

**For Office Use Only:**

File Number	<u>ANPL2018317/ANPL2018318</u>	Application Fee	<u>\$1406 + \$3061</u>
Related File Number	<u>ZNPL2018319</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>Fall 2018</u>	OSSD Form Provided	<u>Yes</u>
Application Submitted	<u>Dec 10/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Dec 10/18</u>	Public Notice Sign	<u>Yes x 2</u>

**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:** 33703006300**A. Applicant Information****Name of Owner** P & S Van Berlo 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** 325 Conc. 13 Townsend Road

**Town and Postal Code** Simcoe, ON N3Y 4K3

**Phone Number** 519-426-1500

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**Name of Applicant** Same as owner

**Address** \_\_\_\_\_

**Town and Postal Code** \_\_\_\_\_

**Phone Number** \_\_\_\_\_

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

<b>Name of Agent</b>	David Roe, Civic Planning Solutions Inc.
Address	599 Larch Street
Town and Postal Code	Delhi, ON N4B 3A7
Phone Number	519-582-1174
Cell Number	519-983-8154
Email	dfrfez@bellnet.ca

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 mortgagees, charges or other encumbrances on the subject lands:

Royal Bank - Simcoe Branch , Willy Van Paasen Farms Limited

## B. Location, Legal Description and Property Information

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

Part of Lot 3, Concession Gore (Woodhouse) 37R1253 Part 1

Municipal Civic Address: 2009 Vittoria Road

Present Official Plan Designation(s): Agricultural

Present Zoning: A and HL

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 - ginseng

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:

See attached detailed sketch

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.

n/a

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:

Nothing proposed

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

Agricultural and residential

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

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

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

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

Lot frontage	292m	
Lot depth	1019m max	
Lot width	600m max	
Lot area	83.47 acres	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)	786m + 50m	

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

Relief is required for the accessory out building which is 298m<sup>2</sup> and height of 9.5m

And Kennel/accessory building 41 m<sup>2</sup>  
And pump house 10 m<sup>2</sup> Total: 349 m<sup>2</sup>

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

This is for an existing building to remain on the severed parcel.

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

Frontage:	82.85m
Depth:	90.26m max
Width:	82.82 <sup>5</sup> m max
Lot Area:	<del>7234</del> m <sup>2</sup> 7237
Present Use:	Agricultural
Proposed Use:	Residential
Proposed final lot size (if boundary adjustment):	



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

Description of land intended to be retained in metric units:

Frontage: 292m  
Depth: 1019m max  
Width: 600m max  
Lot Area: 81.7 acres  
Present Use: Agricultural - ginseng  
Proposed Use: Agricultural - ginseng

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

Frontage: \_\_\_\_\_  
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: see attached sheet  
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.**

#### **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:

Knowledge of owner

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:

No change in land use proposed

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:

No change in land use proposed

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:

No change in land use proposed

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 adjacent

**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 adjacent

**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. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway  
☐ Unopened road ☐ Other (describe below)

Name of road/street:

Vittoria Road

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## G. Other Information

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

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

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

## H. Supporting Material to be submitted by Applicant

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

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. 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
- ☐ Agricultural Impact Assessment

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

Dec 10/18  
\_\_\_\_\_  
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 P & S Van Berlo Limited am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

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

  
\_\_\_\_\_  
I have power to bind the corporation  
Owner

November 1, 2018  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



**K. Declaration**

I, David Roe 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:

Langton

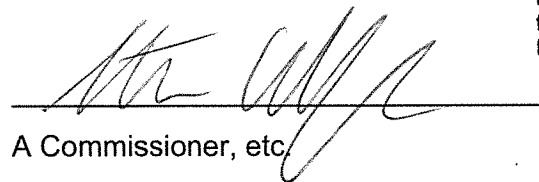


Owner/Applicant/Agent Signature

In Norfolk County

This 10<sup>th</sup> day of December

A.D., 20 18

  
A Commissioner, etc.

Steven James Collier,  
a Commissioner, etc., Province of Ontario  
for the Corporation of Norfolk County.  
Expires April 3, 2021



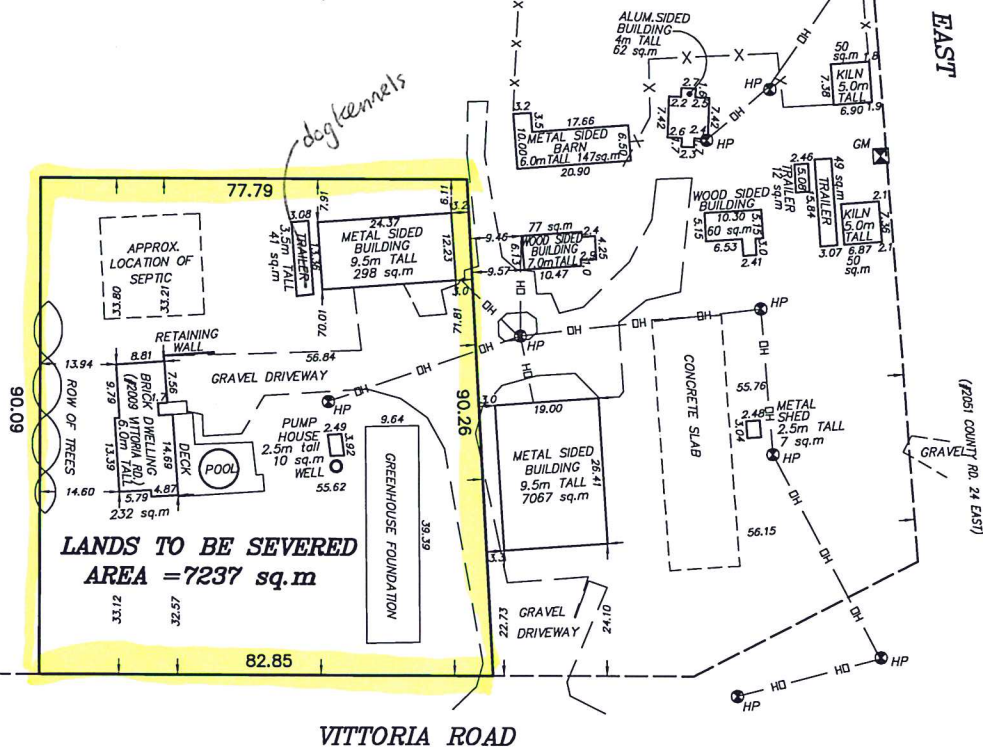
SKETCH FOR  
SEVERANCE APPLICATION  
OF PART OF  
LOT 3, CONCESSION GORE  
IN THE GEOGRAPHIC  
TOWNSHIP OF WOODHOUSE  
IN  
NORFOLK COUNTY

