

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

BNPL 2017052

Mar 13/17

Mar 13/17

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

PAC Meeting

112551

May 13/17

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.S. Judge 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.

Address

894 Charlotteville Road 11

Town and Postal Code

Simcoe, On

N3Y 4J9

Phone Number

(519) 428-0005

Cell Number

Email

Name of Applicant

Same as above

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

NORFOLK COUNTY
PLANNINGDevelopment Application
Page 4 of 24

Name of Agent R.C. Dixon
Address 277 Emily St.
Town and Postal Code Simcoe, On N3Y1J5
Phone Number (519) 426-0456
Cell Number (519) 410-1632
Email dixonr@amtelecom.net

Name of Engineer n/a
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:

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 491 - 023 - 68000 ~~66500~~

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

Part of Lot 17 Con. 12 Windham

Municipal Civic Address (911 Number): 356 Windham Road 12

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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: 2017

4. Present use of the subject lands:

Agriculture

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:

see attached sketch

6. If known, the date existing buildings or structures were constructed on the subject lands: pre 1978



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.

—

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:

—

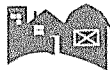
9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

—

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:

100+ years

12. Existing use of abutting properties:

Agriculture

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:

sever a dwelling made surplus through farm amalgamation

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

Frontage: ~~46.25 m~~ 39.09 m

Depth: 18.37 m

Width: 46.25 m

Lot Area: ~~3625 m²~~ 3284 sq. m

Present Use: Agriculture / Residential

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): —

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

Owners Name: see separate sheet.

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 _____

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:

condition of severance, P.P. and O.P. to remove a dwelling as an allowed use on the 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

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

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

9. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

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

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

local knowledge

-

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:

dwelling exists on open land surrounded by other buildings.

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

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.

No



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:

Con 12 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.

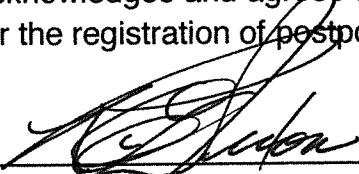
All final plans must include the owner's signature as well as the engineer's **signature and seal**.

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.



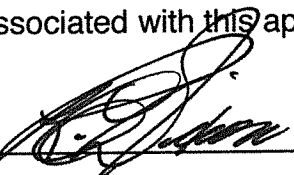
Owner/Applicant Signature



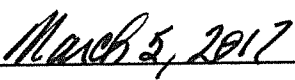
Date

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

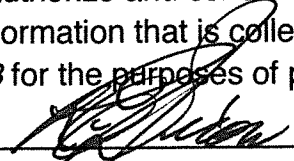


Date



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.



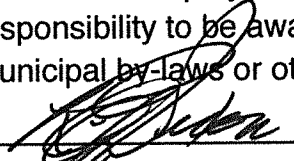
Owner/Applicant Signature

March 5, 2017

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.



Owner/Applicant Signature

March 5, 2017

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 see other sheet am/are the registered owner(s) of the lands that is the subject of this application for development approval.

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

Owner

Date


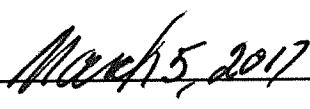
Owner

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
 Agent Signature	 Date

P. Declaration
I, R.C. Dixon of Simcoe

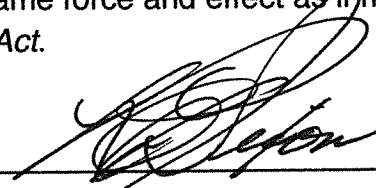
solemnly declare that:

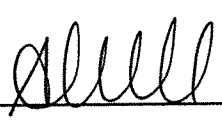
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:
Simcoe, ON

In Norfolk County

This 13th day of March


Owner/Applicant Signature

A.D., 2017

A Commissioner, etc.

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

- ☐ 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: [Signature] Date: Jan. 5/17

✓ 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: [Signature] Date: Jan. 5/17



NORFOLK COUNTY
PLANNING

Development Application
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Owner/Applicant Signature: _____ 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 J.S. Judge Farms Limited am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize R.C. Dixon 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: J.S. Judge Date: Jan. 5/17

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 site plan approval is required before a building permit can be issued.

