Grade (any portion of tank below ground level)
- Indicate maximum quantity* _____

Chemical Handling and Storage

Please check any liquid products that will be used, stored, or sold in ANY quantity.

- ☐ Paints and other coatings (stains, enamels, lacquers, rust paint, etc.)
- ☐ Solvent-based degreasers or metal parts washing liquids
- ☐ Automotive aerosol products
- ☐ Dry cleaning chemicals
- ☐ Furniture strippers
- ☐ Liquid adhesives (solvent cement, craft adhesive, industrial adhesives, etc.)
- ☐ Organic or chlorinated solvents
- ☐ Vinyl chloride monomer
- ☐ Other (please list) _____

Waste Disposal

- ☐ Any lands or buildings where waste is deposited, disposed of, handled, stored, transferred, treated, or processed.

Snow Storage and Road Salt Application, Handling, and Storage

- ☐ Road salt applied to parking areas, driveways, or walkways
- ☐ Road salt stored indoors
- ☐ Road salt stored outdoors
- ☐ Road salt stored in quantities greater than 5 tonnes
- ☐ Snow storage area with a maximum footprint larger than 0.01 hectares (10m x 10m)

Nutrients and Pesticides

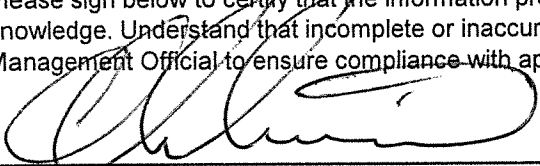
- ☐ Application of Agricultural Source Material (ASM) to Land (e.g. manure)
- ☐ Application of Non-agricultural Source Material (NASM) to Land (e.g. unprocessed plant material)
- ☐ Storage of ASM or NASM
- ☐ Use of land as livestock grazing, pasturing, outdoor confinement area, or farm-animal yard
- ☐ Storage of Commercial Fertilizer *Indicate maximum quantity* _____
- ☐ Storage of Pesticides *Indicate maximum quantity* _____

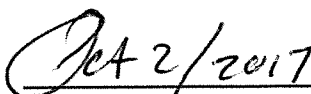
Clean Water Act - S.59: Restricted Land Use

Pre-Consultation Screening Form

SIGNATURE OF APPLICANT

Please sign below to certify that the information provided above is accurate and complete to the best of your knowledge. Understand that incomplete or inaccurate information may result in future involvement of the Risk Management Official to ensure compliance with applicable Provincial legislation.


Signature of Applicant


Date

Please submit this form to the Risk Management Official or email a copy to email. For further information, call Mike Bingham, Risk Management Official, at 705-957-5974.

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE RISK MANAGEMENT OFFICIAL)

ACTION REQUIRED

- ☐ Application can proceed as written. S.59(2)(a) Notice to be issued by RMO
- ☐ Risk Management Plan to be negotiated before current application can be processed by the County
- ☐ Risk Management Plan to be negotiated at future stage (specify)
- | | |
|--|--|
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Consent/Severance | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Condominium |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Official Plan Amendment |
- ☐ Activity is Prohibited. Application cannot proceed as written

Mike Bingham, Risk Management Official

Date

- ☐ RMO has informed the Development Services Department of required action
- ☐ RMO has informed applicant of required action

Application number:		notice number (if different):	
Date Received:		reviewed by:	

Clean Water Act - S.59: Restricted Land Use
Pre-Consultation Screening Form

APPENDIX A

Agricultural Source Material

- 1 Manure produced by farm animals, including associated bedding materials.
- 2 Runoff from farm-animal yards and manure storages.
- 3 Washwaters from agricultural operations that have not been mixed with human body waste.
- 4 Organic materials produced by intermediate operations that process materials described in paragraph 1, 2 or 3.
- 5 Anaerobic digestion output, if,
 - i. the anaerobic digestion materials were treated in a mixed anaerobic digestion facility,
 - ii. at least 50 per cent, by volume, of the total amount of anaerobic digestion materials were on-farm anaerobic digestion materials, and
 - iii. the anaerobic digestion materials did not contain sewage biosolids or human body waste.
- 6 Regulated compost as defined in subsection 1 (1) of Ontario Regulation 106/09 (Disposal of Dead Farm Animals) made under the Act.

