

For Office Use Only:

File Number BNPL2022177
Related File Number ANPL2022178
Pre-consultation Meeting -
Application Submitted May 25, 2022
Complete Application June 2, 2022

Application Fee \$3451, \$2886
Conservation Authority Fee \$514.15
Well & Septic Info Provided Yes
Planner Hanne Yager
Public Notice Sign -

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

- ☒ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 33-10-491-018-02000-0000

A. Applicant Information

Name of Owner Michael Klosler 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 1274 Windham Road 10
Town and Postal Code Windham Centre Ontario N0E 2A0
Phone Number _____
Cell Number 519-429-0401
Email _____

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

Name of Agent	MHN Lawyers LLP. (Attention: W. Christopher Nunn)
Address	39 Colborne Street North
Town and Postal Code	Simcoe N3Y 3T8
Phone Number	519-426-6763
Cell Number	
Email	nunn@mhnlawyers.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices 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:

Canadian Imperial Bank of Commerce (Instrument NR504556)
5 Norfolk Street South, Simcoe, Ontario.

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 7, Concession 9, Windham (P.I.N. 50185-0213)

Municipal Civic Address: 1347 Windham Road 10, Windham Centre

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:

Not to the Applicant's knowledge.

3. Present use of the subject lands:

Farming (agricultural) and residential (proposed severed parcel contains the single detached dwelling).

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, and height on your attached sketch which must be included with your application:

See Sketch attached. Single detached dwelling and shed to remain.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). 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, and height 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:
Farmed indefinitely, the existing dwelling (to be severed) was constructed in or about 1993.

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, for example: m, m² or %

Lot frontage	260.30 metres	170 metres
Lot depth	1370 metres	1370 metres
Lot width	260.30 metres	170 metres
Lot area	394,366 square metres	388,485 square metres
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):

The minimum distance separation from a livestock barn (see attached Minimum Distance Separation Worksheet) is 288 metres. The proposed severed dwelling, which was constructed PRIOR to the livestock barn(s) being constructed is 175 metres from the said barn. The Applicant requests relief of 113 metres from the required distance separation.



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:	90.30 metres
Depth:	65.13 metres
Width:	90.30 metres
Lot Area:	5881 square metres
Present Use:	Residential
Proposed Use:	Residential (same as present)

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: N/A

Description of land intended to be retained in metric units:

Frontage: Unknown

Depth: Unknown

Width: Unknown

Lot Area: 394,366 square metres

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: None

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

Frontage: N/A

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: Michael Klosler Farms Limited

Roll Number: 33-10-491-018-39000-0000

Total Acreage: 20 acres

Workable Acreage: 10 acres

Existing Farm Type: (for example: corn, orchard, livestock) cash crop (beans/rye)

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built unknown, possibly in the 1800's

Owners Name: Michael Klosler Farms Limited
Roll Number: 33-10-491-001-13100-0000
Total Acreage: 114.67 acres
Workable Acreage: 90 acres
Existing Farm Type: (for example: corn, orchard, livestock) ginseng/cash crops
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built unknown, early 1900's.

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
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 (for example: gas station, or petroleum storage):
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:
Personal knowledge of Applicant's signing Officer.

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:

No new development on the subject property is proposed at this time.

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 new development on the subject property is proposed at this time.

Note: If in an area of source water Wellhead Protection Area (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
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

Windham Road 10

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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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 Conservation and Parks, 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

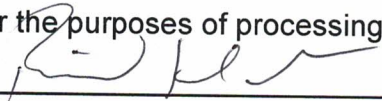
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



May 31st, 2021

Owner/Applicant/Agent Signature

Date

per Richard Kloster, I have authority to bind the corporation

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.

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

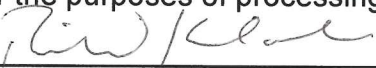
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Owner/Applicant/Agent Signature

May 31st, 2021

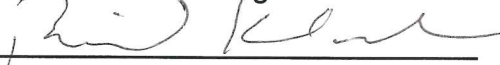
Date

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 Richard Klosler am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Chris Nunn 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

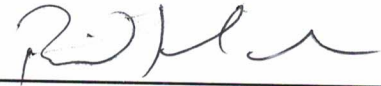
I, Richard Klosler (Treasurer of Michael Klosler Farms Ltd.) of Norfolk County

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:

Simcoe, Ontario




Owner/Applicant/Agent Signature

Per Richard Klosler, I have authority to bind the corporation

In Norfolk County

This 31st day of May

A.D., 2021

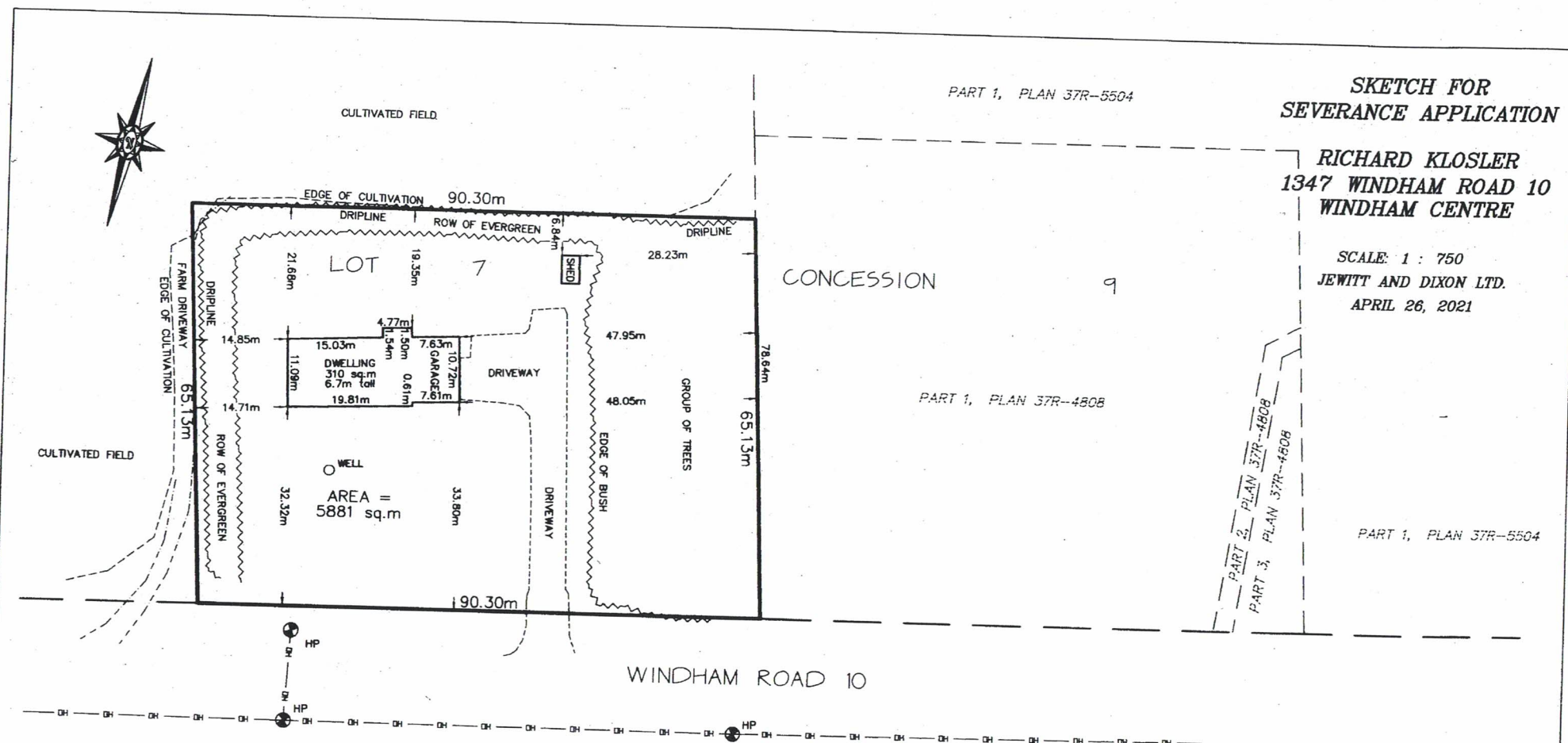


A Commissioner, etc.

**SKETCH FOR
SEVERANCE APPLICATION**

**RICHARD KLOSLER
1347 WINDHAM ROAD 10
WINDHAM CENTRE**

SCALE: 1 : 750
JEWITT AND DIXON LTD.
APRIL 26, 2021



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.

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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 # 21-2904 CLIENT: KLOSLER

Supporting Information

The existing farm dwelling fails to meet the MDS setback requirement (Norfolk County Official Plan Section 7.2.3 (c) (vii)) due to the proximity to existing livestock facilities on an adjacent property. [According to OMAFRA Publication 853, "The Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks", " (w)here the existing dwelling to be severed and the nearby livestock facility are located on separate lots prior to the consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy.] We are requesting consideration of a minor variance for a reduced MDS I setback based on the following site specific circumstances:

- The existing dwelling proposed for severance and the nearby livestock facilities are located on separate lots. The existing dwelling was built in 1993. The livestock facilities were built after the dwelling in 1997, 2002 and 2017, respectively. As such, the potential for odour conflict already exists and will not change if the severance is approved.
- Prevailing winds are from the west. The livestock facilities are located to the north east of the proposed surplus farm dwelling lot (refer to attached Image I and II). This has a mitigating effect on potential odour conflicts.
- There is a tall row of evergreen trees along the north boundary of the proposed lot and a wooded area along the east boundary of the proposed lot that further mitigate potential odour and noise conflicts with the livestock and farm facilities.
- The proposed surplus farm dwelling lot is located adjacent to an existing severed lot with a residential dwelling (1363 Windham Road 10) that was severed in 1990 and is located in closer proximity to the nearby livestock facilities than the proposed surplus farm dwelling (refer to attached Image I and II).
- The proposed surplus farm dwelling lot will not adversely affect the operation or viability of the farm operation on the retained lot or any adjacent land.
- The proposed surplus farm dwelling lot is appropriate for the area, with one residential severance immediately east, one residence across the street to the south, and another severed residential lot to the south west of the proposed lot.

The proposed dwelling lot was sized considering the following:

- The existing dwelling was originally positioned to avoid a natural depression in topography at the south east side of the proposed lot which slopes down toward an existing pond on the neighbouring property.
- The treed area along the east side of the proposed lot provides a buffer between the existing dwelling and operations on the neighbouring properties.
- The tall row of evergreen trees along the west and north boundary with the proposed lot further serves as a buffer between the dwelling and farm operations on the retained lot.
- The existing septic bed is located to the north of the residence between the north boundary tree line.



Instructions for Completing the Evaluation Form for Existing On-Site Sewage Systems

General Information Applicable to Sewage Evaluations:

1. Please complete the following form by checking appropriate lines and filling out blanks.
2. This Evaluation Form must be completed by a “Qualified” person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
4. Evaluations should be scheduled accordingly so as not to delay the application process.
5. Completed Forms MUST be submitted as part of a “complete” Planning Application. Failure to meet this date may cause the application to be deferred.
6. Completed Forms must be returned to:

Building Division

Simcoe Office
185 Robinson St. Suite 200
Simcoe, ON N3Y 2J4
Fax: (519) 427-5901

Langton Office
22 Albert St.
Langton, ON N3Y 2J4
Fax: (519) 875-4789

7. Evaluation Forms will become part of the property records of Norfolk County Building Division.
8. No On-Site Sewage System Evaluation will be conducted where:
 - snow depth exceeds two (2) inches, or
 - grass and brush exceeds twelve (12) inches
9. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.

Minimum Distance Separation I

Worksheet 1

Prepared By: Michele Fournier, Administrative, Michael Klosler Farms Ltd.

