

For Office Use Only:

File Number	<u>BNRL2016361</u>	SPRT Meeting	<u>—</u>
Related File Number	<u>—</u>	Application Fee	<u>\$2225</u>
Pre-consultation Meeting	<u>—</u>	Conservation Authority Fee	<u>—</u>
Application Submitted	<u>Nov 23/16</u>	OSSD Form Provided	<u>Dec 21/16</u>
Complete Application	<u>Dec 21/16</u>	Planner	<u>Alisha</u>
Public Notice Sign	<u>—</u>	PAC Meeting	<u>—</u>

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 - 54201051600

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

North Walsingham Concession 11, Part Lot 11

Municipal Civic Address (911 Number): 861 11th Concession Road

Present Official Plan Designation(s): Agricultural and Hazardland

Present Zoning: A and HL

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: 2016

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:

Severed Parcel- Dwelling, Barn and 2 sheds

Retained Parcel - no buildings

Setbacks shown on sketch

6. If known, the date existing buildings or structures were constructed on the subject lands: House - 1960

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:

12. Existing use of abutting properties:

Agricultural - 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:

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

Restrict new dwellings on retained lands.

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

Frontage: 48.57m

Depth: 89.15m

Width: 48.57m

Lot Area: 4330.8m²

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 sheet

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 _____

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 _____

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 _____

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 _____

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, m² or % etc.

Lot frontage	<u>313.5m</u>	<u>48.57m</u>
Lot depth	<u>673m</u>	<u>89.15m</u>
Lot width	<u>313.5m</u>	<u>48.57m</u>
Lot area	<u>50 acres</u>	<u>1.07 ac</u>
Lot coverage	<u></u>	<u>8.1%</u>
Front yard	<u></u>	<u>23.63m</u>
Rear yard	<u></u>	<u>43.7m</u>
Left Interior side yard	<u></u>	<u>6.95</u>
Right Interior side yard	<u></u>	<u>large</u>
Exterior side yard (corner lot)	<u></u>	<u>n/a</u>
Landscaped open space	<u></u>	<u></u>
Entrance access width	<u></u>	<u>8m</u>
Exit access width	<u></u>	<u>8m</u>
Size of fencing or screening	<u></u>	<u>see sketch</u>
Type of fencing	<u></u>	<u>n/a</u>

9. Building Size

Number of storeys	<u></u>	<u>1</u>
Building height	<u></u>	<u>6.1m</u>
Total ground floor area	<u></u>	<u>127.6m²</u>
Total gross floor area	<u></u>	<u>127.6m²</u>
Total useable floor area	<u></u>	<u>127.6m²</u>

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	<u></u>	<u>2</u>
Number of visitor parking spaces	<u></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

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 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

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

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

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- This image shows a single page of white paper with horizontal black ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There is no handwriting or other markings on the page.

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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:

no change anticipated to lands

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

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)

7. Name of road/street:

11th Concession Road

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.

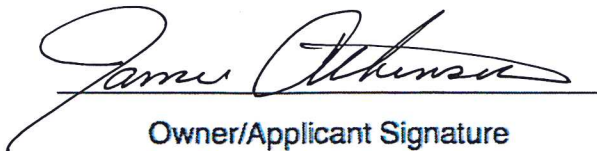
All final plans must include the owner's signature as well as the engineer's signature and seal.

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

I have power to bind the corporation

Date

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

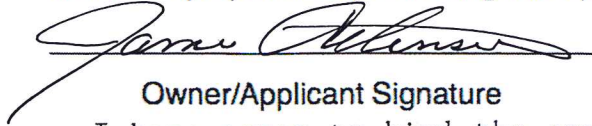
I have power to bind the corporation

Date

November 17, 2016

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.


Owner/Applicant Signature

Date

I have power to bind the corporation

November 17, 2016

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.


Owner/Applicant Signature

Date

I have power to bind the corporation

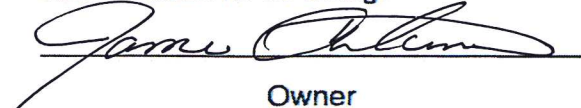
November 17, 2016

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 J & J Atkinson Farms Inc. am/are the registered owner(s) of the lands that is the subject of this application for development approval.