Non-Agricultural Source Material

Category 1: e.g. Leaf and yard waste that has not been composted.

Category 2: e.g. organic waste matter that contains no meat or fish, food processing at a bakery.

Category 3: e.g. pulp and paper biosolids, paunch manure and sewage biosolids.

Organic Solvents

- 1 Carbon tetrachloride - production and consumption are controlled. It was commonly used as component for domestic cleaning fluids and degreaser in industry. It may also be found in solvents and dry cleaning agents.
- 2 Chloroform – May be found in pesticides, solvents and cleaning agents.
- 3 Dichloromethane – May be found in paint strippers and degreasers.
- 4 Pentachlorophenol – May be found in pesticides and disinfectants.

Dense Non-Aqueous Phase Liquids (DNAPL)

Common uses include, but are not limited to:

- 1 Acetone
- 2 Paint Thinner
- 3 Turpentine
- 4 Dry cleaning solvents
- 5 Cleaners, degreasers and lubricants for engine parts, tires, brakes, etc.
- 6 Paint and furniture strippers
- 7 Wood finish, stains and coatings
- 8 Adhesives and sealants

General Notes

- All measurements to be verified by client
- All window and door sizes to be verified by client
- All construction to comply with O.B.C.
- These plans form the basis for permit issuance and any deviations from these plans and details including fire ventilation system, heating system, wood stud framing, etc. shall require a revised drawing and clearance by the Building Department