Applicant Signature: [Signature] Date: Jan 5/17

Agent Signature: [Signature] Date: Jan 5/17

P. Declaration

I, _____ of _____

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



NORFOLK COUNTY

2017

A Commissioner, etc.: _____

dwelling are pre 1975

JUDGE FARMS

FARM NAME	Land Owned by:	ADDRESS	CONCESSION	LOT	ACERAGE	ROLL NO
DELHI FARM	J&S Judge Farms	103 TISDALE SIDE RD	MIDLAND CONC 2	43, 44, 45	121.3	494.070.13700.0000
DIERICK FARM	J&S Judge Farms	1001 WINDHAM RD 14	WINDHAM CONC 13	9, 10	83.47	491.026.11000.0000
DIERICK FARM	J&S Judge Farms	N/A	WINDHAM CONC 13	8	31.34	491.026.12000.0000
HOME FARM	J&S Judge Farms	2826 HWY 3	CHARLOTTEVILLE CON 10	16	50.53	493.020.04100.0000
JAMES GORDON JUDGE (39 ACRES)	J&S Judge Farms		CHARLOTTEVILLE CON 11	15	39.08	493.020.00800.0000
JANIE BOUGHNER	RJ Broiler Farms	1177 St. Johns Rd. W.	CHAR CONC 6	15	98.99	493.040.26800.0000
JUDGE BROILER FARMS	Judge Broiler	N/A	WINDHAM CONC 8	23	0.53	491.016.42900.0000
JUDGE BROILER FARMS- LA SALETTE	Judge Broiler	106 LA SALETTE RD	WINDHAM CONC 8	23	90.11	491.016.42500.0000
JUDGE POULTRY FARMS	Judge Poultry	2850 Hwy #3	CHARLOTTEVILLE CON 10	16	21	493.020.04200.0000
JUDGES SR	J&S Judge Farms		CHARLOTTEVILLE CON 11	15	0.92	493.020.00890.0000
KOPTIK FARM	J&S Judge Farms	CHARLOTTEVILLE RD 7	CHARLOTTEVILLE CONC 7	23	72.27	493.040.18200.0000
KOPTIK FARM	J&S Judge Farms	57 SEVENTH ST W	CHARLOTTEVILLE CONC 7	24	68.61	405.040.18100.0000
KRESTEL FARM	J&S Judge Farms	0 WINDHAM RD 13	WINDHAM CONC 13	11	48.45	491.026.15000.0000
KRESTEL FARM	J&S Judge Farms	1088 WINDHAM RD 13	WINDHAM CONC 13	11	1.55	491.026.15500.0000
PANKOW	Judge Poultry		CHARLOTTEVILLE CON 10	16	30.25	493.020.04300.0000
PEETSMA BLOCK	J&S Judge Farms	2964 HWY 3	CHARLOTTEVILLE CONC 10	16, 17	285.18	493.020.05600.0000
PEETSMA HOUSE	J&S Judge Farms	HWY 3	CHARLOTTEVILLE CONC 10	17	0.89	493.020.05650.0000
PICARDS	J&S Judge Farms	918 WINDHAM EAST 1/4 LINE	WINDHAM CON 12	6	118	491.021.59000.0000
PIG BARN	RJ Broiler Farms		WINDHAM CONC 14	9	139.09	491.026.53500.0000
RON COLE FARM	J&S Judge Farms	WINDHAM RD 13 N/S	WINDHAM CONC 12	15	97.67	491.023.62000.0000
RYDER FARM	J&S Judge Farms		WINDHAM CONC 14	16	49.67	491.027.52000.0000
STOREY FARM	J&S Judge Farms	WINDHAM EAST 1/4	WINDHAM CONC 12	6	71.6	491.021.57000.0000
WRAYS HOUSE	RJ Broiler Farms	810 Charlotteville Rd 11	CHARLOTTEVILLE CONC 10	14, 15	0.6	493.020.01350.0000
WIPPEL (RJ)	RJ Broiler Farms	819 Charlotteville Rd 11	CHARLOTTEVILLE CONC 10	14, 15	47.68	493.020.01400.0000

