

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

BNPL2016359

NOV 23/16

DEC 21/16

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

PAC Meeting

\$2225

\$226

DEC 21/16

Alisha

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** J & J Atkinson 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** 1873 Brantford Road, RR #2,

**Town and Postal Code** Vanessa, ON NOE 1V0

**Phone Number** 519-428-8407

**Cell Number**

**Email**

same as owner

**Name of Applicant**

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

**Address**

**Town and Postal Code**

**Phone Number**

**Cell Number**

**Email**

**Name of Agent**

David Roe, Civic Planning Solutions Inc.

**Address**

599 Larch St

**Town and Postal Code**

Delhi, ON N4B 3A7

**Phone Number**

519-582-1174

**Cell Number****Email****Name of Engineer**

none

**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 mortgagees, charges or other encumbrances on the subject lands:

Royal Bank Simcoe Ontario

## B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 49101336000

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

Windham Conc 8, Part Lot 4

Municipal Civic Address (911 Number): 1640 Windham Centre Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural A Zone and PSW

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:

4. Present use of the subject lands:

Agricultural - Ginseng, soya beans and rye

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:

House, 2 greenhouses(to be removed) on severed parcel  
2 barns, garage, 3 sheds and 9 old tobacco kilns on retained  
lands. all setbacks are shown on sketch.

6. If known, the date existing buildings or structures were constructed on the subject lands: older buildings, house was built in 1946



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.

n/a

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:

nothing new proposed

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

n/a

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:

since 1840s

12. Existing use of abutting properties:

all farms- no livestock

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:

proposed easement for overhead hydro lines see sketch.

30.4m<sup>2</sup> 8.53m frontage and 7.12m deep triangle

to provide power to severed lot.

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:

Proposed severance of surplus farm dwelling with small easement for hydro lines.

Restrict new dwellings on retained lands.

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

Frontage: 50.39m

Depth: 73.08m

Width: 100m max

Lot Area: 2977.7 m<sup>2</sup>

Present Use: Agricultural

Proposed Use: Residential

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

unknown

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

Owners Name: See attached list

Roll Number:

Total Acreage:

Workable Acreage:

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

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

see attached list

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: see attached list  
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: see attached list  
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: see attached list  
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:**

Severance is permitted by OP, rezoning required to  
restrict new dwelling on retained lands

**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**

Severance

Please indicate unit of measurement i.e. m, m<sup>2</sup> or % etc.

Lot frontage	606.6m	39m
Lot depth	272m	73.08m
Lot width	606.6m	39m
Lot area	41 acres	2650m <sup>2</sup>
Lot coverage		3.2%
Front yard		9.17m
Rear yard		53.3m
Left Interior side yard		19m
Right Interior side yard		10.83m
Exterior side yard (corner lot)		n/a
Landscaped open space		85% <sup>+</sup>
Entrance access width		5m
Exit access width		5m
Size of fencing or screening		n/a
Type of fencing		n/a

**9. Building Size**Farm Buildings  
see sketch

Dwelling

Number of storeys		1.5
Building height		7.2m
Total ground floor area		95m <sup>2</sup>
Total gross floor area		115m
Total useable floor area		115m <sup>2</sup>

**10. Off Street Parking and Loading Facilities**

Number of off street parking spaces	2
Number of visitor parking spaces	n/a
Number of accessible parking spaces	n/a
Number of off street loading facilities	n/a

### 11. Multiple Family Residential

n / a

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 <sup>2</sup>
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

n / a

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**

N/A

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)**

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

- [illegible]

- 
- NORFOLK COUNTY**  
**COMMUNITY**  
**PLANNING**  
DEVELOPMENT AND CULTURAL SERVICES

## 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:

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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:

no change anticipated to lands

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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

no change anticipated to lands

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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 \_\_\_\_\_

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

- ☐ Yes ☒ No

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

- ☐ Yes ☒ No

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

- ☒ Yes ☐ No

5. How many water meters are required? 0

6. Existing or proposed access to subject lands:

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

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7. Name of road/street:

Windham Centre Road

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**G. Other Information**

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

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

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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.

