

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: _____**A. Applicant Information****Name of Owner** _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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 owner and agent noted above.

☐ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

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

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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:

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:

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:

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. **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					
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:

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

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:

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:

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. 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 _____

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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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

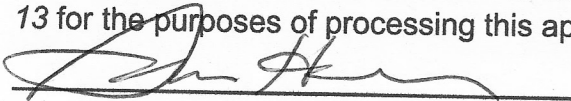
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Nov 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 Susan and Manfred Herman am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mary Elder of Elder Plans Inc. 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.

 POA (Manfred Herman) Nov 1 2022

Owner

Date



Owner

Nov 1 2022

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, Mary Elder 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:

Mary Elder
Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

2022 Property Taxes for Manfred and Susan Hermann

Norfolk Taxes

roll #	address/description	Hectares	Dwelling	Farm type
1 541-010-24300-0000	N/S Goshen Rd MID CON 3 pt LOT 3 and 4	26.96		Corn & Soy
2 541-010-24400-0000	N/S Goshen Rd Pt Lot 4 MID Con 3	27.13		Corn & Soy
3 541-010-32300-0000	MID Con 3 NTR PT LOTS 3 and 4	15.49		Corn & Soy
4 541-010-32400-0000	MID CON 3 NTR PT Lot 3	24.11		Corn & Soy
5 541-020-09900-0000	E Jackson Side Rd Mid Con 2 NTR Pt Lot 16	15.66		Corn & Soy
6 542-010-14300-0000	922 Norfolk Cty Rd 21 NWAL Con 13 Pt lot 12	25.63		Corn & Soy
7 545-010-01000-0000	HGN Con 1 STR Pt Lot 138	19.68		Corn & Soy
8 545-010-01400-0000	HGN Con 1 STR Pt Lot 137	39.18		Corn & Soy
9 545-010-07600-0000	Norfolk CTY RD 28 HGN Con 2 Lot 17	29.83		Corn & Soy
10 545-010-07700-0000	Norfolk CTY RD 28 HGN Con 2 Pt Lot 16	40.47		Corn & Soy
11 545-010-13200-0000	Fairground Rd HGN Con 2 Pt Lot 8	11.67		Corn & Soy
12 545-010-13300-0000	HGN Con 2 Pt Lot 8	7.28		Corn & Soy
13 545-020-09700-0000	HGN Con 3 Pt Lot 14	3.12		Corn & Soy
14 545-020-10710-0000	HGN Con 3 Pt Lot 14	33.78		Corn & Soy
15 545-030-03900-0000	538 2nd Con Rd ENR HGN Con 2 Pt Lot 6	16.5	house	Corn & Soy
16 545-030-03904-0000	2nd Con Rd ENR HGN Con 2 Pt Lot 6	0.14		Corn & Soy
17 545-030-04000-0000	2nd Con RD ENR HGN Con 2 Pt Lot 6	23.45		Corn & Soy
18 545-030-04010-0000	HGN Con 2 Pt Lot 7	19.65		Corn & Soy
19 545-030-04100-0000	HGN Con 2 Pt Lot 7	10.12		Corn & Soy
20 545-030-07600-0000	HGN Con 1 Pt Lot 7	8.09		Corn & Soy
21 545-030-13700-0000	380 Elgin Cty Rd 55 HGN CON WNR LOT 4	80.94	house	Corn & Soy

REF:	DWG.	JGD
FILE	CKD.	KSH



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>380 Elgin City Rd 55 Houghton</u>			
Owner: <u>Manfred Hermann & Susan Hermann</u>		Lot: <u>4</u>		Concession: <u>WNR</u>	
Lot Area: <u>1 ac (approx)</u>	Lot Frontage: <u>150 ft</u>	Assessment Roll No. <u>545-030-13700-0000</u>			
PURPOSE OF EVALUATION		<input checked="" 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>600 sq ft</u>	No. of Bedrooms: <u>4</u>	No. of Fixture Units: <u>1</u>	Is the building currently occupied? Yes / <input checked="" type="checkbox"/> No If No, how long? <u>5 months</u>		
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Jim</u> Company Name: <u>ult pleasant septic</u> Address: <u>265803 Maple Dell Rd, Norwich</u> Postal Code: <u>N0J 1P0</u> Phone: <u>519-484-9006</u> Email: <u>rlpumping@execulink.com</u> BCIN # <u>40140</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 type="checkbox"/> Dry		Depth of Water Table: <u>7</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 20 C</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>600</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>5</u>		Total Length of Tile: <u>300 ft</u> Distance Between Tile Runs: <u>6 ft</u>	
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>10 ft</u>		<u>40 ft</u>	
Distance to Bodies of Water (ft)		<u>Pond 1300 ft</u>		<u>1130 ft</u>	
Distance to Nearest Well (ft)		<u>40 ft</u>		<u>85 ft</u>	
Distance to Proposed Property Lines		Front <u>155'</u> Rear <u>125'</u> Side <u>40'</u> Side <u>50'</u>		Front <u>210'</u> Rear <u>85'</u> Side <u>40'</u> Side <u>50'</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

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

VERIFICATION**OWNER:**

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

I, Susan Hermann (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.



