

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

BNR 202200OCT. 25, 2021FEB. 16, 2022

Application Fee

Conservation Authority Fee

Well &amp; Septic Info Provided

Planner

Public Notice Sign

3367.00 ✓pdgn**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:** 3310543010133000000**A. Applicant Information****Name of Owner**450845 Ontario Limited - attention Douglas Bradley

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

1581 Windham Road 2

Town and Postal Code

RR #3, Scotland ON N0E 1R0

Phone Number

519-446-2349

Cell Number

Email

doiugelaine@hotmail.com**Name of Applicant**Doug and Elaine Bradley

Address

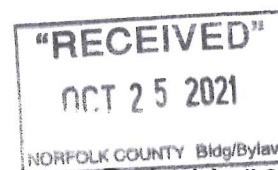
same as above

Town and Postal Code

Phone Number

Cell Number

Email



Name of Agent	Mary Elder, Elder Plans Inc.
Address	32 Miller Cres
Town and Postal Code	Simcoe, ON N0A 4R1
Phone Number	
Cell Number	519-429-4933
Email	ElderPlans2018@gmail.com

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

☐ Owner ☒ Agent ☐ Applicant

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

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

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):  
SWAL CON 4 PT LOT 11

Municipal Civic Address: 882 Norfolk County Road 60

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:  
farm related residential dwelling

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:  
single detached dwelling, garage and small shed on lands to be severed. Details are on the survey sketch. Greenhouses have been removed.
5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.
6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒  
If yes, identify and provide details of the building:
8. If known, the length of time the existing uses have continued on the subject lands:  
dwelling built before 1960
9. Existing use of abutting properties:  
agricultural crop production
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, for example: m, m<sup>2</sup> or %

Lot frontage	<hr/>	<hr/>
Lot depth	<hr/>	<hr/>
Lot width	<hr/>	<hr/>
Lot area	<hr/>	<hr/>
Lot coverage	<hr/>	<hr/>
Front yard	<hr/>	<hr/>
Rear yard	<hr/>	<hr/>
Left Interior side yard	<hr/>	<hr/>
Right Interior side yard	<hr/>	<hr/>
Exterior side yard (corner lot)	<hr/>	<hr/>

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

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

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

Frontage:	<hr/> 74.60 m
Depth:	<hr/> 41.00 m and 41.03 m
Width:	<hr/> 80.00 m at rear lot line
Lot Area:	<hr/> 3, 280 sq m (0.328ha)
Present Use:	<hr/> farm dwelling
Proposed Use:	<hr/> rural residential lot

Proposed final lot size (if boundary adjustment): 

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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: approximately 565 m.

Depth: varies - longest roughly 1,370 m

Width: approximately 640 m

Lot Area: 59.61 ha

Present Use: dwelling, farm buildings, crop production, wooded area

Proposed Use: same

Buildings on retained land: dwelling, pack barn, workshop

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: 450845 Ontario Limited

Roll Number: 331054301013300

Total Acreage: 59.94 ha

Workable Acreage: 44.52 ha

Existing Farm Type: (for example: corn, orchard, livestock) cash crops

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built pre 1960

Owners Name: 450845 Ontario Limited  
Roll Number: 331054301013500  
Total Acreage: 38.16 ha  
Workable Acreage: 21.85 ha  
Existing Farm Type: (for example: corn, orchard, livestock) cash crops  
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_

Owners Name: see attached list for other farm parcels  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
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 (for example: gas station, or petroleum storage):
2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

**E. Provincial Policy**

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

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

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☒ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_



## F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)
- 

Sewage Treatment

- ☐ Municipal sewers  
☒ Septic tank and tile bed in good working order
- ☐ Communal system  
☐ Other (describe below)
- 

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

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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.

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## **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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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 Conservation and Parks, 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.

*Douglas & Elaine Bradley* *Oct 6/2021*  
Owner/Applicant/Agent Signature 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 *DOUGLAS & ELAINE BRADLEY* am/are the registered owner(s) of the lands that is the subject of this application.

