

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANR 2018034Feb 20/18Feb 28/18Mar 1/18

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1406.00Feb 28/18Aisha**Check the type of planning application(s) you are submitting.**

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 337-020-19800-0000**A. Applicant Information****Name of Owner**Marbank Farms Ltd

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**1273 Lynn Valley Rd.**Town and Postal Code**Port Dover NoA NI**Phone Number**519 428 1630**Cell Number**519 410 4222**Email**ltbootsma@gmail.com**Name of Applicant**Leonard Bootsma**Address**1273 Lynn Valley Rd.**Town and Postal Code**Port Dover NoA NI**Phone Number**519 428 1967**Cell Number**519 410 4222**Email**ltbootsma@gmail.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☐ Owner

☐ Agent

☒ Applicant

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

Libro Credit Union 440 Norfolk St S Simcoe  
N3Y 2X3 519 426 5930

**B. Location, Legal Description and Property Information**

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

Woodhouse Township, Concession 4, Lot 16+17

Municipal Civic Address: 1273 Lynn Valley Rd.

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural (A)

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agricultural

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

N/A

5. 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.

Special needs and maternity area pens with drive in feeding alley

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

The Proposed Addition to the dairy barn will house a special needs/maternity area. It will have large straw filled pens, a flushable feed alley for cattle and a drive in feed dispensing alley. See attachment

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:

At least 59 years.

9. Existing use of abutting properties:

Crop land

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:

N/A. **C. Purpose of Development Application**

Note: Please complete all that apply.

**1. Site Information**

**Existing**

**Proposed**

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

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

Relief of 12m from required setback of 117m to permit a setback of 105 m

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

Special needs area of existing barn is at south/west end of barn and it should be expanded at this location for the good of the cattle.

**4. Description of land intended to be severed in metric units:**

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

N/A Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

N/A

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: \_\_\_\_\_

N/A

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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

Frontage: \_\_\_\_\_

N/A

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

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

Owners Name: Marbank Farms Ltd.

Roll Number: 3310 337 020 19800 0000

Total Acreage: 161

Workable Acreage: 140

Existing Farm Type: (i.e., corn, orchard etc) dairy and crops

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900 +-

Owners Name: Marbank Farms Ltd.

Roll Number: 3310 337 020 15900 - 000

Total Acreage: 50 ac

Workable Acreage: 39 ac

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

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1930 +-

Owners Name: Marbank Farms Ltd.

Roll Number: 3310 337 02019300 - 0000

Total Acreage: 40

Workable Acreage: 34

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

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.**

#### 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. 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:

Dad's & my memory  
\_\_\_\_\_

- N/A. 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 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

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

### Sewage Treatment

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

### Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Lynn Valley Rd.

---

## G. Other Information

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

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

9

---

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.

Current maternity area is overcrowded, causing undue stress to cows when they are most vulnerable. Current research indicates that extra space at this time in the lactation greatly alleviates stress resulting in a much more productive lactation.

## H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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

- ☒ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☒ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment 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. Transfers, Easements and Postponement of Interest

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

### Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

  
Owner/Applicant/Agent Signature

Feb 26 2018  
Date

## J. Owner's Authorization

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

I/We Wayne & Jack Bootsma am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Leonard Bootsma 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

Feb 26/18  
Date

  
Owner

Feber 26/18  
Date

**K. Declaration**

I, Leonard Bootsma 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:

185 Robinson Street

In Simcoe, ON

This 26<sup>th</sup> day of February

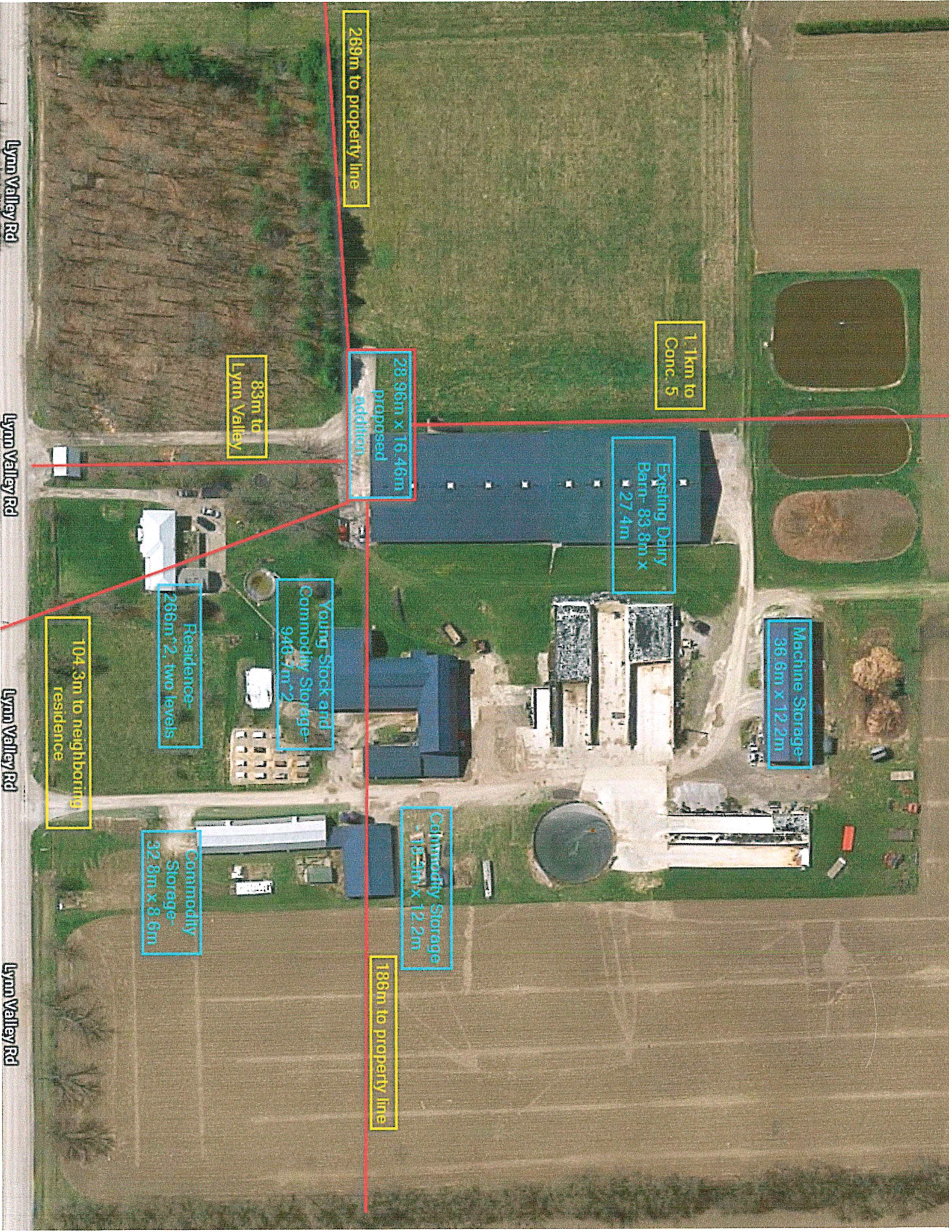
A.D., 20 18

[Signature]

A Commissioner, etc.

[Signature]  
Owner/Applicant/Agent Signature

ALISHA KATHLEEN CULL, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires April 28, 2019



1.1km to  
Conc. 5

Existing Dairy  
Barn- 83.8m x  
27.4m

Machine Storage-  
36.6m x 12.2m

Commodity Storage  
- 118.5m x 12.2m

186m to property line

269m to property line

28.96m x 16.46m  
proposed  
addition

83m to  
Lynn Valley

Young Stock and  
Commodity Storage-  
946.4m<sup>2</sup>

Residence-  
266m<sup>2</sup>, two levels

104.3m to neighboring  
residence

Commodity  
Storage-  
32.8m x 8.6m

Lynn Valley Rd

Lynn Valley Rd

Lynn Valley Rd

Lynn Valley Rd

## Minimum Distance Separation II

Cow barn  
Prepared By: Don King, The Soil Resource Group

### Description:

Application Date: Tuesday, February 06, 2018

### Municipal File Number:

### Applicant Contact Information

Leonard Bootsma  
1273 Lynn Valley Road  
RR1  
Port Dover, ON, Canada N0A 1N1

### Location of Subject Livestock Facilities

County of Norfolk  
WOODHOUSE, Concession: 4, Lot: 17  
Roll Number: 3310337020198000000

Calculation Name: **Home**

Description: Cow barn pens expansion

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins)	25	4.2	25	4.2	875 ft <sup>2</sup>
Liquid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), 3 Row Free Stall	125	178.6	125	178.6	13,125 ft <sup>2</sup>
Liquid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall	58	29.0	58	29.0	4,350 ft <sup>2</sup>
Solid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Deep Bedded	42	21.0	42	21.0	2,940 ft <sup>2</sup>

Manure Storage: H1. Liquid, outside, no cover, sloped-sided storage

Existing design capacity (NU): 232.7

Design capacity after alteration (NU): 232.7

$$\begin{array}{ccccccc}
 \text{Factor A} & \text{Factor B} & \text{Factor C} & \text{Factor D} & & \text{Building Base Distance 'F'} \\
 (\text{Odour Potential}) & (\text{Size}) & (\text{Orderly Expansion}) & (\text{Manure Type}) & & (\text{minimum distance from livestock barn}) \\
 0.7 & \times 424.37 & \times 0.5000 & \times 0.79 & = & 117 \text{ m (385 ft)}
 \end{array}$$

$$\begin{array}{c}
 \text{Storage Base Distance 'S'} \\
 (\text{minimum distance from manure storage}) \\
 294 \text{ m (964 ft)}
 \end{array}$$

### MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	117 m 385 ft	TBD	294 m 964 ft	TBD
Type B Land Uses	234 m 769 ft	TBD	588 m 1,928 ft	TBD
Nearest lot line (side or rear)	12 m 38 ft	TBD	29 m 96 ft	TBD
Nearest road allowance	23 m 77 ft	TBD	59 m 193 ft	TBD



## Zoning Deficiency

Simcoe: St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: t St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 1273 Lynn Valley Road

Legal Description: Woodhouse Conc 4 lot 17

Roll Number: 331033702019800

Application #:

Information Origins: MDS provided by applicant for addition to existing dairy barn

### Agricultural Zone (A)

Minimum Distance Separation	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Application Prepared By:				
3.17 MDS Requirement	117	105.00	12	m
Minimum Lot Size	5.00		N/A	ha
Comments				

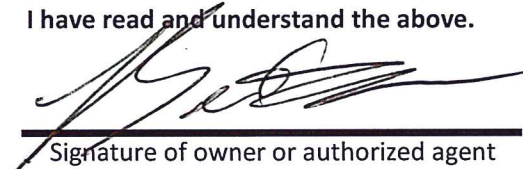
addition to barn does not meet minimum distance set back to dwelling across the road at 1286 Lynn Valley Road

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.

#### Prepared By:

Roxanne Koot

I have read and understand the above.

  
Signature of owner or authorized agent

Feb 26 2018  
date

  
Signature of Zoning Administrator

Feb 21/2018  
date

AS PER: Fritz R. Enzlin. CBCO,  
CRBO - Chief Building Official  
Manager, Building & Bylaw  
Division, Norfolk County

## Minimum Distance Separation II

Cow barn  
Prepared By: Don King, The Soil Resource Group

**Description:**

**Application Date:** Tuesday, February 06, 2018

**Municipal File Number:**
**Applicant Contact Information**

Leonard Bootsma  
1273 Lynn Valley Road  
RR1  
Port Dover, ON, Canada N0A 1N1

**Location of Subject Livestock Facilities**

County of Norfolk  
WOODHOUSE, Concession: 4, Lot: 17  
Roll Number: 3310337020198000000

**Calculation Name:** *Home*

**Description:** Cow barn pens expansion

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins)	25	4.2	25	4.2	875 ft <sup>2</sup>
Liquid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), 3 Row Free Stall	125	178.6	125	178.6	13,125 ft <sup>2</sup>
Liquid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall	58	29.0	58	29.0	4,350 ft <sup>2</sup>
Solid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Deep Bedded	42	21.0	42	21.0	2,940 ft <sup>2</sup>

**Manure Storage:** H1. Liquid, outside, no cover, sloped-sided storage

**Existing design capacity (NU):** 232.7

**Design capacity after alteration (NU):** 232.7

*no increase in animals*

$$\begin{array}{ccccccc}
 \text{Factor A} & \text{Factor B} & \text{Factor C} & \text{Factor D} & & \text{Building Base Distance 'F'} & \\
 (\text{Odour Potential}) & (\text{Size}) & (\text{Orderly Expansion}) & (\text{Manure Type}) & & (\text{minimum distance from livestock barn}) & \\
 0.7 & \times 424.37 & \times 0.5000 & \times 0.79 & = & 117 \text{ m (385 ft)} & 
 \end{array}$$

$$\begin{array}{c}
 \text{Storage Base Distance 'S'} \\
 (\text{minimum distance from manure storage}) \\
 294 \text{ m (964 ft)}
 \end{array}$$

**MDS II Setback Distance Summary**

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	117 m 385 ft	TBD	294 m 964 ft	TBD
Type B Land Uses	234 m 769 ft	TBD	588 m 1,928 ft	TBD
Nearest lot line (side or rear)	12 m 38 ft	TBD	29 m 96 ft	TBD
Nearest road allowance	23 m 77 ft	TBD	59 m 193 ft	TBD



## Minimum Distance Separation II

Cow barn

Prepared By: Don King, The Soil Resource Group

---

---

### Preparer Information

Don King  
The Soil Resource Group  
50 Crimea St.  
Guelph, ON, Canada N1H 2Y6  
Phone #1: 519-341-2176  
Phone #2: 519-820-3500  
Fax: 226-326-0955  
Email: dking@srgresearch.ca

Signature of Preparer: \_\_\_\_\_

Don King

Date: \_\_\_\_\_

---

### NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Marbank Farms  
Home Farm  
MDSII



# Marbank Farms

Home Farm  
Farmstead Map

Home Farm  
Con 4 Lot 17 Woodhouse  
County of Norfolk

Barn and storage to drilled well >15m and to surface water >50m flow path  
No other known wells  
No municipal well <=100m from Farm Unit property  
No tile inlet <50m from storage flow path

Farm Unit has 458 tillable acres  
Minimum 3m permanently vegetated buffer zone from field to top of bank of surface water  
Fields tiled  
No non-agricultural source material





Working together with our community  
to provide quality services.

