

For Office Use Only:

File Number	BNPL 2016 349	SPRT Meeting	—
Related File Number		Application Fee	1535.00
Pre-consultation Meeting	Dec. 2016	Conservation Authority Fee	—
Application Submitted	Dec. 9/2016	OSSD Form Provided	still need.
Complete Application	Dec 9/2016	Planner	MAT V
Public Notice Sign		PAC Meeting	—

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

A. Applicant Information**Name of Owner**Jonckheere Farms LTD

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.

Address261 Lower Side Road**Town and Postal Code**RR#5 Langton, NOE-1G0**Phone Number**519-875-2958**Cell Number****Email****Name of Applicant**Jonckheere Farms LTD

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

Address261 Lower Side Road**Town and Postal Code**RR#5 Langton, NOE-1G0**Phone Number**519-875-2958**Cell Number****Email**

Name of Agent

Margaret Jonckheere

Address

241 Lower Side Road

Town and Postal Code

RD#5 Langdon, NDE-1G0

Phone Number

519-875-2958

Cell Number

Email

Name of Engineer

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

- ☐ Applicant
☒ Agent
☐ Owner

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



B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 -

545-030-10200-0000
545-030-09100-0000
545-030-08900-0000

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

Houghton, East of North Road, Part of 3 Lot 3 of 4

Municipal Civic Address (911 Number): 2917 First Concession Road East of North Rd

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

No

3. The date the subject lands was acquired by the current owner: Dec 1/1986

4. Present use of the subject lands:

Cash Crop

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:

1 Storage Barn

6. If known, the date existing buildings or structures were constructed on the subject lands: 1964

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.

NIL

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:

NIL

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

NIL

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:

Always Farm Land

12. Existing use of abutting properties:

Agricultural

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

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

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

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

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Severance Part of Lot 3 & Lot 4 (Roll #s 545-030-08900-0000
and 545-030-09100-0000) FROM PART LOT 2 (Roll #
545-030-10200-0000)

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

Frontage: 953m

Depth: _____

Width: 684m

Lot Area: 61.77 Hectars

Present Use: Cash Crop

Proposed Use: Cash Crop

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

Land have been sold to Sandy Shore Farms Ltd.

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

Owners Name: Jonckheere Farms LTD

Roll Number: 545-030-10200-0000

Total Acreage: 97 Acreage

Workable Acreage: 86 Acreage

Existing Farm Type: (i.e., corn, orchard etc) Corn Cash Crop

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1974

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.

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

N/A

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):



8. Site Information

Existing

Proposed

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

Lot frontage	<u>953 m</u>	<u></u>
Lot depth	<u>684 m</u>	<u></u>
Lot width	<u></u>	<u></u>
Lot area	<u>61.77 HA</u>	<u></u>
Lot coverage	<u></u>	<u></u>
Front yard	<u></u>	<u></u>
Rear yard	<u></u>	<u></u>
Left Interior side yard	<u></u>	<u></u>
Right Interior side yard	<u></u>	<u></u>
Exterior side yard (corner lot)	<u></u>	<u></u>
Landscaped open space	<u></u>	<u></u>
Entrance access width	<u></u>	<u></u>
Exit access width	<u></u>	<u></u>
Size of fencing or screening	<u></u>	<u></u>
Type of fencing	<u></u>	<u></u>

9. Building Size

Number of storeys	<u></u>	<u></u>
Building height	<u></u>	<u></u>
Total ground floor area	<u>N/A</u>	<u></u>
Total gross floor area	<u></u>	<u></u>
Total useable floor area	<u></u>	<u></u>

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	<u></u>	<u></u>
Number of visitor parking spaces	<u>N/A</u>	<u></u>
Number of accessible parking spaces	<u></u>	<u></u>
Number of off street loading facilities	<u></u>	<u></u>

11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

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

If yes, describe: _____

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

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

12. Commercial/Industrial Uses

Number of buildings existing: _____

Number of buildings proposed: _____

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

If yes, describe: _____

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



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

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

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

Yes ☐ No ☐ If yes please describe:

13. Institutional

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

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

14. Describe Recreational or Other Use(s)

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ 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

- JONCKHEERE FARMS LTD AND/OR ONE OF
ITS PRINCIPALS HAVE FARMED THE
SUBJECT PROPERTY SINCE
APPROXIMATELY 1986

-

E. Provincial Policy

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

If no, please explain:

2. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

CURRENT USE IS AGRICULTURE. INTENDED USE
WILL CONTINUE TO BE AGRICULTURE

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

CURRENT AND PROPOSED USE IS IDENTICAL.

