

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: _____**A. Applicant Information****Name of Owner** _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence 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:

B. Location, Legal Description and Property Information

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

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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:

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:

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:

9. Existing use of abutting properties:

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.**

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
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:

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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: _____
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: _____

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: _____

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: _____

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: _____

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:

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:

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. 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

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

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?

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

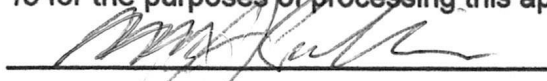
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

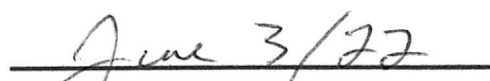
Permission to Enter Subject Lands

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

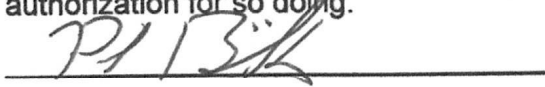

Date

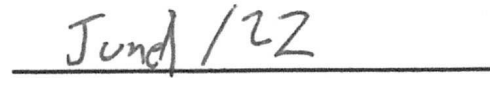
J. Owner's Authorization

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.

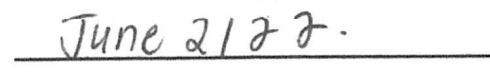
I/We Paul Breedyk and Stephanie Halfpenny am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize LandPro Planning Solutions Inc. c/o Michael Sullivan 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


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, Michelle Sullivan of Thorold

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:


Thorold


Owner/Applicant/Agent Signature

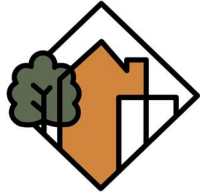
In Niagara

This 3rd day of June

A.D., 2022


A Commissioner, etc.

CAROLE IDA SULLIVAN
a Commissioner, etc., Province of Ontario,
for LandPro Planning Solutions Inc.,
and limited to process serving only.
Expires July 17, 2024.



LANDPRO
PLANNING SOLUTIONS

PLANNING LETTER

CONSENT APPLICATION

605 Lynn Valley Road

Port Dover, Norfolk County

July 2022



LandPro Planning Solutions Inc.
204-110 James Street 28 Colborne St. N.
St. Catharines, ON L7R 7E8 Simcoe, ON, N3Y 3T9

DISCLAIMER

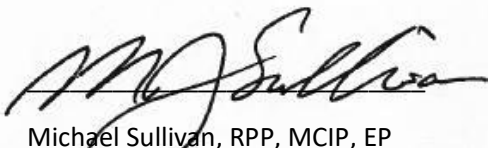
This report was prepared by the team at LandPro Planning Solutions Inc. It is based on the information provided to us by the applicant. The planning policy research and opinions are based on our own research and independent analysis of the applicable policy.

Mitchell Baker Research, Reporting

Michael Sullivan, RPP Project Manager, Quality Control

This report was written by professionals and supervised by Registered Professional Planners, who are full members of the Ontario Professional Planners Institute as defined by the *Ontario Professional Planners Act*, 1994. The contents of this report represent the author's independent professional opinions and comply with the OPPI Code of Professional Practice and the opinions presented herein will be defended as required.

LandPro Planning Solutions Inc.



Michael Sullivan, RPP, MCIP, EP
President | Principal Planner



Mitchell Baker, BES
Planner

1 INTRODUCTION

LandPro Planning Solutions Inc. (LandPro) has been retained by Paul Breedyk & Stephanie Halfpenny (the applicants) to assist in the preparation of a consent application for the property they own located at 605 Lynn Valley Road, Port Dover, Norfolk County or legally described as WDH CON 4 PT LOT 8.

1.1 PURPOSE

The subject property is a large agricultural property with a residential dwelling, detached garage, and barn. The accompanying application proposes a surplus farm dwelling severance that includes a portion of the farm cluster which only contains the dwelling and detached garage.

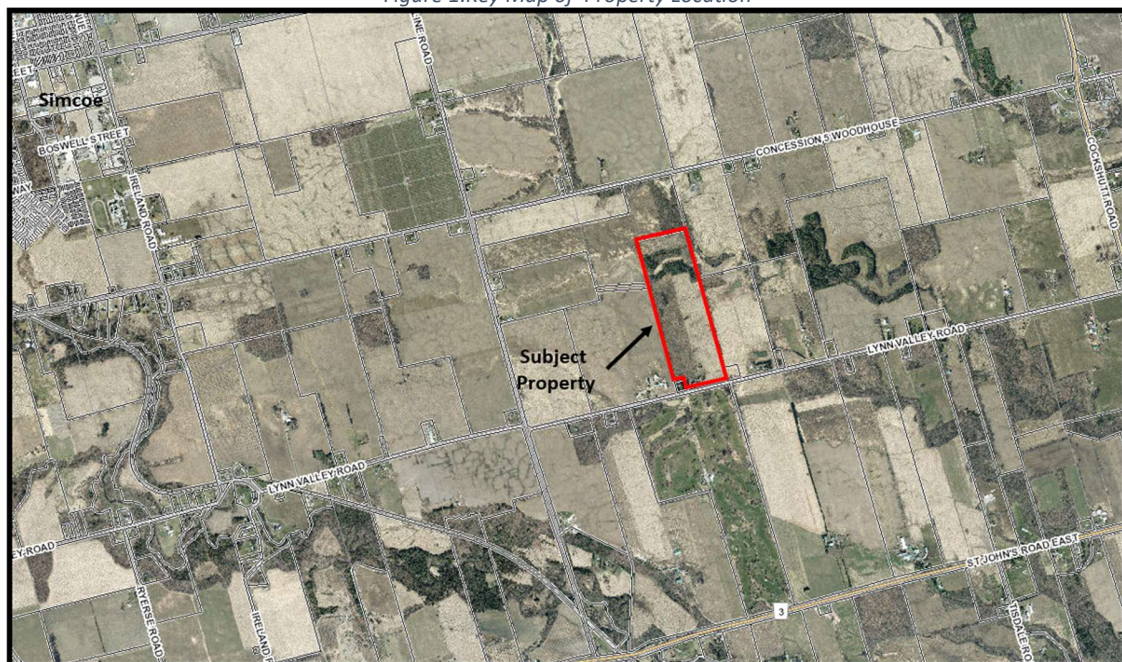
The purpose of this application is that the applicant intends to sever the lands with the dwelling and garage as these are surplus to the farm operations on the property. This letter serves to provide an overview of the planning merits of the application.

2 SITE CONTEXT

The subject property is located at 605 Lynn Valley Road, Port Dover, Norfolk County. The property is located on the north side of Lynn Valley Road, to the east of Blueline Road, and to the south of Concession 5 Woodhouse. See property location shown in **Figure 1** below.

The subject property is designated as Agricultural, Hazard Lands, and Significant Woodlands in the Norfolk County Official Plan and zoned as Agricultural and Hazard Lands in the Norfolk County Zoning By-Law 1-Z-2014.

Figure 1: Key Map of Property Location



1.1 LAND USE CONTEXT

The property is currently used as an agricultural property with the farm cluster in the southern portion of the parcel. The immediate surrounding land uses are described below:

North	=	Hazard Lands/Agricultural
South	=	Parks & Open Space (Golf Course)
East	=	Agricultural
West	=	Agricultural

1.2 PROPERTY DIMENSIONS & PHYSICAL ATTRIBUTES

Table 1 - Property Dimensions

Item	Dimension
Lot Frontage	239.6 m +/-
Lot Depth	915.4 m +/-
Lot Area	27.11 ha +/-

The subject property has frontage onto Lynn Valley Road. The existing property dimensions are presented in Table 1.

2 PROPOSED DEVELOPMENT

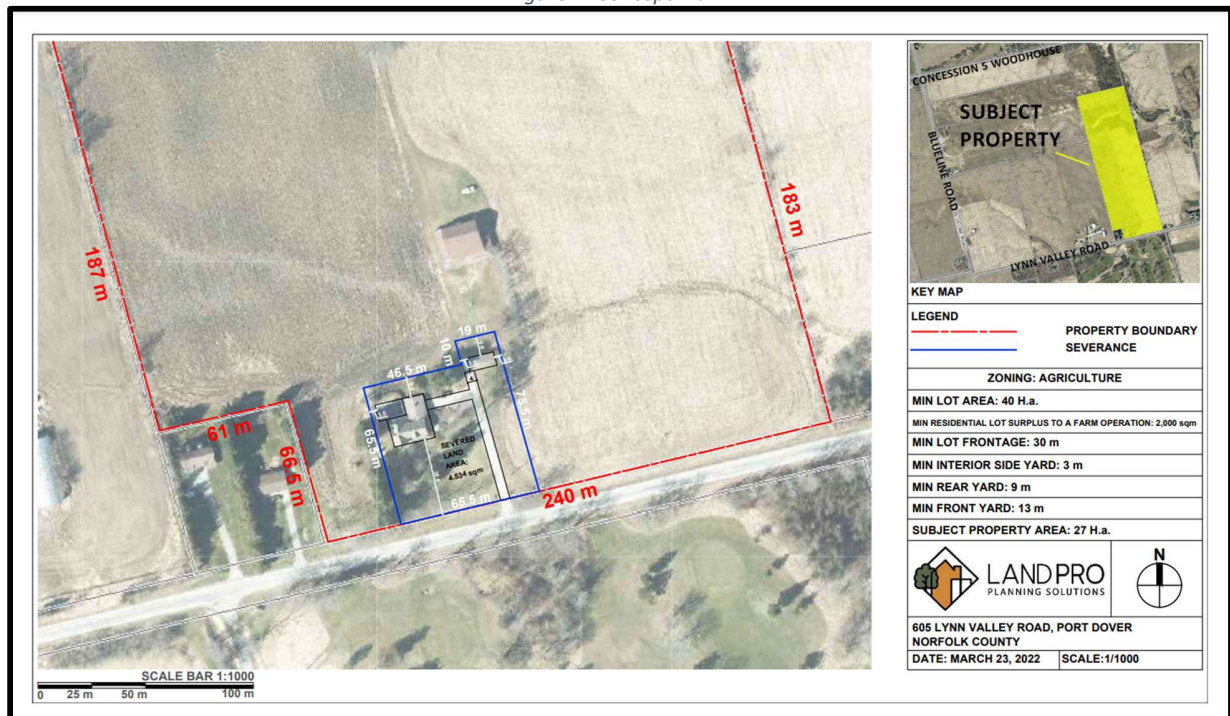
The farming corporation, *Leiden Farms Ltd.*, farms the subject property (33702024800), the property to the west (33702025000) and to the north (33702025005). The registered owners of these properties are owned by part owners of *Leiden Farms Ltd.* The dwelling on the subject property became surplus to the farming operations due to farm consolidation as the property to the west has an existing dwelling.