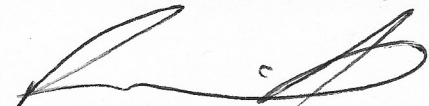
Owner Signature

Date

6/9/2022

EVALUATOR:

1. I, Jim 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

6/9/2022

BUILDING DIVISION COMMENTS

Comments:

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

Chief Building Official or designate

Date



On Site Sewage Disposal System Location Plan

DATE: _____

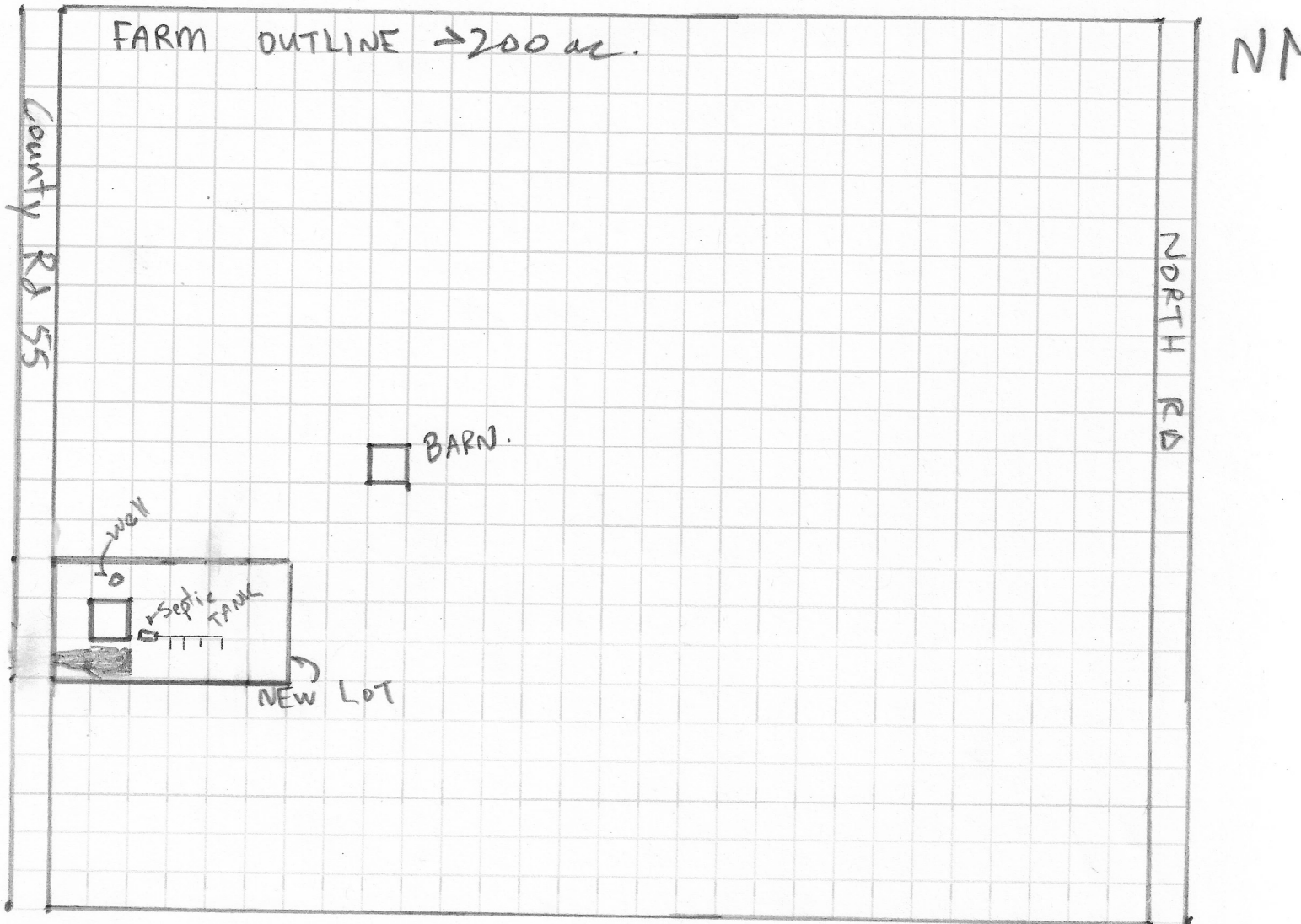
APPLICATION NUMBER: _____

OWNER Susan Hermann

EVALUATOR Jim Gibbons

PROPERTY ADDRESS 380 County Rd 55, Houghton, Norfolk

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: _____

NOTE: The above sketch is not to exact scale.

