

Name of Agent David Roe, Civic Planning Solutions Inc.
Address 599 Larch Street
Town and Postal Code Delhi, ON N4B 3A7
Phone Number 519-582-1174
Cell Number
Email dfrfez@me.com

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 agent noted above.

☐ Owner ☐ Agent ☐ Applicant

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

part Lots 7, 8 and 9, Concession 13, Townsend

Municipal Civic Address: 592 Concession, 13 Road East

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agricultural - cash crop

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

See attached sketch

5. 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.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

Nothing

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒
If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:
Residential and Agricultural

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

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

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, i.e. m, m ² or %, etc.		
Lot frontage	707m	
Lot depth	671m	
Lot width	1052m	
Lot area	123 acres	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

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

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

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

Frontage:	45m
Depth:	97.6m
Width:	45m
Lot Area:	4395m ² (1.08 ac)
Present Use:	Agricultural
Proposed Use:	Residential
Proposed final lot size (if boundary adjustment):	

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage: 312m + 18.24m + 295m + 37m
Depth: 671m
Width: 1052m
Lot Area: 122ac
Present Use: Agricultural
Proposed Use: Agricultural

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

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

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

Owners Name: Schuyler Farms Limited
Roll Number: 336070525000000
Total Acreage: 123 acres
Workable Acreage: 100 acres
Existing Farm Type: (i.e., corn, orchard etc) grains/soya
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1965

Owners Name: see attached
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.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown
If yes, specify the uses (example: gas station, petroleum storage, etc.):
2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
3. Provide the information you used to determine the answers to the above questions:
Knowledge of owner
4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. Provincial Policy

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

If no, please explain:

No change in land use proposed

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

No change in land use proposed

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

No change in land use proposed

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.

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Concession 13 Road East

G. Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

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

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment 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. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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

Brett Liff
Owner/Applicant/Agent Signature

Feb 24 2018
Date

J. Owner's Authorization

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

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

I/We authorize 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.

David Roe
Owner

Feb 24 2018
Date

Owner

Date

K. 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

[Signature]
Owner/Applicant/Agent Signature

In Norfolk County

This 5th day of March

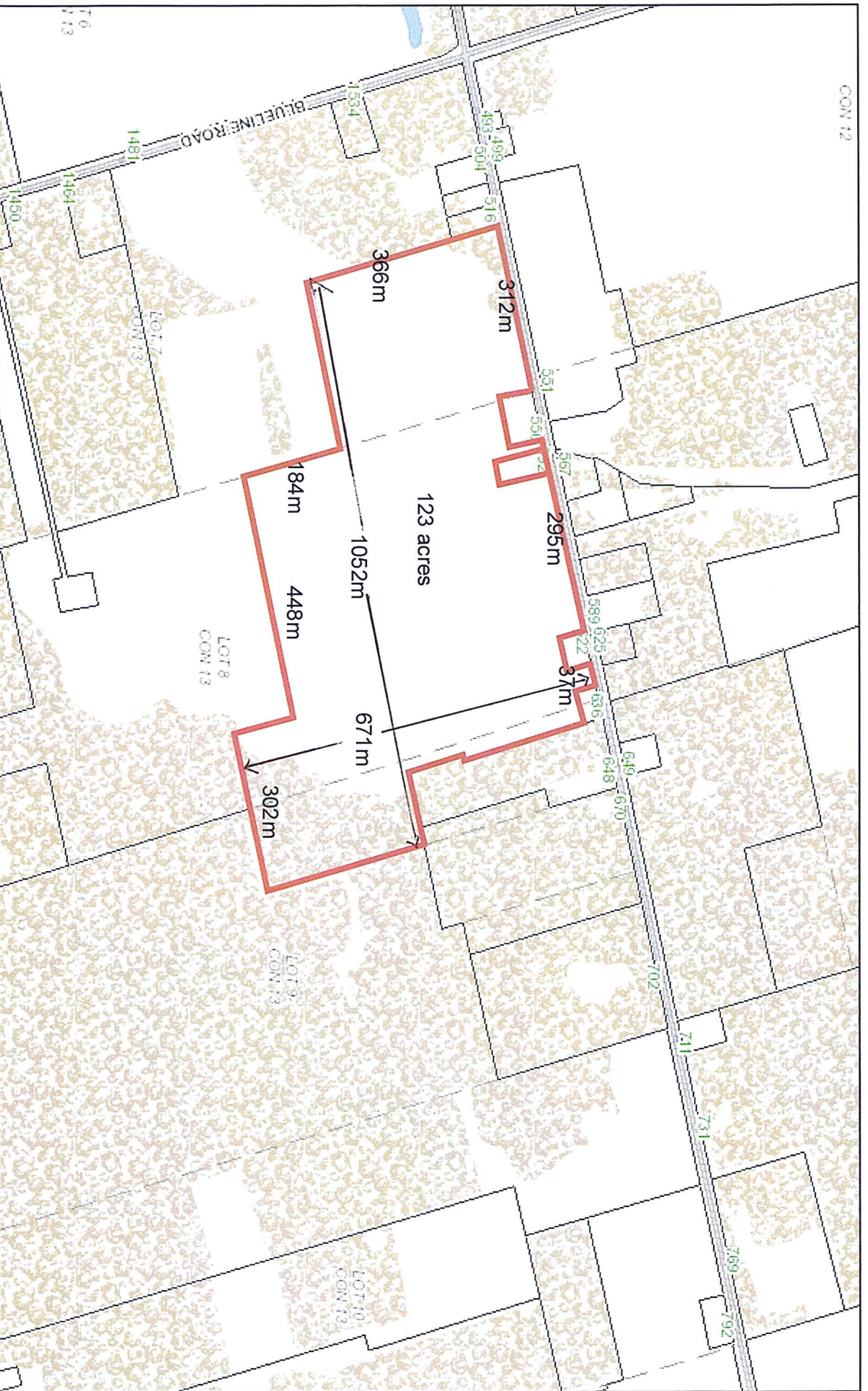
A.D., 20 18

[Signature]

A Commissioner, etc.