## Evaluation Form for Existing On-Site Sewage Systems

<b>OFFICE USE ONLY</b>		<b>FILE NO.:</b>		<b>DATE RECEIVED:</b>	
<b>PROPERTY INFORMATION</b>		Municipal Address: <u>1273 Lynn Valley Rd Pt Dover</u>			
Owner: <u>Marbank Farms Ltd.</u>		Lot: <u>17</u>		Concession: <u>4</u>	
Lot Area: <u>160 acres.</u>	Lot Frontage: <u>approx 1700'</u>	Assessment Roll No. <u>377-020-19800-0000</u>			
<b>PURPOSE OF EVALUATION</b>		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
<b>BUILDING INFORMATION</b>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural			
Building Area: <u>3000 ft<sup>2</sup></u>		No. of Bedrooms: <u>5</u>		No. of Fixture Units: <u>29.5</u>	
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: <u>JERRY MOYER</u>		Company Name: <u>LARRY'S BACKHOE</u>	
Address: <u>3018 HWY #6 JARVIS ONT</u>		Postal Code: <u>N4A 1J0</u>		Phone: <u>519 587 2601.</u>	
Email: <u>jarrys backhoe @ options dsl.ca</u>		BCIN # <u>10598</u>			
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, grass, impermeable surface): <u>GRASS</u>		Soil Type: <u>clay/loam</u>	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>25</u> ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): <u>damp.</u>	
<b>SYSTEM EVALUATION</b>		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <u>1000</u> Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>10</u>		Total Length of Tile: <u>500ft</u>	
Distance Between Tile Runs: <u>≈ 6 ft.</u>					
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
<b>Setbacks:</b>		<b>Tank</b>		<b>Distribution Pipe</b>	
Distance to Buildings & Structures (ft)		<u>TANK 1 ≈ 3ft.    TANK 2 ≈ 5ft.</u>		<u>&gt; 17 ft.</u>	
Distance to Bodies of Water (ft)		<u>&gt; 15 m.</u>		<u>&gt; 30 m.</u>	
Distance to Nearest Well (ft)		<u>&gt; 15 m.</u>		<u>&gt; 30 m.</u>	
Distance to Property Lines		Front <u>100ft</u> Rear <u>&gt; 500ft</u> Side <u>&gt; 300ft</u> Side <u>&gt; 300ft</u>		Front <u>20ft</u> Rear <u>&gt; 50ft</u> Side <u>&gt; 300ft</u> Side <u>&gt; 300ft</u>	



## Instructions for completing the Evaluation Form for Existing On-Site Sewage Systems

### General Information Applicable to Sewage Evaluations:

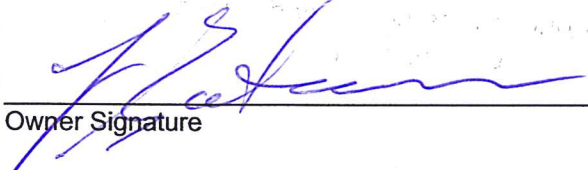
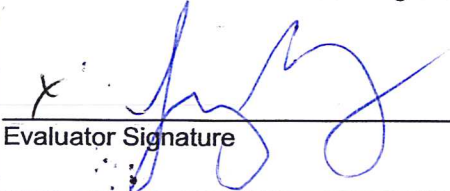
1. Please complete the following form by checking appropriate lines and filling out blanks.
2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions 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 **no later than 30 days** prior to the scheduled public meeting. Failure to meet this date may cause the application to be deferred.
6. Completed Forms must be returned to:

### Building Division

Simcoe Office  
8 Schellburg Ave.  
Simcoe, ON N3Y 2J4  
Fax: (519) 426-1186

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
  - where grass and brush exceeds twelve (12) inches, or
  - where a building served by the existing system has not been occupied for ninety (90) days.
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.

