Elder Plans Inc.
32 Miller Cres.
Simcoe, ON N3Y 4R1

May 19, 2023

Transmitted via email

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

Dear Sir or Madam:

SUBJECT: **Site Plan Application**
1367 Charlotteville West Quarter Line
Property Roll # 331049303016000

The subject lands are located at 1367 Charlotteville West Quarter Line and, in the Norfolk County Official Plan, are designated Agricultural. These lands are zoned "Agriculture" in the Norfolk County Zoning By-Law 1-Z-2014.

In the pre-consultation meeting minutes, justification was required to summarize how the proposed motor vehicle inspection station fulfills the Official Plan policy criteria for on-farm diversified use. The following table outlines how the proposal fulfills the Official Plan criteria for on-farm diversified uses.

Norfolk County Official Plan 7.2.1 Permitted Uses	**Jacob farm responses**
h) The following uses may also be permitted, provided these uses do not conflict with existing farming operations, or with any policies related to Provincially Significant Features or Natural Heritage Features:	
iii) **On-farm diversified uses**, subject to the policies of Section 7.2.2 (Agricultural Designation – Land Use Policies);	
7.2.2 Land Use Policies	
b) On-farm diversified uses comprise a gainful occupation conducted in whole or in part of an accessory building (shed or farm building) by a member of the farm family. On-farm diversified uses shall be subject to all of the following policies:	
i) the use is located on a parcel of land which has an existing farm operation established on it;	An existing cash crop farm is established on this farm parcel. Ginseng and tobacco are the most recent crops. Farm equipment storage and maintenance occurs within the farm building.
ii) the use is secondary to the principal agricultural use of the property;	The production of cash crops is the principal agricultural use, along with farm machinery storage and repair in the barn. The vehicle

	inspection station will be secondary to those existing uses.
iii) the use is limited in area, as outlined in Section 7.2.2 c);	details on the limited area are outlined under section 7.2.2 c) below
iv) the use may include, but is not limited to, home occupations, home industries, agri-tourism uses including overnight tourist accommodation and uses that produce value-added agricultural products, including those that use crops from other producers;	This policy states "may include, but not limited to". A vehicle inspection station should be considered an on farm diversified use as it supports this farm and other farms and further utilizes an existing agricultural barn. Many agricultural operations own vehicles to transport their products. These vehicles need inspections. Having a vehicle inspection station close by saves time and money especially during crop harvest times. In the Permitted Use Guidelines on page 27, industrial uses are considered to be both on-farm diversified (all types that are appropriate in prime agricultural areas) and agricultural related (must support farms in the area). Due to the farm related nature of the vehicles being inspected, a farm location is appropriate.
v) the use is compatible with, and will not hinder, surrounding agricultural operations;	The proposed use is well separated from other agricultural operations. No compatibility issues are anticipated with surrounding agricultural operations.
vi) the use is appropriate to available rural services and infrastructure;	The property is served by a local road. Private services are in place for water provision and sewage disposal.
vii) the use maintains the agricultural/rural character of the area;	The OFDU will occur within the farm building with parking similar to what exists now for those working on the farm. The OFDU will not detract from the agricultural/rural character of the area.
viii) the use meets all applicable environmental standards; and	Consultants have indicated the volume of additional traffic and operation of the vehicle inspection station would be negligible as far as dust, noise and vibration. The worst dust will be when a combination of dry sandy soils and strong winds affect the County. The owner will ensure all environmental standards are met.
ix) outside storage areas, associated with the on-farm diversified use shall be included in the limited area calculations outlined in Section 7.2.2 c). Outside storage areas shall be screened from the road and residential buildings on adjacent properties.	The parking area has been included in the limited area calculations. Outside storage of any truck will be short term and within the 10 parking spaces. The parking/storage area is to the north of the existing barn and set

	back from the road. The area is not directly in view of any residential buildings. There is one residential building to the southeast on the opposite side of Charlotteville West Quarter Line Road. The next closest residential buildings are on the south side of Charlotteville Road 7 and therefore well separated from the proposed use.
7.2.2 c) **On-farm diversified uses** shall be limited in size in accordance with the following policies:	
i) the acceptable area occupied by an on-farm diversified use is up to 2% of a farm parcel to a maximum of 1 ha (10,000m2); 100% of the area needed for parking and outdoor storage for the on-farm diversified uses will be included in the area calculation;	The farm parcel is 39.66 ha (98 ac). Therefore, the maximum acceptable area is 0.79 ha. The OFDU would occupy 0.35 ha which is 0.88% of the farm parcel. Both the acceptable area and the percentage limits are met.
ii) the gross floor area of buildings used for on-farm diversified uses is limited to an approximate 20% of the acceptable land area, as calculated in 7.2.2 c) i);	The existing building is 1,576.24 sq m and 329.83 sq m is to be used in the on-farm diversified use. 20% of 0.79 ha (the acceptable land area) is 0.158 ha or 1,580 sq m. At only 329.83 sq m the gross floor area of the portion of the building used for the OFDU is well under the maximum permitted.
iii) the land area and the area of existing buildings used for on-farm diversified uses may be discounted at the rate of 50%. Where the on-farm diversified use occupies the same footprint as a demolished building, the land area for the use may be similarly discounted by 50%;	As the area for the OFDU is within an existing building, the 329.93 sq m area could be discounted by 50% to 164.97sq m.
iv) where the on-farm diversified use uses an existing farm laneway, the area of the laneway will not be included in the area calculations;	As the proposed entrance to the OFDU utilizes an existing farm access, the area between the road and existing farm building and 9 m wide could also be deducted from the area calculations.
v) 100% of the area needed for parking and outdoor storage for the on-farm diversified uses will be included in the area calculation;	The parking/storage area for 10 vehicles is included in the area calculations
vi) If more than one on-farm diversified use is proposed on a single property, the combined area of all on-farm diversified uses shall be within the land area and building area requirements	This is the only one on-farm diversified use

vii) On-farm diversified uses that are proposed to grow beyond the area limits, either incrementally or otherwise, will not be permitted and will be encouraged to locate in areas of the County appropriately designated for the use;	No growth is anticipated.
viii) On-farm diversified uses will be subject to site plan control, where warranted and appropriate (e.g. for those uses requiring outdoor storage areas, visitor parking and/or a new farm access, etc.), in accordance with the policies of Section 9.6.5 (Site Plan Control).	The requirement for site plan approval was set out in the pre-consultation minutes and this letter accompanies that application.
ix) Severances to separate the on-farm diversified uses from the farm property will not be permitted.	As the proposed OFDU utilizes part of a farm building it would not be possible to separate the use by severance.

The owners understand the entrance width will need to be brought into conformity with the County entrance design criteria standards for light industrial use.

Norfolk County Zoning By-law 1-N-2014 sets out requirements for On-Farm Diversified uses in section 12.3 as follows;

12.3.1 Any on-farm diversified use shall be subject to the following provisions:
a) an on-farm diversified use shall only be permitted on an existing farm operation;
b) no on-farm diversified use shall exceed a combined total of one (1) hectare;
c) the gross floor area of all buildings used for an on-farm diversified use shall not exceed 20 percent of the acceptable land area, as calculated in 12.3.1 b);
d) the land area and the area of existing buildings used for an on-farm diversified use may be discounted at the rate of 50 percent. Where an on-farm diversified use uses the same footprint as a demolished building, the land area for the use may be similarly discounted by 50 percent;
e) 100 percent of the area needed for a parking space and outdoor storage for the onfarm diversified use will be included in the area calculation.
f) where an on-farm diversified use uses an existing farm laneway, or parking area, the area of the laneway or parking area will not be included in the area calculations.

All of these provisions have been covered in the responses to the Official Plan policy. All of the provisions have been met by the proposal.

The following is a list of what is being submitted along with this justification letter as part of this site plan application. It follows all requirements outlined in the pre-consultation meeting minutes;

1. site plan application
2. site plan application fee - $3,554.00 submitted with application (as $446 subtracted from full fee of $4,000.00).
3. proposed site plan drawing/concept plan
4. lot grading – in storm water report
5. siltation and erosion control plan – in stormwater report
6. functional servicing brief – see attached
7. stormwater management design report (including calculations) - attached

8. Establish/Confirm Legal and Adequate Outlet – see the stormwater management design report
9. Anticipated Flow/Analysis to Receiving Collection System - see the stormwater management design report
10. Municipal drainage - see the stormwater management design report
11. traffic impact assessment - attached
12. Improvements to Existing Roads & Sidewalk -entrance grades per County Design Criteria and noted on site plan drawing
13. Securities table – The engineer has indicated there are only on site works to be completed and 10% of the cost of completing that work is $354.82.
14. Zoning provisions and parking requirements – see table on site plan and page 8 of the application showing how all zone provisions are met
15. Fire access lanes, turning radius and fire hydrants - on site plan drawings

I trust this will form a complete application.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Mary Elder MCIP RPP

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April 13, 2023

Stormwater Review
1367 Charlotteville West Quarter Line Road,
Simcoe, ON N3Y 4K5

Girard Engineering was retained by Al and Keli Jacobs (client) to prepare a Stormwater memo in support of the building located at 1367 Charlotteville West Quarter Line Road, Simcoe ON N3Y 4K5. The purpose of this memo is to demonstrate that the proposed site can be developed in accordance with Norfolk County guidelines from a stormwater management perspective.

The following reports and design standards were referenced during the preparation of this memo:

- Norfolk County Integrated Sustainable Master Plan Report, September 2016; and
- Ministry of the Environment, Stormwater Management Planning and Design Manual, 2003

Under current conditions the area is split drainage. Most of the grassed area to the back of the property drains off the site from north to south and the hard surfaces is graded towards the front towards the road. To negate the impact to the site, a stormwater management pond will be implemented to contain the extra runoff and allow it to infiltrate to the ground controlled. Since the 1:100 year storm generates the largest amount of runoff, it is this storm that was used to size the dry pond.