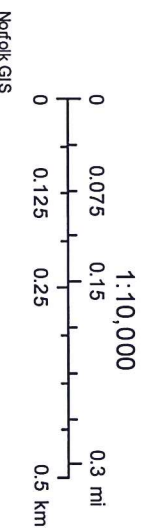
MATHEW VINCENT VAUGHAN, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 21, 2018.

MAP NORFOLK - Community Web Map



2/7/2018, 11:24:26 AM

- ☐ Land Parcels
- ☐ Plan Lines



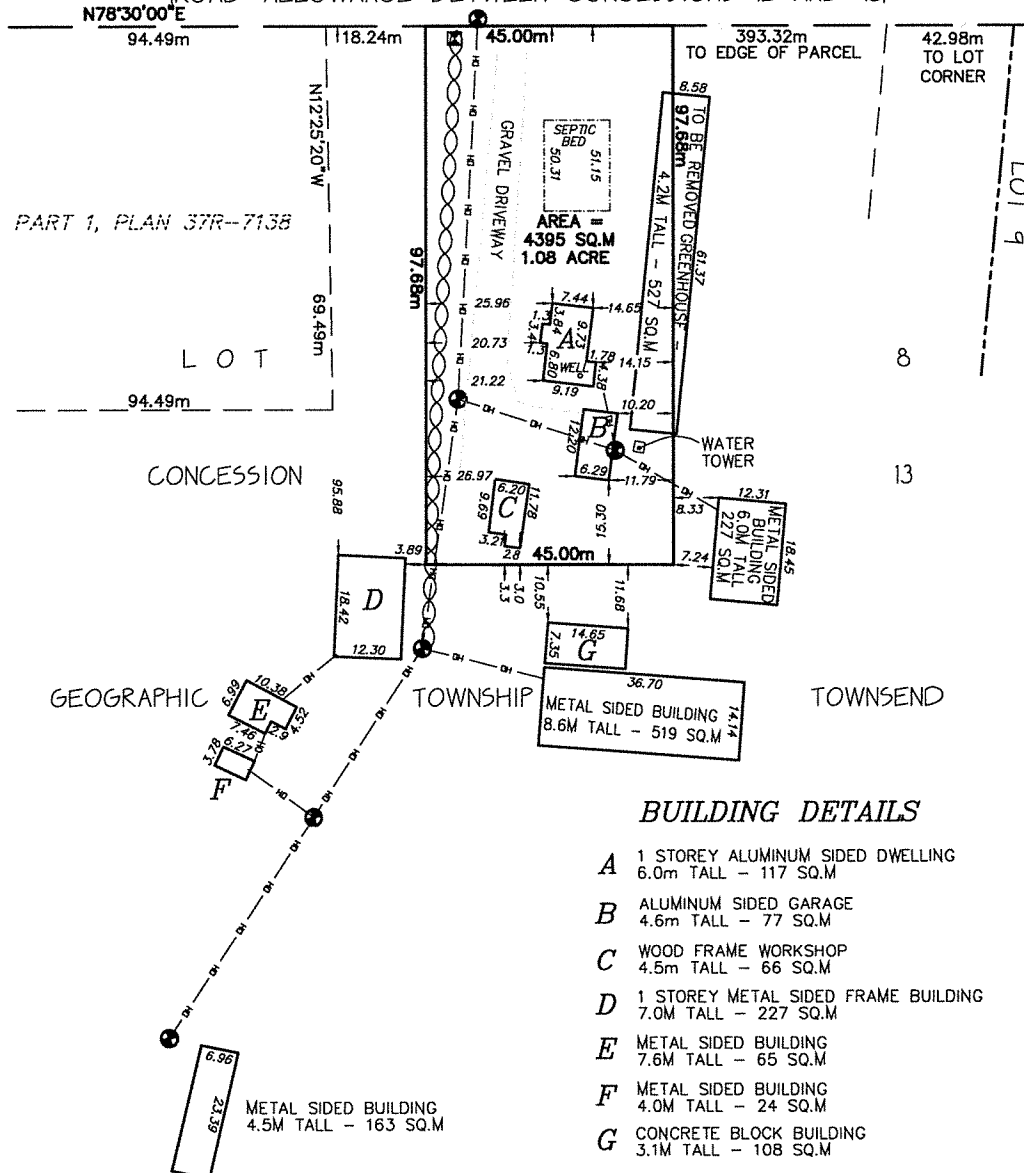


**SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 8, CONCESSION 13
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSEND
IN
NORFOLK COUNTY**

SCALE: 1 : 1000
JEWITT AND DIXON LTD.
JANUARY 29, 2018

CONCESSION 13 ROAD

(ROAD ALLOWANCE BETWEEN CONCESSIONS 12 AND 13)



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.

BUILDING DETAILS

- A 1 STOREY ALUMINUM SIDED DWELLING
6.0m TALL - 117 SQ.M
- B ALUMINUM SIDED GARAGE
4.6m TALL - 77 SQ.M
- C WOOD FRAME WORKSHOP
4.5m TALL - 66 SQ.M
- D 1 STOREY METAL SIDED FRAME BUILDING
7.0m TALL - 227 SQ.M
- E METAL SIDED BUILDING
7.6m TALL - 65 SQ.M
- F METAL SIDED BUILDING
4.0m TALL - 24 SQ.M
- G CONCRETE BLOCK BUILDING
3.1m TALL - 108 SQ.M

**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

JOB # 18-1755 SCHUYLER FARMS

Schuyler Farms Limited

They are family farm operation. They grow

grains, oil seeds, apples and sour cherries.

They also raise sheep. They own the Norfolk

Cherry Company and are associated with the

Norfolk Fruit Growers Association.