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

*Douglas Bradley* *Oct 6/21*  
Owner Date  
*Elaine Bradley* *Oct. 6/21*  
Owner Date

**N. Declaration**

I, Mary Elder 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:

\_\_\_\_\_

Mary Elder

Owner/Applicant Signature

In Simcoe, ONT

This 25<sup>th</sup> day of October 2021

A.D., 20\_\_\_\_

Sherry Ann Mott

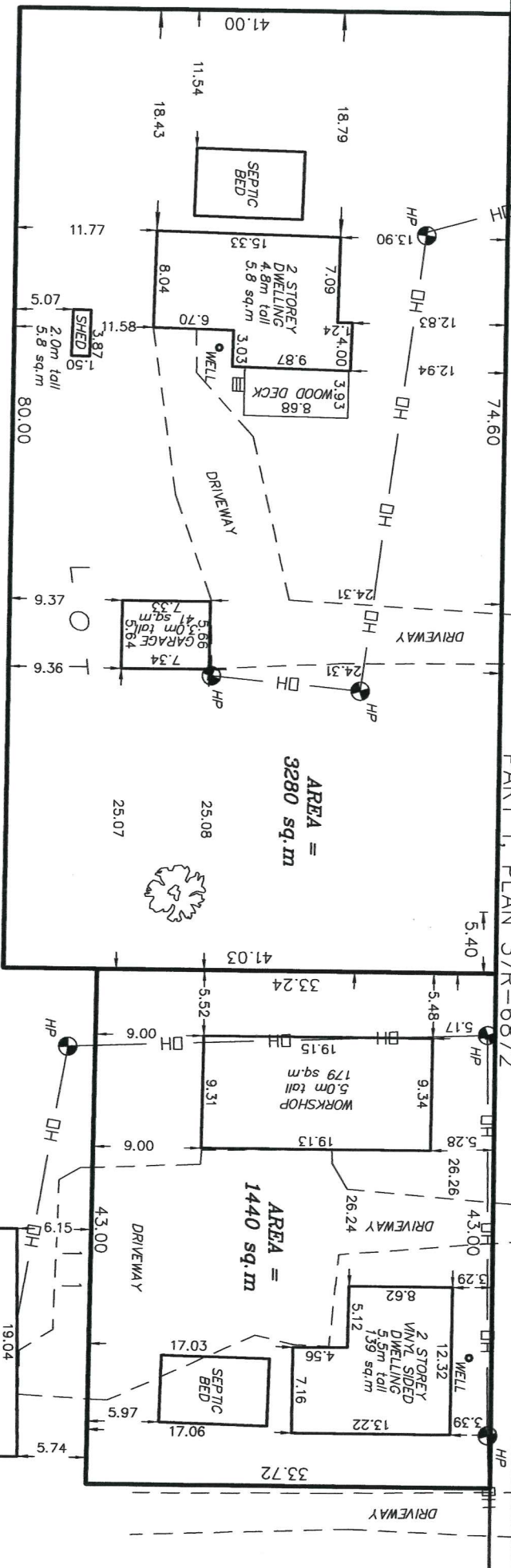
Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

A Commissioner, etc.



COUNTY ROAD 60

PART 1, PLAN 37R-6872



SKETCH FOR  
SEVERANCE APPLICATION  
DEBCO GINSENG LTD.  
#890 & #882  
NORFOLK COUNTY ROAD 60  
LANGTON

SCALE: 1 : 500  
JEWITT AND DIXON LTD.  
AUGUST 17, 2021



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.

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN, IN WHOLE  
OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD.



Working together with our community  
to provide quality services.