Description: 1347 Windham Road 10 Severance

Application Date: Friday, September 3, 2021

Municipal File Number:

Proposed Application: Lot creation for a residence surplus to a farming operation (i.e. surplus dwelling severance)
Type A Land Use

Applicant Contact Information

Richard Klosler
Michael Klosler Farms Ltd.
1274 Windham Road 10
Windham Centre, ON, Canada N0E 2A0
Phone #1: 5194264542
Phone #2: 5194290401
Email: kloslerfarms@kwic.com

Location of Subject Lands

County of Norfolk
WINDHAM, Concession: 9, Lot: 7
Roll Number: 3310491018020000000

Calculation Name: *Farm 1*

Description: 1347 Windham Road 10

Farm Contact Information

Richard Klosler
Michael Klosler Farms Ltd.
1274 Windham Road 10
Windham Centre, ON, Canada N0E 2A0
Phone #1: 5194264542
Phone #2: 5194290104
Email: kloslerfarms@kwic.com

Location of existing livestock facility or anaerobic digester

County of Norfolk
WINDHAM, Concession: 9, Lot: 7
Roll Number: 331000000000000
Total Lot Size: 30.35 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Chickens, Broilers	5,714 m ²	230.4	5,714 m ²

Existing Manure Storage: No storage required (manure is stored for less than 14 days)

Design Capacity (NU): 230.4

Potential Design Capacity (NU): 450.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	534.52	X	0.7	X
		1.1			
				=	
				288 m (945 ft)	TBD

Storage Base Distance 'S'
(minimum distance from manure storage)

No storage present

Preparer Information

Michele Fournier
Administrative
Michael Klosler Farms Ltd.
1274 Windham Road 10
Windham Centre, ON, Canada N0E 2A0
Phone #1: 5194264542
Email: kloslerfarms@kwic.com

Signature of Preparer: _____ Date: _____
Michele Fournier, Administrative

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



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>1347 WINDHAM RD 10</u>		
Owner:		Lot:	Concession:	
Lot Area:	Lot Frontage:	Assessment Roll No.		
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: <u>VICTOR KUPI</u> Company Name: <u>KUPI EXCAVATING LTD</u> Address: <u>293 WINDHAM RD 12 SIMCOE</u> Postal Code: <u>N3Y 4K6</u> Phone: <u>519-427-9593</u> Email: _____ BCIN # <u>12582-17028</u>		
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>Grass</u>		Soil Type: <u>Sand</u>
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>40</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): <u>Sunny</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 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>3</u>	Total Length of Tile: <u>300'</u>	Distance Between Tile Runs: <u>8'</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 type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded <u>Grass</u>	
Setbacks:		Tank		
Distance to Buildings & Structures (ft)	<u>20</u>		Distribution Pipe	
Distance to Bodies of Water (ft)	<u>Over 100'</u>		<u>Over 100'</u>	
Distance to Nearest Well (ft)	<u>Over 100'</u>		<u>Over 100'</u>	
Distance to Proposed Property Lines	Front <u>100'</u> + Rear <u>34'</u> Side <u>60'</u> Side <u>135'</u> <u>TREE</u> <u>LINE WEST</u> <u>2 EBSI</u>		Front <u>100'</u> + Rear <u>10'</u> Side <u>62'</u> Side <u>36'</u> <u>TREE</u> <u>LINE WEST</u> <u>1-12-11</u>	

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: <div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;"> System was put in to the specs of THE ORC NO work required </div>
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, _____ (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%;">Date _____</div> </div>
<p>EVALUATOR:</p> <p>1. I, <u>VICTOR KUPI</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> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u>Victor KUPI</u> Evaluator Signature </div> <div style="width: 45%;"> <u>April 28 2022</u> Date </div> </div>	
BUILDING DIVISION COMMENTS	<p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">Chief Building Official or designate _____</div> <div style="width: 45%;">Date _____</div> </div>