Property Summary - Schuyler Farms Limited

No. Farm	Classification	Township	Concession	Lot	Roll Number	Acres
1 C. Frost	Farm	Windham	12	4	33 10 491 021 51500	32.2
2 Kow/Andrews	Farm	Woodhouse	6	7	33 10 337 020 09000	84
3 Miesels	Farm	Woodhouse	6	7	33 10 337 020 08600	48.93
4 T.Frost	Farm	Windham	13	5,6	33 10 403 025 10900	60.57
5a CullBoll	Farm	Townsend	14	9	33 10 336 070 81600	16
6 Railway	Farm	Townsend	14	7 to 12	33 10 336 070 81500	88.55
7 Sommerville	Farm	Townsend	14	12	33 10 336 070 73700	67.05
5b CullBoll	Farm	Townsend	14	8	33 10 336 070 71600	97.05
5c CullBoll	Farm	Townsend	14	8,9	33 10 336 070 71650	27
5d CullBoll	Farm	Townsend	14	8	33 10 336 070 71700	28.26
8 Pacey	Farm	Woodhouse	6	8	33 10 337 020 08500	62.29
9 Rajkowski	Farm	Woodhouse	6	4	33 10 337 010 20300	48.16
10 Malo Pond	Farm	Townsend	12	6	33 10 336 070 31300	3.57
11 Malo	Farm	Townsend	12	5	33 10 336 070 33000	47.13
12 Lor/Cuwi/Kei	Farm	Townsend	13	8,10	33 10 336 070 58300	198.97
13 Woolley	Farm	Townsend	13	7	33 10 336 070 59000	57.45
14a Gazda	Commercial	Townsend	13	6	33 10 336 070 60100	116.68
14b Drew House	Residential	Townsend	13	6	33 10 336 070 60100	1
15a Home	Farm	Townsend	13	4,5	33 10 336 070 60208	0.55
15b Home	Residential	Townsend	13	4,5	33 10 336 070 61500	147.9
15c Home - Tatarka	Farm	Townsend	13	4	33 10 336 070 62400	1
16 Kotchan	Farm	Townsend	14	7,8	33 10 336 070 71400	23.5
Kotchan	Residential	Townsend	14	7,8	33 10 336 070 71400	133.06
17 Cull Owned	Farm	Townsend	14	10,11	33 10 336 070 73100	1
Cull Owned	Residential	Townsend	14	10,11	33 10 336 070 73100	139.68
18 Crabbe	Farm	Townsend	14	4,5	33 10 336 070 82400	1
19 Waitfiet	Farm	Woodhouse	6	6	33 10 337 010 19500	133.35
20 Fedusenko	Farm	Woodhouse	6	5,6	33 10 337 010 20005	47.27
21a Home - Cleaver	Farm	Townsend	13	5	33 10 336 070 60300	140.74
21b Home - Cleaver	Farm	Townsend	13	5	33 10 336 070 52000	24.24
22a Grohs	Farm	Townsend	13	7,8	33 10 336 070 59500	143.79
22b Grohs	Residential	Townsend	13	7,8	33 10 336 070 59520	2.62
23 Strubb	Farm	Townsend	14	10	33 10 336 070 72600	24.13
24 Richardson	Farm	Woodhouse	6	7	33 10 337 010 21100	160.6
25 Madde	Farm	Woodhouse	6	7	33 10 337 020 09300	44
26 Bellet	Farm	Townsend	13	1,2	33 10 336 070 73100 or Cull owned	
27 Cull Windham	Farm	Windham	13	1,2	33 10 403 025 12050	81.16
28 Young	Farm	Townsend	14	14,15	33 10 336 080 62950	83.85
29 Vasko	Farm	Woodhouse	6	13	33 10 337 020 01700	88.24
29a Vasko Lot	Residential	Woodhouse	6	13	33 10 337 020 01710	
30a McEown	Farm	Woodhouse	6	8	33 10 337 020 00800	49.03
30b McEown	Residential	Woodhouse	6	8	33 10 337 020 00800	1
31a Helm	Farm	Townsend	12	6	33 10 336 070 31000	51.58
31b Helm	Residential	Townsend	12	6	34 10 336 070 31000	1
Eilrenhofer	Farm	Woodhouse	6	11	337 020 07900	99.13
Eilrenhofer	Residential	Woodhouse	6	11	337 020 07910	0.57
32 Ireland	Farm	Townsend	14	15,16	33 10 336 080 60900	109.68
Ireland	Residential	Townsend	14	15,16	33 10 336 080 60800	1
33 Patterson	Farm	Townsend	14	15	33 10 336 080 62100	0.84
34 Norman	Farm	Townsend	14	19	33 10 336 080 55900	91.09
Norman - Severed	Farm	Townsend	14	19	33 10 336 080 55900	66.13
Norman - Lot	Farm	Townsend	14	19	33 10 336 080 55902	24.96
35 Houwer	Farm	Townsend	14	19	28 10 339 080 42100	67.73

Railway						
No.	Farm	Township	Concession	Lot	Roll Number	
1	Railway	Townsend	?	?	33 10 336 990 01000	35.22
2	Railway	Walpole	8	1 to 3	28 10 332 005 00199	12.38
3	Railway	Townsend	14	7	33 10 336 070 71490	1.14
Cherry Company						
No.	Farm	Township	Concession	Lot	Roll Number	
Jackson	Farm	Townsend	12	8	33 10 336 070 28100	52.28
Benko	Farm	Townsend	12	8	33 10 336 070 27800	20.85
Benko	Farm	Townsend	12	9	33 10 336 070 27600	39.74
Cherry Plant	Farm	Townsend	12	7, 8	33 10 336 070 28200	17.20
Cherry Plant	Industrial	Townsend	12	7, 8	33 10 336 070 28200	17.20
Cherry Plant	Commercial	Townsend	12	7, 8	33 10 336 070 28200	17.20
Mallo	Farm	Townsend	12	8, 9	33 10 336 070 28500	25.00
Gravel Pit	Farm	Townsend	12	8	33 10 336 070 27910	1.25
Gravel Pit	Farm	Townsend	12	8	33 10 336 070 27930	1.56
						2.18
Vacant Lot	Residential	Townsend	12	8	33 10 336 070 27920	
Vacant Lot	Residential	Townsend	12	8	33 10 336 070 27805	

Note 1 - Changed from a combined industrial commercial to straight industrial. The value of 1,250,000 stated on the notice is inconsistent with the summation of 709,760 + 234,180 = 943,940 a difference of 306,060.