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE No.:</b>		<b>DATE RECEIVED:</b>	
<b>PROPERTY INFORMATION</b>		Municipal Address: 882 Norfolk County Road 60			
Owner: DEBCO Ginseng LTD.			Lot: 11 & 12		Concession: 4
Lot Area: 3280 sq.m.	Lot Frontage: 74.60	Assessment Roll No.			
<b>PURPOSE OF EVALUATION</b>		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other <u>Severance</u>			
<b>BUILDING INFORMATION</b>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 153 sq.m.	No. of Bedrooms: 4	No. of Fixture Units: 20	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?		
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: Larry Dedrick		Company Name: Dedrick Bros. Excavating Ltd.	
Address: 370 Lynedoch Road, Delhi, Ontario.		Postal Code: N4B 2W4		Phone:	
Email: dbel@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 type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>6 +</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): Sunny, Warm	
<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 <u>concrete</u>		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: 3	Total Length of Tile: 180	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		
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)	15	38 ft.			
Distance to Bodies of Water (ft)	150 ft.	112 ft.			
Distance to Nearest Well (ft)	50	88ft.			
Distance to Proposed Property Lines	Front <u>10 ft.</u> Rear <u>10 ft.</u> Side <u>10 ft.</u> Side <u>10 ft.</u>		Front <u>10ft.</u> Rear <u>10 ft.</u> Side <u>10 ft.</u> Side <u>10 ft.</u>		

DATE: Feb 01, 2022

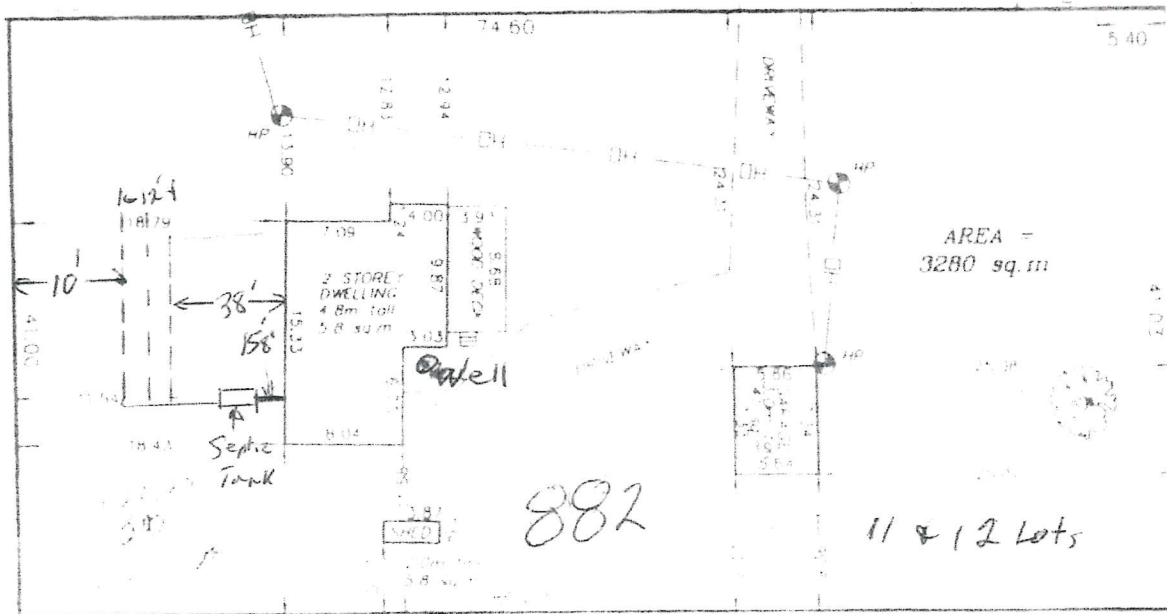
APPLICATION NUMBER: \_\_\_\_\_

OWNER: DEBCO Ginseng, Ltd.

EVALUATOR: Larry Dedrick

PROPERTY ADDRESS: 882 Norfolk County Rd. 60.

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.



**OVERALL SYSTEM RATING**

Good

☒ 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) 426-4377 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.

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

Owner Signature

Date

**EVALUATOR:**

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

Feb. 01, 2022

Date

**BUILDING DIVISION COMMENTS**

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

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

Chief Building Official or designate

Date

Revised: March 24, 2012



## Jennifer Catarino

---

**From:** Mary Elder <elderplans2018@gmail.com>  
**Sent:** Wednesday, February 9, 2022 5:27 PM  
**To:** Jennifer Catarino  
**Cc:** BBL Permits; Doug Bradley  
**Subject:** Re: FW: Septic Documents for DEBCO GINSENG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the questions Jennifer.

