

For Office Use Only:

File Number

ANPL2017091

RT Meeting

Related File Number

Application Fee

1172.00

Pre-consultation Meeting

Conservation Authority Fee

Pa. ct.

Application Submitted

Apr. 2017

OSSD Form Provided

✓

Complete Application

May 16/17

Planner

Public Notice Sign

F15

PAC Meeting

 YES May 8, 2017 Neac approval?

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Vicki 519-521-3959

A. Applicant Information**Name of Owner**GILBERT VANDENBRINK

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

14 OLD CUT BLVD LONG POINT

Town and Postal Code

PORT ROWAN N0E 1M0

Phone Number

(519) 521-3902

Cell Number

SAME

Email

gvandenbrink@eastwood88.com**Name of Applicant**GILBERT VANDENBRINK

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent GIRARD ENGINEERING - LEN GIRARD
Address 212 MAIN ST. W. P.O. Box 90
Town and Postal Code OTTERVILLE N0J 1R0
Phone Number (519) 879-6875
Cell Number (519) 532-6589 - LEN GIRARD
Email lgirard@girardengineering.ca

Name of Engineer GIRARD ENGINEERING
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the applicant noted above.

Applicant
 Agent
 Owner

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

None



B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 543070187000000

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

SOUTH WALSHAM, LONG POINT LOT 462
RP 436

Municipal Civic Address (911 Number): 14 OLD CUT BLVD

Present Official Plan Designation(s): RESORT RESIDENTIAL

Present Zoning: RR RESORT RESIDENTIAL

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

NO

3. The date the subject lands was acquired by the current owner: 2011

4. Present use of the subject lands:

COTTAGE, BOATHOUSE

5. 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, height, etc. on your attached sketch which must be included with your application:

COTTAGE 1262.95 SF (117.33 m²) + COVERED PORCH
332.5 SF (30.89 m²) ONE STOREY - 14% LOT COVERAGE
BOATHOUSE 1050 SF (97.55 m²) ALL RETAINED

6. If known, the date existing buildings or structures were constructed on the subject lands: 1988



7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

ADDITION 773.32 SF (71.84 m²)

8. 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, height, etc. on your attached sketch which must be included with your application:

ADDITION - COVERED PORCH/SUNROOM

TOTAL LOT COVERAGE INCREASES TO 20.85%

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

SUMMER 2017

10. 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:



11. If known, the length of time the existing uses have continued on the subject lands:

SINCE 1988

12. Existing use of abutting properties:

COTTAGES - RESORT RESIDENTIAL

13. Are there any easements or restrictive covenants affecting the subject lands?

Yes No If yes, describe the easement or restrictive covenant and its effect:

14. 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:

15. Does the requested amendment remove the subject land from an area of employment? Yes No If yes, describe 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:

OWNER DESIRES A PROTECTED SITING AREA

AT THE REAR OF THE COTTAGE

ADDING 71.84 m² OF STRUCTURE INCREASES LOT

COVERAGE FROM 14.04% TO 20.85% (21%)

2. Description of land intended to be severed in metric units: N/A

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known): N/A

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

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



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

PROPOSED ADDITION RESULTS IN TOTAL LOT

COVERAGE IN EXCESS OF 15% LIMIT

6. Does the requested amendment delete a policy of the Official Plan? Yes No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
 Yes No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):



8. Site Information

Please indicate unit of measurement i.e. m, m² or % etc.

	Existing	Proposed
Lot frontage	20.99m	20.99m
Lot depth	50.29m	50.29m
Lot width	20.99m	20.99m
Lot area	1055.4m ²	1055.4m ²
Lot coverage	14.04%	20.85%
Front yard	9.15m	9.15m
Rear yard	29.05m	22.35m
Left Interior side yard	1.22m	1.22m
Right Interior side yard	2.69m	2.69m
Exterior side yard (corner lot)		
Landscaped open space	66%	60%
Entrance access width	3.65m	3.65m
Exit access width		
Size of fencing or screening		
Type of fencing		

9. Building Size

Number of storeys	ONE	ONE
Building height	5.82m	5.82m
Total ground floor area	148.22m ²	220.07m ²
Total gross floor area	148.22m ²	220.07m ²
Total useable floor area	148.22m ²	220.07m ²

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	
Number of visitor parking spaces	
Number of accessible parking spaces	
Number of off street loading facilities	



11. Multiple Family Residential

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 m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

12. Commercial/Industrial Uses

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 (e.g. office, retail, storage, etc.):



Seating Capacity (for assembly halls, etc.): _____

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:

13. Institutional

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 (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)



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 (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? Yes No Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown
4. Provide the information you used to determine the answers to the above questions:

PROPERTY HAS ALWAYS BEEN RESORT RESIDENTIAL
ORIGINALLY MNR LANDS SOLD TO THE PUBLIC

5. 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. 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

4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.



