

For Office Use Only:

File Number

BNPL2022224

Related File Number

Pre-consultation Meeting

March 30, 2022

Application Submitted

April 30, 2021

Complete Application

Amended application-

received July 20, deemed complete July 28, 2022

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

N.A.

Yes

Hanne Yager

\$2886.00 vpd.
~~2886.00~~ Retained

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: 3310-493-070-14900**A. Applicant Information****Name of Owner**

Jim & Wilma Wiersma

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

322 Townline Street

Town and Postal Code

St Williams ON N0E 1P0

Phone Number

519-586-2766

Cell Number

Email

genesysgreenhouse@gmail.com

Name of Applicant

Mike Schnarr

Address

294 Townline Street

Town and Postal Code

St Williams N0E 1P0

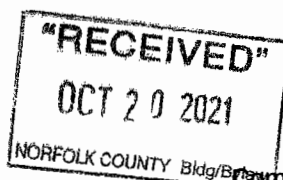
Phone Number

Cell Number

519-909-0207

Email

knightlykustoms@hotmail.com



Committee of Adjustment Development Application

Revised April 2019

Page 1 of 12

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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 mortgages, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

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

CHR CON A PT LOT 1
PART 1, 37R-11354

Municipal Civic Address: 322 Townline Street

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

☐

Yes

☒

No If yes, please specify:

3. Present use of the subject lands:

Agricultural & mowed lawn for adjacent residential lot

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:

Lot to be Severed- None, Lot to be Retained- Dwelling, ^{2 agricultural} ~~several agricultural~~ ^{storage barns} outbuildings. Lot to be enlarged- single detached dwelling. 4 small sheds

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.

n/a

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:
40 + years

9. Existing use of abutting properties:
residential uses fronting on Town Line Street, agricultural uses to the east

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	<u>190.029 m</u>	<u>180.885 m.</u>
Lot depth	<u>345.43 m</u>	<u>345.43 m</u>
Lot width	<u>294.925 m</u>	<u>294.295 m</u>
Lot area	<u>14.78 ha 14.6 ha</u>	<u>14.62 ha 14.44 ha</u>
Lot coverage	<u> </u>	<u> </u>
Front yard	<u> </u>	<u> </u>
Rear yard	<u> </u>	<u> </u>
Left Interior side yard	<u> </u>	<u> </u>
Right Interior side yard	<u> </u>	<u> </u>
Exterior side yard (corner lot)	<u> </u>	<u> </u>

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

Boundary adjustment is requested to enlarge an existing undersized residential lot, and to match the rear lot line of adjacent residential lots to the south. Most of the land that is being added is already mowed and maintained by the applicant. *Land will provide additional space for septic system.*

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:	<u>9.144 m</u>
Depth:	<u>71.022 m</u>
Width:	<u>40.721 m</u>
Lot Area:	<u>1615.95 sq m</u>
Present Use:	<u>maintained residential lawn & agricultural field</u>
Proposed Use:	<u>Residential lawn</u>

Proposed final lot size (if boundary adjustment): 0.31 ha

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

3310-493-070-14800- Michael Ryan Schnarr

Description of land intended to be retained in metric units:

Frontage: 180.885 m

Depth: 345.43 m

Width: 294.925 m

Lot Area: ~~14.02 ha~~ 14.44 ha

Present Use: agricultural

Proposed Use: agricultural

Buildings on retained land: dwelling, 4 agricultural outbuildings

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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

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

Owners Name: _____

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 _____

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:
Local knowledge

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:

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:

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:

Townline Street

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.



Owner/Applicant/Agent Signature

Oct 12 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 Jim & Wilma Wiersma am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mike Schnarr 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

Oct 12 2021

Date

Owner

Date

K. Declaration

I, Michael Schmitt 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:

Norfolk County

in Simcoe, Ont

Owner/Applicant/Agent Signature

[Signature]

This 30th day of March 2022

A.D., 2022

[Signature]

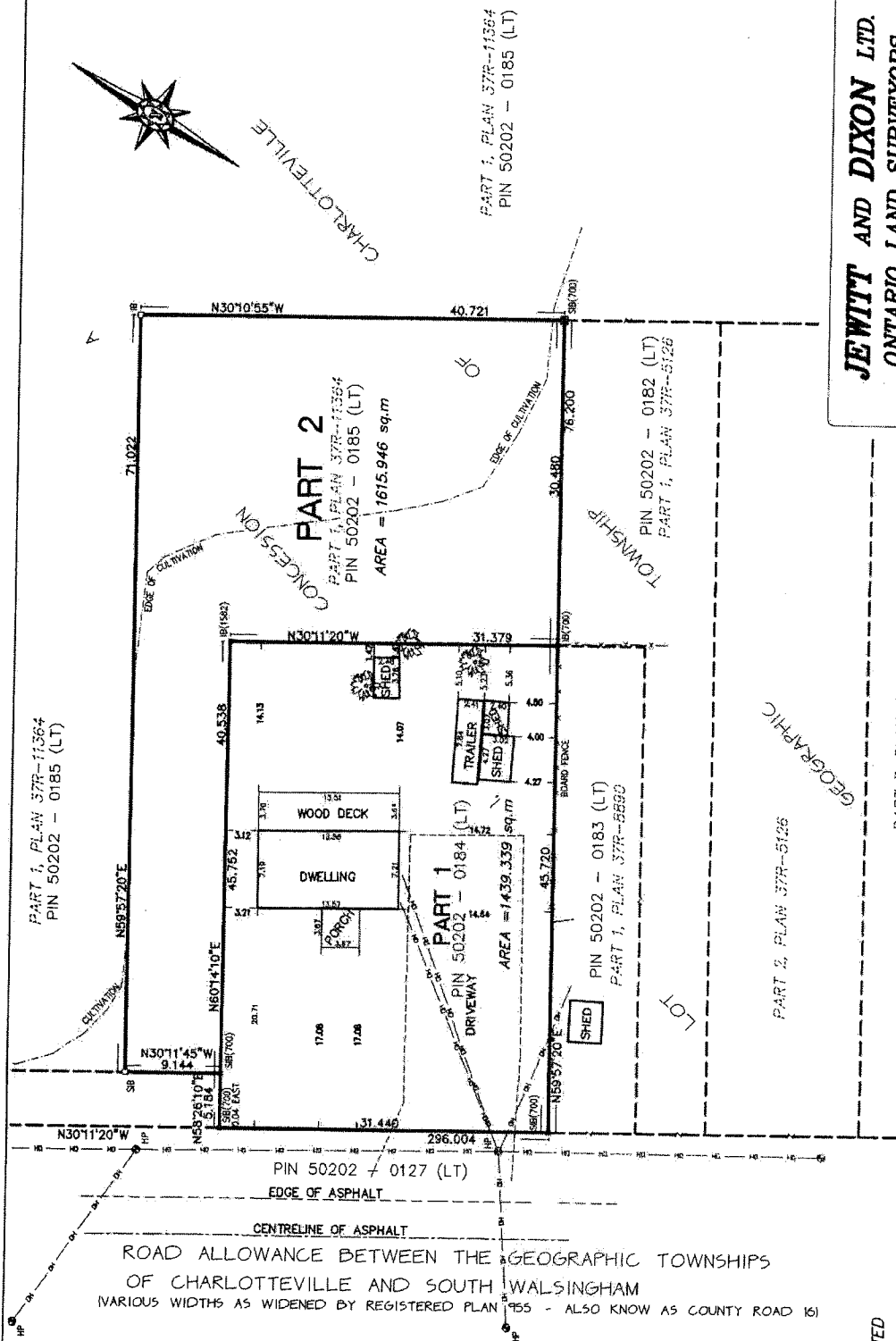
Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