As far as 890 Norfolk County Road 60 from my reading of the septic evaluation form, it appears there are no weeping tiles, just the tank and a pipe over to the ravine. There are people living in the dwelling. Doug is going to discuss with the installer/inspector the installation of a tile bed with a mind to address this as soon as possible in the spring. We will get back to you on this aspect. The owners are also going to ask Hydro One about the eclectic service and then, if appropriate, have the surveyor add an easement to the survey sketch. When ready, we will provide an update.

As far as 882 Norfolk County Road 60, all appears to be ready to proceed to Committee. The owners would like to see this consent application move forward.

Finally with 1051 Windham Road 6, owners are going to ask Hydro One about the eclectic service and then, if appropriate, have the surveyor add an easement to the survey sketch. When ready we will provide an update.

Mary Elder MCIP RPP  
Elder Plans Inc.  
519-429-4933

On Mon, Feb 7, 2022 at 9:56 AM Jennifer Catarino <[Jennifer.Catarino@norfolkcounty.ca](mailto:Jennifer.Catarino@norfolkcounty.ca)> wrote:

Hi Mary,

Thank you for the septic evaluations. I will add them to the files we have for the proposed consent applications. Can you confirm the status of the system evaluation for 890 Norfolk County Road 60? The form appears to have two overall system ratings identified on page 3: System Functioning/Maintenance Required and System Failure/Major Repair/Replacement. If the system is in failure and requires repairs, the repairs are required to be completed before Committee considers the consent application. A building permit may also be required to conduct the work, if it is deemed necessary.

Can you also confirm whether or not there are currently people living in 890 Norfolk County Road 60?

Lastly, I believe when we spoke about these consent applications, easements for hydro, confirmation of the use of barns and a minor variance was required for one. Do you have an update on these items?

Thank you,

Jen

**Jennifer Catarino**  
Senior Planner  
Development and Cultural Services  
185 Robinson St. Suite 200, Simcoe, Ontario, N3Y 5L6  
519-426-5870 x. 8013



Working together with our community

**From:** Mary Elder <[elderplans2018@gmail.com](mailto:elderplans2018@gmail.com)>  
**Sent:** Friday, February 4, 2022 3:31 PM  
**To:** Jennifer Catarino <[Jennifer.Catarino@norfolkcounty.ca](mailto:Jennifer.Catarino@norfolkcounty.ca)>; [building@norfolkcounty.ca](mailto:building@norfolkcounty.ca)  
**Cc:** Doug Bradley <[dougelaine@hotmail.com](mailto:dougelaine@hotmail.com)>  
**Subject:** Fwd: Septic Documents for DEBCO GINSENG

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There septic evaluation forms are for three surplus farm dwelling severances proposed for the following locations.

- 1051 Windham Road
- 890 Norfolk County Road 60
- 882 Norfolk County Road 60

Jennifer asked for septic evaluation forms for each. Please find them attached.

If there are any questions or concerns please let me know.

Thanks

Mary Elder MCIP RPP

Elder Plans Inc.

519-429-4933

----- Forwarded message -----

From: **Doug Bradley** <[dougelaine@hotmail.com](mailto:dougelaine@hotmail.com)>

Date: Fri, Feb 4, 2022 at 8:53 AM

Subject: Septic Documents for DEBCO GINSENG

To: Mary Elder <[elderplans2018@gmail.com](mailto:elderplans2018@gmail.com)>

Good morning Mary, attached are the septic documents for the farms.

