

**For Office Use Only:**

File Number	BNPL2022155	Application Fee	\$3,451 - yes
Related File Number	N/A	Conservation Authority Fee	514.15 - yes
Pre-consultation Meeting	N/A	Well & Septic Info Provided	Yes
Application Submitted	May 26, 2022	Planner	Hanne Yager
Complete Application	May 30, 2022	Public Notice Sign	-

**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:** 49101546000

**A. Applicant Information**

**Name of Owner** Brandy Creek Farms Limited

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** 307 Brantford Road

**Town and Postal Code** LaSalette, ON N0E 1H0

**Phone Number**

**Cell Number** 226-567-2844

**Email**

**Name of Applicant** Same as above

**Address**

**Town and Postal Code**

**Phone Number**

**Cell Number**

**Email**

**Name of Agent** David Roe , Civic Planning Solutions Inc.  
**Address** 61 Trailview Dr.  
**Town and Postal Code** Tillsonburg, ON N4G 0C6  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519-983-8154  
**Email** civicplanningsolutions@nor-del.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 owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

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

none  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Part Lot 18 and Part of Road Allowance between Lots 18 and 19  
Concession 8, geographic Township of Windham

**Municipal Civic Address:** 481 Windham Road 9 (house to be severed) farm address: 648 Brantford Road

**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:

Agricultural cash crops  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:  
House and garage (lot to be severed) House, trailer, 3 barns, 2 sheds (lot to be retained)  
Barns are used for storage and have never been used for livestock

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.

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

Nothing new

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. **Failure to complete this section will result in an incomplete application.**

House to be severed built 1992

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	611.69m	30m	12.1.2 b)	85.53m	None
Lot depth	647.08m			71.36m	
Lot width	611.69m			85.63m	
Lot area	89 acres	2000m2	12.1.2 a)	0.570ha	None
Lot coverage				21%	
Front yard	22.07m	13m	12.1.2 c)	22.07m	None
Rear yard	34.94m	9m	12.1.1 f)	34.94m	None
Height	1 storey	11m	12.1.2 h)	1 storey	None
Left Interior side yard	21.81m	3m	12.1.2 e)	21.81m	None
Right Interior side yard	extensive	3m	12.1.2 e)	extensive	None
Exterior side yard (corner lot)					
Parking Spaces (number)	2+	2		2+	None
Aisle width					
Stall size					
Loading Spaces					
Other					

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

n/a

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 85.53m

Depth: 71.36m

Width: 85.53m

Lot Area: 0.570ha (1.4ac)

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: 526.19m

Depth: 647.08m

Width: Varies

Lot Area: 87.5 acres

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: House, trailer, 3 barns, 2 sheds

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage:

Depth:

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: Brandy Creek Farms Limited  
Roll Number: 49101546000 (481 Windham Road 8)  
Total Acreage: 89 ac  
Workable Acreage: 77 ac Former tobacco farm  
Existing Farm Type: (for example: corn, orchard, livestock) Cash crop corn and beans  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1938 and 1992  
Date of Land Purchase: March 1, 2022 House being severed was built in 1992

Owners Name: Brandy Creek Farms Limited  
Roll Number: 49102028000 (307 Brantford Road)  
Total Acreage: 129.37ac  
Workable Acreage: 110ac  
Existing Farm Type: (for example: corn, orchard, livestock) tobacco and cash crops  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1940's  
Date of Land Purchase: 2018

Owners Name: Brandy Creek Farms Limited  
Roll Number: 49102002000 (547 Brantford Road)  
Total Acreage: 65 ac  
Workable Acreage: 60ac  
Existing Farm Type: (for example: corn, orchard, livestock) tobacco and cash crops  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1930's  
Date of Land Purchase: 1993

Owners Name: Brandy Creek Farms Limited  
Roll Number: 49102007300  
Total Acreage: 30ac  
Workable Acreage: 30ac  
Existing Farm Type: (for example: corn, orchard, livestock) tobacco and cash crops  
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: 1993

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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

**D. All Applications: 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:

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. All Applications: 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:

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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

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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

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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. All Applications: 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. All Applications: Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☒ Individual wells

☐ Communal wells

☐ Other (describe below)

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Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

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Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

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2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Windham Road 9

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**G. All Applications: 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. 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:

- ☐ 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

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.

\_\_\_\_\_  
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 Brandy Creek Farms Limited am/are the registered owner(s) of the lands that is the subject of this application.

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.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

I have power to bind the corporation

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**\*Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

**K. Declaration**

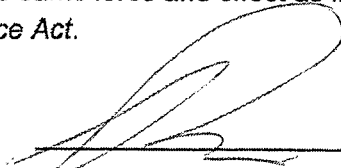
I, David Roe of Town of Tillsonburg

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:

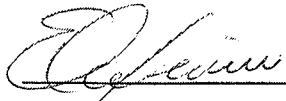
Delhi

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

In Norfolk County

This 7<sup>th</sup> day of ~~March~~ April

A.D., 20 22

  
\_\_\_\_\_  
A Commissioner, etc.

Elizabeth Ann Caterino, a Commissioner, etc.  
Province of Ontario  
for John R. Hanselman, Barrister and Solicitor  
Expires December 19, 2024

