

For Office Use Only:

File Number	<u>BNPL2018232</u>	SPRT Meeting	<u>—</u>
Related File Number	<u>—</u>	Application Fee	<u>\$2210</u>
Pre-consultation Meeting	<u>—</u>	Conservation Authority Fee	<u>—</u>
Application Submitted	<u>Sept 28/18</u>	OSSD Form Provided	<u>Yes</u>
Complete Application	<u>—</u>	Planner	<u>Steve</u>
Public Notice Sign	<u>Yes</u>		

Check the type of planning application(s) you are submitting.

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☒ Consent/Severance
- ☐ Minor Variance
- ☐ Easement/Right-of-Way
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 493-040-15030-0000**A. Applicant Information****Name of Owner** Estate of Lodewyk Keursten

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 1553 Turkey Point Road**Town and Postal Code** Simcoe ON N3Y 4K5**Phone Number** _____**Cell Number** _____**Email** _____

Name of Applicant _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent MHN Lawyers Attn: Maria Kinkel
Address 39 Colborne St. N.
Town and Postal Code Simcoe ON N3Y 3T8
Phone Number 519-426-6763
Cell Number _____
Email kinkel@mhnlawyers.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:

n/a

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 Lot 13, Concession 7, Charlotteville Part 1 37R7041, Part 1 37R9804, save and except Part 2 37R9804; Norfolk County being PINs 50197-0281 and 0282

Municipal Civic Address: 1626 Turkey Point Road, Simcoe, Ontario

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:

residential

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:

buildings have not changed and remain the same as set out in prior application
BN-033/2007

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:

n/a

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:

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

Technical severance to rectify inadvertent merger.

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

3. 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:

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

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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

Frontage: 82 m
Depth: 55 m
Width: 82 m
Lot Area: 4,510 m²
Present Use: Residential
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: _____
Depth: _____
Width: _____
Lot Area: ~ 108 ac.
Present Use: _____
Proposed Use: _____

7. Description of proposed right-of-way/easement:

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

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

Beneficiaries of Estate of Lodewyk Keursten



9. 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	_____	_____

10. Building Size

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

11. 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	_____	_____

12. Multiple Family Residential (if applicable)

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 m²

Bachelor _____

One bedroom _____

Two bedroom _____

Three bedroom _____

Townhouse _____

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

13. Commercial/Industrial Uses (if applicable)

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:

14. Institutional (if applicable)

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.):

15. Describe Recreational or Other Use(s) (if applicable)

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 estate trustees
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:

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:

technical severance rectifying inadvertent merger

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:

technical severance rectifying inadvertent merger.

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 n/a

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance n/a

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance n/a

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance n/a

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

☐ On the subject lands or ☐ within 500 meters – distance n/a

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance n/a

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance n/a

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance n/a

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance n/a

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

☐ On the subject lands or ☐ within 500 meters – distance n/a

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance n/a

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance n/a

Erosion

☐ On the subject lands or ☐ within 500 meters – distance n/a

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance n/a

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:

Turkey Point 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

All digital files must be received in the following naming format:

Developmentname Planname Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

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 properly named 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. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Gross, ground and useable floor area
19. Lot coverage
20. Floor area ratio
21. Building entrances, building type, height, grades and extent of overhangs
22. Names, dimensions and location of adjacent streets including daylighting triangles
23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
24. All exterior stairways and ramps with dimensions and setbacks
25. Retaining walls including materials proposed
26. Fire access and routes
27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
28. Location of mechanical room, and other building services (e.g. A/C, HRV)
29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
30. Winter snow storage location
31. Landscape areas with dimensions
32. Natural features, watercourses and trees
33. Fire hydrants and utilities location
34. Fencing, screening and buffering – size, type and location
35. All hard surface materials
36. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
37. Business signs (make sure they are not in sight lines)
38. Sidewalks and walkways with dimensions
39. Pedestrian access routes into site and around site
40. Bicycle parking
41. Architectural elevations of all building sides
42. All other requirements as per the pre-consultation meeting

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 required Site

Plan applications will require the following supporting materials:

1. Three (3) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Proof that property taxes to be paid up to date

6. Proof of insurance:

a. Commercial General Liability satisfactory to the County must include:

- i. A limit of liability not less than two million dollars (\$2,000,000) per occurrence
- ii. The Corporation of Norfolk County shall be named as an additional insurer
- iii. The policy shall contain a provision for cross liability in respect of the name insurer
- iv. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) including contractual non-owned coverage
- v. Errors and omissions liability with a limit of at least two million dollars (\$2,000,000)
- vi. Products and completed operations coverage
- vii. Certificate of Insurance must be in the same name as that on the PIN and site plan agreement

b. Certificate of Insurance for Professional

c. Certificate of Insurance for Owner

7. Written Legal Description of the Property and the Property Identification Number (PIN)

8. Postponement (if there are mortgagees)

9. Transfers/easements or agreements related to the subject lands

Standard condominium exemptions will require the following supporting materials:

☐ Plan of standard condominium (2 paper copies and 1 electronic copy)

☐ Draft condominium declaration

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.

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.

Louise Van Bommel

Owner/Applicant/Agent Signature

Aug 29, 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 _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan 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



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.

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Brenda McCh

Owner/Applicant/Agent Signature

Aug 29, 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 Brenda, Louise & Karin am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize MHN Lawyers 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.

X Karin Root

Owner

Oct 5, 2018

Date

X Brenda McCh

Owner

Oct 5, 2018

Date

X Louise Van Bommel
Owner

Oct 5, 2018

Date



NORFOLK COUNTY
COMMUNITY
PLANNING

K. Declaration

I, Louise Van Bommel of Thamesford, Ontario

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:

Norfolk County

Louise Van Bommel

Owner/Applicant/Agent Signature

In the Province of Ontario

This 29th day of August

A.D., 2018

[Signature]

A Commissioner, etc.



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.