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance NO

Wooded area

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

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance NO

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance NO

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance NO

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance NO

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance NO

Erosion

☐ On the subject lands or ☐ within 500 meters – distance NO

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance NO

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Communal wells
☐ Individual wells
☐ Other (describe below)

None

Sewage Treatment

- ☐ Municipal sewers
☐ Communal system
☐ Septic tank and tile bed
☐ Other (describe below)

None

Storm Drainage

- ☐ Storm sewers
☐ Open ditches
☐ Other (describe below)

None

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 municipal drain

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

☐ Yes ☒ No

5. How many water meters are required? None

6. Existing or proposed access to subject lands:

- ☒ Municipal road
- ☐ Provincial highway
- ☐ Unopened road
- ☐ Other (describe below)

7. Name of road/street:

1st Conc ENR

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.



H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs

34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

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

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

I. Development Agreements


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

J. Transfers, Easements and Postponement of Interest

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



Owner/Applicant Signature




Date

K. Permission to Enter Subject Lands

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



Owner/Applicant Signature



Date

L. Freedom of Information

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

[Signature]
Owner/Applicant Signature

Dec 8/16
Date

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that it is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.

[Signature]
Owner/Applicant Signature

Dec 8/16
Date

N. Owner's Authorization

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

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

I/We authorize Margaret Jonckheere 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.

[Signature]
Owner

Dec 8/16
Date

[Signature]
Owner

Dec 8/16
Date

O. Declaration of Applicant and Agent

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

[Signature]
Applicant Signature

Dec 8/16
Date

[Signature]
Agent Signature

Dec 8/16
Date

P. Declaration

I, Margaret Dondkese of secretary of Dondkese Farm LTD (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:

