

For Office Use Only:

File Number	<u>ANPL2018167</u>	SPRT Meeting	<u>—</u>
Related File Number	<u>—</u>	Application Fee	<u>\$1406</u>
Pre-consultation Meeting	<u>—</u>	Conservation Authority Fee	<u>\$474.60</u>
Application Submitted	<u>July 26/18</u>	OSSD Form Provided	<u>Coming</u>
Complete Application	<u>July 26/18</u>	Planner	<u>Steve</u>
Public Notice Sign	<u>Yes</u>		

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

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Consent/Severance
- ☒ Minor Variance
- ☐ Easement/Right-of-Way
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 493-100-20700

A. Applicant Information

Name of Owner Bart Crandon

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 143 Ordinance Avenue

Town and Postal Code Turkey Point ON NOE 1T0

Phone Number 519-420-9945

Cell Number "

Email barterandon@icloud.com

Name of Applicant

Linda D'Hondt-Grandon

Address

143 Ordnance Avenue

Town and Postal Code

Turkey Point ON NOE 1T0

Phone Number

519-427-3582

Cell Number

"

Email

blcrandon@gmail.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

☒ Applicant

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

Lot 66 Plan 133; Pt Lot 11 Turkey Point Marsh
in front of Concession A Charlotteville, Parts 559 + 60 3R1541

Municipal Civic Address: 143 Ordnance Avenue

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

legally existing single detached dwelling used for
permanent occupancy

4. 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 - to be retained
garage - to be retained and replaced in the future
Shed - to be removed and replaced

5. 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

6. 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:

Accessory Structure - replacement of an existing shed - larger for
Storage. Future replacement of existing garage on same
footprint with a second storey addition for Storage.

7. 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:

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

Approximately 1970 's



9. Existing use of abutting properties:

vacation home and permanent residence
marina channel

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

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

Subject to right-of-way and Hydro Easement Inst. No. 396171

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:

New accessory building larger than existing shed to
be removed.

Future replacement of an existing garage with
a second storey addition for storage

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

Increase in height for additional storage space

Reduction in setback to accommodate access to dock

3. 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:

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

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. 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): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

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

_____ n/a _____



9. Site Information**Existing****Proposed**

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

Lot frontage

12.19 m

Lot depth

70.10 m

Lot width

12.19 m

Lot area

854.708 m²

Lot coverage

Front yard

Rear yard

Left Interior side yard

Right Interior side yard

Exterior side yard (corner lot)

Landscaped open space

Entrance access width

Exit access width

Size of fencing or screening

Type of fencing

10. Building Size

Number of storeys

Building height

Total ground floor area

Total gross floor area

Total useable floor area

11. Off Street Parking and Loading Facilities

Number of off street parking spaces

Number of visitor parking spaces

Number of accessible parking spaces

Number of off street loading facilities

12. Multiple Family Residential (if applicable)

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 m²

Bachelor _____

One bedroom _____

Two bedroom _____

Three bedroom _____

Townhouse _____

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

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

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:

14. Institutional (if applicable)

Describe the type of use proposed: _____

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.):

15. Describe Recreational or Other Use(s) (if applicable)

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

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

Personal Knowledge.

4. 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:

Not in wellhead protection area

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)

_____Private Water System - Communal_____
(Lakeview Water Systems)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☐ Open ditches

☒ Other (describe below)

_____Over land or into channel_____



2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Ordinance Avenue

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

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
☐ Draft condominium declaration

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.

Permission to Enter Subject Lands

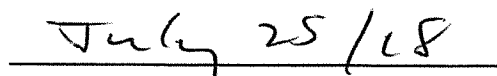
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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

K. Owner's Authorization

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

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

I/We authorize Linda D'Hondt-Crandon 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.

Bart Crandon
Owner

July 25/18
Date

Owner

Date

L. Declaration

I, Linda Crandon of Turkey Point

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:

Langton

Linda D'Hondt-Crandon
Owner/Applicant Signature

In Norfolk County

This 26th day of July

A.D., 20 18

Steven James Collyer
A Commissioner, etc.

Steven James Collyer,
a Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County.
Expires April 3, 2021.



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: 143 Ordnanace

Legal Description: CHR PLAN 133 LOT 66

Roll Number: 331049310020700

Application #:

Information Origins: survey supplied by owner, Plus rough sketch of new accessory building only

Accessory Structure (existing garage)		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>		5.00	9.10	4.10	m
b) <i>minimum front yard</i>		6.00		N/A	m
c) <i>minimum exterior side yard</i>		6.00		N/A	m
d) <i>minimum interior side yard</i>		1.20		N/A	m
e) <i>minimum rear yard</i>		1.20		N/A	m
f) <i>through lot distance to street line</i>		6.00		N/A	m
g) <i>Lot coverage (Note:Proposed Area)</i>					m.sq
i) <i>lot coverage</i>		10.00	4.14	N/A	%
ii) <i>usable floor area</i>		100.00	66.76	N/A	m.sq

Comments

existing garage to be torn down in future and rebuilt, using existing non-complying 0.61m setback from side yard. Existing footprint of 3.79m x 8.28m(31.38sqm) to be followed with full 2nd storey addition(62.76sqm total), non habitable room, only storage area proposed. Will be adding stairs from outside of building to access 2nd storey (min stair area as per OBC is 4sqm) Existing lot area is 854.71sqm. Asking for a maximum height of 9.1m. No drawings were provided of the reconstruction of this building to determine accuracy

Accessory Structure - proposed new		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>		5.00	7.00	2.00	m
b) <i>minimum front yard</i>		6.00		N/A	m
c) <i>minimum exterior side yard</i>		6.00		N/A	m
d) <i>minimum interior side yard</i>		1.20	0.91	0.29	m
e) <i>minimum rear yard</i>		1.20		N/A	m
f) <i>through lot distance to street line</i>		6.00		N/A	m
g) <i>Lot coverage (Note:Proposed Area)</i>					m.sq
i) <i>lot coverage</i>		10.00	3.48	N/A	%
ii) <i>usable floor area</i>		100.00	29.73	N/A	m.sq

Comments

new accessory building to be 4.88m x 4.27m with a 4.88m x 1.83m overhang porch attached to side. 2nd storey in accessory proposed to be 4.88m x 1.83m as a loft for storage. A sink and a stainless steel counter to be installed, no habitable room proposed. Grey water must hook into existing septic, or a grey water system be proposed. Access to loft will be from inside building. Asking for height of 7m, and to be 0.91m to interior side yard on one side. Only rough building sketches provided at this time.