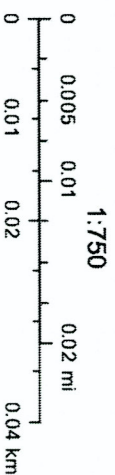


# MAP NORFOLK - Community Web Map



4/19/2022, 3:10:01 PM

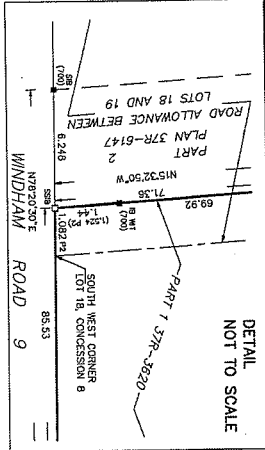
- Land Parcels
- Plan Lines
- DraftPlan



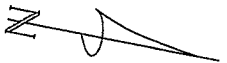
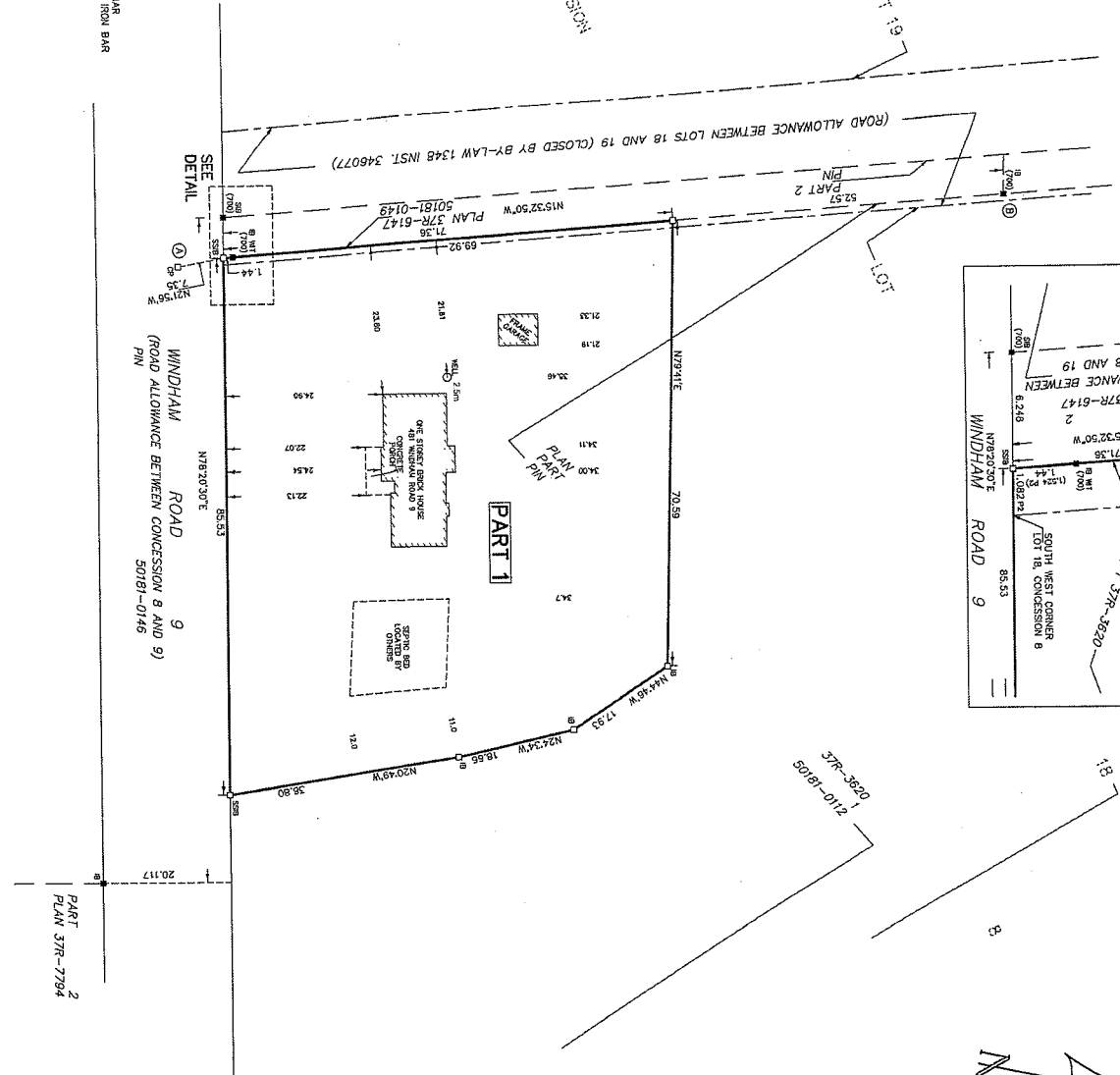
Queen's Printer for Ontario  
Norfolk GIS



ALL DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONSIDERED TO BE BY LAMBDA BY 0.0004



- LEGEND**
- SB - STANDARD IRON BAR
  - SB - SURVEY STANDARD IRON BAR
  - IB - IRON BAR
  - CC - CUT CROSS
  - CC - CONCRETE PIN
  - - PLANTED
  - - FOUND
  - WT - WITNESS
  - S - SET
  - P2 - PLAN 37R-6197



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 37R-_____		
DATE APRIL 18, 2022		RECEIVED AND DEPOSITED.		
J. MUIR		DATE _____		
REGULATORY TIME FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)				
SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 18 AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 18 AND 19	8	50181-0112	0.570 ha
PART 1 COMPREHENS PART OF PIN 50181-0112.				

PLAN OF SURVEY OF  
PART OF LOT 18  
AND  
PART OF THE ROAD ALLOWANCE  
BETWEEN LOTS 18 AND 19  
CONCESSION 8  
(GEOGRAPHIC TOWNSHIP OF WINDHAM)  
NORFOLK COUNTY

SCALE 1:500

AREA OF HOUSE (INCLUDING PORCH): 261 sq.m.  
AREA OF DETACHED GARAGE: 31 sq.m.  
TOTAL AREA OF BOTH BUILDINGS: 292 sq.m.  
TOTAL AREA OF BOTH BUILDINGS: 292 sq.m.  
LOT AREA: 0.570 ha  
LOT AREA: 0.570 ha

**NOTE:**  
BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010). FOR BEARING COMPARISONS, A ROTATION OF 0.230 AND CORRECTION OF 0.000174 DEGREES IS REQUIRED. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999990. ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED. ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN. CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 219/10.