Note 2 - Combined value in 2008 is 1,502,500. On the 2012 statement, the 2008 value is 1,305,000 and the 2012 value is 1,410,000



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>592 Concession Road 13 East, Townsend</u>			
Owner: <u>Schuyler Farms</u>		Lot: <u>Pt 8</u>		Concession: <u>13</u>	
Lot Area: <u>4395 m²</u>		Lot Frontage: <u>45m</u>		Assessment Roll No. <u>33 607052500</u>	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other <u>Sewerance</u>			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>117m²</u>		No. of Bedrooms: <u>2</u>		No. of Fixture Units: <u>13</u>	
EVALUATOR'S INFORMATION		Is the building currently occupied? <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No If No, how long?			
Evaluators Name: <u>Neil Montague</u>		Company Name: <u>Neil Montague Construction Ltd.</u>			
Address: <u>2461 Hwy #3 East, Jarvis 1</u>		Postal Code: <u>N0A 1J0</u>		Phone: <u>519-587-4173</u>	
Email: <u>admin@montagueconstruction.com</u>		BCIN # <u>11677</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>Grass</u>		Soil Type: <u>Sand</u>	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>750</u> ft.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Odour Detected: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Current Weather (at time of evaluation): <u>Cloudy + mild</u>	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <u>800</u> Gal.		Pump: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>5</u>		Total Length of Tile: <u>300ft</u>	
Distance Between Tile Runs: <u>3ft</u>					
Tile Material: <input checked="" type="checkbox"/> PVC <input 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 checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>6ft</u>		<u>20ft</u>	
Distance to Bodies of Water (ft)		<u>>100</u>		<u>>100</u>	
Distance to Nearest Well (ft)		<u>>100</u>		<u>>100</u>	
Distance to Proposed Property Lines		Front <u>200</u> Rear <u>115</u> Side <u>25</u> Side <u>100</u>		Front <u>80</u> Rear <u>165</u> Side <u>20</u> Side <u>80</u>	

OVERALL SYSTEM RATING

Good

☒ System Working Properly / No Work Required☐ System Functioning / Maintenance Required☐ System Not Functioning / Minor Repair Required☐ System Failure/Major Repair / Replacement RequiredNote:

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:

VERIFICATION

OWNER:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Schuyler Farms (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, Neil Montague declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature

Date

BUILDING DIVISION COMMENTS

Comments:

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

Chief Building Official or designate

Date

Revised: March 24, 2012



On Site Sewage Disposal System Location Plan

DATE: February 21, 2018

APPLICATION NUMBER: _____

OWNER Schuyler Farms

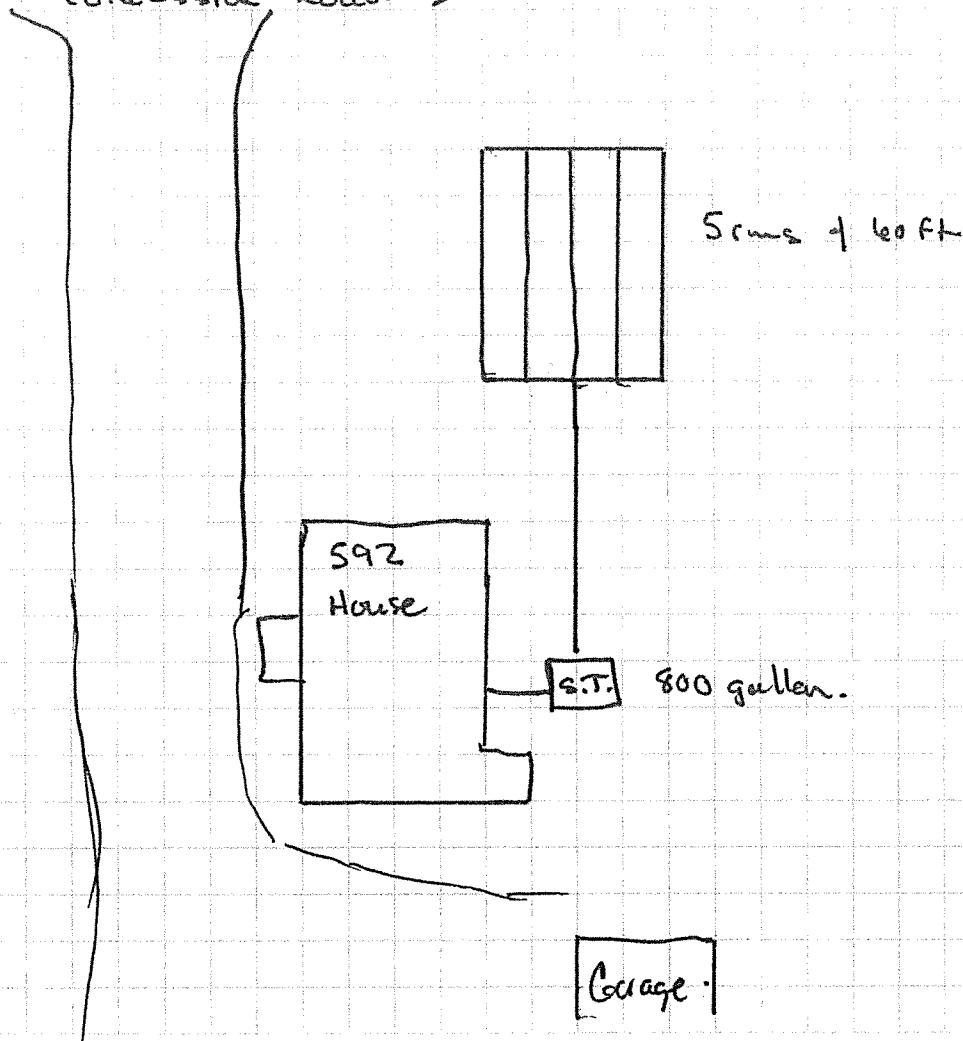
EVALUATOR Neil Montague

PROPERTY ADDRESS 592 Concession Road 13 East, Townsend

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.

