

For Office Use Only:

File Number	<u>BNPL2022179</u>	Application Fee	<u>\$2886, \$1599</u>
Related File Number	<u>ANPL2022180</u>	Conservation Authority Fee	<u>\$514.15</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>Yes</u>
Application Submitted	<u>May 18, 2022</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>June 23, 2022</u>	Public Notice Sign	<u>-</u>

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: 3310493100184000000**A. Applicant Information****Name of Owner** HOWE, VIRGINIA CLARE

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 P.O. Box 128**Town and Postal Code** Delhi, Ontario N4B 2W9**Phone Number** 519-429-2183**Cell Number** _____**Email** _____**Name of Applicant** Same as owner**Address** _____**Town and Postal Code** _____**Phone Number** _____**Cell Number** _____**Email** _____

Name of Agent Brimage Law Group - Nathan Kolomaya
Address 21 Norfolk Street North
Town and Postal Code Simcoe, Ontario N3Y 4L1
Phone Number 519-426-5840
Cell Number _____
Email nkolomaya@brimage.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 owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgages, 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):

LT 44 PL 133; PT LT 11 TURKEY POINT MARSH IN FRONT OF CON A CHARLOTTEVILLE

PARTS 7 AND 8 37R1541; S/T AND T/W NR510064; NORFOLK COUNTY

Municipal Civic Address: 97 Ordnance Avenue, Turkey Point

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential

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:

Single-family 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:

N/A - Boundary adjustment of vacant strip of land

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:

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:

Resort residential

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:

Right-of-way for persons, animals, and vehicles as per NR510064

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	See attached schedule				
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

Section 5.8.2 of the Zoning By-Law requires a minimum lot size of 0.4ha or 4,000sqm.

Post-boundary adjustment, the retained lands will be below the minimum lot size with an area of approximately 720sqm.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: N/A
Depth: ~36.576m
Width: ~3.658m
Lot Area: ~133.795sqm
Present Use: Vacant/Resort Residential
Proposed Use: Unchanged

Proposed final lot size (if boundary adjustment): ~937sqm (95 Ordnance post-adjust.)

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

Roll No.: 49310018300

Owners: Robert Joseph Howe and Virginia Clare Howe

Description of land intended to be retained in metric units:

Frontage: 12.192m
Depth: 70.104m
Width: 8.53m at rear/water-end and 12.192 at frontage
Lot Area: ~720sqm
Present Use: Single-family dwelling/Resort Residential
Proposed Use: Unchanged

Buildings on retained land: Single-family dwelling and shed

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: N/A
Depth: _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☐ Individual wells

☒ Other (describe below)

Privately owned piped water system

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ 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:

Ordnance Avenue

G. All Applications: 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.

The boundary adjustment will facilitate the docking of two boats at the benefitting property (95 Ordnance) at any given time.

Post-boundary adjustment, the retained lands will still have 5.49m of water frontage which will allow plenty of room for docking of a large boat.

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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 through ownership of property

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. All Applications: 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:

Boundary adjustment changing legal boundary of property and no proposed change in use or development

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:

Boundary adjustment changing legal boundary of property and no proposed change in use or development

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. All Applications: 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 _____ ~61m (Lake Erie shoreline)

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 _____ ~61m (Lake Erie shoreline)

Abandoned gas wells

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

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Privately owned piped water system

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed in good working order ☐ 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:

Ordnance Avenue

G. All Applications: 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:

- ☐ 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

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.



Owner/Applicant/Agent Signature

June 1, 2022

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 Virginia Clare Howe am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Brimage Law Group 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

June 1, 2022

Date

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, Nathan Kolomaya of Norfolk County, Province of 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



Owner/Applicant/Agent Signature

In the Province of Ontario

This 1st day of June

A.D., 2022



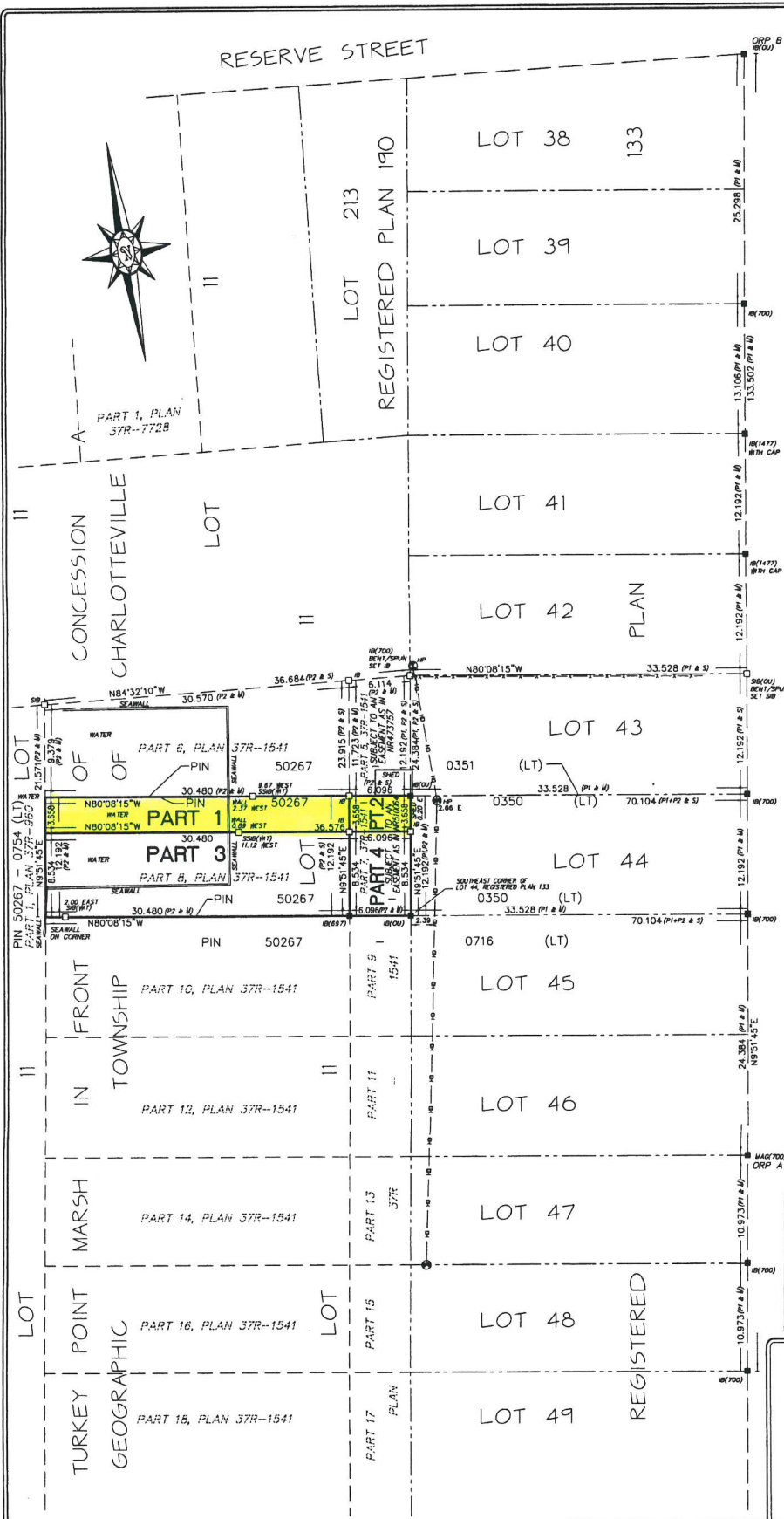
A Commissioner, etc.