POINT ID	NORTHING	EASTING
A	4748455.66	543736.36
B	4748592.09	543700.38

# SURVEYOR'S CERTIFICATE

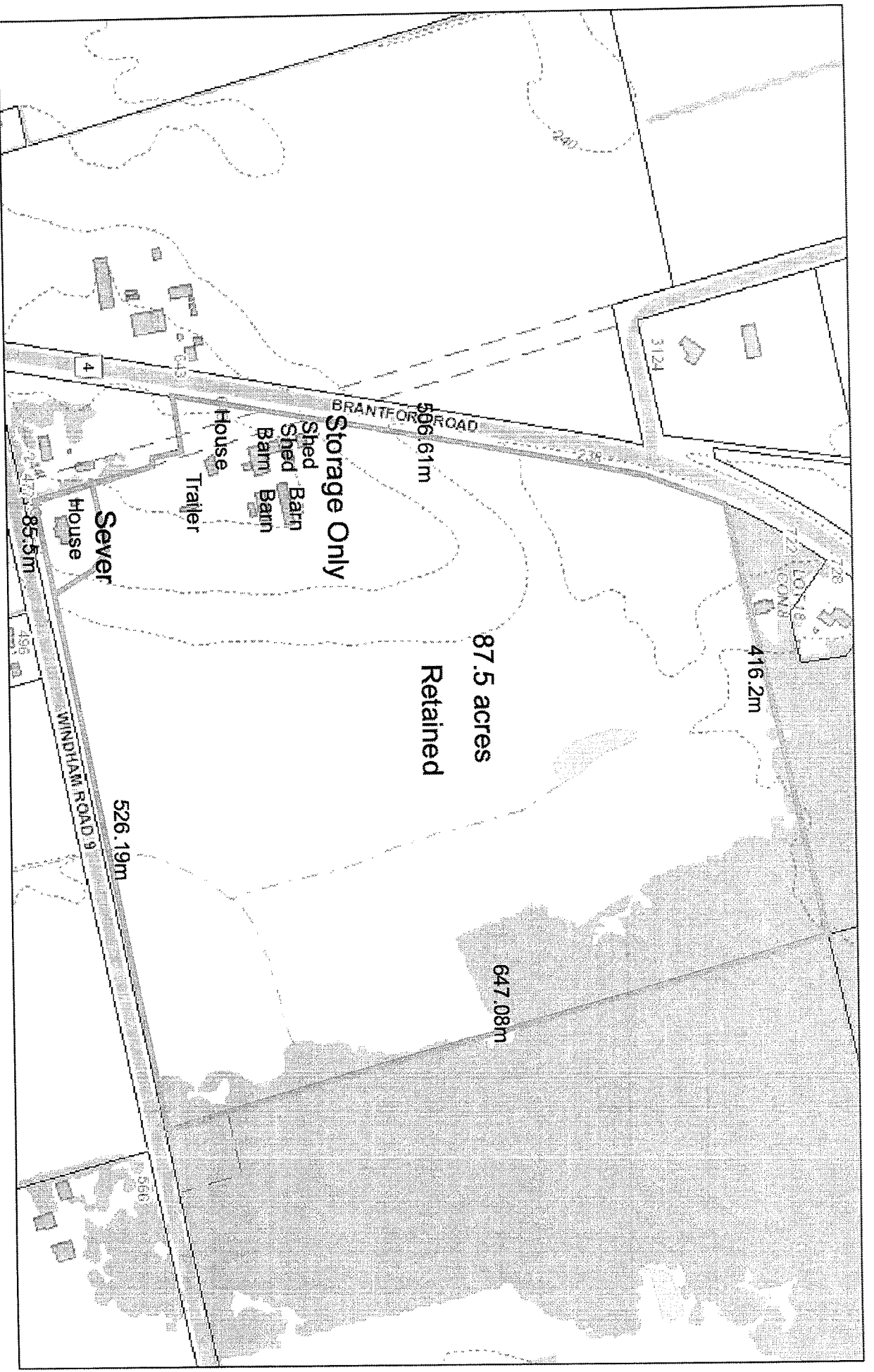
- I, CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 12th DAY OF APRIL, 2022.

APRIL 18, 2022  
JOHN W. MUIR  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AQS PLAN SUBMISSION  
FORM NUMBER V-1-18  
**MACAULAY WHITE & MUIR LTD.**  
ONTARIO LAND SURVEYORS - CANADA LAND SURVEYORS  
440 HAWY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5A5  
TEL: 519-752-3000 FAX: 519-752-0057 [info@macaulaywhite.com](mailto:info@macaulaywhite.com)

22-001

# MAP NORFOLK - Community Web Map





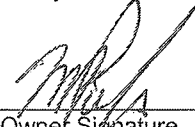
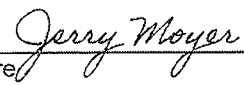


Working together with our community  
to provide quality services.

## 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: 481 Windham Rd. 9 Delhi			
Owner: Mike Palinkas		Lot: PT LOT 184/9		Concession: 8	
Lot Area: .609 HECTARES	Lot Frontage: 85.53 m	Assessment Roll No. 491015460000000			
<b>PURPOSE OF EVALUATION</b>	<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" 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: 150 m <sup>2</sup>	No. of Bedrooms: 3	No. of Fixture Units: 30.5	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?		
<b>EVALUATOR'S INFORMATION</b>	Evaluator's Name: Jerry Moyer		Company Name: Larry's Backhoe Service Ltd.		
Address: 3018 Hwy. #6 Jarvis, Ont.		Postal Code: N0A 1J0		Phone: 519-587-2601	
Email: larrysbackhoe01@gmail.com		BCIN # 15737			
<b>SITE EVALUATION</b>	Ground Cover (trees, bushes, grass, impermeable surface): grass, well established			Soil Type: inspected area is sand	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: >5 ft.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No		Odour Detected: Yes <input checked="" type="checkbox"/> No		Current Weather (at time of evaluation): sunny cool 5 celcius	
<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 checked="" type="checkbox"/> No	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 12	Total Length of Tile: 180m	Distance Between Tile Runs: 1.82m	
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded    Paper Cover	
<b>Setbacks:</b>			<b>Tank</b>		
Distance to Buildings & Structures (ft)			>1.5 m		
Distance to Bodies of Water (ft)			>30m		
Distance to Nearest Well (ft)			20m		
Distance to Proposed Property Lines			Front 40m Rear 30m Side 33m Side 38m		
			<b>Distribution Pipe</b>		
			>5m		
			>30m		
			35m		
			Front 20m Rear 30m Side 45m Side 15m		