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## **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

I have power to bind the corporation

November 17, 2016

### **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

I have power to bind the corporation

November 17, 2016



**Table 1 List of Owned and farmed Properties in Norfolk County**

Owners name	Assessment roll #	Conc. # and Lot#	Civic address	Acreage of Parcel	Workable Acreage	Farm type/crops grown	Dwelling present/ year built
J & J Atkinson Farms Inc.	4910133600	WDM CON 8 PT LOT 4	1640 Windham Centre Road	95 acres	74.7 acres	Ginseng/soya beans and rye rotation	yes, 1966
J & J Atkinson Farms Inc.	5420105160	NWAL CON 11 PT LOT 11	861 11 <sup>th</sup> Conc. Road	50 acres	39.7 acres	Ginseng/soya beans and rye rotation	yes, 1970
J & J Atkinson Farms Inc.	5420104420	NWAL CON 11 PT LOT 11	860 12 <sup>th</sup> Conc. Road	90/89 acres	81 acres	Ginseng/soya beans and rye rotation	Yes, 1965
J & J Atkinson Farms Inc.	5420104415	NWAL CON 11 PT LOT 11	Albert St. Langton	1 acre	1 acre	Ginseng/soya beans and rye rotation	no
Atkinson, James Jr. and Karen	4910063700	WDM CON 4 PT LOT 7	1870 Brantford Road	5.53 acres	2.6 acres	Ginseng/soya beans and rye rotation	Yes, 1998
Atkinson, James Jr. and Karen	4910063600	WDM CON 4 PT LOT 7 PT LOT 8	1873 Brantford Road	192.8 acres	101 acres	Ginseng/soya beans and rye rotation	Yes, 1900