Thanks

Elaine

Sent from Outlook

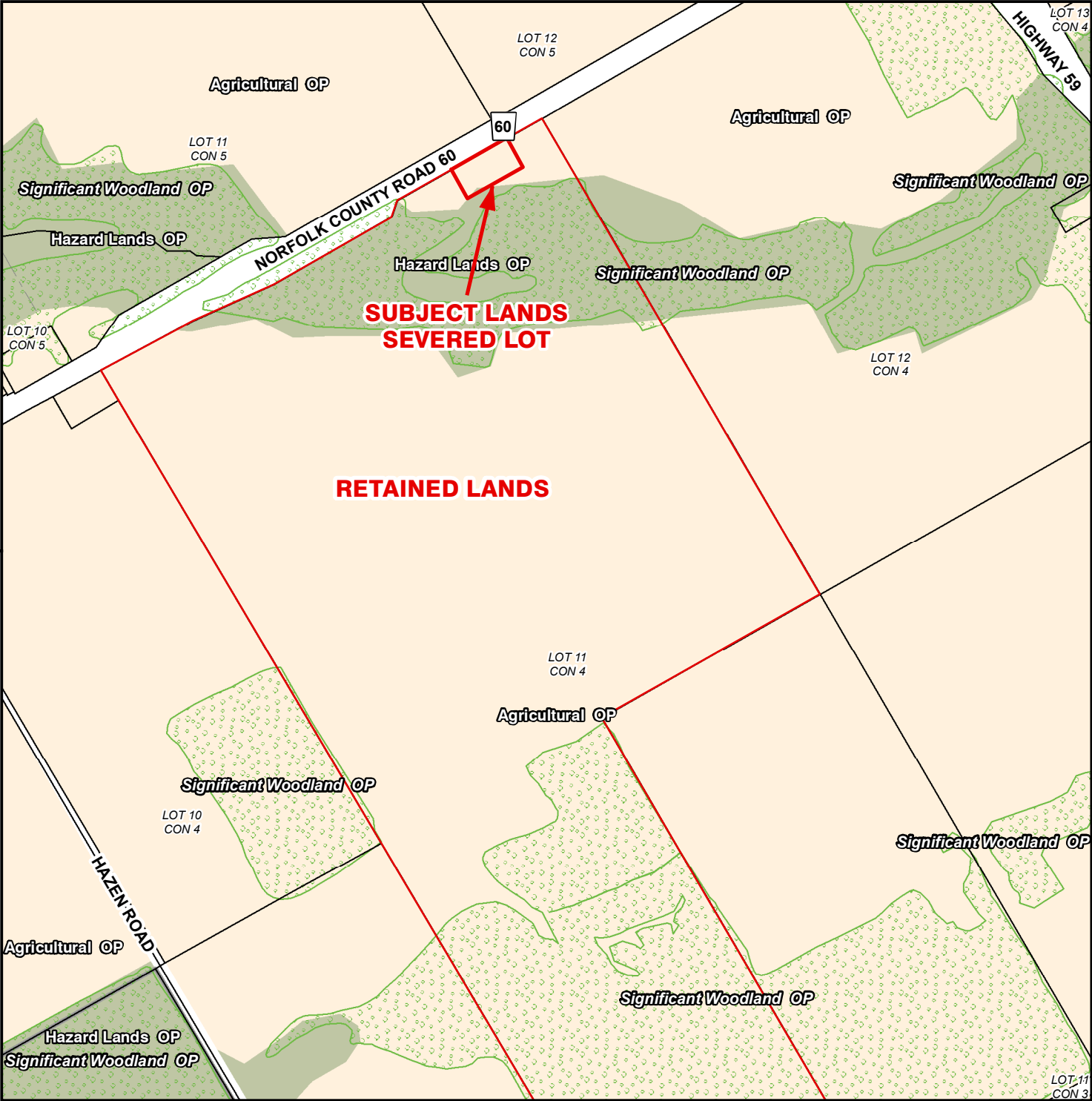
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Legend