To generate the IDF curve numbers for the site, the Ministry of Transpiration IDF curve generator was used and can be found at the end of this report. The IDF curve numbers below in Table 1, where used to generate the rainfall data within this report:

Table 1. IDF Curve Parameters for Simcoe

Return Period (Years)	a	b	c
5	765.427	4.634	0.758
100	892.70	0.067	0.7004

To determine the post-development run off volumes discharge, the hydrologic model MIDUSS was used. A summary of the peak flows are presented in Table 2 and detailed MIDUSS model results provided at the end of this memo.

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Table 2. Summary of volume runoffs

Return Period (Years)	Post-Development Required Volume to attenuate (m^3)
5	69
100	91

Since the volume to attenuate the 100 year return storm is the largest storm, it was this volume that was used to design the new storage in the dry pond to make sure that there was no runoff to the neighboring property. All grasses should be maintained to allow water to drain and any debris should be removed if seen.

Prepared By

Cathy Weatherall, P. Eng
Municipal Engineer

Ontario IDF CURVE LOOKUP

Active coordinate

42° 48' 45" N, 80° 20' 14" W (42.812500,-80.337500)

Retrieved: Tue, 07 Mar 2023 18:34:15 GMT

Location summary

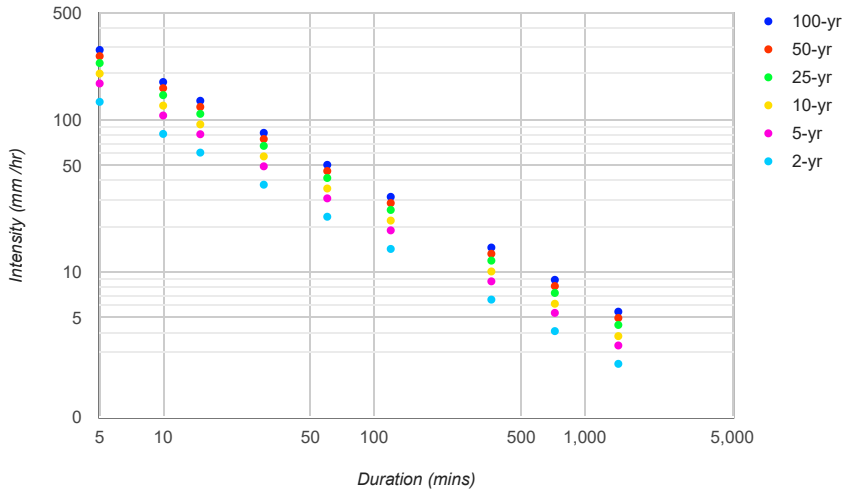
These are the locations in the selection.

IDF Curve: 42° 48' 45" N, 80° 20' 14" W (42.812500,-80.337500)

Results

An IDF curve was found.

Coordinate: 42.812500, -80.337500
IDF curve year: 2010



Coefficient summary

IDF Curve: 42° 48' 45" N, 80° 20' 14" W (42.812500,-80.337500)

Retrieved: Tue, 07 Mar 2023 18:34:15 GMT

Data year: 2010
IDF curve year: 2010

Return period	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
A	23.1	30.5	35.4	41.5	46.1	50.6
B	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

Statistics

Rainfall intensity (mm hr^{-1})

Duration	5-min	10-min	15-min	30-min	1-hr	2-hr	6-hr	12-hr	24-hr
2-yr	131.2	80.8	60.9	37.5	23.1	14.2	6.6	4.1	2.5
5-yr	173.2	106.7	80.4	49.5	30.5	18.8	8.7	5.4	3.3
10-yr	201.1	123.9	93.3	57.5	35.4	21.8	10.1	6.2	3.8
25-yr	235.7	145.2	109.4	67.4	41.5	25.6	11.9	7.3	4.5
50-yr	261.8	161.3	121.5	74.8	46.1	28.4	13.2	8.1	5.0
100-yr	287.4	177.0	133.3	82.1	50.6	31.2	14.5	8.9	5.5

Rainfall depth (mm)

Duration	5-min	10-min	15-min	30-min	1-hr	2-hr	6-hr	12-hr	24-hr
2-yr	10.9	13.5	15.2	18.8	23.1	28.5	39.6	48.8	60.1
5-yr	14.4	17.8	20.1	24.8	30.5	37.6	52.3	64.4	79.4
10-yr	16.8	20.6	23.3	28.7	35.4	43.6	60.7	74.8	92.1
25-yr	19.6	24.2	27.3	33.7	41.5	51.1	71.2	87.7	108.0
50-yr	21.8	26.9	30.4	37.4	46.1	56.8	79.1	97.4	120.0
100-yr	24.0	29.5	33.3	41.1	50.6	62.3	86.8	106.9	131.7

Terms of Use

You agree to the Terms of Use of this site by reviewing, using, or interpreting these data.

Ontario Ministry of Transportation | Terms and Conditions | About
Last Modified: September 2016

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"             Rainfall losses        44.433     70.635     44.433     mm"
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"             Runoff volume          62.10      0.00       62.10      c.m"
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"             Total % impervious                        0.000"
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"        0.237   Total Area"
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"        0.100   Pervious Ia/S coefficient"
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"             Catchment 101          Pervious   Impervious Total Area "
"             Surface Area           0.000      0.237      0.237      hectare"
"             Time of concentration  21.987     2.189      2.189      minutes"
"             Time to Centroid       0.000      91.362     91.362     minutes"
"             Rainfall depth         43.971     43.971     43.971     mm"
"             Rainfall volume        0.00       104.21     104.21     c.m"
"             Rainfall losses        43.971     5.713      5.713      mm"
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"             Total Impervious area                     0.237    hectare"
"             Total % impervious                      100.000"
" 19          EXIT"
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Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner 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 user fees By-Law.

The above information is 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.

Pre-Submission Consultation "Pre-consultation":

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal, with approval from the Director of Planning or delegate. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the County and Agency staff to identify the required information and materials to be submitted with the application in order for it to be considered complete. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please **include a copy of the Pre-consultation minutes with your application** as part of the submission package. It should be noted **that pre-consultation minutes are valid for one year after the meeting date**.

Development Application Process

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its

acceptability to the other agencies and is subject to statutory *Planning Act* decision timeframes.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. 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. It should also be noted that 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. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

Notification Sign Requirements

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

For Office Use Only:

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

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

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

Please summarize the desired end result of this application (for example: a special zoning provision on the subject lands to include additional use(s), changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

The proposed site plan is to add a vehicle inspection station in 222.96 sq m of an existing 1,576.24 sq m farm machinery storage and repair building as an on-farm diversified use (OFDU).

Ten (10) parking spaces are proposed to be added to the north end of the building for the OFDU.

The total area proposed for the OFDU is 0.35 ha which is 0.88% of the 39.66 ha (98 ac) farm parcel.

(As the size is well below that permitted, the permitted reductions for using an existing building and driveway have not been included in the calculations.)

Property Assessment Roll Number: 331049303016000

A. Applicant Information

Name of Owner 1181312 Ontario Inc. c/o Al and Keli Jacobs

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 478 Charlotteville Road 7

Town and Postal Code RR #2, Simcoe, ON N3Y 4K1

Phone Number 519-582-3967 (shop)

Cell Number

Email katstrk@xplornet.com

Name of Applicant same as owner

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent Mary Elder, Elder Plans Inc.

Address 32 Miller Cres.

Town and Postal Code Simcoe, ON N3Y 4R1

Phone Number

Cell Number 519-429-4933

Email Elderplans2018@gmail.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 both 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):

   part of Lot 6, Concession 7, Charlotteville

   Municipal Civic Address: 1367 Charlotteville West Quarter Line

   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 corresponding number:

3. Present use of the subject lands:

   agriclutural

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:

   one agriculltural building used for storage and repair of farm equipment measuring 1,576.24 sq m. The building is being retained. 222.97 sq m of the existing buiding to be used for a motor vehcle inspection station. The details are on the site plan.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: 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:

   Crop production has continued for many years, The farm building is about 6 years old.

9. Existing use of abutting properties:

   agriclutural and 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:

    _____

C. Purpose of Development Application

Note: Please complete all that apply.

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

   an on-farm diversfied use (motor vehicle inspection station) is proposed for which Official Plan policy requires an approved site plan.

   _____

   _____

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

   _____

   _____

   _____

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ▣ No If yes, describe its effect:

   _____

   _____

   _____

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

   _____

   _____

   _____

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

   _____

   _____

   _____

6. Description of land intended to be severed in metric units:
   Frontage: _____
   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: _____
7. Description of proposed right-of-way/easement:
   Frontage: _____
   Depth: _____
   Width: _____
   Area: _____
   Proposed use: _____
8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

   _____

9. **Site Information**	**Zoning**	**Proposed**
Please indicate unit of measurement, for example: m, m^2 or %		
Lot frontage	30 m (C Rd 7)	about 476 m
Lot depth		about 685 m
Lot width		about 600 m
Lot area	40 ha	39.66 ha (98 ac)
Lot coverage	OFDU - 2% or 1ha	OFDU-0.35 ha/0.88%
Front yard	13 m	about 85 m
Rear yard	9 m	more than 500 m
Left Interior side yard	3 m	over 500 m
Right Interior side yard	3 m	na
Exterior side yard (corner lot)	13 m	33.64 m
Landscaped open space		
Entrance access width		9m total of both
Exit access width		entrance and exit
Size of fencing or screening		none
Type of fencing		
10. Building Size		
Number of storeys		one
Building height	11 m	4.88 m
Total ground floor area		1,576.24 sq m
Total gross floor area		1,641.62 sq m
Total useable floor area		329.86 m - OFDU
11. Off Street Parking and Loading Facilities		
Number of off street parking spaces		10 for OFDU
Number of visitor parking spaces		
Number of accessible parking spaces		1 for OFDU
Number of off street loading facilities		1 existing

12. Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	**Number of Units**	**Floor Area per Unit in m2**
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

_____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

_____

_____

_____

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

_____

_____

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

_____

_____

_____

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

_____

_____

_____

_____

_____

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ▣ No ☐ Unknown
   If yes, specify the uses (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:
   owners 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 ☐ Communal wells

☒ Individual wells ☐ Other (describe below)

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: Charlotteville West Quarter Line Road

G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

2 will be

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 properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

☐ Zoning Deficiency Form

☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)

☐ Architectural Plan

☐ Buildings Elevation Plan

☐ Cut and Fill Plan

☐ Erosion and Sediment Control Plan

☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)

☐ Landscape Plan

☐ Photometric (Lighting) Plan

☐ Plan and Profile Drawings

☐ Site Servicing Plan

☐ Storm water Management Plan

☐ Street Sign and Traffic Plan

☐ Street Tree Planting Plan

☐ Tree Preservation Plan

☐ Archaeological Assessment

☐ Environmental Impact Study

☐ Functional Servicing Report

☐ Geotechnical Study / Hydrogeological Review

☐ Minimum Distance Separation Schedule

☐ Noise or Vibration Study

☐ Record of Site Condition

☐ Storm water Management Report

☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

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

Standard condominium exemptions will require the following supporting materials:

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

☐ Draft condominium declaration

☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.

