

NGIS Mapping Requisition Form

Application Number(s): ANPL2019165

Planner to Contact

Neil Stoop	<input checked="" type="checkbox"/>	<input type="checkbox"/> Kayla DeLeye
Mat Vaughan	<input type="checkbox"/>	<input type="checkbox"/> Alisha Cull
Shannon VanDalen	<input type="checkbox"/>	<input type="checkbox"/> Annette Helmig
Steven Collyer	<input type="checkbox"/>	<input type="checkbox"/> Sherry Mott
		<input type="checkbox"/> Other: _____

Priority

☐ Highest
☐ Rush
☒ Standard

Date Required May 17

Maps Requested:

Check All That Apply

Application Maps	<input checked="" type="checkbox"/>	<input type="checkbox"/> Site Plan Schedule
Zoning By-Law Map	<input type="checkbox"/>	<input type="checkbox"/> Official Plan By-Law (# _____)
Temporary Use By-Law	<input type="checkbox"/>	<input type="checkbox"/> O.M.B. Exhibits (File _____)
Special Provision Schedule (14.____.1)	<input type="checkbox"/>	<input type="checkbox"/> Other: _____

Other Info That May be Helpful

Related: BNPL2019164

Top 5 Issues Checklist

All Relevant Dimensions are Present and Legible	<input checked="" type="checkbox"/>
Subject Lands are Clearly Shown	<input checked="" type="checkbox"/>
Zoning Deficiency Form (if required)	<input checked="" type="checkbox"/>
Verify Zoning and Official Plan	<input checked="" type="checkbox"/>
The Mapping Request Form Complete	<input checked="" type="checkbox"/>

For Office Use Only:	ANPL2019165		(3061.00)
File Number	BNPL	Application Fee	(1406.00)
Related File Number	BNPL2019164	Conservation Authority Fee	4467.00
Pre-consultation Meeting	Jan 2019	OSSD Form Provided	Yes
Application Submitted	May 3	Planner	Neil
Complete Application	May 3	Public Notice Sign	Yes.

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

- ☐ Consent/Severance/Boundary Adjustment
- ☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 3310-542-040-078-00

A. Applicant Information

Name of Owner Harvest Creek Farms Inc.

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 283 Plank Road RR#6

Town and Postal Code Tillsonburg N4G 4G9

Phone Number _____

Cell Number Kevin 519-983-4041

Email Sara 519-983-5635

Name of Applicant Kevin or Sara Dekeyser

Address 283 Plank Road RR#6

Town and Postal Code Tillsonburg N4G 4G9

Phone Number _____

Cell Number Kevin 519 983-4041 Sara 519-983-5635

Email Kevin kevdekeyser@hotmail.com

Sara ksdekeyser@hotmail.com

Name of Agent David Roe
Address _____
Town and Postal Code _____
Phone Number 519-582-1174
Cell Number _____
Email DFRFEZ@bellnet.ca

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

☐ Owner ☒ Agent ☐ Applicant

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

Farm Credit Canada
4-421 Queensway West
Simcoe ON N8Y 2N4

B. Location, Legal Description and Property Information

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

Part Lot 21 Concession 9 North Walsingham

Municipal Civic Address: 1640 10th Concession Rd

— Present Official Plan Designation(s): _____

Present Zoning: Agricultural

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:

Farming

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, and height on your attached sketch which must be included with your application:

See sketch

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

N/A

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:

Ag use forever

9. Existing use of abutting properties:

Farm land - cash crop agricultural

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:

Note: Please complete all that apply.

Note: Please complete all that apply.

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage

52.46

Lot depth

197.54

Lot width

Lot area

Lot coverage

Front yard

Rear yard

Left Interior side yard

Right Interior side yard

Exterior side yard (corner lot)

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

3.2.1 A 1.50 m

3.2.1 Gi 282.7

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

By-law:

By-law: Water well is behind shed at far end
of property — See typed pages attached

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

Frontage:

52.4%

Depth:

197.54 (variable)

Width:

61.44 (Variable)

Lot Area:

2.53 ACRES

Present Use:

Agricultural

Proposed Use:

Residential

Proposed final lot size (if boundary adjustment): 2.53 Acres

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: 76.32 acres

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

N/A

6. 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: (for example: corn, orchard, livestock) Corn & Soybeans

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2003

Owners Name: Harvest Creek Farms Inc
Roll Number: 542-040-03100-0000
Total Acreage: 103.96
Workable Acreage: 60
Existing Farm Type: (for example: corn, orchard, livestock) corn, soybeans
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: Kevin Albert Dekeyser, Sara Elizabeth Dekeyser
Roll Number: 541-010-15700-0000
Total Acreage: 80.74
Workable Acreage: 63
Existing Farm Type: (for example: corn, orchard, livestock) corn, soybeans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2017