A Commissioner, etc.

SKETCH FOR
SEVERANCE APPLICATION

MIKE SCHNARR
294 TOWNLINE STREET
ST. WILLIAMS, ON

SCALE: 1 : 500
JEWITT AND DIXON LTD.
AUGUST 6, 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.

© COPYRIGHT JEWITT AND DIXON LTD. 2021

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN, IN WHOLE
OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD.

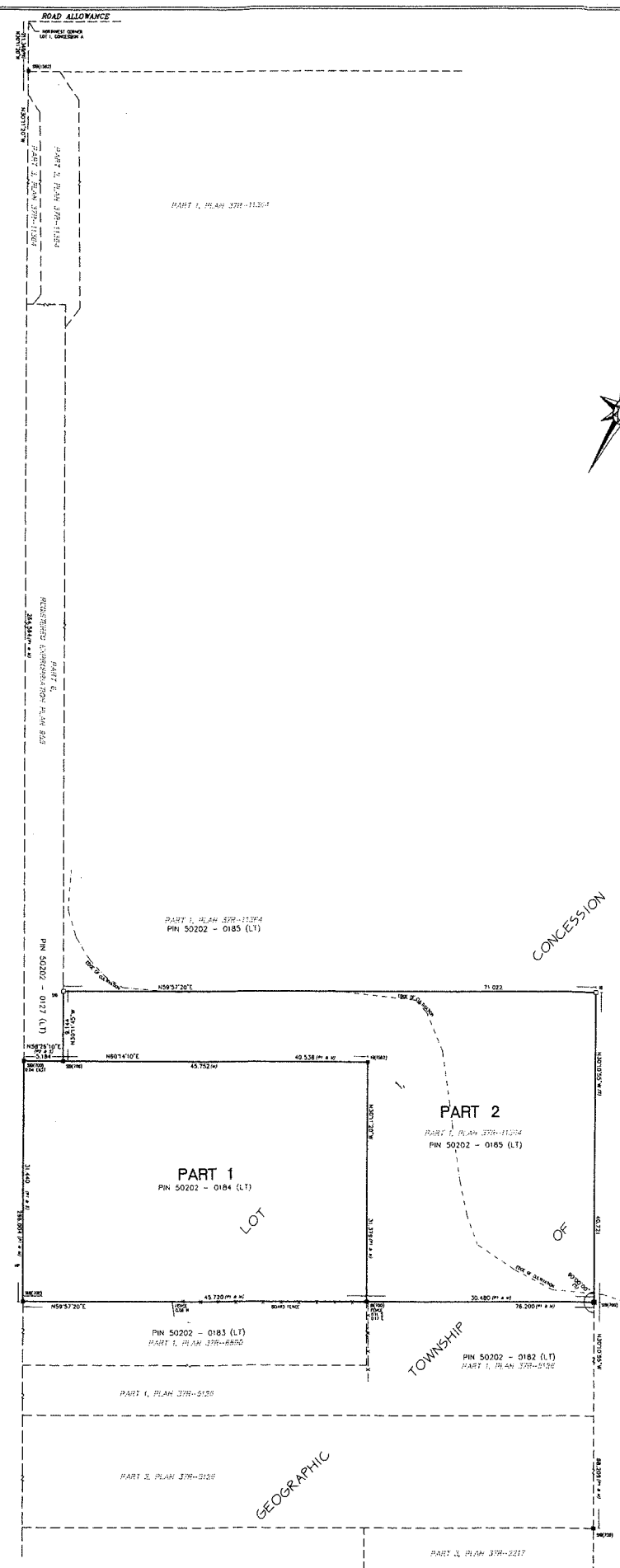
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

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

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

JOB # 21-3056 CLIENT: SCHNARR

ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF CHARLOTTEVILLE AND SOUTH WALSHINGHAM
VARIOUS WIDTHS AS WIDENED BY REGISTERED PLAN 705 - ALSO KNOWN AS COUNTY ROAD 161



1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.

DATED AUGUST 6, 2021

[Signature]

R. C. DIXON
ONTARIO LAND SURVEYOR

PLAN 37R-11304

REGISTERED AND DEPOSITED

DATED

REPRESENTATIVE FOR THE LAND REGISTRATION FOR THE LAND TILES DIVISION OF NORFOLK (NO. 37)

SCHEDULE				
PART	PART LOT	CONCESSION	PIN	AREA (SQ M)
1	PART OF LOT 1	CONCESSION A	PART OF PIN 50202-0184	1439.339
2	PART OF LOT 1	CONCESSION A	PART OF PIN 50202-0184	1615.946

PLAN OF SURVEY
OF PART OF
LOT 1
CONCESSION A
IN THE GEOGRAPHIC
TOWNSHIP OF CHARLOTTEVILLE
IN
NORFOLK COUNTY
SCALE 1 : 250

[North Arrow]

VERMILION

JEWITT AND DIXON LTD.