**SKETCH ILLUSTRATING PROPOSES SEVERANCE**

**PART OF LOT 4**

**CONCESSION 8**

**GEOGRAPHIC TOWNSHIP OF WINDHAM**

**NORFOLK COUNTY**

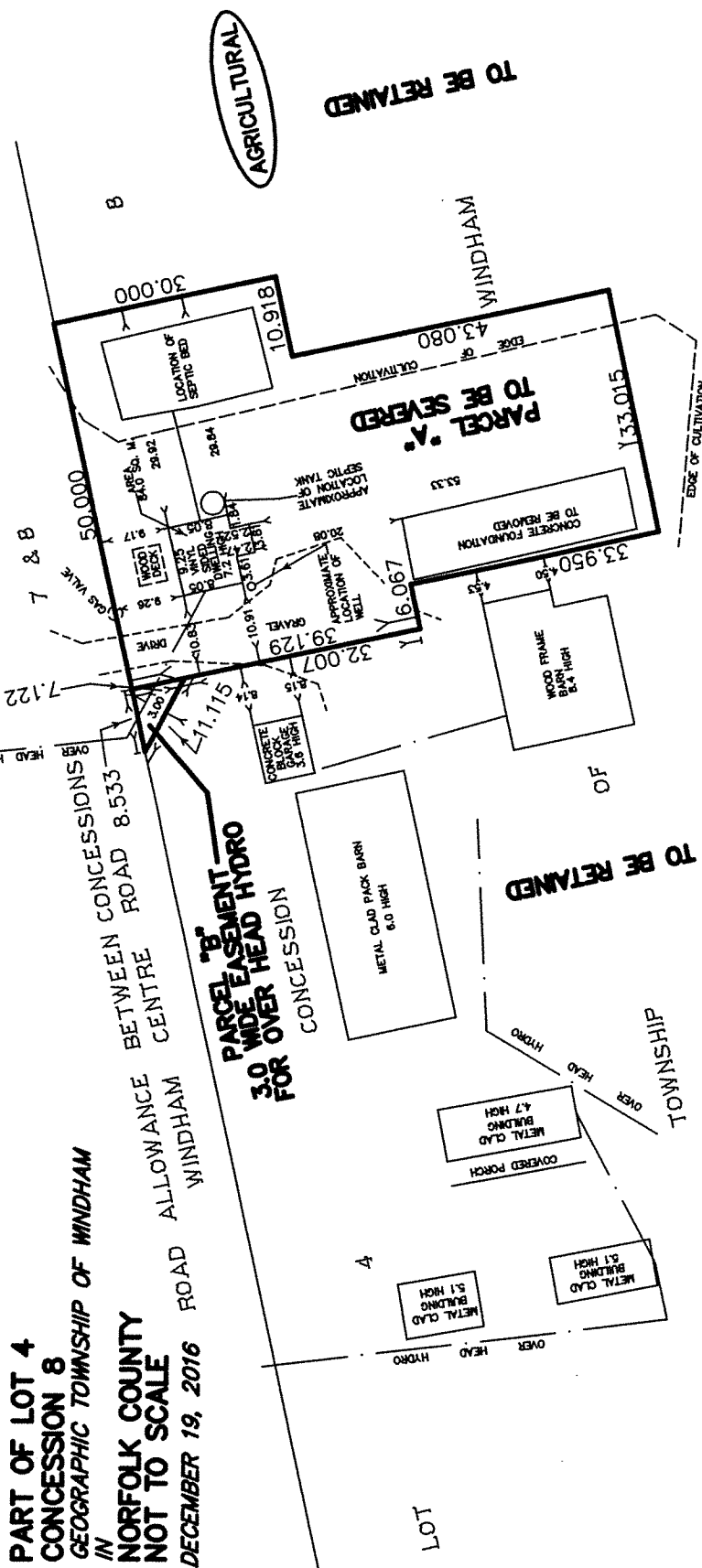
**NOT TO SCALE**

**DECEMBER 19, 2016**

**ALLOWANCE ROAD**

**WINDHAM**

**PARCEL "B"  
3.0 WIDE EASEMENT  
FOR OVER HEAD HYDRO  
CONCESSION**



**GEOGRAPHIC**

**TO BE RETAINED**

**TO BE RETAINED**

AREA OF PARCEL "A" TO BE SEVERED  
= 2977.7 SQUARE METRES (0.74 ACRES)  
AREA OF DWELLING 84.0 SQUARE METRES  
PROPOSED LOT COVERAGE = 2.8 %  
PARCEL "B" 3.0 WIDE EASEMENT  
FOR OVER HEAD HYDRO  
AREA = 30.4 SQUARE METRES

**KIM HUSTED SURVEYING LTD.**  
ONTARIO LAND SURVEYOR  
30 HARVEY STREET, TILSONBURG, ONTARIO, N4G 3J8  
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 16-12460 REFERENCE: FILE

DISK No.

# 1640 Windham Centre Road



November 19, 2016



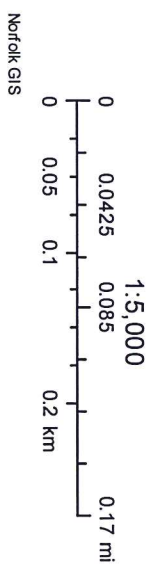
Land Parcels

Plan Lines

Roll Numbers

Road Labels

Civic Address







Working together with our community  
to provide quality services.

# Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE No.:</b>		<b>DATE RECEIVED:</b>	
<b>PROPERTY INFORMATION</b>		Municipal Address: 1640 Windham Centre Road			
Owner:		J & J Atkinson Farms Inc.		Lot: 4	Concession: 8 Windham
Lot Area: 2650m <sup>2</sup>	Lot Frontage: 39m	Assessment Roll No. 49101336000			
<b>PURPOSE OF EVALUATION</b>		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
<b>BUILDING INFORMATION</b>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 1500ft <sup>2</sup>	No. of Bedrooms: 3	No. of Fixture Units:	Is the building currently occupied? Yes / No If No, how long:		
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: Larry Dedrick		Company Name: Dedrick Bros. Excavating LTD	
Address: 370 Lynedoch Rd., Delhi		Postal Code: N4B 2W4		Phone:	
Email: lbel@Kwic.com		BCIN # 16930			
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, grass, impermeable surface): Grass		Soil Type: Sand	
Site Slope: <input type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input type="checkbox"/> Dry		Depth of Water Table: 5' Plus ft.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No		Odour Detected: Yes <input checked="" type="checkbox"/> No		Current Weather (at time of evaluation): Snowing	
<b>SYSTEM EVALUATION</b>		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 <u>foo</u>		Size: 200 Gal.		Pump: Yes <input checked="" type="checkbox"/> No	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 5	Total Length of Tile: 68 x 5 (440')	Distance Between Tile Runs: 6'	
Tile Material: PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded		
<b> setbacks:</b>		<b>Tank</b>		<b>Distribution Pipe</b>	
Distance to Buildings Structures (ft)		5'		26'	
Distance to Bodies of Water (ft)		N/A		N/A	
Distance to Nearest Well (ft)		50'		53'	
Distance to Proposed Property Lines		Front 43.6' Rear 141' Side 50.6' E. Side 70'		Front 26' Rear 175' Side 29' W 88'	



**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:**

weeping Bed out side East Property Line  
by 30'  
Large Septic Tank and Small Tank to make 2 Compartments

**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.

David Roe (Agent)

(the owner of the subject property) hereby authorize the above mentioned evaluator to act in my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Owner Signature

Date

**VALUATOR:**

1. I, Larry Pedrick 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.

Valuator Signature

Date

**BUILDING DIVISION COMMENTS**

Comments:

\_\_\_\_\_ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

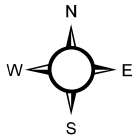
Date

Revised: March 24, 2012

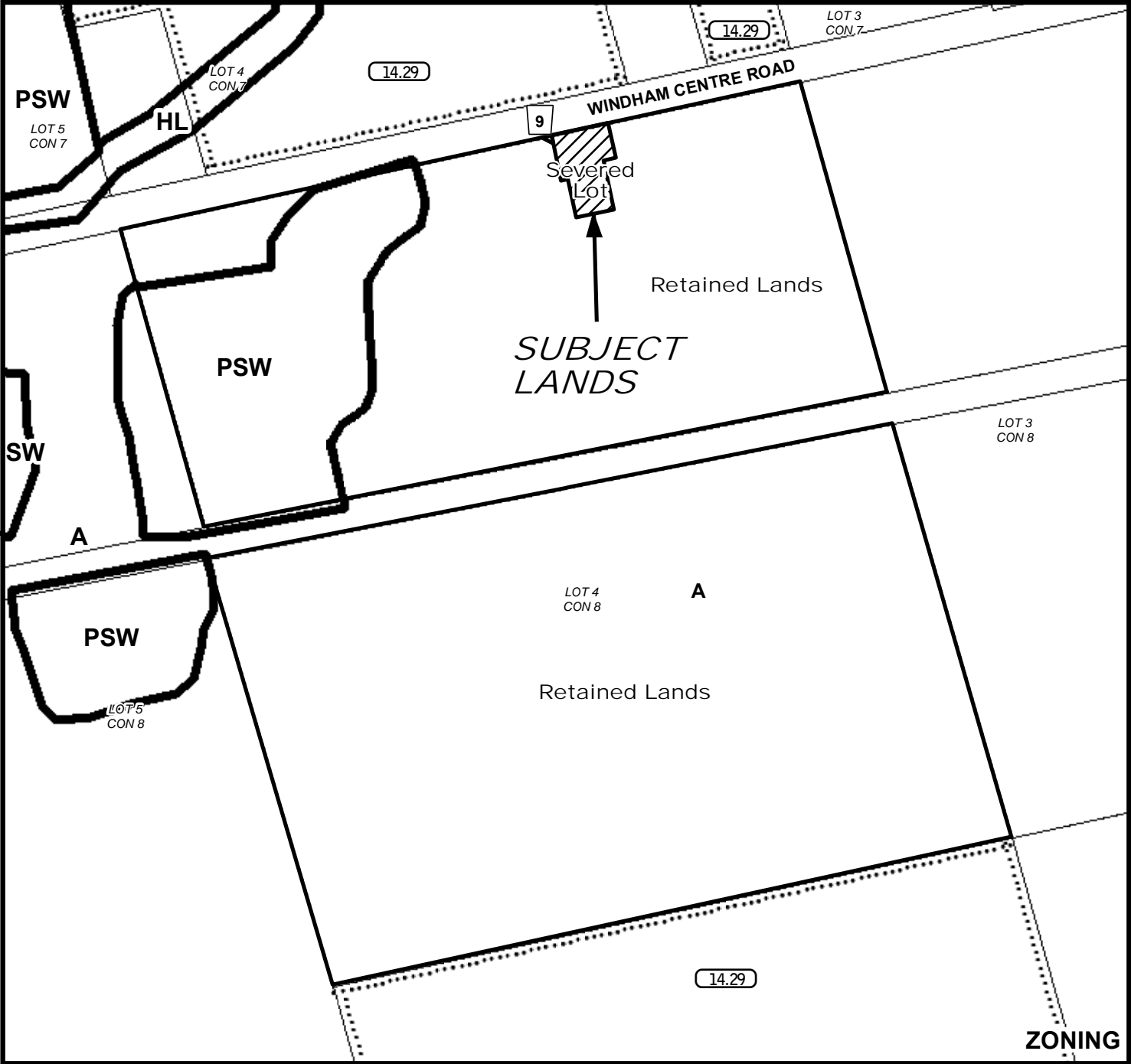
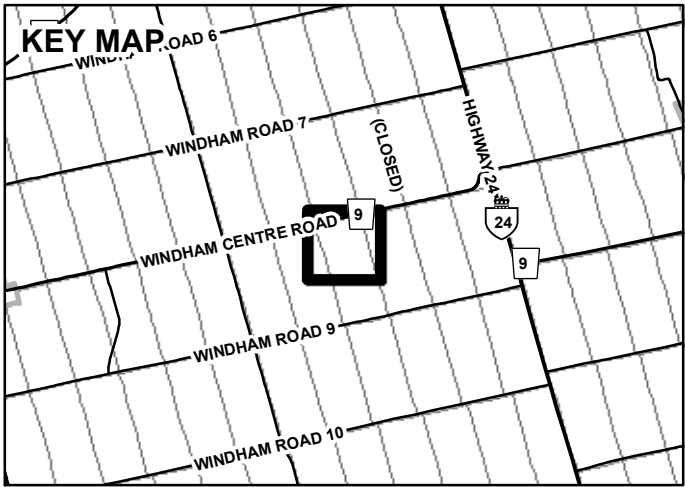
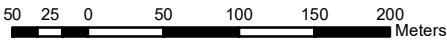
# MAP 1