SCHEDULE: SITE INFORMATION

	Existing	Permitted	Provision	Proposed	Deficiency
Lot Frontage	<p>1. 97 Ordnance Avenue (lands from which Boundary Adjustment Lands to be severed):</p> <p>12.192m (along Ordnance Avenue)</p> <p>2. 95 Ordnance Avenue (lands to which Boundary Adjustment Lands will be added):</p> <p>12.192m (along Ordnance Avenue)</p> <p>3. Boundary Adjustment Lands:</p> <p>No frontage</p>	15m	5.8.2	No change	<p>NIL:</p> <p>Existing lots are undersized and no change to frontage is proposed.</p> <p>Boundary Adjustment Lands will have frontage upon merging with 95 Ordnance Avenue</p>
Lot Depth	<p>1. 97 Ordnance:</p> <p>70.104m</p>	N/A	N/A	No change	N/A

	2. 95 Ordnance: 70.104m 3. Boundary Adjustment Lands: 36.576m				
Lot Width	1. 97 Ordnance: 12.192m at frontage 12.192m at rear/water- end 2. 95 Ordnance: 12.192m at frontage 9.379m at rear/water-end 3. Boundary Adjustment Lands: 3.658m	N/A	N/A	1. 97 Ordnance: 12.192m at frontage (no change) 8.534m at rear/water-end (after severance of Boundary Adjustment Lands of 3.658m) 2. 95 Ordnance: 12.192m at frontage (no change) 13.037m at rear/water- end (after addition of Boundary Adjustment Lands of 3.658m)	N/A

Lot Area	1. 97 Ordnance: ~854.708sqm 2. 95 Ordnance: ~803.264sqm 3. Boundary Adjustment Lands: 133.795sqm	4,000sqm (0.4ha)	5.8.2	1. 97 Ordnance: 720.913sqm (after adjustment of - 133.795sqm) 2. 95 Ordnance: 937.059sqm (after adjustment of +133.795sqm)	Both existing lots are undersized. Boundary adjustment increases size deficiency of 97 Ordnance. Post- adjustment deficiency of 97 Ordnance: ~3,280sqm
Water Frontage/Width	1. 97 Ordnance: 9.148m (incl. boundary adjustment lands) 2. 95 Ordnance: ~9.379m 3. Boundary Adjustment Lands: 3.658m	N/A	N/A	1. 97 Ordnance: 5.49m (existing 9.148m less boundary adjustment lands of 3.658m) 2. 95 Ordnance: 13.037m (existing 9.379m plus boundary adjustment lands of 3.658m)	N/A



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 37R-11521

RECEIVED AND DEPOSITED

DATED OCTOBER 20, 2021

DATED 2022/04/25

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

Silva Pantera
REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF NORFOLK (No. 37)

PART	PART LOT	CONCESSION	PIN	AREA (SQ.M)
1	PART LOT 11	TURKEY POINT MARSH IN FRONT OF CONCESSION A	PART OF PIN 50267-0350	111.496 sq.m
2	PART LOT 11	TURKEY POINT MARSH IN FRONT OF CONCESSION A	PART OF PIN 50267-0350	22.299 sq.m
3	PART LOT 11	TURKEY POINT MARSH IN FRONT OF CONCESSION A	PART OF PIN 50267-0350	260.116 sq.m
4	PART LOT 11	TURKEY POINT MARSH IN FRONT OF CONCESSION A	PART OF PIN 50267-0350	52.023 sq.m

PARTS 1, 2, 3 & 4 COMPRISE PART OF PIN 50267-0350
PARTS 2 & 4 ARE SUBJECT TO AN EASEMENT AS IN NR510064

PLAN OF SURVEY
OF PART OF
PART OF LOT 11
TURKEY POINT MARSH IN
FRONT OF CONCESSION A
IN THE GEOGRAPHIC
TOWNSHIP OF CHARLOTTEVILLE
(TURKEY POINT)
NORFOLK COUNTY

SCALE 1 : 300

3 0 12 METRES

JEWITT AND DIXON LTD.

METRIC NOTE:
DISTANCES AND COORDINATES SHOWN ON THIS
PLAN ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

NOTE

BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS ON MONUMENTS A AND B, SHOWN HEREON, HAVING A GRID BEARING OF N95°14'46"E. NAD83 (CSRS) (1997) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17, (81° WEST LONGITUDE).

DISTANCE SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999713148.

TO CONVERT (P1) BEARINGS TO GRID BEARING
ADD 0°27'32" TO NORTHWEST COORDINATES
SUBTRACT 0°27'32" TO NORTHEAST COORDINATES

POINT ID	NORTHING	EASTING
ORP A	4724841.653	554775.257
ORP B	4724951.528	554794.360

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 10TH DAY OF AUGUST, 2021

DATED: OCTOBER 20, 2021

R. C. Dixon
R. C. DIXON, O.L.S.
FOR JEWITT & DIXON LTD.

LEGEND

2.5cm x 2.5cm x 1.2m STANDARD	IRON BARS	SHOWN	-O- SB
1.6cm x 1.6cm x 0.6m	IRON BARS	SHOWN	-O- IB
1.6cm ROUND X 0.6m	IRON BARS	SHOWN	-O- IB Ø
LOT LINES	SHOWN		
DEED LINES	SHOWN		
FENCE LINES	SHOWN	-X- X- X- X-	
CENTRE LINES	SHOWN		
ROAD LINES	SHOWN		
FOUND IRON BARS	SHOWN	-P- PLANTED IRON BARS SHOWN	-O-

JEWITT AND DIXON LTD.

J. E. WHITE, O.L.S.

J. B. DODD, O.L.S.

K.S. HUSTED, O.L.S.