K. 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.

L. 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 Signature	Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize 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.

Owner	Date
Owner	Date

N. Declaration

I,_____of _____

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:

_____ _____

Owner/Applicant Signature

In _____

This _____day of _____

A.D., 20____

_____

A Commissioner, etc.

212 Main Street West, P.O. Box 98
Otterville, Ontario N0J 1R0
Bus: 519-879-6875
Fax: 519-879-6536
Email: info@girardengineering.ca

2478153 Ontario Inc.

682 Peel Street
Woodstock, Ontario N4S 1L3
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April 13, 2023

Functional Servicing Review
1367 Charlotteville West Quarter Line Road,
Simcoe, ON N3Y 4K5

Girard Engineering was retained by Al and Keli Jacobs (client) to prepare a Functional Servicing Review memo in support of the building located at 1367 Charlotteville West Quarter Line Road, Simcoe ON N3Y 4K5. The purpose of this memo is to demonstrate that the proposed site can be developed in accordance with Norfolk County guidelines from a stormwater management perspective.

The following reports and design standards were referenced during the preparation of this memo:

- Norfolk County Integrated Sustainable Master Plan Report, September 2016; and
- Ministry of the Environment, Stormwater Management Planning and Design Manual, 2003

Stormwater

Under current conditions the area is split drainage. Most of the grassed area to the back of the property drains off the site from north to south and the hard surfaces is graded towards the front towards the road. To negate the impact to the site, a stormwater management pond will be implemented to contain the extra runoff and allow it to infiltrate to the ground controlled. Since the 1:100 year storm generates the largest amount of runoff, it is this storm that was used to size the dry pond.

To generate the IDF curve numbers for the site, the Ministry of Transpiration IDF curve generator was used and can be found at the end of this report. The IDF curve numbers below in Table 1, where used to generate the rainfall data within this report:

Table 1. IDF Curve Parameters for Simcoe

Return Period (Years)	a	b	c
5	765.427	4.634	0.758
100	892.70	0.067	0.7004

To determine the post-development run off volumes discharge, the hydrologic model MIDUSS was used. A summary of the peak flows are presented in Table 2 and detailed MIDUSS model results provided at the end of this memo.

212 Main Street West, P.O. Box 98
Otterville, Ontario N0J 1R0
Bus: 519-879-6875
Fax: 519-879-6536
Email: info@girardengineering.ca

girard ENGINEERING
2478153 Ontario Inc.

682 Peel Street
Woodstock, Ontario N4S 1L3
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Fax: 519-879-6536
Email: info@girardengineering.ca

Table 2. Summary of volume runoffs

Return Period (Years)	Post-Development Required Volume to attenuate (m^3)
5	69
100	91

Since the volume to attenuate the 100 year return storm is the largest storm, it was this volume that was used to design the new storage in the dry pond to make sure that there was no runoff to the neighboring property. All grasses should be maintained to allow water to drain and any debris should be removed if seen.

Sanitary

The sanitary system that is currently on the site has been sized by others and has been working properly for many years. There is no need to update the system or expand it.

Water

Currently there is a well onsite that supplies the building with water. There is no need to update the system of expand it.

Fire Flow

Calculation for Water Volume Required for Fire Fighting as per OBC 3.2.5.7. – Appendix A:

$$Q = KVS_{tot}$$

Where Q = minimum supply of water in litres
K = water supply coefficient from Table 1 (Classification of D)
V = total building volume in cubic metres (9,525m^3)
S_{tot} = total of spatial coefficient values from property line exposures on all sides as obtained from the formula: $S_{tot} = 1.0 + [S_{side1} + S_{side2} + S_{side3} + \ldots etc.]$ where
S_{side} = values are established from Figure 1 as modified by items 3(d) and 3(f), and
S_{tot} = need not exceed 2.0

$$Q = KVS_{tot}$$

$$Q = (16) * (9{,}525) * (2.0)$$

$$Q = 304{,}800$$

212 Main Street West, P.O. Box 98
Otterville, Ontario N0J 1R0
Bus: 519-879-6875
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As per Table 2 – Required Minimum Water Supply Flow Rate (L/min) =9,000L/min since Q > 270,000L

It is proposed that this storage volume is to be made available by means of an underground tank.

Prepared By

Cathy Weatherall, P. Eng
Municipal Engineer

Ontario IDF CURVE LOOKUP

Active coordinate

42° 48' 45" N, 80° 20' 14" W (42.812500,-80.337500)

Retrieved: Tue, 07 Mar 2023 18:34:15 GMT

Location summary

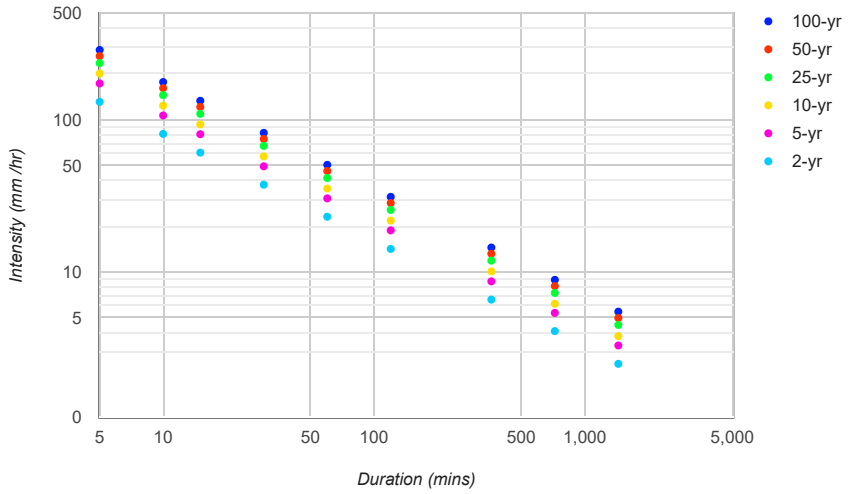
These are the locations in the selection.

IDF Curve: 42° 48' 45" N, 80° 20' 14" W (42.812500,-80.337500)

Results

An IDF curve was found.

Coordinate: 42.812500, -80.337500
IDF curve year: 2010



Coefficient summary

IDF Curve: 42° 48' 45" N, 80° 20' 14" W (42.812500,-80.337500)

Retrieved: Tue, 07 Mar 2023 18:34:15 GMT

Data year: 2010
IDF curve year: 2010

Return period	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
A	23.1	30.5	35.4	41.5	46.1	50.6
B	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

Statistics

Rainfall intensity (mm hr^{-1})

Duration	5-min	10-min	15-min	30-min	1-hr	2-hr	6-hr	12-hr	24-hr
2-yr	131.2	80.8	60.9	37.5	23.1	14.2	6.6	4.1	2.5
5-yr	173.2	106.7	80.4	49.5	30.5	18.8	8.7	5.4	3.3
10-yr	201.1	123.9	93.3	57.5	35.4	21.8	10.1	6.2	3.8
25-yr	235.7	145.2	109.4	67.4	41.5	25.6	11.9	7.3	4.5
50-yr	261.8	161.3	121.5	74.8	46.1	28.4	13.2	8.1	5.0
100-yr	287.4	177.0	133.3	82.1	50.6	31.2	14.5	8.9	5.5

Rainfall depth (mm)

Duration	5-min	10-min	15-min	30-min	1-hr	2-hr	6-hr	12-hr	24-hr
2-yr	10.9	13.5	15.2	18.8	23.1	28.5	39.6	48.8	60.1
5-yr	14.4	17.8	20.1	24.8	30.5	37.6	52.3	64.4	79.4
10-yr	16.8	20.6	23.3	28.7	35.4	43.6	60.7	74.8	92.1
25-yr	19.6	24.2	27.3	33.7	41.5	51.1	71.2	87.7	108.0
50-yr	21.8	26.9	30.4	37.4	46.1	56.8	79.1	97.4	120.0
100-yr	24.0	29.5	33.3	41.1	50.6	62.3	86.8	106.9	131.7

Terms of Use

You agree to the Terms of Use of this site by reviewing, using, or interpreting these data.