On Site Sewage Disposal System Location Plan

DATE: April 28 2022

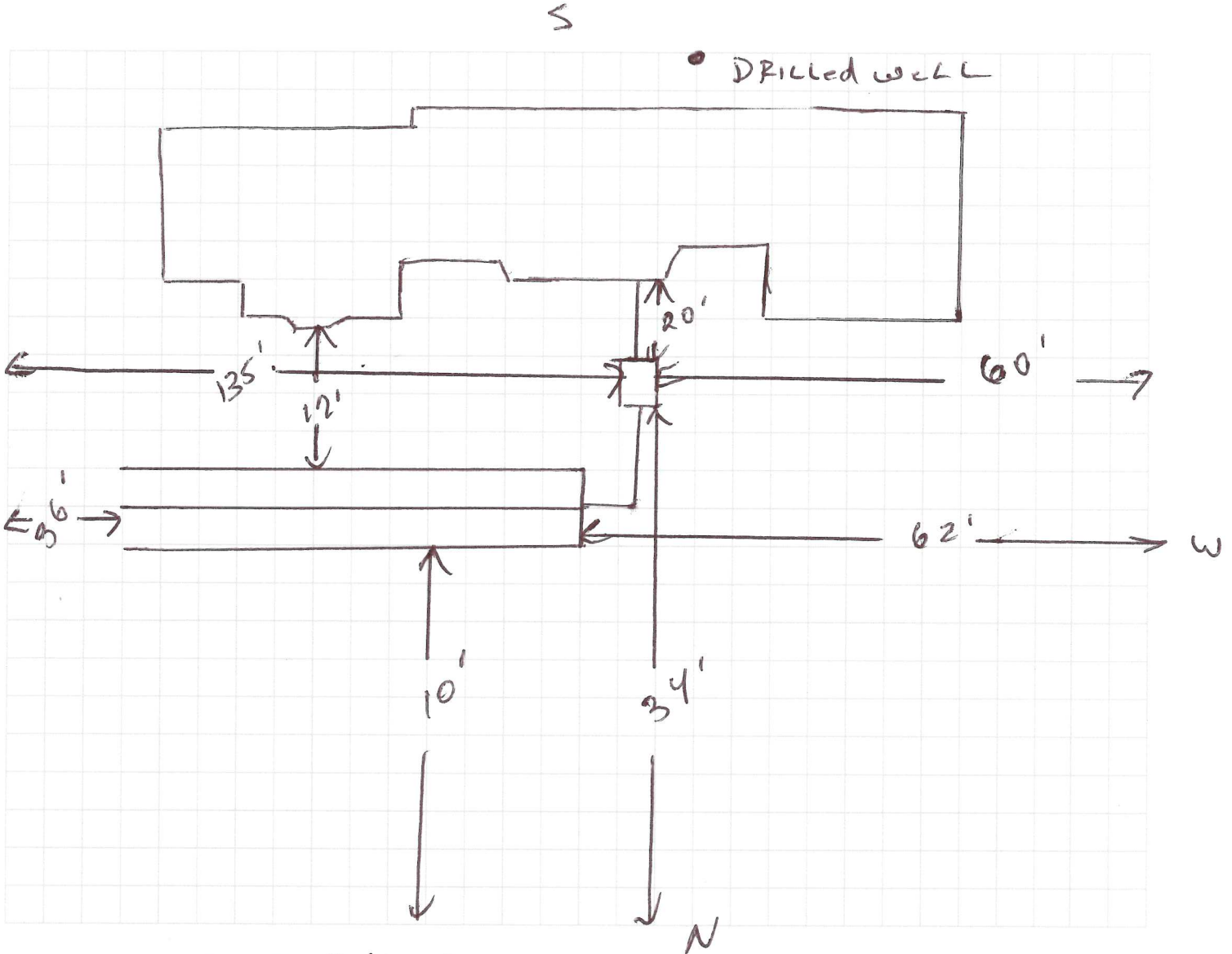
APPLICATION NUMBER: _____

OWNER _____

EVALUATOR VICTOR KUPI

PROPERTY ADDRESS _____

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.



PREPARED BY: VICTOR KUPI

NOTE: The above sketch is not to exact scale.



On Site Sewage Disposal System Location Plan

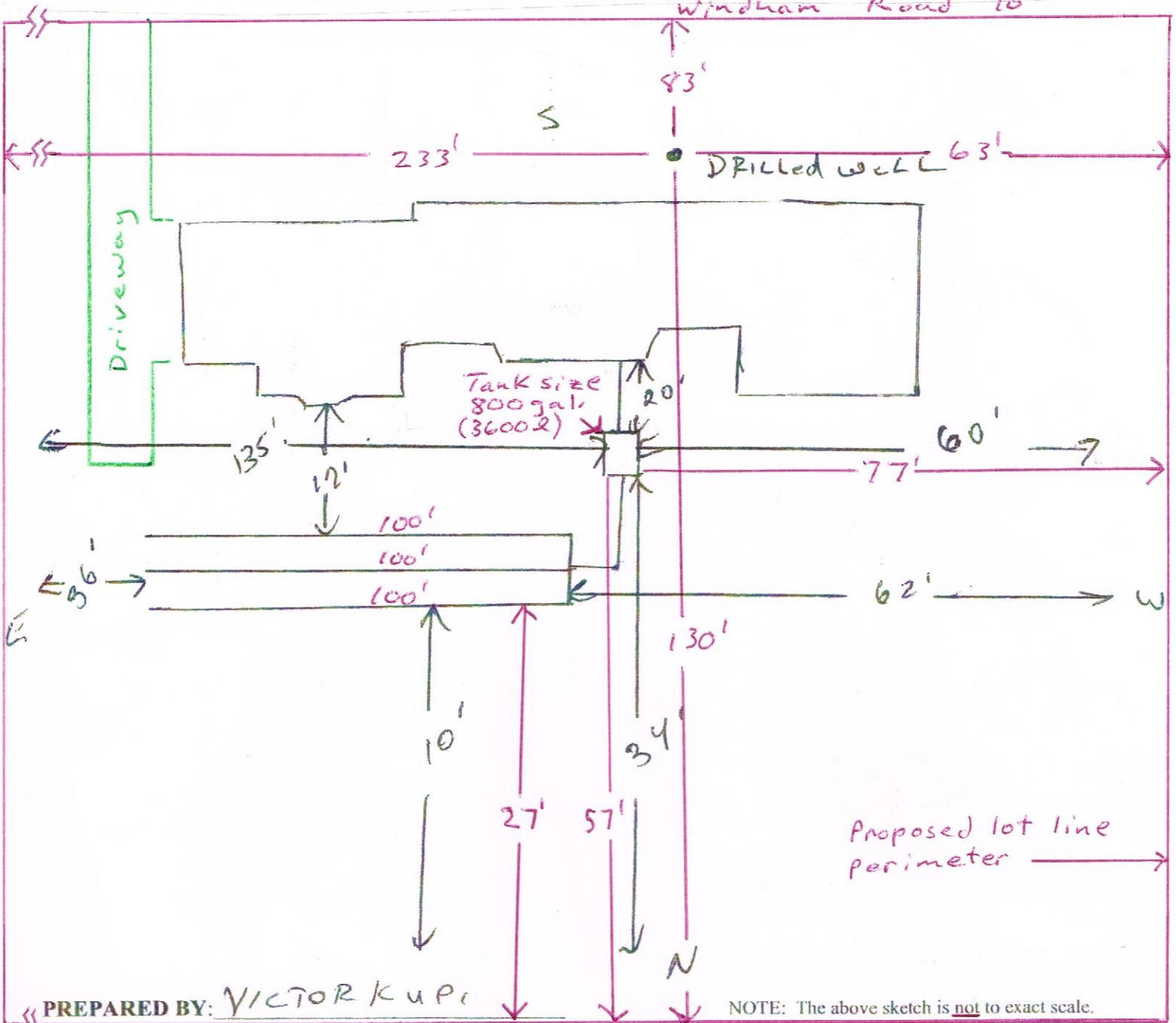
DATE: April 28 2022

APPLICATION NUMBER: _____

OWNER: _____

EVALUATOR: VICTOR KUPI

PROPERTY ADDRESS: 1347 Windham Rd 10



PREPARED BY: VICTOR KUPI

NOTE: The above sketch is not to exact scale.