<b>OVERALL SYSTEM RATING</b>	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required
Pass	<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> <p><u>Additional Comments:</u> System working well, no odour or discolouration of grass on septic field or mantle areas. Septic field is dry and well drained, tiles are clear, no bio-mat noticed in stone. Effluent draining well. Site was observed on multiple days and no problems detected.</p>
<b>VERIFICATION</b>	<p><b><u>OWNER:</u></b> The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.</p> <p>I, <u>Mike Palinkas</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">         Owner Signature     </div> <div style="text-align: center;"> <u>Feb / 07 / 22</u>        Date     </div> </div>
<p><b><u>EVALUATOR:</u></b></p> <p>1. I, <u>Jerry Moyer</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">         Evaluator Signature     </div> <div style="text-align: center;"> <u>February 07, 2022</u>        Date     </div> </div>	
<b>BUILDING DIVISION COMMENTS</b>	<p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">       _____        Chief Building Official or designate     </div> <div style="text-align: center;">       _____        Date     </div> </div>

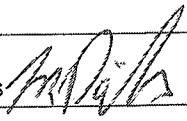
Revised: March 24, 2012



## On Site Sewage Disposal System Location Plan

DATE: Feb 07 2022

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

OWNER Mike Palinkas 

EVALUATOR Jerry Moyer

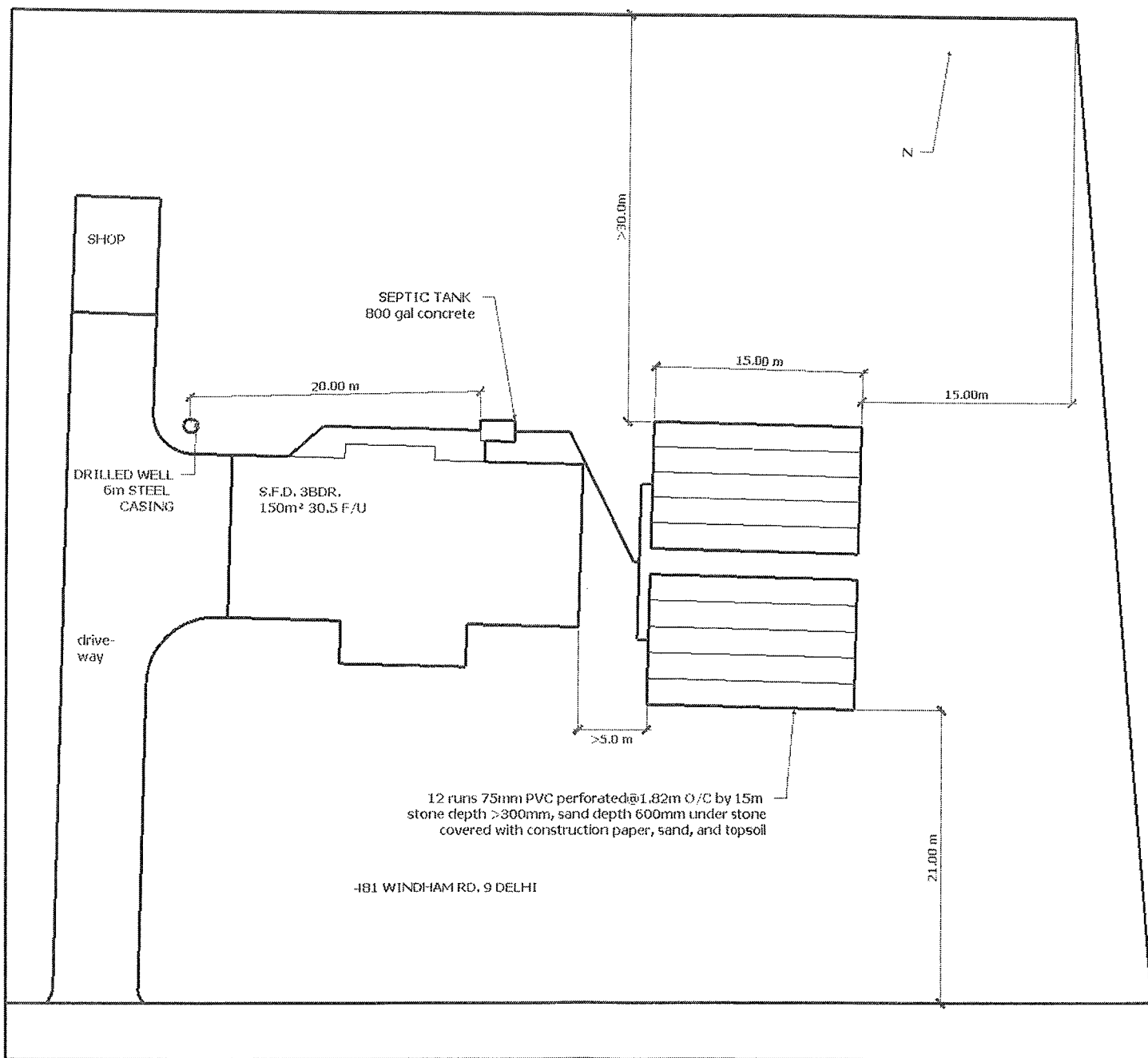
PROPERTY ADDRESS 481 Windham Rd. 9, Delhi

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.

**PLEASE SEE ATTACHED**

PREPARED BY: Kevin Ball

NOTE: The above sketch is not to exact scale.



**Properties**

PIN 50181 - 0112 LT Interest/Estate Fee Simple  
Description PT RDAL BTN LT 18 AND LT 19 WINDHAM (CLOSED BY NR346077); PT LT 18-19 CON  
8 WINDHAM AS IN NR583376; NORFOLK COUNTY  
Address 481 WINDHAM ROAD 9  
LA SALETTE

**Consideration**

Consideration \$0.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

Name PALINKAS, MICHAEL WENDALL  
Address for Service 481 Windham Road # 9  
LaSalette, Ontario  
N0E 1H0

I am at least 18 years of age.

My spouse has consented to this transaction.

This document is not authorized under Power of Attorney by this party.