SCALE: 1 : 1000  
JEWITT AND DIXON LTD.  
OCTOBER 22, 2018



LOT 3, CONCESSION GORE

NORFOLK COUNTY ROAD No. 24 EAST



**NOTE:**

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

**CAUTION:**

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

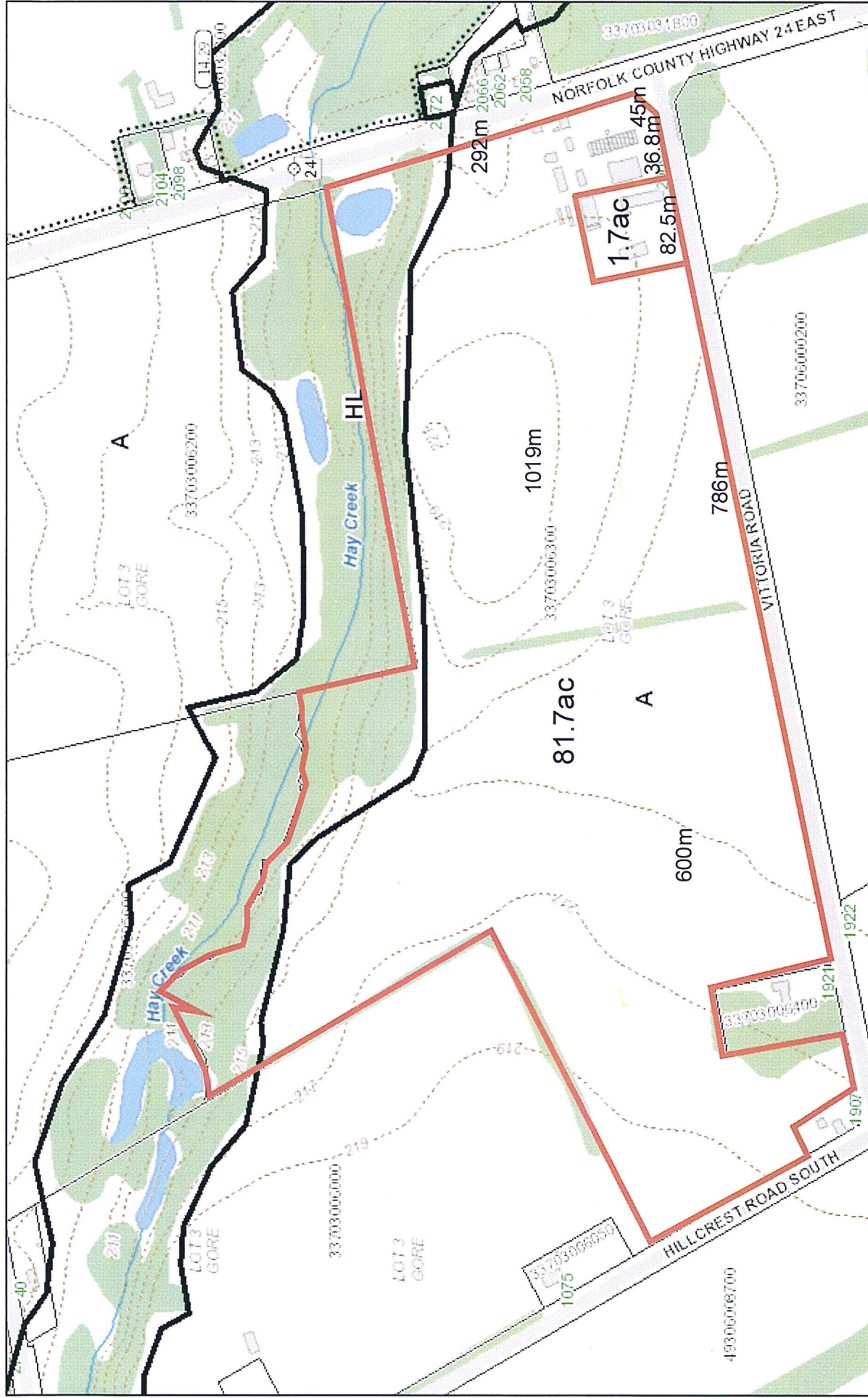
**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**

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)

JOB # 18-1930 VANPAASSEN

# MAP NORFOLK - Community Web Map



10/21/2018, 10:15:39 AM

Zones 1-Z-2014



- Zone
- Zone with Holding Provision

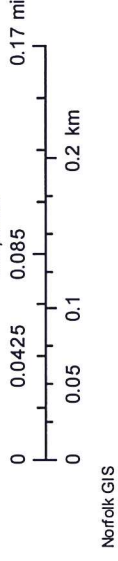


- Special Provisions
- Site Plan Control
- Lakeshore Erosion Prone Areas



- Land Parcels
- Plan Lines

1:5,000



Norfolk GIS

**Table 1 List of Owned and farmed Properties in Norfolk County**

Owners name	Assessment roll #	Conc. # and Lot#	Civic address	Acreage of Parcel	Workable Acreage	Farm type/crops grown	Dwelling present/ year built
P & S Van Berlo Limited	33703006300	Conc. Gore Lot 3	2009 Vittoria Road	84 acres	62 acres	Ginseng	Yes, 1980's
P & S Van Berlo Limited	49102635000	Conc. 14 Lot 7 Windham	132 & 134 Windham East Quarter Line Road (Houses to be severed)	98.9 acres	94 acres	Vegetables, tobacco, ginseng and cash crop	Yes, 2 houses 1900
P & S Van Berlo Limited	33607033300	Conc. 12 Lot 4 & 5 Townsend	325 Con 13 Townsend Road (Home Farm)	88.85 acres	75 acres	Vegetables, tobacco, ginseng and cash crop	Yes, 1960
P & S Van Berlo Limited	49102114000	Conc. 11 Lots 5 Windham	1337 Windham Road 12	98 acres	85 acres	Vegetables, tobacco, ginseng and cash crop	no
P & S Van Berlo Limited	49101851000	Conc. 10 Lots 12 Windham	2774 Nixon Road	96.2 acres	50 acres	Vegetables, tobacco, ginseng and cash crop	no
P & S Van Berlo Limited	49101848050	Conc. 10 Lot 11 Windham	1069 Windham Road 11	65.9 acres	53 acres	Vegetables, tobacco, ginseng and cash crop	no
P & S Van Berlo Limited	33607015400	Conc. 11 Lots 4 & 5 Townsend	Not assigned	93.8 acres	86 acres	Vegetables, tobacco, ginseng and cash crop	no
P & S Van Berlo Limited	49102406000	Conc. 11 Lots 21, 22 Windham	97 Windham Road 12	108.0 acres	101 acres	Vegetables, tobacco, ginseng and cash crop	no
P & S Van Berlo Limited	49102403000	Conc. 11 Lot 21 Windham	Not assigned	38.9 acres	38 acres	Vegetables, tobacco, ginseng and cash crop	no

P & S Van Berlo Limited	49101944000	Conc. 10 Lot 14 Windham	771 Windham Road 1 1	78 acres	66 acres	Vegetables, tobacco, ginseng and cash crop	no
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Working together with our community  
to provide quality services.