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
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 (for example: gas station, or petroleum storage):

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:

farming tobacco and cash crops by previous 3 owners.
Farm lands across and beside property

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:

Note: If in an area of source water Wellhead Protection Area (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)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

10th Concession

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
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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

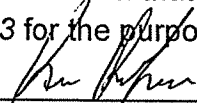
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

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/Agent Signature



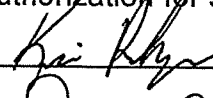
Date


J. 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.

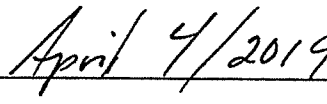
I/We _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

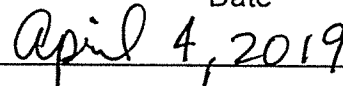
I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner


Owner



Date


Date

K. Declaration

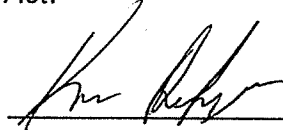
I, Kevin DeKeyser of Norfolk County

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:

185 Robinson St. Simcoe



Owner/Applicant/Agent Signature

In Norfolk County

This 3rd day of May

A.D., 2019

Susan Wakeling
A Commissioner, etc.

Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 11, 2022.

Part C - 3

Please explain why it is not possible to comply with the provisions of the Zoning By-Law:

History of Property and background

Kevin and Sara Dekeyser purchased the property in 1998 from Erik and Barbara Dekeyser. Previous to Erik and Barbara Dekeyser the property was owned by late Peter and Kathy Joza for many years and they used the property as a tobacco operation until they took the tobacco buyout. At the time Kevin and Sara Dekeyser purchased the property the lands contained an old farm residence and two sheds. The water well supporting the residence was located behind the shed at the far corner of the "residential property area". This residential property area was defined completely separate from the fields of land and was a grassy area containing roughly 2.5 acres. It contained a detached garage as well. The house was set far from road creating a larger than normal sized residential area but given where the residence, detached garage and sheds were located there was nothing else that could be done with this area to use it for farming land. In October 2001 Kevin and Sara Dekeyser sold the property to their newly formed corporation "Harvest Creek Farms Inc.", who has owned it since and is listed on this application.

Location of Water well

The late Peter and Kathy Joza had the water well supporting the residence behind the far shed of the property because it was determined that there wasn't enough pressure and water located elsewhere on the "residential property area".

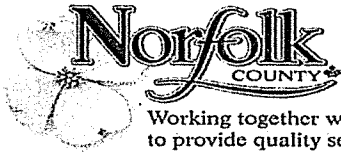
In 2003 Harvest Creek Farms built a raised ranch house on "residential property area" and had the old farm house removed. At the time of construction, it was determined that the waterline from the well to what would be the new residence would not be sufficient to operate the house properly since the new residence would have three bathrooms and the old farm residence only had one. Investigation was undertaken to research if the water well could be moved elsewhere on the "residential property area". A water well service company was contacted to come out and survey for water on the property. It was found that there were no areas on the property that could provide water to the residence of the same quality. If water could be obtained it would be that of sulphur water and the pressure would not be as good as what could be obtained from the water well where it was currently located. At that time, we made the decision to hire Darlington Wiring and plumbing to come in and install larger water lines from

the existing well behind the shed to the residence being constructed. In addition to the lack of another viable water source to be found, the area to search was limited due to the fact that the septic tank and weeping bed lied across the laneway and occupied a fair size of the property, the detached garage, two sheds and residence itself occupied additional areas of property and lastly there field tiles under other parts of the area. Therefore there was limited area that a new water well could be constructed.