The property owner also intends on constructing a dwelling on the vacant agricultural property adjacent to the north (33702025005) to be their personal residence. The dwelling on the subject property (33702024800) will then be sold with the retained farmlands continued to be harvested by *Leiden Farms Ltd.*

The subject property is an agricultural property that contains the farm dwelling and detached garage in the farm cluster with a barn further to the north used for agricultural purposes. As a result of farm consolidation, the proposed severance intends to sever the surplus dwelling and garage while excluding the barn to the north from the lands to be severed. The proposal takes negligible agricultural land out of active operation. The property has an existing access to Lynn Valley Road and is serviced with private servicing.

The proposed severance is shown as Figure 2.

Figure 2: Concept Plan



3 LAND USE PLANNING FRAMEWORK

In preparing this application, several policy and regulatory documents were reviewed that need to be addressed to demonstrate good planning. They include the following:

1. The Provincial Policy Statement (2020);
2. Norfolk County Official Plan (2021);
3. Norfolk County Zoning By-law 1-Z-2014

The proposed development was assessed against these regulations and associated policies. A detailed review is below.

3.1 PROVINCIAL POLICY STATEMENT, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest for all land use development throughout Ontario. It provides direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS aims to protect the prime agricultural areas for long term agricultural use (2.3.1) and shall only permit the creation of a new lot in accordance with policy 2.3.4.1.c.

Policy 2.3.4.1.c) identifies that a new lot may be created on an agricultural property given that the residence is surplus to a farming operation. The severed lot will be limited in size to not remove any

agricultural lands from active operation (**2.3.4.1.c.1**) and new residential dwellings will not be permitted on the retained parcel (**2.3.4.1.c.2**)

Furthermore, the creation of a new lot is required to meet the minimum distance separation (MDS) formulae (**2.3.3.3**). In accordance with Guideline #9 of the Minimum Distance Separation Document prepared by OMAFRA, the MDS formulae applies to this application as it is required by the municipal Official Plan (**NCOP 7.2.3.c.vii**) to be discussed in detail in the following section.

The consent application involves severing a portion the farm cluster including the dwelling and shed fronting Lynn Valley Road while excluding the northernmost barn. The barn will remain on the remnant agricultural parcel to be used for agricultural purposes only. The proposed severance is limited in size to accommodate only the land required for the outbuildings, the dwelling and associated servicing; with the intention to take negligible agricultural lands out of active production. With the approval of this application, the remnant agricultural parcel will subsequently be rezoned to Agricultural Purposes Only (APO) with no future residential dwelling to be permitted to be constructed.

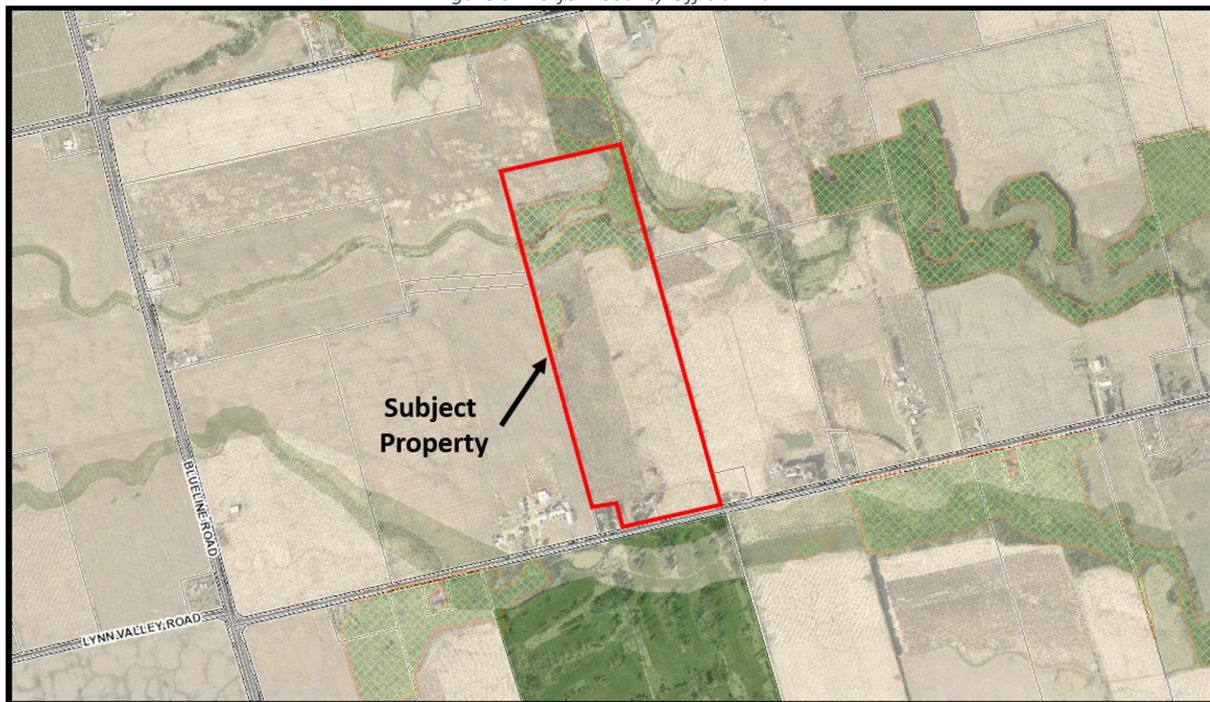
This proposed severance is consistent with the PPS.

3.2 NORFOLK COUNTY OFFICIAL PLAN

The Norfolk County Official Plan (NCOP) contains objectives, policies and mapping that describe the Township's vision for the next 20+ years, including their approach to managing growth, growing the economy, protecting the natural environment, resources, and agricultural land, and providing sustainable infrastructure.

The property is located east of Simcoe and north of the Port Dover settlement area. The NCOP designates the property as "Agricultural" and "Hazard Lands" with "Significant Woodlands". There are no negative environmental impacts to be reasonably anticipated because of this proposal as the lands to be severed are outside of the these environmentally protected areas. **Figure 3**, below, shows the property designation and surrounding land uses.

Figure 3: Norfolk County Official Plan



The consent application is permitted under **7.2.3** of the NCOP. A consent to sever may be considered if the currently habitable dwelling is surplus to a farming operation (**7.2.3.v**), the dwelling is at least 10 years old (**7.2.3.c.i**), minimal agricultural land taken out of production (**7.2.3.c.ii**), has existing servicing and frontage to a maintained public road (**7.2.3.c.iii & v**). Additionally, the remnant agricultural property shall generally be 40 hectares in size (**7.2.4.a**), no new residential dwelling will be permitted on the remnant agricultural parcel (**7.2.3.b**), and minimal agricultural land is removed from the active production (**7.2.3.c.ii**).

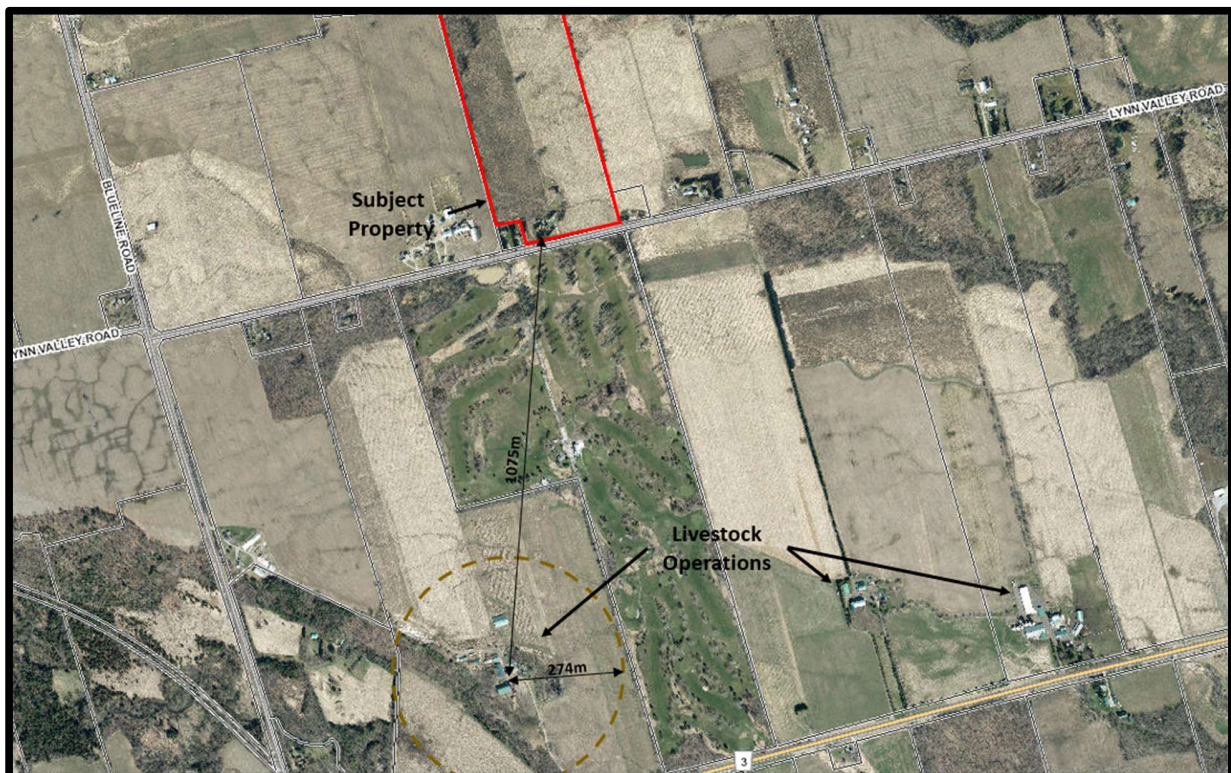
In accordance with the above-mentioned policies, the dwelling is surplus to the farming operations due to farm consolidation. The property owner(s) own and operate various farming operations in the area including the adjacent parcel to the north and west. The property to the west has an existing dwelling on the property with the registered owner being a part owner of *Leiden Farms Ltd*. As a result, the dwelling becomes surplus due to farm consolidation as the farming corporation will continue to farm the subject property.