# Evaluation Form for Existing On-Site Sewage Systems

Lot to be severed

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE No.:</b>		<b>DATE RECEIVED:</b>	
<b>PROPERTY INFORMATION</b>		Municipal Address: 2009 Vittoria Road			
Owner: P & S Van Berlo Ltd.		519-426-1500		Lot: 3	Concession: Gore
Lot Area: 7234m <sup>2</sup>	Lot Frontage: 82.85m	Assessment Roll No. 33703006300			
<b>PURPOSE OF EVALUATION</b>		<input checked="" type="checkbox"/> Consent <input 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 type="checkbox"/> Agricultural			
Building Area:	No. of Bedrooms: 3	No. of Fixture Units: 25	Is the building currently occupied? Yes <input checked="" type="checkbox"/> / No If No, how long?		
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: Larry Dedrick		Company Name: Dedrick Bros. Excavating Ltd.	
Address: 370 Lynedoch Rd., Pelham, Ont		Postal Code: N4B 2W4		Phone: 519-582-2069	
Email: dberlo@kwic.com		BCIN # 16930			
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, grass, impermeable surface): grass		Soil Type: Sand	
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input checked="" type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: 5 ft. plus	
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): Cold.	
<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: 800 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: 4	Total Length of Tile: 300 ft	Distance Between Tile Runs: 6 ft	
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)	30'		19'		
Distance to Bodies of Water (ft)	None		None		
Distance to Nearest Well (ft)	220'		115'		
Distance to Proposed Property Lines	Front _____ Rear 40' Side 15' Side _____		Front _____ Rear 20' Side _____ Side _____		

**OVERALL SYSTEM RATING**

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

**Note:**

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.

Additional Comments:

**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.

Ltd.

I, P & S Van Berlo (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 David Roe (Agent)

Date \_\_\_\_\_

**EVALUATOR:**

1. 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.

Evaluator Signature Larry Dedrick

Date Nov Dec 5/17

**BUILDING DIVISION COMMENTS**

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

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

Chief Building Official or designate \_\_\_\_\_

Date \_\_\_\_\_



## On Site Sewage Disposal System Location Plan

DATE: \_\_\_\_\_

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

OWNER \_\_\_\_\_

EVALUATOR \_\_\_\_\_

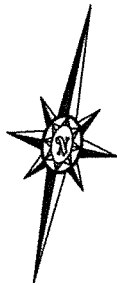
PROPERTY ADDRESS \_\_\_\_\_

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.

A large grid of graph paper, consisting of 20 columns and 20 rows of squares, intended for the user to draw a dimensioned sketch of their property. The grid is empty and occupies the central portion of the page.

PREPARED BY: \_\_\_\_\_

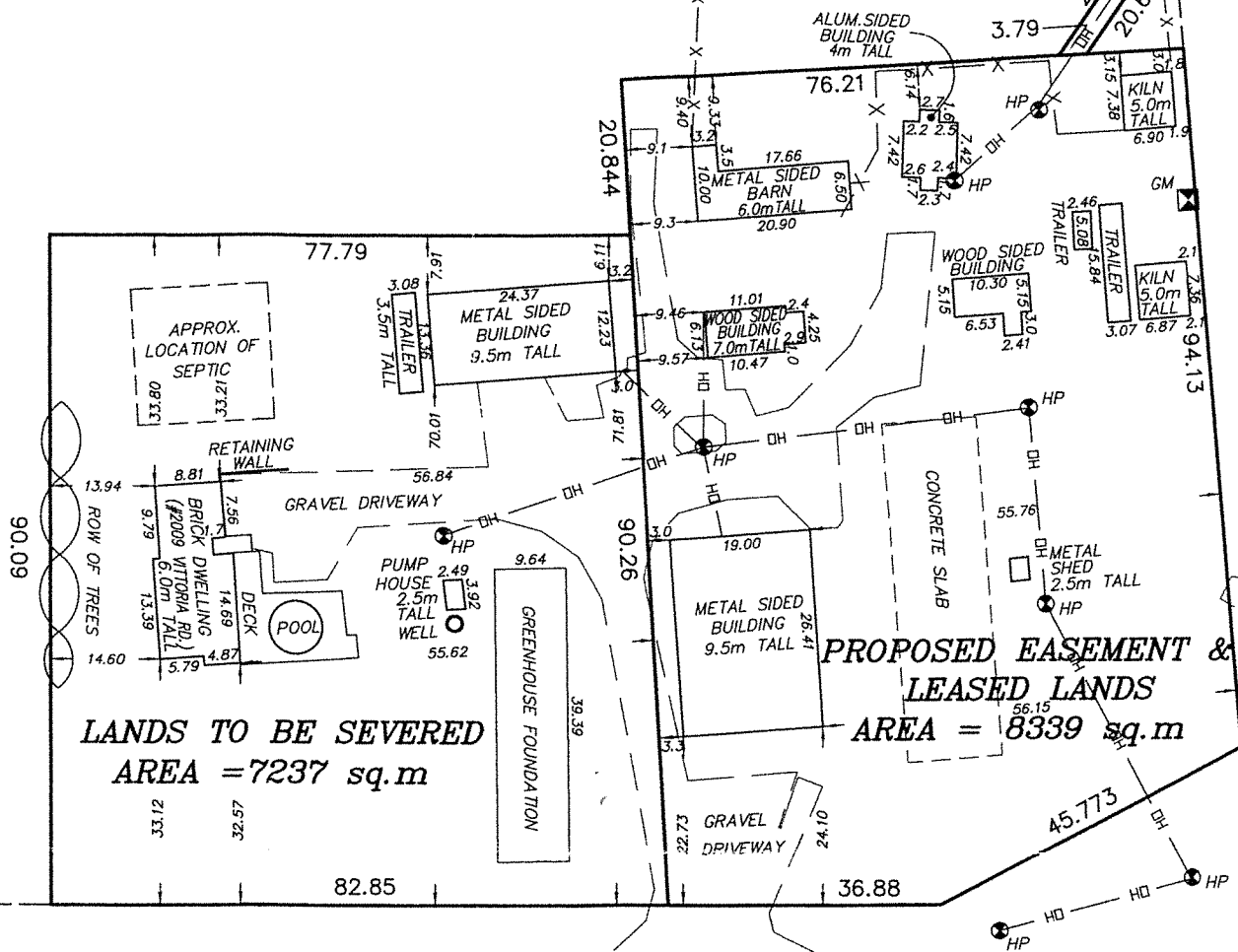
NOTE: The above sketch is not to exact scale.