Drawing Attached.

Concession Road 13



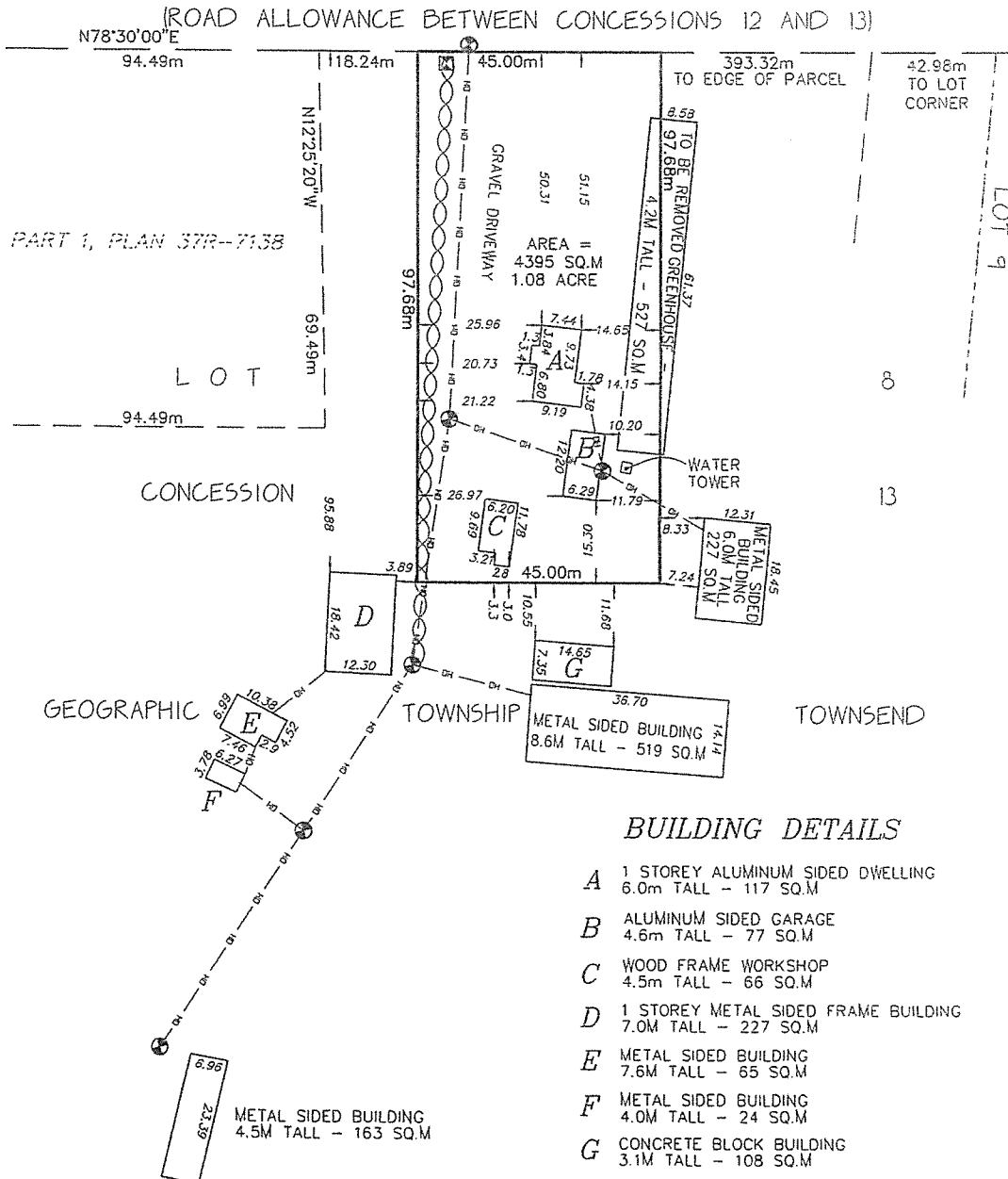
PREPARED BY: Neil Montague

NOTE: The above sketch is not to exact scale.



SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 8, CONCESSION 13
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSEND
IN
NORFOLK COUNTY
SCALE: 1 : 1000
JEWITT AND DIXON LTD.
JANUARY 29, 2018

CONCESSION 13 ROAD



BUILDING DETAILS

- A 1 STOREY ALUMINUM SIDED DWELLING
6.0m TALL - 117 SQ.M
- B ALUMINUM SIDED GARAGE
4.6m TALL - 77 SQ.M
- C WOOD FRAME WORKSHOP
4.5m TALL - 66 SQ.M
- D 1 STOREY METAL SIDED FRAME BUILDING
7.0m TALL - 227 SQ.M
- E METAL SIDED BUILDING
7.6m TALL - 65 SQ.M
- F METAL SIDED BUILDING
4.0m TALL - 24 SQ.M
- G CONCRETE BLOCK BUILDING
3.1m TALL - 108 SQ.M

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

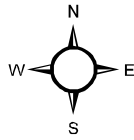
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