File Number: **BNPL2016359**

Geographic Township of  
**WINDHAM**



1:5,000



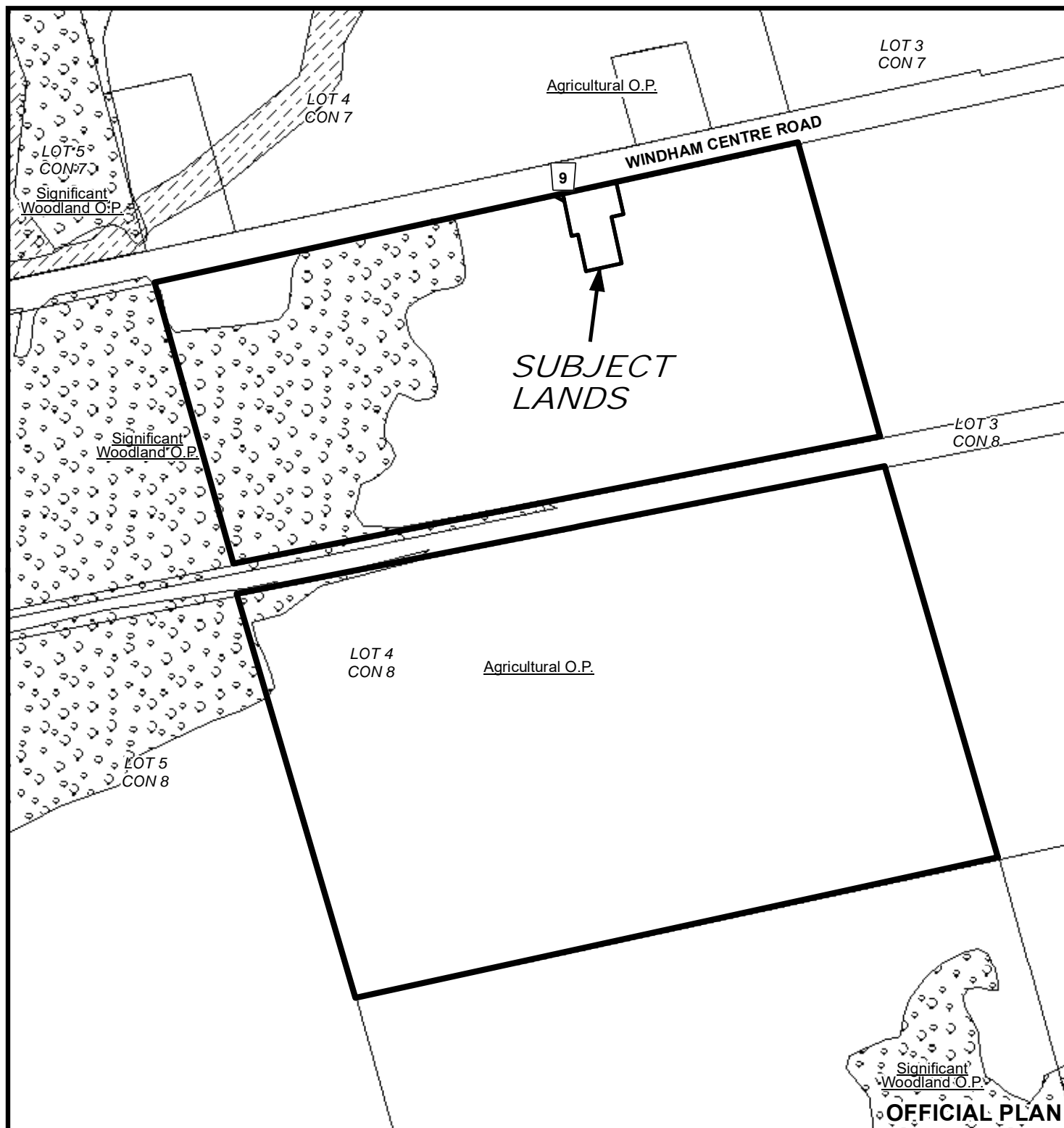
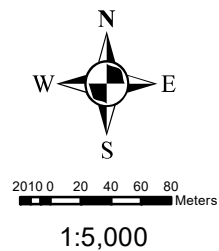
**ZONING**