OLK COUNTY ROAD No. 24 EAST

LOT 3, CONCESSION GORE

PROPOSED EASEMENT  
AREA = 71 sq.m



LANDS TO BE SEVERED  
AREA = 7237 sq.m

PROPOSED EASEMENT &  
LEASED LANDS  
AREA = 8339 sq.m

VITTORIA ROAD

\* Septic evaluation map only \*

**NOTE:**

THIS PLAN IS IN METRIC AND CAN BE CONVERTED  
TO IMPERIAL BY MULTIPLYING BY 3.2808

**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)

JOB # 18-1930 VANPAASSEN



# HALDIMAND-NORFOLK REGIONAL HEALTH DEPARTMENT

365 West Street, Box 247, Simcoe, Ontario N3Y 4L1 — Telephone: 426-6170

Branch Office: 45 Munsee St., Box 128, Cayuga, Ontario N0A 1E0 — Telephone: 772-3313

Page 1 of 2

## APPLICATION FORM AND CERTIFICATE OF APPROVAL FOR A CLASS 2-6 SEWAGE SYSTEM

(PLEASE PRINT CLEARLY)

Application No. N-8726  
Fee Receipt No. PA  
Date Received Nov. 4/97

1. Name of Owner <u>Willy Van Paassen Farms</u> <u>RR 3</u>	Tel. No. <u>426 9643</u>	2. Installer's Name <u>Harold D Earle</u>	Tel. No. <u>426 7108</u>
Mailing Address <u>RR 3</u> (No., Street, City, Town, etc.) <u>Simcoe</u>	Address <u>RR 3</u> (No., Street, City, Town, etc.) <u>Simcoe</u>	Postal Code <u>N3Y 4K2</u>	

3. Propose to Install a Class SFD sewage system to serve SFD  
(Construct/Install/Alter/Extend/Enlarge) (Facility: e.g. Single Family Dwelling, Motel, etc.)

4. Location — Region, County, District <u>HN</u>	Ward, Township, Town <u>Woodhouse</u>	Lot No. <u>P13</u>	Conc. No. <u>606</u>	Sub. Lot No. <u>109</u>	Plan No. <u>Uttoria Rd</u>	Area of Lot (sq. m.) <u>83.3</u>
5. State No. of	Bedrooms or Motel Units <u>3</u>	People <u>6</u>	Flush Toilets <u>3</u>	Urinals <u>0</u>	Washbasins <u>3</u>	Showers and Bathtubs <u>3</u>

6. Water Supply: (Check Appropriate Boxes)  
Dug/Bored Well ☐ Point Well ☒  
Drilled Well ☐ Municipal ☐  
Other ☐ (Explain) \_\_\_\_\_  
Proposed ☐ Existing ☐  
Water Treatment: Water Softener ☐  
Other ☐ (Explain) \_\_\_\_\_

7. Attach completed sketch on Page 2 — List other attachments:

8. Relationship to Severance if applicable

☐ Lot Approval Pending  
☐ Lot Approved  
Under Severance Application  
No. \_\_\_\_\_

9. Directions to Lot: — Highway No., Secondary Roads, Signs to Follow, etc.

Hy #24 south  
Right on Uttoria Rd  
109 Uttoria Rd

10. I certify that the above information is complete and correct and that, if approved, the work will conform with Provincial requirements for sewage systems and local Municipal By-Laws. (Attach fee for Class 4, 5 or 6 systems).

Name of Agent <u>Willy Van Paassen</u>	Tel. No. <u>426 9643</u>	Signature of Owner or Agent <u>[Signature]</u>
Address <u>RR 3</u> (No., Street, City, Town, etc.) <u>Simcoe</u>	Date <u>Oct 31/97</u>	

11. INSPECTOR'S REPORT	Inspection Time and Date <u>November 5</u> 19 <u>97</u> AM PM	Sub-Surface Conditions Encountered
Weather	Representing Owner <u>Mrs Van P.</u>	Rock & G.W.T.
	Leaching Bed Design Criteria Depth to Rock _____ M _____ M Design H.W.T. _____ M _____ M	Depth (m) <u>0</u> <u>0.25</u> <u>0.50</u> <u>0.75</u> <u>1.00</u> <u>1.25</u> <u>1.50</u>
REQUIREMENTS	Lineal metres of <u>(300')</u> Distribution Pipe <u>91m</u>	Soil Type <u>SAND</u>
	Working Capacity of <u>(800gal)</u> Septic/Holding Tank Litres <u>3600L</u>	

Conditions of Approval and Reasons (e.g. fill, grading, drainage improvements, design sewage flows) OR

Reasons where Proposal not Acceptable (add additional pages if required)

☐ Personal information contained on this form is collected under the authority of the Environmental Protection Act, R.S.O. 1990, c E-19, for the purposes of public health services. Questions about this collection should be directed to the Regional Clerk, The Regional Municipality of Halimand-Norfolk.

1. Install as per attached conditions of approval  
form attached.  
2. Leaching bed must be located at least 100'  
from water supply - or - if point is deeper than  
22' - clearance distance from leaching pipes  
is 50' minimum

White Copy — Office    Canary Copy — Owner    Pink Copy — Building Dept.

HEALTH UNIT APPROVAL WILL NOT PREJUDICE  
OR IMPLY ANY PLANNING APPROVAL

# FINAL INSPECTION REPORT

DATE: Dec 11/97

INSTALLER: Harold Earl

TANK: SIZE: 3600 l

MAKE: Reids

## LEACHING BED:

No. runs and length 4 x 75

Fall from tank to header 10 3/4"

No. meters total 300'

Fall per run 4"

Pipe diameter 3"