With no new construction proposed as part of this application, any loss of agricultural land will be negligible, and realistically should be considered a non-issue. The farm residence is over 10 years old with existing private servicing and frontage onto a public road. The remnant agricultural parcel remaining as large as possible although a minimum area of 40 hectares is unattainable as the subject property was originally undersized (27.1ha). With the approval of this application, the remnant parcel will be rezoned concurrently to permit Agricultural Purposes Only (APO) and will not be permitted to have a new residential dwelling constructed.

Lastly, the severed lot must comply with MDS formulae (7.2.3.c.vii). It shall be noted that the size, capacity, and type of livestock have not been confirmed with these property owners and the more restrictive estimations have been used in completing the calculations to ensure the appropriate setbacks are met.

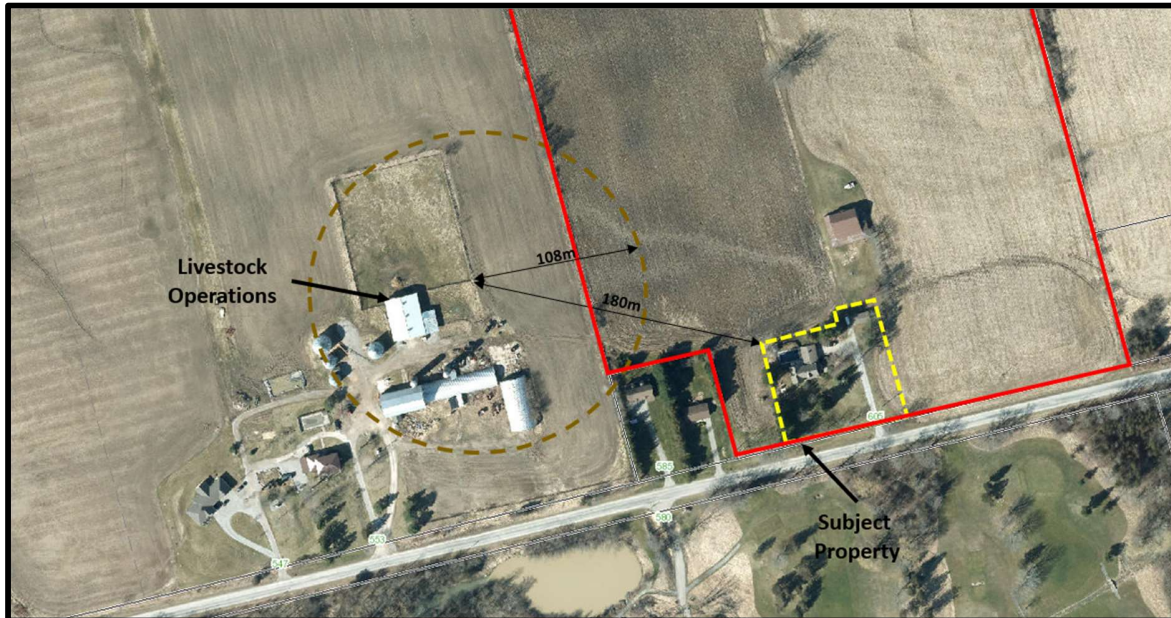
Upon review of the surrounding properties and land uses, there appears to be multiple livestock operations to the south. These operations are located along St John's Road East with the nearest operation approximately 1075 metres away from the created lot. The MDS calculations (See **Appendix 1**) concluded that a setback of 274 metres is required from this livestock operation. The severed lot complies with the MDS requirements and setbacks. **Figure 4** shows the required MDS setback.

Figure 4: MDS Mapping with Setbacks



Upon further review of this application with County staff, it was determined that there may be livestock present on the adjacent property (553 Lynn Valley Rd). Through discussion with the applicant, it was confirmed that there are 10 cattle and 10 chickens located on the adjacent property. The MDS calculations (See **Appendix 2**) concluded that a setback of 108 metres is required from this livestock operation. The proposed severed lot complies with the MDS requirements and setbacks. **Figure 5** shows the required MDS setback.

Figure 5: MDS Mapping with Setbacks to 553 Lynn Valley Rd

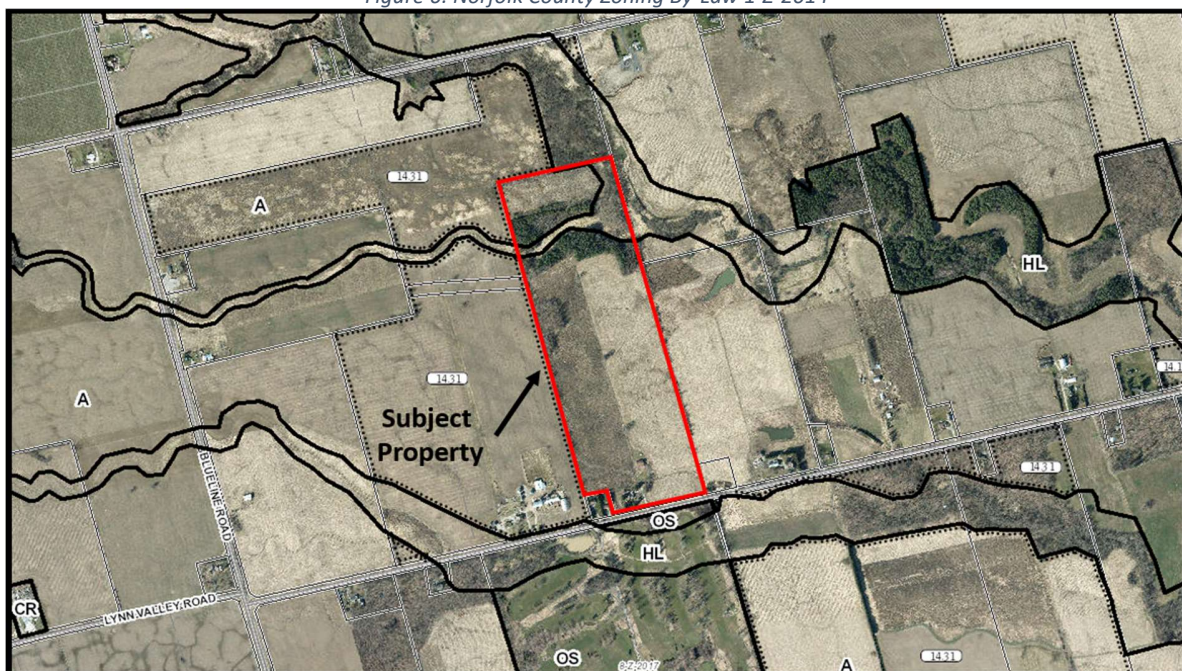


The proposed surplus farm dwelling severance conforms with the Norfolk County Official Plan.

3.3 NORFOLK COUNTY ZONING BY-LAW

Norfolk County Zoning By-Law 1-Z-2014 regulates the subject property. The current zoning of the property is Agricultural “A” and Hazard Lands “HL”, as seen in **Figure 6** below.

Figure 6: Norfolk County Zoning By-Law 1-Z-2014



The Norfolk County Zoning By-law (ZBL) has been developed to incorporate the policy direction of the NCOP. The subject lands are currently zoned appropriately, and no zoning changes are required as part of this application. However, the remnant agricultural parcel will be rezoned to APO concurrently with the approval of this application. The existing zoning permits a single family detached dwelling and accessory buildings.

The proposed severance is compatible with the permitted uses of the agricultural zoning with no zoning compliance issues on the lot. Please see “A” zone provisions below in **Table 2**.

Table 2 – Norfolk County Zoning By-law Provisions

“A” Agricultural Zone						
Zone Provisions			Required	Proposed	Comment	
Min.	Lot	Area	2000 m²	4534 m²	Complies	
(residential lot)						
Min	Lot	Area	40 ha	26.5 ha	Does not comply. Agricultural lot originally was undersized.	
(agricultural lot)						
Min. Lot Frontage			30 m	65.5 m	Complies	
Min. Front Yard			13 m	35.6 m	Complies	
Min.	Interior	Side	3 m	3 m	Complies	
Yard						
Min. Rear Yard			9 m	9 m	Complies	
Max. Building Height			11 m	< 11 m	Complies	

As shown in the Tables above, the proposed severance would meet all provisions set out by the Zoning By-law except for the minimum lot area of the retained agricultural property as it was undersized prior to the proposed surplus farm dwelling severance.

4 PLANNING ANALYSIS

The subject property is a large agricultural property with a residential dwelling, detached garage, and barn. The surplus farm dwelling severance application proposes to sever a lot which includes the front (south) portion of the farm cluster which will only contain the dwelling and detached garage.

This application is consistent with the Provincial Policy Statement, conforms with the Norfolk County Official Plan; and Norfolk County’s Zoning By-law.

The Provincial Policy Statement may permit the creation of a new lot on agricultural lands given that the residence is surplus to farming operations. The severed lot is limited in size to accommodate only the land required for the outbuildings, the dwelling and associated servicing. With the approval of this application, no new residential dwelling will be permitted on the remnant agricultural property with this property remaining as large in area as possible.

The Norfolk County Official Plan designates the property as Agricultural and Hazard Lands. The dwelling is surplus due to farm consolidation as the property owner is a part owner in the farming operation (*Leiden Farms Ltd.*) As a result of farm consolidation, the dwelling on the subject property will then be surplus to the farming operations as the property owners will continue to farm the lands on the property but do not

intend to live in the dwelling. The residence to be severed is over 10 years old with existing private servicing and frontage onto a maintained public road. There are negligible active agricultural lands taken out of production with the proposed severance meeting MDS requirements. The proposed severance is consistent with the NCOP policies.

The proposal meets the provisions outlined in the Norfolk County Zoning By-law. The existing dwelling and accessory structures are permitted uses on the subject property. There will be no negative impacts on the Hazard Lands in the rear (north) of the property as the proposed severance does not include this portion of the property. Additionally, the severance is compatible with the surrounding land uses and development pattern in the area.