MAP 1

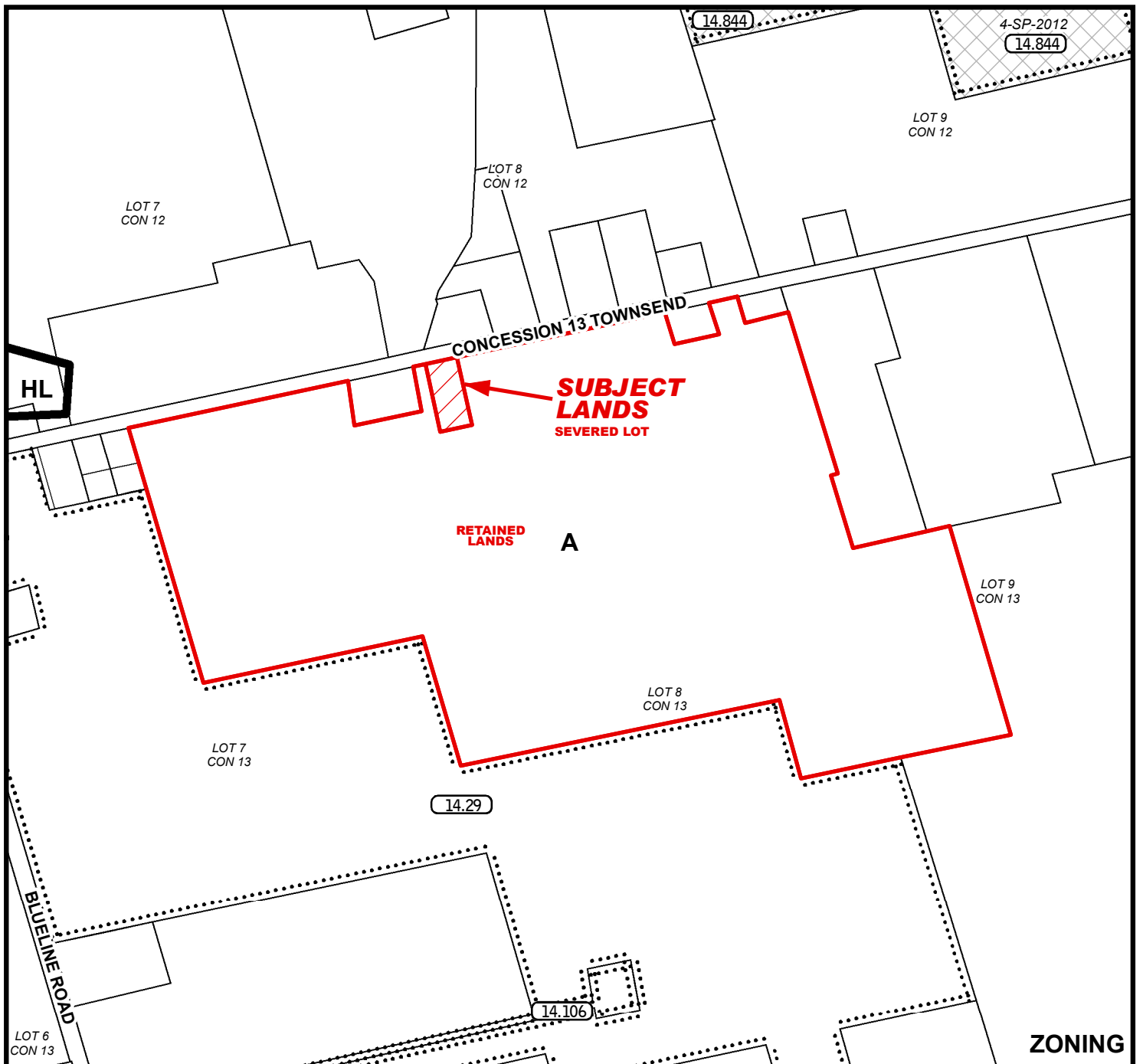
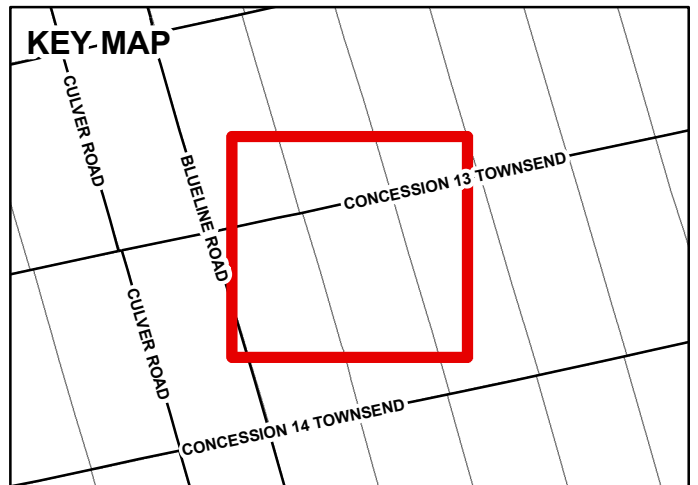
File Number: BNPL2018037