Current application process

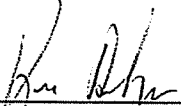
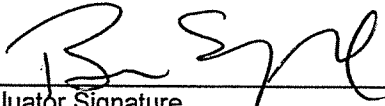
We have now constructed a residence outside of Tillsonburg thus necessitating the application for severance of the residence discussed above. At the time the bylaws were changed to enable the application to commence we initiated various meetings, email correspondence and telephone called to Norfolk County to ensure that we could be compliant in our application process. We were informed at that time, that the lot size was outside regulation (i.e. the question at the top of this page). When we explained why the lot size would be larger than regulation (because of the water well to the residence) we inquired about an easement for the water well but were told that wouldn't be a viable option and that to get the well in the property the lot size would have to be larger. It was then proposed to us that we hire another Water Well Service company to come out and scout for water again. We hired VanKessel Water Wells to come to the property, After having been to the property and conducting their research they have written a letter to attest to the lack of alternative water sources. This is also included with this application. The septic system has also had an evaluation done by Burnett. We hired Kim Husted Surveying to come and survey proposed property that would contain the well. We only included the bare residential area in survey but to contain the water well the property size would be 2.53 acres. The only other option for water other than that currently in place would be that of a cistern. While cisterns can be used in cases where there isn't water on the property, this isn't one such case. There is water on the property just a little farther than the county regulation would like. It wouldn't make sense to give up a completely viable well for this option simply because of logistics when this well provides clean water, good pressure and is already piped and plumbed to the residence in question.

As mentioned previously the lot size is abnormally large due to the fact that the residence sits farther back from the road and the water well to service the residence sits behind the shed. For those two reasons we are unable to create a smaller lot size for severance purposes and thus do not comply with the provisions of the Zoning By-Law. Upon viewing the property it is very apparent that the proposed severance is a completely self sustained residential area, clearly defined and segregated by cedar trees from the farm lands.



Evaluation Form for Existing On-Site Sewage Systems

OFFICE USE ONLY		FILE No.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>1640 10th CONCESSION</u>			
Owner: <u>HARVEST CREEK FARMS INC.</u>		Lot: <u>PART LOT 21</u>		Concession: <u>9</u>	
Lot Area:		Lot Frontage:		Assessment Roll No. <u>3310-542-040-078-00</u>	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other <u>Severance</u>			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>1400ft²</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>28.5</u>	
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Barney Shepherd</u>		Company Name: <u>George Burnett Ltd.</u>	
Address: <u>Box 243 Courtland</u>		Postal Code: <u>N0J1E0</u>		Phone: <u>(519) 688-2133</u>	
Email: <u>burnetts1td@amtelecom.net</u>		BCIN # <u>17315</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>7</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>1000</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>5</u>		Total Length of Tile: <u>100ft.</u>	
Distance Between Tile Runs: <u>3 Feet</u>					
Tile Material: <input 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 type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)	<u>8 Feet</u>		<u>37 Feet</u>		
Distance to Bodies of Water (ft)	<u>NA</u>		<u>NA</u>		
Distance to Nearest Well (ft)	<u>250 ft south</u>		<u>250 Feet south</u>		
Distance to Property Lines	Front <u>115'</u> Rear <u>300'</u> Side <u>100'</u> Side <u>50'</u>		Front <u>120'</u> Rear <u>225'</u> Side <u>40'</u> Side <u>100'</u>		

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.
	Additional Comments: <u>Septic tank was pumped summer of 2018</u>
VERIFICATION	<p>OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.</p> <p>I, <u>Kevin Dekeyser</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u></u> Owner Signature <u>Shareholder Harvest Creek Farms Inc.</u> </div> <div style="width: 45%; text-align: right;"> <u>Mar 1/19</u> Date </div> </div>
EVALUATOR:	<p>1. I, <u>Barney Shepherd</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u></u> Evaluator Signature </div> <div style="width: 45%; text-align: right;"> <u>March 4, 2019</u> Date </div> </div>
BUILDING DIVISION COMMENTS	<p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Chief Building Official or designate </div> <div style="width: 45%; text-align: right;"> _____ Date </div> </div>

February 21, 2019-02-21

Van Kessel Waterwells
P.O. Box 646
Simcoe, Ontario
N3Y 4T2
Phone/Fax 519-426-4152
Shop 18 Grigg dr.

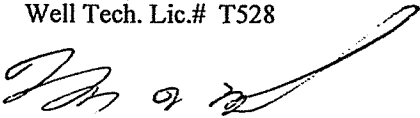
Kevin Dekeyser
1640 10th concession R.R.#3
Langton, Ontario
N0E 1G0
Phone 519-983-4041

We here at VanKessel Waterwells have inspected the property 1640 10th concession Langton, have determined the location of potable water is only found behind the shed.

There is no other location on the property to find potable water.