**Transferee(s)****Capacity****Share**

Name BRANDY CREEK FARMS LIMITED Registered Owner  
Address for Service 307 Brantford Road  
LaSalette, Ontario  
N0E 1H0

**Signed By**

John Robert Hanselman 138 Eagle St. acting for Signed 2022 03 01  
Delhi Transferor(s)  
N4B 1S5

Tel 519-582-0770

Fax 519-582-1876

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

John Robert Hanselman 138 Eagle St. acting for Signed 2022 03 01  
Delhi Transferee(s)  
N4B 1S5

Tel 519-582-0770

Fax 519-582-1876

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

**Submitted By**

JOHN R. HANSELMAN PROFESSIONAL CORPORATION 138 Eagle St. 2022 03 01  
Delhi  
N4B 1S5

Tel 519-582-0770

Fax 519-582-1876

**Fees/Taxes/Payment**

Statutory Registration Fee \$66.30  
Provincial Land Transfer Tax \$0.00  
Total Paid \$66.30

Request ID: 021242420  
Demande n°:  
Transaction ID: 067030231  
Transaction n°:  
Category ID: CT  
Catégorie:

Province of Ontario  
Province de l'Ontario  
Ministry of Government Services  
Ministère des Services gouvernementaux

Date Report Produced: 2018/02/02  
Document produit le:  
Time Report Produced: 13:01:13  
Imprimé à:

# Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

**BRANDY CREEK FARMS LIMITED**

Ontario Corporation No.

Numéro matricule de la personne morale en  
Ontario

**002618635**

is a corporation incorporated,  
under the laws of the Province of Ontario.

est une société constituée aux termes  
des lois de la province de l'Ontario.

These articles of incorporation  
are effective on

Les présents statuts constitutifs  
entrent en vigueur le

**FEBRUARY 02 FÉVRIER, 2018**



Director/Directeur  
Business Corporations Act/Loi sur les sociétés par actions

Request ID / Demande n°

21242420

Ontario Corporation Number  
Numéro de la compagnie en Ontario

2618635

## FORM 1

## FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

/

LOI SUR LES SOCIÉTÉS PAR ACTIONS

ARTICLES OF INCORPORATION  
STATUTS CONSTITUTIFS

1. The name of the corporation is:

BRANDY CREEK FARMS LIMITED

Dénomination sociale de la compagnie:

2. The address of the registered office is:

Adresse du siège social:

c/o QUINTON DEDECKER

547 BRANTFORD ROAD

R.R. #1

(Street &amp; Number, or R.R. Number &amp; if Multi-Office Building give Room No.)

(Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureau, numéro du bureau)

LASALETTE

CANADA

(Name of Municipality or Post Office)

(Nom de la municipalité ou du bureau de poste)

ONTARIO

N0E 1H0

(Postal Code/Code postal)

3. Number (or minimum and maximum  
number) of directors is:

Minimum 1

Nombre (ou nombres minimal et maximal)  
d'administrateurs:

Maximum 10

4. The first director(s) is/are:

Premier(s) administrateur(s):

First name, initials and surname

Prénom, initiales et nom de famille

Resident Canadian

State Yes or No

Résident Canadien

Oui/Non

Address for service, giving Street &amp; No.

or R.R. No., Municipality and Postal Code

Domicile élu, y compris la rue et le

numéro, le numéro de la R.R., ou le nom  
de la municipalité et le code postal\* QUINTON  
DEDECKER