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: 143 Ordance

Legal Description: CHR PLAN 133 LOT 66

Roll Number: 331049310020700

Application #:

Information Origins: survey supplied by owner, Plus rough sketch of new accessory building only

Comments for total of both buildings

Total lot coverage with both accessory buildings will be $(4.14 + 3.48) = 7.32\%$ which does not exceed the 10% lot coverage allowed for accessory structures. Total useable floor area of $(66.76 + 29.73) = 96.49\text{sqm}$ does not exceed the 100sqm allowable useable floor area for accessory structures. Final building plans and grading plan must reflect what is proposed for deficiencies noted.

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:

Roxanne Koot

I have read and understand the above.

Rindi Debnat Crandon
Signature of owner or authorized agent

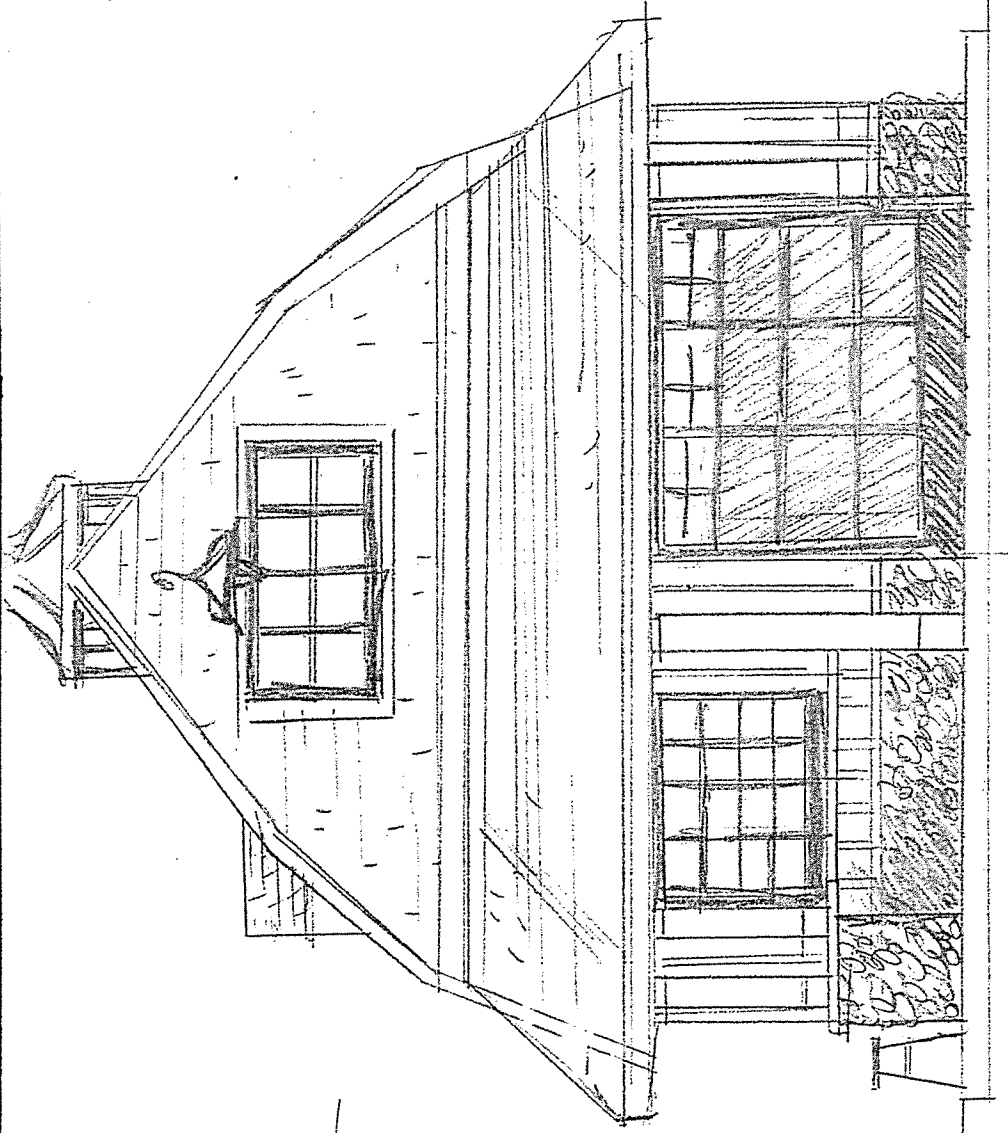
July 26/2018
date

Roxanne Koot
Signature of Zoning Administrator

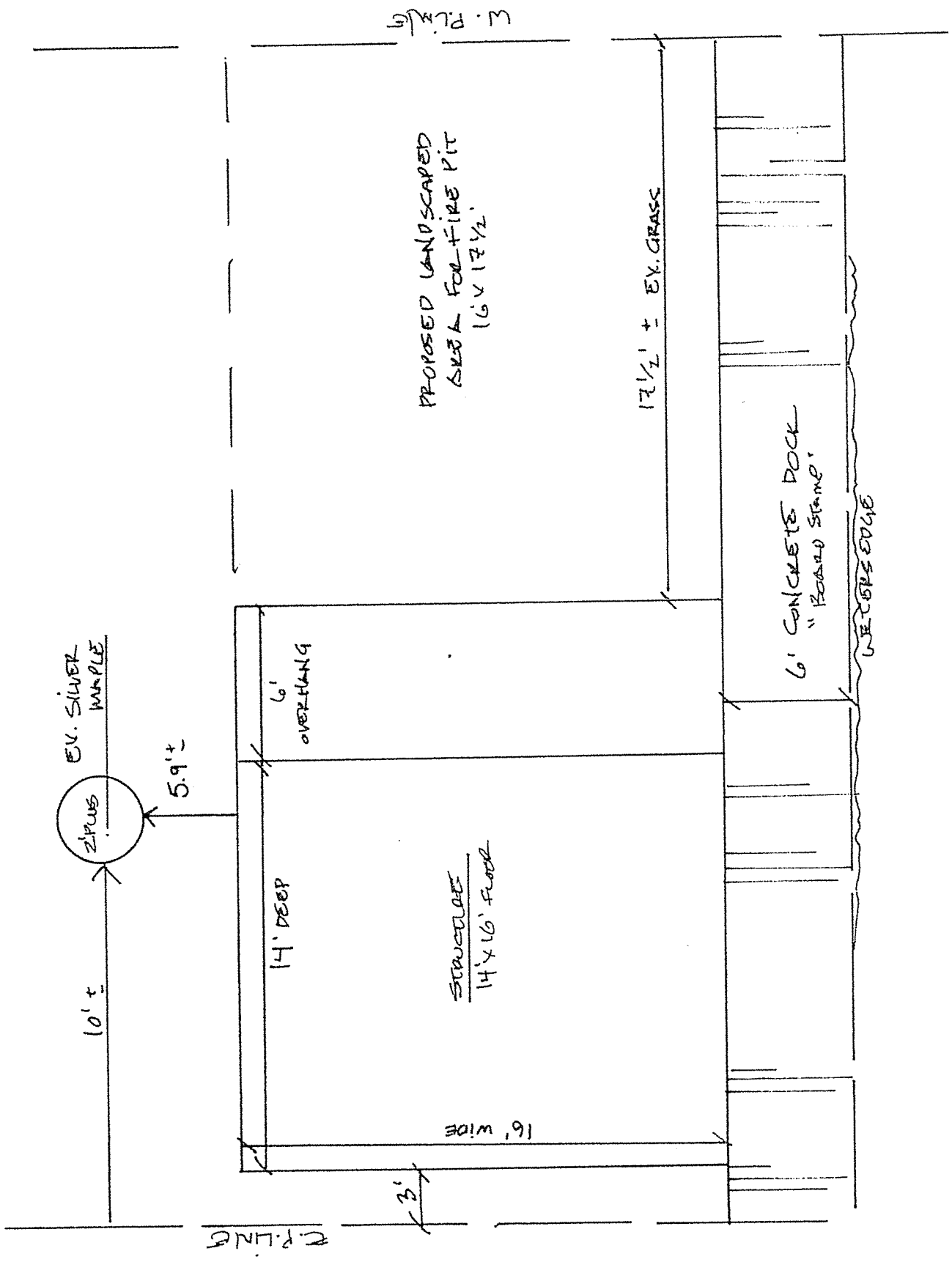
July 25/2018
date

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

Accessory Building by water's edge



West Facing
CONCEPT JUNE 2008



PROPOSED LANDSCAPED
AREA FOR FIRE PIT
16' x 17 1/2'

EV. SILVER
MAPLE

2' PLUS

10' ±

5.9' ±

14' DEEP