Geographic Township of
TOWNSEND



1:8,000

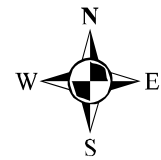
60 30 0 60 120 180 240
Meters



MAP 2

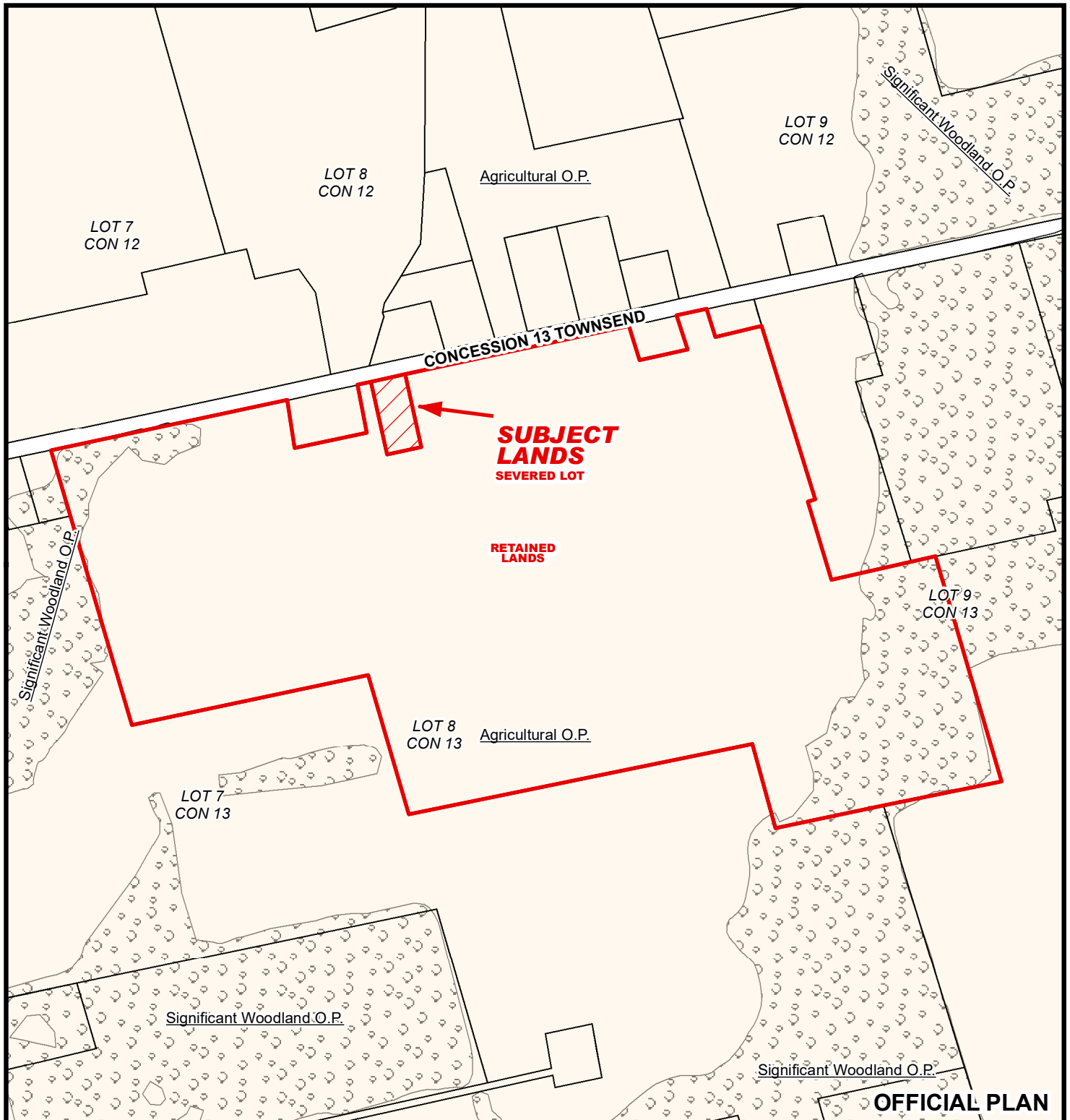
File Number: BNPL2018037

Geographic Township of TOWNSEND



25 50 75 100
Meters

1:7,000



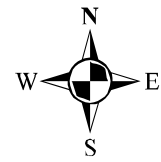
OFFICIAL PLAN

2018-03-07

MAP 3

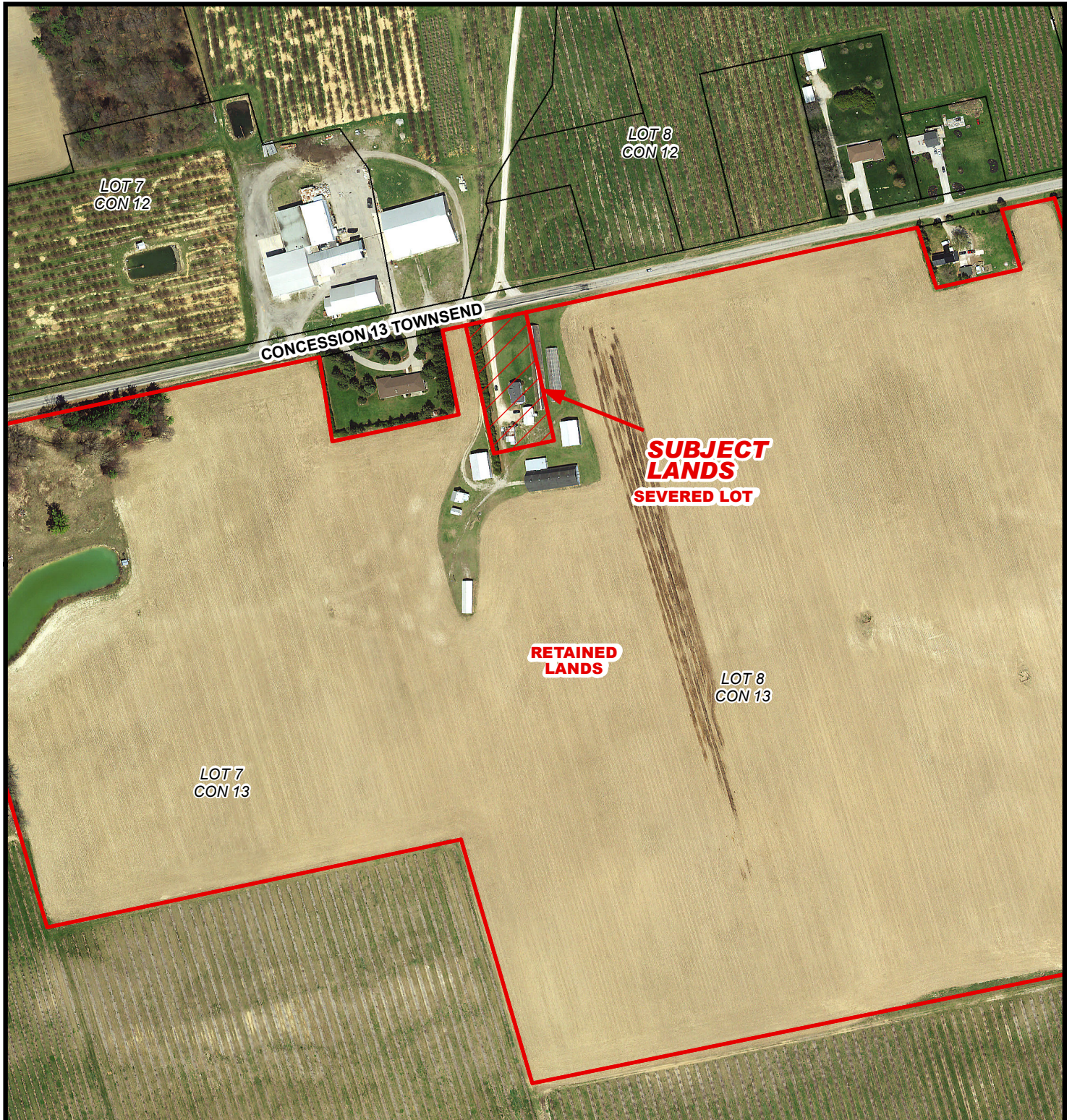
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Geographic Township of TOWNSEND