Header level yes

Stone depth 6x

All plumbing connected to system new house

Cover type paper

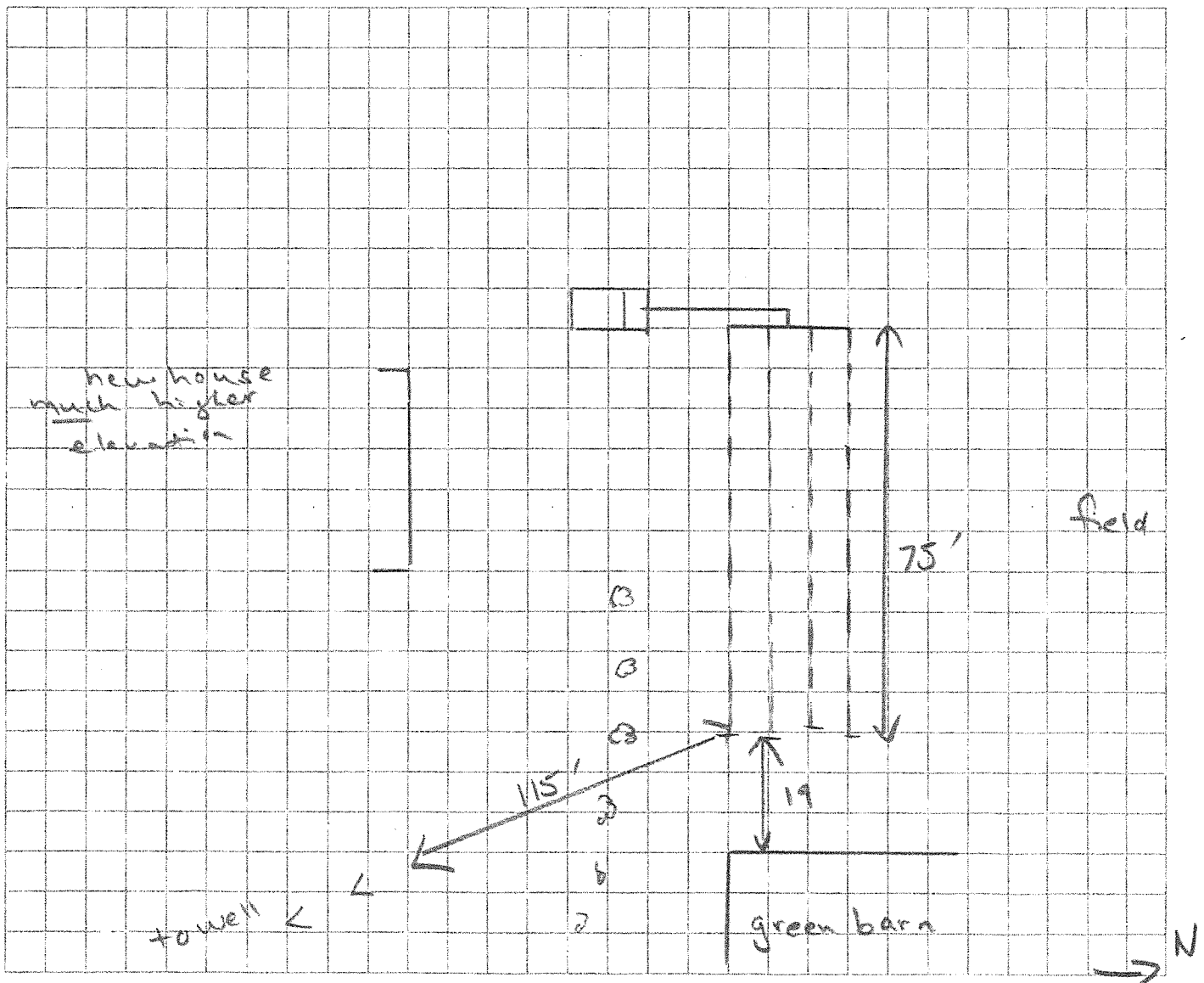
Yes ( ) No ( )

OTHER: (Pump size, etc.) inspection difficult due to heavy snow cover

TO BE COMPLETED: \_\_\_\_\_

SYSTEM LOCATION ( ) as shown on page #2

( ) see below



INSPECTED BY: [Signature]



# HALDIMAND-NORFOLK REGIONAL HEALTH DEPT.

Page 2 of 2

365 West Street, Box 247, Simcoe, Ontario N3Y 4L1 — Telephone: 426-6170

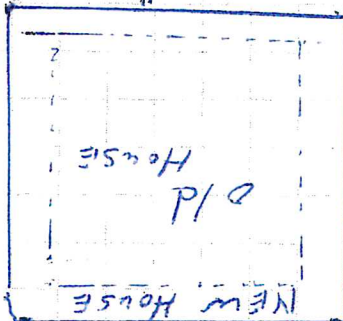
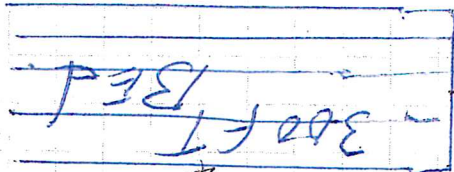
Branch Office: 45 Munsee St., Box 128, Cayuga, Ontario N0A 1E0 — Telephone: 772-3313

APPLICATION NO.

N. 8726

## 12. LOT DIAGRAM AND SEWAGE SYSTEM PLAN: — Draw to scale indicating north point and showing:

- Location of sewage system components (e.g. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
- Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
- If any part of proposal conforms to a specific standard drawing, give reference number(s).



Check well depth + insure clearance meets regulation requirements.

110 24 Highway

VICTORIA

Rd

## 13. Certificate of Approval for this application is refused for the reasons given in Section 11 Page 1.

INSPECTED AND RECOMMENDED BY

REFUSED

DATE

DIRECTOR

## CERTIFICATE OF APPROVAL

Application approved and this Certificate of Approval under Section 76 of the Environmental Protection Act, 1990, is hereby issued for the proposal outlined on Pages 1 and 2 of the application and its attachments as amended by the requirements and conditions of Section 11 provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof or such extended period as the Director on application allows. DO NOT OPERATE THE SYSTEM UNTIL A USE PERMIT IS ISSUED.

INSPECTED AND RECOMMENDED BY

ISSUED

DATE

DIRECTOR

Under Section 139 of The Environmental Protection Act, 1990, an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, P.O. Box 2382, Suite 1201, 2300 Yonge Street, 12th Floor, Toronto, ON M4P 1E4, within 15 days of the receipt of the decision.

White Copy — Office

Canary Copy — Owner

Pink Copy — Building Dept.

**CONDITIONS OF APPROVAL**  
**(Porous Soil Conditions)**

Application # N-8726

1. Install 91 metres ( 300 feet) weeping tile laid in 0.5 metres (18 inches) wide trenches in a minimum of 1.6 metre (6 feet) on centre and in a closed grid system or capped end system.

***NOTE: The connection across either end of the runs is not included in the required footage.***

2. All trenching is to be excavated level. Maximum depth of the trenches is to be 0.6 metres (24 inches).
3. Untreated building paper or other suitable cover is to be placed between the  $\frac{3}{4}$  inch stone and the porous backfill.
4. A minimum of 0.15 metres (6 inches) drop is required from the septic tank to the level header. Therefore, the plumbing and septic tank must be maintained as high as possible.
5. All sloped surfaces must be stabilized by sodding to prevent erosion.
6. The tile bed area must be graded to shed run-off and divert water around the leaching bed.
7. The tile bed area upon completion is to be seeded or sodded and maintained as lawn only. Trees or shrubs are not to be planted in the tile bed area.
8. All sanitary waste (all sinks, laundry tubs, showers and toilets) are to be connected to the septic tank. Sump pump water and/or eavestroughs must not empty into the septic tank or near the tile bed area.
9. All other requirements as per the Regulations under the Environmental Protection Act in regard to the sewage disposal system must be complied with.