Town of Tillsonburg

[Signature]
Owner/Applicant Signature

In County of Oxford

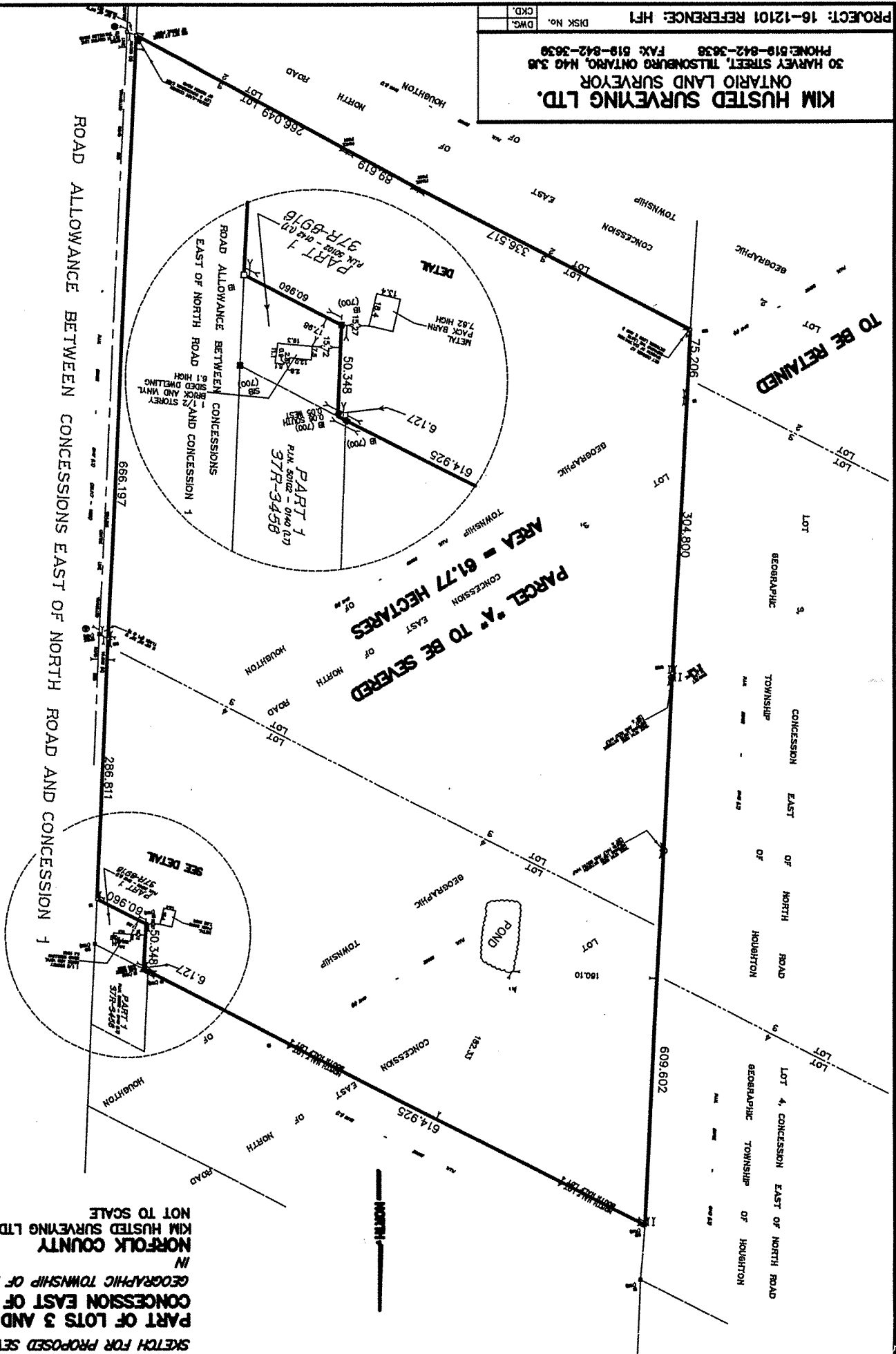
This 8th day of December

A.D., 2016

Jennifer Marie Bennett
A Commissioner, etc.

Jennifer Marie Bennett, a Commissioner, etc.,
County of Oxford, for Jenkins & Gilvesy,
Barristers and Solicitors.
Expires June 30, 2017.

SKETCH FOR PROPOSED SEVERANCE
 PART OF LOTS 3 AND 4
 CONCESSION EAST OF NORTH ROAD
 IN
 NORFOLK COUNTY
 KIM HUSTED SURVEYING LTD.
 NOT TO SCALE



PROJECT: 16-12101 REFERENCE: HFI
 DISK No. _____
 DWG. _____
 CKD. _____
 KIM HUSTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8
 PHONE: 519-842-3638 FAX: 519-842-3639

**JONCKHEERE FARMS LTD.
#261- LOWER SIDE ROAD, RR#5
LANGTON, ONTARIO
N0E 1G0**

December 8, 2016

Norfolk County, Planning Department,

Re. Severance Application

We are enclosing an application to sever 2 existing farm parcels. The parcels in question owned by Jonckheere Farms Ltd. are as follows:

Parcel 1:

Concession ENR Part Lot 2 – approx. 97 acres
Roll no. 545-030-10200-0000

Parcel 2:

1st Concession ENR Part Lot 3 – approx. 66 acres
Roll No. 545-030-09100-0000; and
1st Concession ENR Part Lots 3 and 4 – approx. 83.31 acres
Roll No. 545-030-08900-0000

Parcel 1 was owned and farmed by the Jonckheere family since approximately 1936. Parcel 2 was added to the family holdings sometime in the 1980's. Because the properties are contiguous – they share a border of some 75.206m – the Land Title Office merged titles. This was inadvertent and never the owners intention and occurred solely as a result of internal Land Title Office procedures.

Jonckheere Farms Ltd. are now proposing to sell Parcel 2 to a neighbouring farming operation. In order to do so, Jonckheere Farms Ltd. is applying to have the parcels severed.

Thank you for your assistance in this matter.

Jonckheere Farms Ltd.

Per. *Margaret Jonckheere*



FARM SPLITS

DESCRIPTION OF LAND:

	(vacant) LAND TO BE SEVERED	(home farm) LAND TO BE RETAINED
Area under cultivation	61.77 HCT.	40.46
Woodlot area	8.3 HCT	