Karin Root
Owner/Applicant/Agent Signature

Aug 29/2018
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 _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan 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



K. Declaration

I, Karin Koot of Thamesford, Ontario

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:

Norfolk County

Karin Koot
Owner/Applicant/Agent Signature

In the Province of Ontario

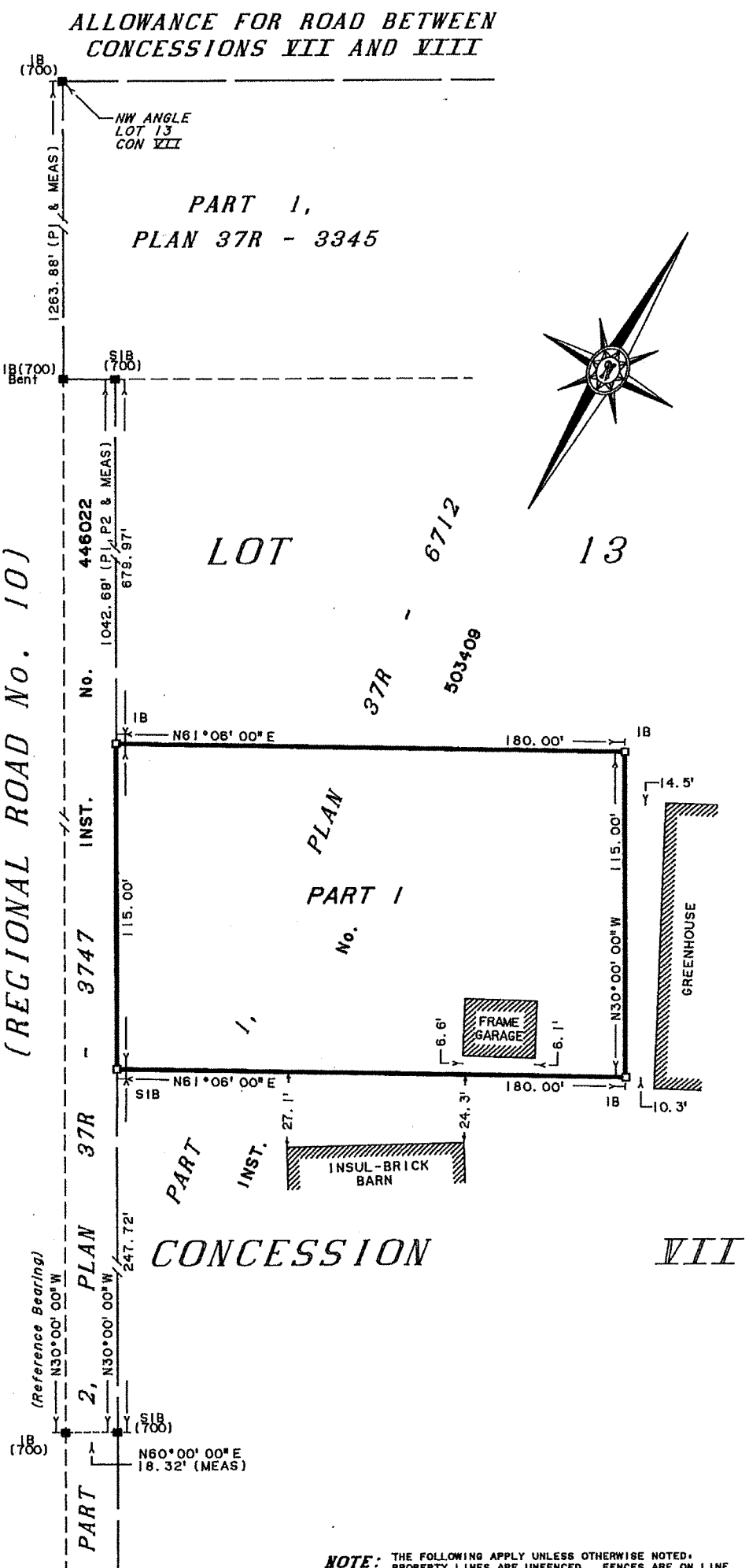
This 29 day of August

A.D., 2018

[Signature]
A Commissioner, etc.



ALLOWANCE FOR ROAD BETWEEN LOTS 12 AND 13
(REGIONAL ROAD No. 10)



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

PLAN 37R-7041

RECEIVED AND DEPOSITED

DATED JUNE 14, 1995

DATED 15 JUNE 1995

R.C. Dixon
R.C. DIXON
ONTARIO LAND SURVEYOR

Norma J. Davidson
LAND REGISTRAR FOR THE REGISTRY
DIVISION OF NORFOLK (No. 37)

SCHEDULE				
PART	PART LOT	CONCESSION	INSTRUMENT	AREA (Ac.)
1	13	VII	503409	0.475

PLAN OF SURVEY
OF PART OF
LOT 13
CONCESSION VII
IN THE GEOGRAPHIC
TOWNSHIP OF CHARLOTTEVILLE
IN THE
COUNTY OF NORFOLK
NOW IN THE
TOWNSHIP OF DELHI
IN THE REGIONAL MUNICIPALITY OF
HALDIMAND - NORFOLK
SCALE: 1" = 40'
JEWITT AND DIXON LTD.
1995

NOTE:
JEWITT AND DIXON LTD. SHOWN (700)
PLAN 37R-3747 SHOWN (P1)
PLAN 37R-6712 SHOWN (P2)

BEARING REFERENCE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF THE ALLOWANCE FOR ROAD BETWEEN LOTS 12 AND 13 (REGIONAL ROAD No. 10), AS SHOWN ON PLAN 37R-3747, BEING N30°00'00"W.

NOTE: THE FOLLOWING APPLY UNLESS OTHERWISE NOTED:
PROPERTY LINES ARE UNFENCED. FENCES ARE ON LINE.
ALL HEDGE, BUSH AND TREE DIMENSIONS ARE TO CENTERLINE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF MAY, 1995.

DATED: JUNE 13, 1995.