dwelling

dwelling


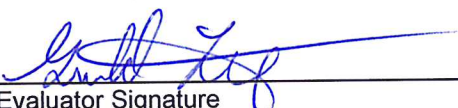


Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 356 Windham Rd. 12			
Owner: J & S Judge Farms Ltd.		Lot: 17		Concession: 12	
Lot Area: 0.9 ac.		Lot Frontage: 46.25m		Assessment Roll No. 49102368000	
PURPOSE OF EVALUATION		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other <u>SEVERENCE</u>			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area:		No. of Bedrooms:		No. of Fixture Units:	
				Is the building currently occupied? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?	
EVALUATOR'S INFORMATION		Evaluator's Name: GERRY LIVINGSTON		Company Name: LIVINGSTON EXCAVATING	
Address: 638 NORFOLK ST SOUTH		Postal Code: N3Y4K1		Phone: 519-426-6810	
Email: livingstonekwic.com		BCIN # 16633			
SITE EVALUATION		Ground Cover (trees, bushes, <u>grass</u> , 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: <u>10'</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):	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <u>800</u> Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>4</u>		Total Length of Tile: <u>60' - 240'</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		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>10'</u>		<u>20'</u>	
Distance to Bodies of Water (ft)		<u>800' (POND)</u>		<u>800' (POND)</u>	
Distance to Nearest Well (ft)		<u>75'</u>		<u>75'</u>	
Distance to Proposed Property Lines		Front _____ Rear _____ Side <u>20'</u> Side <u>40'</u>		Front _____ Rear _____ Side _____ Side _____	

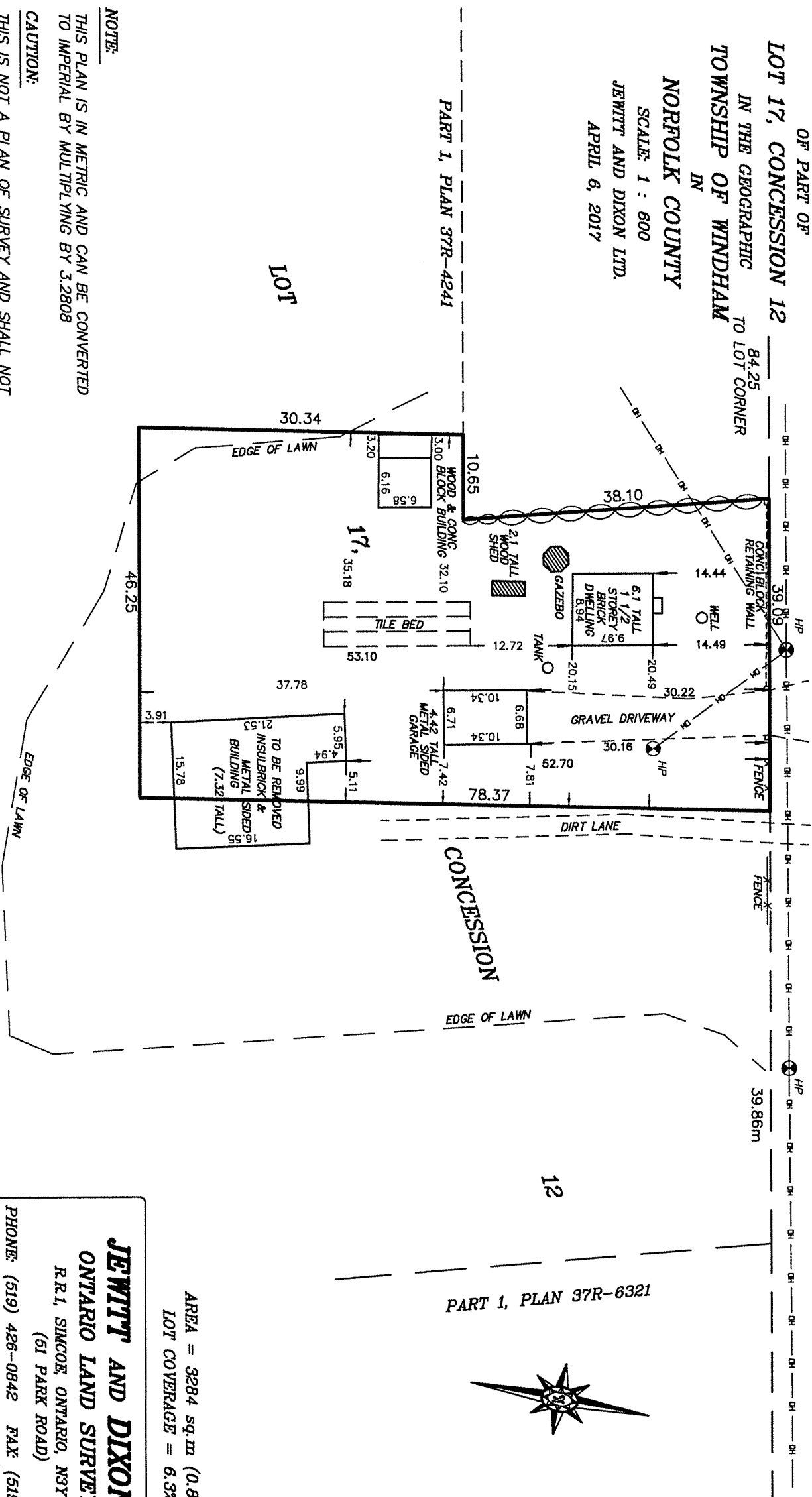
OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <p><u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.</p>
	Additional Comments:

VERIFICATION	<p><u>OWNER:</u> The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.</p> <p>I, <u>ROBERT JUDGE</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  _____ Owner Signature </div> <div style="width: 45%;"> <u>FEB 8/17</u> _____ Date </div> </div>
<u>EVALUATOR:</u>	<p>1. I, _____ 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.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  _____ Evaluator Signature </div> <div style="width: 45%;"> <u>Jan 23/17</u> _____ Date </div> </div>

BUILDING DIVISION COMMENTS	Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ Chief Building Official or designate </div> <div style="width: 45%;"> _____ Date </div> </div>
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Revised: March 16, 2016

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 17, CONCESSION 12
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY
SCALE: 1 : 600
JEWITT AND DIXON LTD.
APRIL 6, 2017



AREA = 3284 sq.m (0.8 AC.)
LOT COVERAGE = 6.3%

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

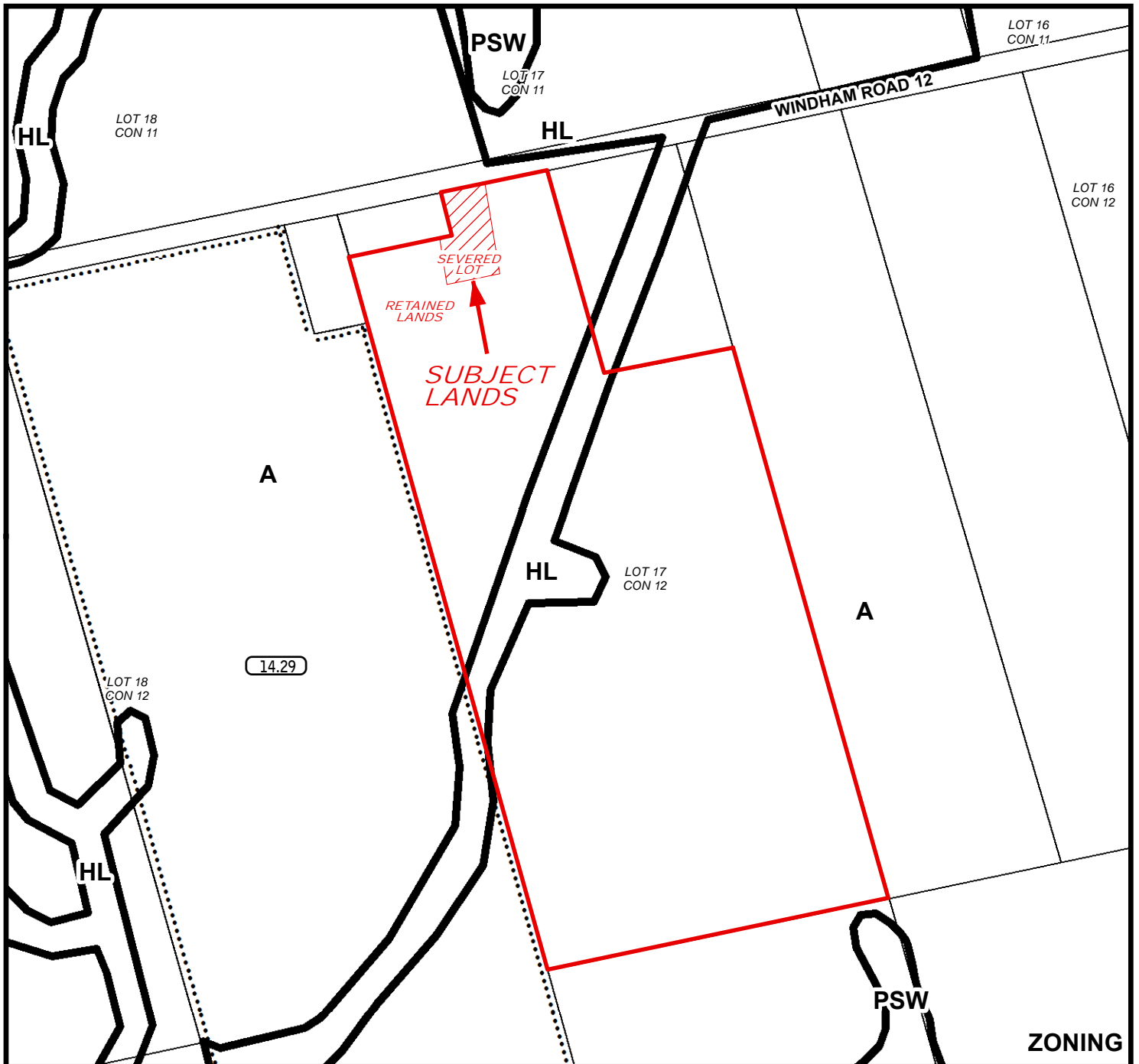
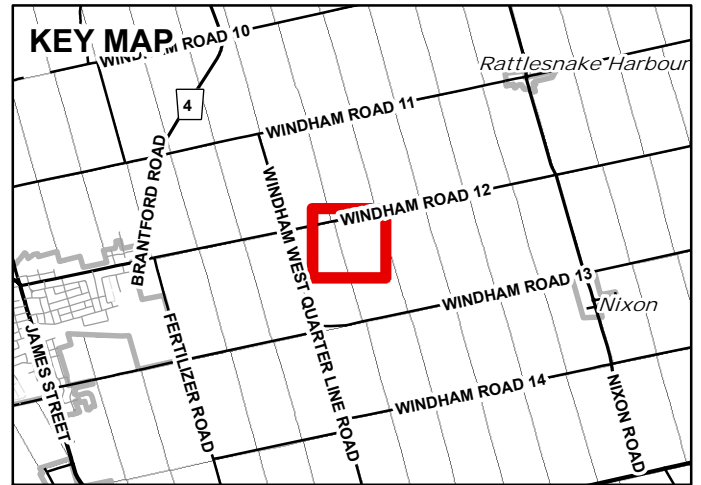
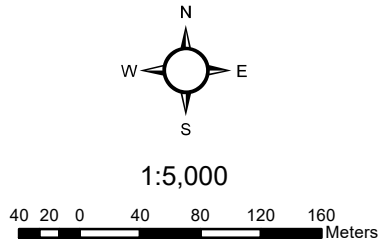
NOTE:
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