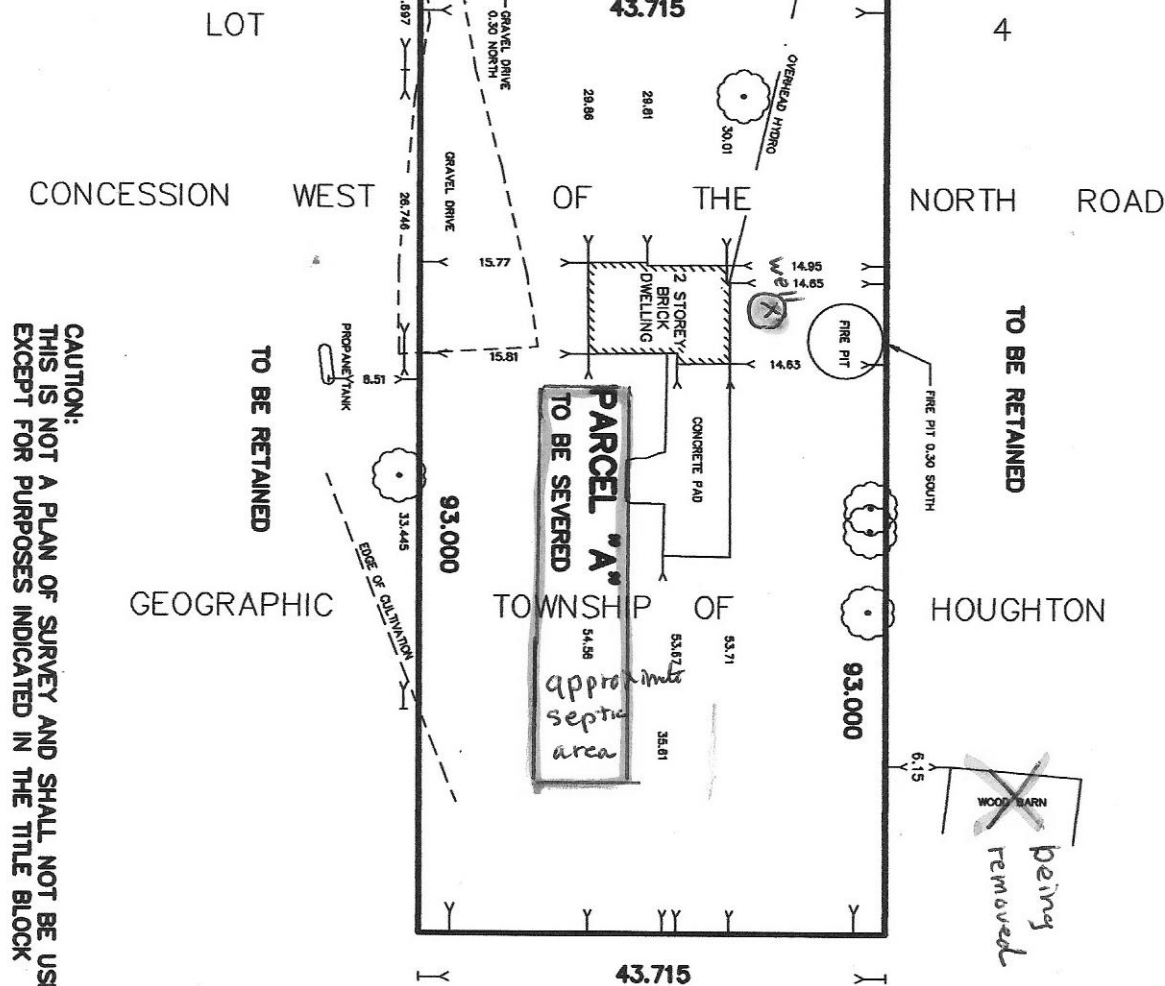
ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIP OF BAYHAM (COUNTY OF ELGIN) AND THE GEOGRAPHIC TOWNSHIP OF HOUGHTON (COUNTY OF NORFOLK)

KNOWN AS BAYNOR ROAD

(SEE TOWNSHIP OF BAYHAM BYLAW 99-16)
(VARIOUS WIDTHS)

COUNTY ROAD 55 (ELGIN)
COUNTY ROAD 26 (NORFOLK)

PROPERTY DESCRIPTION:
PART OF LOT 4
CONCESSION
WEST OF THE NORTH ROAD
GEOGRAPHIC TOWNSHIP OF HOUGHTON
NORFOLK COUNTY



CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR PURPOSES INDICATED IN THE TITLE BLOCK

LEGEND
DENOTES DECIDUOUS TREE
DENOTES CONIFEROUS TREE

SKETCH
ILLUSTRATING PROPOSED SEVERANCE
FOR: SUSAN HERMANN
AREA OF PARCEL "A"
= 4065.5 SQUARE METRES
(1.00 ACRE)
NOT TO SCALE

© COPYRIGHT 2022 KIM HUSTED SURVEYING LTD.