R.C. Dixon
R.C. DIXON
ONTARIO LAND SURVEYOR

CAUTION! THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

LEGEND

1" x 1" x 48" STANDARD IRON BARS SHOWN - SIB
5/8" x 5/8" x 24" IRON BARS SHOWN - IB
5/8" x 24" ROUND IRON BARS SHOWN - IB#
LOT LINES SHOWN - ---
DEED LINES SHOWN - ---
FENCE LINES SHOWN - X-X-X-X-X-X-X-X-X-X
FOUND IRON BARS SHOWN - B
PLANTED IRON BARS SHOWN - D

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R. 1, SIMCOE, ONTARIO, N9Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842

JOB No. - 95-182

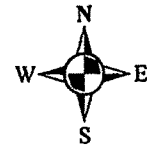
F. W.	-	R. C. S.
BOOK	-	C80-30
CALC.	-	M. W. Y.
PLAN	-	R. F. G.
CHECKED	-	R. C. D.
CLIENT	-	KEURSTEN (BACKUS)

P95 02 8819

LOCATION OF LANDS AFFECTED

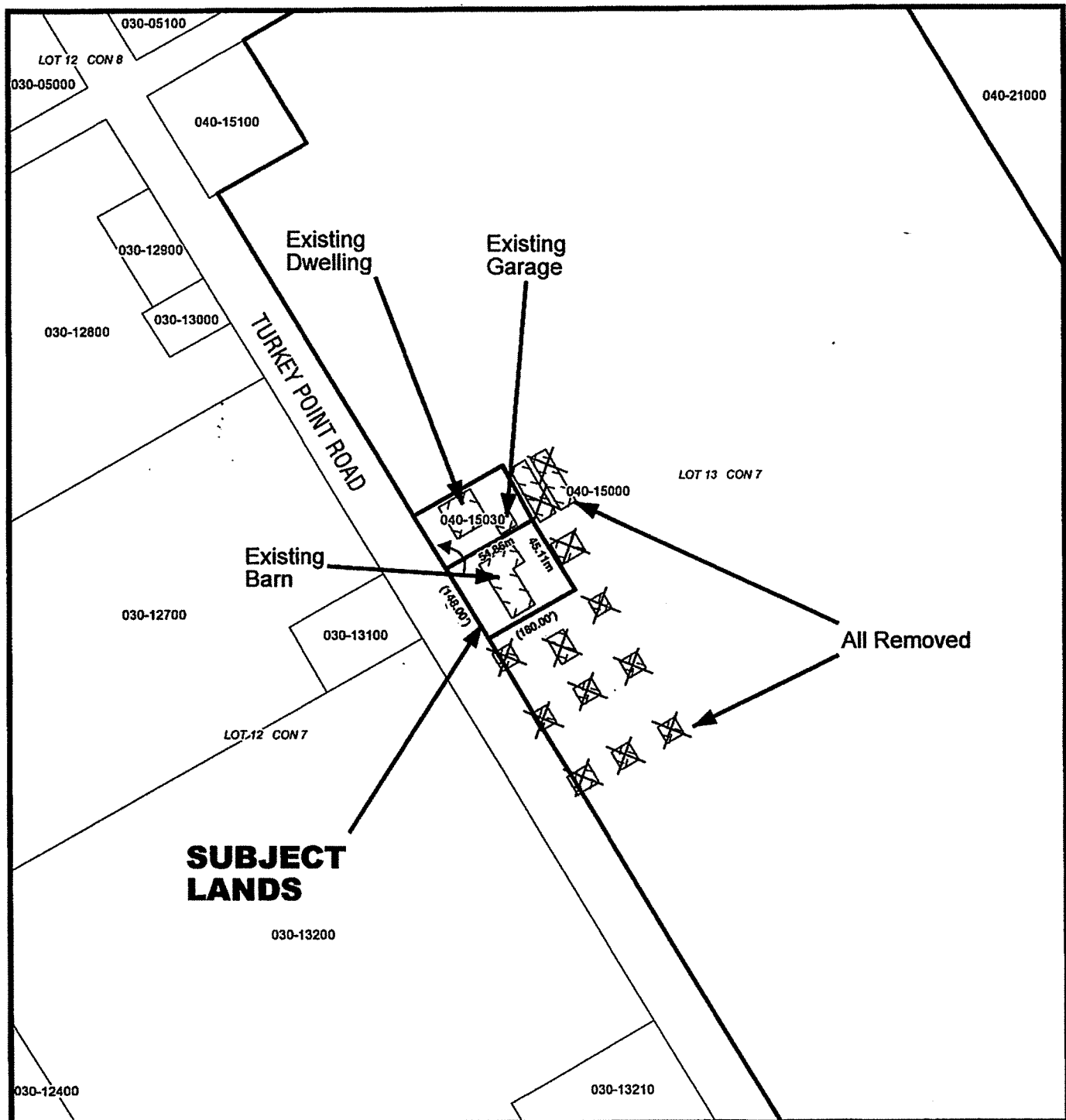
File Number: BN-033/2007

Geographic Township of CHARLOTTEVILLE



0 10 20 40 60 80 100 120 Meters

1:3,000





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: 1626 Turkey Point Rd, Simcoe, ON, N3Y 4K5			
Owner:			Lot: P+13	Concession: 7	
Lot Area:		Lot Frontage:		Assessment Roll No. 49304015030	
PURPOSE OF EVALUATION		<input 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:		No. of Bedrooms:		No. of Fixture Units:	
				Is the building currently occupied? Yes / No If No, how long?	
EVALUATOR'S INFORMATION		Evaluator's Name:		Company Name:	
Address:		869 Charlotteville Rd 7, Simcoe		Allan's Excavating Inc.	
Email:		excavating@kwic.com		Postal Code:	Phone:
				N3Y 4K5	(519) 428-9998
				BCIN #	16332
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type:	
		GRASS		SAND	
Site Slope:		Soil Conditions:		Depth of Water Table:	
<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		OVER 5 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):	
				JUNNY	
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:		Size:		Pump:	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		3600 Gal.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Distribution System:		No. of Tile Runs:		Total Length of Tile:	
Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		4		210'	
Distance Between Tile Runs:				8'	
Tile Material:		Ends:		Cover:	
<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input checked="" type="checkbox"/> Other		<input type="checkbox"/> Capped <input type="checkbox"/> Joined		<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)		5'		30'	
Distance to Bodies of Water (ft)		0'		0'	
Distance to Nearest Well (ft)		100'		100'	
Distance to Proposed Property Lines		Front 120' Rear 100' Side 100' Side		Front 100' Rear 100' Side 100' 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 <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.
	Additional Comments:
VERIFICATION	
<p>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.</p> <p>I, <u>Karin Root</u> <u>Louise VanBommel</u> <u>Brenda McClure</u> ^{executors} (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> <p><u>Karin Root</u> <u>Louise VanBommel</u> <u>Brenda McClure</u> Owner Signature s executors</p> <p style="text-align: right;"><u>July 13, 2018</u> Date</p>	
<p>EVALUATOR:</p> <p>I, <u>Allan Gee</u> 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> <p><u>Allan Gee</u> Evaluator Signature</p> <p style="text-align: right;"><u>July 11/18</u> Date</p>	
BUILDING DIVISION COMMENTS	
Comments: _____ _____ _____	
I, _____ have reviewed the information contained in this form as submitted.	
Chief Building Official or designate	Date

Revised: March 16, 2016

Date Received: _____



Working together
with our community
to provide quality services.