Existing crops grown (type and area)	CORN ON	CASH CROP
	61.77 HCT	40.46
Proposed crops grown (type and area)	CASH CROP	CASH CROP.

DESCRIPTION OF EXISTING BUILDINGS:

	LAND TO BE SEVERED				LAND TO BE RETAINED			
Residence	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Livestock barn	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If yes, type of livestock								
capacity of barn								
Manure storage	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Type of manure storage								

1 EXISTING
STORAGE BARN

1 EXISTING DOCKING
AND

1 EXISTING
STORAGE BARN.



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>251 LOWER Rd</u>			
Owner: <u>TONCKAERE FARMS LTD</u>		Lot: <u>2</u>		Concession: <u>ENR</u>	
Lot Area:		Lot Frontage:		Assessment Roll No. <u>545-030-10200-0000</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>Sewerage</u>			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>1700</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>20</u>	
EVALUATOR'S INFORMATION		Evaluator's Name: <u>JACK GRANGER</u>		Company Name: <u>Granger EY</u>	
Address: <u>1770 2nd con RR#2 Williams</u>		Postal Code: <u>N5E 1P8</u>		Phone: <u>519 586 7620</u>	
Email:		BCIN # <u>23318</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>grass</u>		Soil Type: <u>SAND</u>	
Site Slope: <input 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>17</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>Clear cool</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 checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>4</u>		Total Length of Tile: <u>50</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		Distance Between Tile Runs: <u>6 feet</u>	
Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded					
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>10 FT</u>		<u>20 FT</u>	
Distance to Bodies of Water (ft)		<u> </u>		<u> </u>	
Distance to Nearest Well (ft)		<u>200 FT</u>		<u>200 FT</u>	
Distance to Proposed Property Lines		Front <u> </u> Rear <u> </u> Side <u> </u> Side <u> </u>		Front <u> </u> Rear <u> </u> Side <u> </u> Side <u> </u>	