Ontario Ministry of Transportation | Terms and Conditions | About
Last Modified: September 2016

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"                MIDUSS Output ----------------------------------------------->"
"                MIDUSS version                            Version 2.25  rev. 473"
"                MIDUSS created                          Sunday, February 7, 2010"
"           10   Units used:                                          ie METRIC"
"                Job folder:                       C:\Users\Cathy\Desktop\MIDUSS"
"                Output filename:                                pre 5 year2.out"
"                Licensee name:                                 Drew Fallowfield"
"                Company                                                        "
"                Date & Time last used:                4/13/2023 at 11:09:58 AM"
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"        5.000   Time Step"
"      180.000   Max. Storm length"
"     1500.000   Max. Hydrograph"
" 32          STORM Chicago storm"
"            1   Chicago storm"
"      765.427   Coefficient A"
"        4.634   Constant B"
"        0.758   Exponent C"
"        0.400   Fraction R"
"      180.000   Duration"
"        1.000   Time step multiplier"
"             Maximum intensity           137.461    mm/hr"
"             Total depth                  43.970    mm"
"            7   0005hyd   Hydrograph extension used in this file"
" 33          CATCHMENT 101"
"            1   Triangular SCS"
"            1   Equal length"
"            1   SCS method"
"          101   No description"
"        0.000   % Impervious"
"        0.237   Total Area"
"       35.000   Flow length"
"        2.000   Overland Slope"
"        0.237   Pervious Area"
"       35.000   Pervious length"
"        2.000   Pervious slope"
"        0.000   Impervious Area"
"       35.000   Impervious length"
"        2.000   Impervious slope"
"        0.250   Pervious Manning 'n'"
"       75.000   Pervious SCS Curve No."
"        0.238   Pervious Runoff coefficient"
"        0.100   Pervious Ia/S coefficient"
"        8.467   Pervious Initial abstraction"
"        0.015   Impervious Manning 'n'"
"       98.000   Impervious SCS Curve No."
"        0.000   Impervious Runoff coefficient"
"        0.100   Impervious Ia/S coefficient"
"        0.518   Impervious Initial abstraction"
"                     0.007     0.000     0.000     0.000 c.m/sec"
```

```
"             Catchment 101          Pervious   Impervious Total Area "
"             Surface Area           0.237      0.000      0.237      hectare"
"             Time of concentration  21.987     2.189      21.987     minutes"
"             Time to Centroid       131.153    91.362     131.153    minutes"
"             Rainfall depth         43.970     43.970     43.970     mm"
"             Rainfall volume        104.21     0.00       104.21     c.m"
"             Rainfall losses        33.494     5.713      33.494     mm"
"             Runoff depth           10.476     38.258     10.476     mm"
"             Runoff volume          24.83      0.00       24.83      c.m"
"             Runoff coefficient     0.238      0.000      0.238      "
"             Maximum flow           0.007      0.000      0.007      c.m/sec"
" 40          HYDROGRAPH Add Runoff "
"            4   Add Runoff "
"                    0.007     0.007     0.000     0.000"
" 38          START/RE-START TOTALS 101"
"            3   Runoff Totals on EXIT"
"             Total Catchment area                      0.237    hectare"
"             Total Impervious area                     0.000    hectare"
"             Total % impervious                        0.000"
" 19          EXIT"
```

```
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"                MIDUSS created                          Sunday, February 7, 2010"
"           10   Units used:                                          ie METRIC"
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"      765.430   Coefficient A"
"        4.634   Constant B"
"        0.758   Exponent C"
"        0.400   Fraction R"
"      180.000   Duration"
"        1.000   Time step multiplier"
"             Maximum intensity          137.461    mm/hr"
"             Total depth                 43.971    mm"
"            7   0005hyd   Hydrograph extension used in this file"
" 33          CATCHMENT 101"
"            1   Triangular SCS"
"            1   Equal length"
"            1   SCS method"
"          101   No description"
"      100.000   % Impervious"
"        0.237   Total Area"
"       35.000   Flow length"
"        2.000   Overland Slope"
"        0.000   Pervious Area"
"       35.000   Pervious length"
"        2.000   Pervious slope"
"        0.237   Impervious Area"
"       35.000   Impervious length"
"        2.000   Impervious slope"
"        0.250   Pervious Manning 'n'"
"       75.000   Pervious SCS Curve No."
"        0.000   Pervious Runoff coefficient"
"        0.100   Pervious Ia/S coefficient"
"        8.467   Pervious Initial abstraction"
"        0.015   Impervious Manning 'n'"
"       98.000   Impervious SCS Curve No."
"        0.870   Impervious Runoff coefficient"
"        0.100   Impervious Ia/S coefficient"
"        0.518   Impervious Initial abstraction"
"                     0.066     0.000     0.000     0.000 c.m/sec"
```

```
"             Catchment 101          Pervious   Impervious Total Area "
"             Surface Area           0.000      0.237      0.237      hectare"
"             Time of concentration  21.987     2.189      2.189      minutes"
"             Time to Centroid       0.000      91.362     91.362     minutes"
"             Rainfall depth         43.971     43.971     43.971     mm"
"             Rainfall volume        0.00       104.21     104.21     c.m"
"             Rainfall losses        43.971     5.713      5.713      mm"
"             Runoff depth           0.000      38.258     38.258     mm"
"             Runoff volume          0.00       90.67      90.67      c.m"
"             Runoff coefficient     0.000      0.870      0.870      "
"             Maximum flow           0.000      0.066      0.066      c.m/sec"
" 40          HYDROGRAPH Add Runoff "
"            4   Add Runoff "
"                    0.066     0.066     0.000     0.000"
" 38          START/RE-START TOTALS 101"
"            3   Runoff Totals on EXIT"
"             Total Catchment area                      0.237    hectare"
"             Total Impervious area                     0.237    hectare"
"             Total % impervious                      100.000"
" 19          EXIT"
```

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"                MIDUSS Output ----------------------------------------------->"
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"                MIDUSS created                          Sunday, February 7, 2010"
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"        5.000   Time Step"
"      180.000   Max. Storm length"
"     1500.000   Max. Hydrograph"
" 32          STORM Chicago storm"
"            1   Chicago storm"
"      892.700   Coefficient A"
"        0.067   Constant B"
"        0.700   Exponent C"
"        0.400   Fraction R"
"      180.000   Duration"
"        1.000   Time step multiplier"
"             Maximum intensity           286.668    mm/hr"
"             Total depth                  70.635    mm"
"            8   00100hyd   Hydrograph extension used in this file"
" 33          CATCHMENT 101"
"            1   Triangular SCS"
"            1   Equal length"
"            1   SCS method"
"          101   No description"
"        0.000   % Impervious"
"        0.237   Total Area"
"       35.000   Flow length"
"        2.000   Overland Slope"
"        0.237   Pervious Area"
"       35.000   Pervious length"
"        2.000   Pervious slope"
"        0.000   Impervious Area"
"       35.000   Impervious length"
"        2.000   Impervious slope"
"        0.250   Pervious Manning 'n'"
"       75.000   Pervious SCS Curve No."
"        0.371   Pervious Runoff coefficient"
"        0.100   Pervious Ia/S coefficient"
"        8.467   Pervious Initial abstraction"
"        0.015   Impervious Manning 'n'"
"       98.000   Impervious SCS Curve No."
"        0.000   Impervious Runoff coefficient"
"        0.100   Impervious Ia/S coefficient"
"        0.518   Impervious Initial abstraction"
"                     0.026     0.000     0.000     0.000 c.m/sec"
```

```
"             Catchment 101          Pervious   Impervious Total Area "
"             Surface Area           0.237      0.000      0.237      hectare"
"             Time of concentration  12.938     1.613      12.938     minutes"
"             Time to Centroid       119.543    0.000      119.543    minutes"
"             Rainfall depth         70.635     70.635     70.635     mm"
"             Rainfall volume        167.41     0.00       167.41     c.m"
"             Rainfall losses        44.433     70.635     44.433     mm"
"             Runoff depth           26.203     0.000      26.203     mm"
"             Runoff volume          62.10      0.00       62.10      c.m"
"             Runoff coefficient     0.371      0.000      0.371      "
"             Maximum flow           0.026      0.000      0.026      c.m/sec"
" 40          HYDROGRAPH Add Runoff "
"            4   Add Runoff "
"                   0.026     0.026     0.000     0.000"
" 38          START/RE-START TOTALS 101"
"            3   Runoff Totals on EXIT"
"             Total Catchment area                      0.237    hectare"
"             Total Impervious area                     0.000    hectare"
"             Total % impervious                        0.000"
" 19          EXIT"
```

```
"                MIDUSS Output ----------------------------------------------->"
"                MIDUSS version                            Version 2.25  rev. 473"
"                MIDUSS created                          Sunday, February 7, 2010"
"           10   Units used:                                          ie METRIC"
"                Job folder:                       C:\Users\Cathy\Desktop\MIDUSS"
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"                Company                                                         "
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"        5.000   Time Step"
"      180.000   Max. Storm length"
"     1500.000   Max. Hydrograph"
" 32          STORM Chicago storm"
"            1   Chicago storm"
"      892.700   Coefficient A"
"        0.067   Constant B"
"        0.700   Exponent C"
"        0.400   Fraction R"
"      180.000   Duration"
"        1.000   Time step multiplier"
"             Maximum intensity           286.668    mm/hr"
"             Total depth                  70.635    mm"
"            8   00100hyd   Hydrograph extension used in this file"
" 33          CATCHMENT 101"
"            1   Triangular SCS"
"            1   Equal length"
"            1   SCS method"
"          101   No description"
"      100.000   % Impervious"
"        0.237   Total Area"
"       35.000   Flow length"
"        2.000   Overland Slope"
"        0.000   Pervious Area"
"       35.000   Pervious length"
"        2.000   Pervious slope"
"        0.237   Impervious Area"
"       35.000   Impervious length"
"        2.000   Impervious slope"
"        0.250   Pervious Manning 'n'"
"       75.000   Pervious SCS Curve No."
"        0.000   Pervious Runoff coefficient"
"        0.100   Pervious Ia/S coefficient"
"        8.467   Pervious Initial abstraction"
"        0.015   Impervious Manning 'n'"
"       98.000   Impervious SCS Curve No."
"        0.908   Impervious Runoff coefficient"
"        0.100   Impervious Ia/S coefficient"
"        0.518   Impervious Initial abstraction"
"                     0.139     0.000     0.000     0.000 c.m/sec"
```

```
"             Catchment 101          Pervious   Impervious Total Area "
"             Surface Area           0.000      0.237      0.237      hectare"
"             Time of concentration  12.938     1.613      1.613      minutes"
"             Time to Centroid       119.543    89.724     89.724     minutes"
"             Rainfall depth         70.635     70.635     70.635     mm"
"             Rainfall volume        0.00       167.41     167.41     c.m"
"             Rainfall losses        44.433     6.465      6.465      mm"
"             Runoff depth           26.203     64.170     64.170     mm"
"             Runoff volume          0.00       152.08     152.08     c.m"
"             Runoff coefficient     0.000      0.908      0.908      "
"             Maximum flow           0.000      0.139      0.139      c.m/sec"
" 40          HYDROGRAPH Add Runoff "
"            4   Add Runoff "
"                    0.139     0.139     0.000     0.000"
" 38          START/RE-START TOTALS 101"
"            3   Runoff Totals on EXIT"
"             Total Catchment area                      0.237    hectare"
"             Total Impervious area                     0.237    hectare"
"             Total % impervious                      100.000"
" 19          EXIT"
```