METRIC NOTE
DISTANCES AND COORDINATES ARE IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

NOTE
BEARINGS ARE GRID, DERIVED BY GPS OBSERVATIONS ON MONUMENTS A AND B SHOWN HEREON HAVING A GRID BEARING OF 43071720°W (UTM, ZONE 17, NAD83 CSRS).
TO CONVERT (P2) BEARINGS TO GRID BEARINGS
ADD 007420° TO THE NORTHWEST BEARINGS
SUBTRACT 007420° TO THE NORTHEAST BEARINGS
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.9994763.
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81 WEST LONGITUDE) NAD83 (CSRS) (2010). COORDINATES ARE TO A HORIZONTAL ACCURACY AS PER SEC. 14 (1) OF OREG. 116/10.

POINT ID	NORTHING	EASTING
ORP A	4724728.302	5475460.898
ORP B	4724684.140	5475382.028

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 SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TILES ACT.
- THE SURVEY WAS COMPLETED ON THE 16TH DAY OF JUNE, 2021.

DATED AUGUST 3, 2021

[Signature]

R. C. DIXON
ONTARIO LAND SURVEYOR

LEGEND

2.5cm x 1.5cm x 1.2m STANDARD IRON BARS SHOWN -> SIB
1.6cm x 1.6cm x 0.6m IRON BARS SHOWN -> IB
1.6cm ROUND X 0.5m IRON BARS SHOWN -> IB #

LOT LINES SHOWN -> L
FENCE LINES SHOWN -> F
CENTRE LINES SHOWN -> CL
ROAD LINES SHOWN -> R
FOUND IRON BARS SHOWN -> P

JEWITT AND DIXON LTD.
R.E. HUSTED, O.L.S.
WITNESS MONUMENT
ORIGIN UNKNOWN
PLAN 37R-11304
REGISTERED PLAN #55

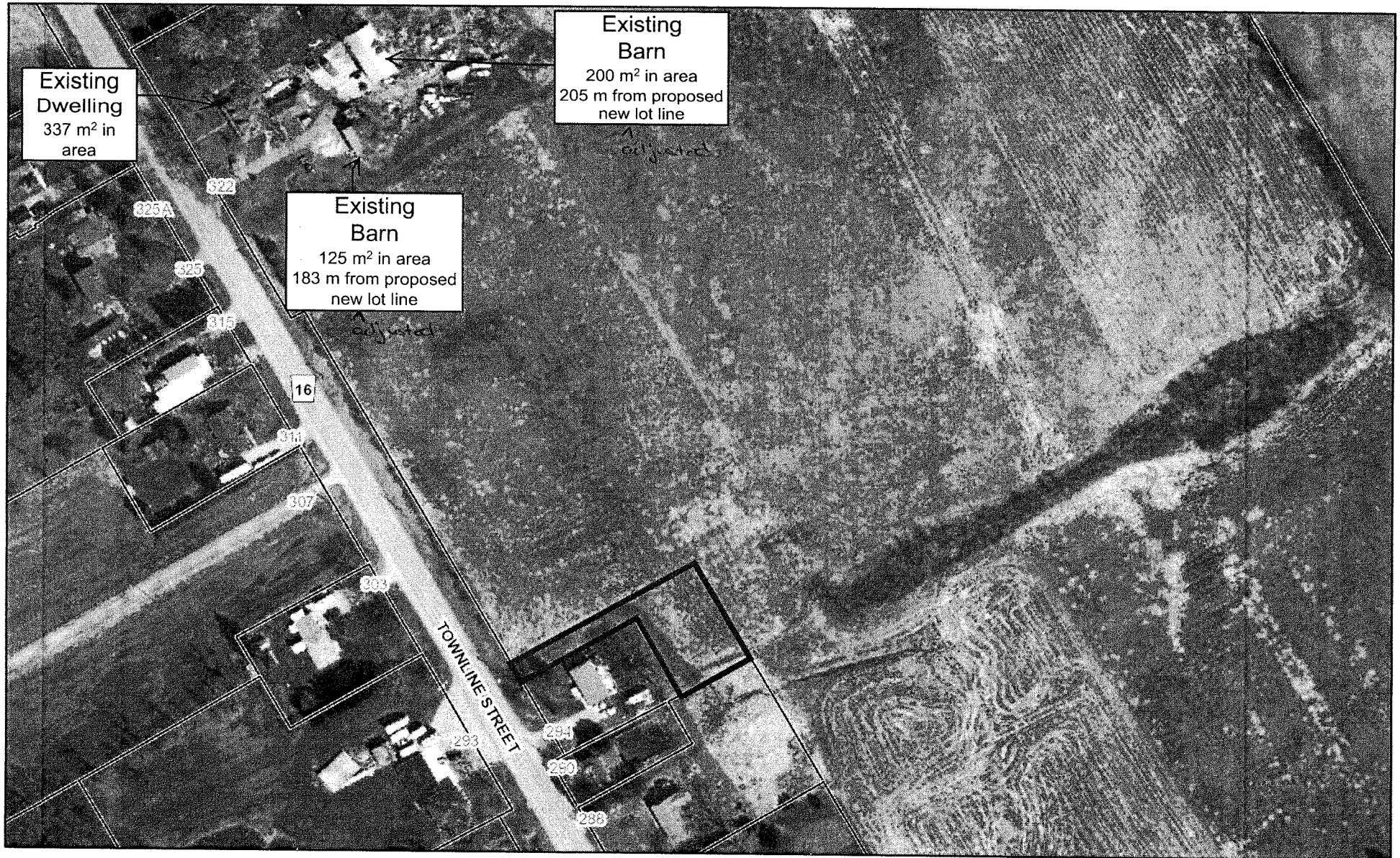
SHOWING (TOD) (100)
SHOWING (1582)
SHOWING (161)
SHOWING (02)
SHOWING (57)
SHOWING (P2)

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SINCOE, ONTARIO, M5T 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@ntelecom.net

FORM - 40
BOOK - LL-FILE
CALC - JLM
PLAN - JLM
CHECK - K.H.
CLIENT - SCHWAB
JOB NO. - 21-3006

21-3006-RP

Site Sketch



24/03/2022, 20:24:06

- ☐ Land Parcels
- ☐ Plan Lines
- ☐ DraftPlan

Queen's Printer for Ontario
Norfolk GIS

Attn: Hanne Yager

RE: Boundary Adjustment for 322 Townline Street,

With respect to the comments provided in the letter deeming the application incomplete, I offer the following comments:

Whether this is a minor boundary adjustment:


- The proposal to sever a 1615.95 sq m or 0.40 ac parcel is a minor boundary adjustment. The lands being severed represent 9.144 m of frontage, to the north of the existing residential lot, and 71.022 m depth, and represent the existing grassed area that has been maintained as part of a residential lawn for many years.
- The 2020 PPS provides for minor boundary adjustments in prime agricultural areas, that are minor in nature, and do not create an additional lot. This application is a minor expansion to an existing residential lot to provide additional area for the septic system and a future replacement area, and encompasses a residential lawn that has been historically maintained for many years.
- To assess whether it is minor, the impact of the proposed boundary adjustment should also be examined. The proposal will not result in any impacts to agricultural operations as the lands being served are currently, and have historically been used for residential purposes. The owner of the agricultural operation has constructed a fence to the east and north of the proposed lot line; the agricultural activities will not be impacted. Additionally, the proposed rear lot line (easterly lot line) matches the existing rear lot line of residential properties to the south and will make for an efficient boundary for the agricultural operation. The owner/operator of the agricultural operation has agreed to sell these lands and the proposed lot lines will result in a 'regular-shaped' boundary with no cumbersome jogs or juts between the residential properties fronting on Townline Street and the agricultural operation.
- Additionally, section 7.2.3 vi)- Agricultural Lot Creation and Lot Adjustment Policies in the Norfolk County Official Plan permit *lot adjustments for technical reasons, including minor boundary adjustments, corrections of deeds, quiet claims, easements or rights-of-way, or other purposes that do not create an additional separate lot, and which would not be in conformity with the policies of this plan.* This proposal will not create an additional separate lot, involves an area that can be considered minor 0.16 ha (0.4 ac), and will not result in an undersized agricultural parcel or an excessively large residential parcel. Reducing the size of the agricultural parcel by 0.16 ha (0.4 ac) will not impact the viability of the agricultural parcel. The proposal is consistent with the intent of the OP policies in Section 8.9.2 (g) and the resulting residential property will be better sized to facilitate the attenuation of nitrates.

Purpose of Increasing the size of the Lot:

- Section 1.6.6.4 of the 2020 PPS provides that *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

- Section 8.9.2 (g) of the Norfolk County Official Plan provides *that any lot affected by an application for consent or plan of subdivision shall be sized such that there is sufficient area for the attenuation of nitrates, space for a building envelope, sewage envelope, sewage system contingency area and potable water supply.*
 - The existing lot is considered undersized for private services. The former Region of Haldimand-Norfolk and the Health Unit conducted many studies in the 1990s respecting the minimum lot size for lots serviced by private septic systems. The research confirmed that generally, the recommended lot size for residential development is 0.4 ha (1.0 acre) in size. This 0.4 ha minimum lot area requirement is contained in the Norfolk County Zoning By-Law for new lots in the RH & RR zone that are privately serviced.
 - The 1.0 acre lot size reflects the predominant soil types in Norfolk, the permeability of the soil, and provides the area necessary for rainwater to attenuate the elevated nitrate levels from the septic effluent. The area of a 1.0 ac lot and rainwater that it absorbs is generally sufficient to attenuate nitrates to the MOECP recommended level of 10 mg/L.
 - The boundary adjustment will also provide for additional area for a sewage system contingency area in the event that the existing septic system fails, or additional area is required for more tile runs to distribute the septic effluent.
- With respect to enlarging an existing undersized lot, it is acknowledged that the current lot size is considered legal non-conforming, however it is not the recommended size for a residential lot serviced by private services in the RH or RR zones. This proposed boundary adjustment will bring it closer to the optimum size for private servicing, while correcting a historical encroachment.

It is respectfully submitted that the proposal is a minor boundary adjustment that will correct a historical encroachment, recognize existing land use patterns, provide a contingency area for the replacement of the existing septic system, provide additional area for the attenuation of nitrates, and will not introduce or result in any negative impacts to the existing agricultural operation, will improve the cultivation of the retained agricultural land, and will match the existing rear lot lines of abutting residential properties to the south. For these reasons, the boundary adjustment is indeed minor and consistent with the Lot Adjustment policies of the 2020 PPS, and the Agricultural Lot Adjustment policies and servicing policies of the Norfolk County Official Plan.

Mike Schnarr


MIKE SCHWARRE - 519-909-0207

8³⁰ AM WEDNESDAY



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.

Revised: March 18, 2016



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>294 TOWNLINE STREET - ST. WILLIAMS, ON</u>			
Owner: <u>MIKE SCHNARRO</u>		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: <u>1,100 ft²</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>16</u>	
Is the building currently occupied? <u>Yes</u> / No If No, how long?					
EVALUATOR'S INFORMATION		Evaluator's Name: <u>ED DOVE</u>		Company Name: <u>STEALTH ENVIRONMENTAL INC. / BILL SCHE</u>	
Address: <u>1809 8TH CONCESSION ROAD - LANGTON</u>		Postal Code: <u>N0E 1G0</u>		Phone: <u>519-426-7108</u>	
Email: <u>EdDove@stealthenvironmental.ca</u>		BCIN # <u>38413 / 38259</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>GRASS</u>			Soil Type: <u>SANDY LOAM</u>
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>20</u> ft.	
Surface Discharge Observed: Yes <u>No</u>		Odour Detected: Yes <u>No</u>		Current Weather (at time of evaluation): <u>SUNNY DRY</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)			
<u>Tank</u>		Size: <u>800</u> Gal.		Pump: Yes <u>No</u>	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____					
Distribution System:		No. of Tile Runs:		Total Length of Tile:	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		<u>4</u>		<u>200 FT</u>	
Distance Between Tile Runs: <u>6 FT</u>					
Tile Material:		Ends:		Cover:	
<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		<input type="checkbox"/> Capped <input type="checkbox"/> Joined		<input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>6 FT</u>		<u>20 FT</u>	
Distance to Bodies of Water (ft)		<u>N/A</u>		<u>N/A</u>	
Distance to Nearest Well (ft)		<u>N/A TOWN WATER</u>		<u>N/A - TOWN WATER</u>	
Distance to Proposed Property Lines		Front <u>100 FT</u> Rear <u>50 FT</u> Side <u>30 FT</u> Side <u>80 FT</u>		Front <u>100 FT</u> Rear <u>21 FT</u> Side <u>10 FT</u> Side <u>50 FT</u>	

OVERALL SYSTEM RATING

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

OK

Note:

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: SEPTIC SYSTEM APPEARS TO BE IN GOOD WORKING CONDITION AND IN A GOOD STATE OF REPAIR AT THE TIME OF EVALUATION

VERIFICATION**OWNER:**

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

I, Mike Schnarr (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Owner Signature

Date

EVALUATOR:

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

Evaluator Signature

Date

BUILDING DIVISION COMMENTS

Comments:

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

Chief Building Official or designate

Date

Revised: March 16, 2016



On Site Sewage Disposal System Location Plan

DATE: JUNE 8/2022

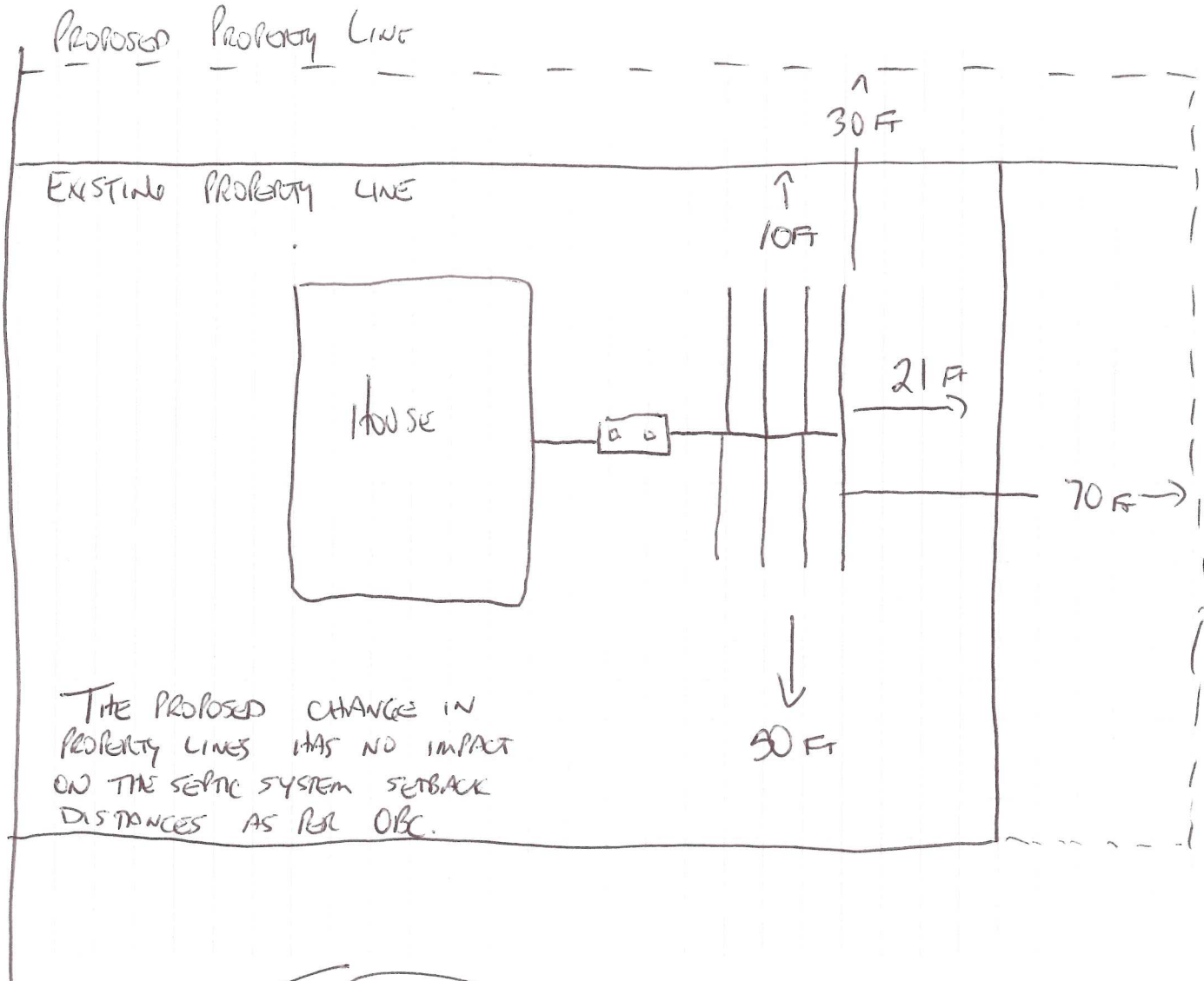
APPLICATION NUMBER: _____

OWNER MIKE SCHWARRE

EVALUATOR ED DOVE

PROPERTY ADDRESS 294 TOWNLINE STREET - ST. WILLIAMS, ON

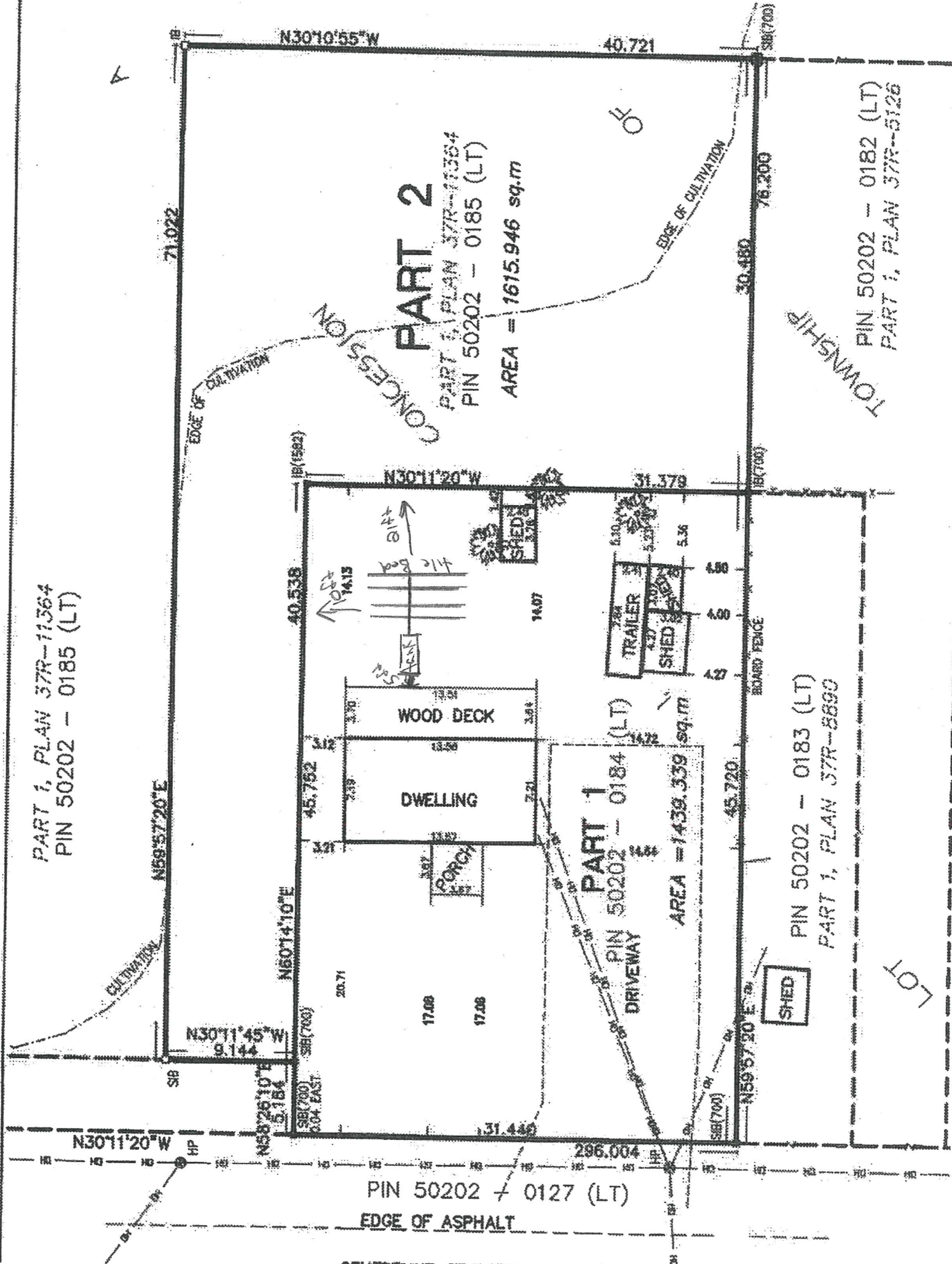
Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: ED DOVE