6' OVERHANG

STRUCTURE
14' x 16' FLOOR

16' WIDE

3' ±

6' CONCRETE DOCK
"BOARD STAKE"

WATERSEAL

17 1/2' ± EX. GRASS

E. PLING

W. PLING

Date

① Follow footprint of 27' 2" x 12' 5" (Keep
add 2nd storey → useable floor area full 2nd
Story
(height 9.1m)

lot coverage - stairs - ? building Code min stairs.
(min stairs) 10' 6" 3' wide 3' x 3' laundry

② 3' from prop line 16 x 14 - w overlap
1st storey
loft area 16 x 6
height 7m.

↳ sink w stainless steel counter for fish cleaning
stairs inside to access loft area

↓ water supply to hook into existing septic
grey water or grey water
system

7R - 1541

PART 57,
PLAN 37R-1541

RIGHT OF WAY

11

Steel Wall

MARSH

1541
SEE NEXT MAP
RIGHT OF WAY

FRONT

SUBJECT TO RIGHT OF WAY AND
HYDRO EASEMENT AS DESCRIBED
IN INST. No. 396171

PART 59,
PLAN 37R-1541

HP
2.4' N
7.9' W

(P2 & MEAS)
20.00'

61, PLAN 37R-1541

RP 133

RP 133

REC'D

LOT

min stairs to access
2nd floor 10'6" long x 3' wide
landing 3' x 3' = 4.59m lot area

LOT

INST.

PLAN

No.

3.0' Wide
2nd Sty.
Overhang

O/H
Line
11.0' E

Overhead

Hydro

Line

INST.

No.

LOT

133

No.

406677

65

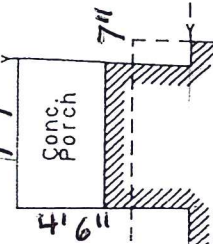
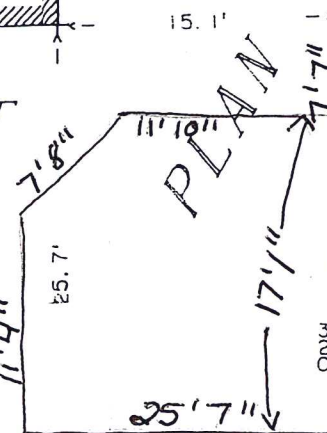
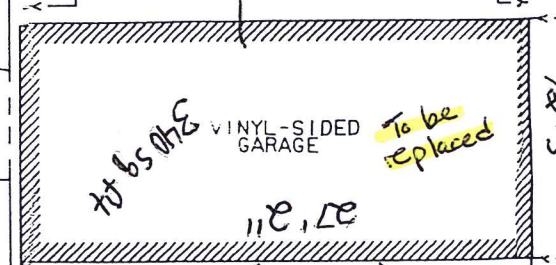
180 (700)
Disturbed
Reset