MAP 1

File Number: BNPL2017052

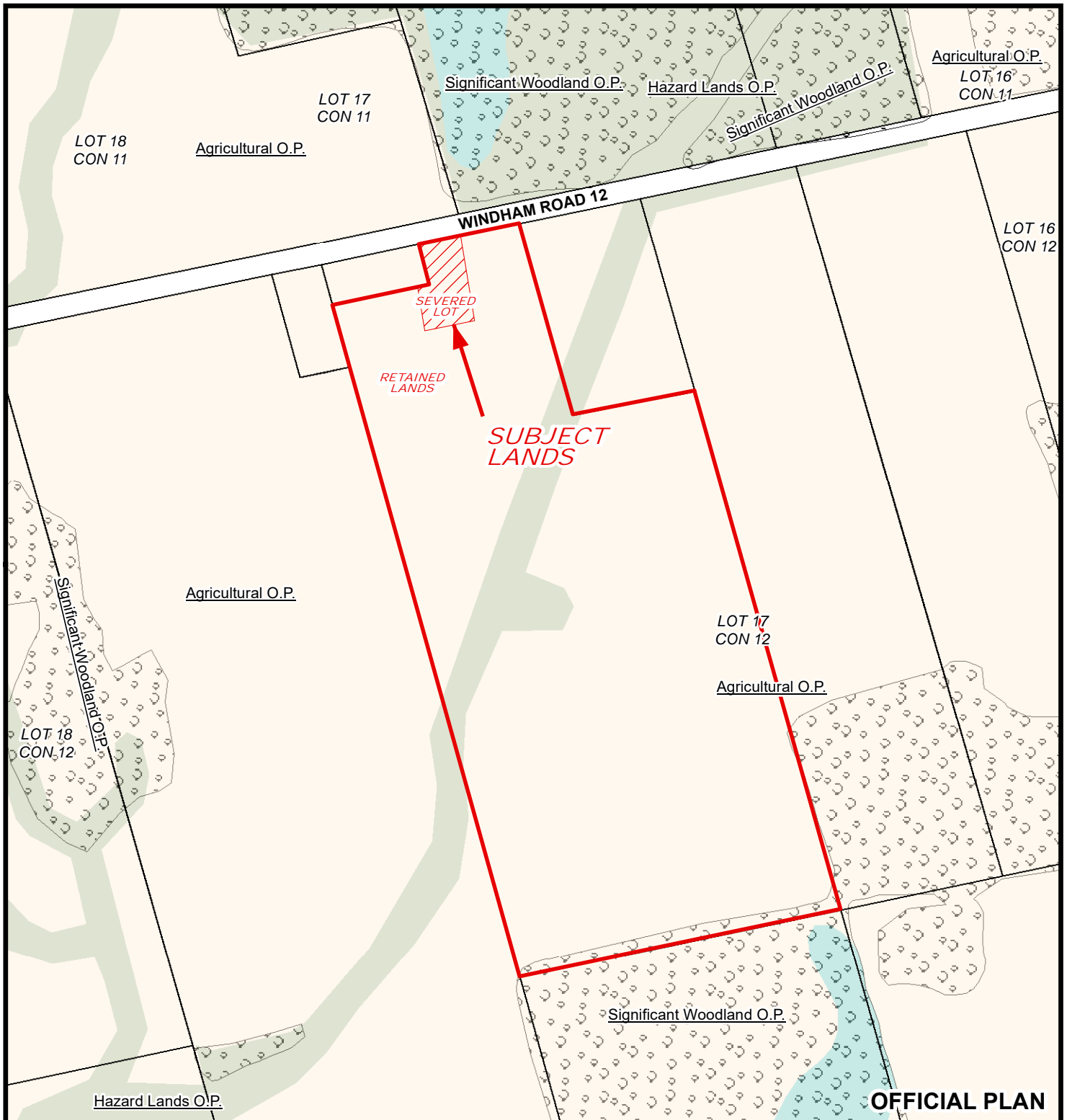
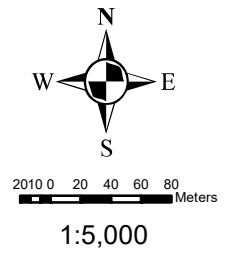
Geographic Township of
WINDHAM



MAP 2

File Number: BNPL2017052

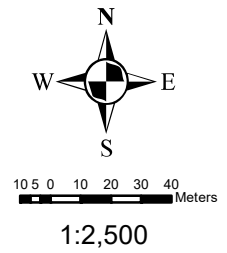
Geographic Township of WINDHAM



MAP 3

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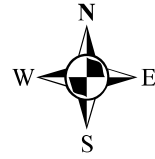
Geographic Township of WINDHAM



