

Surplus Farm Dwelling Consent / Severance and Zoning By-Law Amendment Application

Information contained within this box is for office use only			
Consent file number	<u>BNPL2016082</u>	Application fee	<u>\$2225</u>
Zoning file number	<u>ZNPL2016083</u>	Conservation authority fee	<u>n/a</u>
Pre-consultation meeting on	<u>n/a</u>	OSSD form provided	<u>yes</u>
Application submitted on	<u>Mar 2/16</u>	Sign issued	<u></u>
Complete application on	<u>Apr 18/16</u>		

Property assessment roll number: 3310- 543-040-10500

**A. Applicant Information**

**Applicant** name (if the applicant is a numbered company provide the name of a principal of the company)

SHELDON & SANDRA DEDRICK

Address

1099 1<sup>ST</sup>. C. RD., PORT ROWAN, ON. N0E1M0

Email address —

Phone number 519-586-3667

**Agent** name

THOMAS A. CLINE

Address

c/o NORFOLK LAW CHAMBERS, 25 NORFOLK ST. N., SIMCOE, ON. N3Y3N6

Email address cline@norfolklawchambers.com Phone number 519-426-1711

**Owner** name

SAME AS APPLICANT

Address

Email address —

Phone number —

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands. If there are no mortgagees, charges or other encumbrances please indicate NONE:

GRACE STELLA DEDRICK

C/O STELLA WALKER, 51 CHIPPEWA AVE., WOODSTOCK, ON. N4T 1A1

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## B. Location and Legal Description Of Subject Lands

Geographic township S. WALSINGHAM Urban or hamlet area \_\_\_\_\_

Concession number 1 Lot number Pt. 1. 16

Registered plan number \_\_\_\_\_ Lot or block number \_\_\_\_\_

Reference plan number \_\_\_\_\_ Part number \_\_\_\_\_

Frontage 3520<sup>ft</sup> / 1,072.8 m. Depth 1980<sup>ft</sup> / 603.5 m.

Width 3520<sup>ft</sup> / 1,072.8 m. Lot Area 64.74 ~~HA~~

Municipal civic address

3595 LAKESHORE RD.

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

☒ Yes

☐ No

If yes, describe the easement or covenant and its effect:

EASEMENT ABUTTING REG RD 42 IN FAVOUR OF UNION GAS.

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## C. Purpose Of The Development Application

Please explain what you propose to do on the subject lands and premises that make this development application necessary and include the nature and extent of the amendment requested:

DEVELOPMENT APPLICATION IS TO PROVIDE FOR SEVERANCE OF  
SURPLUS DWELLING.

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Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):

UNKNOWN

Please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

**Table 1 List of Owned and Farmed Properties Within Norfolk County**

Owners Name (including those with part interest) Assessment Roll Number Civic Address	Total Acreage (individual property)	Workable Acreage (individual property)	Existing Farm Type (corn, orchard, tobacco)	Dwelling Present	Year Dwelling Built
SHELDON & SANDRA DEDRICK 1099 1ST CRD., S. WALSINGHAM 543-040-11600-0000	50	30	CATTLE & HORSES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	+ 50 YRS.
SHELDON & SANDRA DEDRICK NO CIVIC ADDRESS 543-040-10400-0000	49	44	CASH CROP	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SHELDON & SANDRA DEDRICK 543-020-025-000000	98	80	CASH CROP	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SHELDON & SANDRA DEDRICK 543-040-10500-0000 3595 LAKESHORE DR.	78		CASH CROP	<input type="checkbox"/> Yes <input type="checkbox"/> No	
SHELDON & SANDRA DEDRICK 543-020-26810-0000 NO SPECIFIC ADDRESS	22	2	CASH CROP	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	

Description of land intended to be **SEVERED** in metric units:

Frontage 35 M. Depth 115.62 M.

Width 35 M. Lot Area 4,046.8 M<sup>2</sup>

Present use:

FARM RESIDENCE

Proposed use:

NON-FARM RESIDENCE

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Number, type of buildings and structures and dates **existing** buildings or structures were constructed on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

SEE ATTACHED DIAGRAM - CONSTRUCTION EARLY 1950'S

Number and type of buildings and structures **proposed** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

NO CHANGE

Description of land intended to be **RETAINED** in metric units:

Frontage	<u>+ 536 M.</u>	Depth	<u>+ 603.5 M.</u>
Width	<u>+ 536 M.</u>	Lot Area	<u>+ 323,208 M<sup>2</sup></u>

Present use:

AGRICULTURE

Proposed use:

AGRICULTURE

Number, type of buildings and structures and dates **existing** buildings or structures were constructed on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

SEE ATTACHED DIAGRAM - CONSTRUCTION EARLY 1950'S

Number and type of buildings and structures **proposed** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

NO CHANGE

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#### D. Property Information

Present official plan designation:

AGRICULTURE

Present zoning:

AGRICULTURE

Is there a site specific zone on the subject lands?

NO

Has the owner previously severed any lands from this subject land holding or any other lands the owner has interest in since August 24, 1978?

☒ Yes

☐ No

☐ Unknown

If yes, indicate the file number and the status/decision:

UNKNOWN

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

☐ Yes

☒ No

☐ Unknown

If yes, indicate the file number and the status/decision:

N/A

Number of separate parcels that have been created:

N/A

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Date(s) these parcels were created:

N/A

Name of the transferee for each parcel:

N/A

The date the subject lands was acquired by the current owner:

2015

Uses of the subject lands:

AGRICULTURE

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

+ ~100 YRS.

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated?