November 5/97  
Date

[Signature]  
Director

**IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THOROUGH KNOWLEDGE OF THE REGULATIONS UNDER WHICH HE IS LICENSED.**

**A USE PERMIT WILL BE ISSUED WHEN THE WORK AUTHORIZED BY THIS CERTIFICATE OF APPROVAL HAS BEEN SATISFACTORILY COMPLETED.**

DEC 15 1997

**HALDIMAND-NORFOLK REGIONAL HEALTH DEPARTMENT**Box 247, Simcoe N3Y 4L1  
Telephone: 426-6170Box 128, Cayuga N0A 1E0  
Telephone: 772-3313 or 587-2132**USE PERMIT****FOR CLASS 4, 5, 6 SEWAGE SYSTEMS**

Application No.

N-8726

<b>INSPECTION</b> Date <u>Dec 11/97</u>	Owner/Agent <u>Willy Van Passen Farms</u>	Installer <u>Harold Earle</u>
--	--	----------------------------------

1. Work authorized by the Certificate of Approval has been satisfactorily completed and includes:

- a) Septic tank/holding tank of working capacity of (800 gal) 3600 litres constructed of steel ☐ concrete ☒ fiberglass ☐ on site ☐ or prefabricated ☐ to serve 3 (no of bedrooms or units)

Make &amp; Model If

Prefabricated Tank Reids

- b) Leaching bed of total (300' 91) metres of (3") 7.6 cm. diameter distribution pipe of polypropylene (e.g. PVC) laid in open trench runs and fed by gravity (gravity, siphon, pump).
- c) Proprietary Aerobic System ☐ Spid he would call (Robert Lee) upon completion
- d) Other details \_\_\_\_\_

2. Location

- a) System components installed as shown on application ☐
- b) Located other than in (a) ☒

3. The following work remains to be completed:

- ☒ Backfill System & Complete ☒ Seed or sod over leaching bed area
- ☒ Stabilize All Sloped Surfaces ☒ Finish Grading to Shed Run-Off and Divert Water Around Leaching Bed
- ☐ Other \_\_\_\_\_

**USE PERMIT**

Under Section 78 of The Environmental Protection Act 1990 and subject to the provisions of The Act and Regulations a Permit is hereby issued to

(Owner) Willy Van Passen Farms Ltd. for the use and operation of the Class 4 sewage system constructed/installed/enlarged/extended/alterd pursuant to the Certificate of Approval issued under the above application number in accordance with the application and Certificate of Approval andLocated on Lot 13 Concession Gore Ward/Township/Mun. WoodhouseRegion/District/County H- Norfolk Plan No. \_\_\_\_\_ Sub-Lot No. \_\_\_\_\_

Inspected & Recommended by <u>C. A. Zanni</u>	Permit Issued by <u>C. A. Zanni</u> Director	Date Issued <u>Dec 12/97</u>
--	--	---------------------------------

NOTE: Section 76 of The Act provides that no change can be made to any building(s) or structure(s) in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will or is likely to be affected by the change, unless a new Certificate of Approval is obtained. Section 139 of The Act provides that an applicant for a permit may appeal a decision to refuse to issue a permit. Written notice of appeal must be forwarded to the Director (who refused to issue the permit) and to the Environmental Appeal Board, P.O. Box 2382, Suite 1201, 2300 Yonge Street, 12th Floor, Toronto, ON M4P 1E4, within 15 days of receipt of a permit.



## Zoning Deficiency

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

### PROPERTY INFORMATION

Address: 2009 Vittoria Road

Legal Description:

Roll Number: 331033703006300

Application #:

Information Origins: survey sketch from Jewitt Dixon

### Agricultural Zone (A)

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	6.00	9.50	3.50	m
	b) <i>minimum front yard</i>	13.00	71.92	N/A	m
	c) <i>minimum exterior side yard</i>	6.00		N/A	m
	d) <i>minimum interior side yard</i>	1.20	3.00	N/A	m
	e) <i>minimum rear yard</i>	1.20	6.11	N/A	m
	f) <i>through lot distance to street line</i>	6.00		N/A	m
	g) <i>Lot coverage (Note: Proposed Area)</i>				
	i) <i>lot coverage</i>	10.00	4.70	N/A	%
	ii) <i>usable floor area</i>	100.00		N/A	m.sq
3.36	Surplus Farm Dwelling Severance				
	a) <i>existing accessory buildings/structures</i>	200.00	348.96	148.96	m.sq
	<i>useable floor area</i>				

Comments

No permit on file for trailer/dogkennel. A permit or change of use will be required. No habitable room permitted in an accessory building. A dog kennel used for remuneration must comply to zoning bylaw 12.1.4

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

Signature of Zoning Administrator

date

Dec 12/2018

date

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



NO FILE

LOT 3, CONCESSION | GORE<sup>x</sup>

NORFOLK COUNTY ROAD No. 24 EAST

(ROSSI COUNTY RD 24 EAST,

VITTORIA ROAD

**LEWITT 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)

18-1930 VANAVASSTI

**NOTE:**

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

**CAUTION:**

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

\* this structure  
not there  
in fig.

Lesson area

$$\textcircled{1} 2.49 \times 3.92 = 9.7658$$
$$\textcircled{2} 308 \times 1336 = 411588$$