WITNESS MONUMENT

ORIGIN UNKNOWN

REGISTERED PLAN 133

PLAN 37R-1541

SHOWN (700)

SHOWN (1477)

SHOWN (996)

SHOWN (1582)

SHOWN (WT)

SHOWN (OU)

SHOWN (P1)

SHOWN (P2)

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9

(61 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034

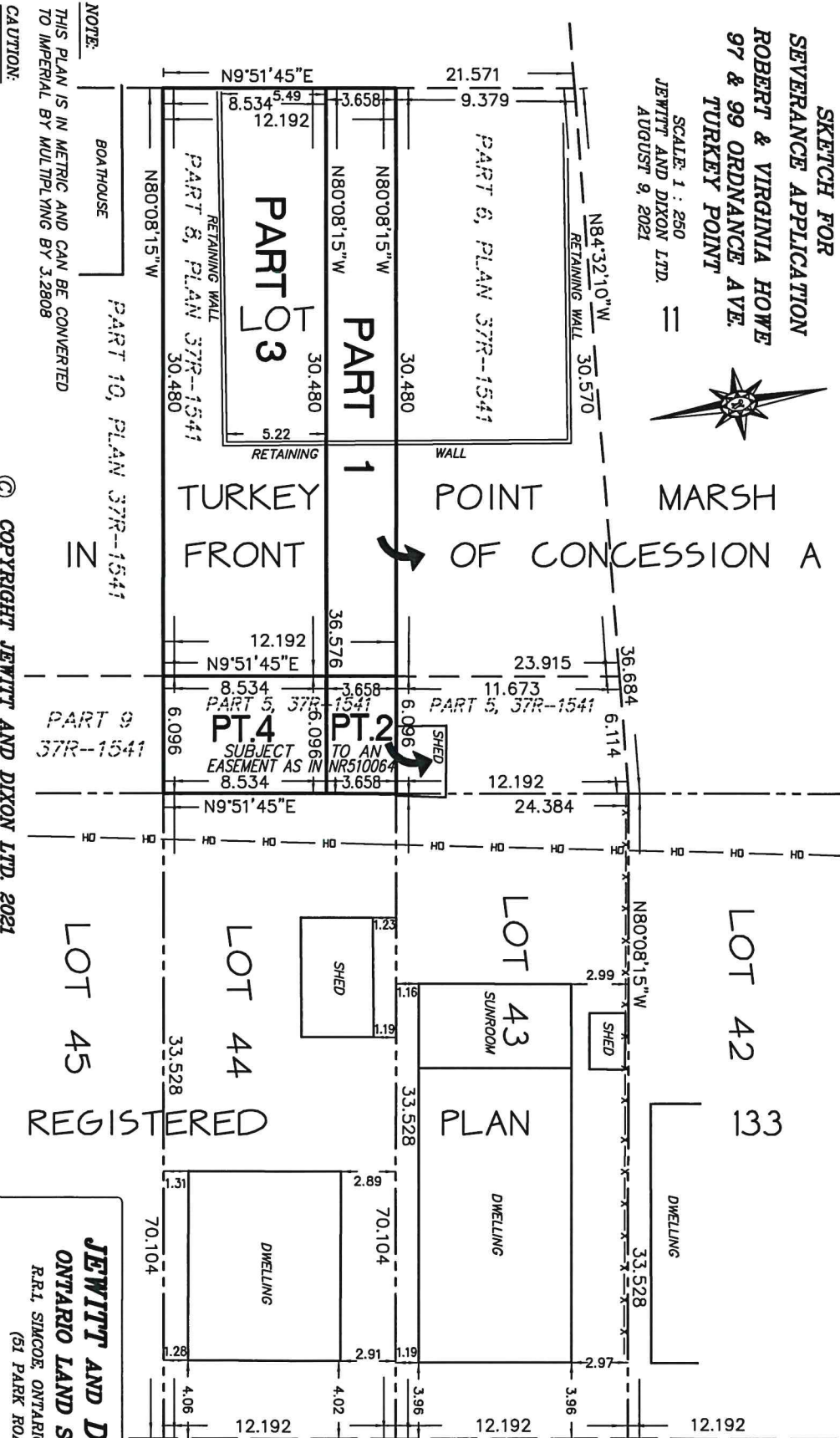
E-mail: surveyors@amtelecom.net

F.W.	- J.P.
BOOK	- LL-FILE
CALC.	- J.L.M.
PLAN	- J.L.M.
CHECK	- K.H.
CLIENT	- HOWE
JOB No.	- 21-3061

21-3061-RP

**SKETCH FOR
SEVERANCE APPLICATION
ROBERT & VIRGINIA HOWE
97 & 99 ORDNANCE AVE.
TURKEY POINT**

SCALE: 1 : 250
JEWITT AND DIXON LTD.
AUGUST 9, 2021





Norfolk County

Planning Department
185 Robinson Street, Suite 200
Simcoe, Ontario N3Y 5L6

18th May, 2022

Attention: Jennifer Catarino, Senior Planner

Dear Ms. Catarino,

RE: Howe-Howe Boundary Adjustment

1. Property from which lands to be severed:

Roll No.: 49310018400
Civic Address: 97 Ordnance Avenue, Turkey Point
Owner: Howe, Virginia Clare

2. Property to which lands to be added:

Roll No.: 49310018300
Civic Address: 95 Ordnance Avenue, Turkey Point
Owners: Howe, Virginia Clare & Howe, Robert Joseph ("Joe")

We are the solicitors/agents for the owner-applicant, Virginia Howe.

The application proposes to sever lands now described as Parts 1 and 2 on Reference Plan 37R11521 (the "Boundary Adjustment Lands") from 97 Ordnance Avenue and add same to the neighbouring property at 95 Ordnance Avenue.

Part 2 is subject to a right-of-way for persons, animals, and vehicles as per Instrument No. NR510064 (a copy of which is enclosed).

The proposed boundary adjustment is minor in nature and the approval of it will facilitate the existing Resort Residential use and water access of the Boundary Adjustment Lands by the owners of 95 Ordnance Avenue, Joe and Virginia Howe.

Please find enclosed:

1. Completed Consent Application;
2. Bank draft for the required fee of \$2,886.00;
3. Copy of Reference Plan 37R11521;
4. GIS Mapping showing approximate location of the Boundary Adjustment Lands (please refer to the above-noted Reference Plan for precise location and dimensions);
5. On-site Sewage Evaluation;
6. Copy of Instrument No. NR510064.

Please proceed to process this application and schedule it for the earliest possible Committee of Adjustment meeting date.

Please contact the undersigned if you require any further information.

Yours truly,

BRIMAGE LAW GROUP

Per:

A handwritten signature in blue ink, appearing to read 'Nathan Kolomaya', with a stylized flourish at the end.