2015

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:

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**E. Previous Use Of The Property**

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes

☒ No

☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes

☒ No

☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes

☒ No

☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes

☒ No

☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes

☒ No

☐ Unknown

Provide the information you used to determine the answers to the above questions:

PERSONAL KNOWLEDGE OF PROPERTY SINCE 1948 - OWNED BY PARENTS

If you answered yes to any of the above questions, 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

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## **F. Status Of Other Planning Development Applications**

Has the subject land or land within 120 metres of it been or is now the subject to a development application under the *Planning Act* for:

1. A minor variance or a consent;
2. An amendment to an official plan, a zoning by-law or a Minister's zoning order;
3. Approval of a plan of subdivision or condominium or a site plan?

☐ Yes

☒ No

☐ Unknown

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If yes, indicate the following information about each development application:

File number:

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Land it affects:

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Purpose:

N/A

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Status or decision:

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Effect on the requested amendment:

N/A

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Is the above information for other development applications attached?

☐ Yes

☐ No

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**G. Provincial Policy**

Is the requested consent / severance and zoning by-law amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*?

☒ Yes

☐ No

If no, please explain:

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Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes

☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres of the subject lands? Please check the appropriate boxes.

**If there are no identified uses or features and this does not apply to the subject lands or within 500 metres of the subject lands please check No.**

**Table 2 Uses and Features on or Adjacent to the Subject Lands**

Use or Feature	On the Subject Lands	Within 500 Metres of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete MDS 1 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Wooded area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s)) _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Abandoned gas wells	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance

*DEDRICK MUNICIPAL DRAIN TRAVERSES SUBJECT LANDS*

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## H. Servicing And Access

Indicate the existing and proposed type of water supply on the severed lands  
(example: municipal piped water, communal wells, individual wells):

ON SITE WELL

Indicate the existing and proposed type of sewage treatment on the severed lands  
(example: municipal sewers, communal system, septic tank and tile bed):

ON SITE WASTE DISPOSAL SYSTEM.

Indicate the existing and proposed type of storm drainage on the severed lands  
(example: storm sewers, open ditches):

NO CHANGE

Indicate the existing and proposed type of water supply on the retained lands  
(example: municipal piped water, communal wells, individual wells):

N/A

Indicate the existing and proposed type of sewage treatment on the retained lands  
(example: municipal sewers, communal system, septic tank and tile bed):

N/A

Indicate the existing and proposed type of storm drainage on the retained lands  
(example: storm sewers, open ditches):

N/A

Other:

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Will the requested amendment permit development on a privately owned and operated individual or communal septic system that produces more than 4,500 litres of effluent per day as a result of the development being completed?

☐ Yes

☒ No

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If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes

☒ No

Has the existing drainage on the subject lands been altered? If so, explain:

Does a legal and adequate outlet for storm drainage exist?

☐ Yes

☐ No

☒ Unknown

Existing and proposed access to severed lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

MUNICIPAL ROAD MAINTAINED ALL YEAR

Name of road or street:

NORFOLK COUNTY RD. 42

Existing and proposed access to retained lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

Name of road or street:

NORFOLK COUNTY RD. 42

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**I. Other Information**

Is there a time limit that affects the processing of this development application?

☐ Yes

☒ No

If yes, describe:

N/A

Is there any other information that you think may be useful in the review of this development application?

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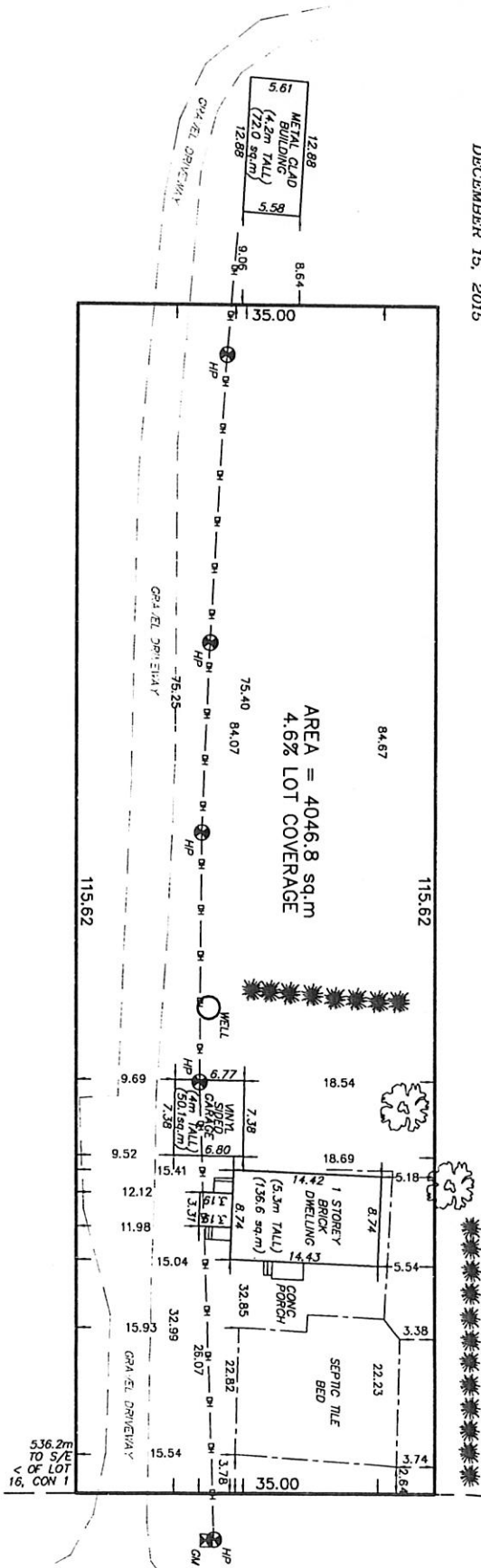
## J. Supporting Material To Be Submitted By Applicant

In order for your development application to be considered complete, **one sketch**, in metric units, drawn to scale, must be included as part of the development application. **Any proposed changes to dimensions after the Committee of Adjustment's decision will require resubmission to the Committee. It is therefore strongly recommended that applications be accompanied with one surveyor sketch which shows:**