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


Owner

Date

I have power to bind the corporation

November 17, 2016

Owner

Date

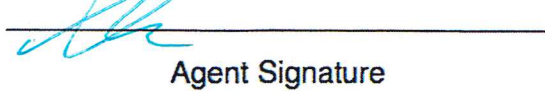
O. Declaration of Applicant and Agent

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 development approval is required before a building permit can be issued.


Applicant Signature

Date

I have power to bind the corporation November 17, 2016


Agent Signature

Date

November 17, 2016

P. Declaration

I, David Roe 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:

Langton, ON

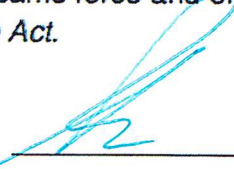
In Norfolk County

This 23rd day of November

A.D., 2016



A Commissioner, etc.


Owner/Applicant Signature
Authorized Agent

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires April 28, 2019.

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, 1946
J & J Atkinson Farms Inc.	5420105160	NWAL CON 11 PT LOT 11	861 11 th Conc. Road	50 acres	39.7 acres	Ginseng/soya beans and rye rotation	yes, 1960
J & J Atkinson Farms Inc.	5420104420	NWAL CON 11 PT LOT 11	860 12 th 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 Farms Inc.	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
PROPOSED SEVERANCE
PART OF LOT 11
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF
NORTH WALSHINGHAM
NORFOLK COUNTY
KIM HUSTED SURVEYING LTD.
NOT TO SCALE

TO BE SEVERED
PARCEL A

WOOD FRAME BUILDING
4.57 HIGH

WOOD DECK

WELL

SEPTIC TANK

CONCRETE PADS

OVER HEAD HYDRO

ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11

AREA OF PARCEL "A"
TO BE SEVERED
= 4330.8 SQUARE METRES
(1.07 ACRES)

LOT COVERAGE OF PROPOSED
SEVERANCE = 8.1 %

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3535 FAX: 519-842-3539

PROJECT: 16-12461 REFERENCE: FILE DISK No. DWG. CKD.

861 11th Concession Road



November 19, 2016



Land Parcels



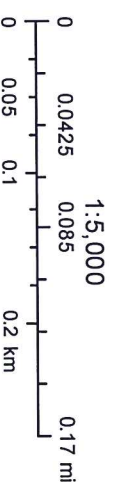
Plan Lines

Roll Numbers

Road Labels

Civic Address

Norfolk GIS





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: 861 11th Con Road Walsingham			
Owner: J & J Atkinson Farms Inc.			Lot: 11		Concession: 11 NWal
Lot Area: 4330m ²		Lot Frontage: 48.5m		Assessment Roll No. 54201051600	
PURPOSE OF EVALUATION		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 1500ft ²		No. of Bedrooms: 3		No. of Fixture Units: 20	
Is the building currently occupied? Yes / No If No, how long?					
EVALUATOR'S INFORMATION		Evaluator's Name: Larry Dedrick		Company Name: Dedrick Bros. Excavating LTD	
Address: 370 Lynedoch Rd. Delhi		Postal Code: N4B 2W4		Phone: 519-582-2069	
Email: dbel@kwic.com		BCIN # 16930			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): Grass			Soil Type: Sand.
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: 5' Plus 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): Clear Sunny	
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: 800 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: 3		Total Length of Tile: 60'	
Distance Between Tile Runs: 4'					
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
setbacks:		Tank		Distribution Pipe	
Distance to Buildings Structures (ft)		9'			
Distance to Bodies of Water (ft)		N/A			
Distance to Nearest Well (ft)		80'			
Distance to Proposed Property Lines		Front 93' Rear 195' Side 3' Side 151'		Front _____ Rear _____ Side _____ Side _____	

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:

800 gal and 21 m² Filter Bed Installed
Sept. 2005

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.