I review and take responsibility for the design of this drawing.
BCIN# 41751

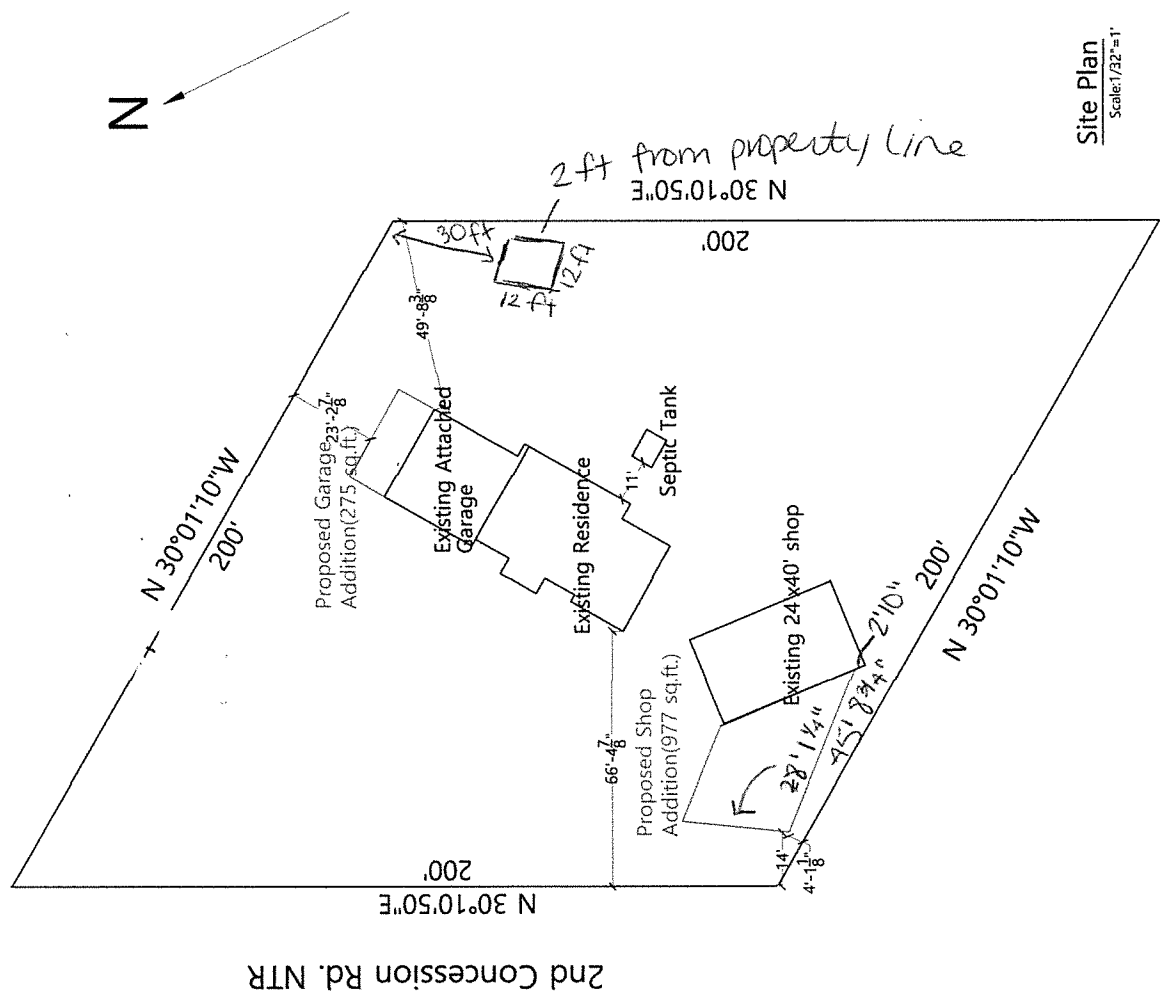
Site Plan	
No.	Revisions/Notes

TRU-DESIGN
BCIN # 41751
54357 Best Line
AYLMER ON

Project Name and Address
Cserscs Shop
832 2nd Con. NTR
Norfolk County

Sheet
Sept. 2017
1/32" = 1'

Page
A7





Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE No.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>2nd Concession Rd NTR, Norfolk County, N4B4B7</u>			
Owner: <u>Charles Cserecsics</u>		Lot: <u>18</u>		Concession: <u>2</u>	
Lot Area: <u>0.92 ac</u>	Lot Frontage: <u>200'</u>	Assessment Roll No. <u>541-020-05300-0000</u>			
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>2400 sq ft.</u>	No. of Bedrooms: <u>3</u>	No. of Fixture Units: <u>24</u>	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?		
EVALUATOR'S INFORMATION		Evaluator's Name: <u>EDWARD JR STOCKMANS</u> Company Name: <u>GREAT LAKES EXCAVATION</u> Address: <u>859 SCHAFFER RD.</u> Postal Code: <u>N4B-2W5</u> Phone: <u>519-688-9141</u> Email: <u>ted@stockmans.ca</u> BCIN # <u>36816 or 36988</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>Grass</u>		Soil Type: <u>Sandy loam</u>	
Site Slope: <input checked="" 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>50</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>DRY.</u>	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <u>800</u> Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>6</u>		Total Length of Tile: <u>915 metres</u>	
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)	<u>11</u>		<u>42'</u>		
Distance to Bodies of Water (ft)	<u>N/A</u>		<u>N/A</u>		
Distance to Nearest Well (ft) <u>630' Deep</u>	<u>90</u>		<u>130'</u>		
Distance to Proposed Property Lines	Front <u>130</u> Rear <u>70</u> Side <u>100</u> Side <u>100</u>		Front <u>150</u> Rear <u>50</u> Side <u>100</u> Side <u>100</u>		

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:

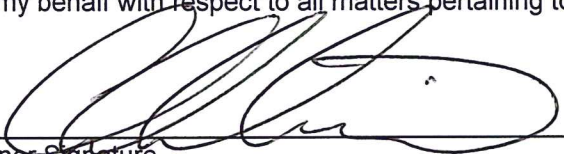
Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.

Additional Comments:

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, Charles Ceresics (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

Sept 29th/2017
Date

EVALUATOR:

1. I, EDWARD JR STOCKMAN 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

SEPT 29/2017
Date

BUILDING DIVISION COMMENTS

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

DATE: Oct 2/2017

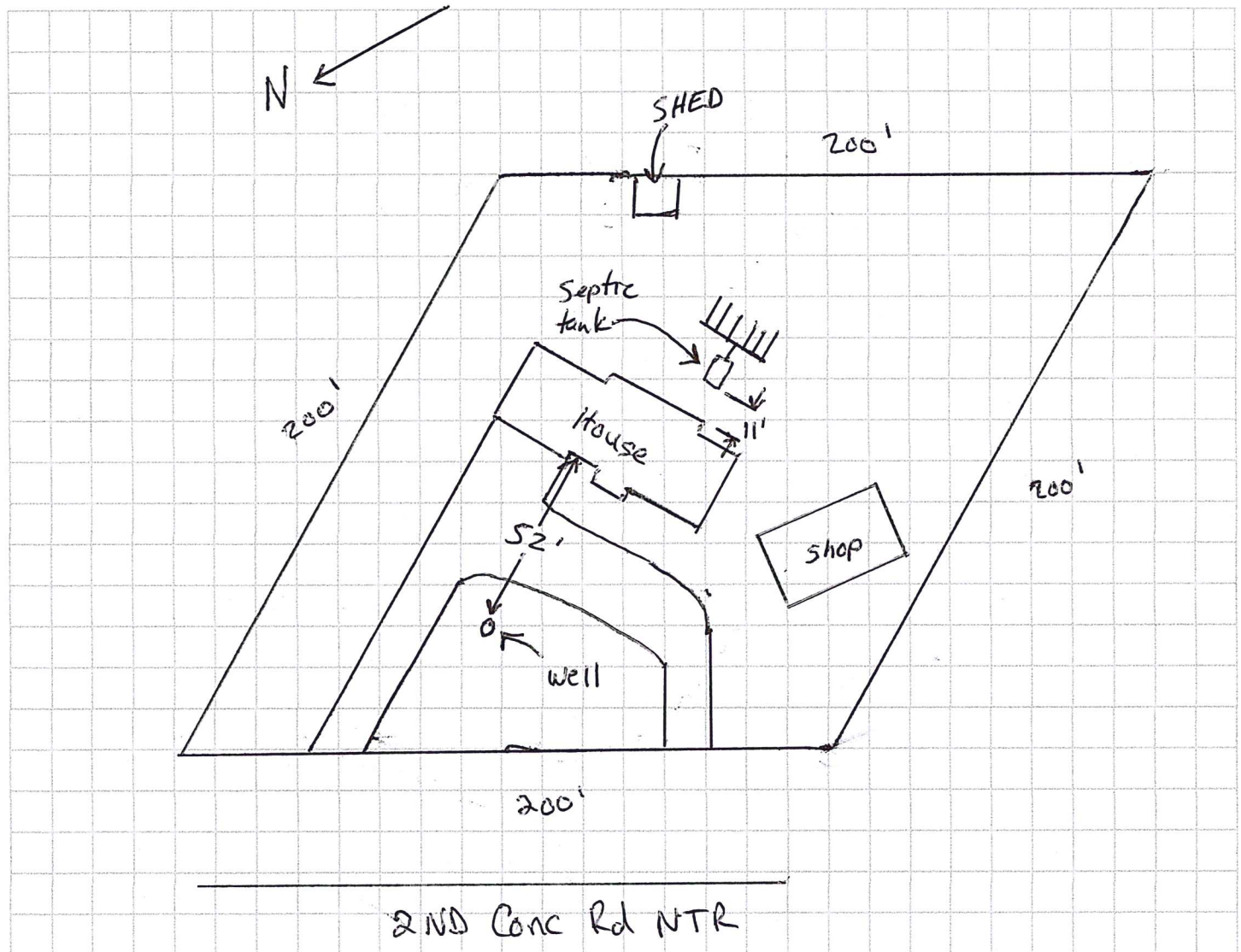
APPLICATION NUMBER: _____

OWNER: Charles Czerski

EVALUATOR: EDWARD J. STOCKMANS

PROPERTY ADDRESS: 832 2nd Concession Rd NTR, Norfolk, NY 46467

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.