F.R. Berry & Associates

TRANSPORTATION PLANNING CONSULTANTS

660 Inverness Avenue
London, Ontario N6H 5R4
Tel: (519) 474 2527 Toll Free: 1 888 665 9192 Email: fyberry@rogers.com

March 29, 2022

Our Ref. **2211**

Elder Plans inc.
32 Miller Crescent
Simcoe ON
N3Y 4R1

Attn. Ms. M. Elder, MCIP, RPP

Dear Ms. Elder:

RE: 1367 CHARLOTTEVILLE WEST QUARTER LINE
TRAFFIC IMPACT ASSESSMENT

At your request, I have assessed the potential traffic impact of proposed vehicle inspection station added as an on-farm diversified use to an existing building used for farm machinery storage and repair. The location of the site is shown in **Figure 1**. The location of the proposed addition is outlined in red in **Figure 2**.

Charlotteville West Quarter Line is a two lane rural road under the jurisdiction of the County of Norfolk. In the vicinity of the site, the road has narrow gravel shoulders and grass drainage swales. The posted speed limit is 80km/h.

The site is located immediately north of the intersection of Charlotteville West Quarter Line and Charlotteville Road 7. The intersection is controlled by stop signs on the Charlotteville Road 7 approaches. The approaches from the north and south are slightly offset, resulting in a large radius reverse curve through the intersection. Sight distance is not restricted in either direction..

Land uses in the area are primarily agricultural.

Based on previous studies undertaken by F. R. Berry & Associates in this area of Norfolk County, it is estimated that average daily traffic on Charlotteville West Quarter Line is less than 600 vehicles. This volume would result in sufficient gaps in the traffic flow to permit safe access to and from the site. It should be noted that the entire site frontage is open to the road right of way and is gravel surfaced.

Your client has advised me that there is currently one employee on site working on the repair and maintenance of farm equipment. The proposed inspection station will employee one additional person. On average, three commercial vehicles a week will be brought to the station for inspection.

The proposed addition to the existing facility at 1367 Charlotteville West Quarter Line will have no noticeable impact on traffic operation and safety on the rural roads in the immediate area.

Very truly yours
F. R. Berry & Associates

Frank R. Berry, P.Eng.
Principal

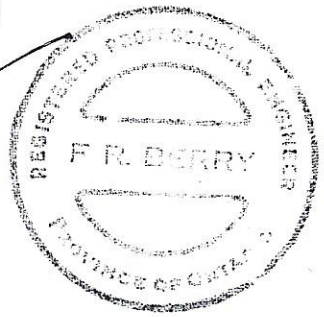


Figure 1

Area Plan

MAP NORFOLK - Community Web Map

Figure 2

Site Plan

10/27/2021, 4:48:18 PM

- Land Parcels
- Plan Lines
- DraftPlan

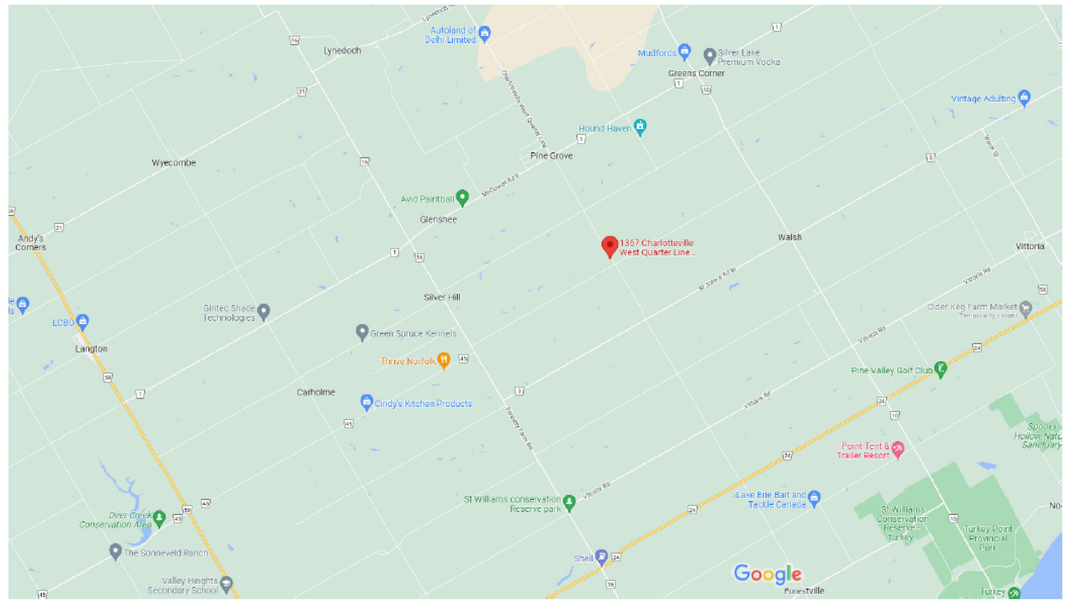
1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Queen's Printer for Ontario
Norfolk GIS

Norfolk GIS
© Norfolk County



OWNERS:

KATS TRANSPORT
AL & KELI JACOBS

1367 CHARLOTTEVILLE WEST QUARTER LINE ROAD
SIMCOE, ONTARIO, N3Y 4K5
TEL: 1-519-582-3967
EMAIL: KATSTRK@XPLORNET.COM

DRAWING LIST:

100 - PRE-DEVELOPMENT PLAN (PRIOR TO 2015)
101 - SITE PLAN
102 - GRADING / SERVICING PLAN

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
FAX: 1-519-879-6536
EMAIL: INFO@GIRARDENGINEERING.CA

MUNICIPALITY:

NORFOLK COUNTY
183 MAIN ST.
DELHI, ON N4B 2M3
PHONE: 519-582-2100
FAX: 519-582-4571

LEGAL DESCRIPTION:

PART OF LOT 6
CONCESSION 7
NORFOLK COUNTY
(GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE)

2012 ONTARIO BUILDING CODE MATRIX - PARTS 3 & 9

PROJECT DESCRIPTION:	☐ NEW ☐ ADDITION	☐ ALTERATION ☒ CHANGE OF USE	☐ PART 11 ☐ PART 10	☐ PART 3 (DIVISION) 1.1.2.(A)	☒ PART 9 (DIVISION) 1.1.2.(A) / 9.10.1.3.(B)
MAJOR OCCUPANCY(S):	F2 - MEDIUM HAZARD INDUSTRIAL			3.1.2.1.(1)(B)	9.10.2.(B)
BUILDING AREA (m²):	EXISTING: 1576.24	NEW: 0.00	TOTAL: 1576.24	1.4.1.2.(A)	1.4.1.2.(A)
GROSS AREA (m²):	EXISTING: 1641.62	NEW: 0.00	TOTAL: 1641.62	1.4.1.2.(A)	1.4.1.2.(A)
MEZZANINE AREA (m²):	EXISTING: 65.38	NEW: 0.00	TOTAL: 65.38	3.2.1.1.(B)	9.10.4.1.(B)
NUMBER OF STOREYS:	ABOVE GRADE: 1	BELOW GRADE: 0		1.4.1.2.(A) / 3.2.1.1.(B)	1.4.1.2.(A) / 9.10.4.(B)
NUMBER OF STREETS (FIRE ROUTES):	1			3.2.2.10.(B) / 3.2.5.(B)	9.10.20.(B)
BUILDING CLASSIFICATION:	GROUP F2 - MEDIUM HAZARD INDUSTRIAL			3.2.2.20-83.(B)	9.10.2.(B)
SPRINKLERED BUILDING:	☒ NOT PROVIDED / REQUIRED ☐ PROVIDED VOLUNTARILY ☐ ENTIRE REQUIRED ☐ AREA(S) REQUIRED	☐ ROOF ONLY ☐ BASEMENT ONLY ☐ LIEU OF RATING COMPARTMENT(S) ☐ LIEU OF NON-COMBUSTIBLE(S)		3.2.2.20-83.(B) 3.2.1.5.(B) 3.2.2.17.(B) 3.6.2.5.(B)	9.10.8.2.(B) 9.10.20.2.(B) 9.10.16.1.(B)
STANDPIPE REQUIRED:	☐ YES	☒ NO	☐ PROVIDED	3.2.9.(B)	
FIRE ALARM REQUIRED:	☐ YES	☒ NO	☐ PROVIDED	3.2.4.(B)	9.10.18.(B)
ADEQUATE FIRE FIGHTING WATER SUPPLY:	☒ YES	☐ NO		3.2.5.7.(B)	
HIGH BUILDING:	☐ YES	☒ NO		3.2.6.(B)	
PERMITTED CONSTRUCTION:	☐ COMBUSTIBLE	☐ NON-COMBUSTIBLE	☒ BOTH		
ACTUAL CONSTRUCTION:	☐ COMBUSTIBLE	☐ NON-COMBUSTIBLE	☒ BOTH	3.2.2.20-83.(B)	9.10.6.(B)
OCCUPANT LOAD BASED ON:	☐ POSTED LOAD		☒ AREA (m²) / PERSON	3.1.17.(B)	9.9.1.3.(B)
BASEMENT: 1st FLOOR: 2nd FLOOR: 3rd FLOOR:	4.60m² / PERSON = 343 PERSONS MAX.				
BARRIER FREE DESIGN:	☒ YES	☐ NO		3.8.(B)	9.5.2.(B)
SPECIAL PROTECTION:	☐ YES	☒ NO		3.3.1.2.(B) / 3.3.1.19.(B)	9.10.1.3.(B)
FIRE RESISTANCE RATING:	HOURS	LISTED DESIGN No. OR DESCRIPTION (SG-2)		3.2.2.20-83.(B) 3.2.1.4.(B)	9.10.8.(B) 9.10.9.(B)
FLOOR ASSEMBLIES:	N/A	N/A			
ROOF ASSEMBLIES:	N/A	N/A			
MEZZANINE ASSEMBLIES:	N/A	N/A			
FLOOR STRUCTURAL MEMBERS:	N/A	N/A			
ROOF STRUCTURAL MEMBERS:	N/A	N/A			
MEZZANINE STRUCTURAL MEMBERS:	N/A	N/A			
SPATIAL SEPARATION: (CONSTRUCTION OF EXTERIOR WALLS) - OF NEW CONSTRUCTION ONLY				3.2.3.(B)	9.10.14.(B)