Nathan Kolomaya

NK



COMMUNITY WEB MAP

Norfolk County

▼ eg. 50 Colborne Street Sou



Brad DEMING
Project Management
285794 Airport Road
Norwich, ON. N0J-1P0

519-468-3823 Fax 519-468-3825
deming@execulink.com

To Norfolk County

My name is Brad Deming from Brad Deming Project Management. I am a certified septic system designer/installer. This septic system evaluation letter is for 97 Ordnance Ave, Turkey Point. The owner is proposing a lot severance to be added to the abutting property which is 95 Ordnance Ave, Turkey Point. The existing house at 97 Ordnance is approximately 1300 sqft. It is a 3 bedroom, 1 bath, kitchen sink, clothes washer and dishwasher. The daily sewage flow for a 1300sqft, 3 bedroom house with 10 fixtures equals 1600 L/.

The calculations for 1600L/D would be as follows.

Existing		T-Time = 10
3 Bedroom	1600L/D	$Q/75=1600/75=21.34m^2$
1300sqft	0L/D	$Q \times 10/850=1600 \times 10/850=18.83m^2$
10 existing fixtures	0L/D	$Q/10=1600/10=160m^2$
Total L/D	1600L/D	

It is my opinion that the existing system is in good working order and needs no additional work or maintenance because of the severance. I dug up the corner of the existing system and it will meet the required distance of 3 meters from the proposed new property line. I also measured an area for a replacement system for the future. My measurements and calculations show me that I can replace the existing septic system with a new septic system in the area that remains after the severance. I will be able to meet all required distances from seawall, structures and lot lines with a new septic system. If you have any questions please email or call me.

Thanks

Brad

Brad Deming BCIN #10392

Brad Deming Project Management BCIN #19011

deming@execulink.com

519-608-2723

SEPTIC EVALUATION

Property Information	
Municipal Address	97 ORDNANCE AVE, TURKEY POINT
Assessment Roll Number	
Date of Evaluation	APRIL 29/22

Evaluators Information	
Evaluators Name:	BRAD DEMING
Company Name:	Brad Deming Project Management
Address:	295794 Airport Rd, Norwich, ON N0T 1P0
Phone:	519-608-2723
Email	deming@execulink.com
BCIN #	
Purpose of Evaluation	<input type="checkbox"/> Consent <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Building Permit Application <input type="checkbox"/> Minor Variance <input type="checkbox"/> Other <u>SEWERAGE</u>
Building Information	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural

Gross building area: (m²): 1300 sq ft

Number of bedrooms: 3

Number of fixture units: 10

Daily Design Flow: (Litres) 1600

Is the building currently occupied? ☐ Yes ☒ No If No, how long? 6 months

Site Evaluation

Soil type, percolation time (T) SAND T-10

Site slope ☐ Flat ☒ Moderate ☐ Steep

Soil condition: ☐ Wet ☒ Dry

Surface discharge observed ☐ Yes ☒ No

Odour detected: ☐ Yes ☒ No

Weather at time of evaluation: SUNNY

System Description

☐ Class 1 - Privy ☐ Class 2 - Greywater ☐ Class 3 - Cesspool ☒ Class 4 - Leaching Bed ☐ Class 5 - Holding Tank

Type of leaching bed. Class 4 - Leaching Bed only - Complete & attach Worksheet E

☐ A. Absorption Trench ☒ B. Filter Bed ☐ C. Shallow Buried Trench
☐ D. Advance Treatment System ☐ E. Type A Dispersal Bed ☐ F. Type B Dispersal Bed

Existing Tank Size (litres):

☐ Pre-cast Concrete 3600L ☐ Plastic ☐ Fibreglass
☐ Wood ☐ Other (specify): Pump: ☐ Yes ☐ No

☒ In ground system ☐ Raised Bed system
 Height raised above original grade (metres)

Setbacks (metres)	Tank		Distribution Pipe	
Distance to buildings & structures	6'		17'	
Distance to bodies of water	100'		50'	
Distance to nearest well	N/A		N/A	
Distance to proposed property lines	Front: 45'	Left: 19'	Front: 130'	Left: _____
	Rear: 192'	Right: 18'	Rear: 100'	Right: _____

Overall System Rating

- ☒ System working properly / no work required.
- ☐ System functioning / Maintenance required.
- ☐ System functioning / Minor repairs required
- ☐ System failure / Replacement required.

Additional Comments:

Note: Any repair or replacement of an on-site sewage system requires a building permit.

Contact the Norfolk County Building Department at (519) 426-5870 ext. 6016 for more information.

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 exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, JOE HOWE (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.

Owners Signature:

Date:

Evaluator:

I, BRAD DEMING 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 can 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: Apr 29/22

Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms 3	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	1600
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			

B) Plus Additional Flow for:		Quantity	(Q) Litres	Total
Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.				
Either	Each bedroom over 5		500	NA
Or	Floor space for each 10m ² over 200m ² up to 400m ²		100	↓
	Floor space for each 10m ² over 400m ² up to 600m ²		75	
	Floor space for each 10m ² over 600m ²		50	
Or	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)		50	
Subtotal (B)				
Subtotal A+B=Daily Design Flow (Q)				1600

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X /	= 6
Bathtub only(with or without shower)	1.5	X	=
Shower stall	1.5	X	=
Wash basin / Lavatory (1.5 inch trap)	1.5	X	=
Water closet (toilet) tank operated	4.0	X	=
Bidet	1.0	X	=
Dishwasher	1.0	X /	= 1
Floor Drain (3 inch trap)	3.0	X	=
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X /	= 1.5
Domestic washing machine	1.5	X /	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	=
Other:			
Total Number of Fixture Units:			10

1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.

Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F

☐ A. Absorption Trench

Total length of distribution pipe	Conventional $(Q \times T) \div 200 =$ _____ m
	Type I leaching chambers $(Q \times T) \div 200 =$ _____ m
	Type II leaching chambers $(Q \times T) \div 300 =$ _____ m
	Configured as: _____ runs of _____ m Total: _____ m

☐ B. Filter Bed

Effective Area If $Q \leq 3000$ litres per day use $Q \div 75$ If $Q > 3000$ litres per day use $Q \div 50$ Level II-IV treatment units, use $Q \div 100$ Distribution Pipe Contact Area = $(Q \times T) \div 850$ Mantel (see Part 1)	Effective area: $\frac{1600}{75} (Q) \div \frac{75}{(75, 50, \text{or } 100)} = \frac{21.34}{(24.5 \text{ m}^2)}$ m ² Configured as: $\frac{3.5}{1} \text{ m} \times \frac{7}{1} \text{ m}$ Number of beds _____ Number of runs: $\frac{4}{1600} \text{ m}^2$ Spacing of runs: $\frac{4'}{10} \text{ m}$ Contact Area: $(\frac{1600}{160} (Q) \times \frac{10}{(T)}) \div 850 = \frac{18.83}{18.83} \text{ m}^2$
--	---

☐ C. Shallow Buried Trench

Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)	$(L) = \frac{(Q)}{(75, 50, 30)} =$ _____ m Configured as: _____ runs of _____ m Total: _____ m
$1 < T \leq 20$	$Q \div 75$ metres	
$20 < T \leq 50$	$Q \div 50$ metres	
$50 < T < 125$	$Q \div 30$ metres	

☐ D. Advance Treatment System

Provide description of system.