Additional information provided by _____

Restaurants

Gas

Shopping



2017
Chicken

2002
Chicken

1997
chicken

810 ft
247 m

575 ft
175 m

438 ft
133 m

- House built 1993
- Application for severance 2022

House Severance
≈ 1991

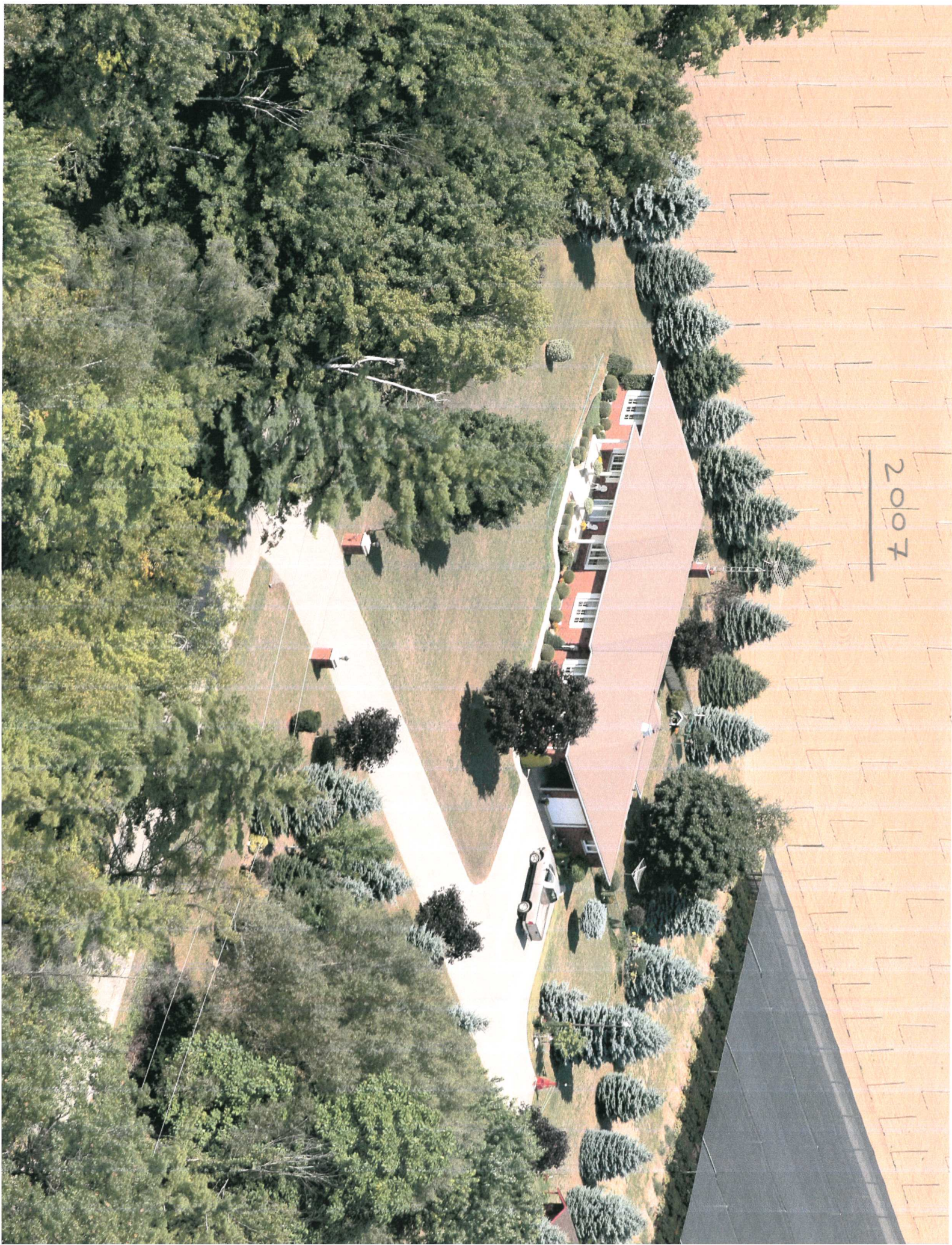