5. 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 2 m (channel adjacent)

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
- Other (describe below)

Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

- Yes No

3. Has the existing drainage on the subject lands been altered?

- Yes No

4. Does a legal and adequate outlet for storm drainage exist?

- Yes No

5. How many water meters are required?



6. Existing or proposed access to subject lands:

Municipal road
 Provincial highway
 Unopened road
 Other (describe below)

7. Name of road/street:

OLD CUT BLVD

G. Other Information

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

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

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

MAJORITY OF ADDITION IS COVERED PORCH
APPROX. 15% OF ADDITION TO BE A CLOSED
IN SUN ROOM

NO ALTERATIONS PROPOSED TO GRADING
PROPERTY & GROUNDS ARE WELL ESTABLISHED



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. 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. Existing and proposed easements and right of ways
- 11. Zoning compliance table – required versus proposed
- 12. Parking space totals – required and proposed
- 13. Loading spaces, facilities and routes
- ✓ 14. All dimensions of the subject lands
- ✓ 15. Dimensions and setbacks of all buildings and structures
- ✓ 16. Gross, ground and useable floor area
- ✓ 17. Lot coverage
- 18. Floor area ratio
- 19. Building entrances and grades
- ✓ 20. Names of adjacent streets
- ✓ 21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- 22. Fire access and routes
- 23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
- 24. Location of mechanical room
- 25. Refuse disposal and storage areas including any related screening
- ✓ 26. Winter snow storage location
- ✓ 27. Landscape areas with dimensions
- 28. Natural features, watercourses and trees
- 29. Fire hydrants and utilities location
- 30. Fencing, screening and buffering – size, type and location
- ✓ 31. All hard surface materials
- 32. Light standards and wall mounted lights



33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
- ✓ 37. Professional engineer's stamp

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
- 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 of the study required

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.



Owner/Applicant Signature



Date

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.



Owner/Applicant Signature

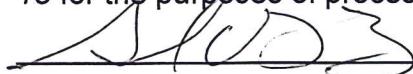


Date

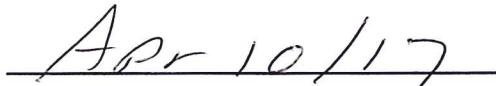


L. Freedom of Information

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. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.



Owner/Applicant Signature



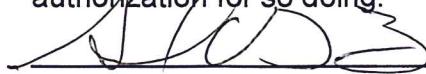
Date

N. Owner's Authorization

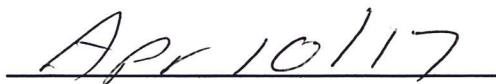
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

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

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner



Date



Owner



Date



O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that development approval is required before a building permit can be issued.



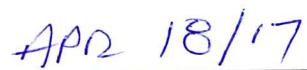
Applicant Signature



Date



Agent Signature



Date

P. Declaration

I, Len Girard 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:



Owner/Applicant Signature

In Norfolk County

This 18 day of April

A.D., 2017



A Commissioner, etc.

LINDA JANE BERKE, a
Commissioner, etc., Norfolk County,
for the Corporation of Norfolk County.
Expires January 20, 2020.





Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
NOE 1GO
519-875-4485

PROPERTY INFORMATION

Address: 14 Old Cut Blvd, Port Rowan

Legal Description: SWAL PLAN 436 LOT 462 REG

Roll Number: 331054307018700

Application #:

Information Origins: Development Services GIS/girard Engineering Site plan

Resort Residential Zone (RR)

		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum <i>lot area</i>				
	i) new <i>lot</i>	0.40		N/A	ha
	ii) <i>lot of record</i>	700.00		N/A	m.sq
	b) minimum <i>lot frontage</i>				
	i) <i>interior lot</i>	15.00		N/A	m
	ii) <i>corner lot</i>	18.00		N/A	m
	c) minimum <i>front yard</i>	6.00	9.14	N/A	m
	d) minimum <i>exterior side yard</i>	6.00		N/A	m
	e) minimum <i>interior side yard</i>				
	i) attached garage	1.20		N/A	m
		1.20		N/A	m
	ii) detached garage	Right 3.00 Left 1.20	2.69 1.22	0.31 N/A	m m
	f) minimum <i>rear yard</i>	9.00	22.35	N/A	m
	g) maximum <i>building height</i>	7.50		N/A	m
	h) maximum <i>lot coverage</i>				
	i) <i>lot</i>	15.00	20.85	5.85	%