3) 24.37K 12.33-298.05gM

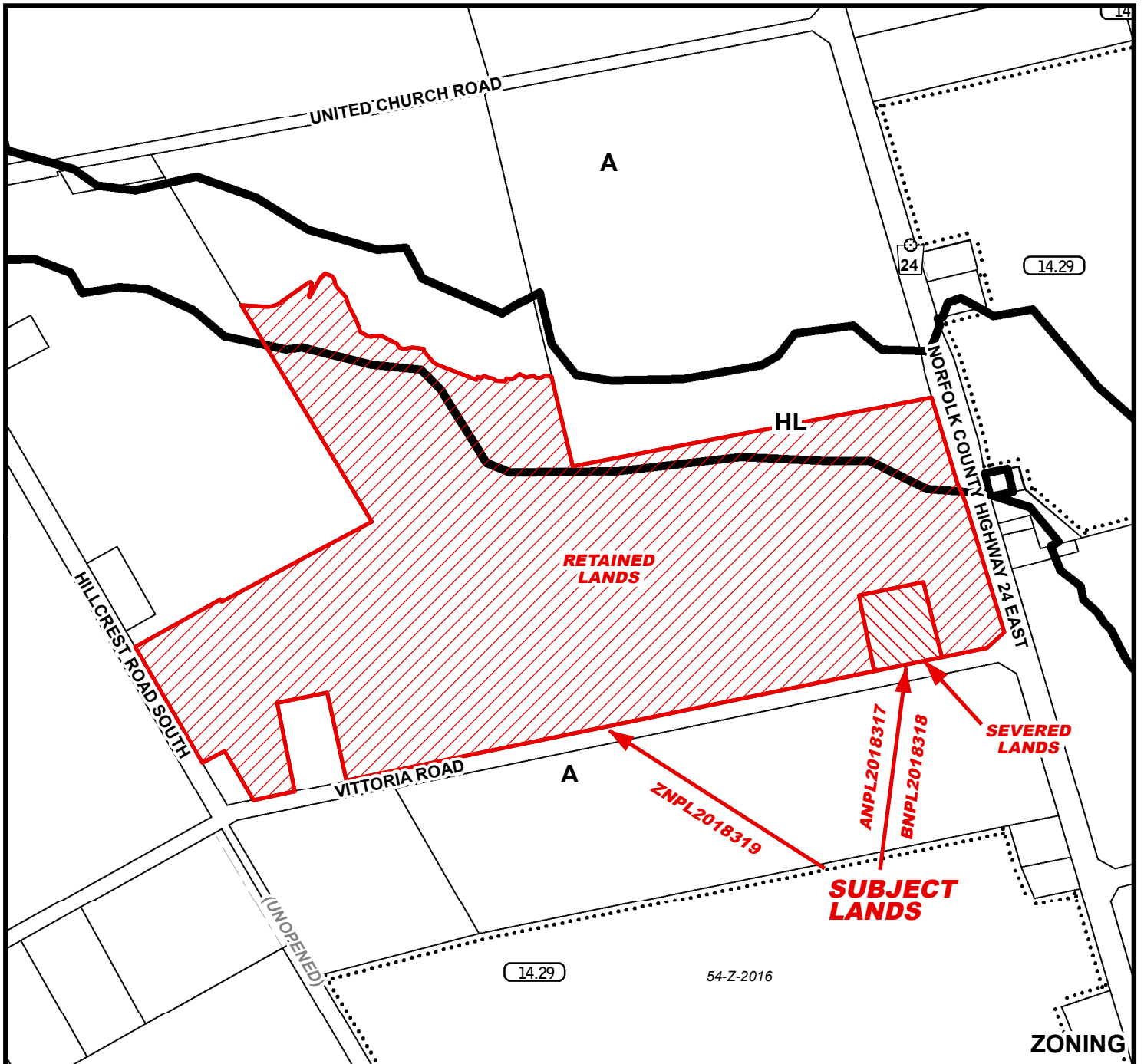
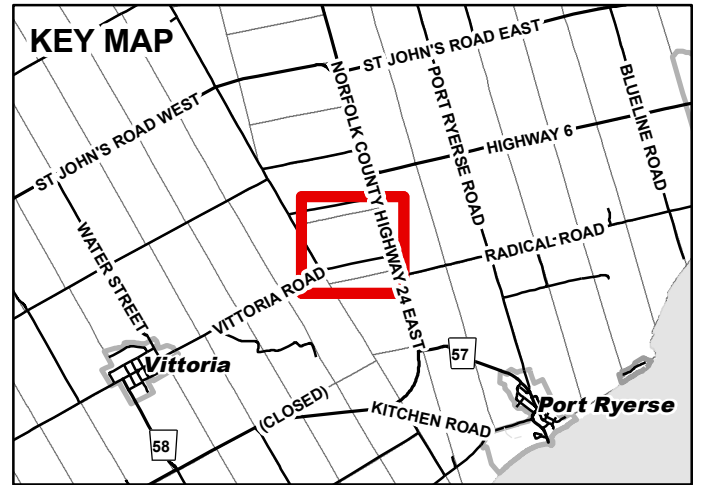
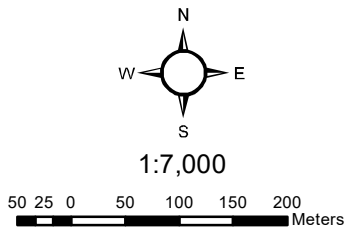
$$\overline{DM} = 348.96$$