Subject to approval of this application, the subject property and proposed surplus farm dwelling severance is consistent with the PPS, and will conform to the NCOP, and the Norfolk County Zoning By-law.

5 CLOSING

This application is consistent with the Provincial Policy Statement, conforms with the Norfolk County Official Plan and meets the provisions of the County's Zoning By-law. The proposal will sever the surplus farm dwelling and outbuilding with lands for private servicing from the agricultural property which aligns with both the Norfolk County Official Plan and the Norfolk County Zoning By-Law.

It is our opinion that this application represents good planning and should be approved.

LandPRO Planning Solutions Inc.



Michael Sullivan
President | Principal Planner



Mitchell Baker, BES
Planner

Appendices



Articles of Incorporation

Business Corporations Act

1. Corporation Name

LEIDEN FARMS LIMITED

2. Registered Office Address

553 Lynn Valley Road, Port Dover, Ontario, Canada, N0A 1N2

3. Number of Directors

Minimum/Maximum

Min 1 / Max 10

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

Full Name

Joshua Mark BREEDYK

Resident Canadian

Yes

Address for Service

586 Decou Road, Simcoe, Ontario, Canada, N3Y4K2

Full Name

Matthew James BREEDYK

Resident Canadian

Yes

Address for Service

553 Lynn Valley Road, Port Dover, Ontario, Canada, N0A 1N2

Full Name

Paul Andrew BREEDYK

Resident Canadian

Yes

Address for Service

605 Lynn Valley Road, Port Dover, Ontario, Canada, N0A 1N2

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise. If none, enter "None":

none

6. The classes and any maximum number of shares that the corporation is authorized to issue:

(a) An unlimited number of each of the following classes of voting common shares: A, B and C; (b) An unlimited number of each of the following classes of non-voting common shares: D, E and F; (c) An unlimited number of each of the following classes of non-cumulative, voting, redeemable, retractable Special Shares: G; and (d) An unlimited number of each of the following classes of non-cumulative, non-voting, redeemable retractable Special Shares: H and I.

7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors' authority with respect to any class of shares which may be issued in series. If there is only one class of shares, enter "Not Applicable":

A. COMMON SHARES: (a) The following terms shall have the following meanings for the purposes of these articles as they relate to Common Shares: (i) Voting Common Shares shall mean Classes A, B and C Common Shares; (ii) Non-Voting Common Shares shall mean Classes D, E and F Common Shares; (iii) Common Shares shall mean the Voting Common Shares and the Non-Voting Common Shares; (iv) Common Share shall mean one share, being either a Voting Common Share or a Non-Voting Common Share, as applicable in the context. (b) Subject to the rights of any other shares of the Corporation which are expressed to rank prior to the Common Shares, the Common Shares shall respectively carry and be subject to the following rights, privileges, restrictions and conditions, namely: (c) The holders of any of the classes of Voting Common Shares shall be entitled to one (1) vote in respect of each such Common Share held at all meetings of the shareholders of the Corporation; (d) The holders of any of the classes of Non-Voting Common Shares, subject to the right to vote at a meeting of the holders of their specific class of Non-Voting Common Shares, not be entitled as such to receive notice of or to attend any meeting of the shareholders of the Corporation, and shall not be entitled to vote at any such meeting; (e) In the event of the liquidation, dissolution or winding up of the Corporation or other distribution of assets of the Corporation (except payment of dividends) among shareholders for the purpose of winding up its affairs, the holders of any Common Shares shall rank equally in the distribution of all or any part of the property and assets of the Corporation, which property and assets shall be distributed to the holders of all the Common Shares on a pro rata basis to the total number of Common Shares issued and outstanding on the date of such distribution; (f) The holders of each class of Common Shares, need not rank equally or be treated equally in the declaration or payment of dividends and the Directors shall have full and absolute discretion to declare and pay dividends: (i) to the holders of one or more classes of Common Shares, to the exclusion any other class or classes of Common Shares; or (ii) of differing amounts per share to the holders of one or more classes of Common Shares, provided that within each class of Common Shares, the amount per share of dividend shall be equal for each shareholder within that specific class. B. SPECIAL SHARES (a) The following terms shall have the following meanings for the purposes of these articles as they relate to Special Shares: (i) Voting Special Shares shall mean Class G Special Shares; (ii) Non-Voting Special Shares shall mean Classes H and I Special Shares; (iii) Special Shares shall mean the Voting Special Shares and the Non-Voting Special Shares; (iv) Special Share shall mean one share, being either a Voting Special Share or a Non-Voting Special Share, as applicable in the context; (v) Redemption Price shall mean \$1.00 together with any dividends declared but unpaid for any Special Share; (vi) Retraction Date shall mean the date any holder of Special Shares wishes to have the Corporation redeem such Special Shares. (b) Subject to the rights of any other shares of the Corporation which are expressed to rank prior to the Special Shares, the Special Shares shall respectively carry and be subject to the following rights, privileges, restrictions and conditions, namely: (c) The holders of any of the classes of Voting Special Shares shall be entitled to one (1) vote in respect of each such Special Share held at all meetings of the shareholders of the Corporation; (d) The holders of any of the classes of Non-Voting Special Shares, subject to the right to vote at a meeting of the holders of their specific class of Non-Voting Special Shares, not be entitled as such to receive notice of or to attend any meeting of the shareholders of the

Corporation, and shall not be entitled to vote at any such meeting; (e) The Special Shares shall rank, in the event of return of capital, in priority to the Common Shares of the Corporation. In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Special Shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of the Common Shares. Subject to the foregoing and save and except for the payment of dividends which shall always be in the discretion of the Directors, the Special Shares shall rank equally, regardless of the class of Special Shares in any distribution of all or any part of the property and assets of the Corporation amongst the Special Shares, which property and assets shall be distributed to the holders of all the Special Shares on a pro rata basis to the total number of Special Shares issued and outstanding on the date of such distribution; (f) The holders of each class of Special Shares, need not rank equally or be treated equally in the declaration or payment of dividends on any Special Shares and the Directors shall have full and absolute discretion to declare and pay dividends: (i) to the holders of one or more classes of Special Shares, to the exclusion any other class or classes of Special Shares; or (ii) of differing amounts per share to the holders of one or more classes of Special Shares, provided that within each class of Special Shares, the amount per share of dividend shall be equal for each shareholder within that specific class. (g) The Corporation may redeem the whole or any part of any Special Shares on payment for each Special Share the Redemption Price. In case a partial redemption of any specific class or classes of Special Shares, the said Special Shares so to be redeemed shall be selected by lot in such manner as the directors in their discretion shall decide or, if the directors so determine, may be redeemed pro rata, disregarding fraction, and the directors may make such adjustments as may be necessary to avoid the redemption of fractional parts of Special Shares. Such redemption to be on at least 30 days' notice in writing by mailing such notice to the registered holders of the said Special Shares to be redeemed, specifying the data and place or places of redemption; if notice of any such redemption be given by the corporation in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, specified in the notice, on or before the data fixed for redemption, dividends on the Special Shares to be redeemed shall cease after the date so fixed for redemption and the holders thereof shall thereafter have no rights against the Corporation in respect thereof except, upon the surrender of Certificates for such shares, to receive payment therefore out of the monies so deposited; (h) The holders of any Special Shares shall have the right, at their option, at any time and from time to time to compel the Corporation to redeem the whole or any part of any Special Shares held for the Redemption Price, provided that 90 days' notice of such request has been received by the Corporation. In the event the holder of any Special Share exercises the within option, the said holder shall tender to the Corporation, at its registered office, a share certificate or certificates representing the Special Shares which the registered holder desires to have the Corporation redeem together with a request in writing specifying: (i) that the registered holder desires to have the Special Shares represented by such certificate(s) redeemed by the Corporation; and (ii) the Retraction Date. Upon receipt of the share certificate(s) representing the Special Shares which the registered holder desires to have the Corporation redeem together with such a request, the Corporation shall, 10 days after the Retraction Date or on such earlier date as the Corporation and the registered holder agree, redeem such Special Shares by paying to such registered holder the Redemption Price. Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada. The said Special Shares shall be redeemable on the Retraction Date or on such earlier date as the Corporation and the registered holder agree and from and after the Retraction Date or on such earlier date as the Corporation and the registered holder agree such shares shall cease to be entitled to dividends and the holders thereof shall not be entitled to exercise any of the rights of holders of Special Shares in respect thereof unless payment of the Redemption Price is not made when due, in which event the rights of the holders of the Special Shares shall remain unaffected until the Redemption Price has been paid in full. (i) The foregoing provisions of this paragraph may be repealed, altered, modified or amended by Articles of Amendment, but only with the approval of the holders of the class or classes of Special Shares affected by the said modifications or amendments, given as hereinafter specified in addition to any other approval required by the Business Corporations Act, 1990 (Ontario) as the same may from time to time be in force or any successor corporations statute of the Province of Ontario (the "Act"); and (j) The approval of the holders of the class or classes of Special Shares affected as to any and all matters referred to herein may be given by special resolution sanctioned at a meeting of the said holders of the Special Shares duly called and held upon at least ten (10) days' notice at which the holders of at least a majority of the outstanding Special Shares affected are present or represented by proxy and carried by the affirmative votes of the holders of not less than two-thirds of the said Special Shares represented and voted at such meeting cast on a poll. On every poll taken at every such meeting every holder of Special Shares represented shall be entitled to one (1) vote in respect of each Special Share held. C. STOCK DIVIDENDS The Board of Directors may (but need not) at any time or from time to time, determine, with respect to any cash dividend declared payable on any class of Shares that the holders of such shares, or the holders of such

shares whose addresses, on the records of the Corporation, are in Canada and/or in specified jurisdictions outside Canada, shall receive such dividend in the form of a stock dividend payable in shares having a value, as determined by the Board of Directors, that is substantially equivalent, as of a date determined by the Board of Directors, to the amount of such cash dividend, provided that the Corporation may pay cash in lieu of any fractional interest in a share that may occur on such stock dividend.

8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows. If none, enter "None":

SUBJECT TO ANY UNANIMOUS SHAREHOLDERS AGREEMENT WHICH SHALL OVERRIDE THE FOLLOWING PROVISIONS: The right to transfer shares of the Corporation shall be restricted in that no shares shall be transferred without either: (a) the previous consent of the directors of the Corporation expressed by a resolution passed at a meeting of the directors or by an instrument or instruments in writing signed by a majority of the directors; or (b) the previous consent of the holders of at least 51% of the shares for the time being outstanding entitled to vote expressed by resolution passed at a meeting of the shareholders or by an instrument or instruments in writing signed by such shareholders.