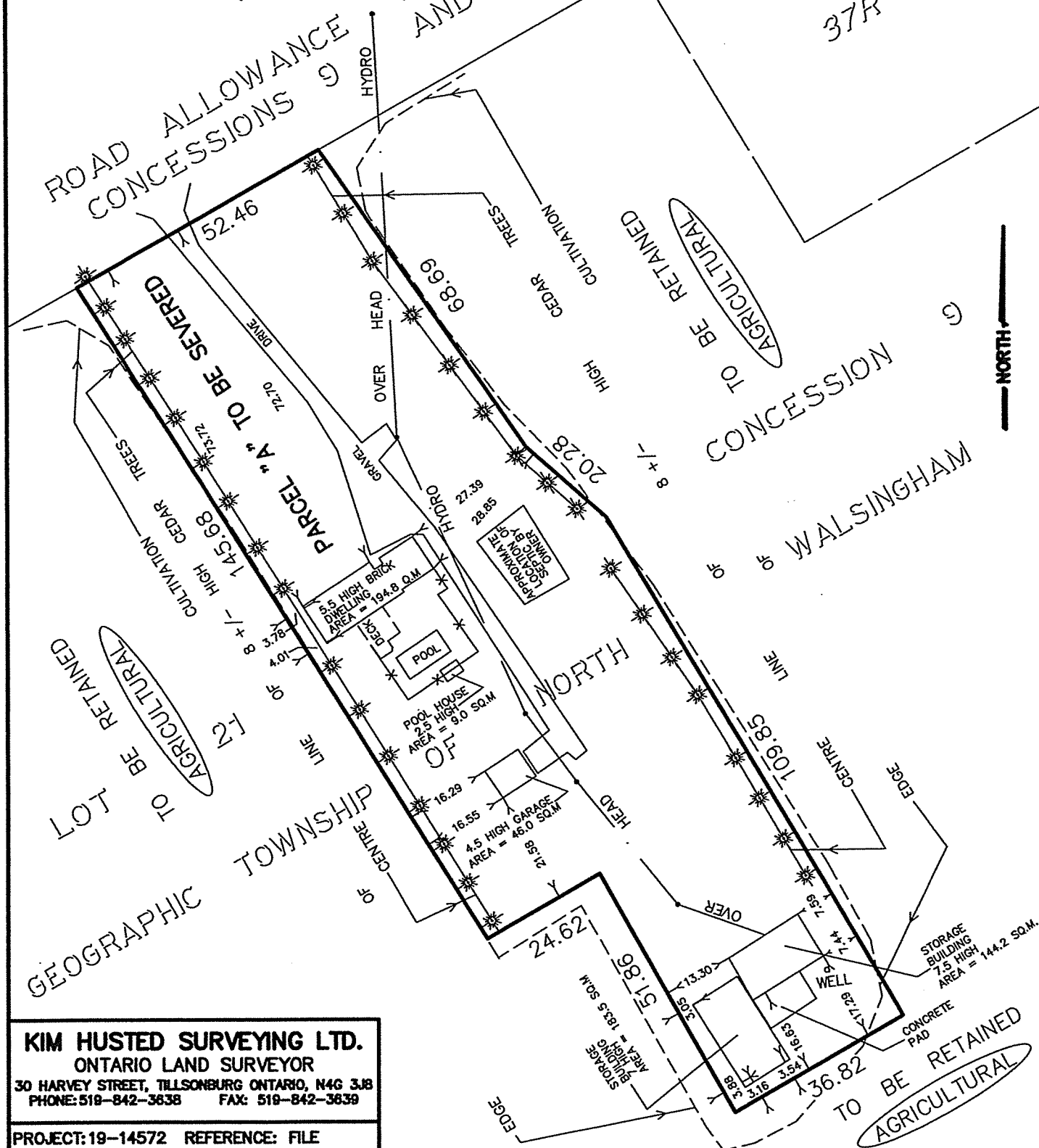
If you have any questions please feel free to call me.

Mark Van Kessel
Van Kessel Waterwells
Well Contractor lic. # 7193
Well Tech. Lic.# T528



1.02 HECTARES (2.53 ACRES) BE

PART 1
37R - 5154





Zoning Deficiency

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

PROPERTY INFORMATION

Address: 1649 10th concession

Legal Description:

Roll Number:

Application #:

Information Origins: site survey sketch from Kim Husted

Agricultural Zone (A)

		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	6.00	7.50	1.50	m
	b) <i>minimum front yard</i>	13.00		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>				
	i) <i>lot coverage</i>	10.00	3.70	N/A	%
	ii) <i>usable floor area</i>	200.00	382.70	182.70	m.sq
3.36	Surplus Farm Dwelling Severance				
		200.00		N/A	m.sq

b) existing accessory buildings/structures

Comments

surplus dwelling severance. Lot over 0.4 hectares. 3.36 does not apply

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.