farm

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:

older system in working condition
no problems

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, MICHAEL JONCKHEER (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, JACK GRANGER 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: March 24, 2011



On Site Sewage Disposal System Location Plan

DATE: Dec 10/16

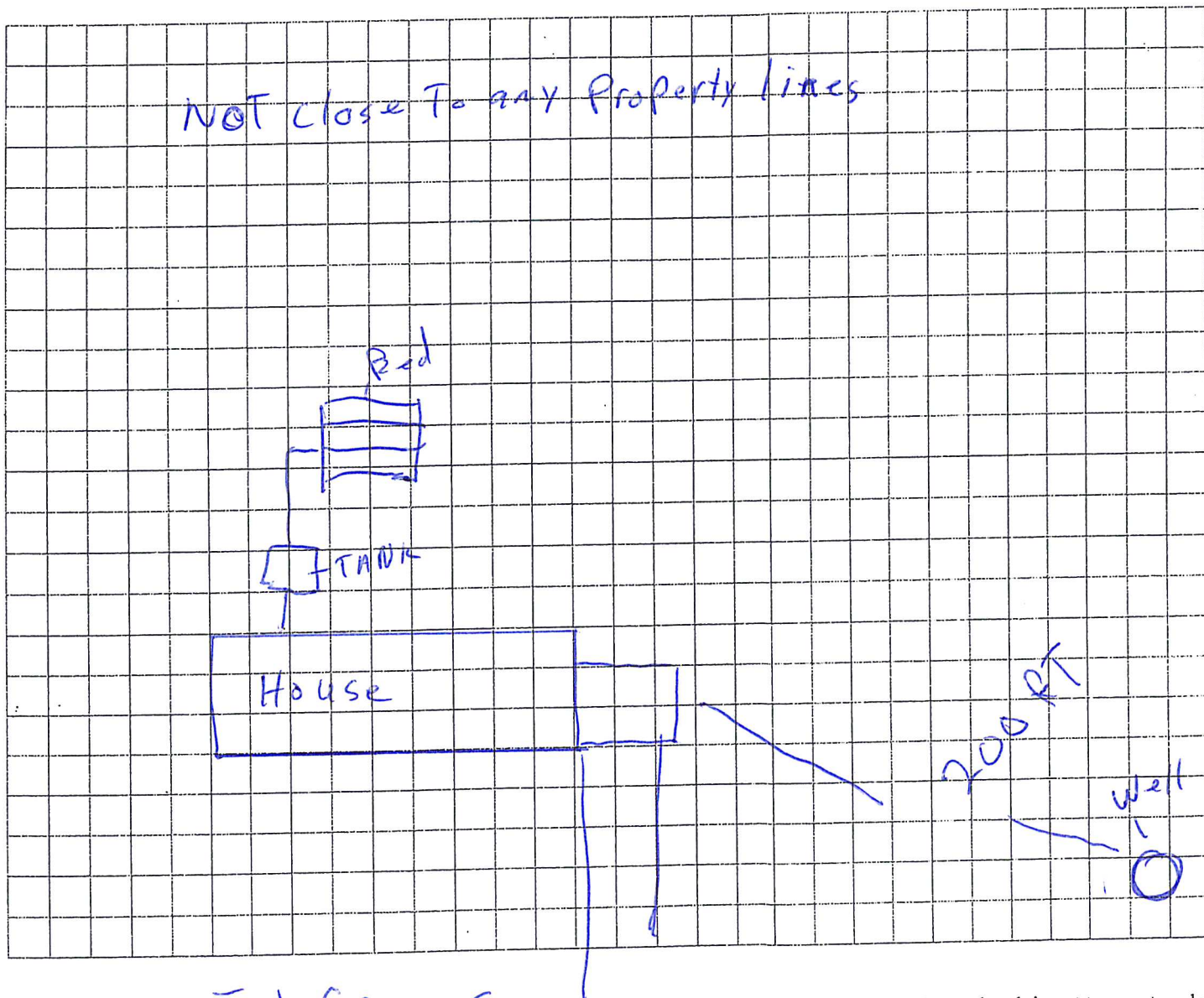
APPLICATION NUMBER: _____

OWNER Michael Jonckheere

EVALUATOR JACK GRANGER

PROPERTY ADDRESS 251 Lower Side RD #R25 Langton, Ontario NOE-160

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.