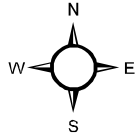


MAP 1

File Number: ANPL2017219

Geographic Township of

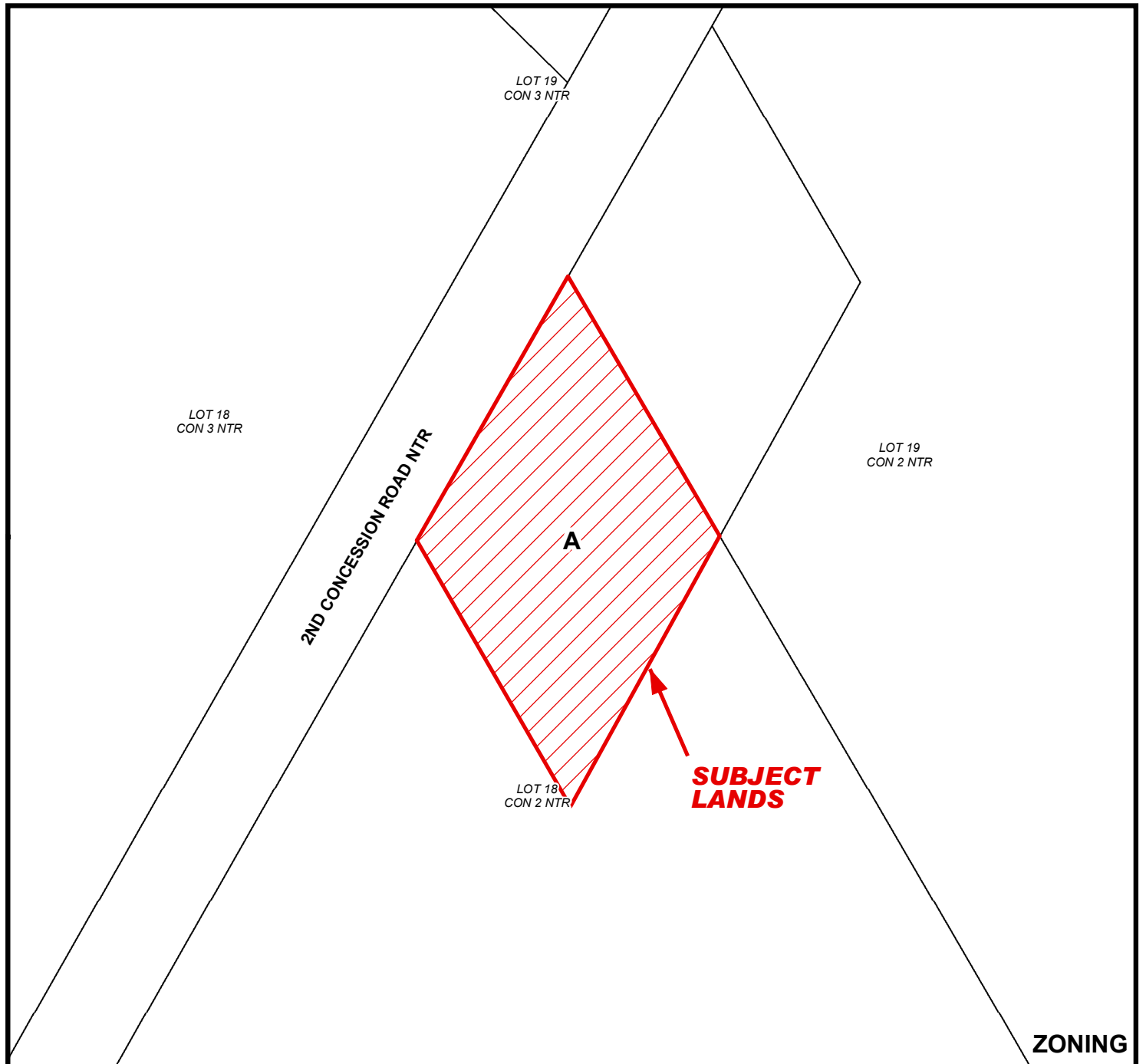
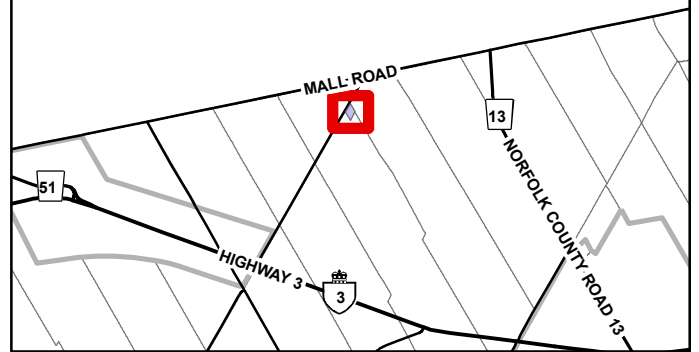
MIDDLETON