230.00' (P1, P2 BY ADD & MEAS)

110.00' (P1 & SET)

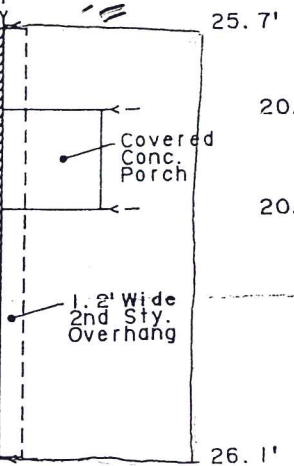
82.4'

NE ANGLE
LOT 66
RP 133



2 STOREY
VINYL-
SIDED
HOUSE
No. 143
245289

66



Row of 2' Spruce Trees 1.0' S

230.00' (P1, P2 BY ADD & MEAS)

400571

67

1541

WAY

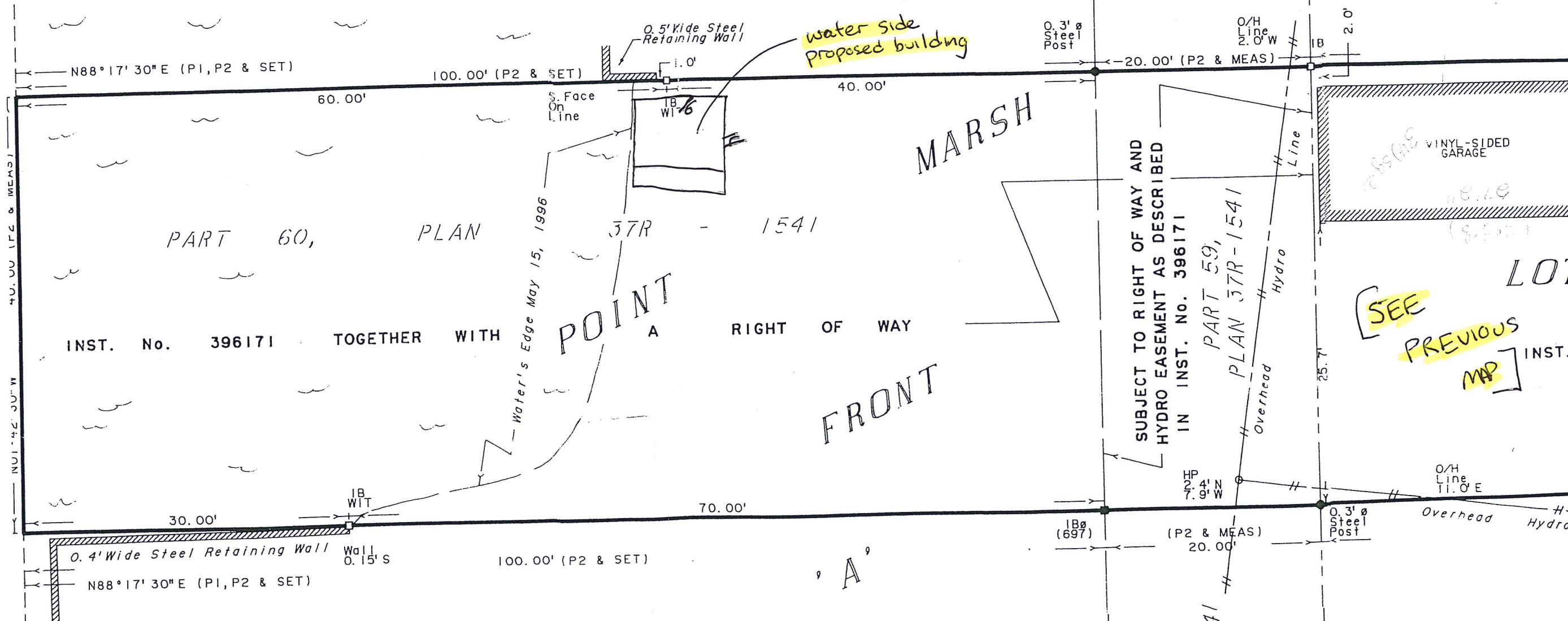
80.00' (P1 & MEAS)
160.00' (P1 & MEAS)
40.00' (P1 & SET)
4' High Privacy Hedge

R
1)