(Agent)

David Roe

(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, 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.

evaluator Signature

Date

BUILDING DIVISION COMMENTS

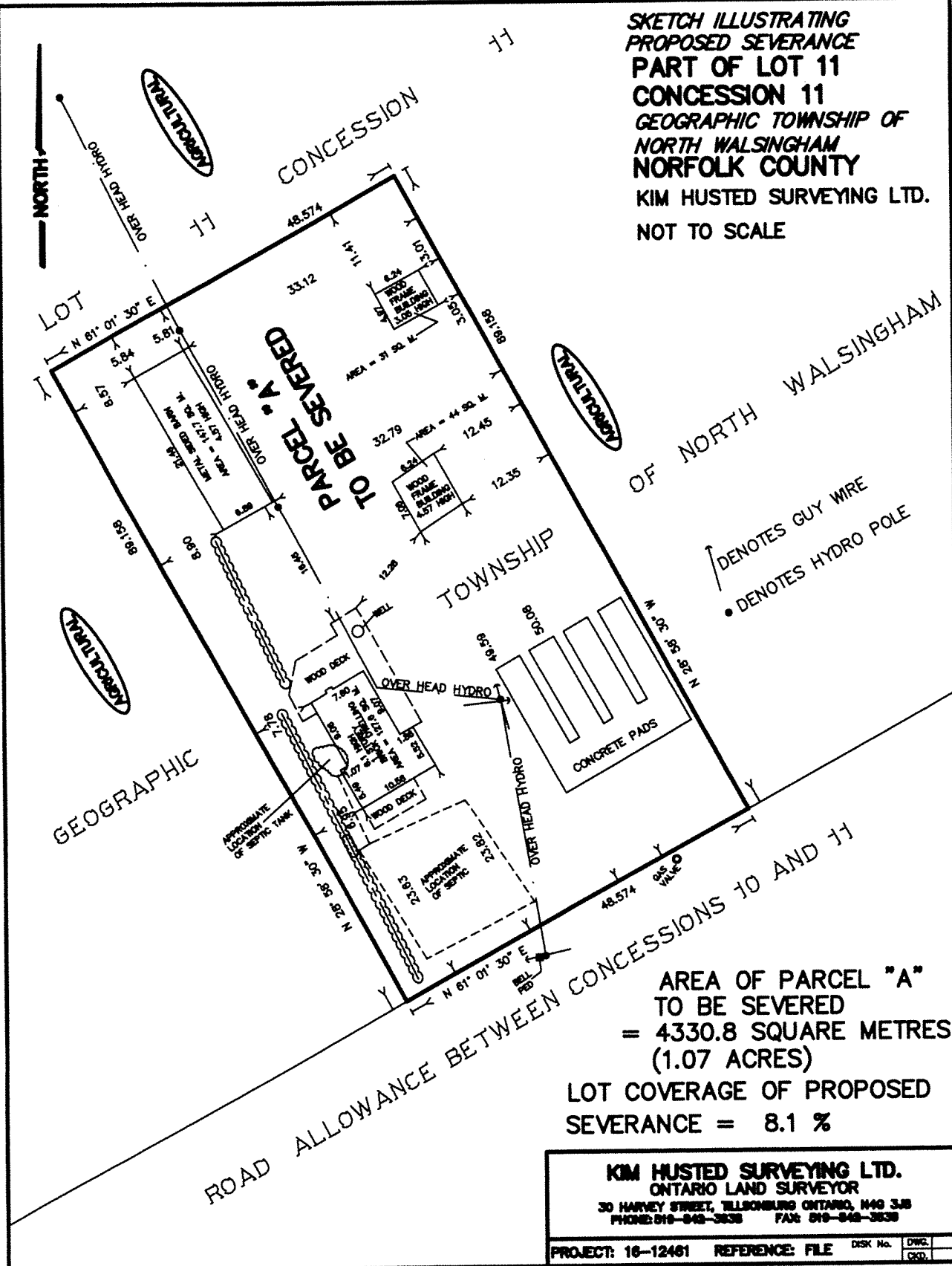
Comments:

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

Chief Building Official or designate

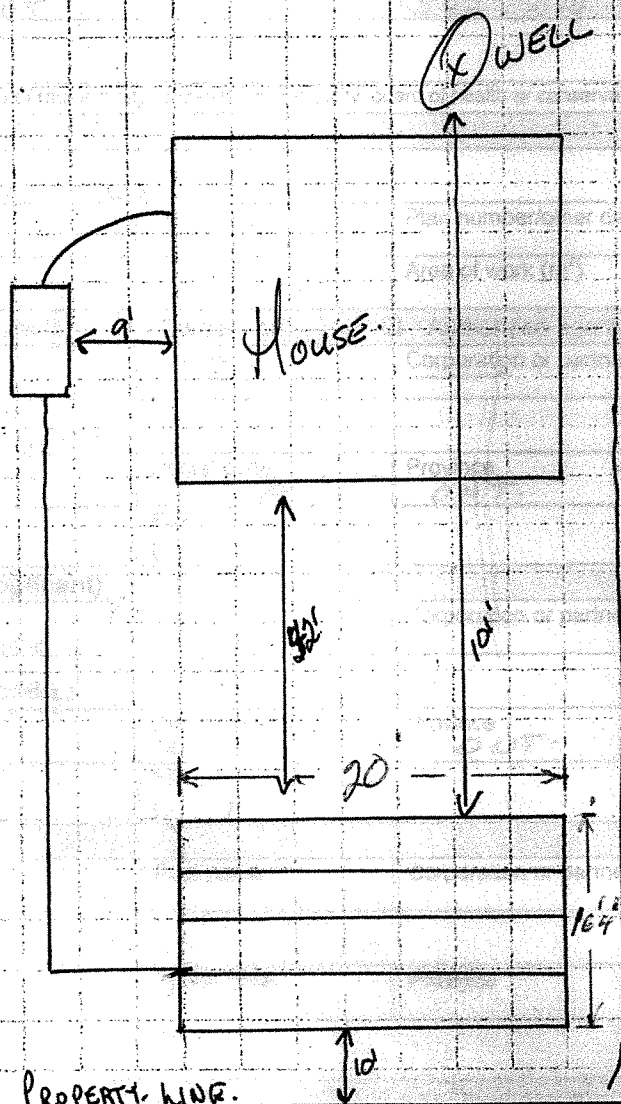
Date

SKETCH ILLUSTRATING
PROPOSED SEVERANCE
PART OF LOT 11
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF
NORTH WALSHINGHAM
NORFOLK COUNTY
KIM HUSTED SURVEYING LTD.
NOT TO SCALE



FOLK
UNIT

Permit # N-10539



Septic/Holding tank size (l) 3600L

Tank Make REIDS

As Built 25 runs of 20'