1:1,200

9.54.75 0 9.5 19 28.5 38 Meters

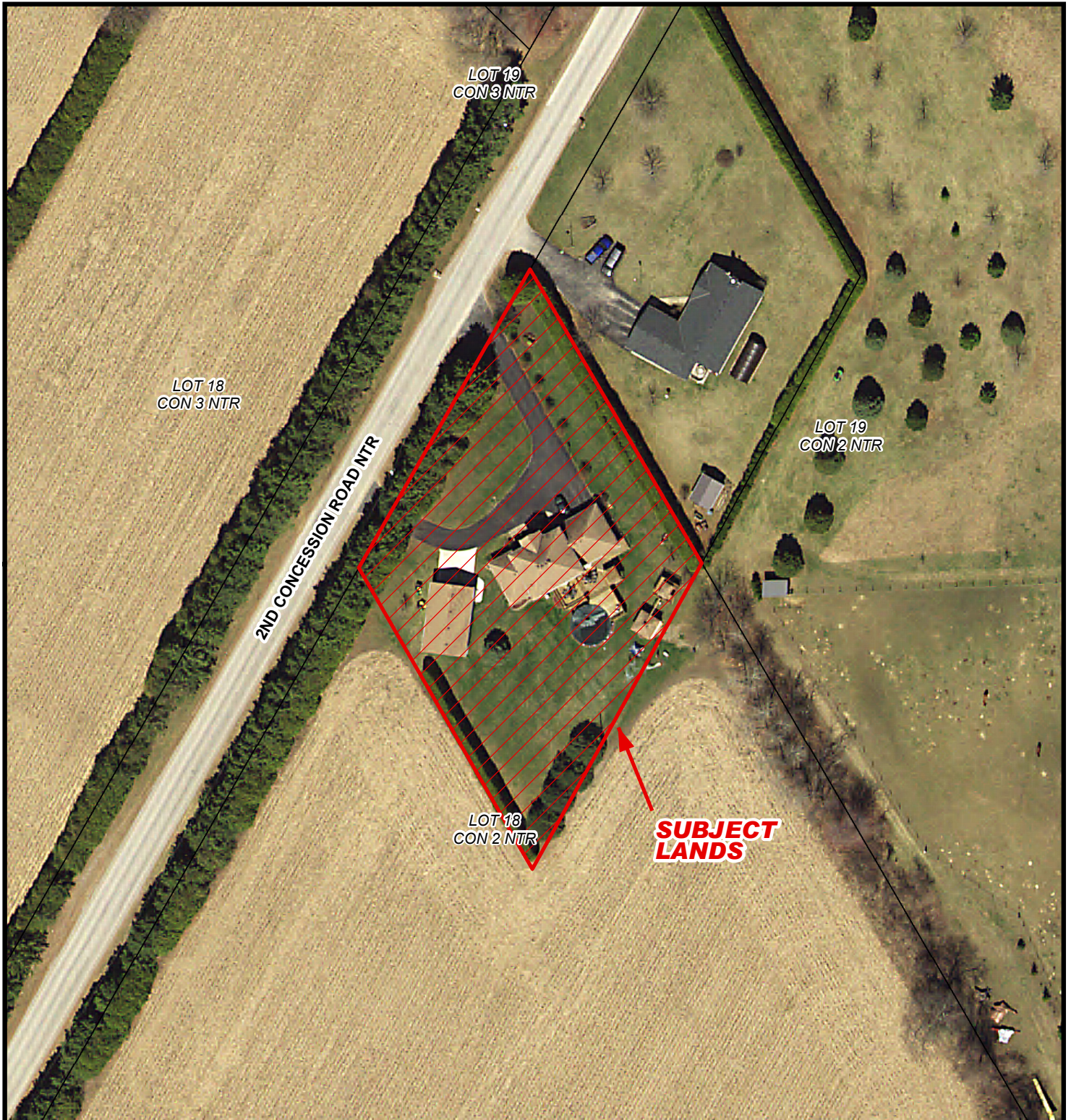
KEY MAP



MAP 2

File Number: ANPL2017219

Geographic Township of MIDDLETON



MAP 3

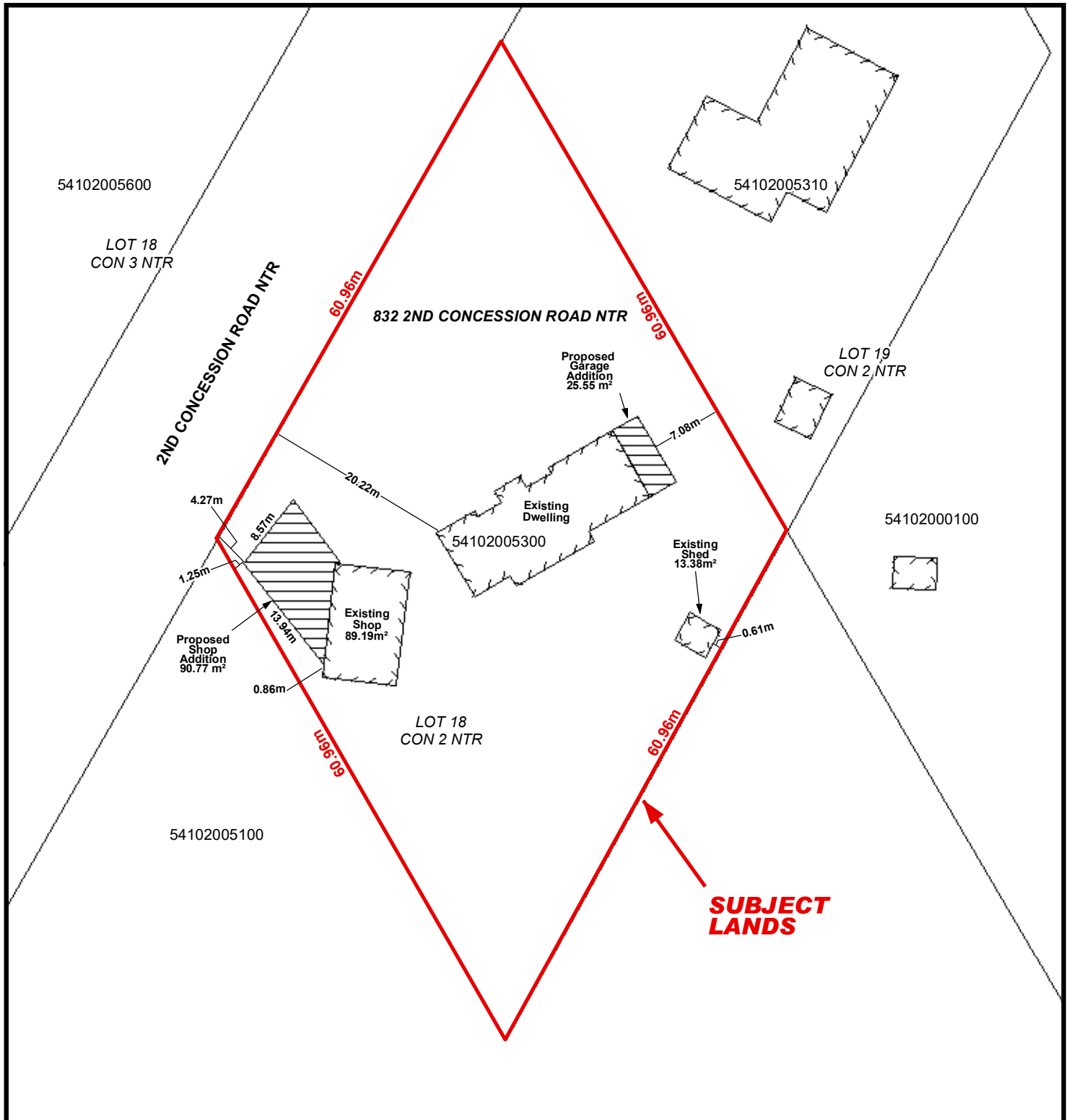
File Number: ANPL2017219

Geographic Township of MIDDLETON



2 1 0 2 4 6 8 Meters

1:600



LOCATION OF LANDS AFFECTED

File Number: ANPL2017219

Geographic Township of MIDDLETON



2 1 0 2 4 6 8 Meters

1:600