1. The boundaries and dimensions of the subject lands including the part that is intended to be severed and the part that is intended to be retained;
2. The topographical features;
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the severed and retained lands;
4. The location of any existing and proposed wells, septic systems and tile beds that are located on the severed and retained lands;
5. The distance between the subject lands and the nearest municipal lot line or landmark, such as a railway crossing or bridge;
6. The location, name, status and width of any roads, lanes, highways, railways, driveways or encroachments, both existing and proposed, on the severed and retained lands, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
7. The location and nature of any restrictive covenants or easements affecting the severed and retained lands;
8. The location, size, height and type of all **existing** and **proposed** buildings and structures on the severed and retained lands, indicating their distance from the

**SKETCH FOR  
SEVERANCE APPLICATION  
OF PART OF  
LOT 16, CONCESSION 1  
IN THE GEOGRAPHIC  
TOWNSHIP OF SOUTH WALSHINGHAM  
IN  
NORFOLK COUNTY**

SCALE: 1 : 500  
JEWITT AND DIXON LTD.  
DECEMBER 15, 2015



**COUNTY ROAD 42**

**NOTE:**  
THIS PLAN IS IN METRIC AND CAN BE CONVERTED  
TO IMPERIAL BY DIVIDING BY 0.3048

**CAUTION:**  
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**  
R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

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



Working together with our community  
to provide quality services.

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.	DATE RECEIVED:
PROPERTY INFORMATION		Municipal Address: <u>3595 Lake Shore Road.</u>	
Owner: <u>SHELDON DEDRICK</u>	Lot: <u>16</u>	Concession: <u>1 S. Walsingham</u>	
Lot Area: <u>1 ac.</u>	Lot Frontage:	Assessment Roll No. <u>543040-10500-0000</u>	
PURPOSE OF EVALUATION:		<input type="checkbox"/> Consent <input type="checkbox"/> Zoning <input type="checkbox"/> Minor Variance <input type="checkbox"/> Other <u>Severance</u> <input type="checkbox"/> Site Plan	
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	
Building Area: <u>1,400 sq ft</u>	No. of Bedrooms: <u>3</u>	No. of Fixture Units: <u>18</u>	
EVALUATOR'S INFORMATION		Company Name:	
Evaluator's Name: <u>Larry Dedrick</u>		<u>Dedrick Bros. Excavating Corp</u>	
Address: <u>370 Lynedoch Rd, Delhi</u>		Postal Code: <u>N4B 2W4</u>	Phone: <u>519-582-2069</u>
Email: <u>dhela@knicker.com</u>		BCIN # <u>16930</u>	
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>grass</u>	
Soil Type: <u>Silty Clay</u>		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry	
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		Depth of Water Table: <u>5' Max ft.</u>	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Odour Detected: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Current Weather (at time of evaluation): <u>Clear</u>			
SYSTEM EVALUATION		Class of System:	
		<input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)	
Tank:		Size: <u>600</u> Gal.	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Pump: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Distribution System:		No. of Tile Runs:	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		<u>6</u>	
Total Length of Tile:		Distance Between Tile Runs:	
<u>450' 30" Frontal</u>		<u>6 ft.</u>	
Tile Material:		Ends:	
<input type="checkbox"/> PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other _____		<input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined	
Cover:		<input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
setbacks:		Tank	
Distance to Buildings Structures (ft)		<u>6'</u>	
Distance to Bodies of Water (ft)		<u>N/A</u>	
Distance to Nearest Well (ft)		<u>60'</u>	
Distance to Proposed Party Lines		Front <u>107'</u> Rear <u>271'</u> Side <u>50'</u> Side <u>58'</u>	
		Distribution Pipe Front <u>15'</u> Rear <u>308'</u> Side <u>10'</u> Side <u>35'</u>	

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><u>Note:</u> 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>
	Additional Comments:

**VERIFICATION**

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

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

\* Sheldon Dedrick  
Owner Signature

Apr. 15, 2016  
Date

**EVALUATOR:**

I, Larry Dedrick 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.