YES

547 BRANTFORD ROAD

R.R. #1

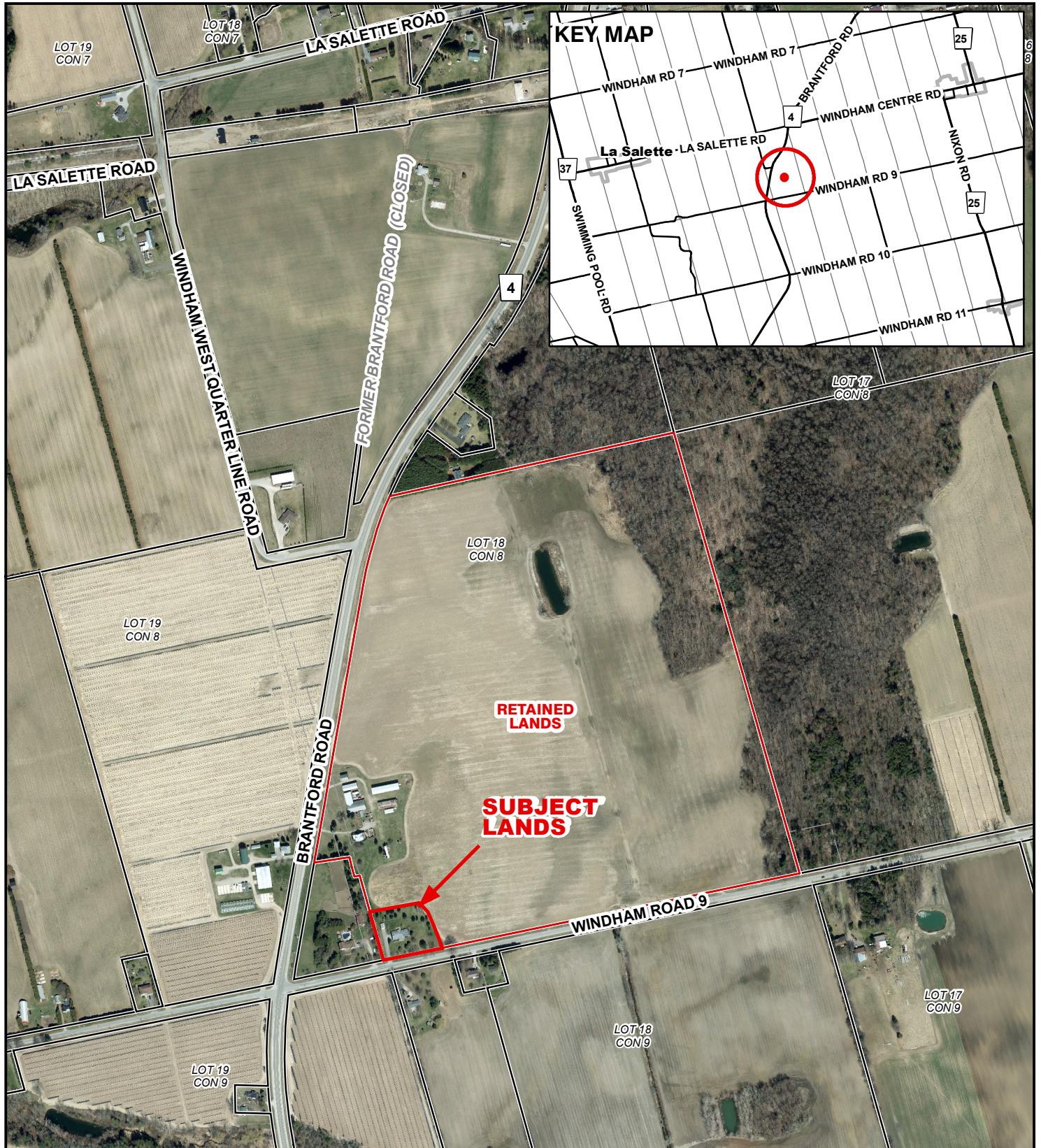
LASALETTE ONTARIO

CANADA N0E 1H0



CONTEXT MAP

Geographic Township of WINDHAM

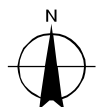


Legend

- Subject Lands
- Lands Owned

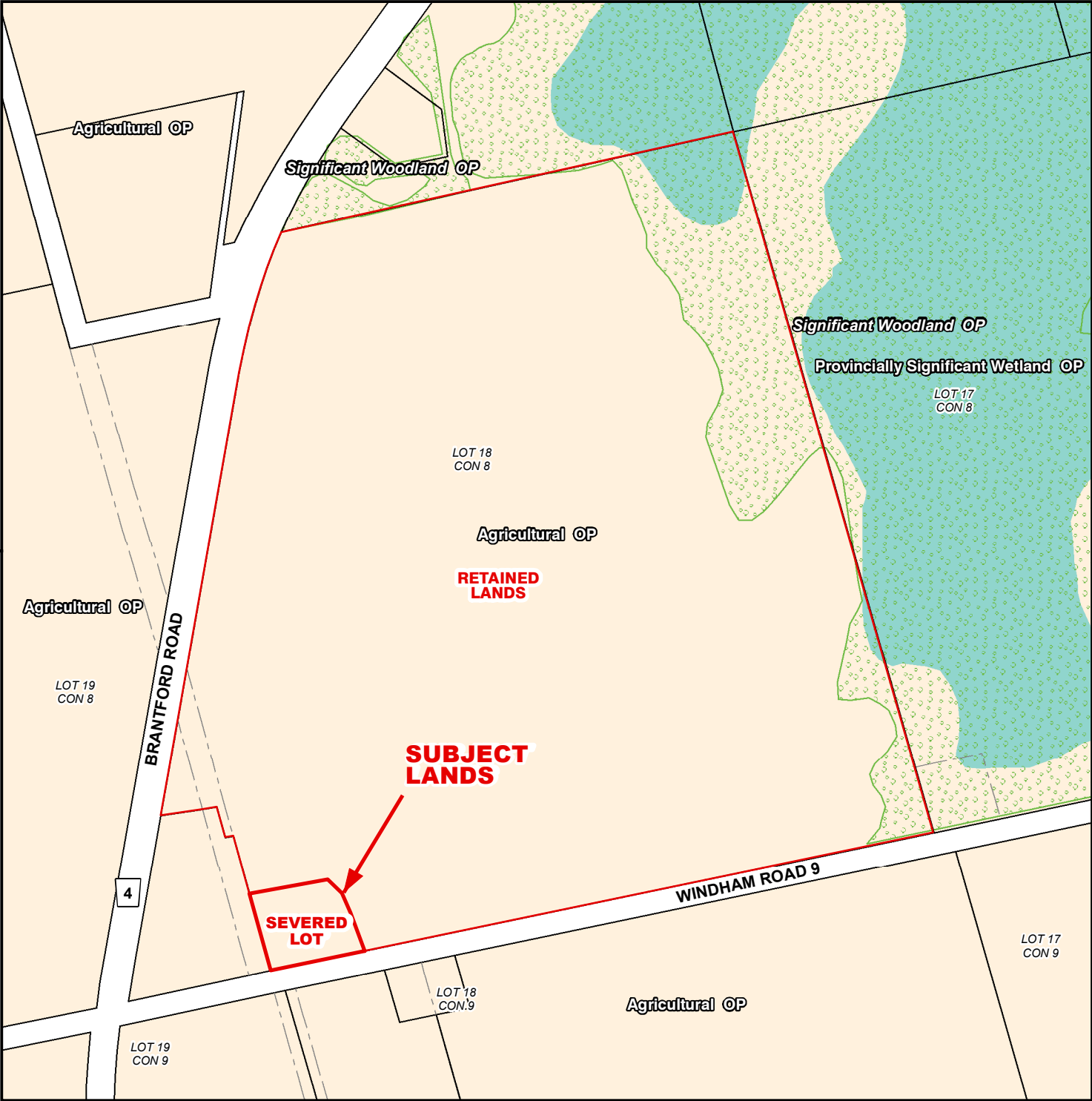
2020 Air Photo

5/31/2022





60 30 0 60 120 180 240 Meters








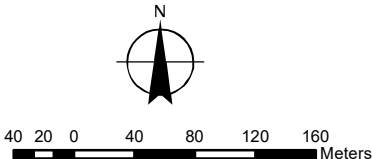