☐ E. Type A Dispersal Bed

Stone Layer If $Q \leq 3000$ litres per day, use $Q \div 75$ If $Q > 3000$ litres per day, use $Q \div 50$ Sand Layer $1 < T \leq 15$ use $(Q \times T) \div 850$ $T > 15$ use $(Q \times T) \div 400$	Stone Layer = _____ $(Q) \div$ _____ $(75 \text{ or } 50) =$ _____ m ² Sand Layer = _____ $(Q) \times$ _____ $(T) \div (850 \text{ or } 400) =$ _____ m ²
---	--

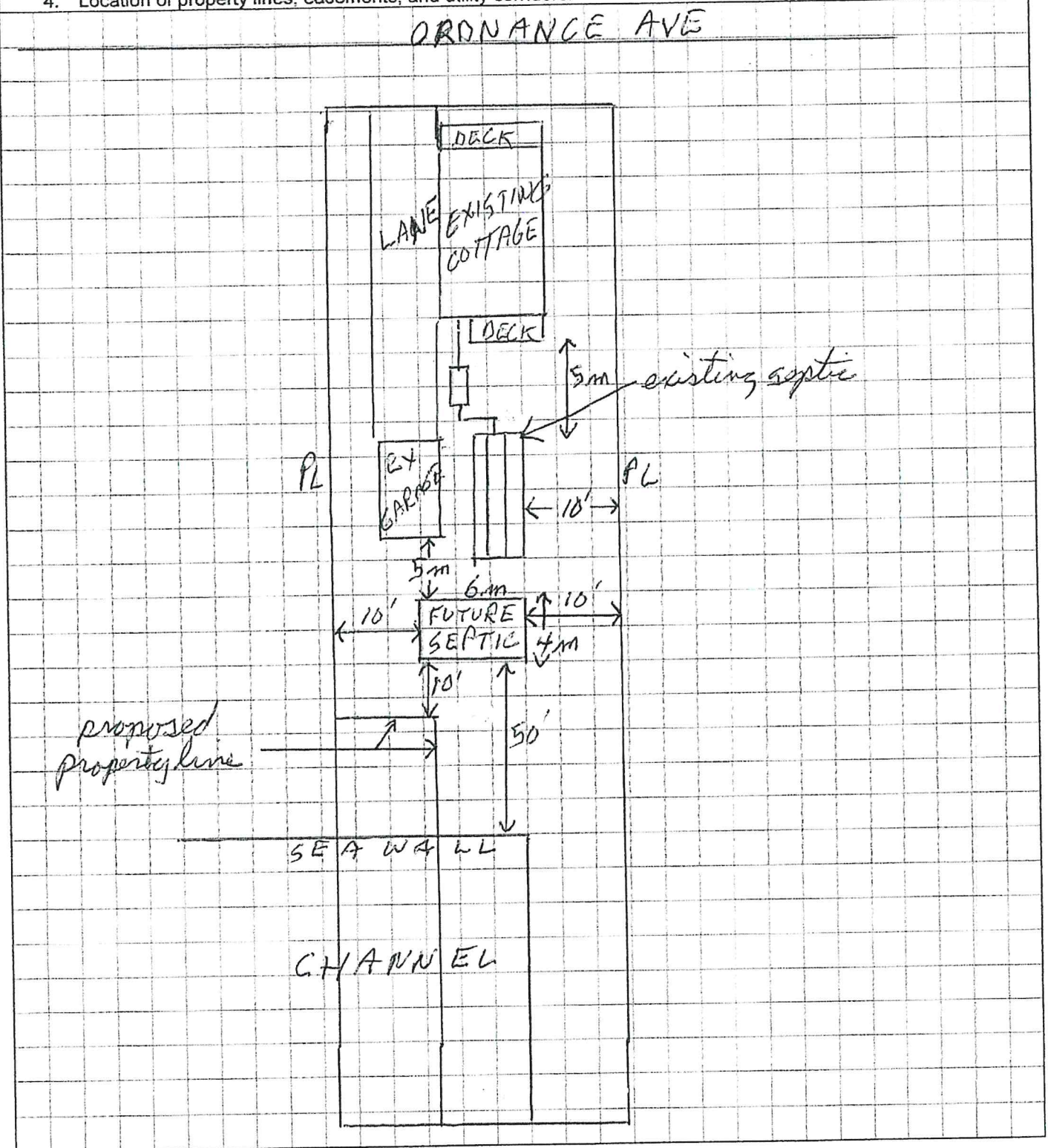
☐ F. Type B Dispersal Bed

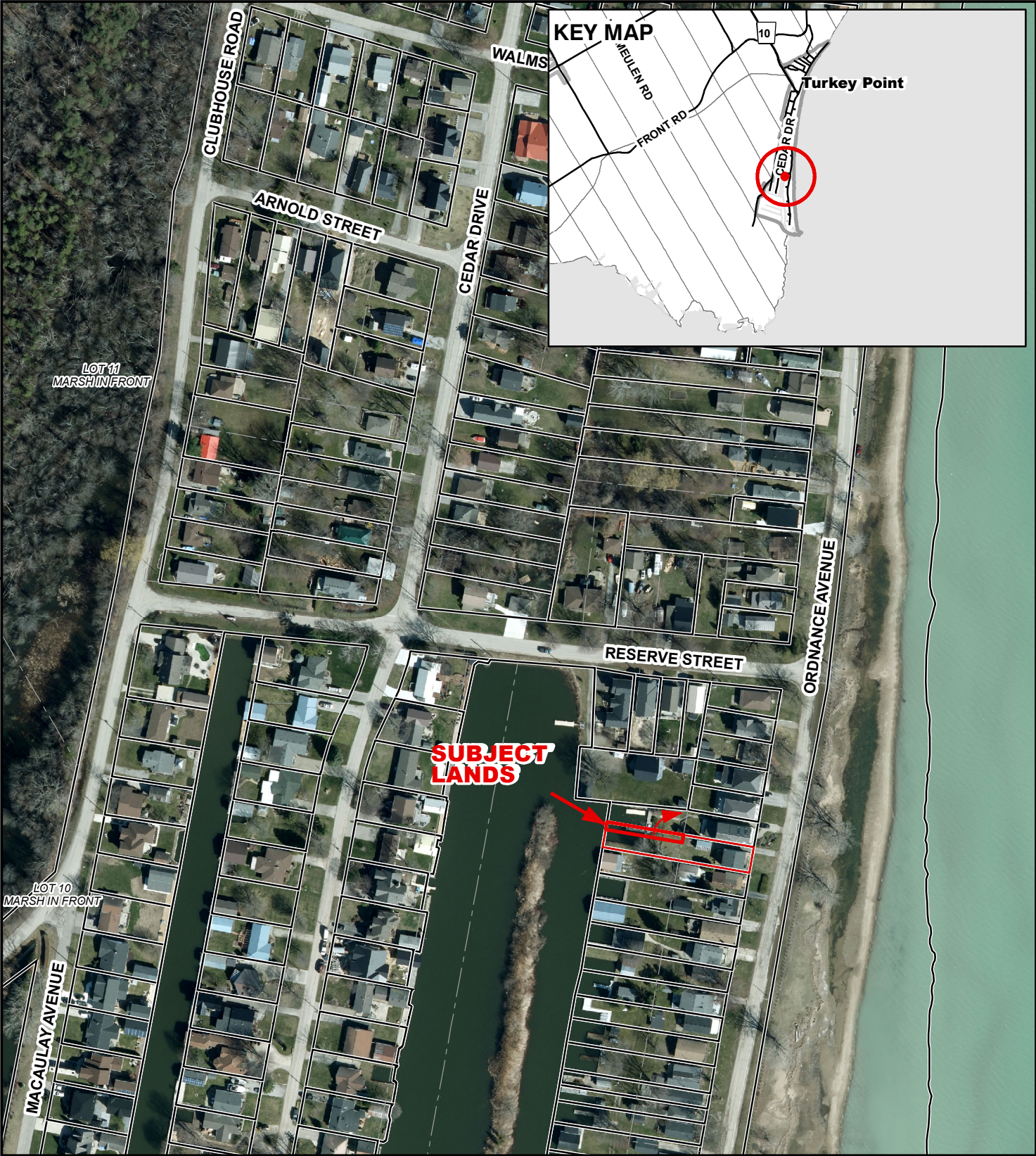
Area = $(Q \times T) \div 400$ Linear Loading Rate (LLR) $T < 24$ minutes, use 50 L/min If $T \geq 24$ minutes, use 40 L/min Distribution Pipe	Area = _____ $(Q) \times$ _____ $(T) \div 400 =$ _____ m ² Pump chamber capacity = _____ L Length $(Q \div \text{LLR}) =$ _____ m Bed configuration = _____ m \times _____ m = _____ m ² Number of Beds = _____ Configured as: _____ runs of _____ m Total: _____ m