KIM HUSTED SURVEYING LTD.

ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3A8
PHONE: 519-662-5535 FAX: 519-662-5539

PROJECT: 22-16036SKETCH1

SUSAN HERMANN

REF:

FILE

DWG: 1267

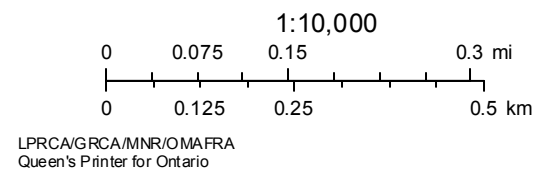
CRD: 1657

MAP NORFOLK - Community Web Map - 380 Elgin County Road 55



11/2/2022, 4:40:06 PM

- | | | | | | |
|---|---|---|---------------|--|-----------|
|  | LPRCA Generic Reg Lines |  | Land Parcels | Road Labels | |
|  | MNR - Provincially Significant Wetlands |  | Civic Address |  | DraftPlan |
|  | MNR - PSW Adjacent Lands |  | Plan Lines | | |



From: [Keith Hermann](#)
To: [Hannelore Yager](#)
Subject: RE: 380 Elgin Cty Rd 55
Date: Friday, November 11, 2022 10:14:52 AM
Attachments: 83A15E0BA3F14AD299DF9E1A06CD15FF.png
65F71543A95344C0856758CC30829698.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

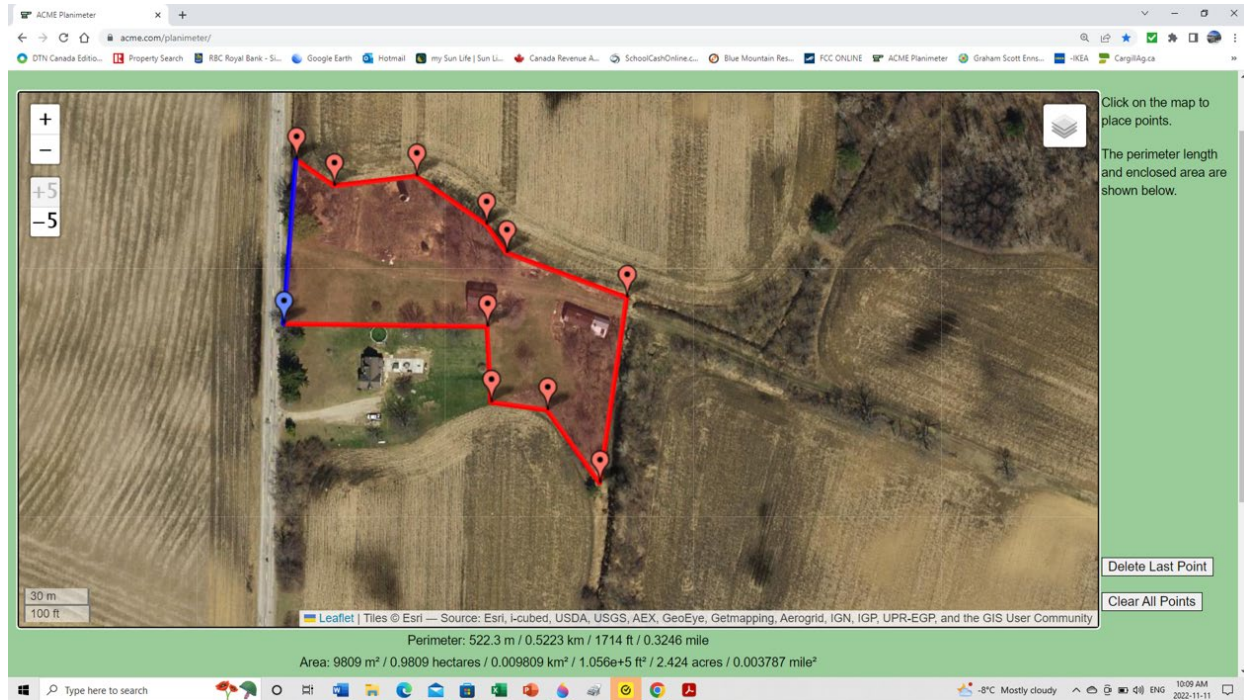
Hello Hanne,

Thanks for the email.

The property with the home on it that we are using for the existing house was purchased back in 2012.

As far as the edge of cultivation, there is a small amount of field that the lot ends up cutting through. We are planning to take the balance of the barn yard and convert it back into field though.

Per the below image, we plan on reclaiming almost 2.5 acres of field from the barnyard which more that makes up for any small bit of field that is cut off by the lot.