**Legend**

-  Subject Lands
-  Lands Owned

**Official Plan Designations**

-  Agricultural
-  Provincially Significant Wetland
-  Significant Woodland

5/31/2022

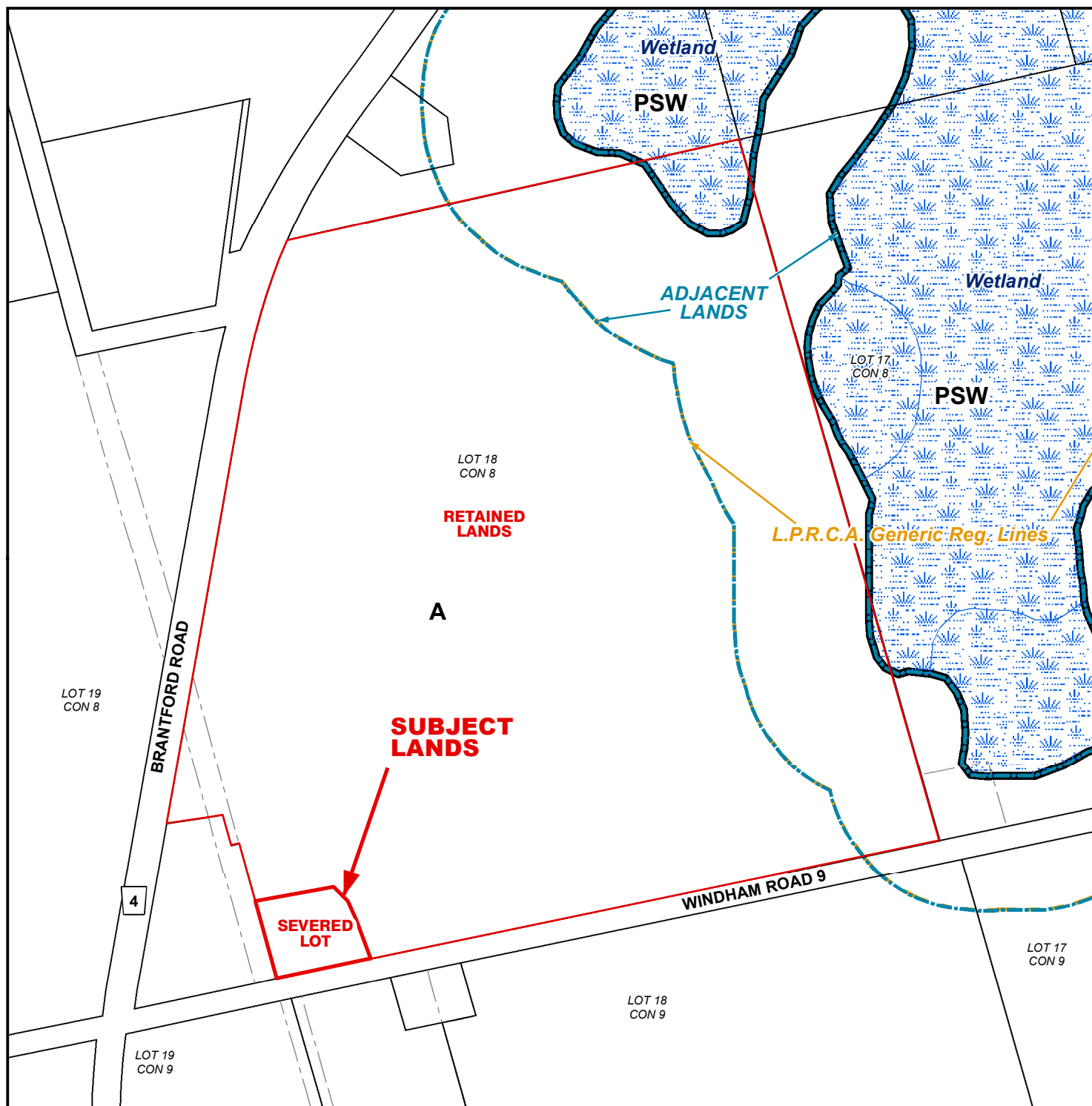


# MAP C

## ZONING BY-LAW MAP

Geographic Township of WINDHAM

BNPL2022155



### LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- PSW - Provincially Significant Wetland Zone

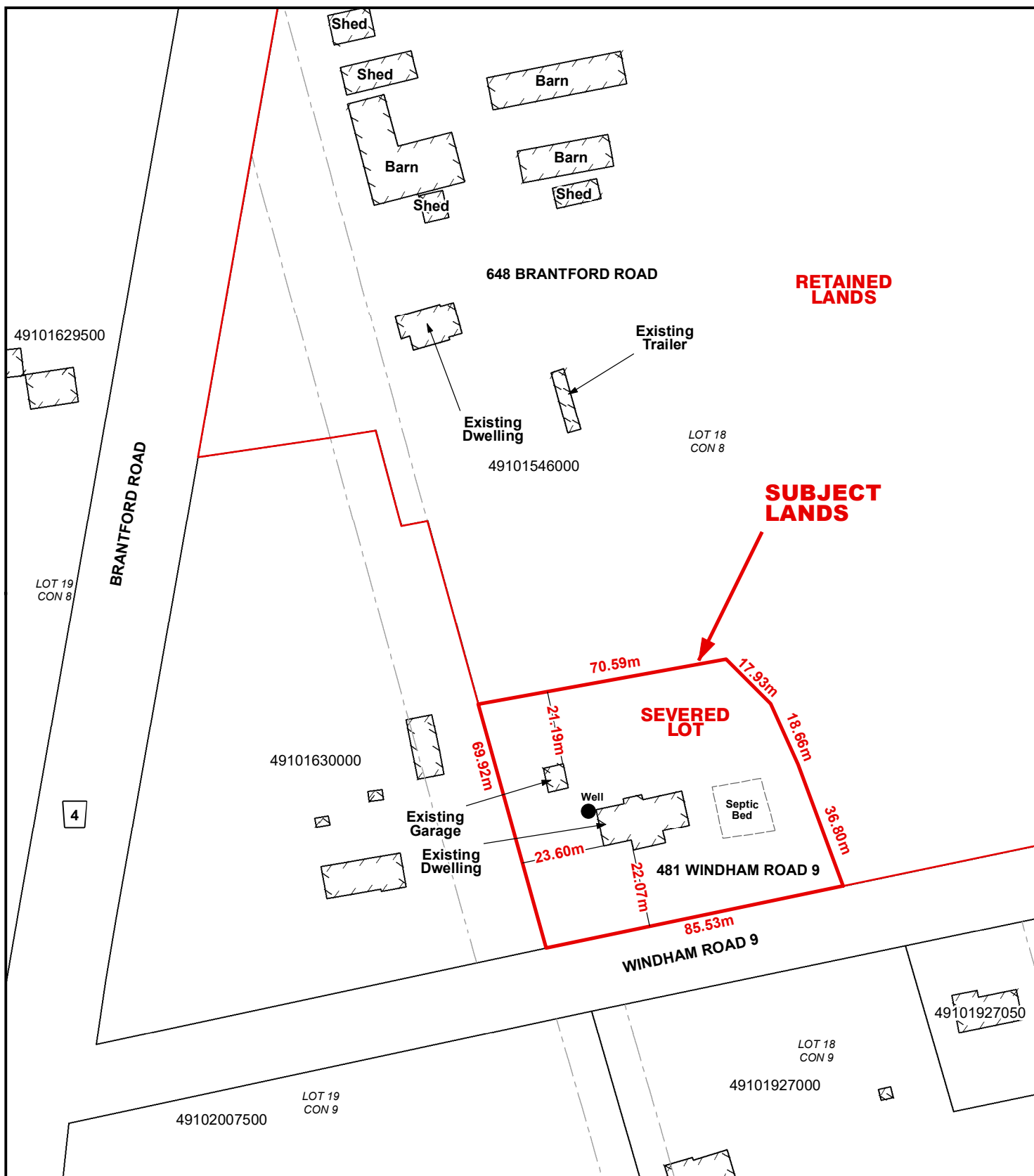