Signature of owner or authorized agent

date

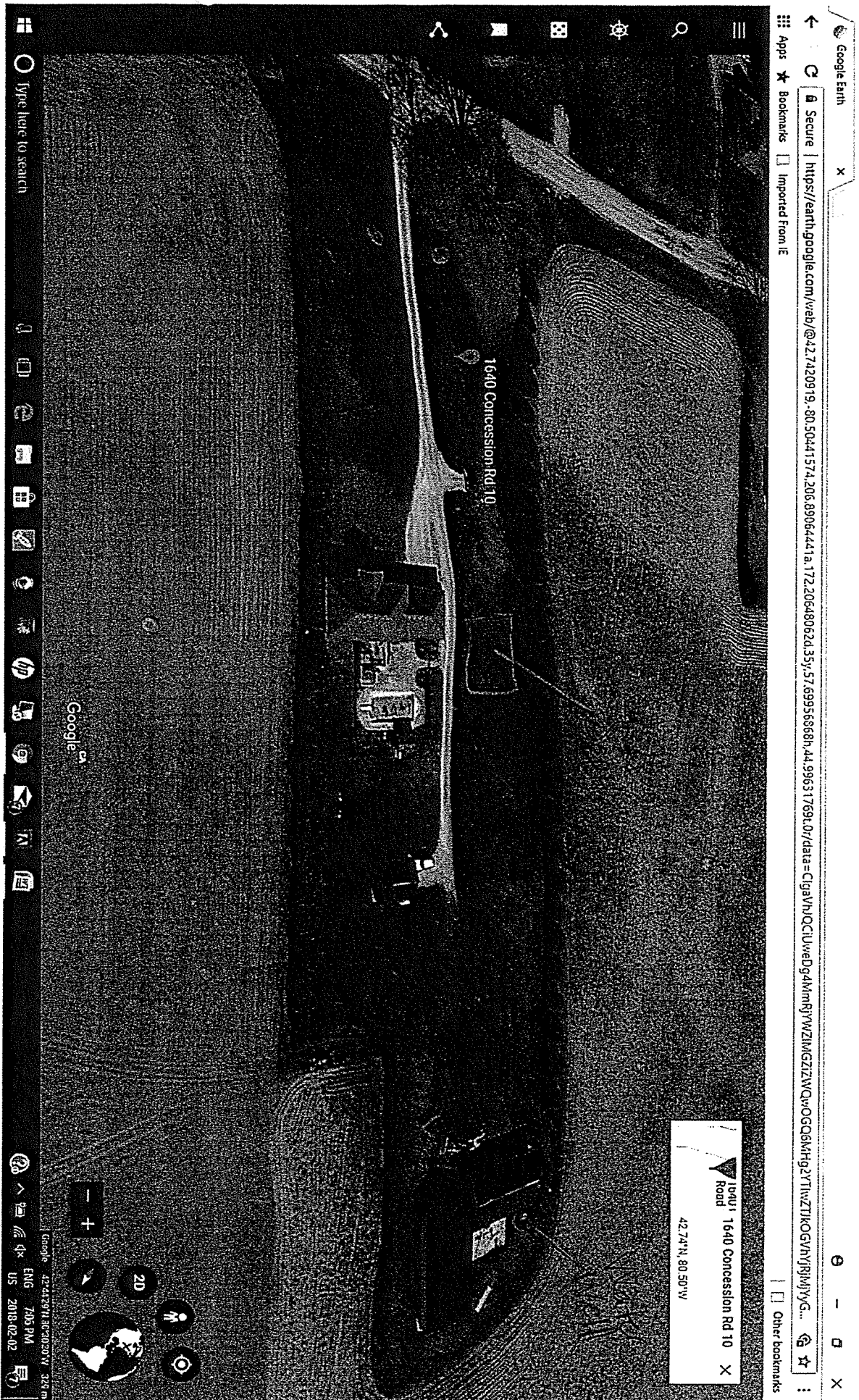
Signature of Zoning Administrator

May 6/2019

date