↑ Pond
low area
and noise buffer

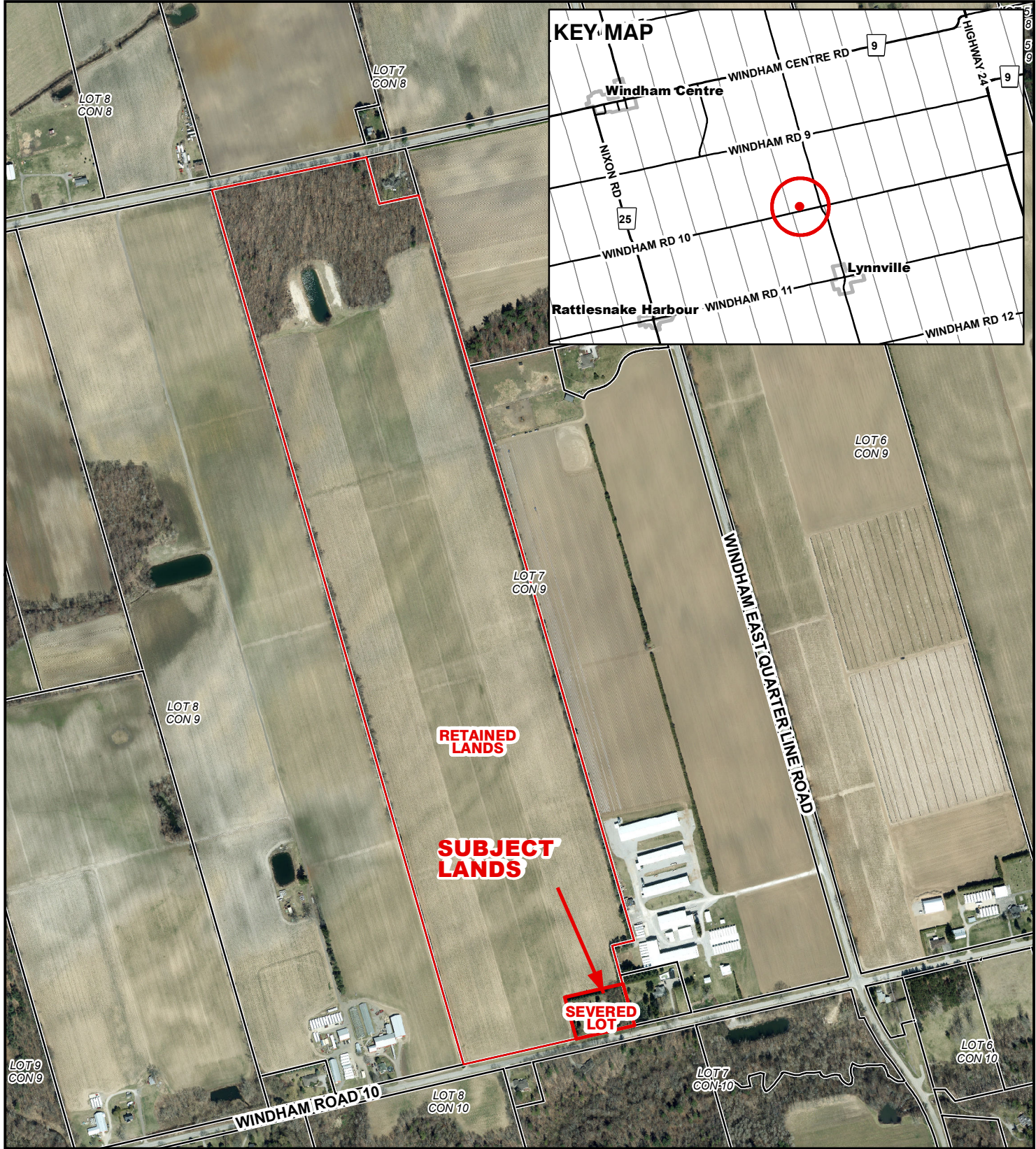
200 ft
50 m

Google





2007

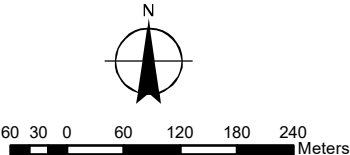


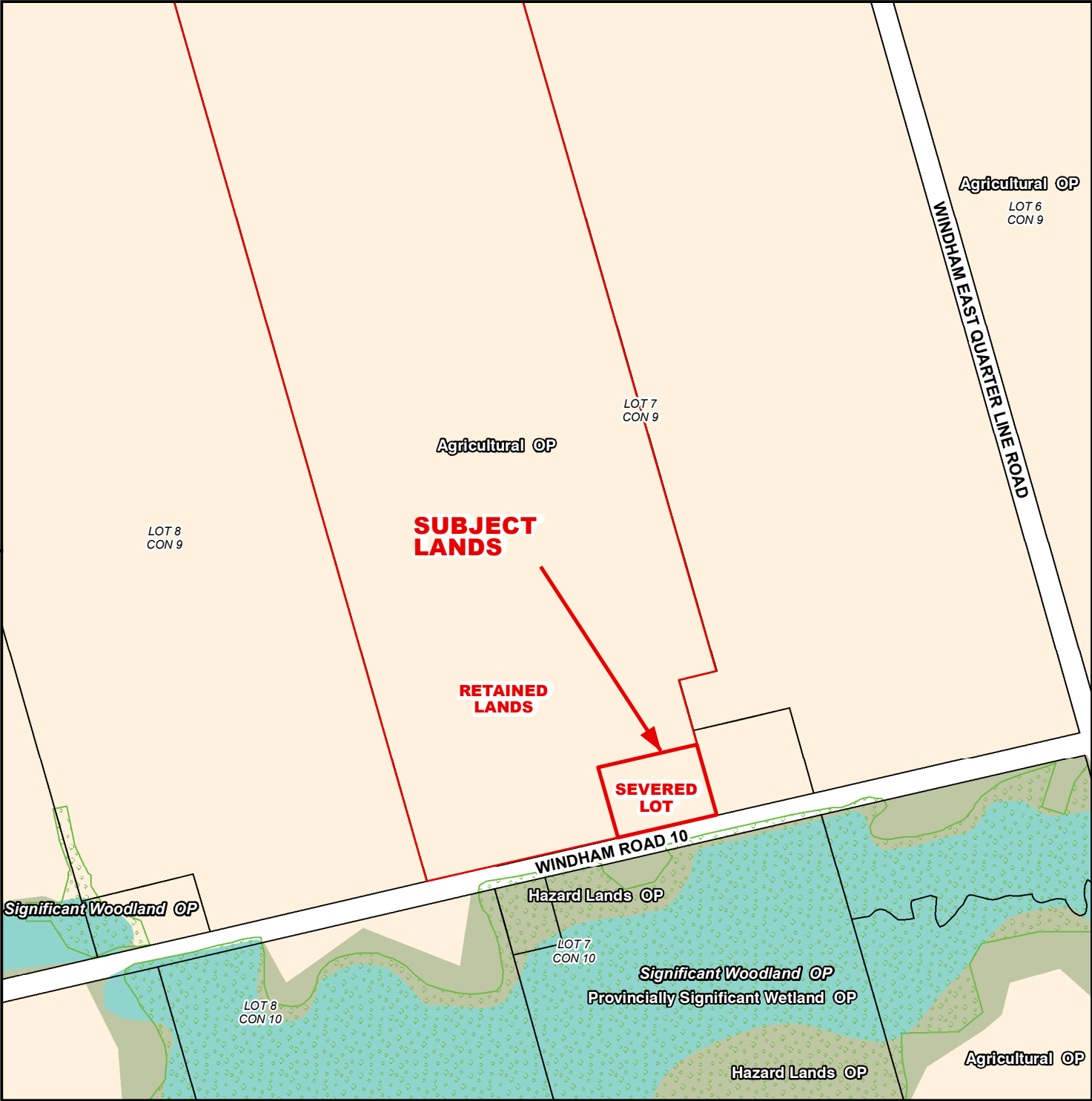


Legend

-  Subject Lands
-  Lands Owned
- 2020 Air Photo

6/23/2022