WALL (PROPOSED BUILDING)	AREA OF EBF (m²)	L.D. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	F.R.R. (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NON-COMB. CLADDING	NON-COMB. CONST.
NORTH										
EAST										
WEST										
SOUTH										

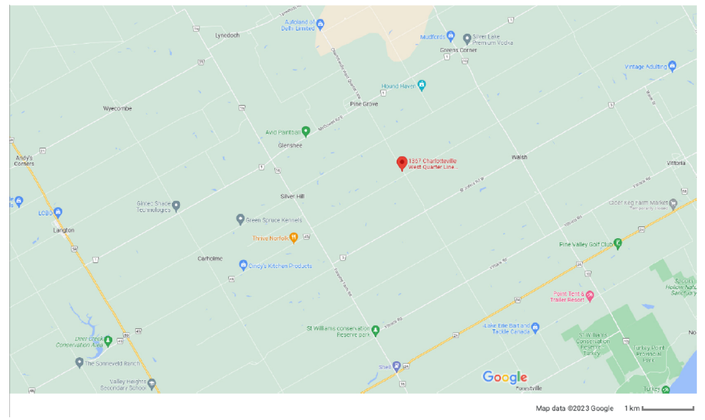
NOT REQUIRED - EXISTING BUILDING

APPROVED BY:

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED WITH RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

ISSUED FOR:

SITE PLAN APPROVAL
APRIL 13, 2023



KEY MAP – NOT TO SCALE

PLAN OF TOPOGRAPHICAL SURVEY OF
PART OF LOT 6
CONCESSION 7
NORFOLK COUNTY
(GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE)

SCALE 1:500

10 5 0 10 20 30
METRES

MacAULAY, WHITE & MUIR LTD.

MacAULAY, WHITE & MUIR LTD.
ONTARIO LAND SURVEYORS – CANADA LANDS SURVEYORS
440 HARDY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5L8
TELEPHONE 519-752-0040 FAX 519-752-0087
EMAIL – mwmsurvey@bellnet.ca

22-287

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

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN LOTS 6 AND 7 AS SHOWN ON PLAN 37R-10268 HAVING A BEARING OF N29°48'20"W.

ELEVATIONS
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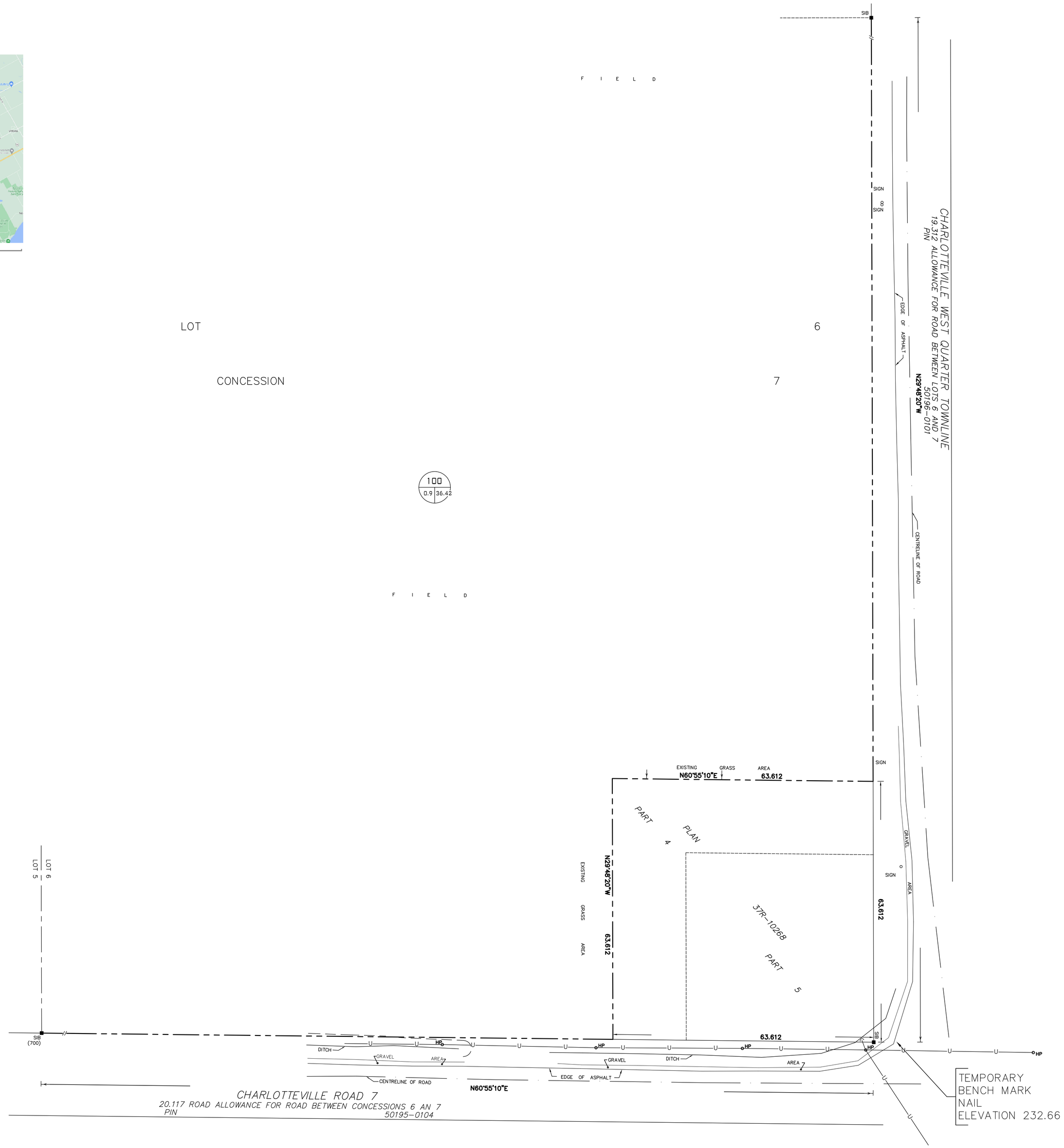
LEGEND
SIB – STANDARD IRON BAR
IB – IRON BAR
□ – PLANTED
■ – FOUND
S – SET
–U– – OVERHEAD HYDRO LINE
HP – HYDRO POLE
HYD – HYDRANT
CRW – CONCRETE RETAINING WALL

100 — CATCHMENT AREA
0.9 | 36.42
AREA (HA)
RUN-OFF COEFFICIENT

SITE STATISTICS DATA TABLE:

EXISTING USE: FARM BUILDING (LOW HUMAN OCCUPANCY)
PROPOSED BUILDING USE: TRUCK REPAIR CENTER
EXISTING ZONE: A - AGRICULTURAL
BUILDING AREA - EXISTING (NO PROPOSED ADDITION) 1576.24m2 (16 966.50ft2)

ZONE REGULATION	REQUIRED	PROVIDED
LOT AREA - MINIMUM	40Ha	36.42Ha (±90ac)
EXISTING PERVIOUS AREA		36.42Ha (±90ac)
PROPOSED (2015) IMPERVIOUS AREA		2367.38m2



NORTH

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NO:	REVISION:	BY:	DATE:
1	ISSUED FOR PRELIMINARY REVIEWS	TS	MARCH 8, 2023
2	ISSUED FOR CLIENTS REVIEW	TS	APRIL 4, 2023
3	ISSUED FOR SITE PLAN APPROVAL	TS	APRIL 13, 2023

CONSTRUCTED BY:

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
WOODSTOCK OTTERVILLE
TEL: 1-519-879-6875
FAX: 1-519-879-6536
EMAIL: INFO@GIRARDENGINEERING.CA

REGISTERED PROFESSIONAL ENGINEER
C.H. WEATHERALL
100163329
Apr. 19, 2023
PROVINCE OF ONTARIO

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

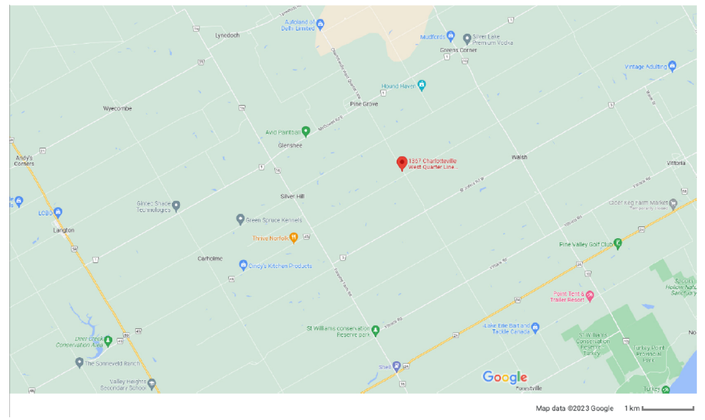
DESIGNED FOR:

KATS TRANSPORT
AL & KELI JACOBS
1367 CHARLOTTEVILLE WEST QUARTER LINE ROAD
SIMCOE, ONTARIO, N3Y 4K5
TEL: 1-519-582-3967
EMAIL: KATSTRK@XPLORNET.COM

PRE-DEVELOPMENT PLAN

SCALE:	1:500
DATE:	MARCH 2023
DRAWING BY:	T. SPRAGUE
DESIGNED BY:	C. WEATHERALL
CHECKED BY:	C. WEATHERALL
PROJECT NO:	22-107

DRAWING NO: 100



KEY MAP – NOT TO SCALE

PLAN OF TOPOGRAPHICAL SURVEY OF
PART OF LOT 6
CONCESSION 7
NORFOLK COUNTY
(GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE)

SCALE 1:500

10 5 0 10 20 30
METRES

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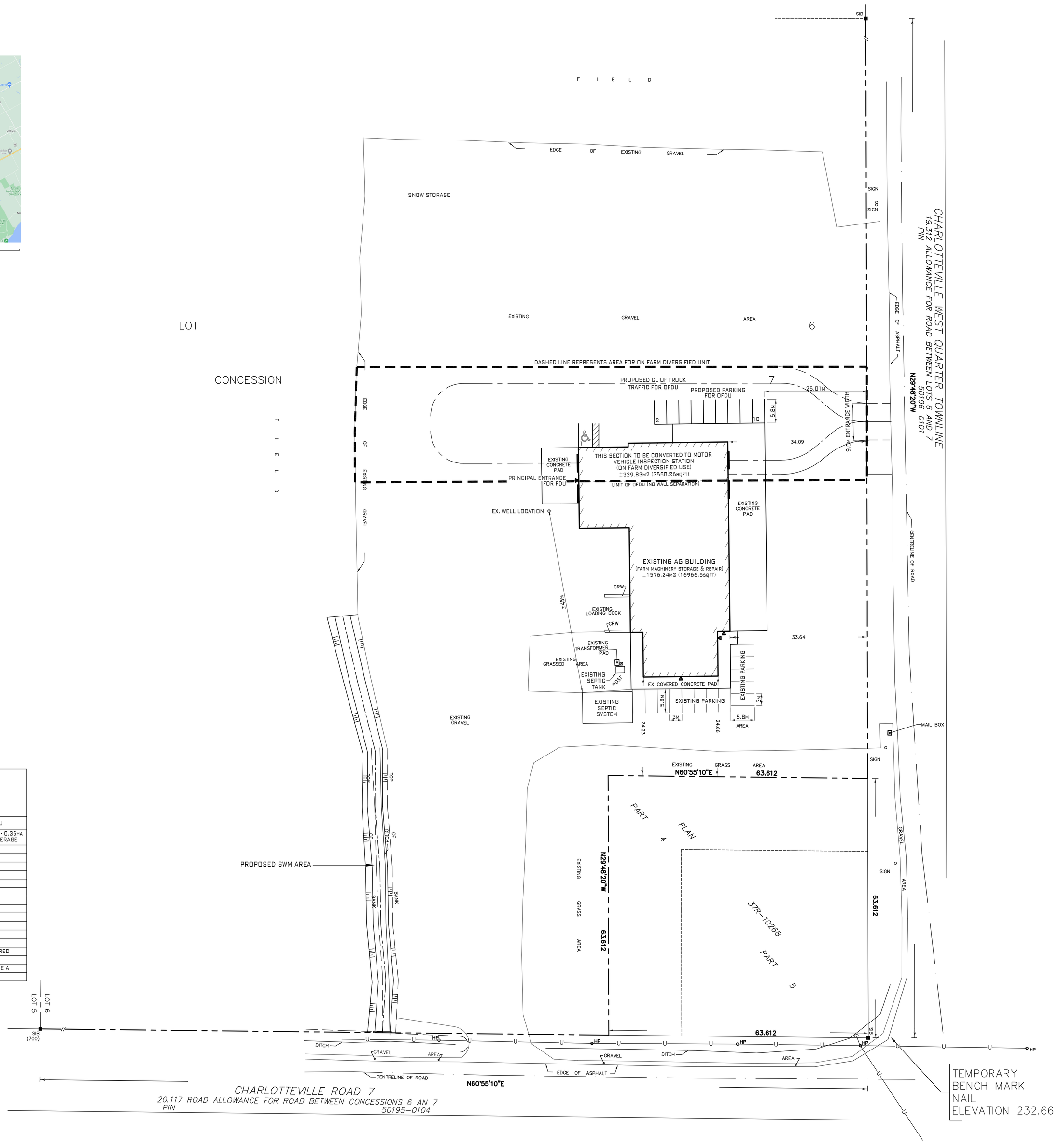
HP – HYDRO POLE
HYD – HYDRANT
CRW – CONCRETE RETAINING WALL
▶ - PRINCIPAL ENTRANCE FOR OFDU
◀ - EXISTING BUILDING ENTRANCE

SITE STATISTICS & ZONING DATA TABLE:

EXISTING USE: FARM BUILDING (LOW HUMAN OCCUPANCY)
PROPOSED BUILDING USE: MOTOR VEHICLE INSPECTION STATION
EXISTING ZONE: A - AGRICULTURAL
BUILDING AREA - EXISTING (NO PROPOSED ADDITION) 1576.24M2 (16 966.50FT2)
- MOTOR VEHICLE INSPECTION STATION (OFDU) 329.83M2 (3550.26FT2)

ZONE REGULATION	REQUIRED	PROVIDED	OFDU
LOT AREA - MINIMUM	40HA	39.66HA (98AC)	3508.75M2 - 0.35HA = 1% COVERAGE
LOT FRONTAGE - MINIMUM	30M	30.473M	
LOT DEPTH - MINIMUM	35M	163.42M	
FRONT YARD DEPTH - MINIMUM	15M	±87.84M	
EXTERIOR SIDE YARD - MINIMUM	15M	33.64M	
REAR YARD DEPTH - MINIMUM	7.5M	> 500M	
INTERIOR SIDE YARD - MINIMUM	7.5M	> 500M	
MINIMUM DISTANCE FROM CL OF COUNTY ROAD	23M	46.79M	
LANDSCAPED OPEN SPACE - MINIMUM	10%		
HEIGHT OF BUILDING - MAXIMUM	15M	4.88M	
CONCRETE AREA (IMPERVIOUS)	NO PROVISION	791.14M2	
GRANULAR AREA	NO PROVISION	1911.05M2	
GRASS AREA	NO PROVISION	752.61M2	
PARKING REQUIREMENTS	PARKING RATE		REQUIRED
OFDU	1/35 M2		10
BARRIER FREE	(1-12)		1 - TYPE A
TOTAL PARKING REQUIRED			10

GENERAL NOTES:
- EXISTING ON SITE SEPTIC SYSTEM CAPACITY IS CAPABLE FOR THE PROPOSED CHANGE OF USE, NO ADDITIONAL WASHROOMS ARE PROPOSED ON SITE
- EXPECTED NUMBER OF VEHICLES SERVICED DAILY IS 2 (FARM LICENSED VEHICLES OF 4500kg)
- THE EXPECTED NUMBER OF EMPLOYEES IS (2). THE EXPECTED NUMBER OF CUSTOMERS A DAY IS (2)
- OPERATIONS OF THE PROPOSED USE ARE FROM 7AM - 5PM MONDAY TO FRIDAY



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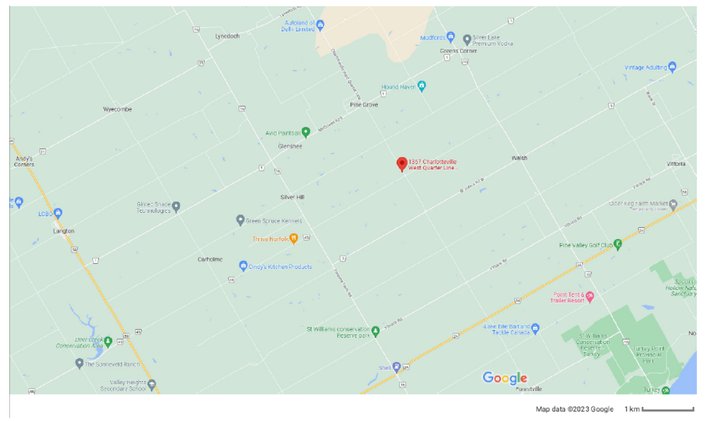
SIMCOE, ONTARIO, N3Y 4K5
TEL: 1-519-582-3967
EMAIL: KATSTRK@XPLORNET.COM

SITE PLAN

SCALE:	1:500	DRAWING NO:	101
DATE:	MARCH 2023		
DRAWING BY:	T. SPRAGUE		
DESIGNED BY:	C. WEATHERALL		
CHECKED BY:	C. WEATHERALL		
PROJECT NO:	22-107		