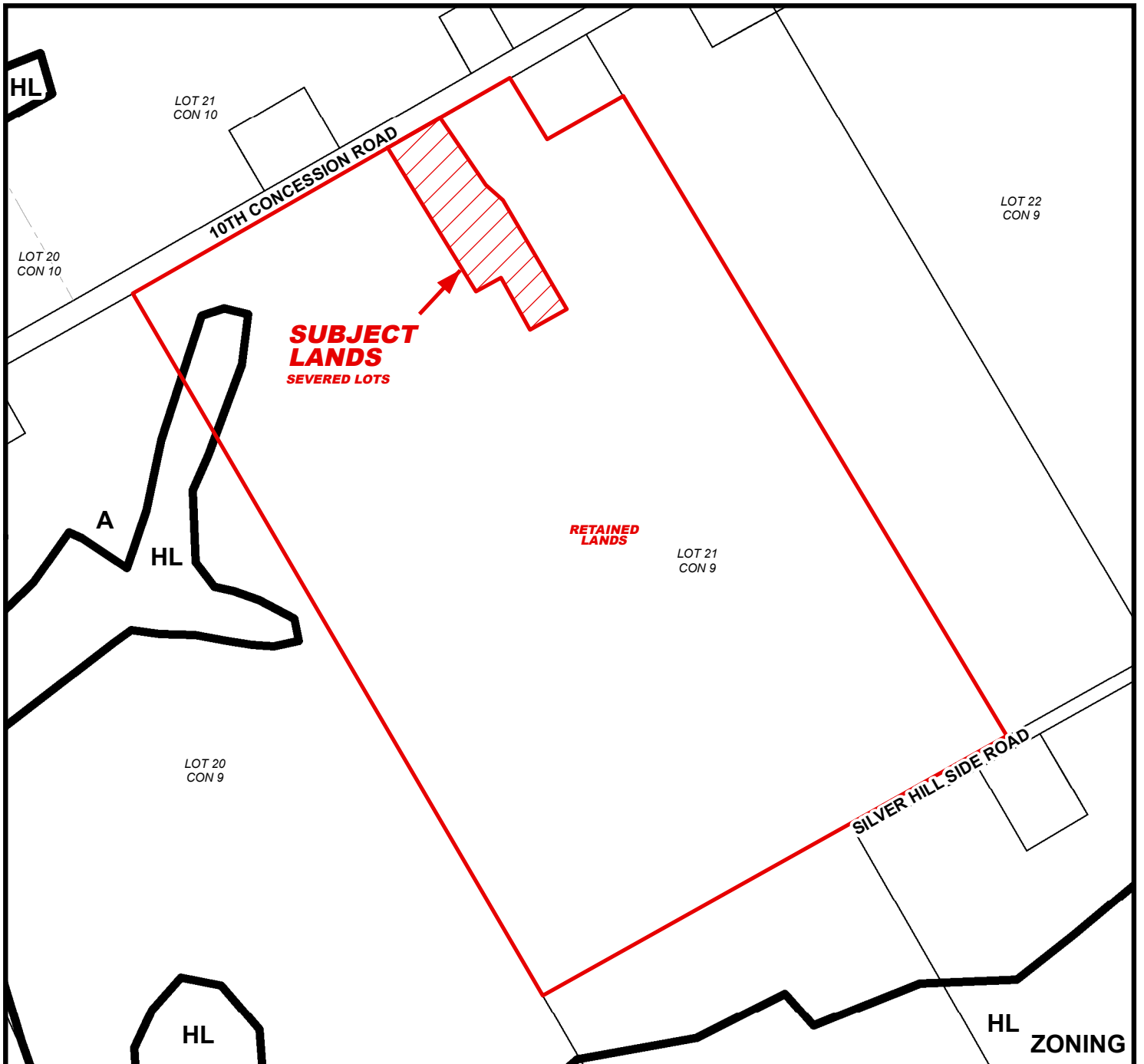
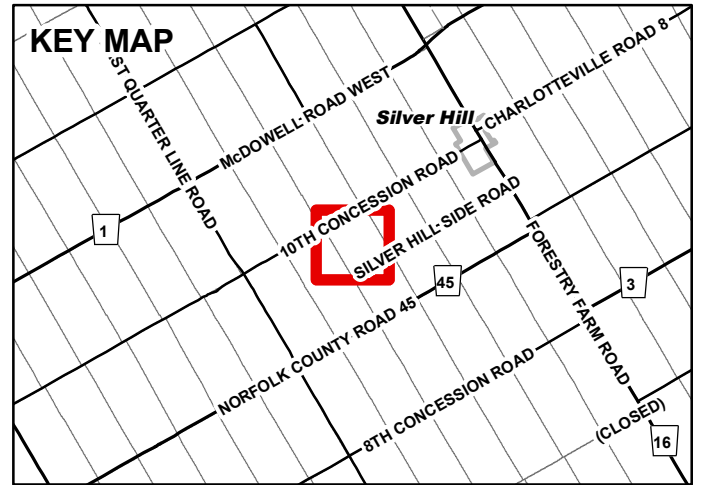
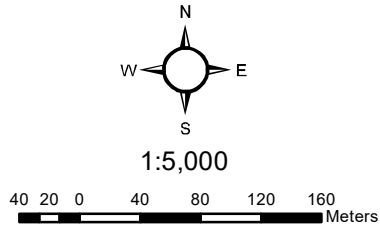
AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