SEPTIC SYSTEM LOCATION PLAN

OWNER Louis Keursten EVALUATOR Allan's Excavating Inc.

PROPERTY ADDRESS 11606 Turkey Point Rd

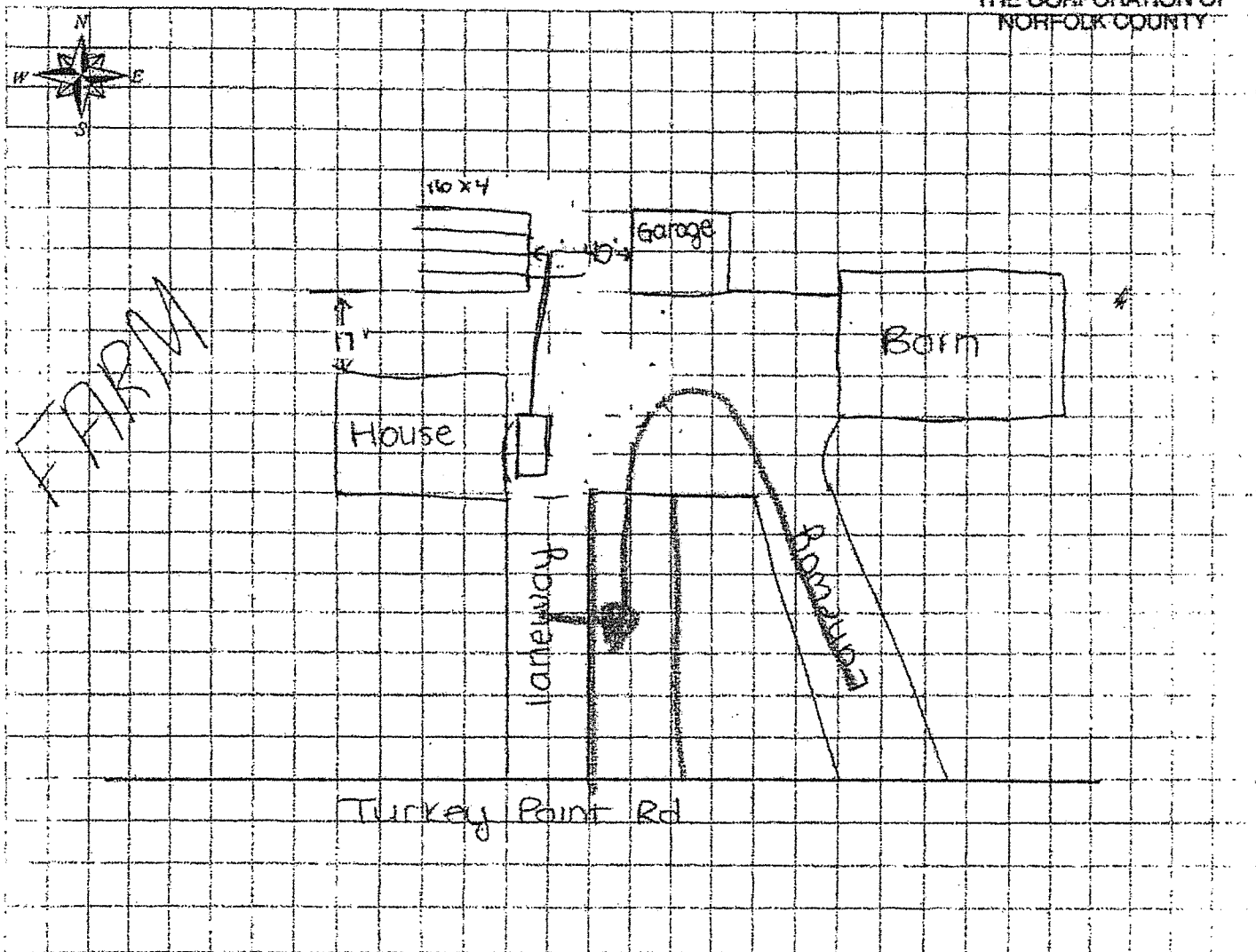
Please provide a **DIMENSIONED** sketch drawing indicating:

1. Outline of property and all dimensions
2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
3. Setbacks from existing and proposed buildings, wells (including neighbours) lakes, streams, ponds, water drainage courses.
4. Location of subsurface drainage, tiles, culverts or other structural features.
5. Existing or proposed driveways, easements, right of ways, drainage patterns.
6. Indicate any areas of disturbed, compacted, imported or altered soils.

REVIEWED

DEC 22 2014

PER
CHIEF BUILDING OFFICIAL
THE CORPORATION OF
NORFOLK COUNTY

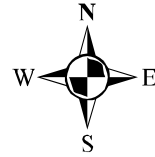


PREPARED BY: _____ NOTE: The above sketch is not to exact scale.