9. Other provisions, if any. Enter other provisions, or if no other provisions enter "None":

1. that the board of directors may from time to time, in such amounts and on such terms as it deems expedient; (a) borrow money on the credit of the Corporation; (b) issue, reissue, sell or pledge debt obligation (including bonds, debentures, note or other similar obligations, secured or unsecured) of the Corporation; (c) to the extent permitted by law, give a guarantee on behalf of the Corporation to secure performance of any present or future indebtedness, liability or obligation of any person; or Corporation; and (d) charge, mortgage, hypothecate, pledge or otherwise create a security interest in all or any of the currently owned or subsequently acquired real or personal, movable or immovable, property of the Corporation, including book debts, rights, powers, franchises and undertakings, to secure any debt or liability of the Corporation. The board of directors may from time to time delegate to such one or more of the directors and officers of the Corporation as may be designated by the board all or any of the powers conferred on the board above to such extent and in such manner as the board shall determine at the time of each such delegation; 2. that the number of shareholders of the Corporation, exclusive of persons who are in the employment of the Corporation and exclusive of persons who, having been formerly in the employment of the Corporation, were, while in that employment, and have continued after the termination of that employment to be shareholders of the Corporation is limited to not more than fifty (50), two (2) or more persons who are the joint registered owners of one (1) or more shares being counted as one (1) shareholder; That the Corporation may pay commission or allow discounts to persons in consideration of their subscribing or agreeing to subscribe whether absolutely or conditionally, for shares in the Corporation, or procuring or agreeing to procure subscriptions, whether absolute or conditional, for such shares, but no such commission or discount shall exceed twenty-five per cent (25%) of the amount of the subscription; and 3. that any invitation to the public to subscribe for any shares or securities of the Corporation is hereby prohibited. 4. The Corporation may purchase any of its issued Common Shares. 5. It shall not be necessary for a majority of the board of directors of the Corporation to constitute a quorum, but a quorum shall be two-fifths (2/5) of the board of directors or one (1) director whichever is the greater.

10. The name(s) and address(es) of incorporator(s) are:

Full Name

Joshua Mark BREEDYK

Address for Service

586 Decou Road, Simcoe, Ontario, Canada, N3Y4K2

Full Name

Matthew James BREEDYK

Address for Service

553 Lynn Valley Road, Port Dover, Ontario, Canada, N0A 1N2

Full Name

Paul Andrew BREEDYK

Address for Service

605 Lynn Valley Road, Port Dover, Ontario, Canada, N0A 1N2

The articles have been properly executed by the required person(s).

Supporting Information - Nuans Report Information

Nuans Report Reference #

121548687

Nuans Report Date

March 23, 2022

MDS I

General information

Application date Jul 25, 2022	Municipal file number	Proposed application Lot creation for a residence surplus to a farming operation (i.e. surplus dwelling severance)
Applicant contact information Paul Breedyk ON	Location of subject lands County of Norfolk County of Norfolk WOODHOUSE Concession 4 , Lot PT LOT 8 Roll number: 331033702024800	


Calculations

605 Lynn Valley Rd

Farm contact information Matthew Breedyk ON	Location of existing livestock facility or anaerobic digester County of Norfolk County of Norfolk WOODHOUSE Concession 4 , Lot PT LOT 7 PT LOT 8 Roll number: 331033702025000	Total lot size 81.52 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	10	10 NU	500 ft²
Solid	Chickens, Broiler breeder growers (males/females transferred out to layer barn)	10	0 NU	17 ft²



Confirm Livestock/Manure Information (605 Lynn Valley Rd)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	10 NU		
Potential design capacity	20.1 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	200.12
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	108 m (354 ft)
Actual distance from livestock barn	180 m (590 ft)
Storage base distance 'S' (minimum distance from manure storage)	108 m (354 ft)
Actual distance from manure storage	180 m (590 ft)

Preparer signoff & disclaimer

Preparer contact information
Mitchell Baker
LandPro Planning Solutions Inc
403-110 James St
St Catharines, ON
L2R 7E8
289-680-6134
mitchell@landproplan.ca

Signature of preparer

Mitchell Baker , Planner	Date (mmm-dd-yyyy)
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Note to the user

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

Existing On-Site Sewage System

Evaluation Form



Norfolk County Building Department
Community Development Division
185 Robinson Street, Suite 200 Simcoe, Ontario, N3Y 5L6
norfolkcounty.ca



Evaluation of On-Site Sewage Systems

INSTRUCTIONS

1. Please complete the following form by checking appropriate lines and filling in blanks.
2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
4. Evaluations should be scheduled accordingly so as not to delay the application process.
5. Completed Forms MUST be submitted as part of a "complete" Planning Application. Failure to meet this date may cause the application to be deferred.
6. Evaluation Forms will become part of the property records of Norfolk County Building Department.
7. No On-Site Sewage System Evaluation will be conducted where:
 - a. snow depth exceeds two (2) inches, or
 - b. grass and brush exceeds twelve (12) inches
8. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.

Collection of Personal Information.

Personal information submitted in this form is collected under the authority with the Municipal Freedom of Information and Protection Act, or for the purpose stated on the specific form being submitted. The information will be used by the Building Department administration for its intended submitted purpose.

Questions about the collection of personal information through this form may be directed to:

Norfolk County's Chief Building Official,
185 Robinson Street, Simcoe, ON N3Y 5L6, 519-426-5870 ext. 2218,

Information and Privacy Coordinator,
50 Colborne Street South, Simcoe ON N3Y 4H3, 519-426-5870 ext. 1261,

Property Information	
Municipal Address	605 Lynn Valley Rd.
Assessment Roll Number	
Date of Evaluation	2022 08 29

Evaluators Information	
Evaluators Name:	Jerry Moyer
Company Name:	Larry's Backhoe Service Ltd.
Address:	3018 Hwy. # 6 Jarvis, Ont. N0A 1J0
Phone:	519-587-2601
Email	larrysbackhoe01@gmail.com
BCIN #	15737
Purpose of Evaluation	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Building Permit Application <input type="checkbox"/> Minor Variance <input type="checkbox"/> Other _____
Building Information	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agricultural

Gross building area: (m²):	167
Number of bedrooms:	4
Number of fixture units:	15.5
Daily Design Flow: (Litres)	2000 L/day
Is the building currently occupied?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	>50 min/cm
Site slope	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition:	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weather at time of evaluation:	sunny, warm

System Description	
<input type="checkbox"/> Class 1 - Privy <input type="checkbox"/> Class 2- Greywater <input type="checkbox"/> Class 3 - Cesspool <input type="checkbox"/> Class 4 - Leaching Bed) <input type="checkbox"/> Class 5 - Holding Tank	

Type of leaching bed. Class 4 –Leaching Bed only – Complete & attach Worksheet E		
<input checked="" type="checkbox"/> A. Absorption Trench	<input type="checkbox"/> B. Filter Bed	<input type="checkbox"/> C. Shallow Buried Trench
<input type="checkbox"/> D. Advance Treatment System	<input type="checkbox"/> E. Type A Dispersal Bed	<input type="checkbox"/> F. Type B Dispersal Bed

Existing Tank Size (litres):			
<input checked="" type="checkbox"/> Pre-cast Concrete	<input type="checkbox"/> Plastic	<input type="checkbox"/> Fibreglass	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other (specify):	Pump: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input checked="" type="checkbox"/> In ground system	<input type="checkbox"/> Raised Bed system Height raised above original grade (metres)		
Setbacks (metres)	Tank		Distribution Pipe
Distance to buildings & structures	2.0 m		11.0 m
Distance to bodies of water	>30m		>30 m
Distance to nearest well	>15m		>30m
Distance to proposed property lines	Front: <u>49m</u> Rear: <u>18m</u>	Left: <u>40m</u> Right: <u>48m</u>	Front: <u>30m</u> Rear: <u>20m</u> Left: <u>22.0m</u> Right: <u>57.0m</u>

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	
	4 Bedrooms	2000	2000
	5 Bedrooms	2500	
Subtotal (A)			2000

B) Plus Additional Flow for:				
Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.		Quantity	(Q) Litres	Total
Either	Each bedroom over 5		500	
Or	Floor space for each 10m ² over 200m ² up to 400m ²		100	
	Floor space for each 10m ² over 400m ² up to 600m ²		75	
	Floor space for each 10m ² over 600m ²		50	
Or	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)		50	
Subtotal (B)				0
Subtotal A+B=Daily Design Flow (Q)				2000

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X 1	= 6.0
Bathtub only(with or without shower)	1.5	X	=
Shower stall	1.5	X	=
Wash basin / Lavatory (1.5 inch trap)	1.5	X 1	= 1.5
Water closet (toilet) tank operated	4.0	X 1	= 4.0
Bidet	1.0	X	=
Dishwasher	1.0	X 1	= 1.0
Floor Drain (3 inch trap)	3.0	X	=
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X 1	= 1.5
Domestic washing machine	1.5	X 1	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	=
Other:			
Total Number of Fixture Units:			15.5

1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.

Worksheet C: Other occupancies types

Camp for the Housing of Workers	Number of Employees	(Q) Litres	Total
Note: building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
Daily Design Flow (Q)			

Other Occupancy Daily Design Flow Calculation (Q)

To calculate the daily design flow for occupancies, please refer to Ontario Building Code Division B – Part 8 Table 8.2.1.3.B

Establishment	Operator Example: number of seats, per floor area, number of employees/students	Volume Litres	Total
Daily Design Flow (Q)			

Work Sheet D: Septic Tank Size

Minimum septic tank size permitted by the Ontario Building Code is 3600 litres.

Minimum holding tank size permitted by the Ontario Building Code is 9000 litres.