NOTE: The above sketch is not to exact scale.

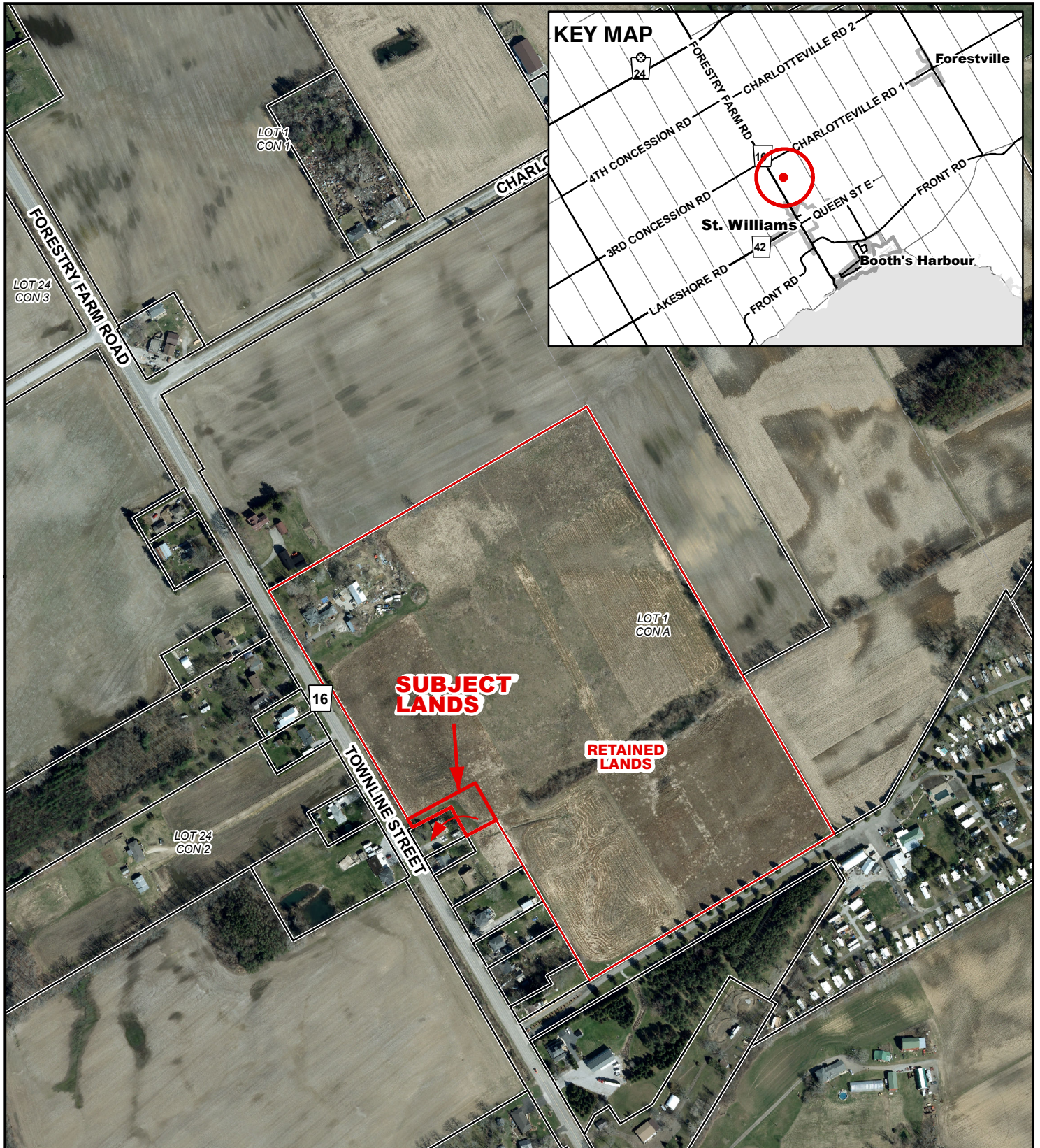
PART 1, PLAN 37R-11364
PIN 50202 - 0185 (LT)