Larry Dedrick  
Evaluator Signature

March 8, 2016  
Date

**BUILDING DIVISION COMMENTS**

Comments: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

\_\_\_\_\_ Date

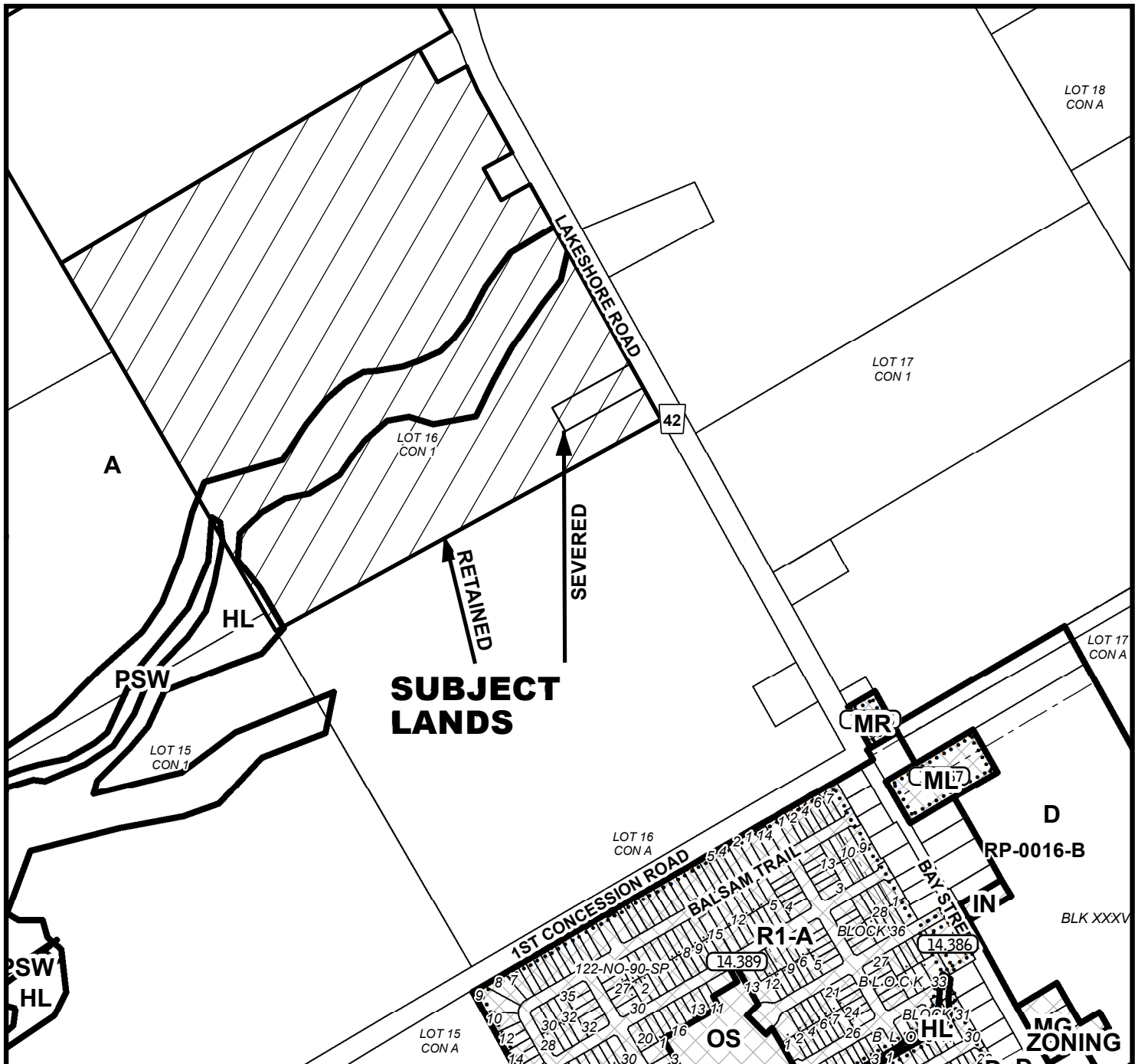
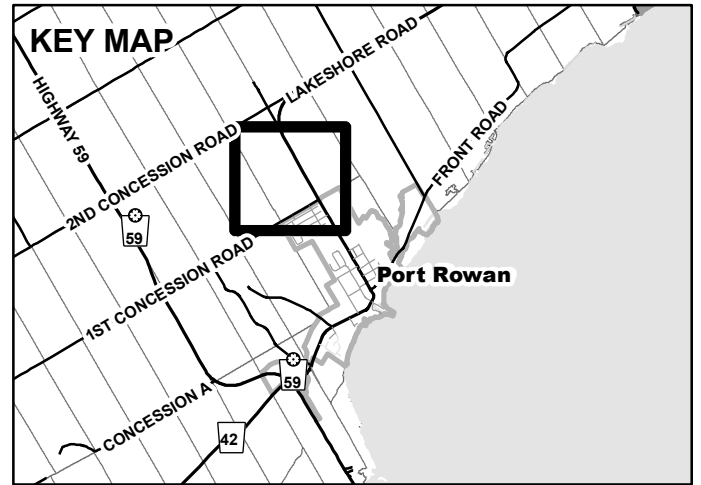
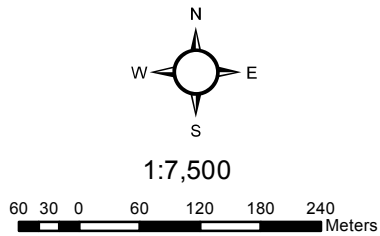