Subject Lands

Lands Owned

Official Plan Designations

Agricultural

Hazard Lands

Significant Woodland

2/25/2022

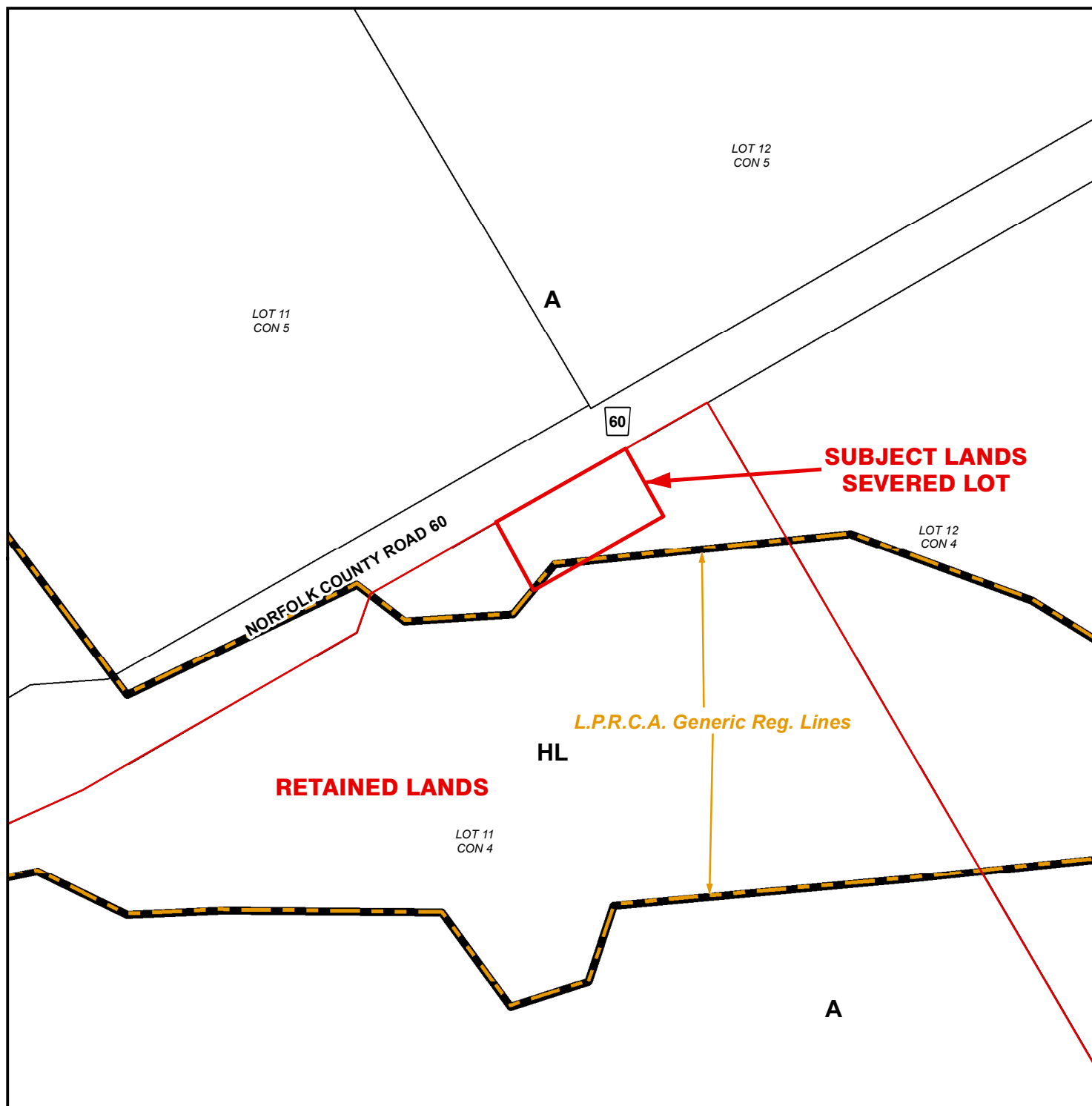
N

50 25 0 50 100 150 200

Meters

**MAP C**  
**ZONING BY-LAW MAP**  
 Geographic Township of SOUTH WALSINGHAM