PIN 50202 - 0182 (LT)
PART 1, PLAN 37R-5126

PIN 50202 - 0183 (LT)
PART 1, PLAN 37R-8890

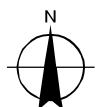
PIN 50202 + 0127 (LT)
EDGE OF ASPHALT



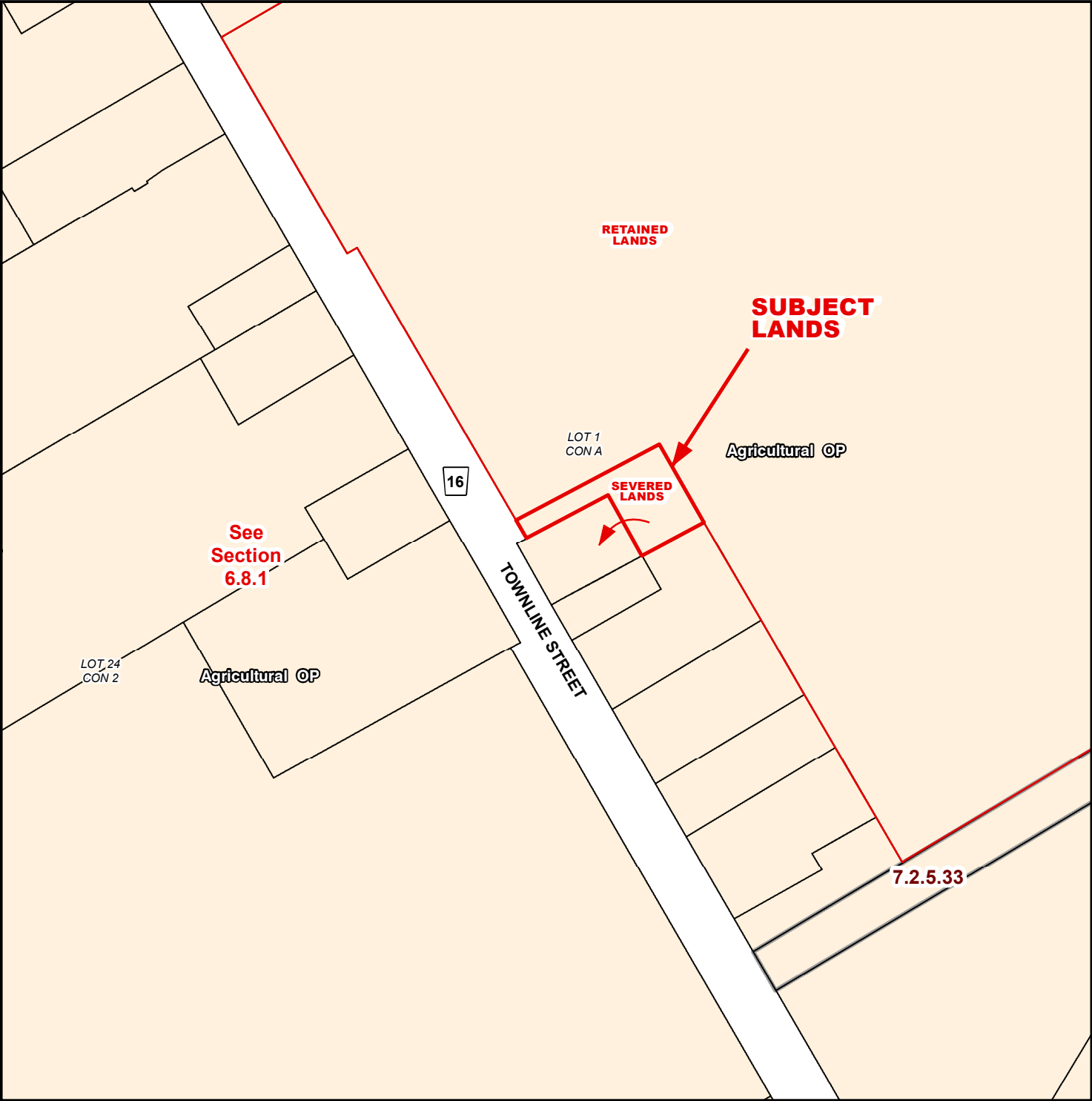
Legend

-  Subject Lands
-  Lands Owned
- 2020 Air Photo



7/29/2022



40 20 0 40 80 120 160 Meters



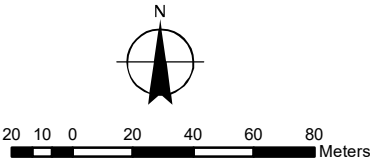
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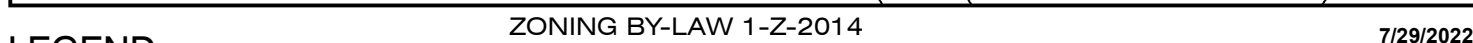
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Site Specific Policy Area
-  Special Policy Area