Comments

1) Main building exceed minimum side yard - deficient 0.31m. 2) Main building exceed maximum lot coverage - deficient 5.85%

Accessory Structure

3.2.1	a) <i>building height</i>	5.00		N/A	m
	b) minimum <i>front yard</i>	6.00		N/A	m
	c) minimum <i>exterior side yard</i>	6.00		N/A	m
	d) minimum <i>interior side yard</i>	1.20		N/A	m
	e) minimum <i>rear yard</i>	1.20		N/A	m
	f) <i>through lot distance to street line</i>	6.00		N/A	m
	g) <i>lot coverage</i>				
	i) <i>lot coverage</i>	10.00	10.12	0.12	%
	ii) <i>usable floor area</i>	100.00	9.29	N/A	m.sq

Comments

RECEIVED

APR 19 2017

NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870

Langton: 22 Albert St.
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N0E 1G0
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Application #:

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Resort Residential Zone (RR)

3.2.2 Boathouse

a) minimum exterior side yard	6.00		N/A	m
b) minimum interior side yard				m
i) typical lot	1.20		N/A	m
ii) erected on a common lot line	0.00		N/A	m
c) maximum building height	5.00		N/A	m
d) maximum total usable floor area	56.00	97.55	41.55	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area , for accessory buildings	10.00	10.12	0.12	%

Comments

1) While not subject to this deficiency form the existing boathouse exceeds maximum usable floor area - deficient 41.55 m. sq

Decks and Porches

3.6 a) interior side lot line

b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.	1.20	1.22	N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00		N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50		N/A	m
e) sloping rear yard.				
i) interior lot line	3.00		N/A	m
ii) rear lot line	6.00		N/A	m

Comments



Zoning Deficiency

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Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
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PROPERTY INFORMATION

Address: 14 Old Cut Blvd, Port Rowan

Legal Description: SWAL PLAN 436 LOT 462 REG

Roll Number: 331054307018700

Application #:

Information Origins: Development Services GIS/girard Engineering Site plan

Resort Residential Zone (RR)

Parking

4.1 number of parking spaces

N/A

Comments

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

Signature of owner or authorized agent

date

Prepared By:

Signature of Zoning Administrator

date

AS PER:

Fritz R. Enzlin. CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
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: 14 Old Cut Blvd Long Point	
Owner: Gil and Vicki VANDEN BRINK		Lot: 462	Concession: PLAN 436
Lot Area: 11550 ft ²	Lot Frontage: 70 feet	Assessment Roll No. 543-070-18700-0000	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input checked="" 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: 1200 ft ²	No. of Bedrooms: 2	No. of Fixture Units: 20	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?
EVALUATOR'S INFORMATION	Evaluator's Name: DAVID OATMAN		Company Name: KIRWIN & OATMAN EXCAVATING LTD.
Address: 14851 BAYHAM DR, PO BOX 98, TILLSONBURG, ON	Postal Code: N4G 4H3		Phone: 519.688.0350
Email: sales@kirwinoatman.com	BCIN # 17579		
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SAND
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep	Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: 6 ft.
Surface Discharge Observed: Yes <input checked="" type="checkbox"/>	Odour Detected: Yes <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): SUN AND CLOUDS
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: 800 Gal.		Pump: Yes <input checked="" type="checkbox"/>
Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium	No. of Tile Runs: 6	Total Length of Tile: 300	Distance Between Tile Runs: 5 feet
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 checked="" type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank	Distribution Pipe
Distance to Buildings & Structures (ft)	8 Feet		16 Feet
Distance to Bodies of Water (ft)	107 Feet		115 Feet
Distance to Nearest Well (ft)	90 Feet		98 Feet
Distance to Proposed Property Lines	Front 40	Rear 141	Side 22 Side 42
	Front 10	Rear 114	Side 10 Side 10

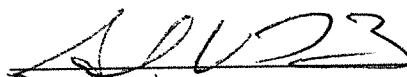
OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required
	<input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required
<p>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.</p> <p>Additional Comments: System working properly well maintained YARD</p>	