LOCATION OF LANDS AFFECTED

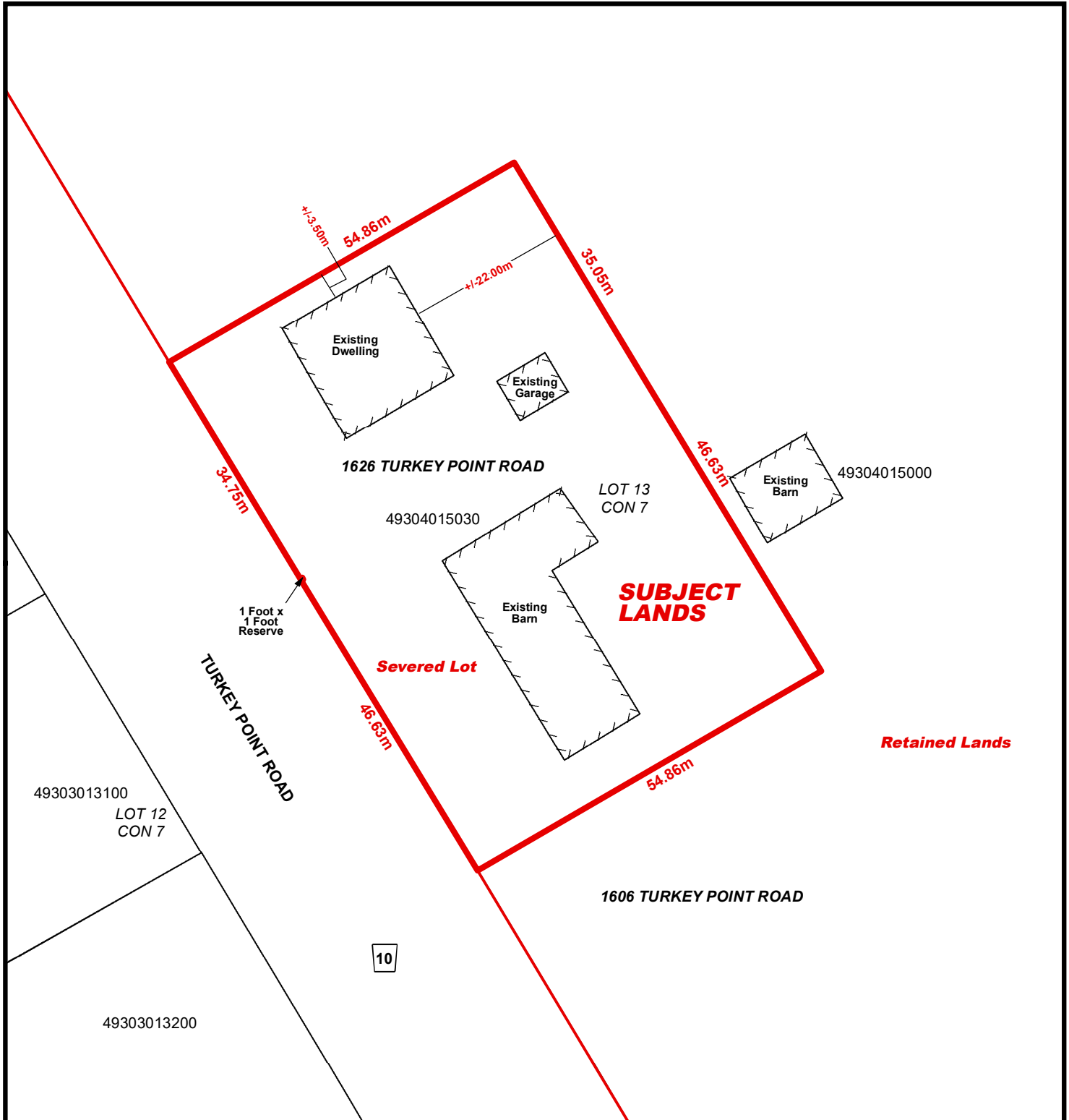
File Number: BNPL2018232

Geographic Township of CHARLOTTEVILLE

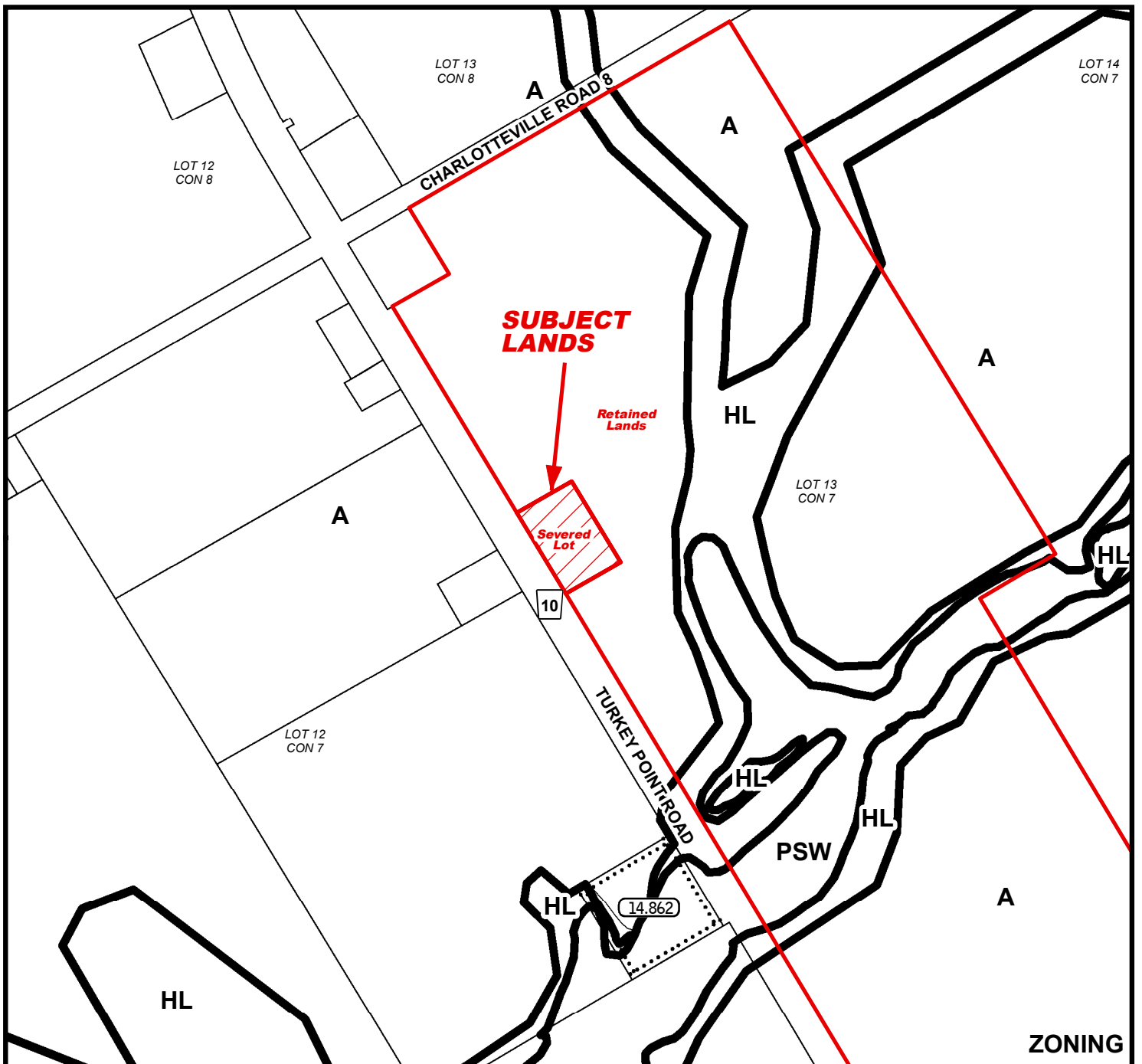
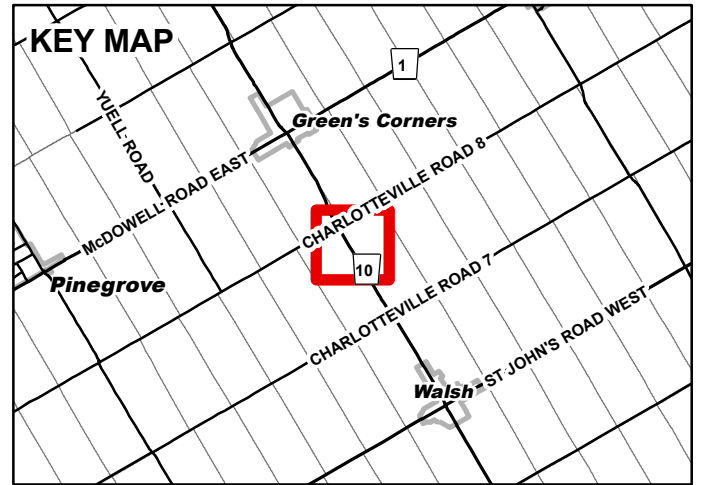
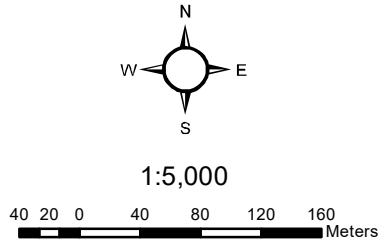