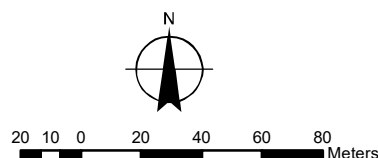
7/29/2022





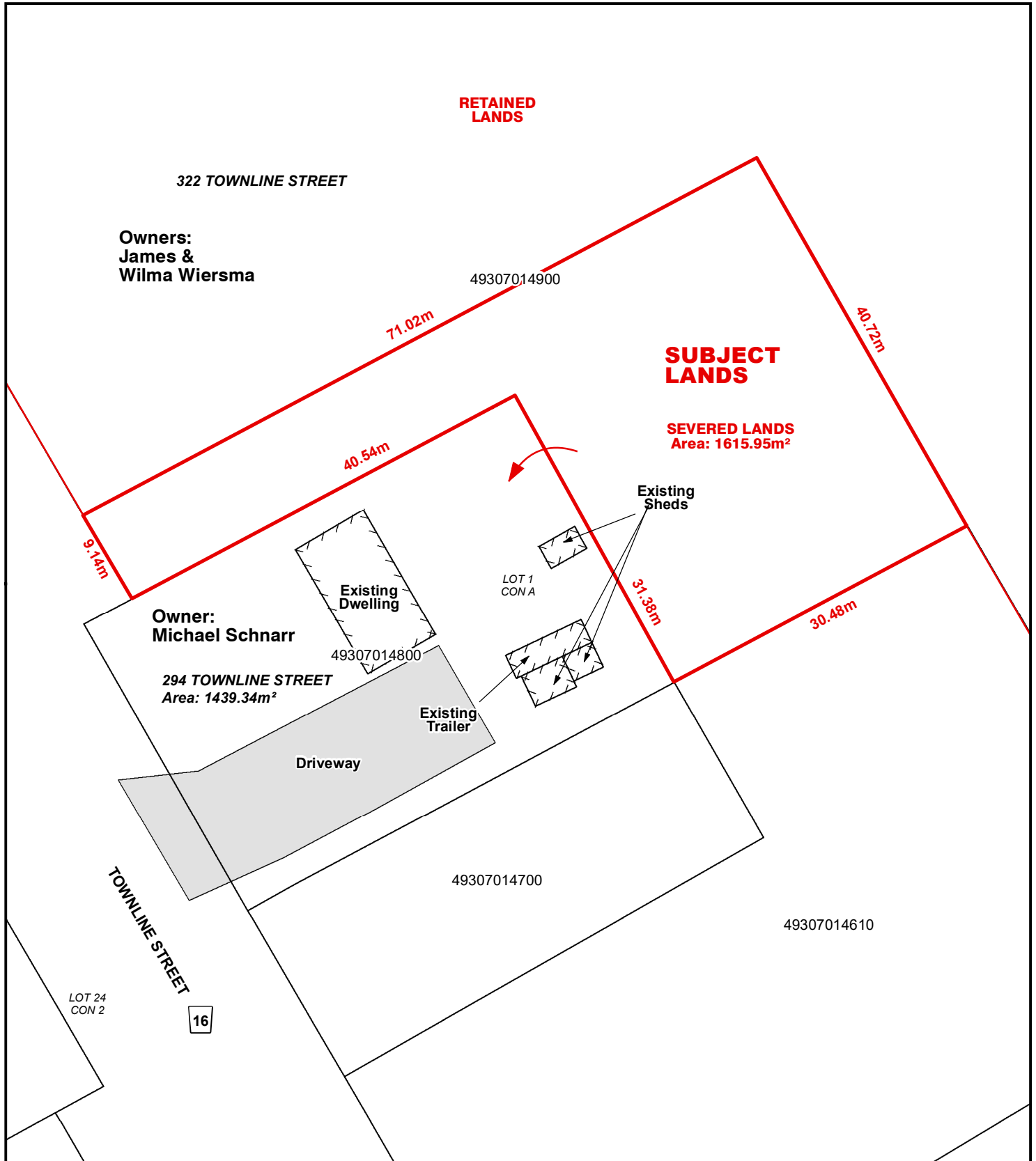
7/29/2022

- (H) - Holding
A - Agricultural Zone
CR - Rural Commercial Zone
OST - Open Space Tent & Trailer Zone
IR - Rural Institutional Zone



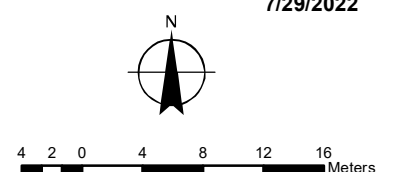
CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

- Subject Lands
- Lands Owned



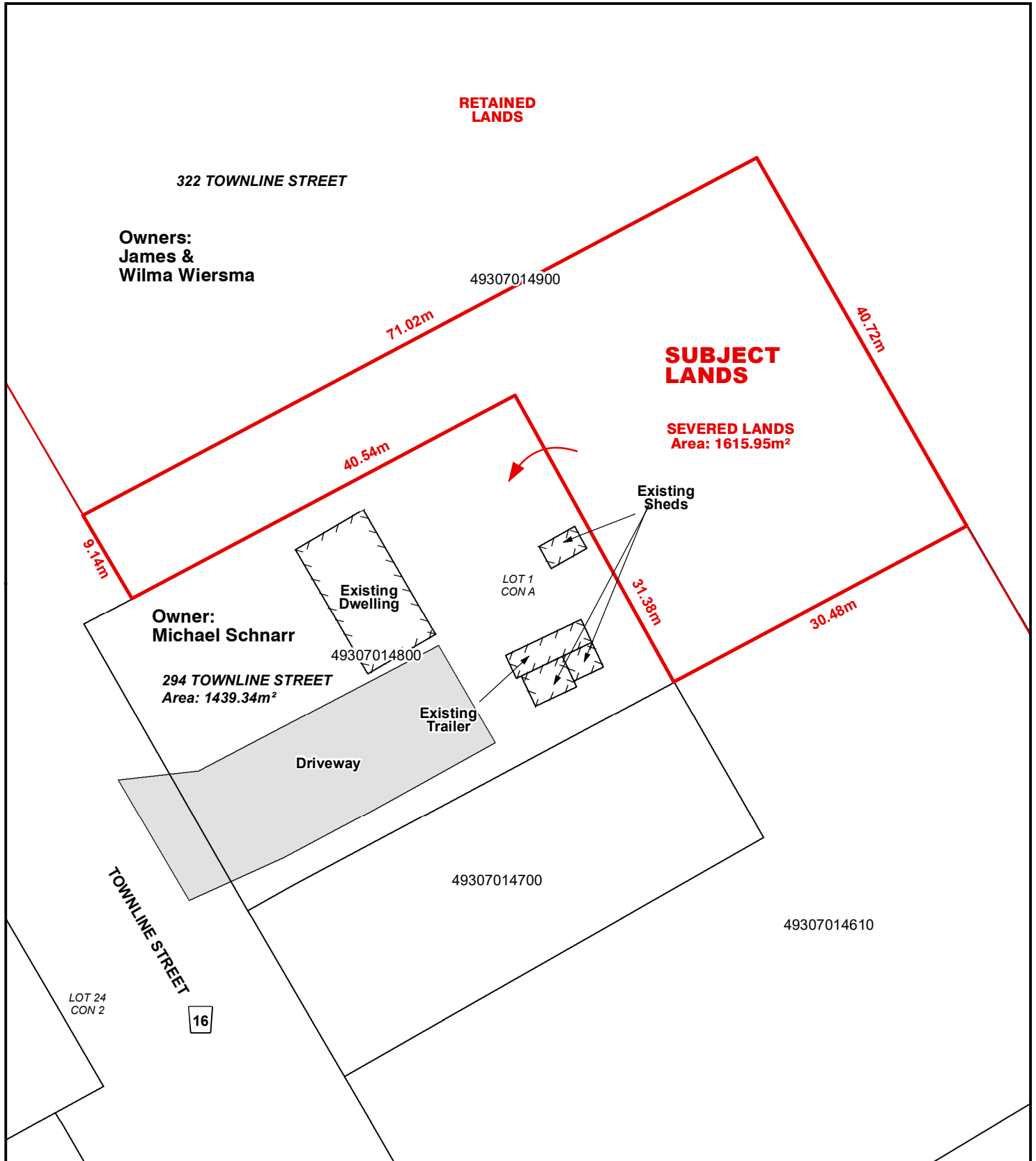
7/29/2022

LOCATION OF LANDS AFFECTED

BNPL2022224

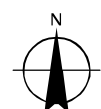
CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

-  Subject Lands
-  Lands Owned



7/29/2022

4 2 0 4 8 12 16 Meters