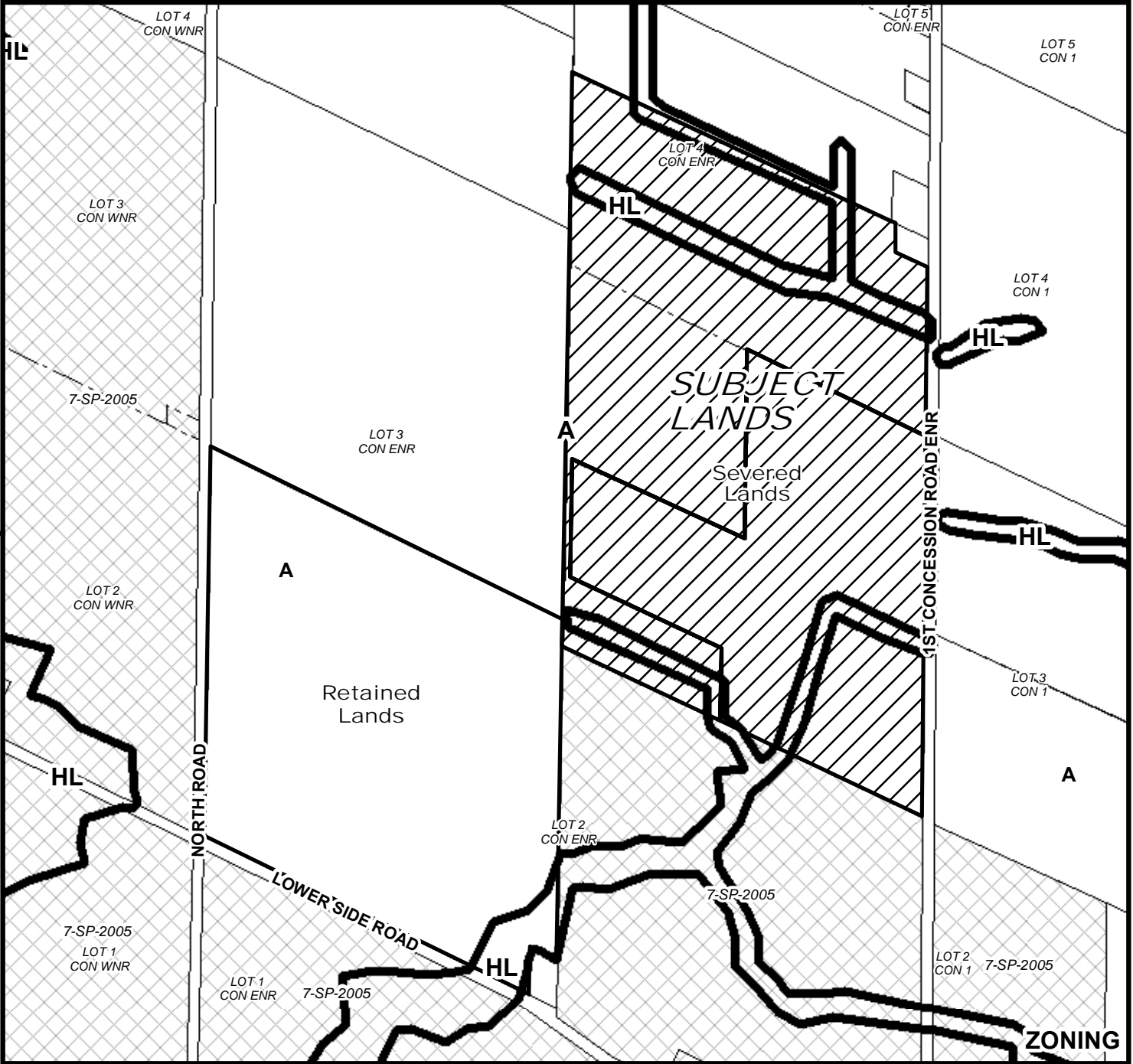
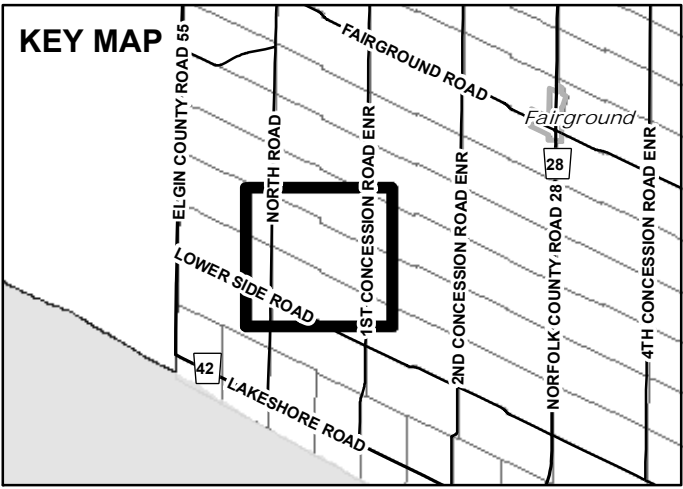
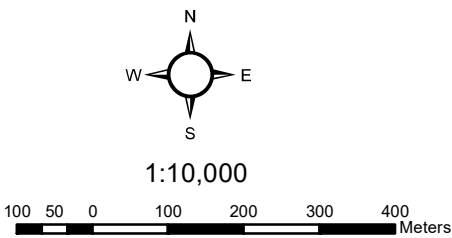
PREPARED BY: Jack Granger