The existing fire pit will likely not stay as it is for the future. It is not a permanent structure and it is not in a great location. We will likely move or eliminate it. There is only the 1 barn still there now (the west one) and we will be removing it.

Best Regards,

Keith Hermann

From: [Hannelore Yager](#)
Sent: November 10, 2022 4:29 PM
To: 'Mary Elder'; 'khermannag@hotmail.com'
Subject: 380 Elgin Cty Rd 55

Hello,

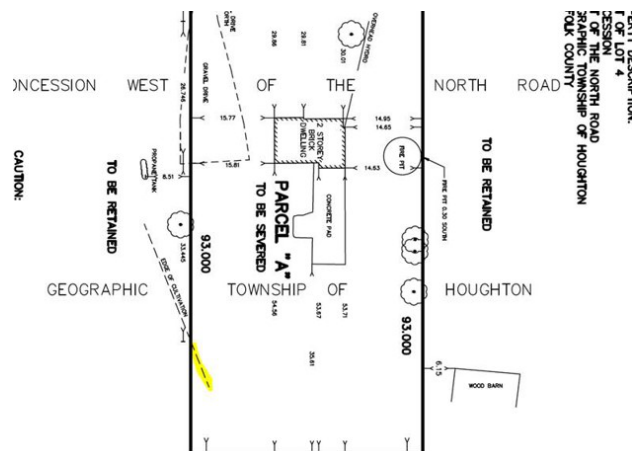
I'm writing to confirm the surplus farm severance application has been reviewed.

If you would please confirm on the application the most recent date of land purchase (section C.5.) for lands with houses on them (which are not the subject lands) that would be appreciated. I have attached a consolidated version of the application.

May I also confirm, does the edge of cultivation extend further into the lands to be severed? It is not clear where the field ends in relation to the lot (see below). While this is not required, a brief explaining how the proposal minimizes the amount of agricultural land removed from active production will strengthen the proposal re: Official Plan criteria.

Provided a fire pit is not impacted by accessory structure provisions in the Zoning By-Law, its location should not create a deficiency in the Zoning By-law – but I would defer to a zoning administrator to make that determination.