VERIFICATION

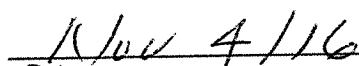
OWNER:

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



Owner Signature



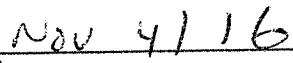
Date

EVALUATOR:

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



Evaluator Signature



Date

BUILDING DIVISION COMMENTS

Comments: _____

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

Chief Building Official or designate

Date

Revised: March 24, 2012



On Site Sewage Disposal System Location Plan

DATE: NOV 4 2017

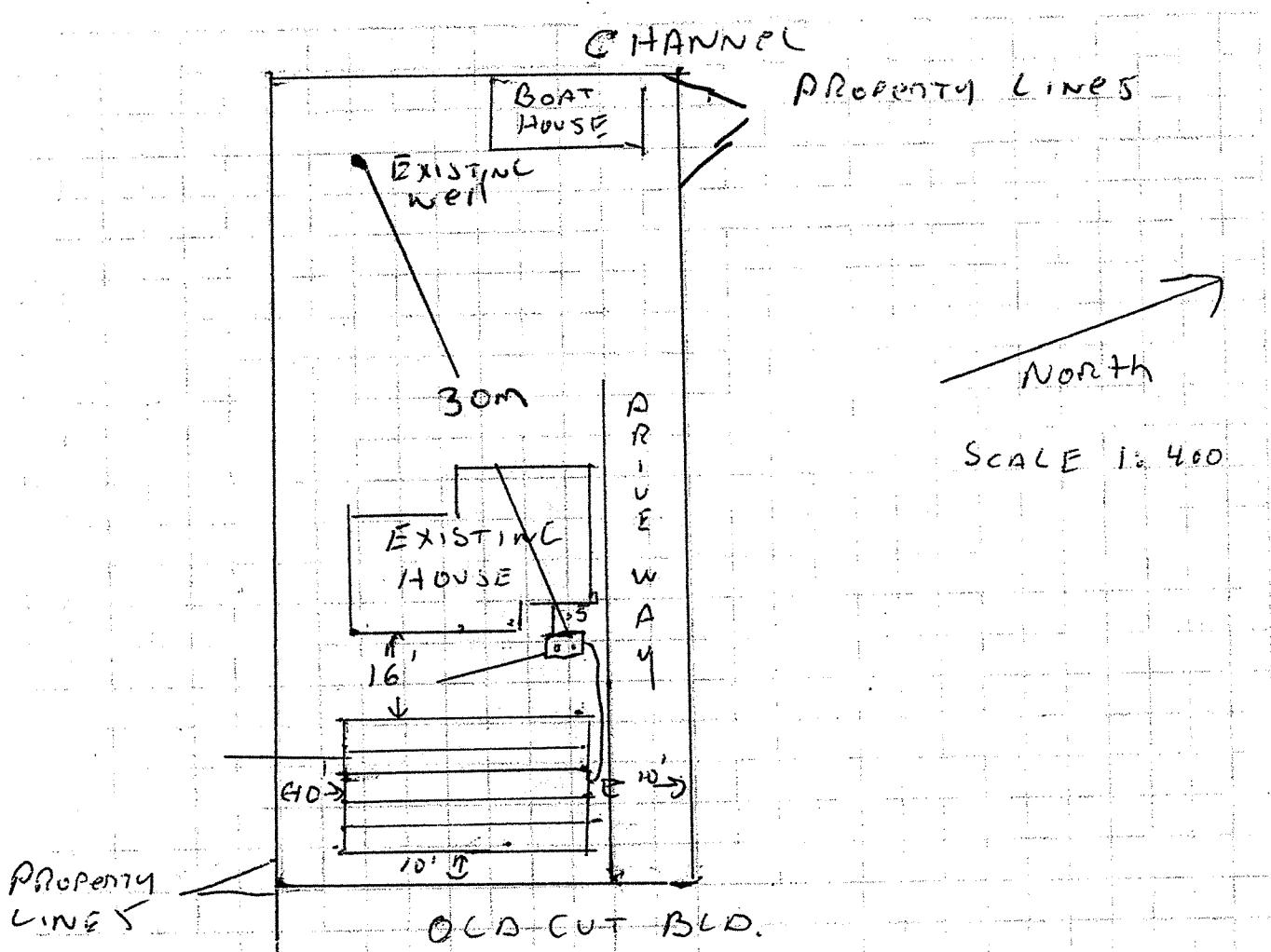
APPLICATION NUMBER: _____

OWNER GIBBENT VANNER BRINK

EVALUATOR DAVID OATMAN

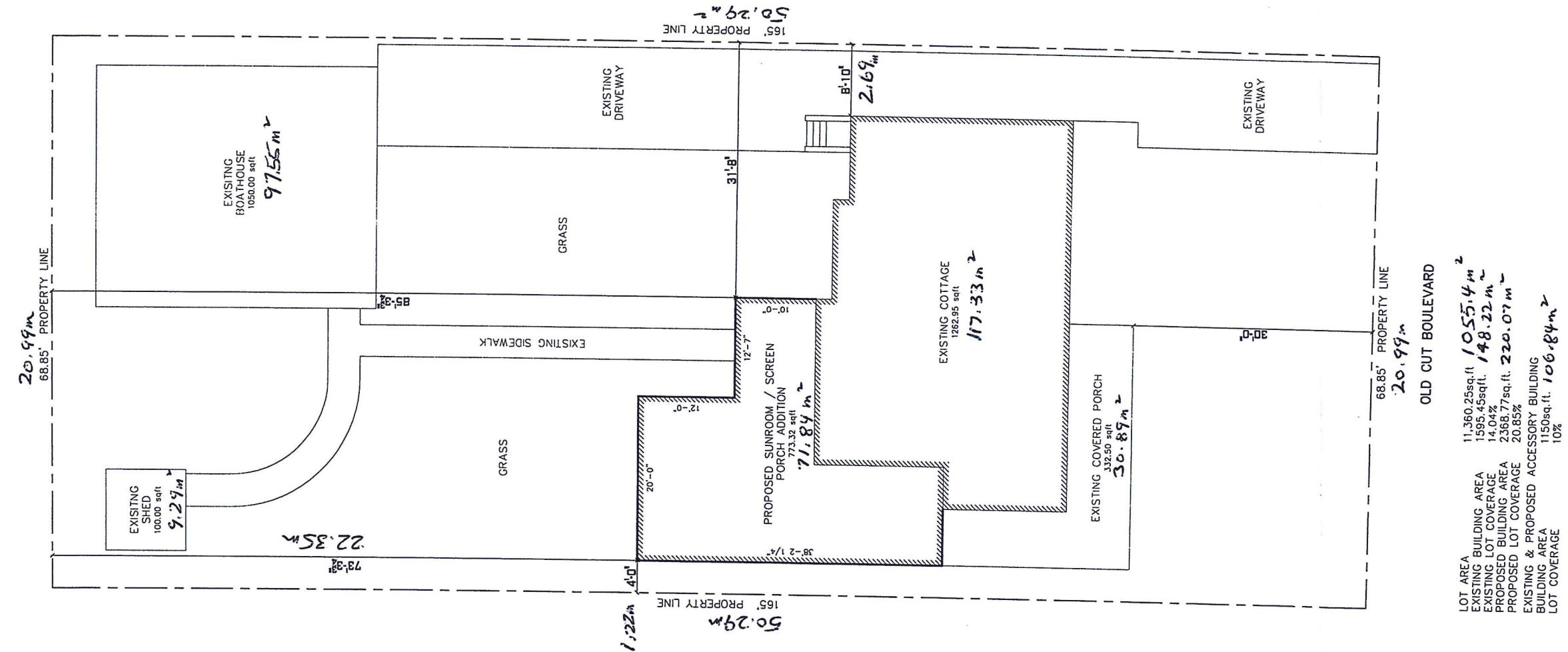
PROPERTY ADDRESS 14 OCO CUT BLVD LONG POINT

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: David Oatman

NOTE: The above sketch is not to exact scale.