--	---

Worksheet G: Septic Plot Plan



Please provide the following information on this work sheet:

1. Location of sewage system and its components (e.g. tank, leaching bed, pump chamber)
2. Location of all buildings, pools and wells on the property and neighbouring properties
3. Locate and show minimum clearances for treatment units and distribution piping of items. Ontario Building Code, Division B, Table 8.2.1.6.A. and 8.2.1.6.B.
4. Location of property lines, easements, and utility corridors.

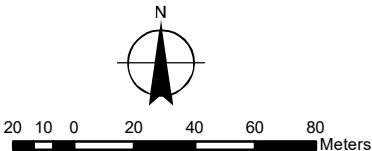


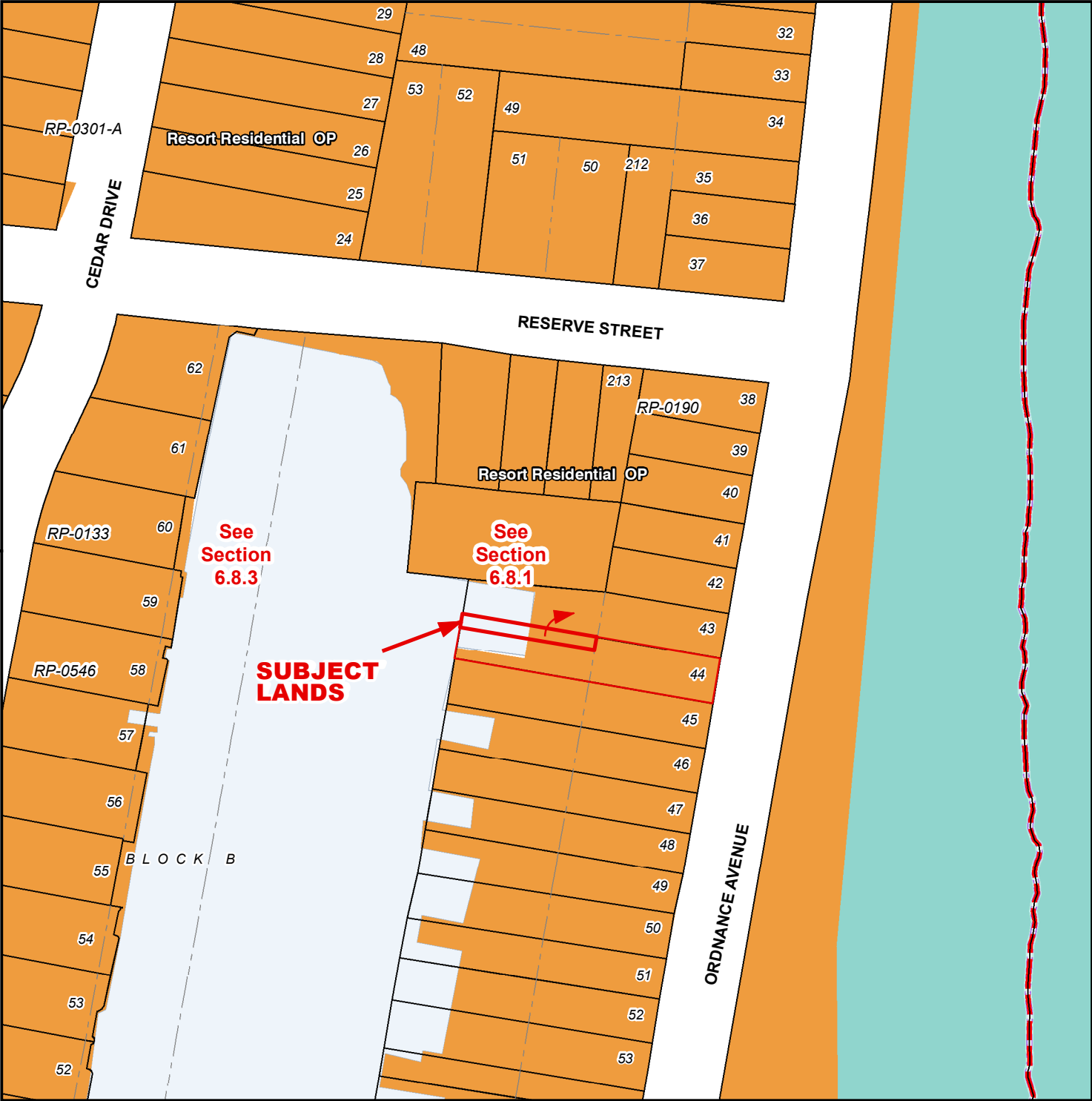


Legend

-  Subject Lands
-  Lands Owned
- 2020 Air Photo

6/24/2022





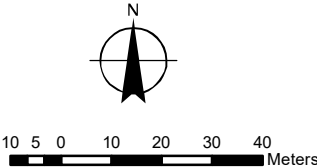
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