Thank you,
Hanne Yager

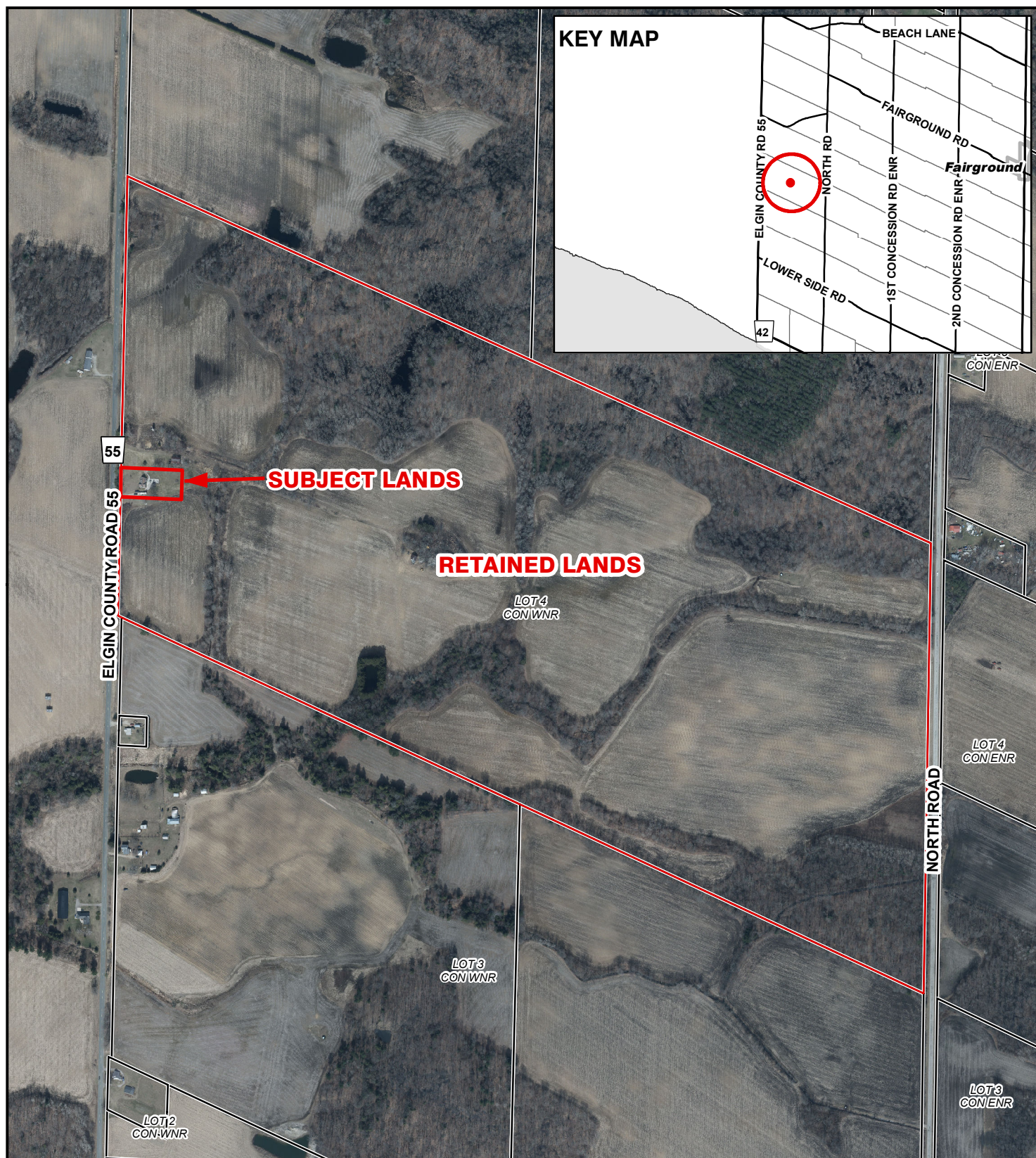


Hannelore Yager, MScPI
 Junior Planner
 Planning
 185 Robinson St.
 Suite 200, Simcoe, Ontario, N3Y 5L6
[519-426-5870](tel:519-426-5870) x. 8095





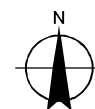
Working together with our community

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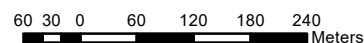