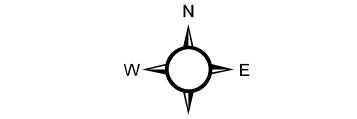
**RENOVATIONS & SCREEN
PORCH ADDITION**

SITE PLAN

1/16 = 1'-0"
BIRCHFIELD, 2016

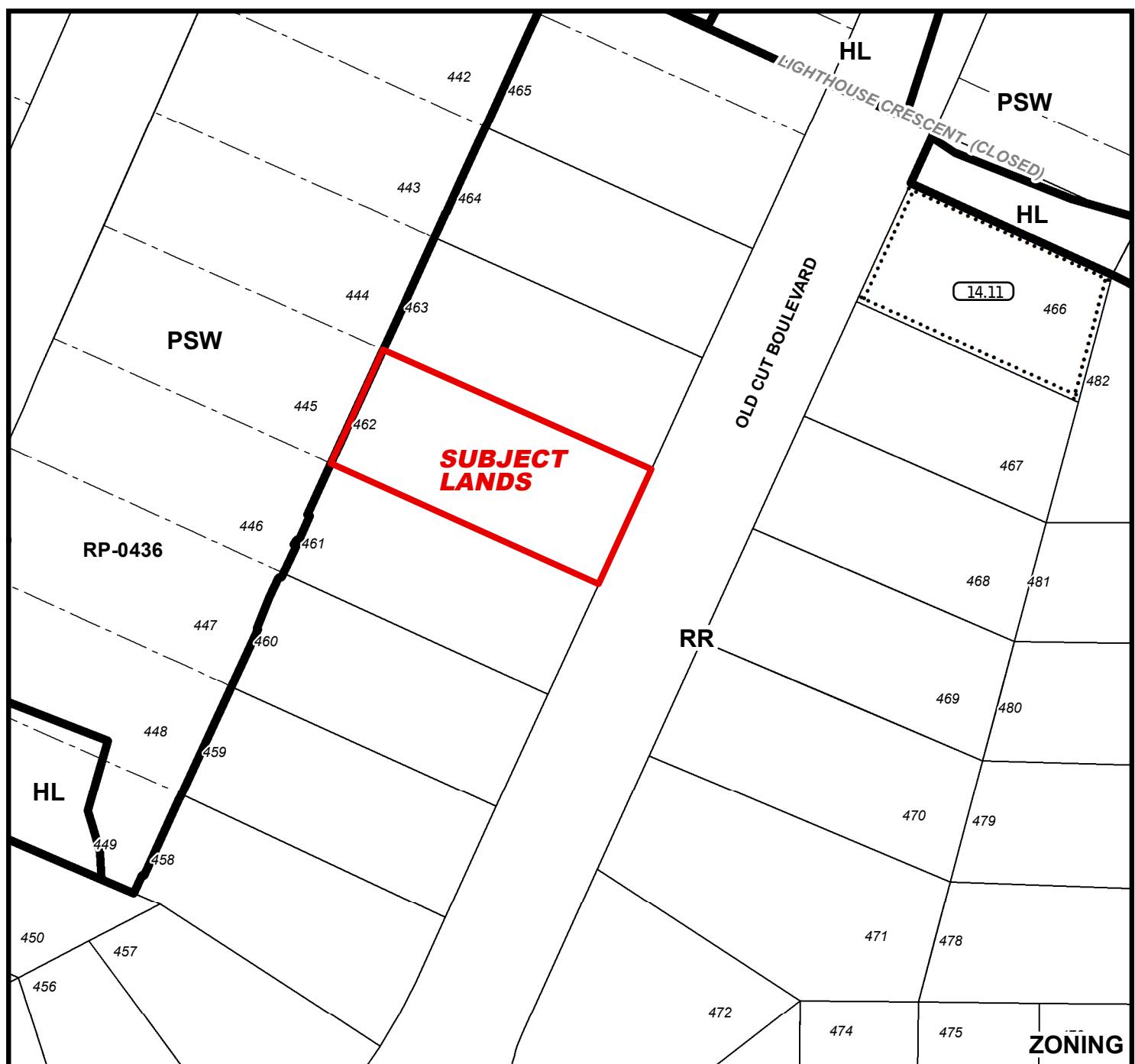
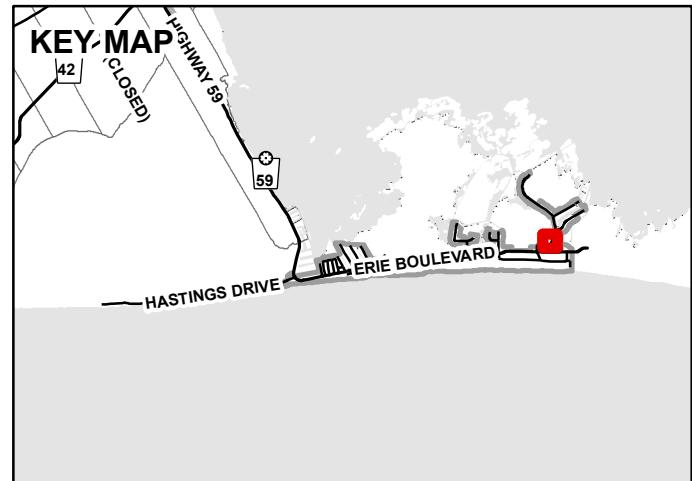
RECD: DATE: DRAWING NO:

MAP 1
File Number: ANPL2017091
 Geographic Township of
SOUTH WALSINGHAM



1:1,000

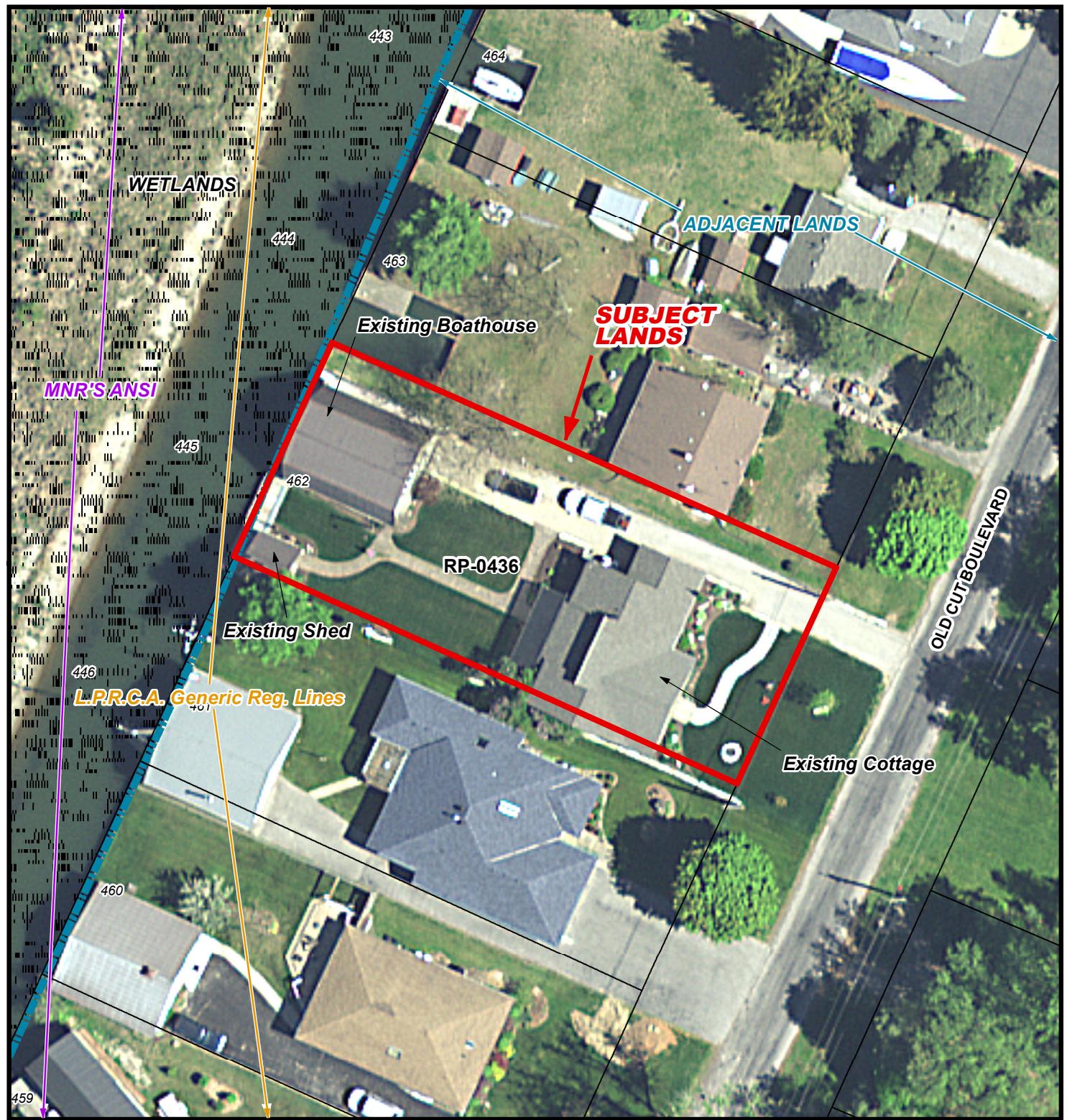
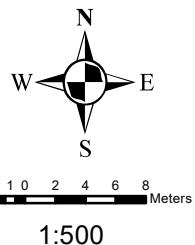
8 4 0 8 16 24 32 Meters