<b>OVERALL SYSTEM RATING</b>	<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  <b>Note:</b> 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.
	<b>Additional Comments:</b> SYSTEM APPEARS TO BE WORKING PROPERLY AND SOME MEASUREMENTS WILL BE TO THE CLOSEST TO ACCURATE WE CAN ESTABLISH WITHOUT EXCAVATION.
<b>VERIFICATION</b>	<b>OWNER:</b> 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, <u>Leonard Bootsma</u> (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.  <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">             Owner Signature         </div> <div style="width: 45%; text-align: right;"> <u>Feb 21 2018</u>            Date         </div> </div>
<b>EVALUATOR:</b>	1. I, <u>JERRY MOYER</u> 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.  <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">             Evaluator Signature         </div> <div style="width: 45%; text-align: right;"> <u>FEB 21/2018</u>            Date         </div> </div>
<b>BUILDING DIVISION COMMENTS</b>	Comments: _____ _____  I, _____ have reviewed the information contained in this form as submitted.  <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           _____            Chief Building Official or designate         </div> <div style="width: 45%; text-align: right;">           _____            Date         </div> </div>



## On Site Sewage Disposal System Location Plan

DATE: FEB 21/18.

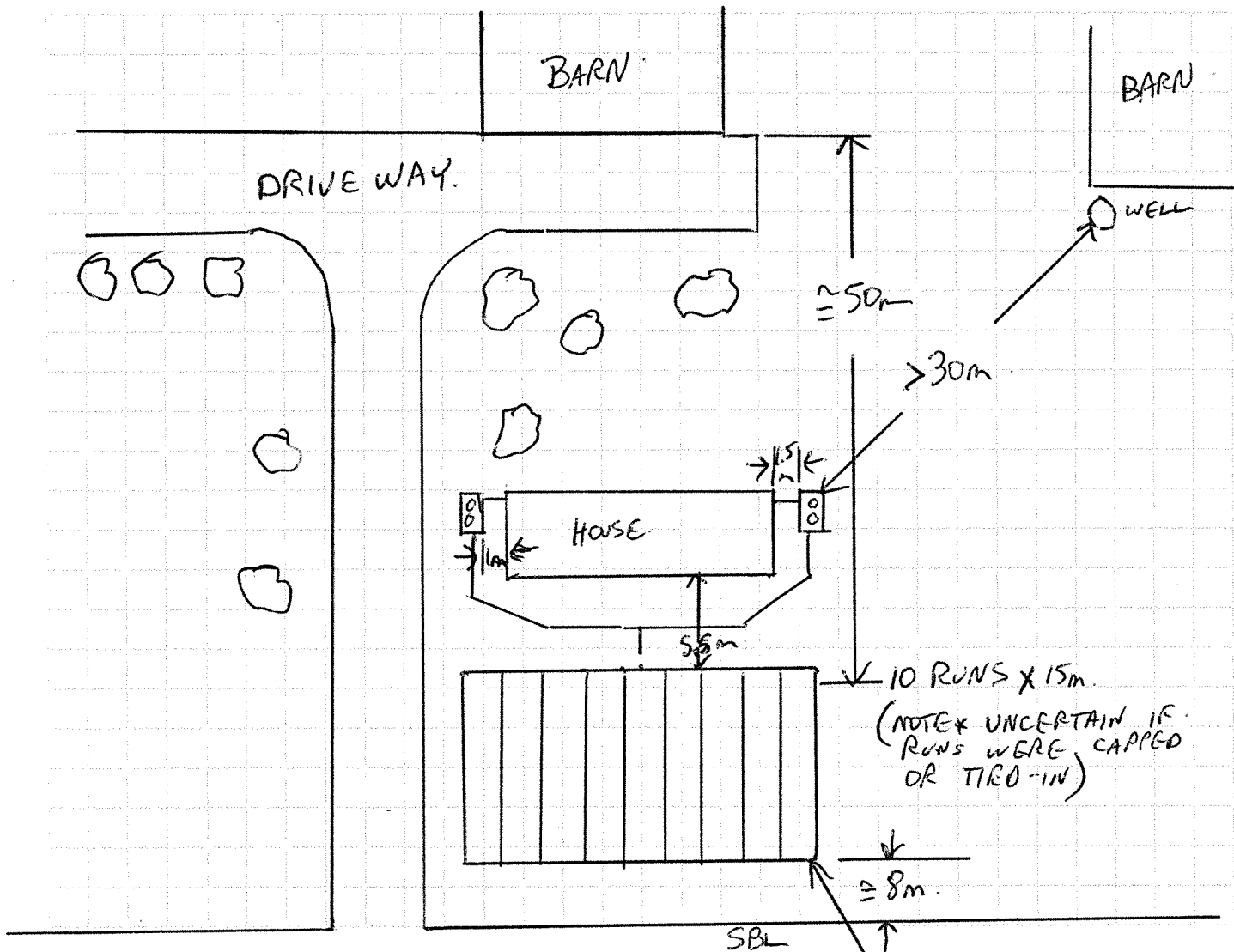
APPLICATION NUMBER: \_\_\_\_\_

OWNER MARBANK FARMS LTD.

EVALUATOR JERRY MOYER.