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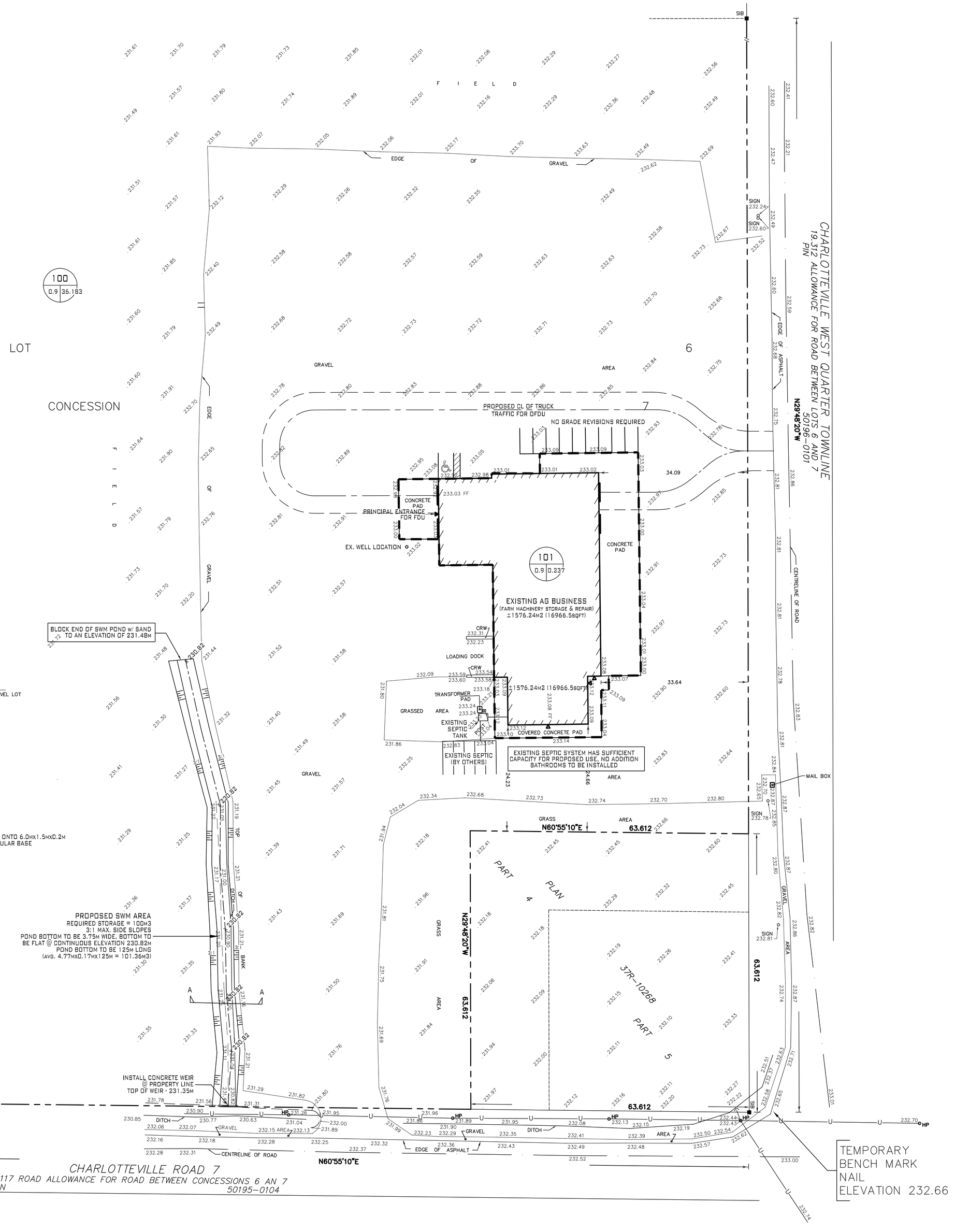

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SIMCOE, ONTARIO, N3Y 4K5
TEL: 1-519-582-3967
EMAIL: KATSTRK@XPLORNET.COM

GRADING / SERVICING PLAN

SCALE:	1:500
DATE:	MARCH 2023
DRAWING BY:	T. SPRAGUE
DESIGNED BY:	C. WEATHERALL
CHECKED BY:	C. WEATHERALL
PROJECT NO:	22-107

DRAWING NO: 102

Norfolk County
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: 1367 Charlotteville West Quarterline Rd. Simcoe		
Owner: 1181312 ONTARIO INC (Att Keli Jacobs)		Lot: PT Lot 6.	Concession: 7
Lot Area:	Lot Frontage:	Assessment Roll No. 493-030-16000-0000	
PURPOSE OF EVALUATION	☐ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☑ Other On-farm diversified use		
BUILDING INFORMATION	☐ Residential ☐ Commercial ☐ Industrial ☑ Agricultural		
Building Area:	No. of Bedrooms: NIL	No. of Fixture Units: 5	Is the building currently occupied? (Yes) / No If No, how long?
EVALUATOR'S INFORMATION	Evaluator's Name: JACK Granger	Company Name: Granger E/F	
Address: 1770 3rd con ST Williams		Postal Code: N0E 1P0	Phone: 519 7180147
Email: Grangeraj@Gmail.com		BCIN # 23318	
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): Grass		Soil Type: Sand
Site Slope: ☑ Flat ☐ Moderate ☐ Steep	Soil Conditions: ☐ Wet ☑ Dry		Depth of Water Table: 22 ft.
Surface Discharge Observed: Yes (No)	Odour Detected: Yes (No)		Current Weather (at time of evaluation): Dry & Sunny
SYSTEM EVALUATION	Class of System: ☐ 1 (Privy) ☐ 2 (Greywater) ☐ 3 (Cesspool) ☑ 4 (Leaching Bed) ☐ 5 (Holding Tank)		
Tank: ☑ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other _____		Size: 800 Gal.	Pump: Yes (No)
Distribution System: Area: ☐ Trench Bed ☐ Filter Medium	No. of Tile Runs: 6	Total Length of Tile: 150'	Distance Between Tile Runs: 8'
Tile Material: ☑ PVC ☐ Clay ☐ Other	Ends: ☑ Capped ☐ Joined	Cover: ☐ Filter Cloth ☐ Sand ☐ Top Soil ☑ Seeded	

Setbacks:	Tank	Distribution Pipe
Distance to Buildings & Structures (ft)	15'	28'~~8~~'
Distance to Bodies of Water (ft)	—	—
Distance to Nearest Well (ft)	150	150
Distance to Proposed Property Lines	Front ____ Rear ____ Side ____ Side ____	Front ____ Rear ____ Side ____ Side ____

Farm NOT close2 To Property lines

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) 426-5870 for more information.
	Additional Comments: Only 5 years old works good

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, Al Jacobs. (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: Jun 21/22.

EVALUATOR:

1. I, Jack Granger 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: June 21/22

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

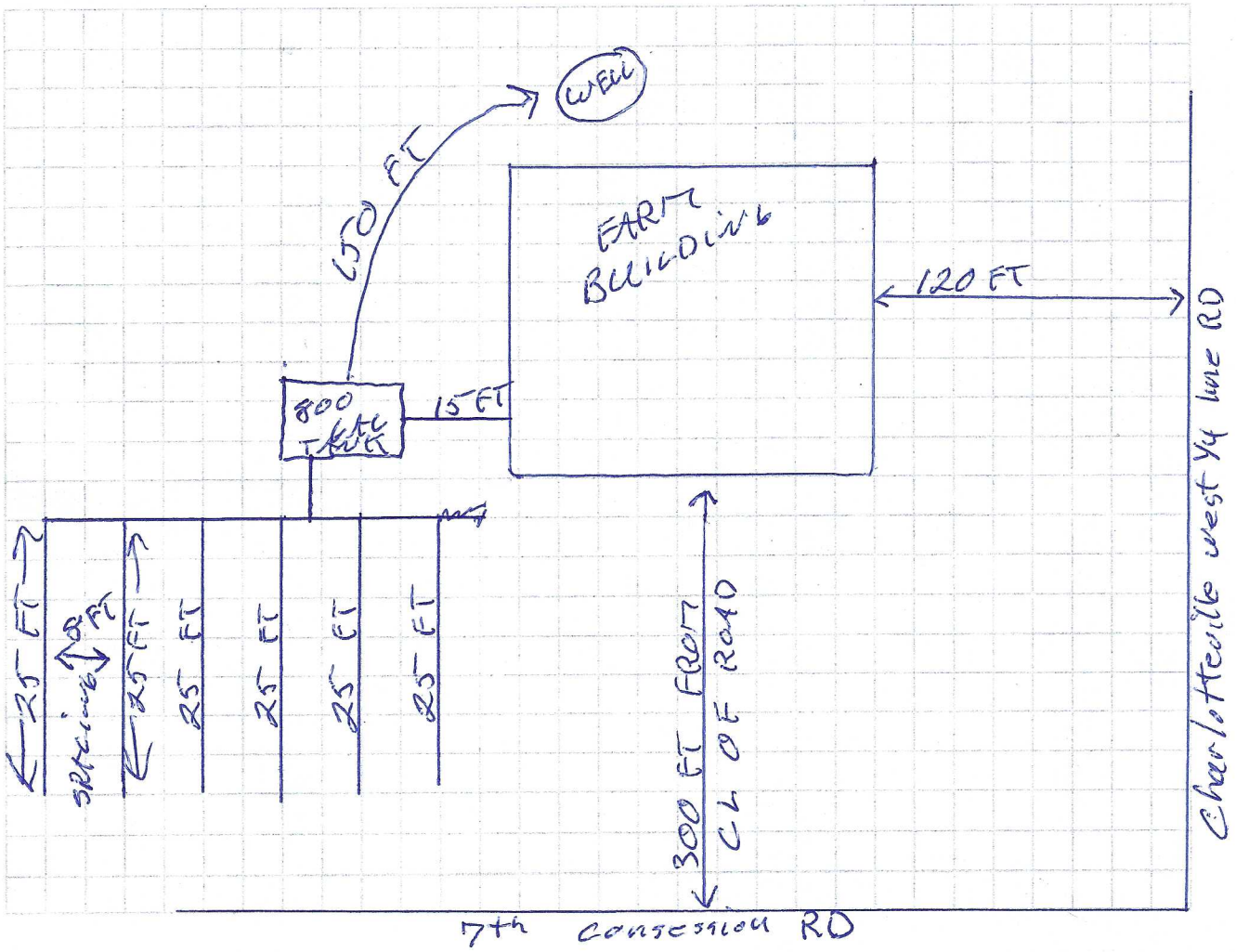
On Site Sewage Disposal System Location Plan

DATE: Jun 21/22. APPLICATION NUMBER: _____

OWNER Al Jacobs EVALUATOR _____

PROPERTY ADDRESS 1367 Charlotteville West Quarterline Rd Simcoe

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.

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