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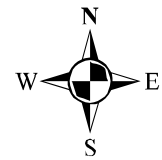
MAP 1
File Number: BNPL2018232
Geographic Township of
CHARLOTTEVILLE



MAP 2

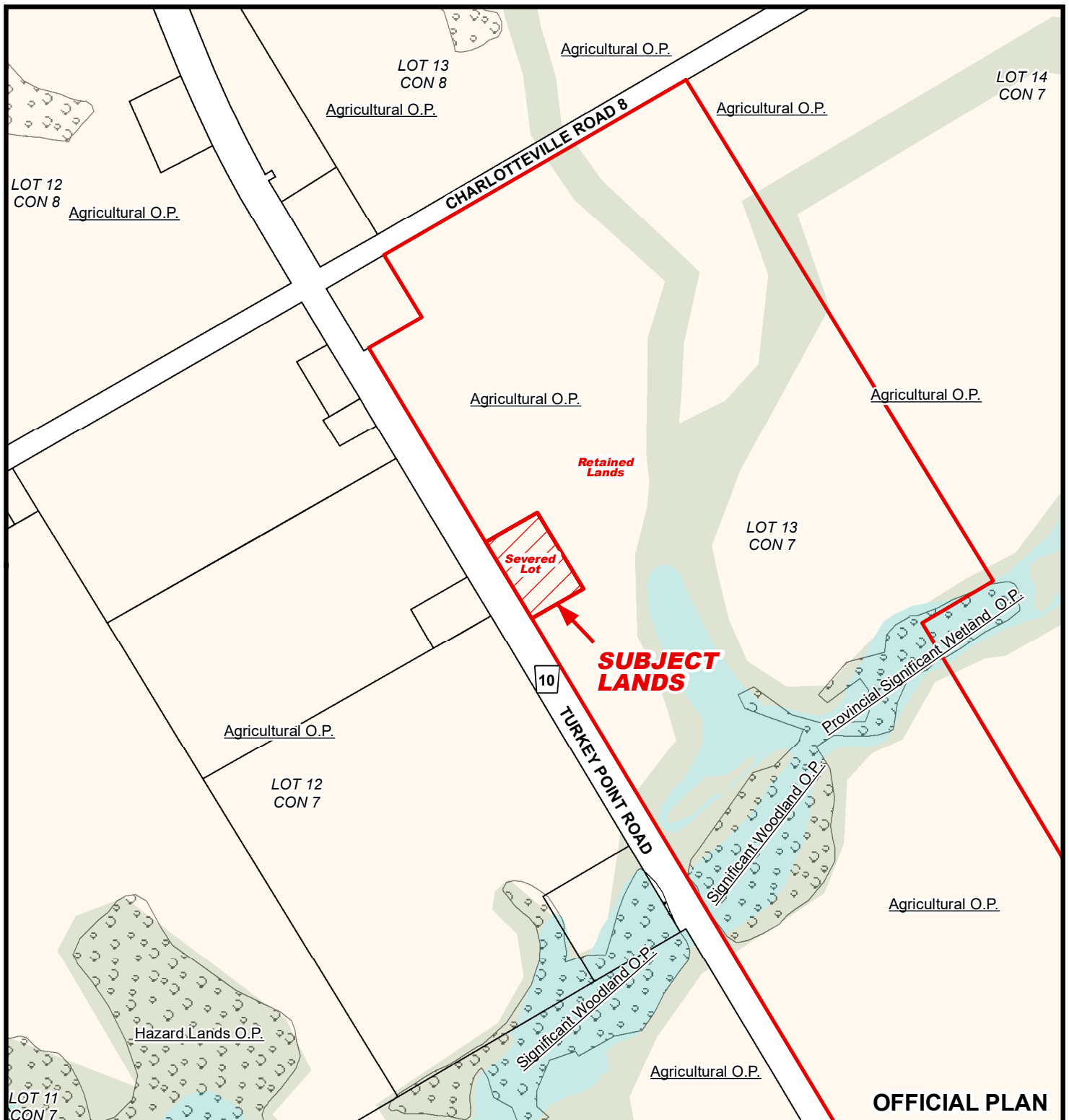
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Geographic Township of CHARLOTTEVILLE