10 0 10 20 30 40
Meters

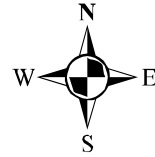
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MAP 4

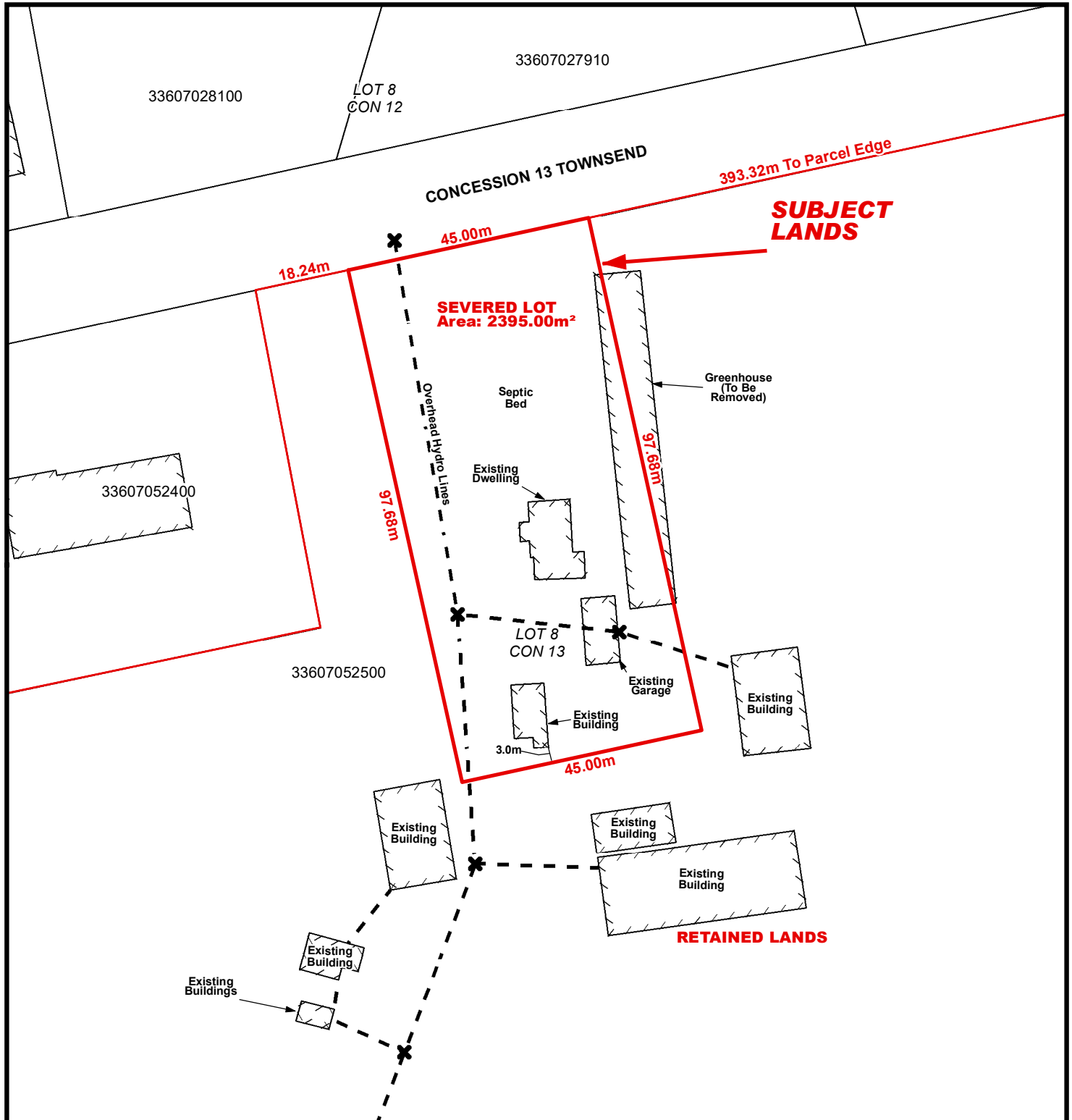
File Number: BNPL2018037

Geographic Township of TOWNSEND



4 2 0 4 8 12 16 Meters

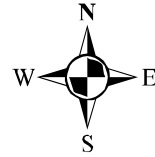
1:1,000



LOCATION OF LANDS AFFECTED

File Number: BNPL2018037

Geographic Township of TOWNSEND



4 2 0 4 8 12 16 Meters

1:1,000