MAP 4

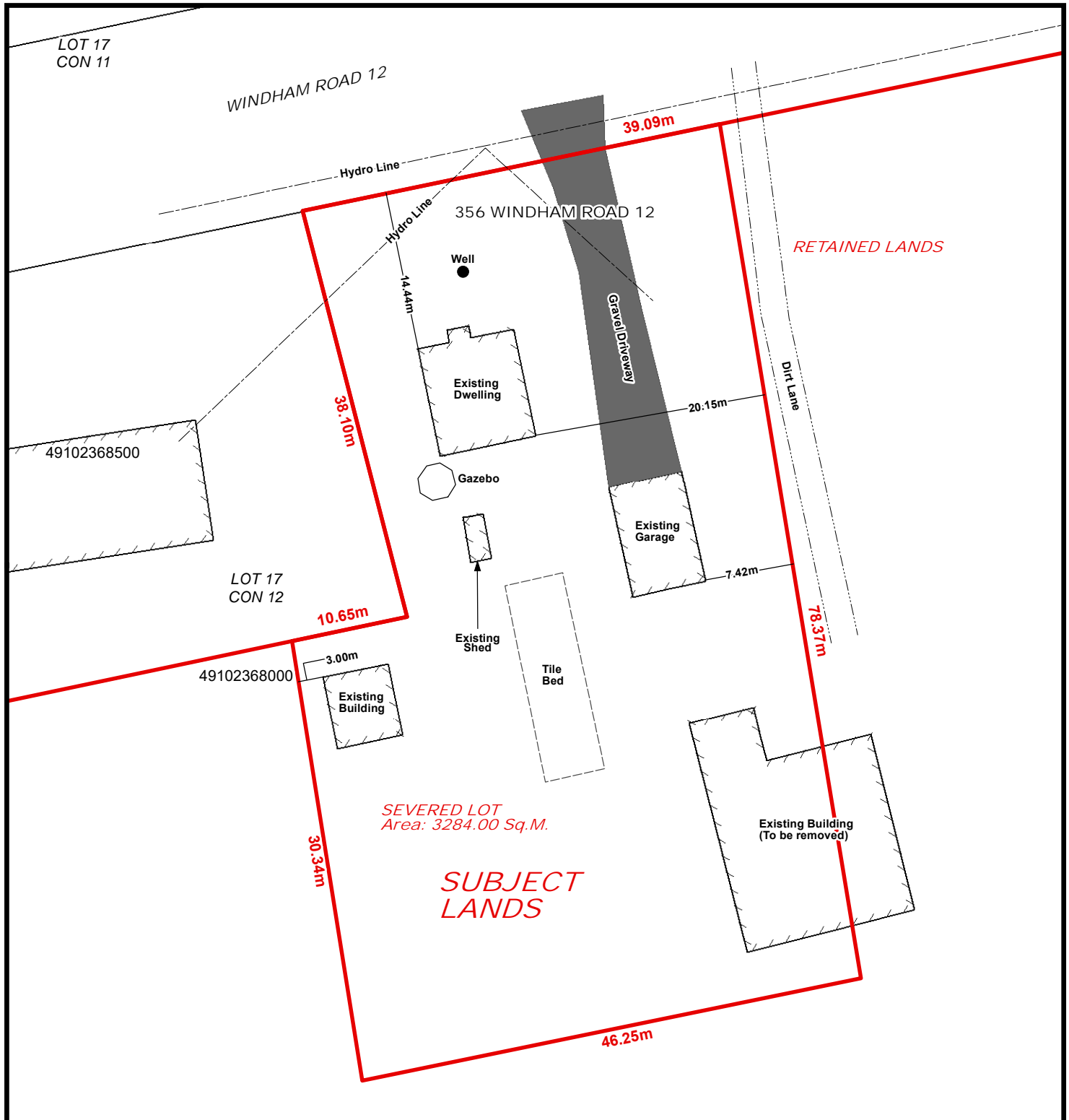
File Number: BNPL2017052

Geographic Township of WINDHAM



2 1 0 2 4 6 8 Meters

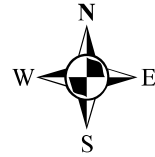
1:500



LOCATION OF LANDS AFFECTED

File Number: BNPL2017052

Geographic Township of WINDHAM



2 1 0 2 4 6 8 Meters

1:500