PART 58, PLAN 37R - 1541

INST. No. 397239 TOGETHER WITH A RIGHT OF WAY

PART 57,
PLAN 37R-15



PART 60, PLAN 37R - 1541

INST. No. 396171 TOGETHER WITH A RIGHT OF WAY

POINT A

FRONT

SUBJECT TO RIGHT OF WAY AND
HYDRO EASEMENT AS DESCRIBED
IN INST. No. 396171

PART 59,
PLAN 37R-1541

SEE
PREVIOUS
MAP

IN
PART 62, PLAN 37R - 1541
CONCESSION

INST. No. 409097 TOGETHER WITH A RIGHT OF WAY

PART 61, PLAN 37R-1541

REC'D



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>143 Ordinance Avenue</u>			
Owner: <u>Bert Crandon</u>		Lot: <u>66</u>		Concession: <u>Plan 133</u>	
Lot Area:		Lot Frontage:		Assessment Roll No. <u>3310-493-100-20700</u>	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____ <input type="checkbox"/> Site Plan			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>1094 sq ft</u>		No. of Bedrooms: <u>2</u>		No. of Fixture Units:	
EVALUATOR'S INFORMATION		Evaluator's Name: <u>BRAD DEMING</u> Company Name: <u>BRAD DEMING PROJECT MGMT</u> Address: <u>285194 AIRPORT RD, NORWICH</u> Postal Code: <u>N0J 1P0</u> Phone: <u>519-608-2723</u> Email: <u>deming@exculink.com</u> BCIN #: <u>Ind 10392 FIRM# 19011</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>GRASS</u> Soil Type: <u>SAND</u>			
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>3</u> ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): <u>Sunny</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 type="checkbox"/> Trench Bed <input checked="" type="checkbox"/> Filter Medium No. of Tile Runs: <u>NA</u> Total Length of Tile: <u>NA</u> Distance Between Tile Runs: <u>NA</u>			
Tile Material:		<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____ Ends: <input type="checkbox"/> Capped <input type="checkbox"/> Joined Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded			
Setbacks:		Tank Distance to Buildings & Structures (ft): <u>5' + 20' 6"</u> Distance to Bodies of Water (ft): <u>118' 5"</u> Distance to Nearest Well (ft): <u>NA</u> Distance to Proposed Property Lines: Front <u>60'</u> Rear <u>195'</u> Side <u>20'</u> Side <u>10'</u>			
		Distribution Pipe Distance to Buildings & Structures (ft): <u>5' + 20' 6"</u> Distance to Bodies of Water (ft): <u>80' 6"</u> Distance to Nearest Well (ft): <u>NA</u> Distance to Proposed Property Lines: Front <u>75'</u> Rear <u>180'</u> Side <u>20'</u> Side <u>10'</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) 426-4377 for more information.

Additional Comments:

I inspected the existing system as best as I could without digging everything up and found that everything seems to be working fine as of the date below. I have indicated on attachment existing & proposed systems.

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, Bart Crandon (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. I, BRAD DEMING 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

Date

BUILDING DIVISION COMMENTS

Comments:

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

Chief Building Official or designate

Date

Revised: October 5, 2015



On Site Sewage Disposal System Location Plan

DATE: July 28/18

APPLICATION NUMBER: _____

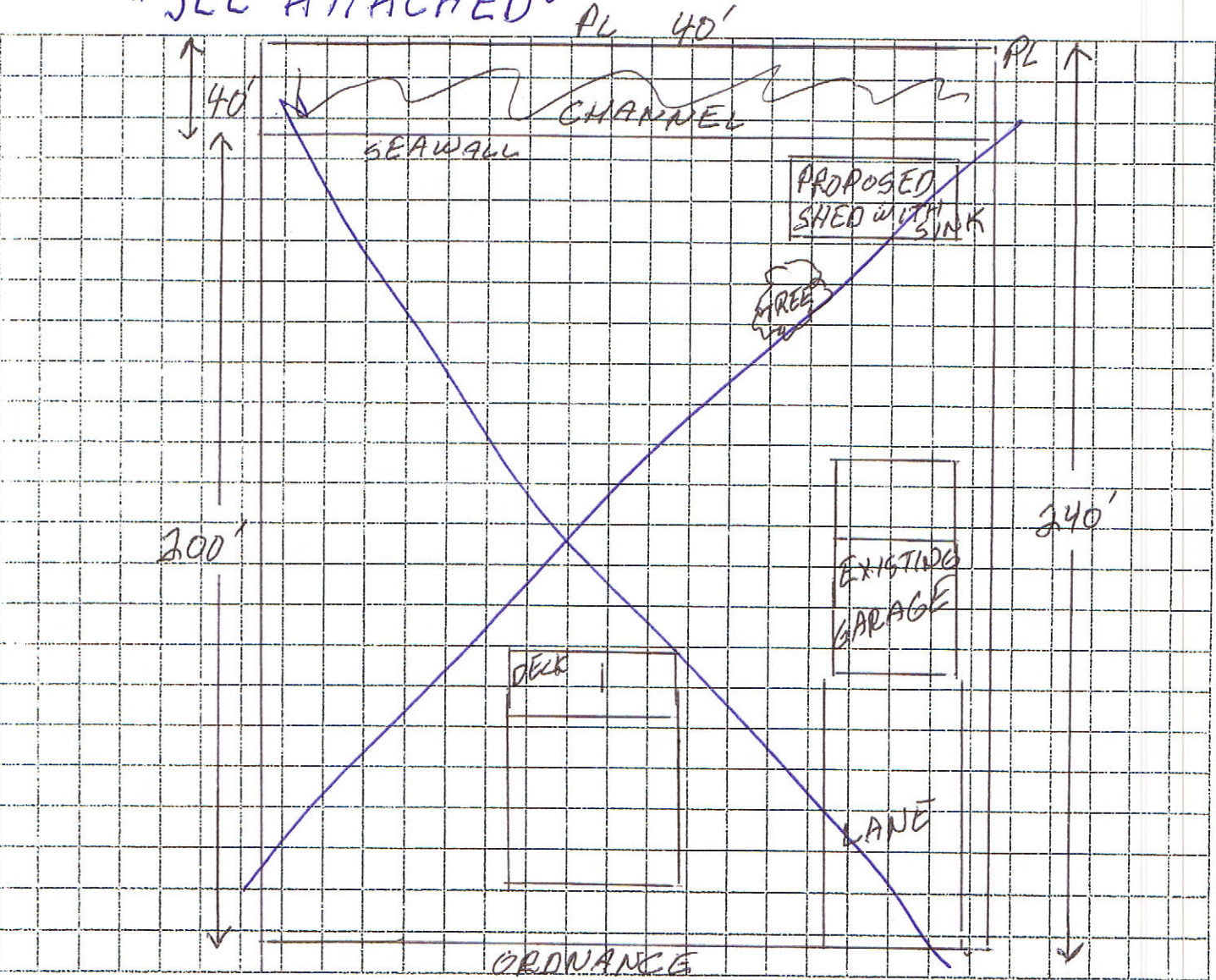
OWNER BART CRANDON

EVALUATOR BRAD DEMING

PROPERTY ADDRESS 143 ORDANANCE AVE, TURKEY POINT

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.

SEE ATTACHED



PREPARED BY: BRAD DEMING

NOTE: The above sketch is not to exact scale.

LOT

133

65

INST.

No.

406677

110.00' (P1 & SET)

230.00' (P1, P2 BY ADD & ME

NE A
LOT 6
RP 13

VINYL-SIDED
GARAGE

LOT

INST.