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
Residential Occupancy house, apartment, camp for housing of workers	2000 X 2 =	4000
All Other Occupancies	X 3 =	
Holding Tank	X 7 =	

Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F

☐ A. Absorption Trench

Total length of distribution pipe	Conventional $(Q \times T) \div 200 = 500$ (EXISTING 92m) m Type I leaching chambers $(Q \times T) \div 200 =$ m Type II leaching chambers $(Q \times T) \div 300 =$ m Configured as: 6 runs of 15.25 m Total: (EXISTING 92m) m
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☐ B. Filter Bed

Effective Area If $Q \leq 3000$ litres per day use $Q \div 75$ If $Q > 3000$ litres per day use $Q \div 50$ Level II-IV treatment units, use $Q \div 100$ Distribution Pipe Contact Area = $(Q \times T) \div 850$ Mantel (see Part 1)	Effective area: (Q) \div (75, 50, or 100) = m ² Configured as: m x m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m Contact Area: ((Q) X (T)) \div 850 = m ²
--	---

☐ C. Shallow Buried Trench

Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)	(L) = (Q) \div (75, 50, 30) = m Configured as: runs of m Total: m
$1 < T \leq 20$	$Q \div 75$ metres	
$20 < T \leq 50$	$Q \div 50$ metres	
$50 < T < 125$	$Q \div 30$ metres	

☐ D. Advance Treatment System

Provide description of system.

☐ E. Type A Dispersal Bed

Stone Layer If $Q \leq 3000$ litres per day, use $Q \div 75$ If $Q > 3000$ litres per day, use $Q \div 50$ Sand Layer $1 < T \leq 15$ use $(Q \times T) \div 850$ $T > 15$ use $(Q \times T) \div 400$	Stone Layer = (Q) \div (75 or 50) = m ² Sand Layer = ((Q) x (T)) \div (850 or 400) = m ²
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☐ F. Type B Dispersal Bed

Area = $(Q \times T) \div 400$ Linear Loading Rate (LLR) $T < 24$ minutes, use 50 L/min If $T \geq 24$ minutes, use 40 L/min	Area = ((Q) x (T)) \div 400 = m ² Pump chamber capacity = _____ L Length $(Q \div \text{LLR}) =$ _____ m Bed configuration = _____ m x _____ m = _____ m ² Number of Beds = _____
Distribution Pipe	Configured as: runs of m Total: m

Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit

1. Soil sample to be taken at a depth of
2. Test pit to be a minimum 0.9m

Indicate level of rock and ground water level below original grade. Rock/Ground water >1.5m	TOPSOIL	Original grade	Soil and subgrade investigation. Indicate soil types Topsoil/clay
		0.5m	
	CLAY/DRY	1.0m	
		1.5m	

Cross sectional drawings are required for all septic systems

1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.

PLEASE SEE ATTACHED

Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

- 1. Location of sewage system and its components (e.g. tank, leaching bed, pump chamber)
- 2. Location of all buildings, pools and wells on the property and neighbouring properties
- 3. Locate and show minimum clearances for treatment units and distribution piping of items. Ontario Building Code, Division B, Table 8.2.1.6.A. and 8.2.1.6.B.
- 4. Location of property lines, easements, and utility corridors.

PLEASE SEE ATTACHED

Overall System Rating

- ☒ System working properly / no work required.
- ☐ System functioning / Maintenance required.
- ☐ System functioning / Minor repairs required
- ☐ System failure / Replacement required.

Additional Comments:

Although the system would not be up to current code, it appears to be working well. The stone in the trenches contain very little biomat and is relatively clean. There is no evidence of any breakout and no odour was present on any of my visits. Every trench had a little moisture present so I believe that each trench is receiving effluent.

Note: Any repair or replacement of an on-site sewage system requires a building permit.

Contact the [Norfolk County Building Department](#) at (519) 426-5870 ext. 6016 for more information.

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 exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Paul Breedyk (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.

Owners Signature:

Date:

Evaluator:

I, Jerry Moyer 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 can 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:



Date:

Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



SHED

SEPTIC TANK 4500L CONCRETE

POOL

DRIVEWAY

S.F.D. 167m²
Q=2000L/day

15.00 m

2.00 m

1.00 m

22.0 m

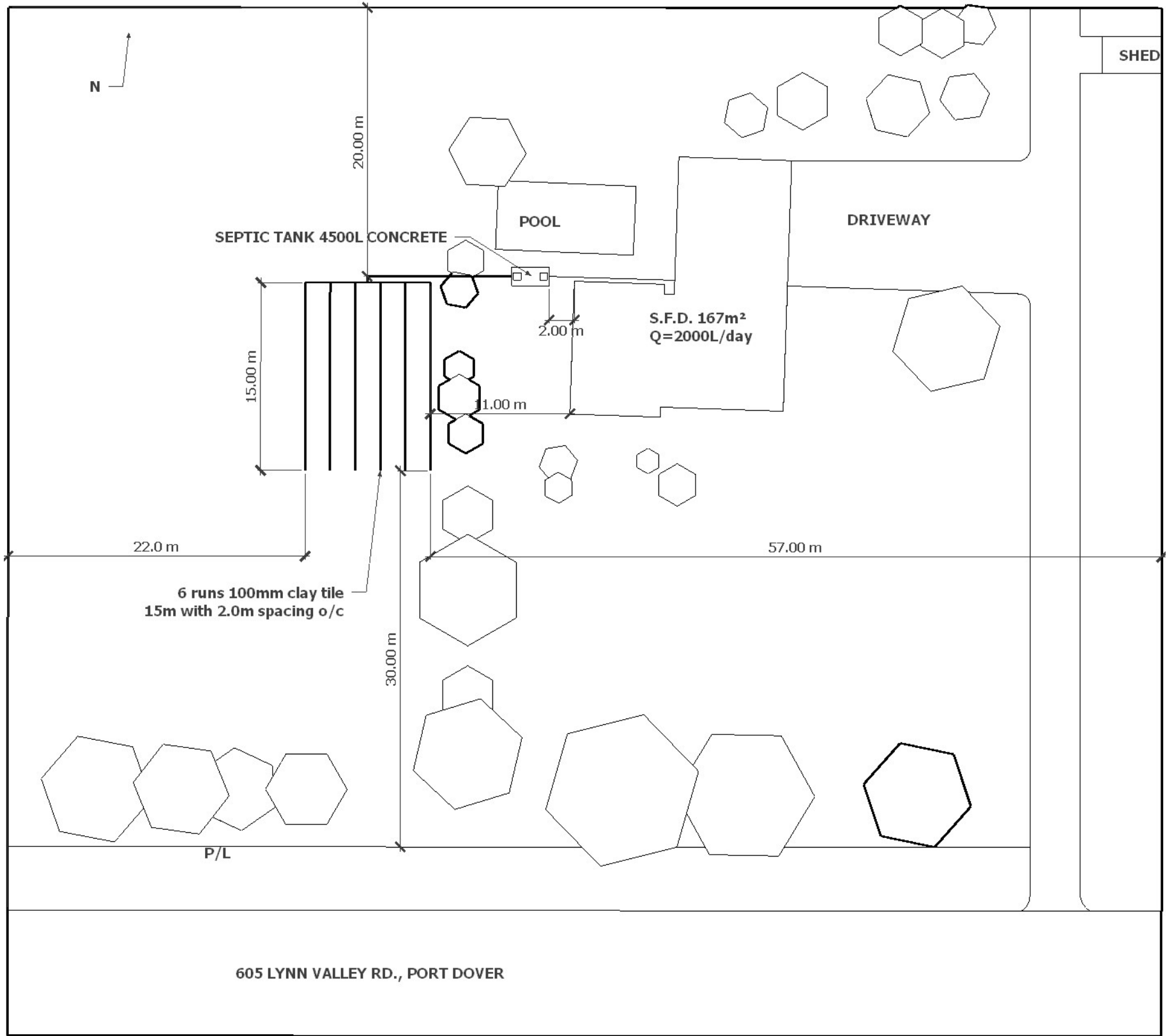
57.00 m

6 runs 100mm clay tile
15m with 2.0m spacing o/c

30.00 m

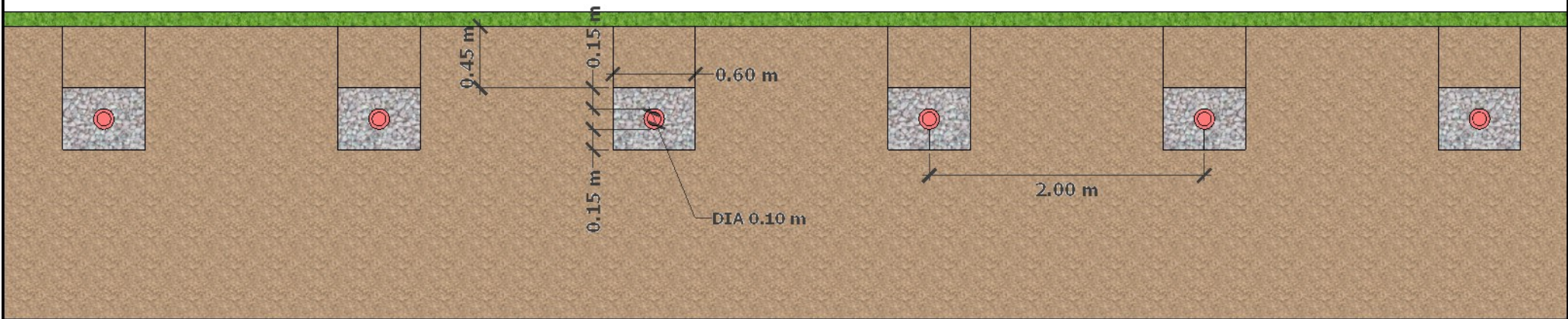
P/L

605 LYNN VALLEY RD., PORT DOVER



EXISTING SEPTIC BED CROSS SECTION
6 RUNS 100mm CLAY TILE @2m O/C

605 LYNN VALLEY ROAD
PORT DOVER





KEY MAP

LEGEND

—	PROPERTY BOUNDARY
—	SEVERANCE

ZONING: AGRICULTURE

MIN LOT AREA: 40 H.a.

MIN RESIDENTIAL LOT SURPLUS TO A FARM OPERATION: 2,000 sqm

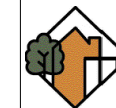
MIN LOT FRONTAGE: 30 m

MIN INTERIOR SIDE YARD: 3 m

MIN REAR YARD: 9 m

MIN FRONT YARD: 13 m

SUBJECT PROPERTY AREA: 27 H.a.