# MAP 1

## File Number: BNPL2016082 & ZNPL2016083

Geographic Township of

## SOUTH WALSHINGHAM



Date: 16/05/2016



# MAP 2

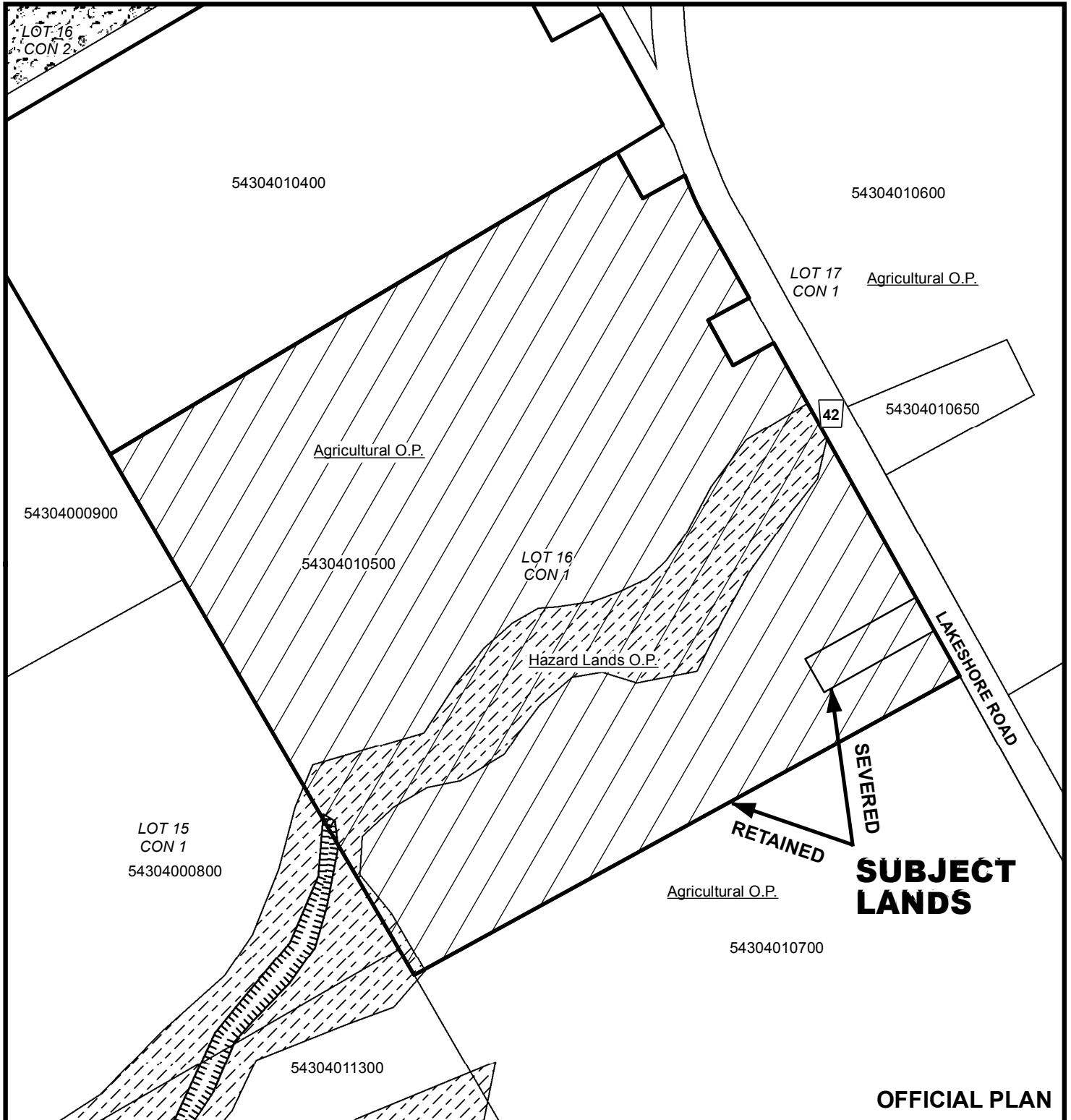
File Number: BNPL2016082 & ZNPL2016083

Geographic Township of SOUTH WALSINGHAM



20 40 60 80 Meters

1:5,000



OFFICIAL PLAN

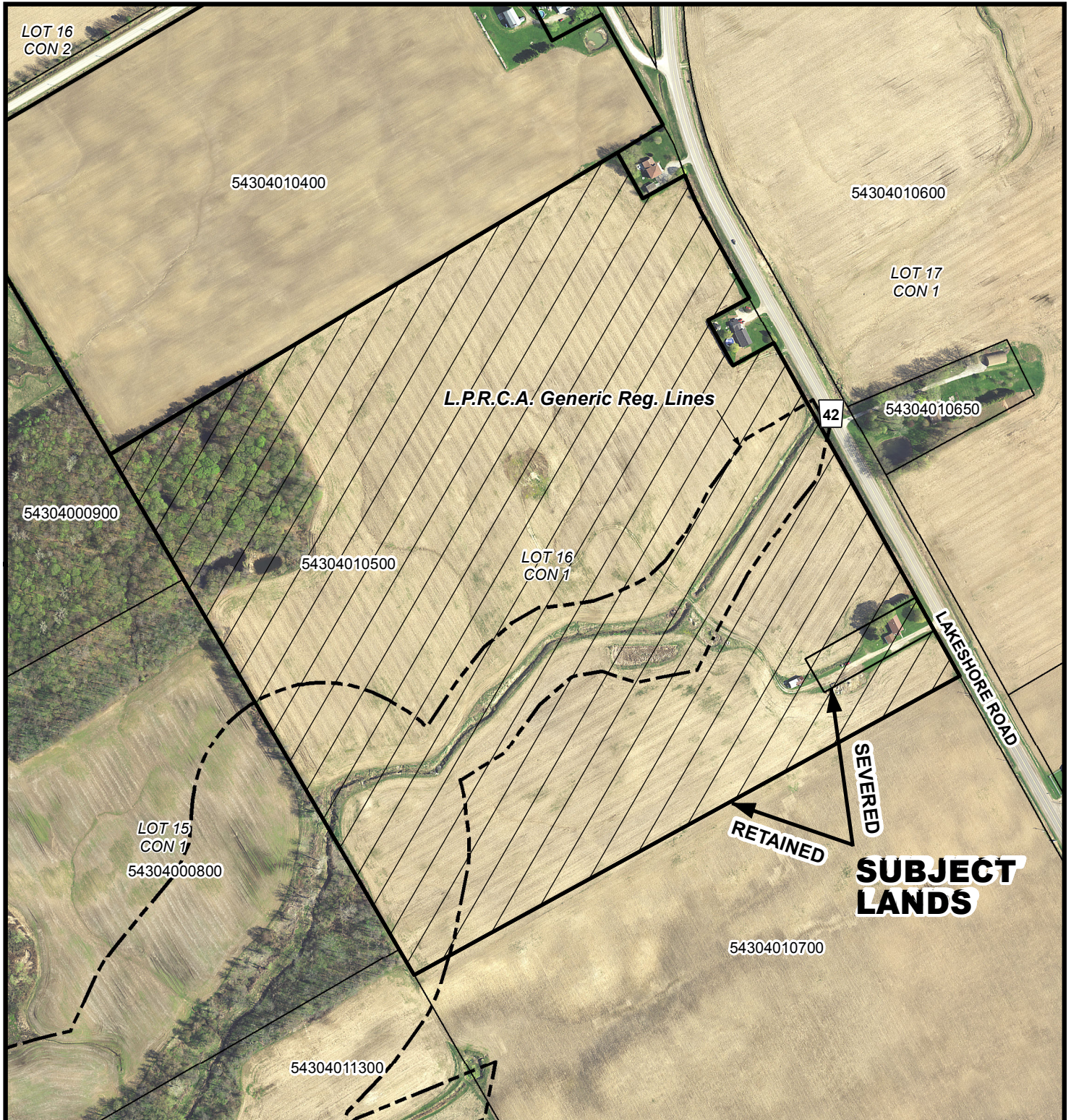
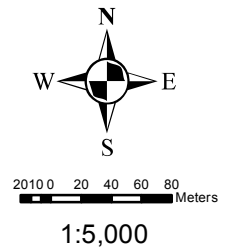
Date: 16/05/2016