NOTE: The above sketch is not to exact scale.

MAP 1

File Number: BNPL2016349

Geographic Township of
HOUGHTON



MAP 2

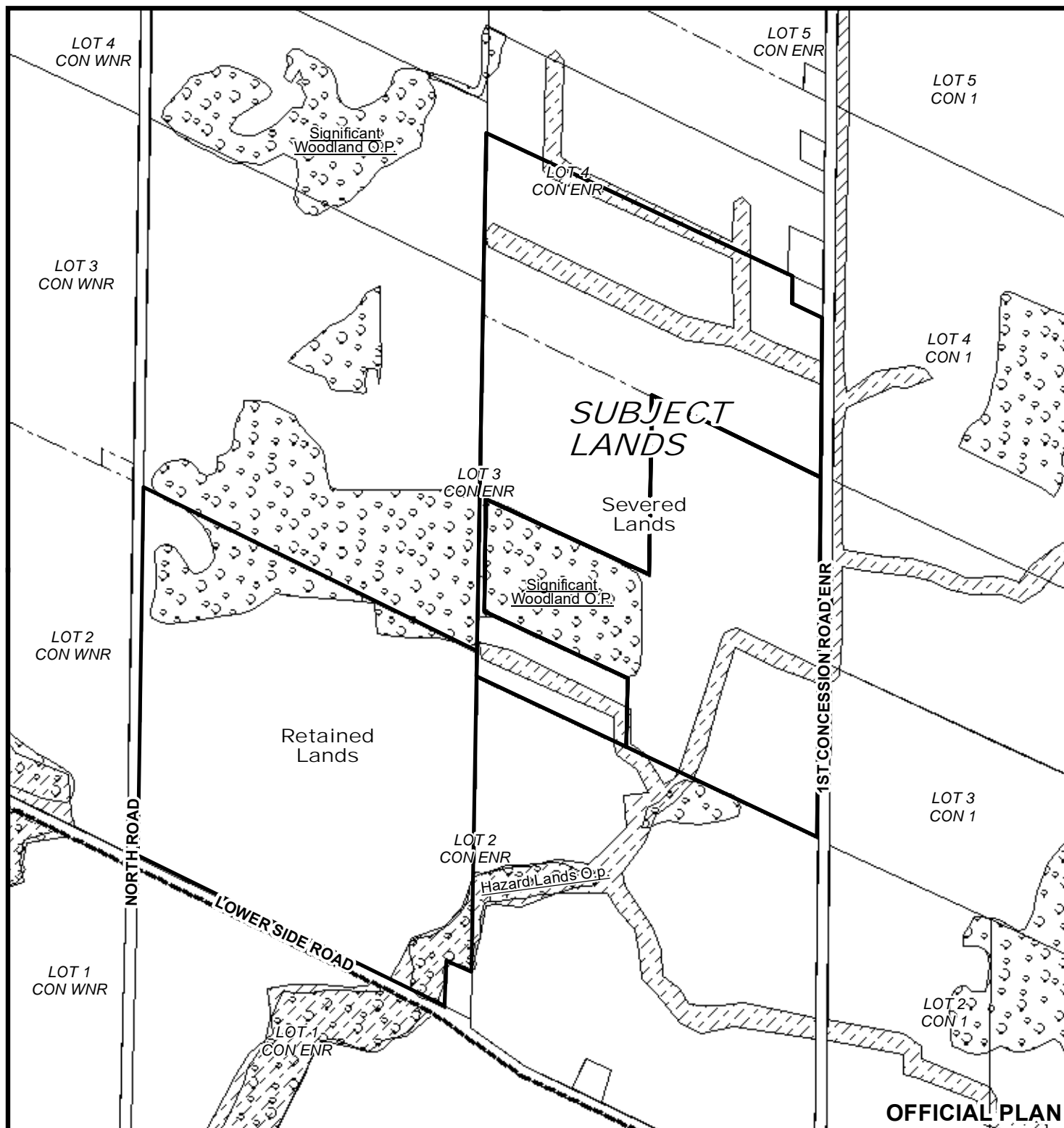
File Number: BNPL2016349

Geographic Township of HOUGHTON



40 20 0 40 80 120 160 Meters

1:10,000

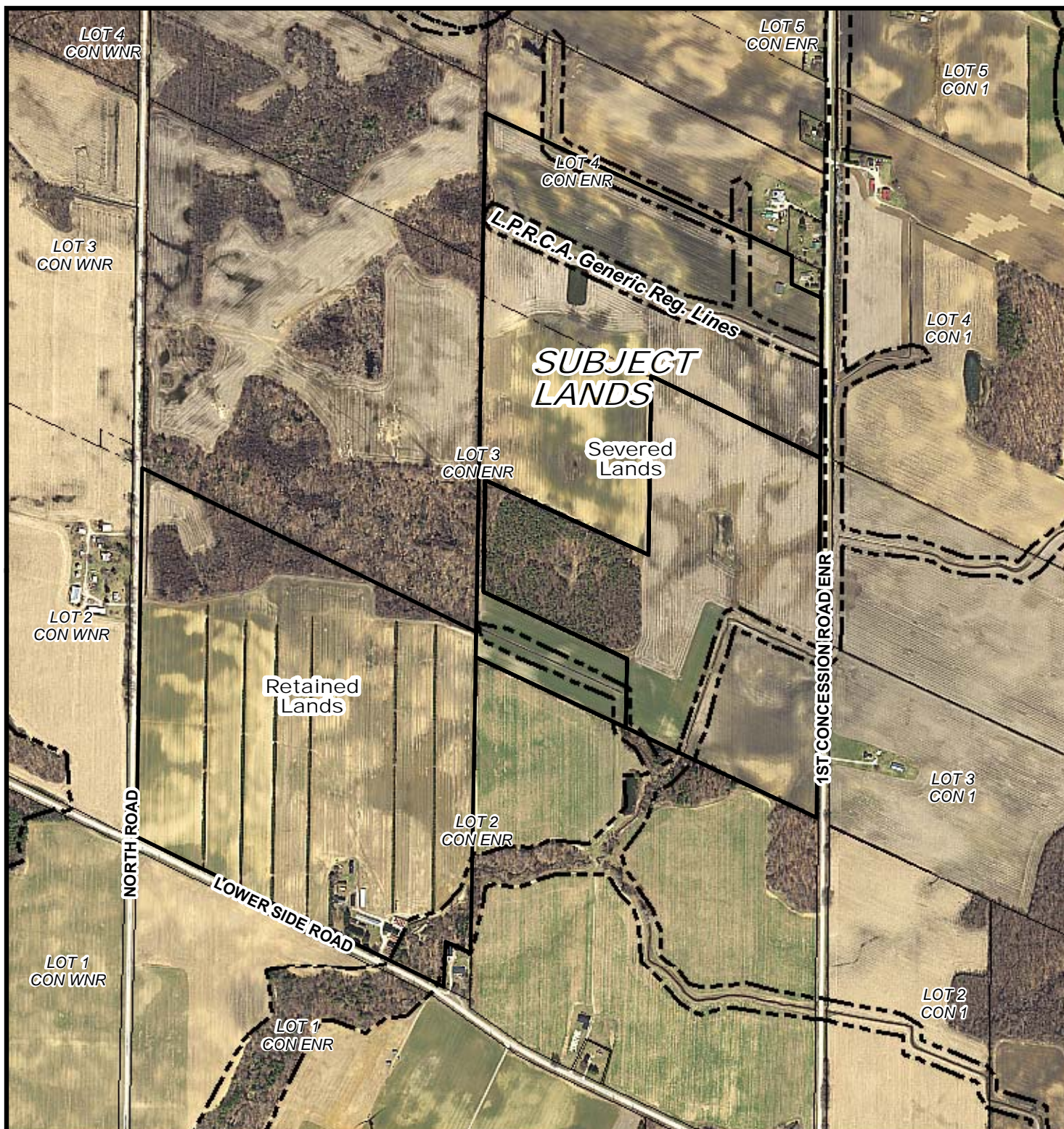
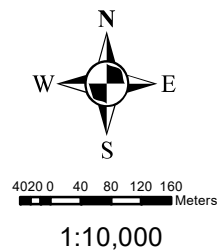