LANDPRO
PLANNING SOLUTIONS



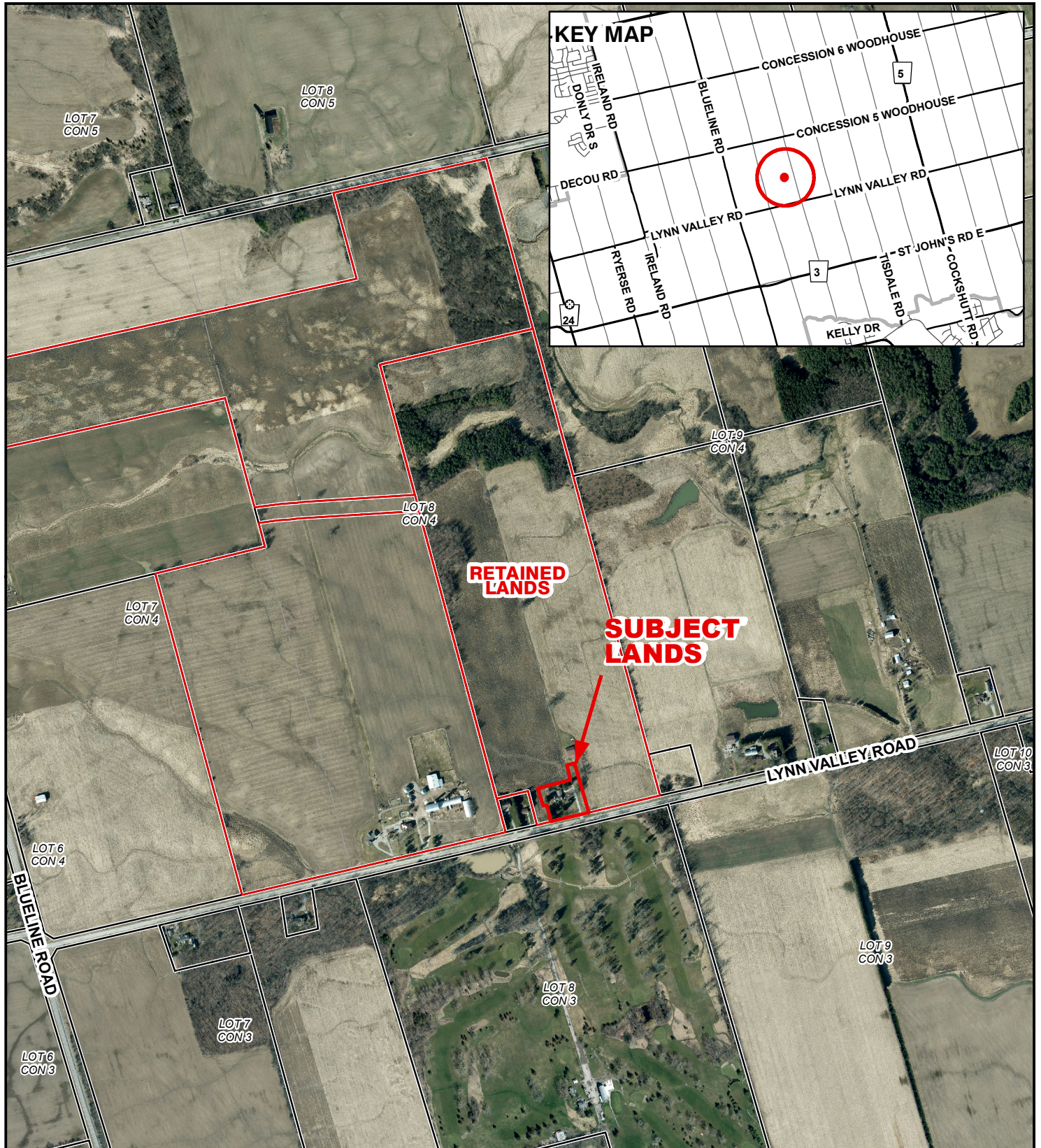
605 LYNN VALLEY ROAD, PORT DOVER
NORFOLK COUNTY

DATE: NOV 30, 2022

SCALE: 1/1000

CONTEXT MAP

Geographic Township of WOODHOUSE

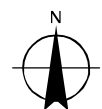


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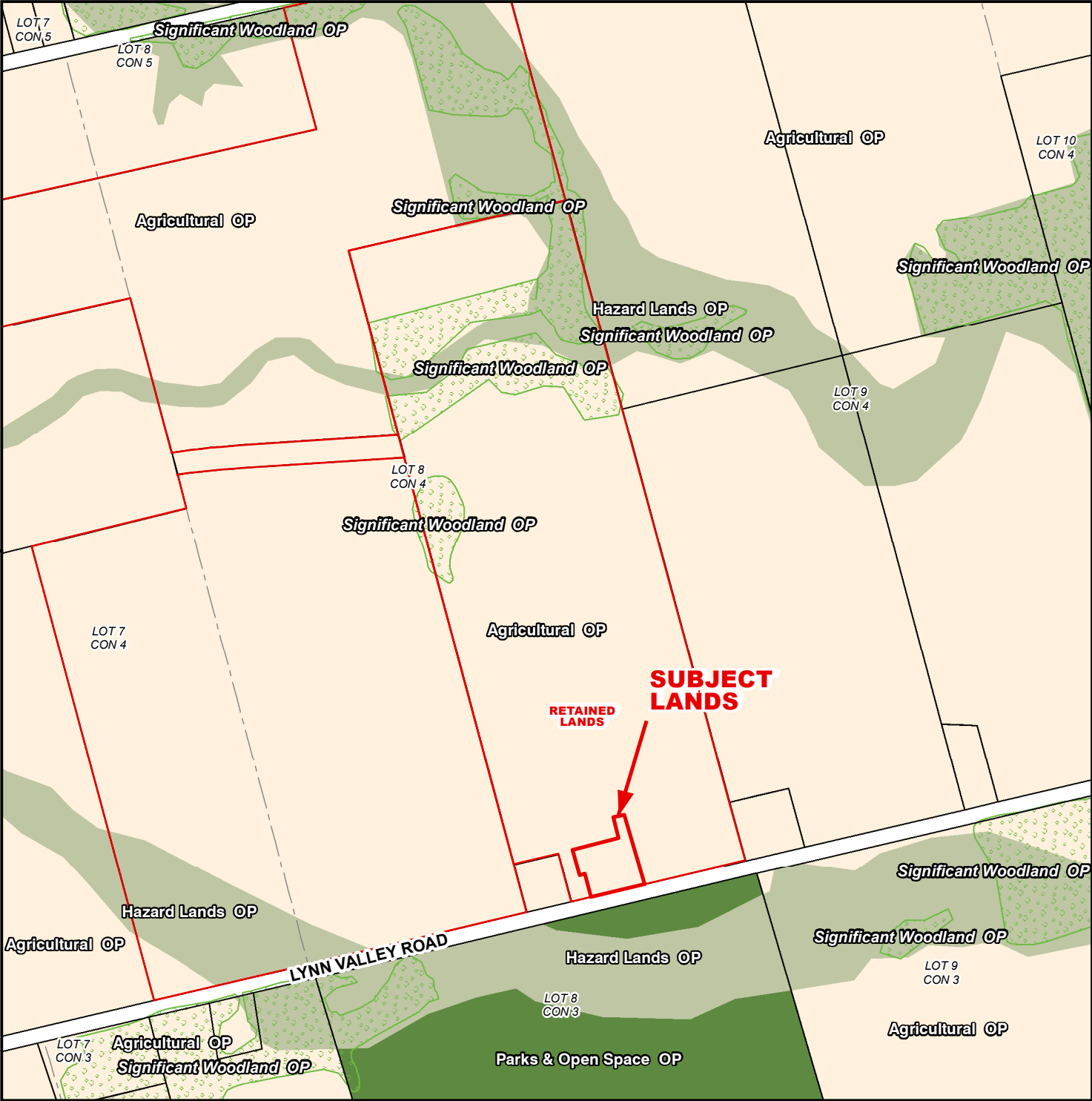
- Subject Lands
- Lands Owned