# MAP 3

File Number: BNPL2016082 & ZNPL2016083

Geographic Township of SOUTH WALSINGHAM



Date: 16/05/2016



# MAP 4

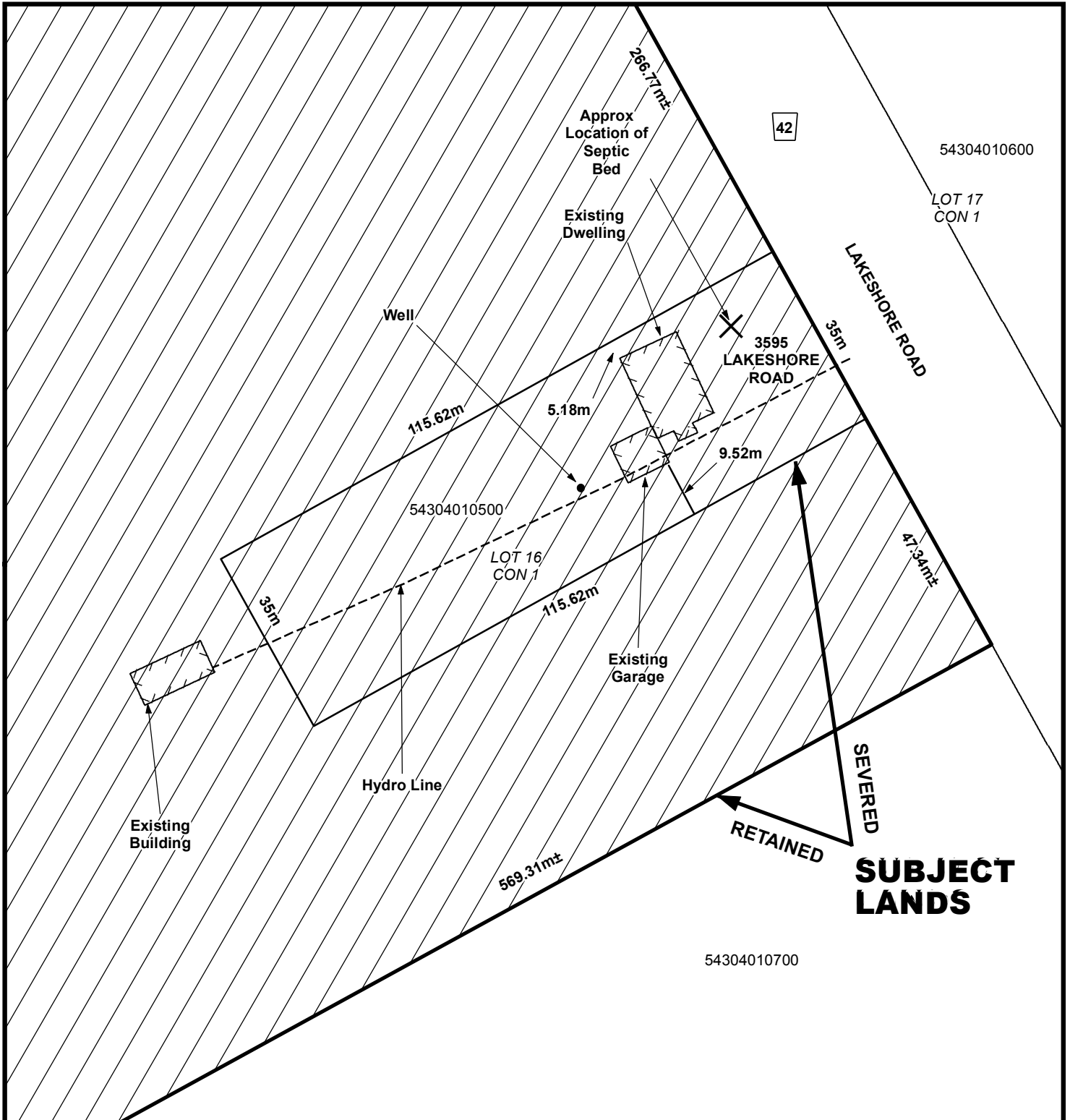
File Number: BNPL2016082 & ZNPL2016083

Geographic Township of SOUTH WALSINGHAM