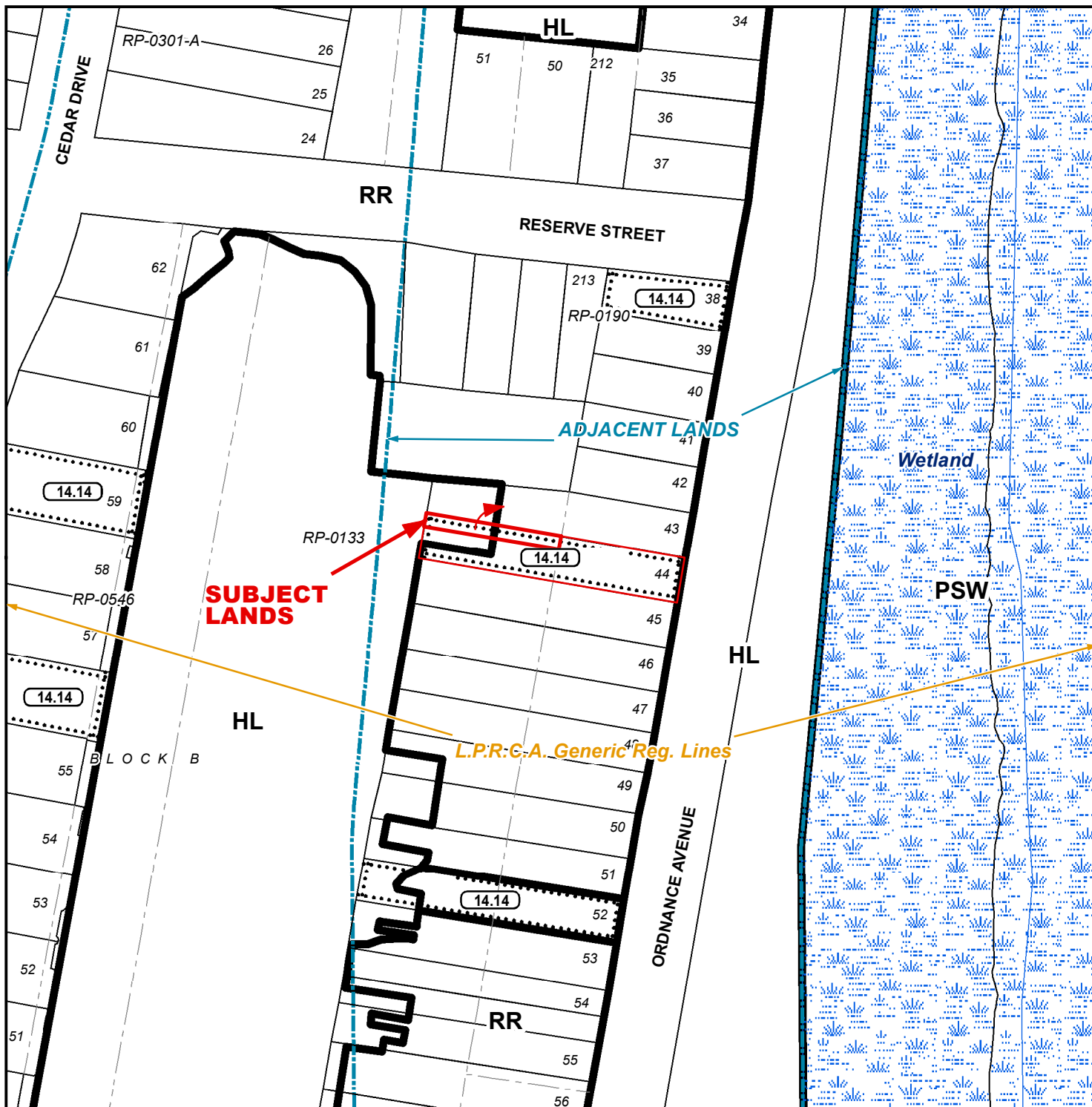
- Provincially Significant Wetland
- Resort Residential
- Special Policy Area
- Resort Area Boundary