Filter Area: effective area 21m²

base area 21m²

Signature of Owner or Installer

Charles J. DeLanck

Date

Sept. 17/05

FOR OFFICIAL USE ONLY

Inspector's Signature

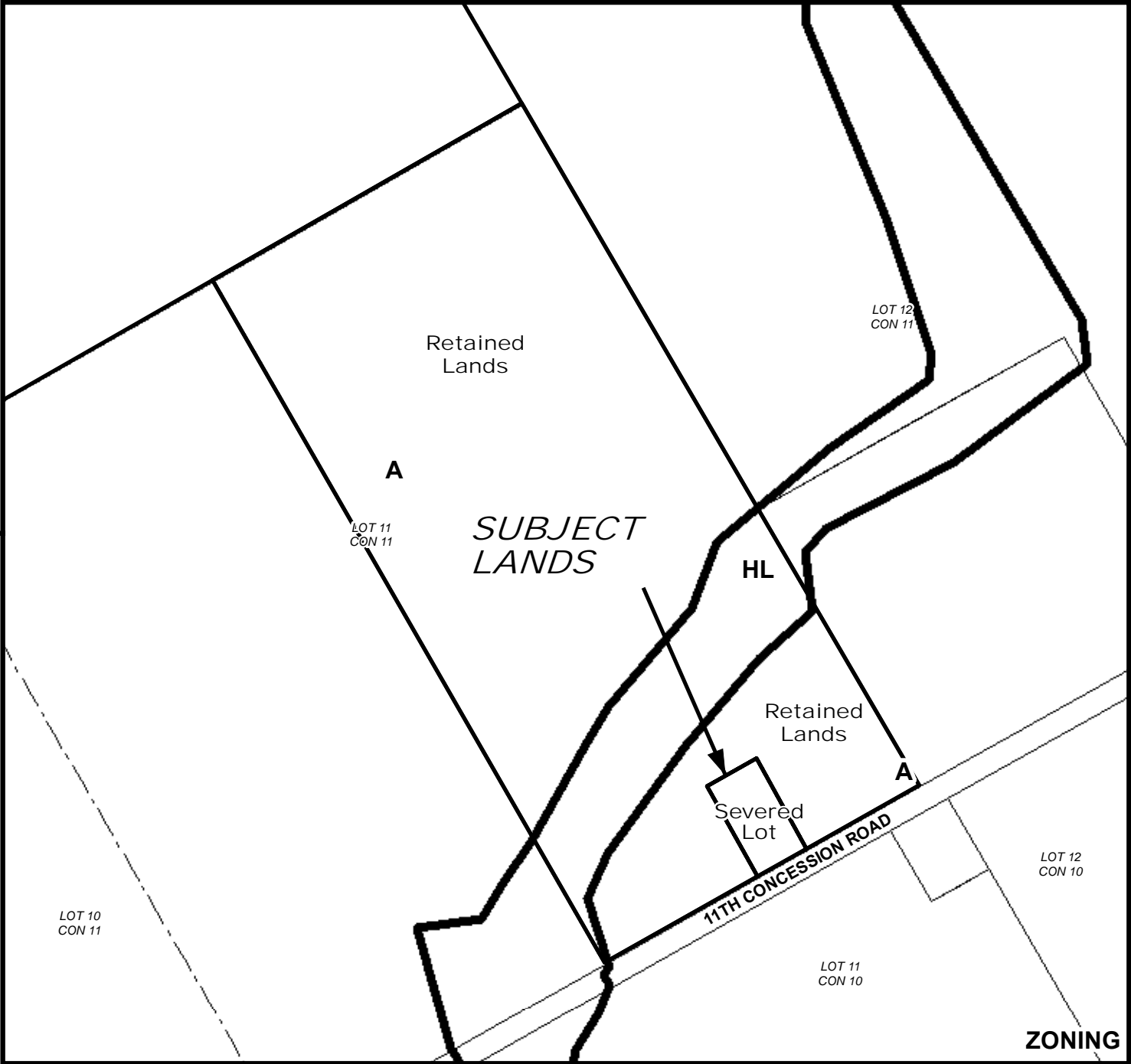
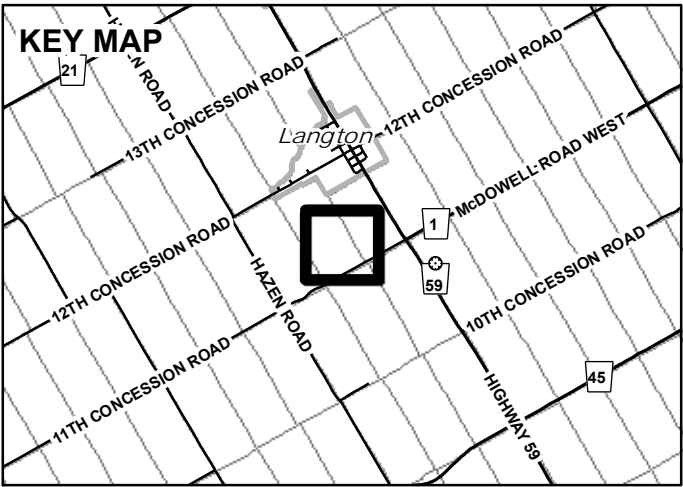
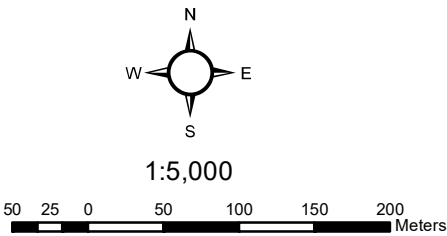
W. M. Mautz