SEPTIC
BED

SEPTIC
TANK

PLAN

3.0' Wide
2nd Sty.
Overhang
DECK

Conc.
Porch

2 STOREY
VINYL-
SIDED
HOUSE
No. 143

245289

66

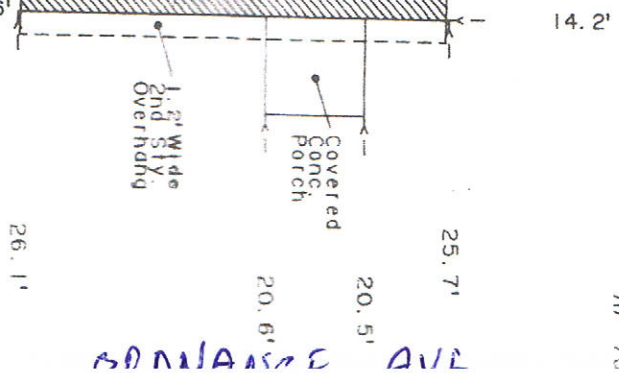
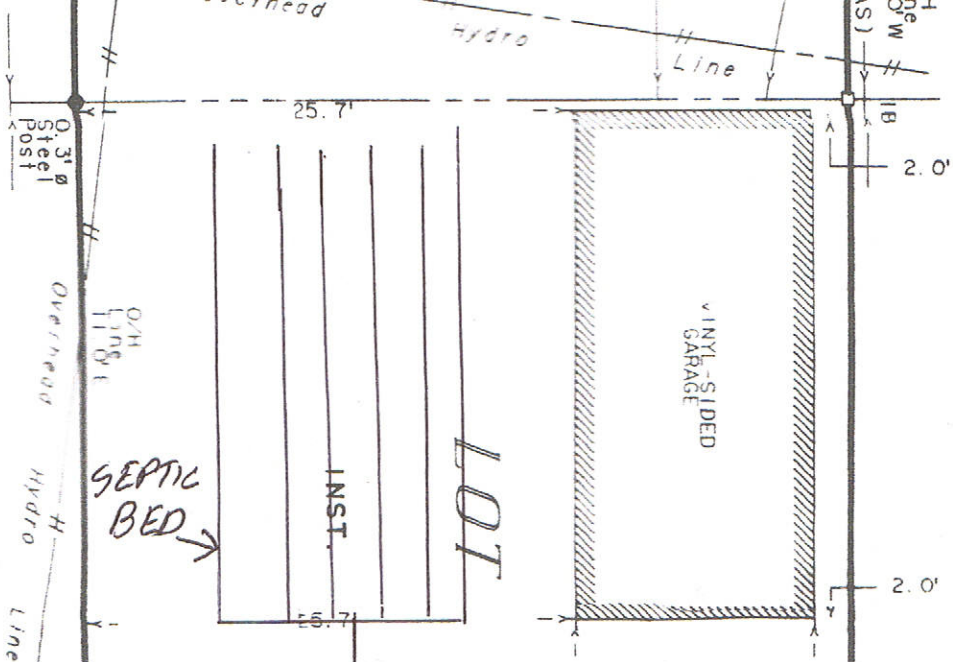
Covered
Porch

1.2' Wide
2nd Sty.
Overhang

110.00' (P1 & MEAS)

Row of 2 Spruce Tree

230.00' (P1, P2 BY ADD & ME)



INST. No. 397239 TOGETHER WITH A RIGHT OF WAY

N88°17'30"E (P1, P2 & SET)

60.00'

100.00' (P2 & SET)

1.0'

40.00'

20.00'

0.3' Ø Steel Post

0.5' Wide Steel Retaining Wall

Face On Line

1.0'

PART 60,

INST. No. 396171

CHANNEL

TOGETHER

APPROX SEAWALL

PROPOSED GRAVED WITH SINK

15, 1996

1537R

Proposed grey water system CLASS 2

1541

POINT A

RIGHT OF WAY

13'

FRONT

17' TO GARAGE

MARSH

0.4' Wide Steel Retaining Wall

N88°17'30"E (P1, P2 & SET)

0.15'S

30.00'