sym  
usable floor  
area

# MAP 1

File Number: ANPL2018317 &  
BNPL2018318 &  
ZNPL2018319

Geographic Township of  
**WOODHOUSE**

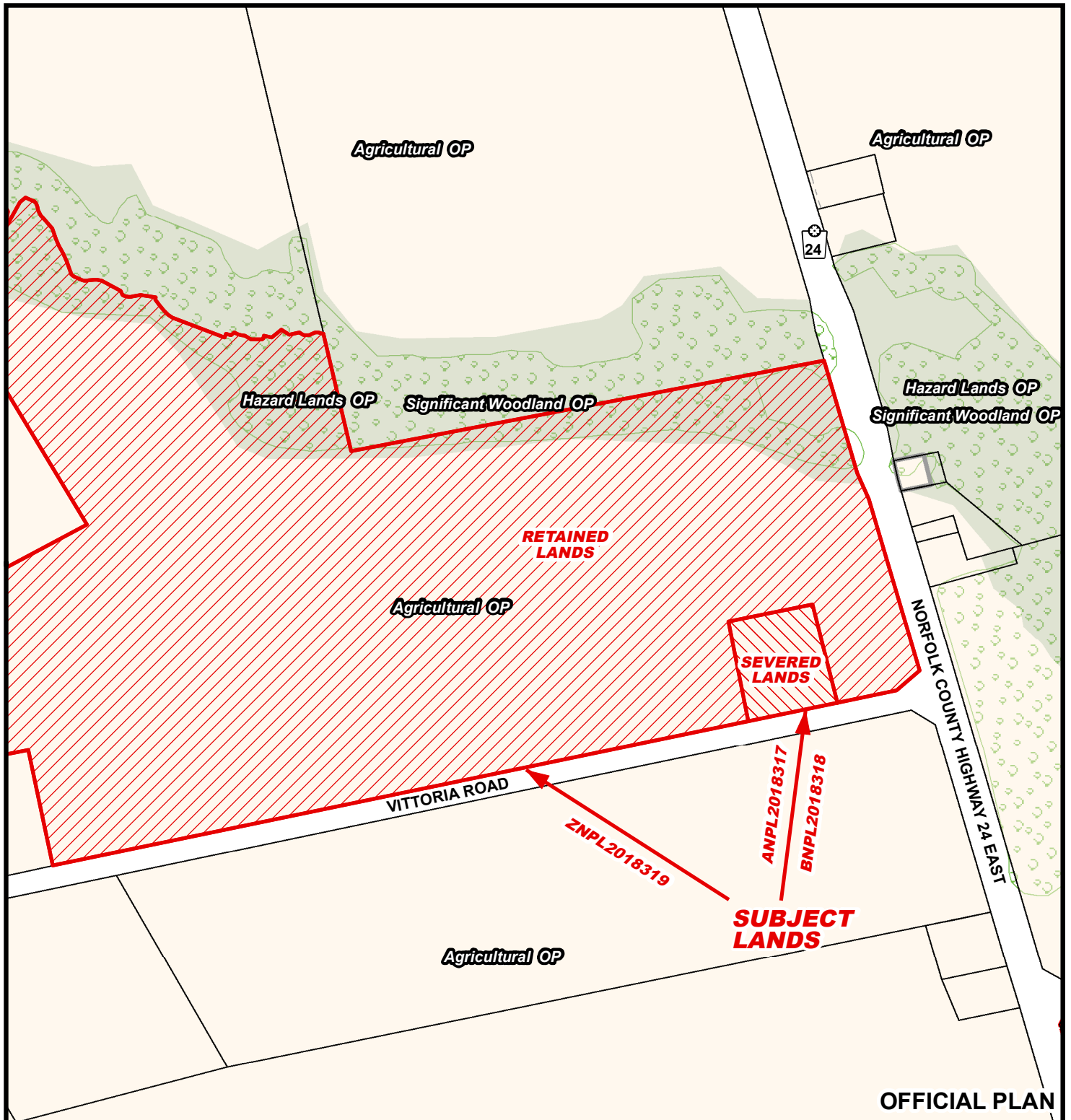




# MAP 2

File Number: ANPL2018317 & BNPL2018318 &  
ZNPL2018319

Geographic Township of WOODHOUSE

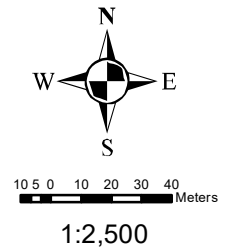




# MAP 3

File Number: ANPL2018317 & BNPL2018318 &  
ZNPL2018319

Geographic Township of WOODHOUSE

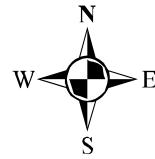




# MAP 4

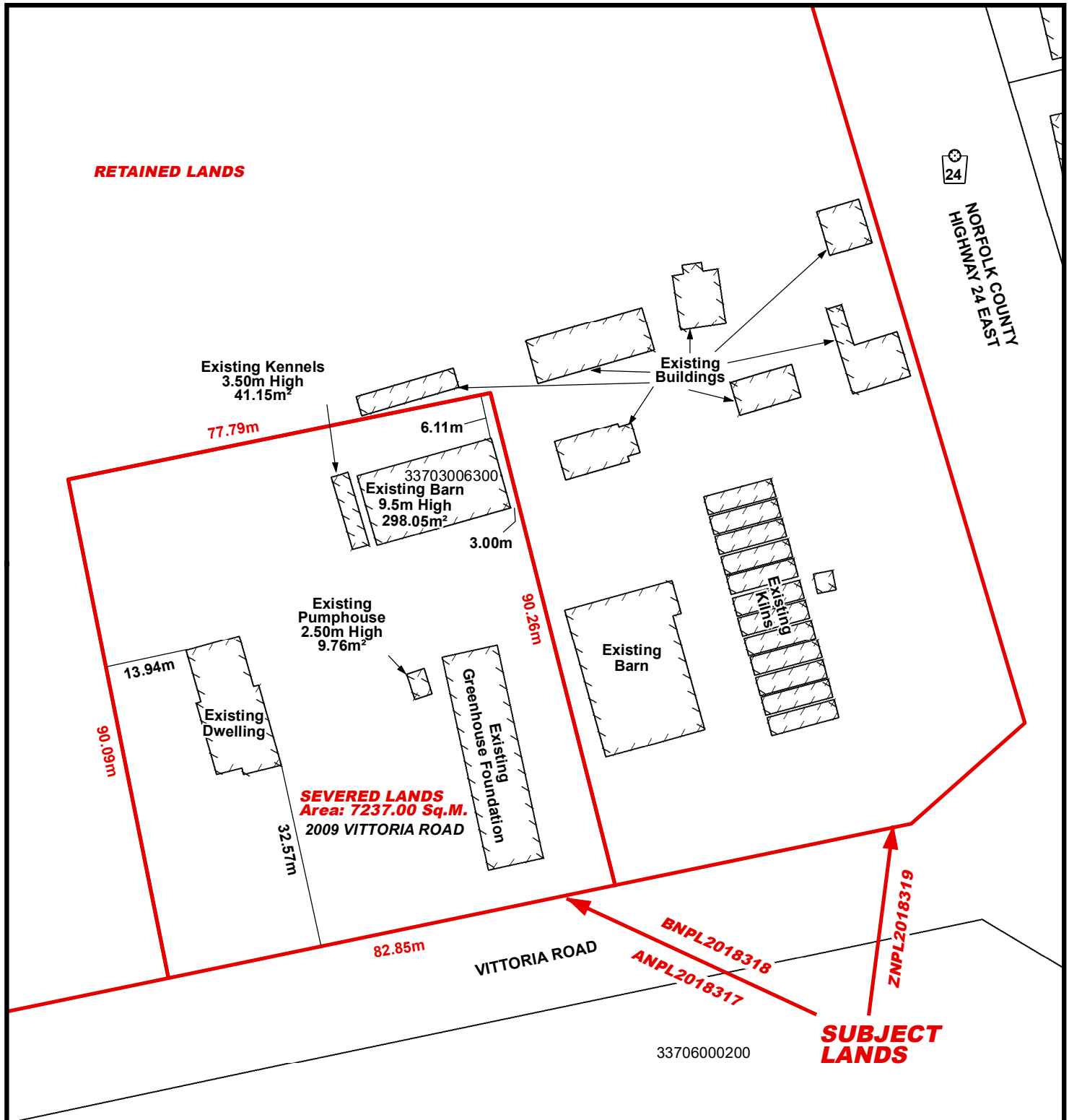
File Number: ANPL2018317 & BNPL2018318 &  
ZNPL2018319

Geographic Township of WOODHOUSE



4 2 0 4 8 12 16 Meters

1:1,000



# LOCATION OF LANDS AFFECTED

File Number: ANPL2018317 & BNPL2018318 &  
ZNPL2018319

Geographic Township of WOODHOUSE