Date

Oct. 18/05

MAP 1

File Number: **BNPL2016361**
Geographic Township of
NORTH WALSHINGHAM



ZONING

MAP 2

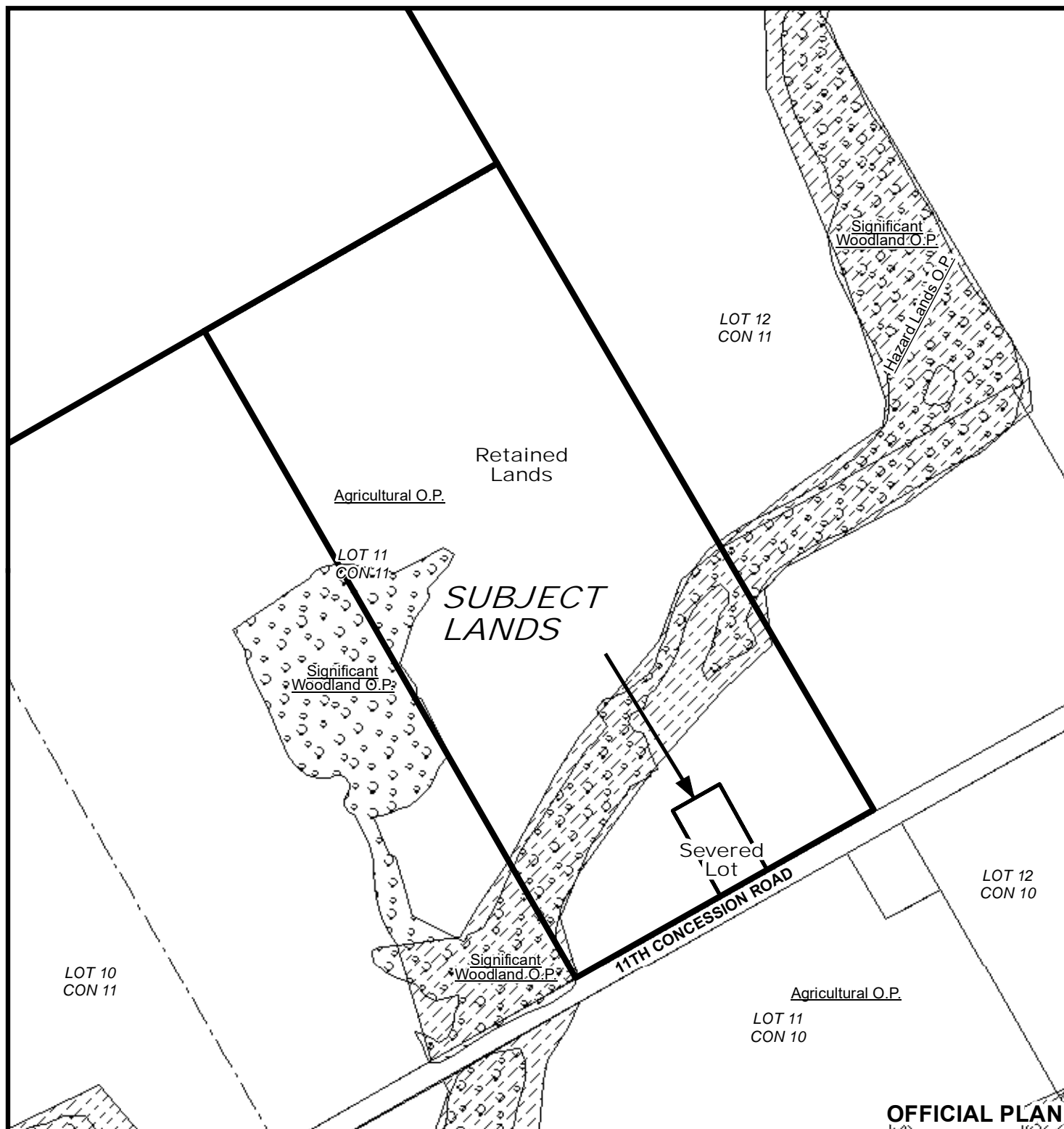
File Number: BNPL2016361