OFFICIAL PLAN

MAP 3

File Number: BNPL2016349

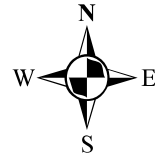
Geographic Township of HOUGHTON



MAP 4

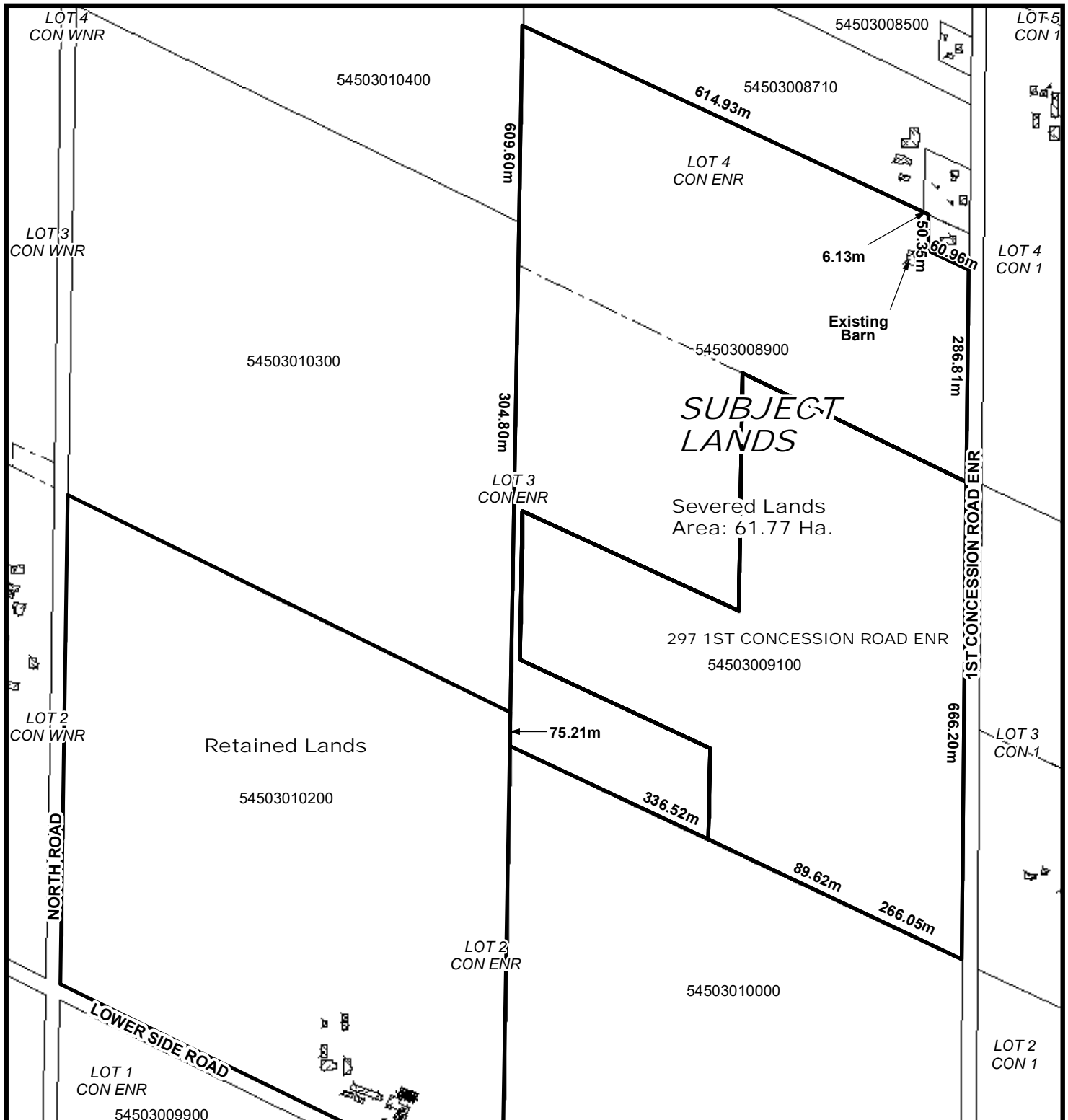
File Number: BNPL2016349

Geographic Township of HOUGHTON



30 15 0 30 60 90 120
Meters

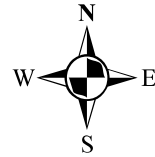
1:7,500



LOCATION OF LANDS AFFECTED

File Number: BNPL2016349

Geographic Township of HOUGHTON



30 15 0 30 60 90 120
Meters

1:7,500