1.0' WIT

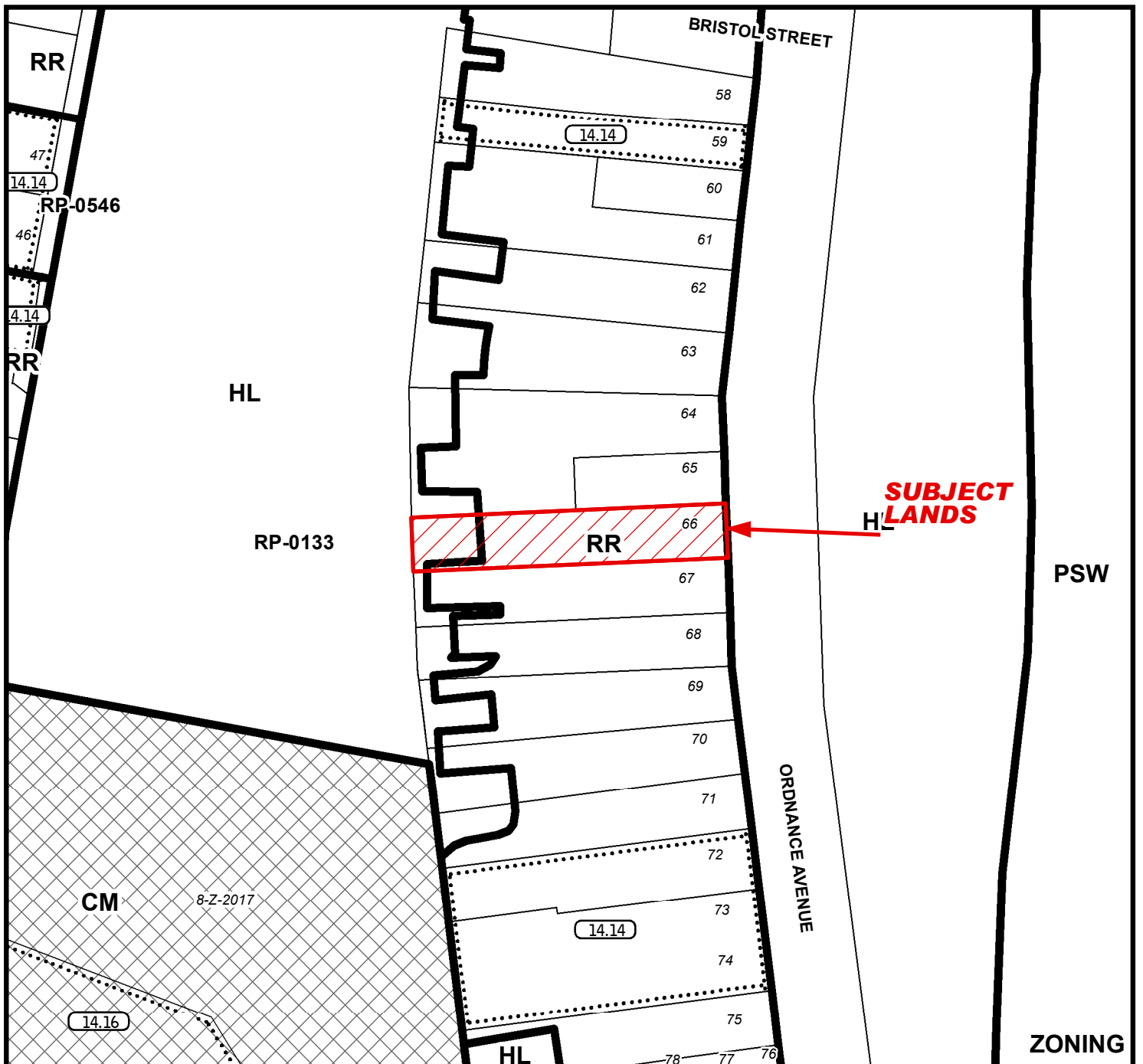
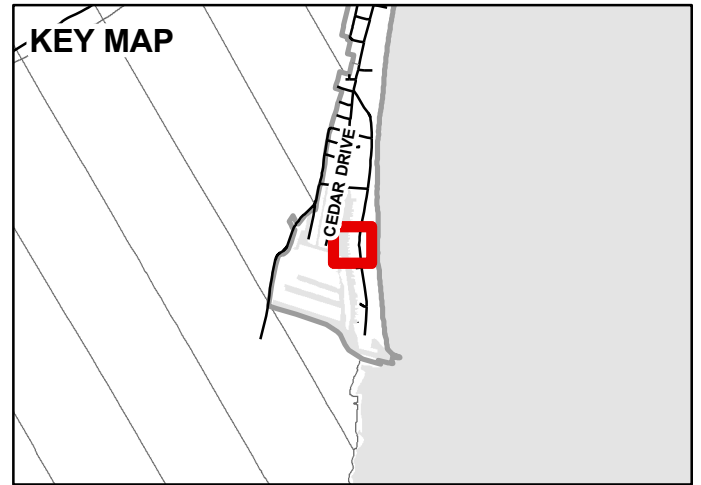
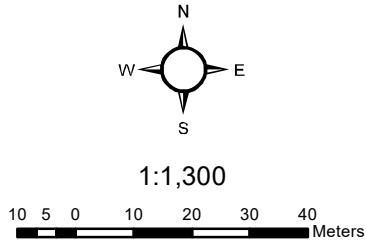
100.00' (P2 & SET)

10.00'

1.0' (697)

SUBJECT TO RIGHT OF WAY AND HYDRO EASEMENT AS DESCRIBED IN INST. No. 396171

MAP 1
File Number: ANPL2018167
Geographic Township of
CHARLOTTEVILLE



MAP 2

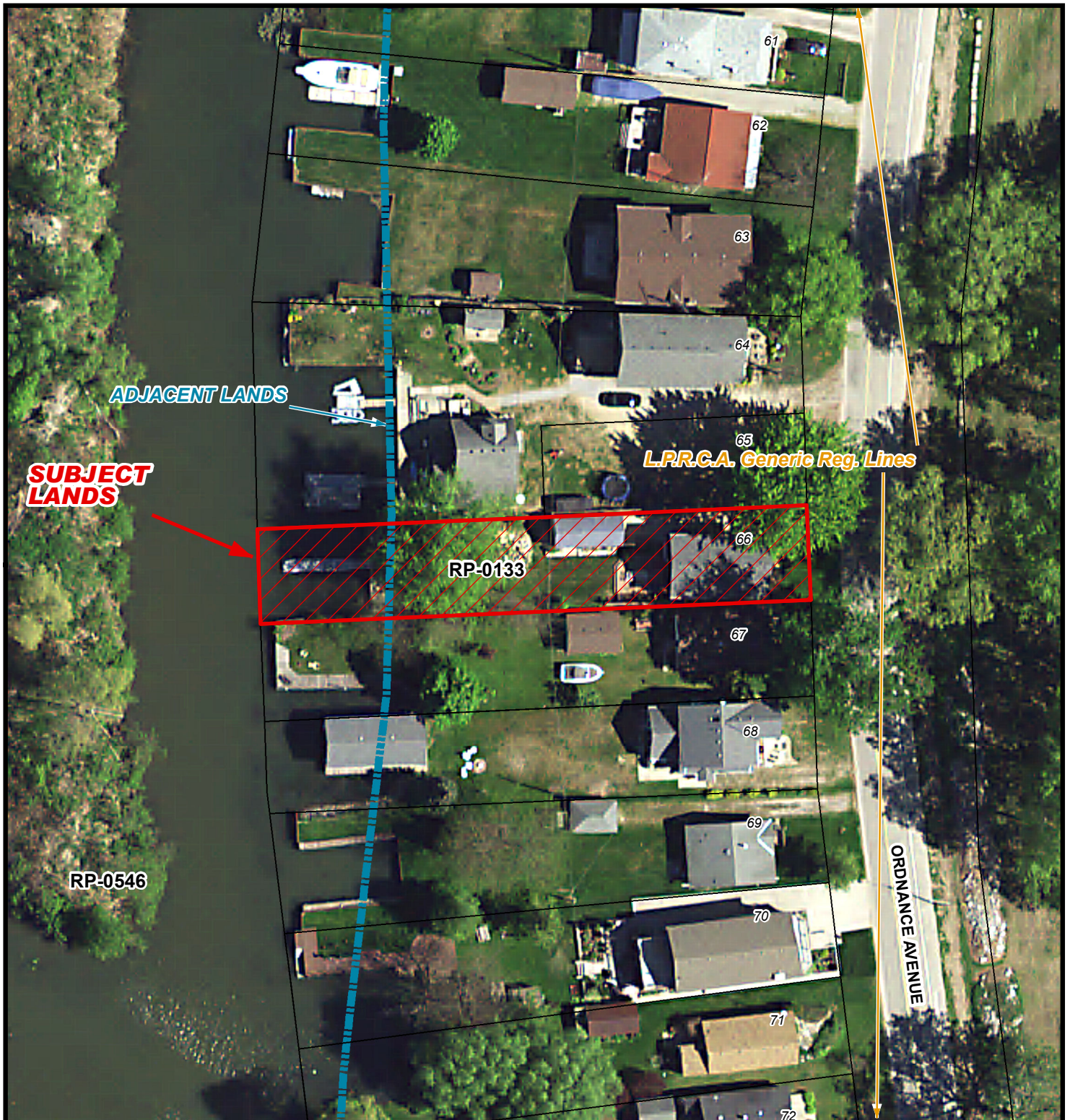
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Geographic Township of CHARLOTTEVILLE