Geographic Township of NORTH WALSINGHAM



20 40 60 80 Meters

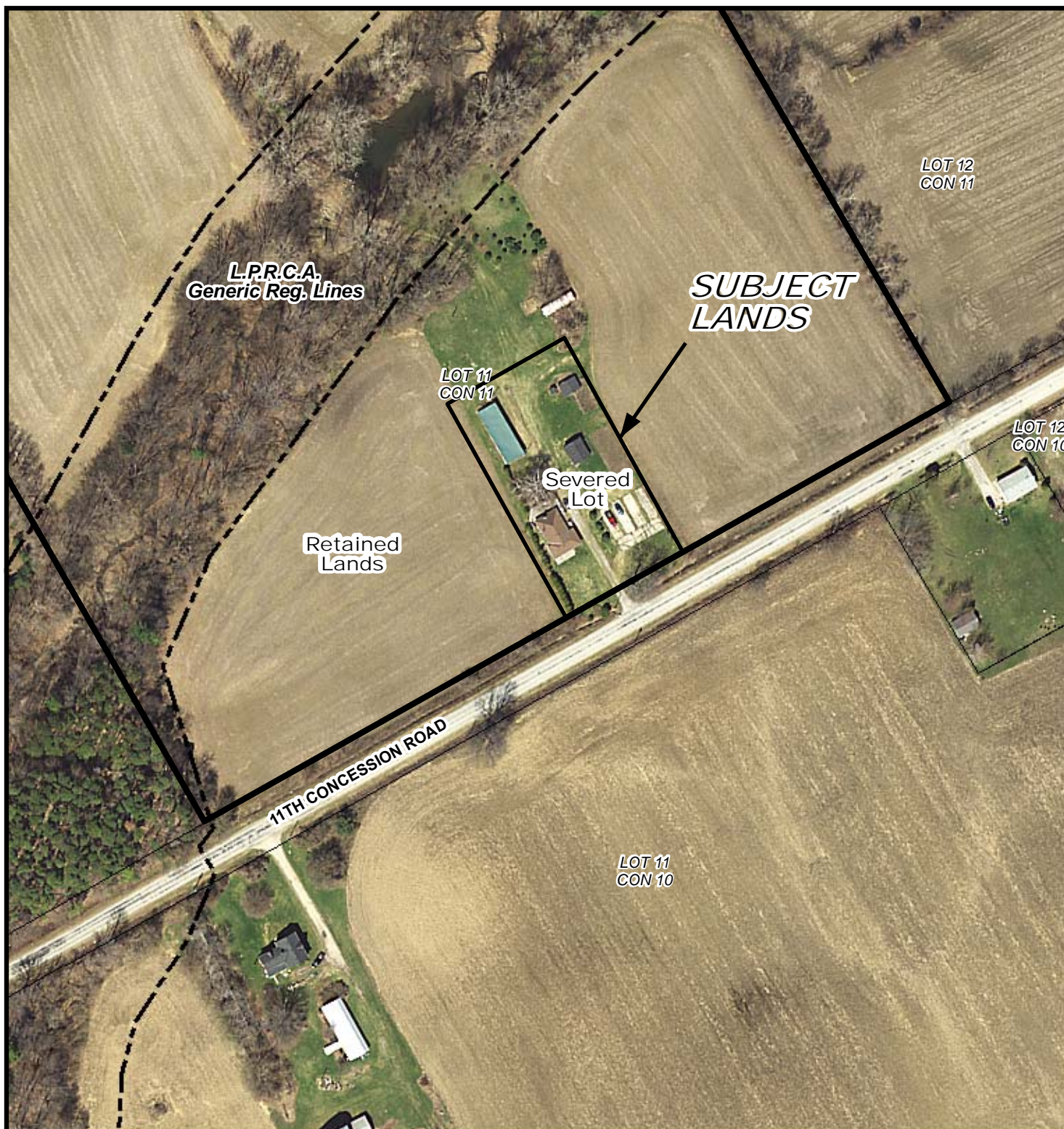
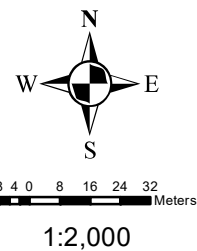
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MAP 3