PROPERTY ADDRESS 1273 LYNN VALLEY RD. PT. DOVER

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: JERRY MOYER.

NOTE: The above sketch is not to exact scale.

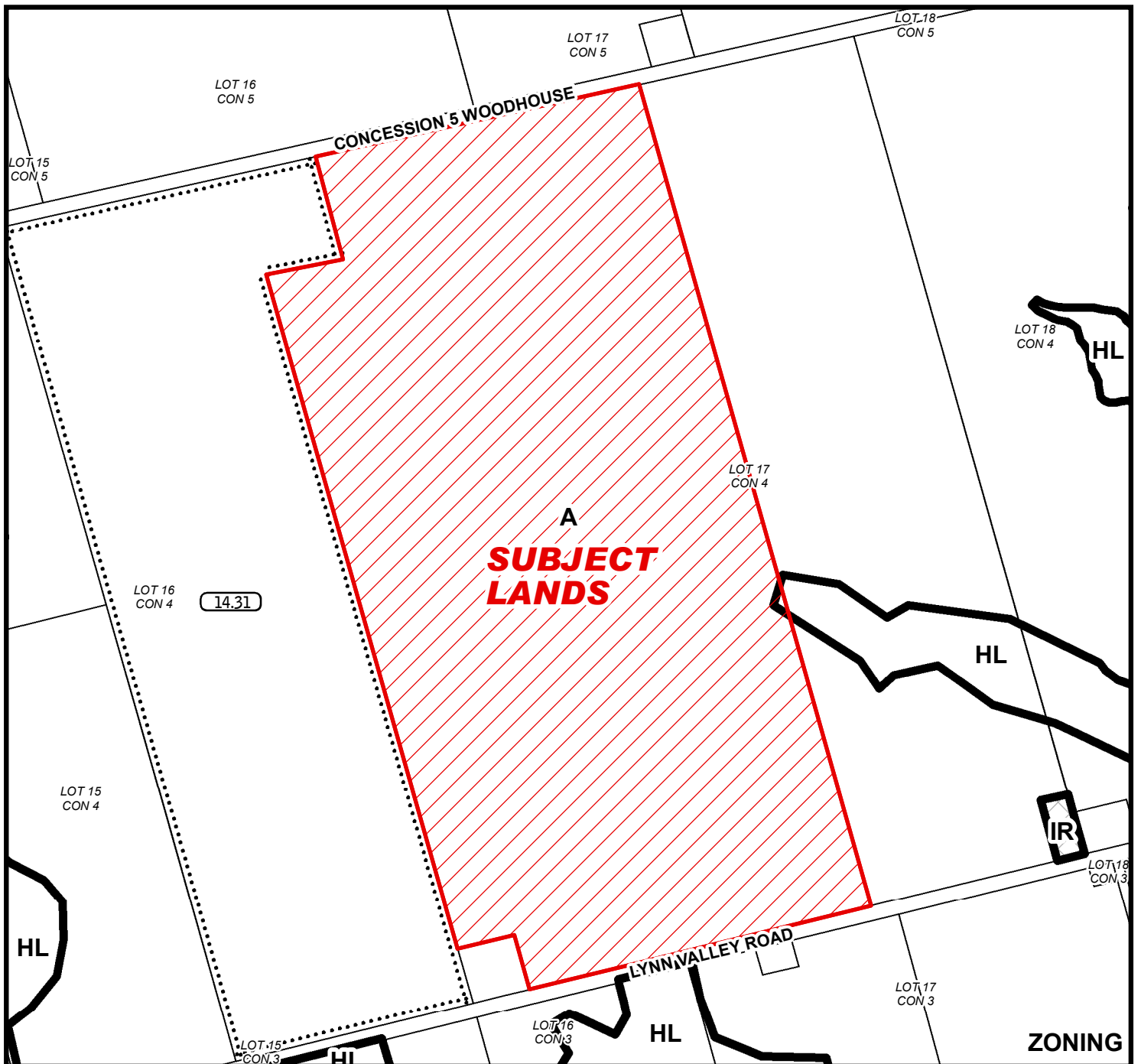
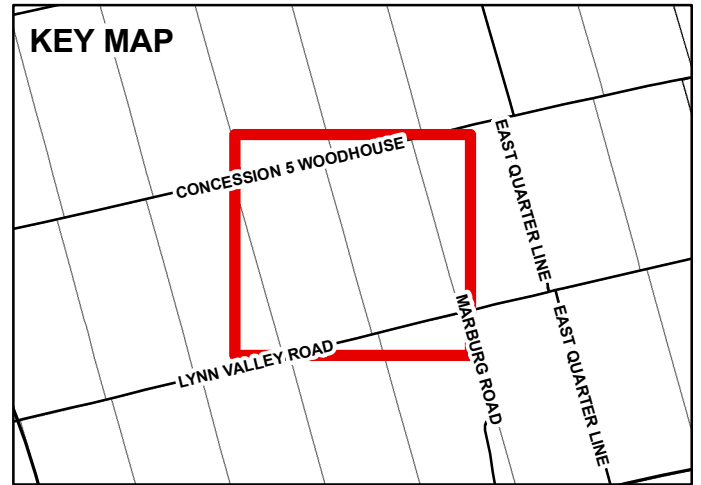
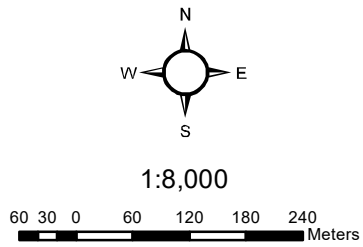
$>30m$  TO NEXT.  
CLOSEST WELL