BNPL2022050



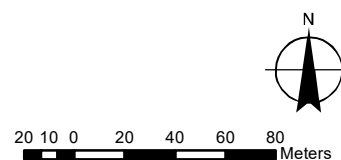
**LEGEND**

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

**ZONING BY-LAW 1-Z-2014**

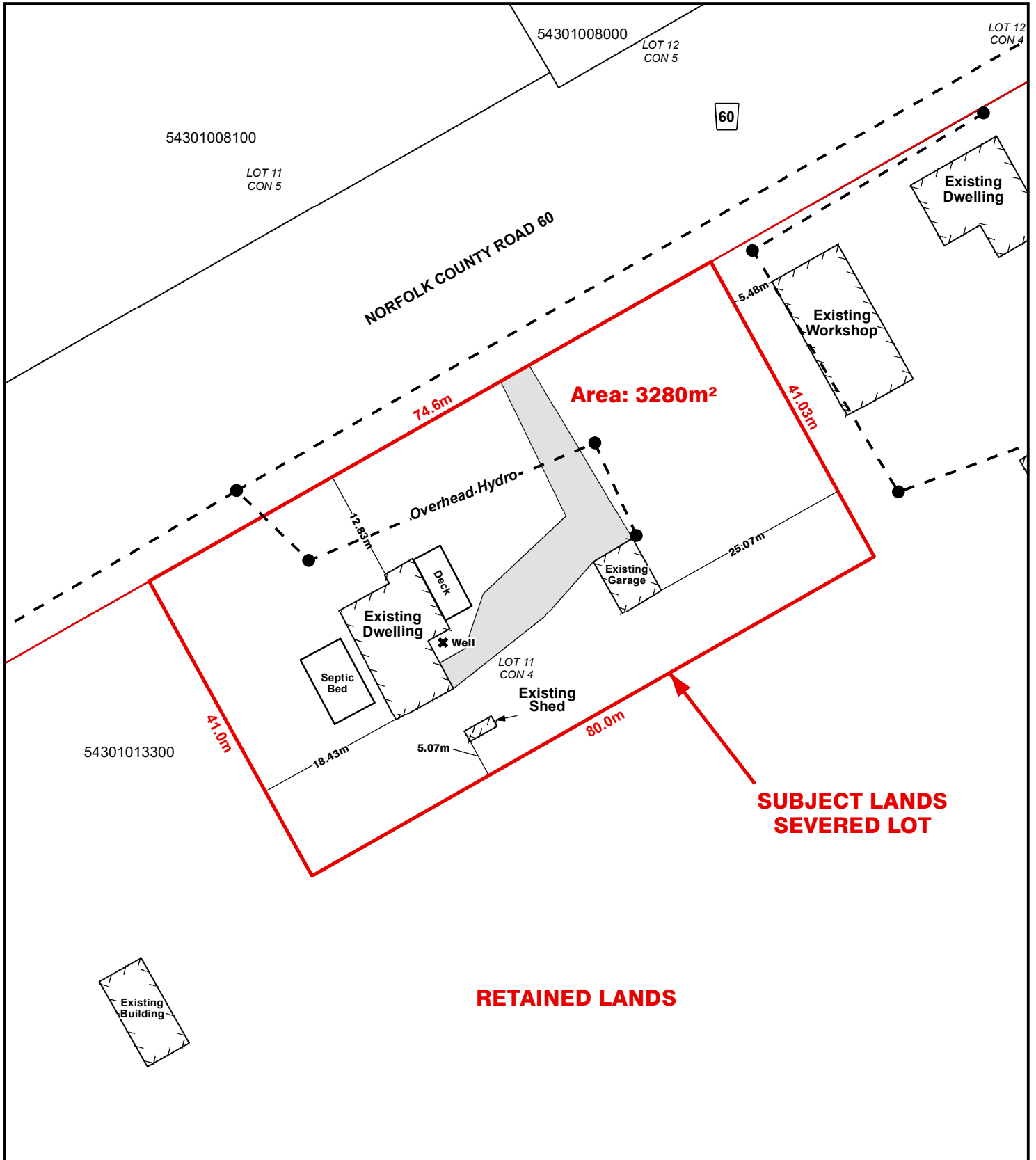
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone

2/25/2022



# CONCEPTUAL PLAN

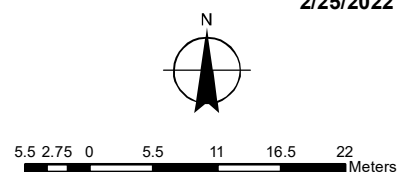
Geographic Township of SOUTH WALSINGHAM



## Legend

- Subject Lands
- Lands Owned
- Hydro Pole
- Hydro Line
- Driveway

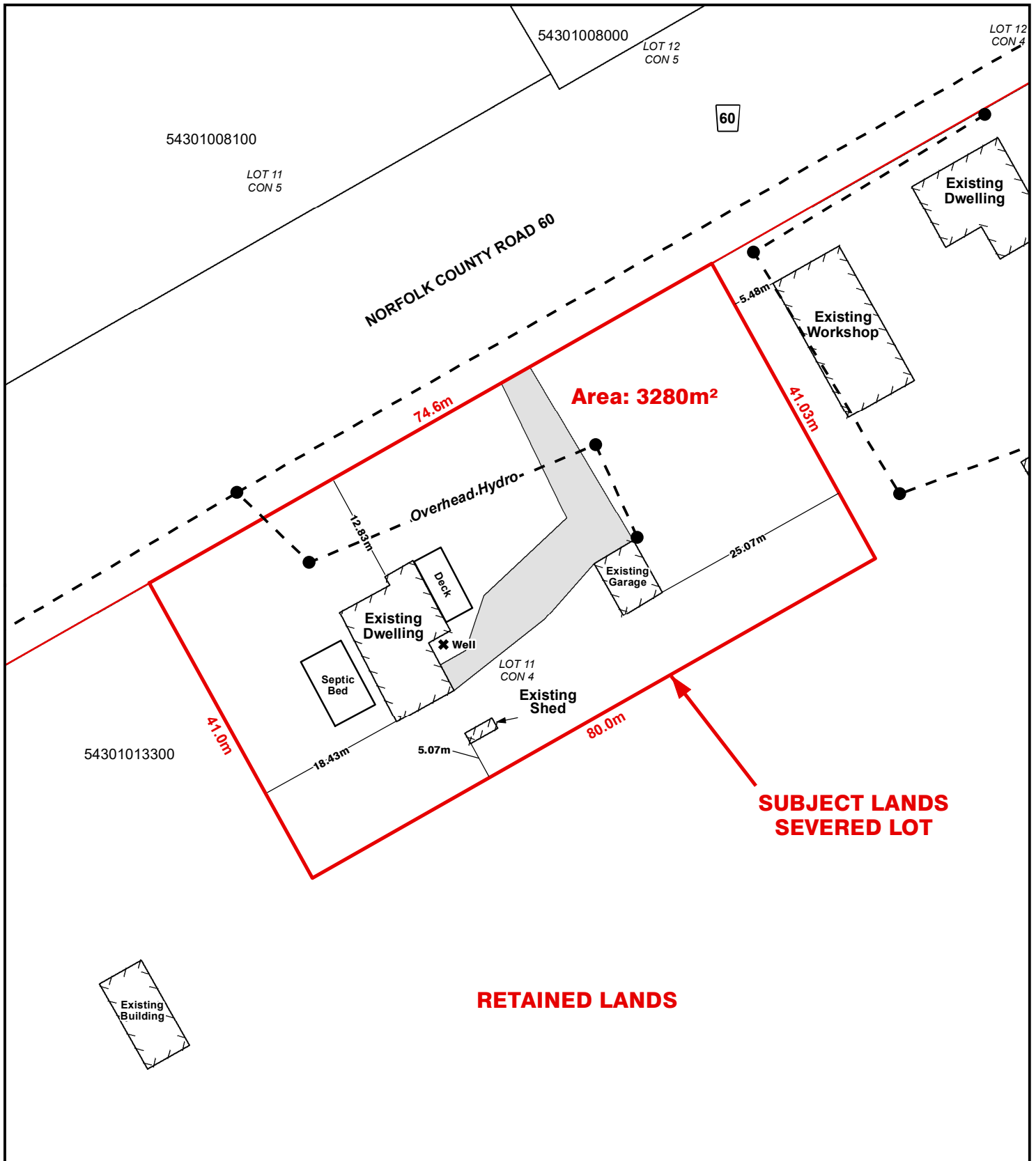
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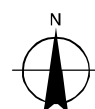
## CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



### Legend

- Subject Lands
- Hydro Pole
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2/25/2022

5.5 2.75 0 5.5 11 16.5 22 Meters