6/24/2022



MAP C
ZONING BY-LAW MAP
 Geographic Township of CHARLOTTEVILLE

BNPL2022179
 ANPL2022180



LEGEND

ZONING BY-LAW 1-Z-2014

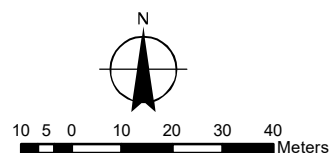
6/24/2022

(H) - Holding

HL - Hazard Land Zone

PSW - Provincially Significant Wetland Zone

RR - Resort Residential Zone



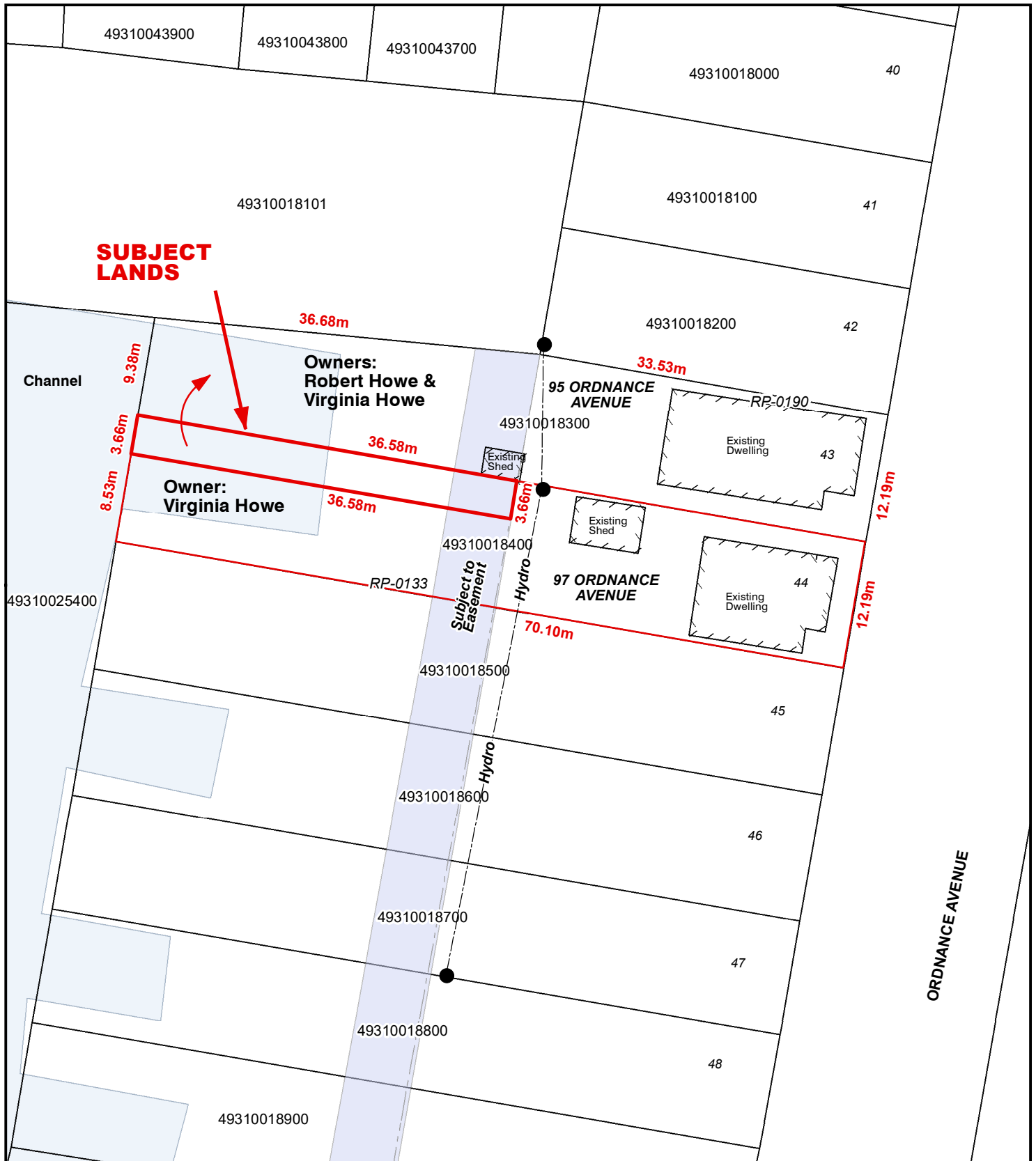
MAP D

CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE

BNPL2022179

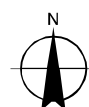
ANPL2022180



Legend

- Subject Lands
- Lands Owned

6/24/2022



4 2 0 4 8 12 16 Meters

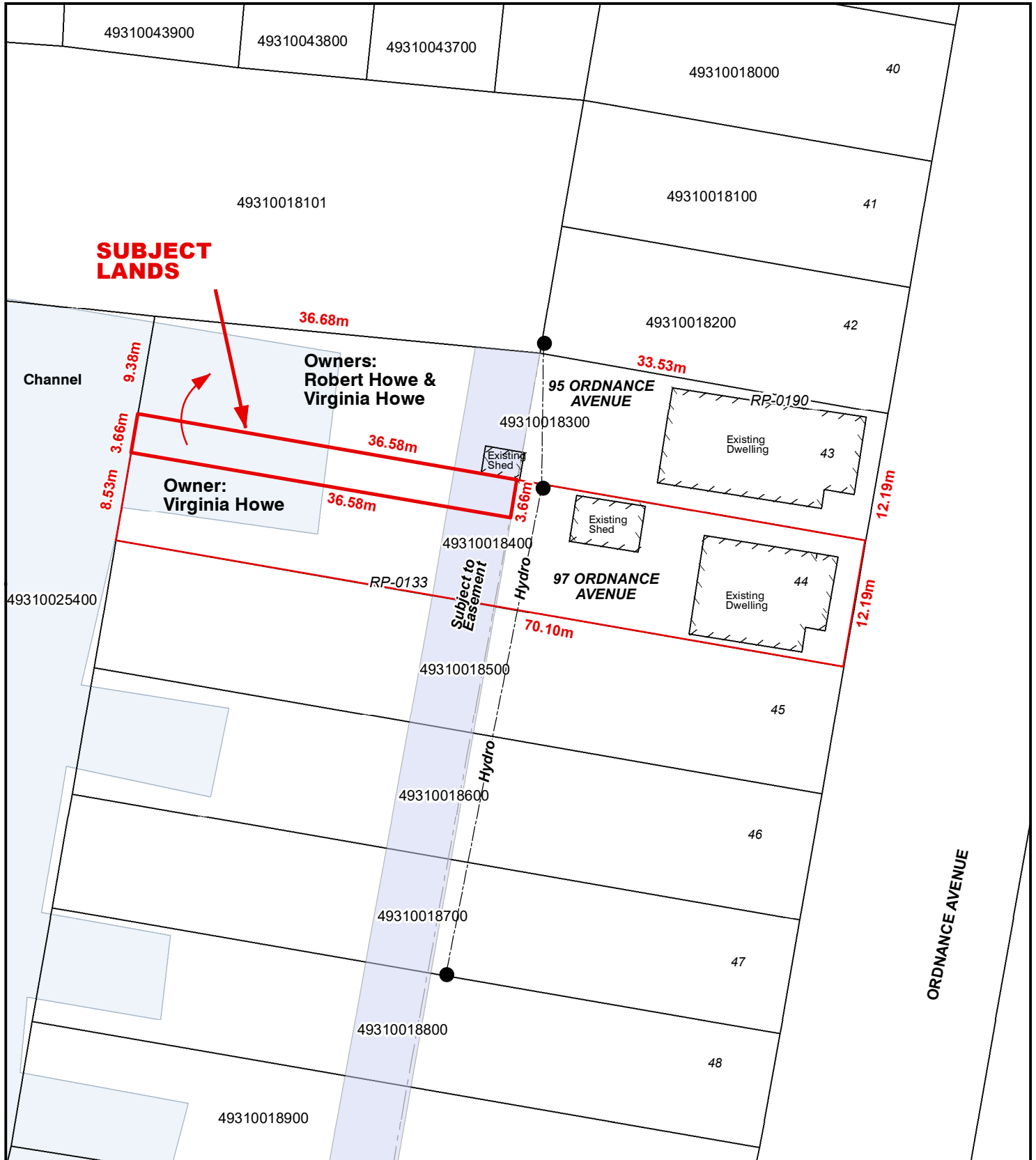
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE

BNPL2022179

ANPL2022180



Legend

6/24/2022