# MAP 1

## File Number: ANPL2018034

Geographic Township of  
**WOODHOUSE**



# MAP 2

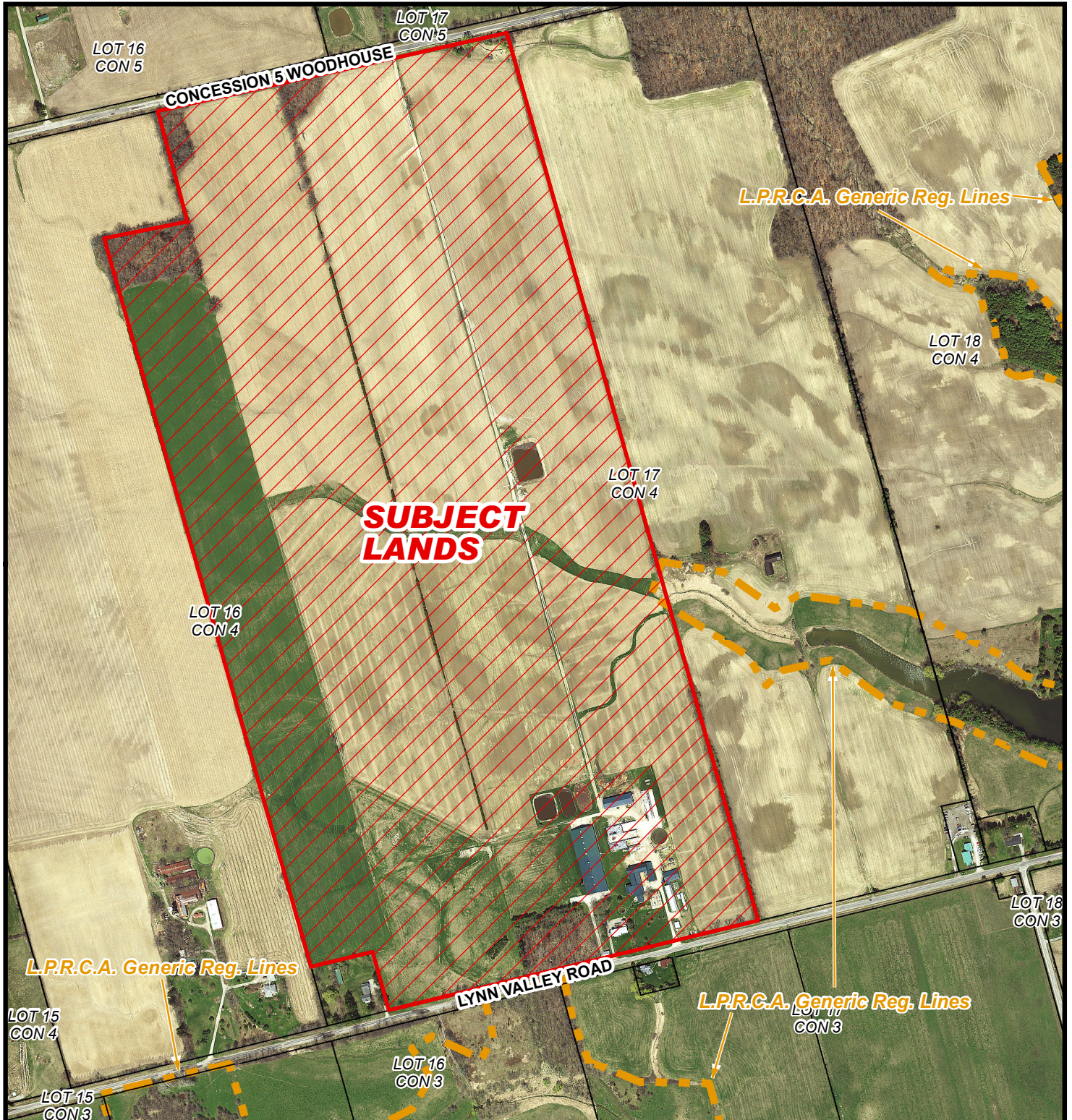
File Number: ANPL2018034

Geographic Township of WOODHOUSE



25 50 75 100 Meters

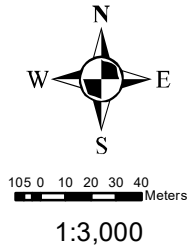
1:7,000



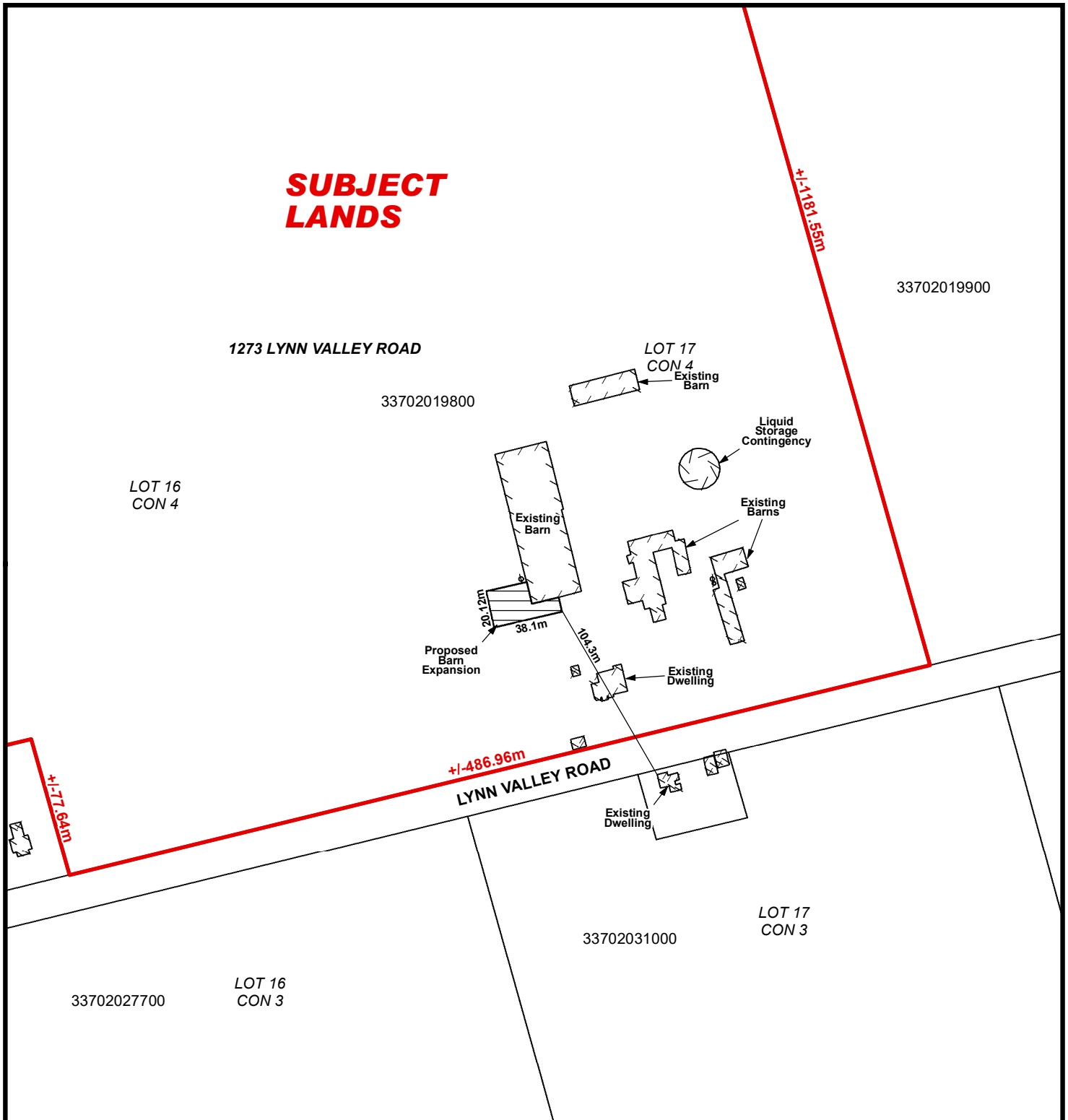
# MAP 3

File Number: ANPL2018034

Geographic Township of WOODHOUSE



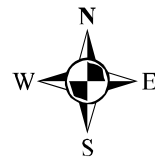
**SUBJECT  
LANDS**



# LOCATION OF LANDS AFFECTED

File Number: ANPL2018034

Geographic Township of WOODHOUSE



105 0 10 20 30 40 Meters

1:3,000

**SUBJECT  
LANDS**