4 2 0 4 8 12 16 Meters

1:1,000

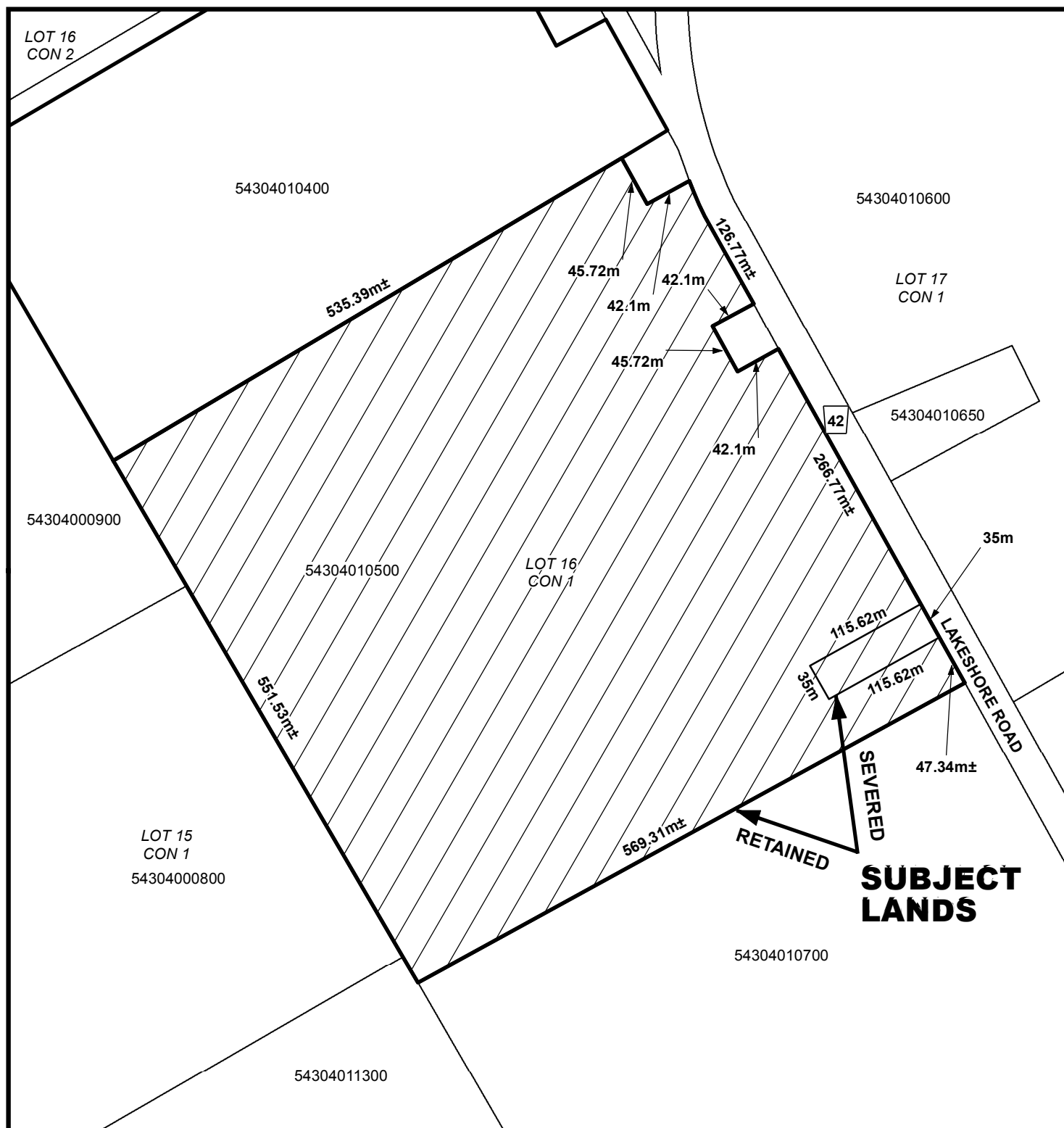
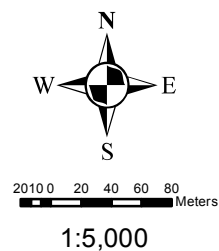


Date: 16/05/2016

# MAP 5

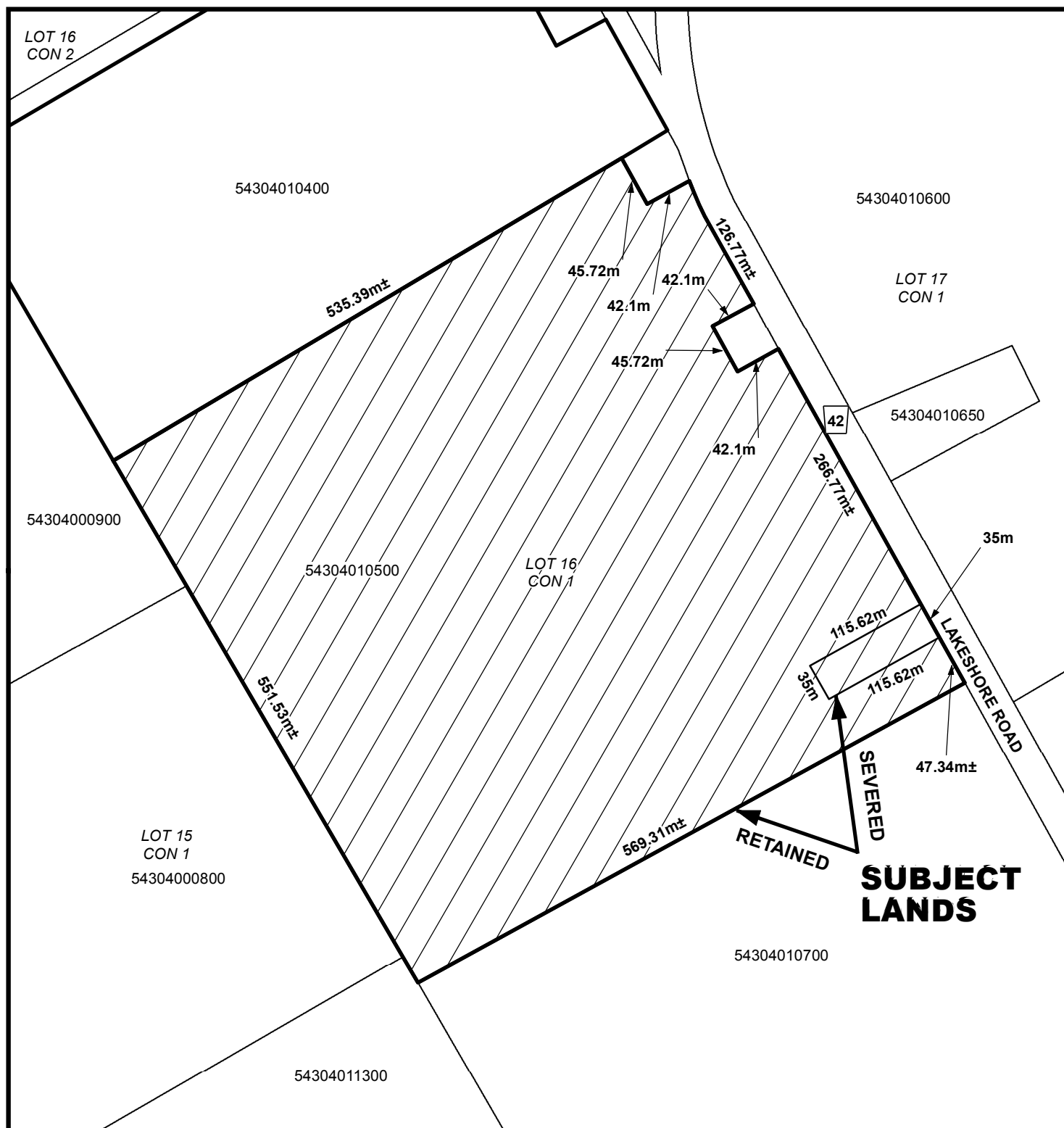
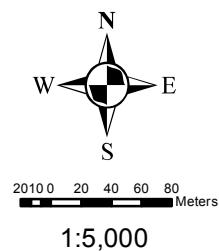
File Number: BNPL2016082 & ZNPL2016083