## MAP 2

File Number: BNPL2016359

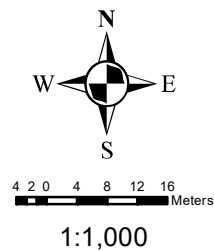
Geographic Township of WINDHAM



# MAP 3

File Number: BNPL2016359

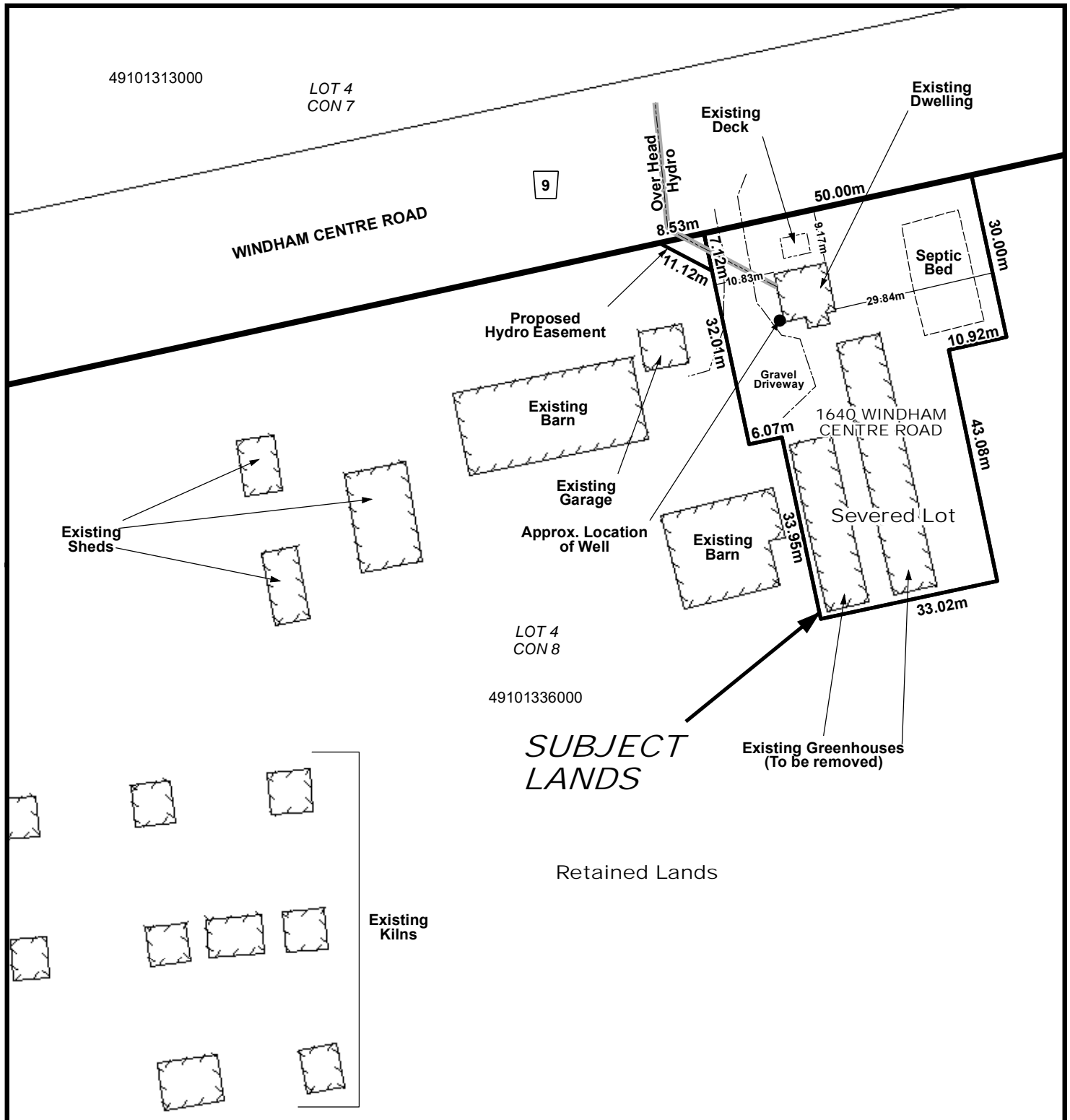
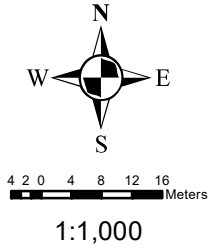
Geographic Township of WINDHAM



# MAP 4

File Number: BNPL2016359

Geographic Township of WINDHAM





# LOCATION OF LANDS AFFECTED

File Number: BNPL2016359

Geographic Township of WINDHAM