1640 10th Concession
 Part Lot 21 Con 9 North Walsingham



- ① Detached garage 2 bay 20'5 inches x 24'8 inch
- ② Shed 1-50ft x 30ft
- ③ Shed 2-61ft x 38ft

MAP 1
**File Number: BNPL2019164 &
ANPL2019165**
Geographic Township of
NORTH WALSHINGHAM



MAP 2

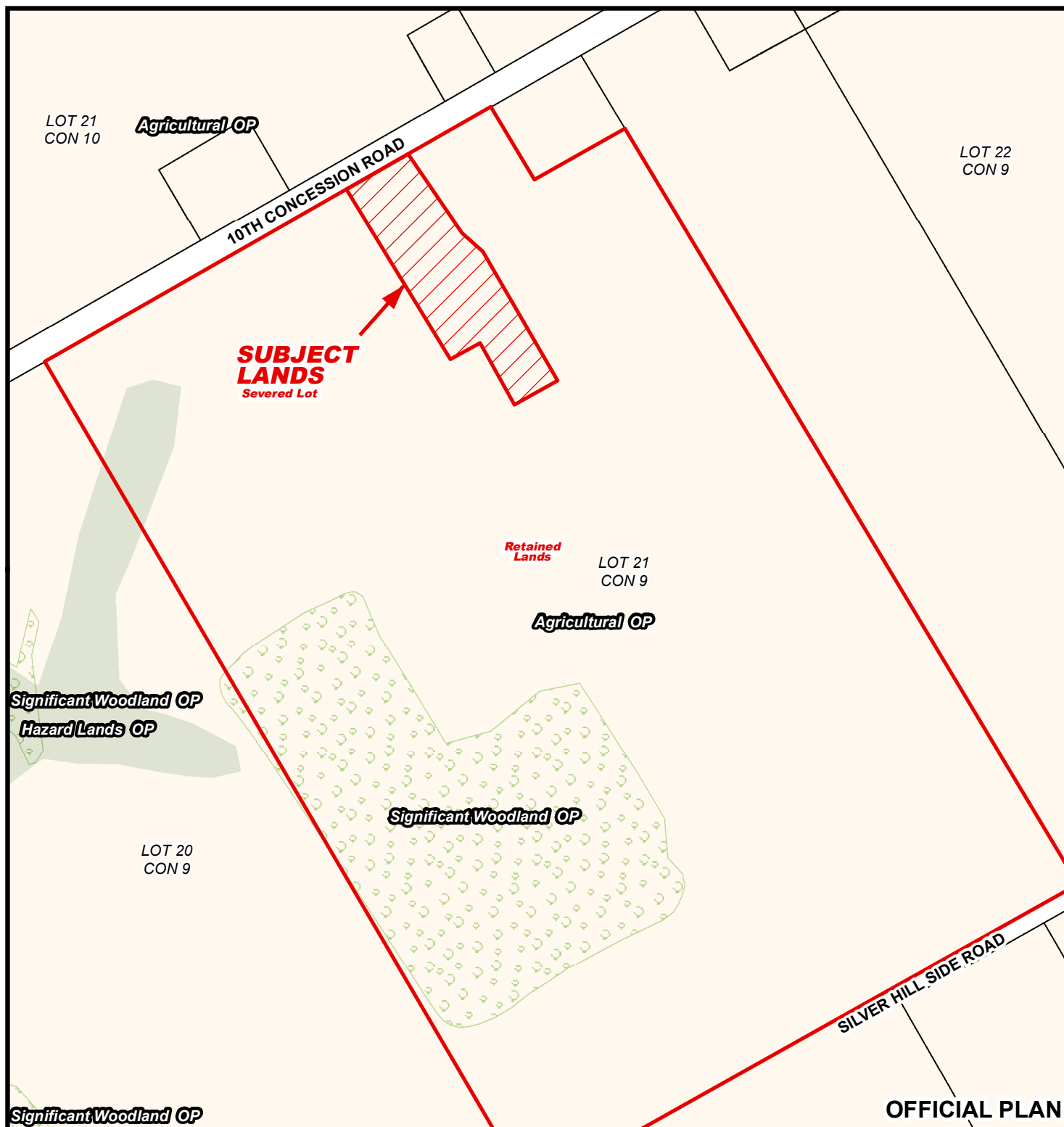
File Number: BNPL2019164 & ANPL2019165

Geographic Township of NORTH WALSHINGHAM



105 0 10 20 30 40
Meters

1:4,000



2019-05-07

MAP 3