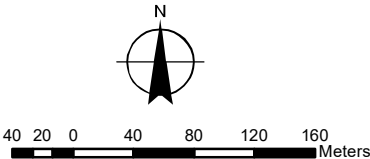
Legend

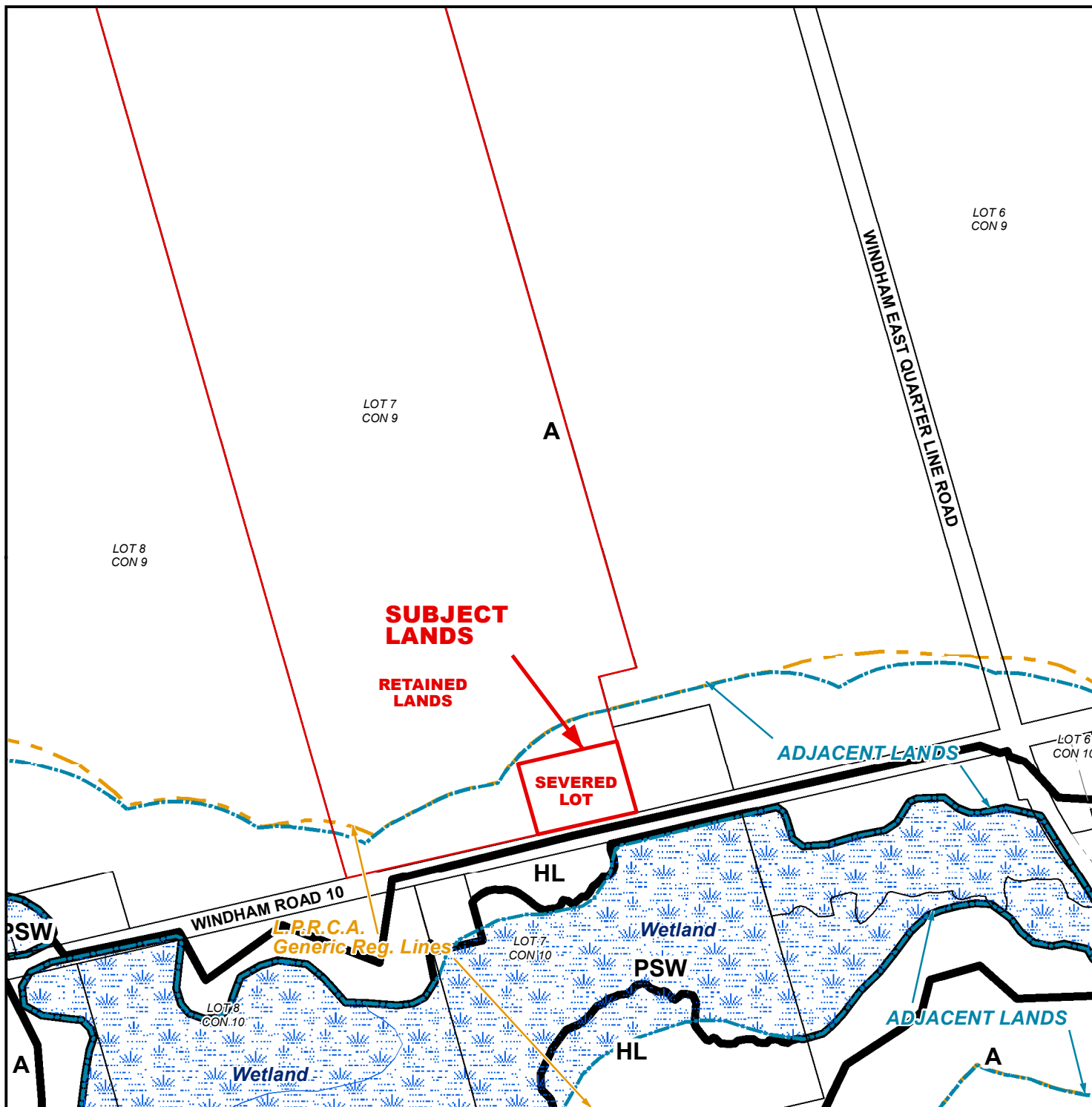
- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Significant Woodland

6/23/2022





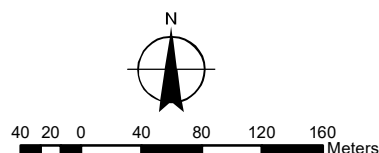
LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone

6/23/2022



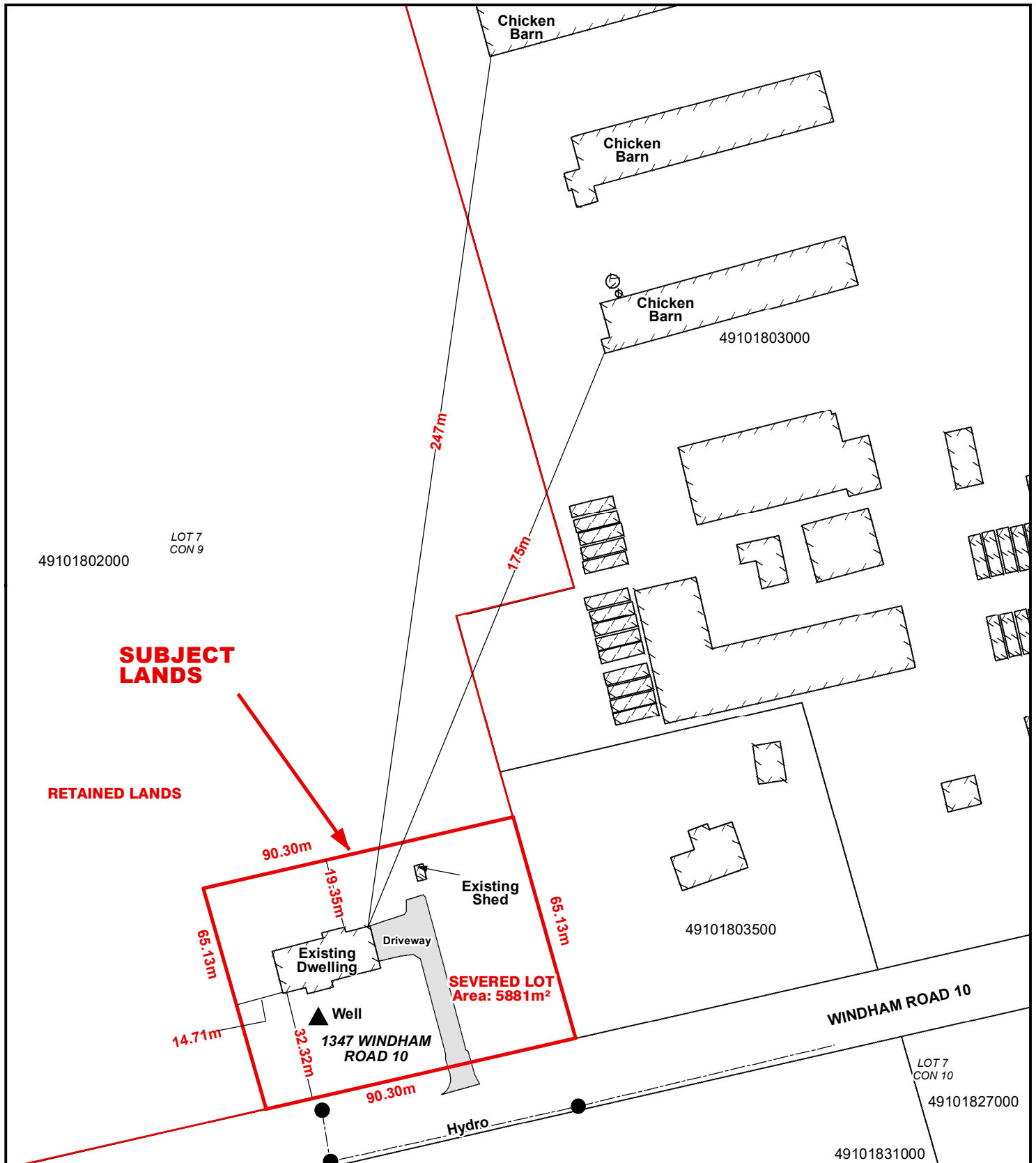
MAP D

CONCEPTUAL PLAN

Geographic Township of WINDHAM

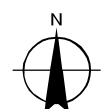
BNPL2022177

ANPL2022178



Legend

- Subject Lands
- Lands Owned



6/23/2022

10 5 0 10 20 30 40 Meters

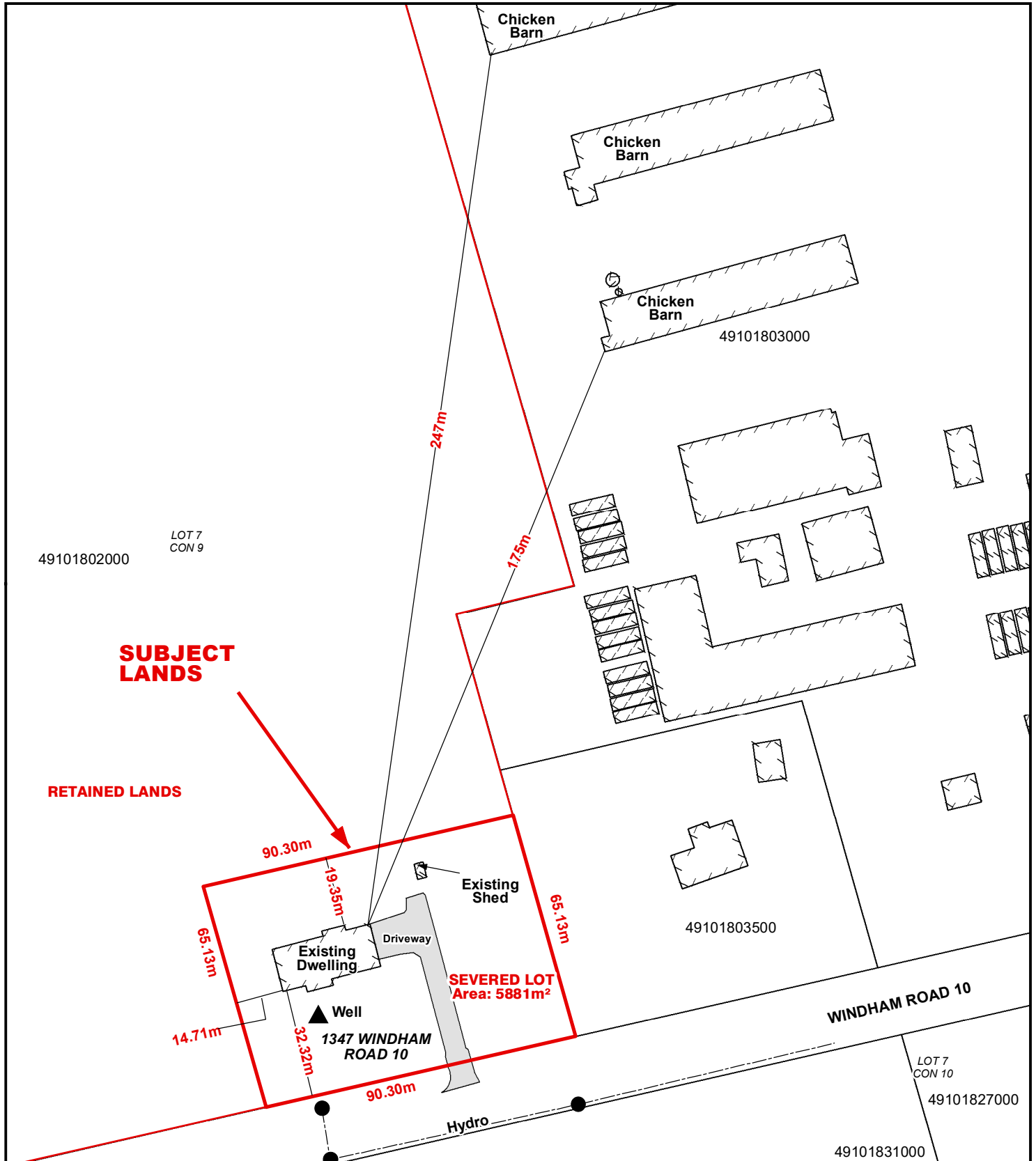
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of WINDHAM

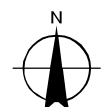
BNPL2022177

ANPL2022178



Legend

- Subject Lands
- Lands Owned



6/23/2022

10 5 0 10 20 30 40 Meters