2.5 2.5 5 7.5 10 Meters

1:700



MAP 3

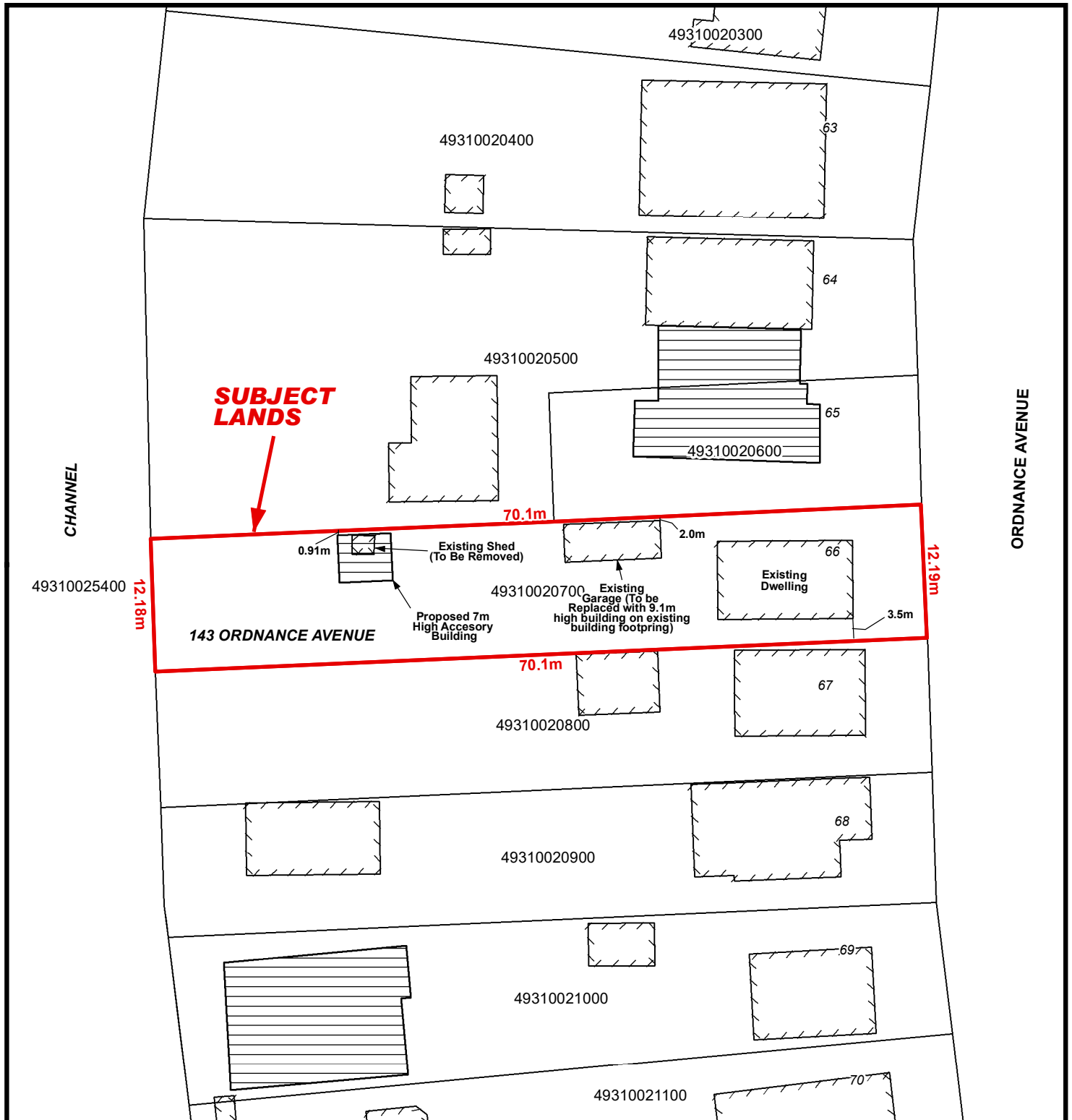
File Number: ANPL2018167

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

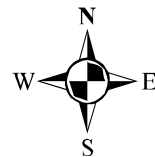
1:500



LOCATION OF LANDS AFFECTED

File Number: ANPL2018167

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