File Number: BNPL2019164 & ANPL2019165

Geographic Township of NORTH WALSINGHAM



105 0 10 20 30 40 Meters

1:3,000



MAP 4

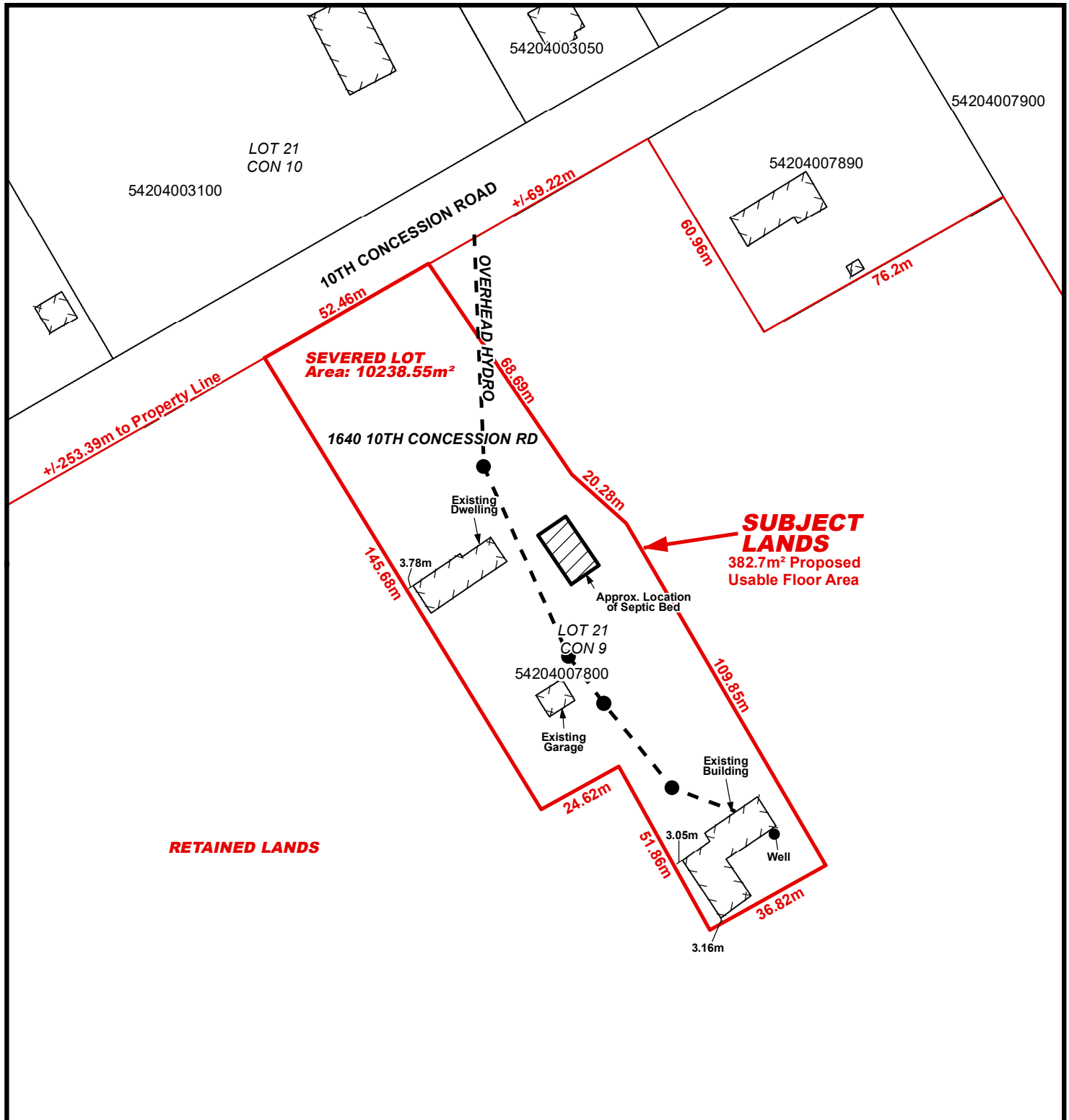
File Number: BNPL2019164 & ANPL2019165

Geographic Township of NORTH WALSINGHAM



6 3 0 6 12 18 24 Meters

1:1,500



LOCATION OF LANDS AFFECTED

File Number: BNPL2019164 & ANPL2019165

Geographic Township of NORTH WALSHINGHAM



6 3 0 6 12 18 24 Meters

1:1,500