Geographic Township of SOUTH WALSHINGHAM



Date: 16/05/2016

# Geographic Township of SOUTH WALSHINGHAM



**Date: 16/05/2016**



# On Site Sewage Disposal System Location Plan

DATE: March 8, 2016

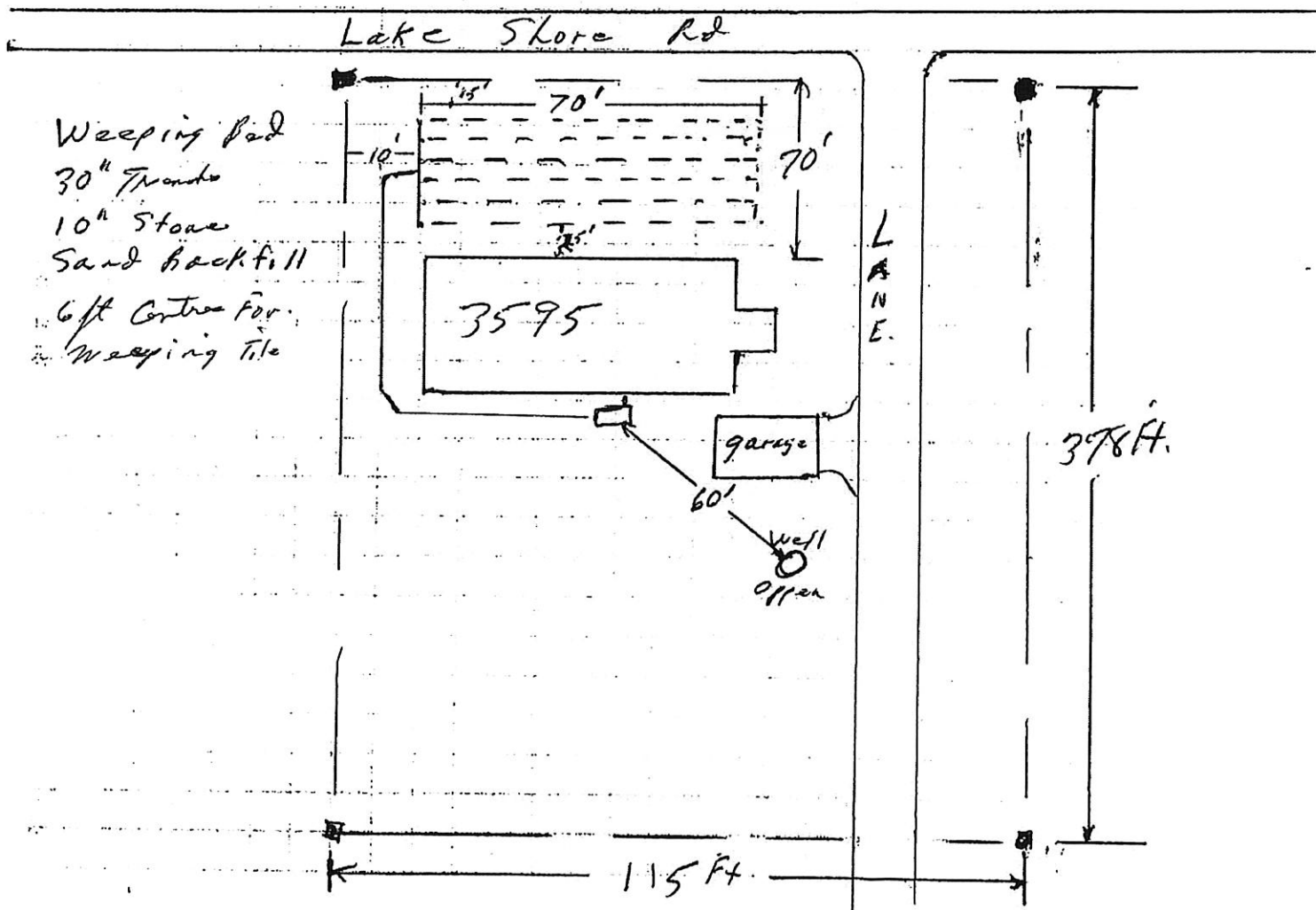
APPLICATION NUMBER: \_\_\_\_\_

OWNER: \_\_\_\_\_

EVALUATOR: Larry Dedrick

PROPERTY ADDRESS: 3595 Lake Shore Road.

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.