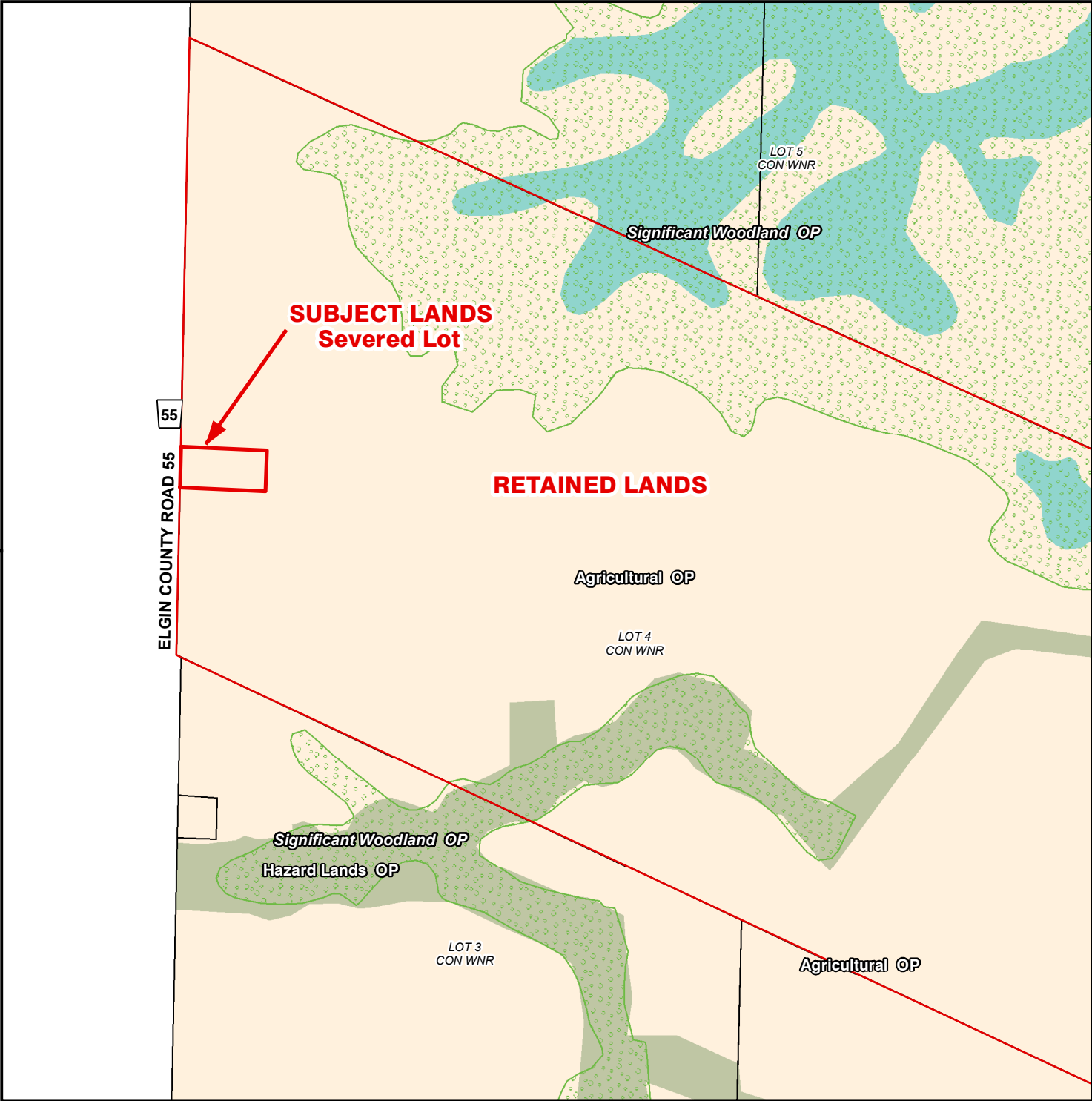
Legend

-  Subject Lands
 Lands Owned
2020 Air Photo





11/22/2022









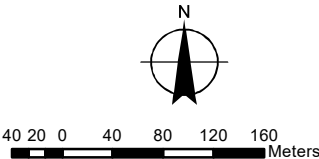
Legend

-  Subject Lands
-  Lands Owned

Official Plan Designations

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

11/22/2022



MAP C
ZONING BY-LAW MAP
 Geographic Township of HOUGHTON

BNPL2022334



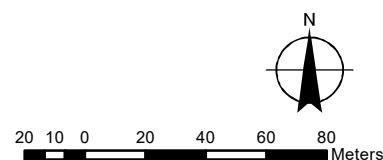
LEGEND

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

ZONING BY-LAW 1-Z-2014