5/31/2022



40 20 0 40 80 120 160 Meters

# CONCEPTUAL PLAN

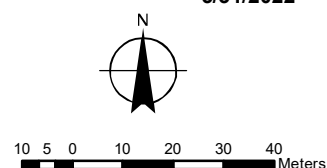
Geographic Township of WINDHAM



## Legend

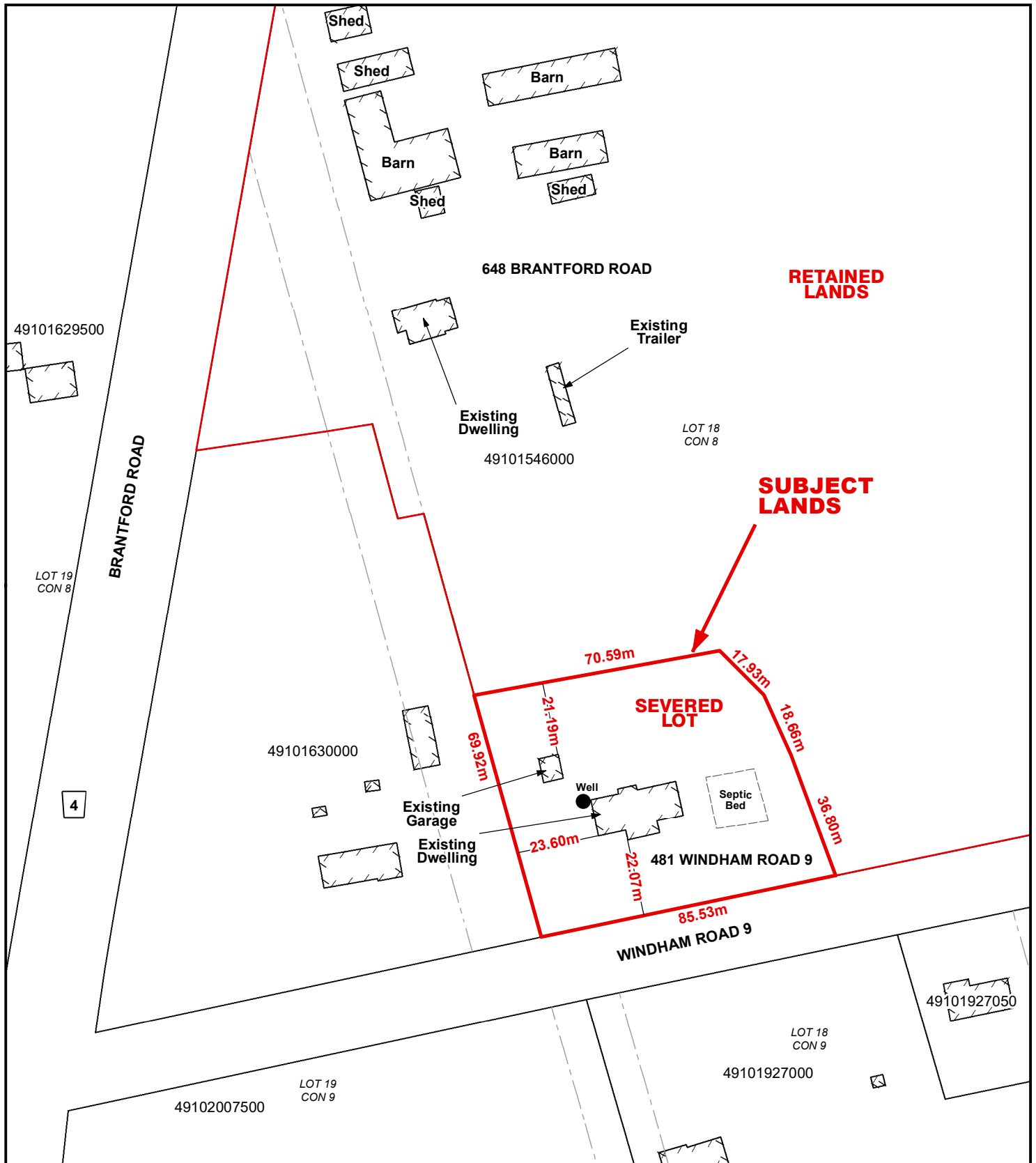
- Subject Lands
- Lands Owned

5/31/2022



## CONCEPTUAL PLAN

Geographic Township of WINDHAM



### Legend

- Subject Lands
- Lands Owned

5/31/2022