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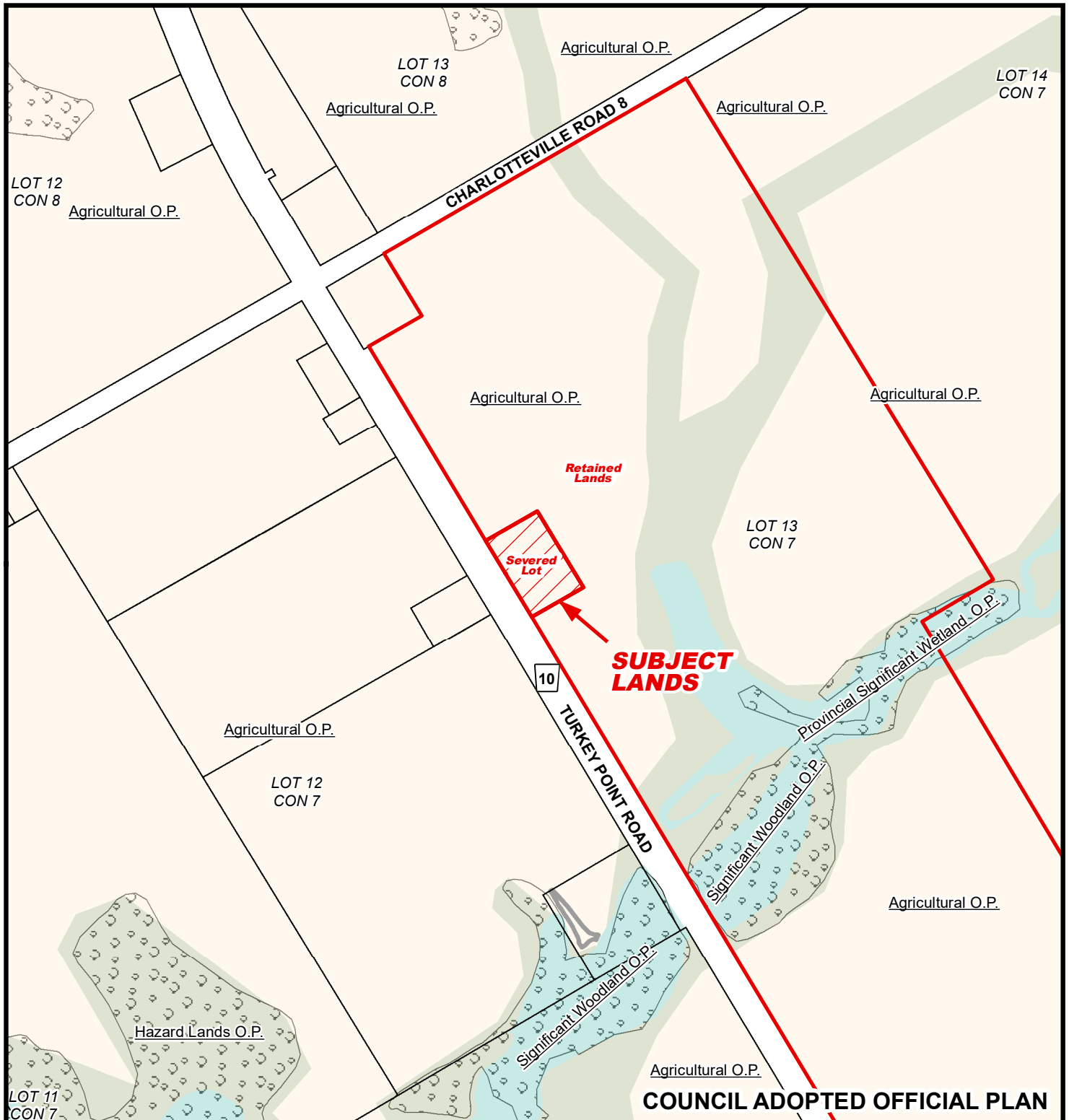
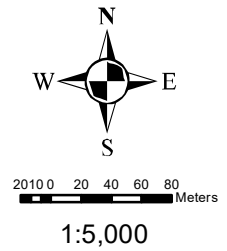