MAP 2

File Number: ANPL2017091

Geographic Township of SOUTH WALSINGHAM



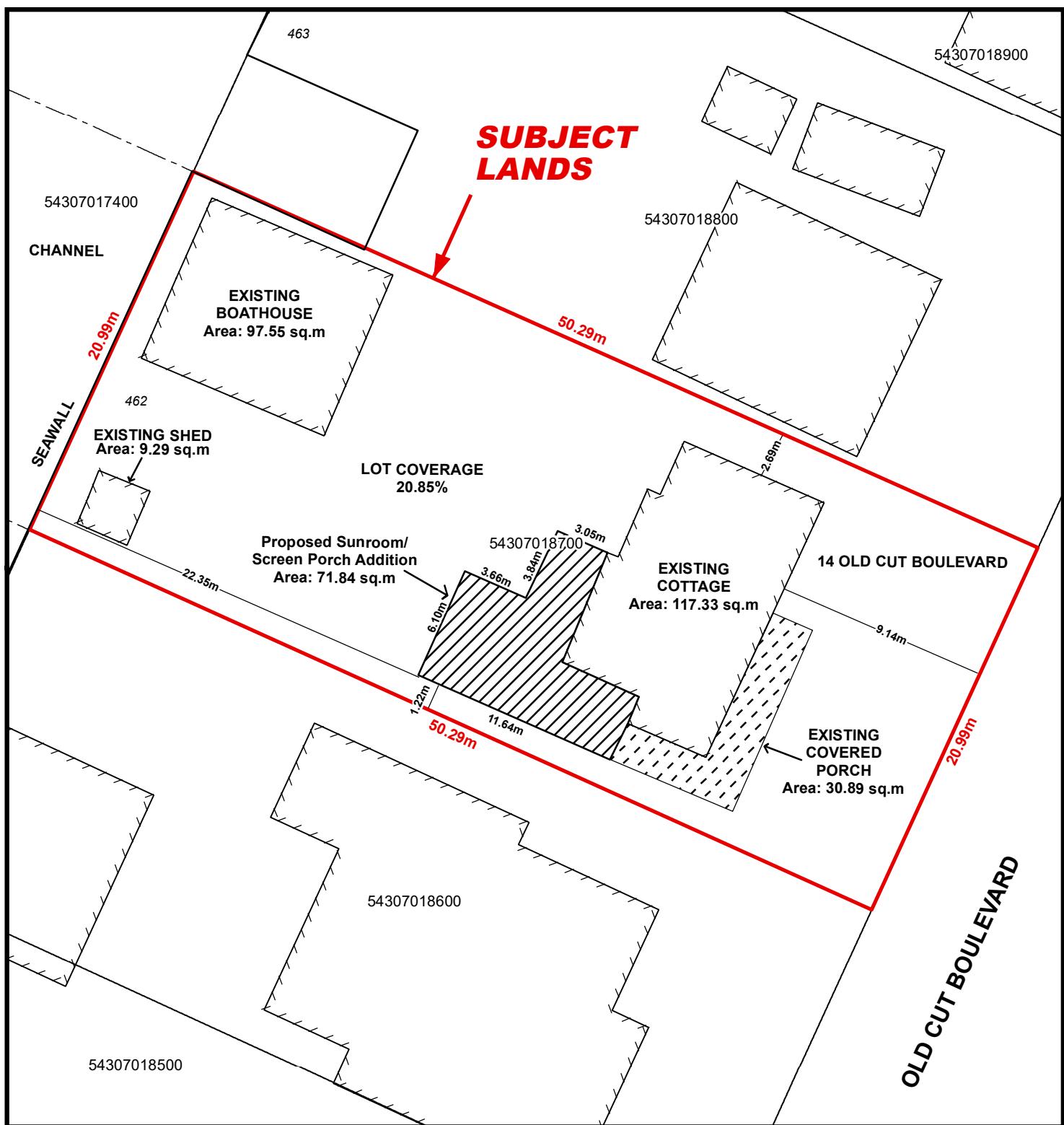
MAP 3

File Number: ANPL2017091

Geographic Township of SOUTH WALSINGHAM



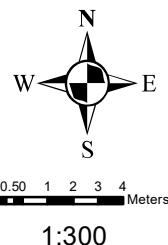
1:300



LOCATION OF LANDS AFFECTED

File Number: ANPL2017091

Geographic Township of SOUTH WALSINGHAM



1:300