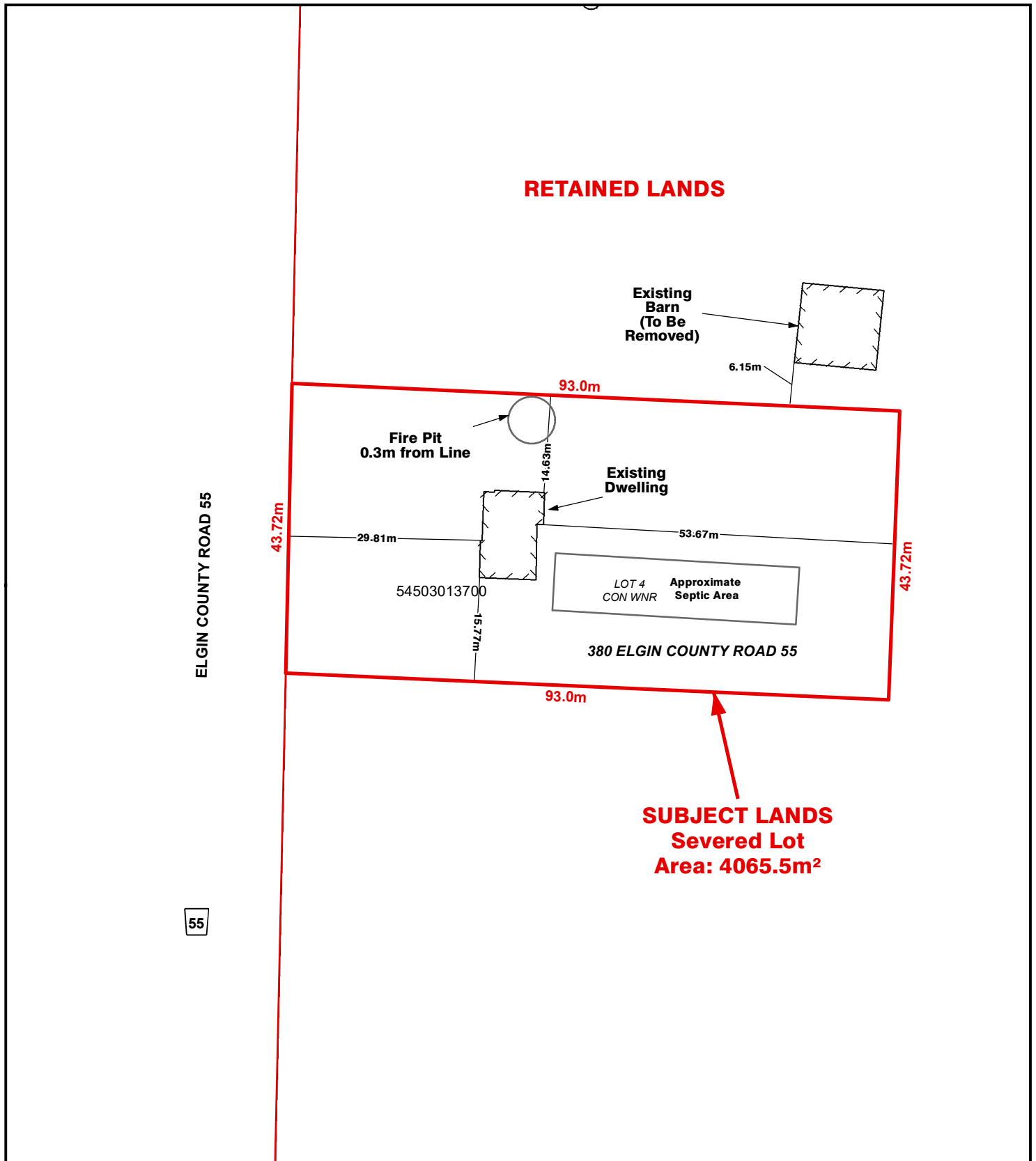
11/22/2022

(H) - Holding
 A - Agricultural Zone



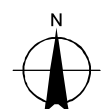
CONCEPTUAL PLAN

Geographic Township of HOUGHTON



Legend

- Subject Lands
- Lands Owned

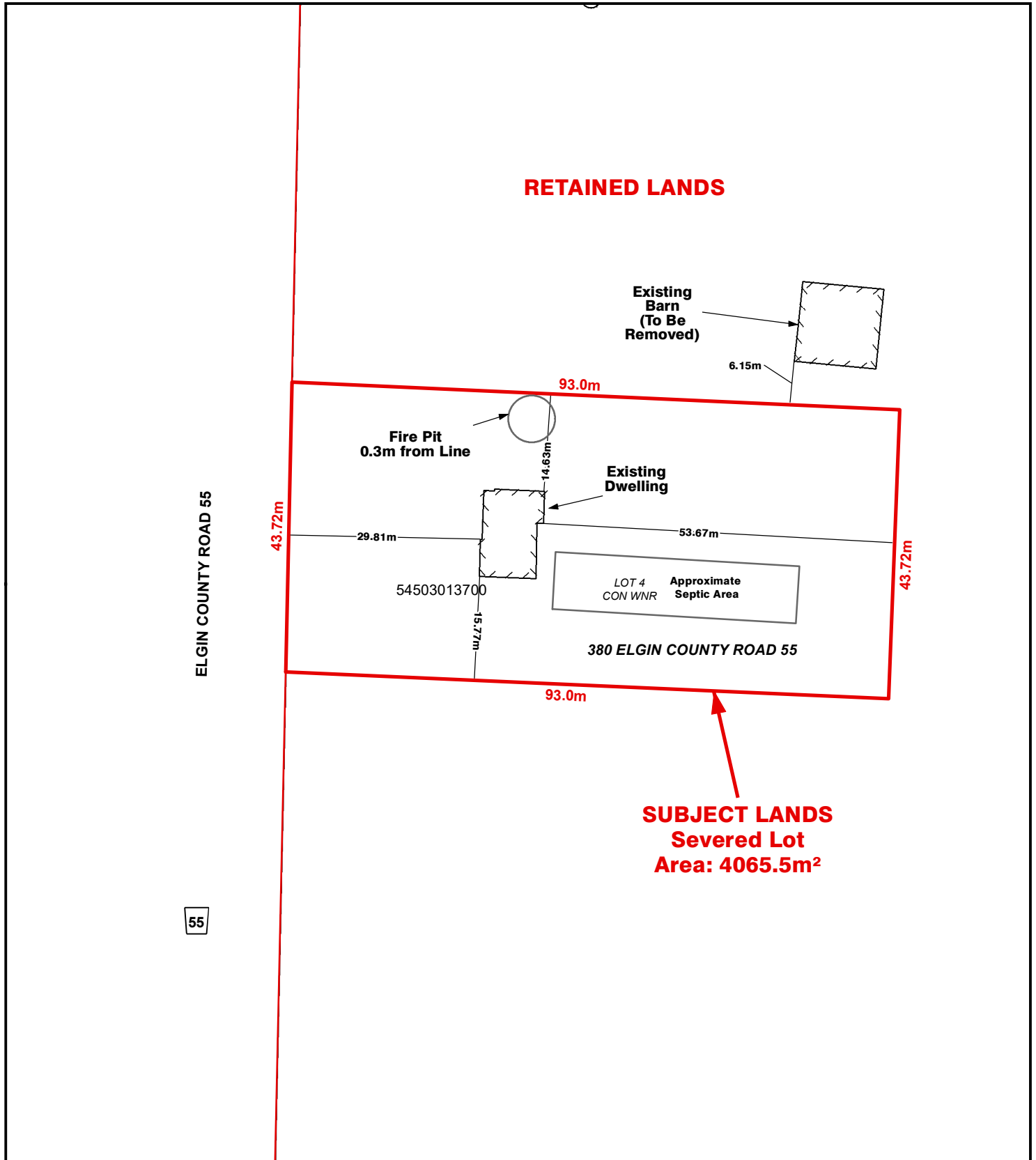


11/22/2022

6.5 3.25 0 6.5 13 19.5 26 Meters

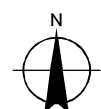
CONCEPTUAL PLAN

Geographic Township of HOUGHTON



Legend

- Subject Lands
- Lands Owned



11/22/2022

6.5 3.25 0 6.5 13 19.5 26 Meters