2020 Air Photo

12/6/2022



80 40 0 80 160 240 320 Meters



Legend

Subject Lands

Lands Owned

Official Plan Designations

Agricultural

Hazard Lands

Parks & Open Space

Significant Woodland

12/6/2022

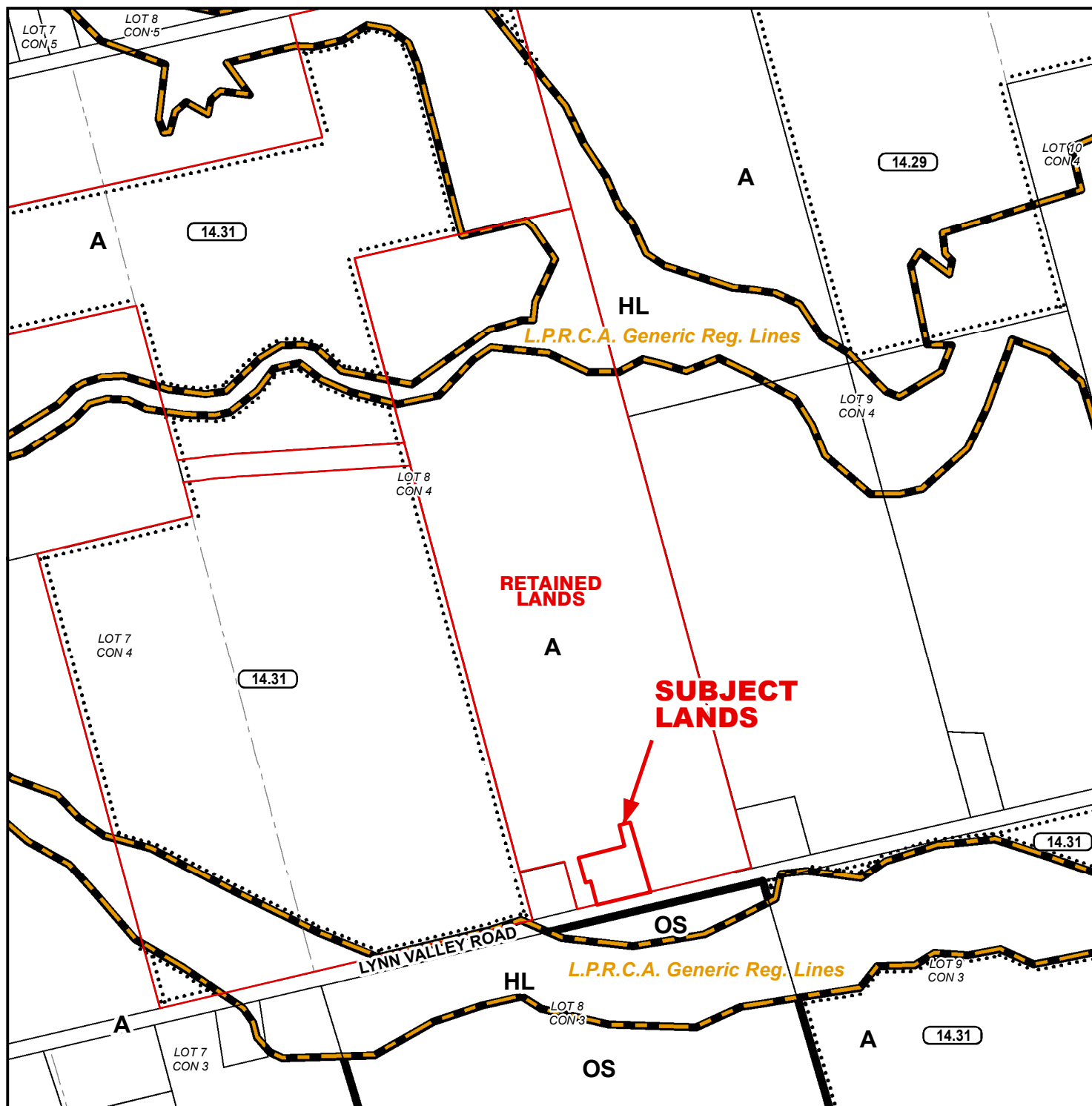
N

60 30 0 60 120 180 240

Meters

MAP C
ZONING BY-LAW MAP
 Geographic Township of WOODHOUSE

BNPL2022218



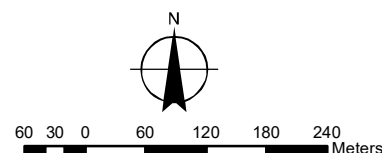
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

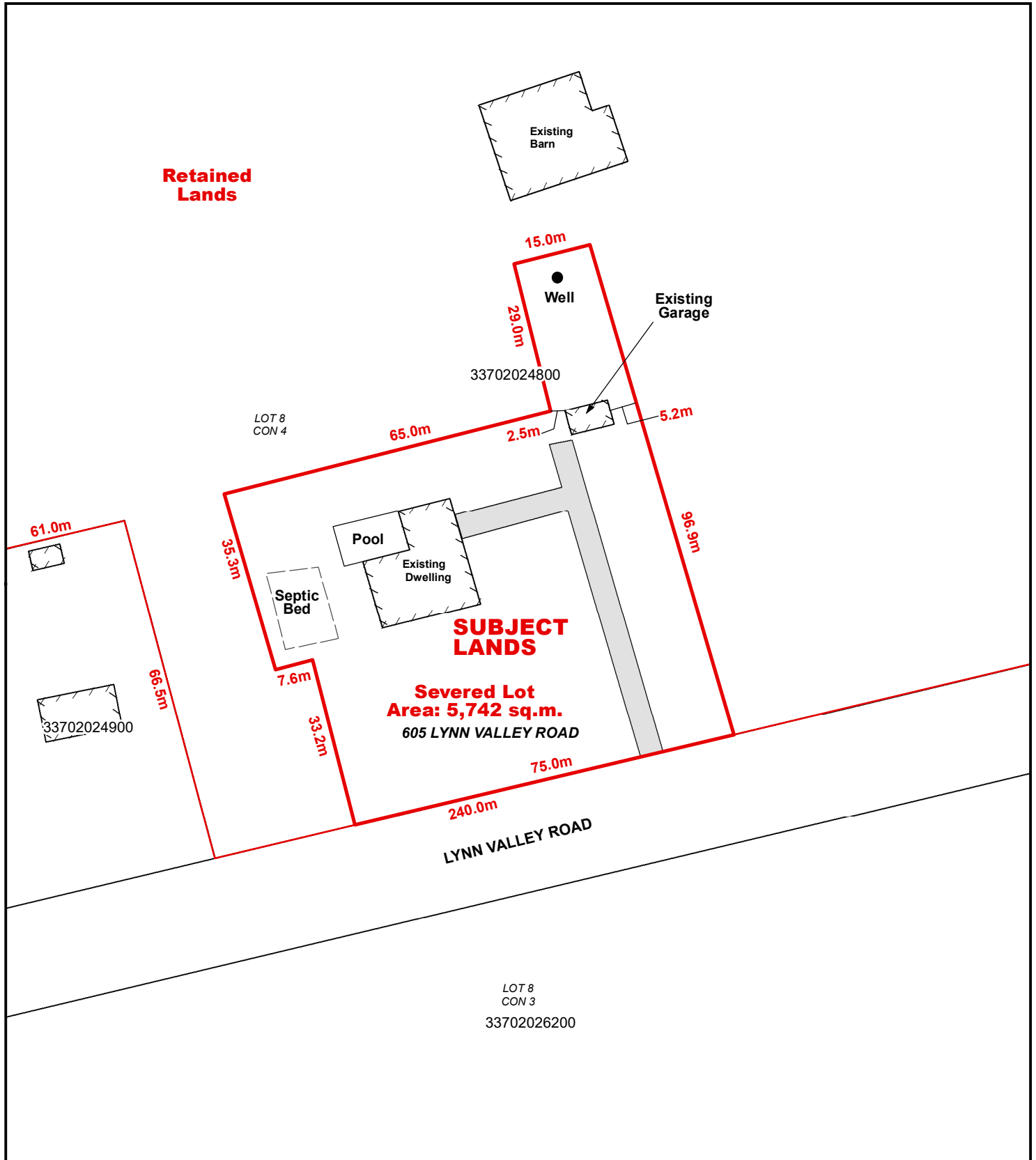
12/6/2022

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- OS - Open Space Zone



CONCEPTUAL PLAN

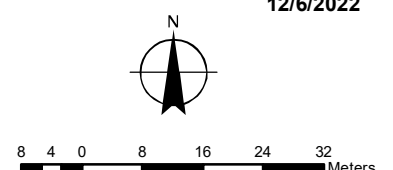
Geographic Township of WOODHOUSE



Legend

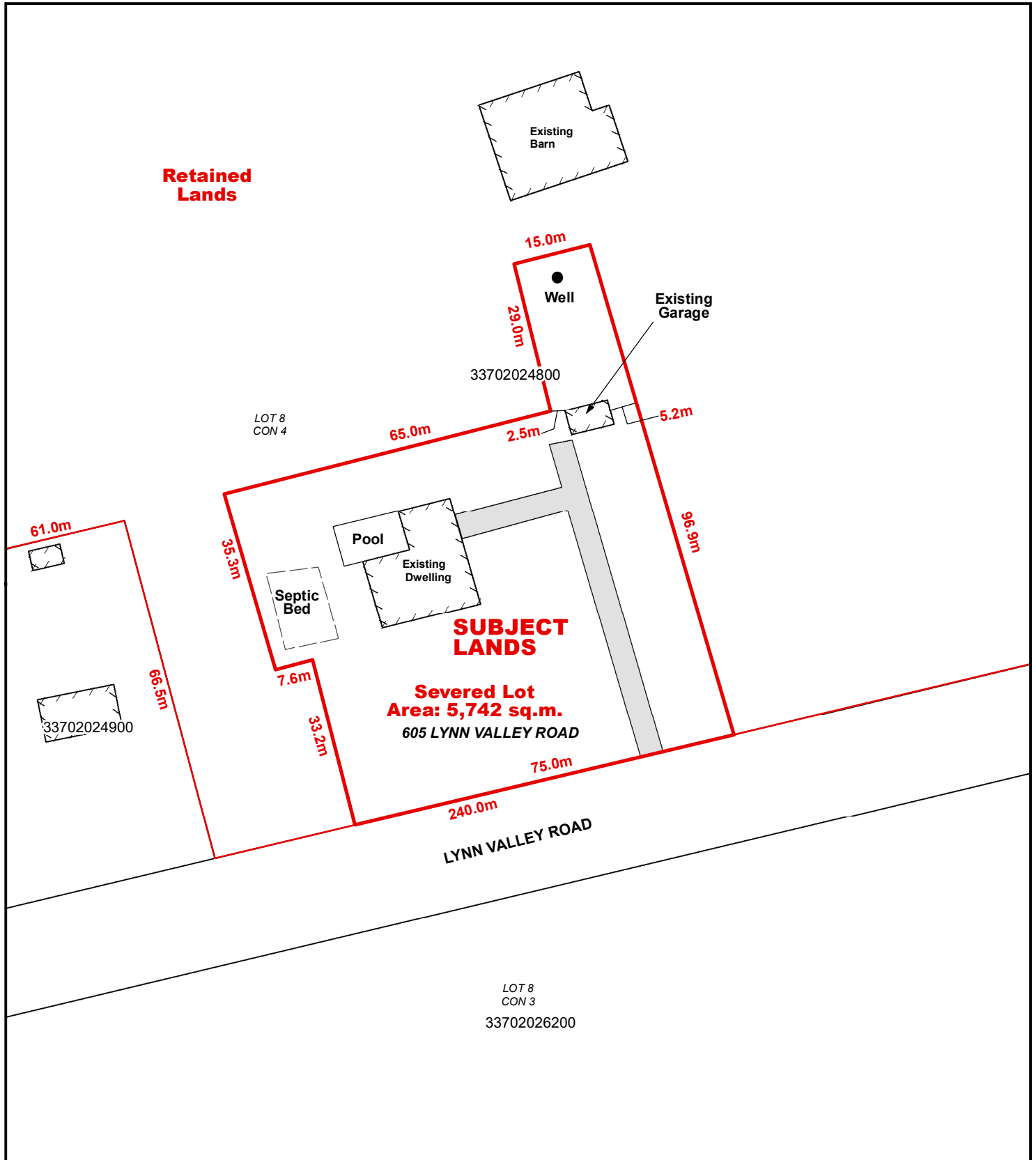
- Subject Lands
- Lands Owned

12/6/2022



CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Lands Owned

12/6/2022