File Number: BNPL2016361

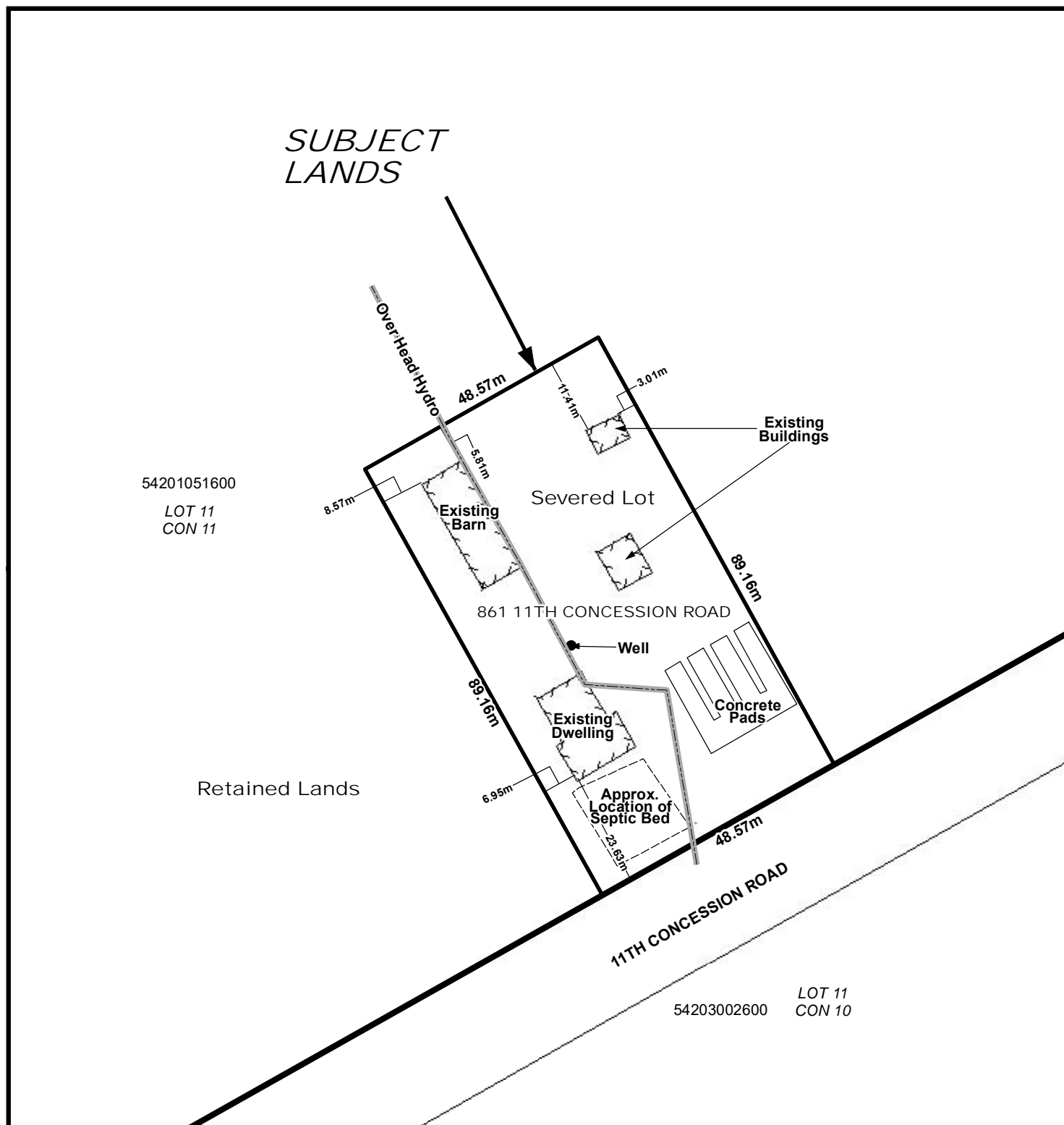
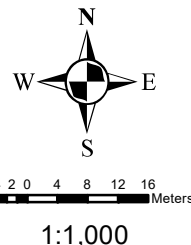
Geographic Township of NORTH WALSINGHAM



MAP 4

File Number: BNPL2016361

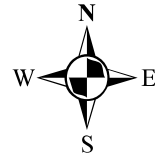
Geographic Township of NORTH WALSINGHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2016361

Geographic Township of NORTH WALSHINGHAM



4 2 0 4 8 12 16 Meters

1:1,000