10/12/2018

MAP 3

File Number: BNPL2018232

Geographic Township of CHARLOTTEVILLE



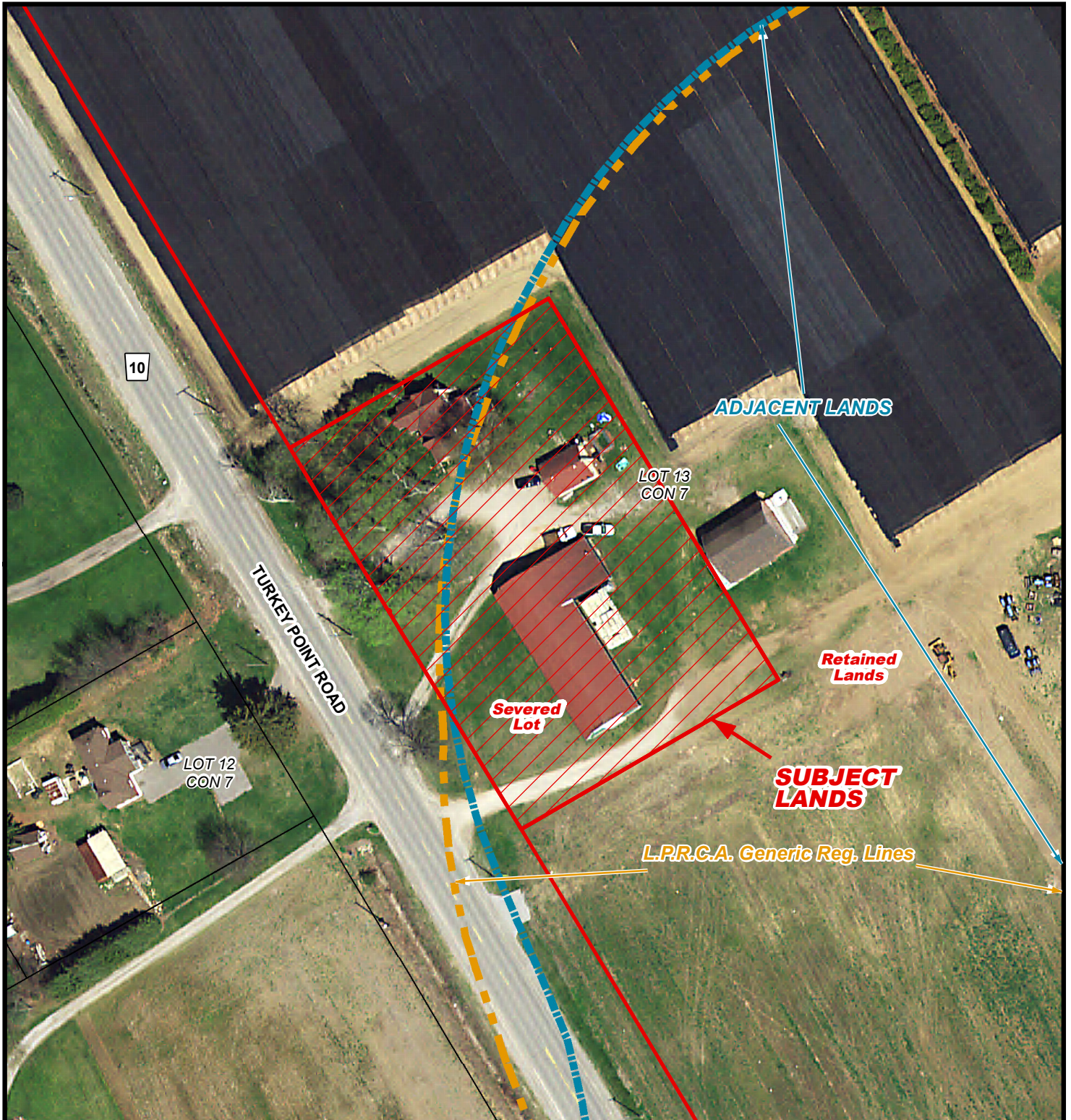
COUNCIL ADOPTED OFFICIAL PLAN

10/12/2018

MAP 4

File Number: BNPL2018232

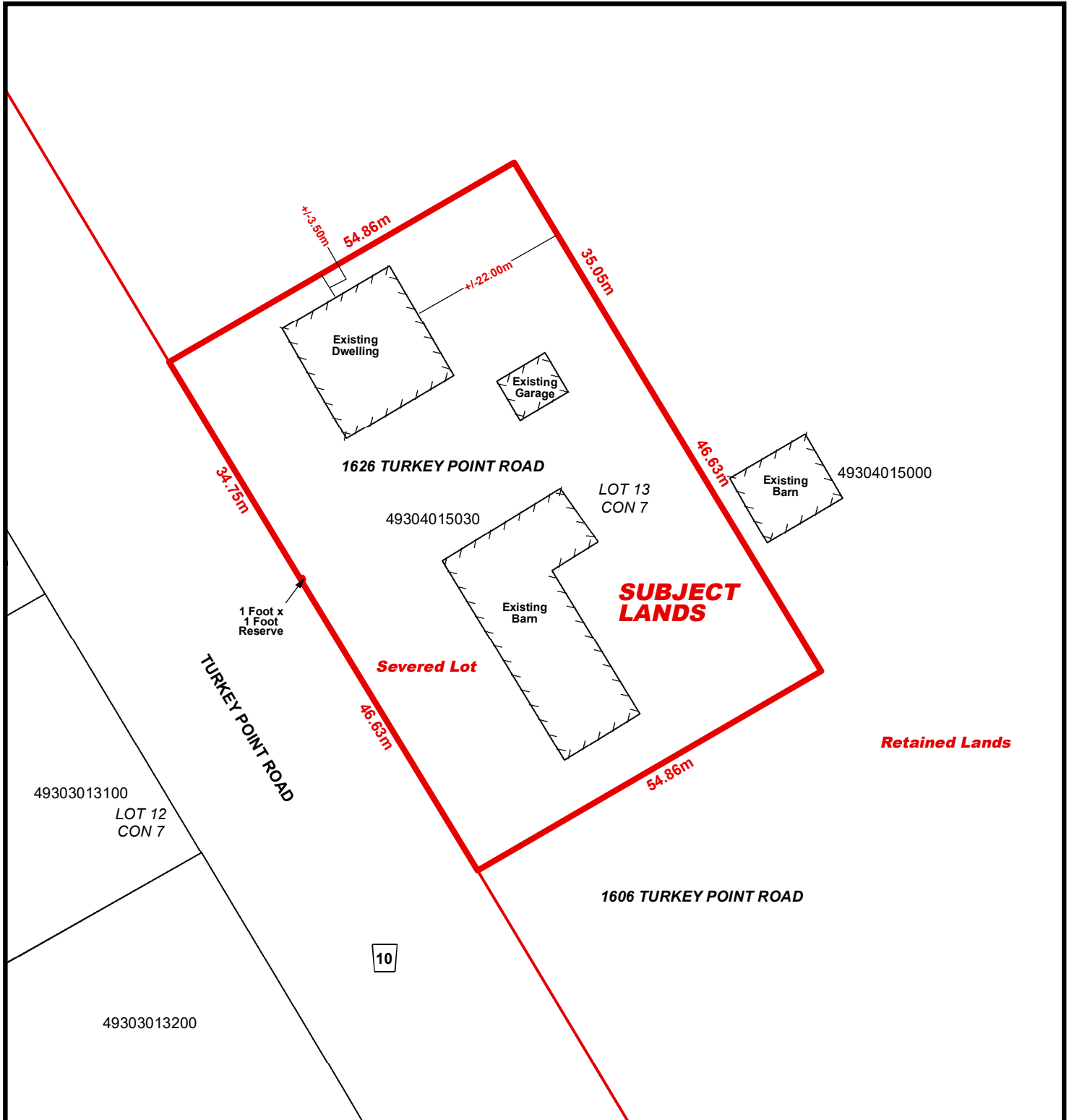
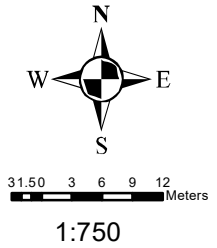
Geographic Township of CHARLOTTEVILLE



MAP 5

File Number: BNPL2018232

Geographic Township of CHARLOTTEVILLE



LOCATION OF LANDS AFFECTED

File Number: BNPL2018232

Geographic Township of CHARLOTTEVILLE



31.50 3 6 9 12 Meters

1:750

