

For Office Use Only:

File Number	<u>BNPL2022266</u>	Application Fee	<u>\$3451</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>\$514.15</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>Yes</u>
Application Submitted	<u>July 15, 2022</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>Aug 25, 2022</u>	Public Notice Sign	<u>-</u>

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
- ☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 331049305008300**A. Applicant Information****Name of Owner** AGinvest Farmland Two Inc.

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 80 Keil Drive S, Unit #3

Town and Postal Code Chatham, ON N7M 3H1

Phone Number 519-352-8413

Cell Number 289-690-2799

Email oliver.wolf@aginvestcanada.com

Name of Applicant same

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent	Mary Elder of Elder Plans Inc.
Address	32 Miller Cres
Town and Postal Code	Simcoe, ON N3Y 4R1
Phone Number	
Cell Number	519-429-4933
Email	Elderplans2018@gmail.com

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

CHR CON 4 PT LOT 3 PT LOT 4

Municipal Civic Address: 184 Charlotteville Road 5

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

farm residence and production of agricultural 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:

single detached dwelling (on proposed lot) and metal clad barn (on retained lands) - details on attached sketch

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:

Unknown

9. Existing use of abutting properties:

agricultural

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	763 m	30 m		43.56 m	
Lot depth	677 m			64.45 m	
Lot width	910 m			43.56 m	
Lot area	79.76 ha/197.08AC	40 ha / 2000 sq m		2807.35 sq m	
Lot coverage					
Front yard	24.24 m	13 m		24.24 m	
Rear yard		9 m		13.13 m	
Height	6.5 m barn	11 m		6.10 m sfd	
Left Interior side yard		3 m		7.34 m	
Right Interior side yard		3 m		22.68 m	
Exterior side yard (corner lot)					
Parking Spaces (number)	2	2		2	
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: 43.56 m

Depth: 64.45 m

Width: 43.56 m

Lot Area: 2807.35 sq m

Present Use: single detached dwelling

Proposed Use: single detached dwelling

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: approximately 720 m

Depth: approximately 677 m

Width: approximately 910 sq m

Lot Area: 79.48 ha

Present Use: agricultural crop production

Proposed Use: agricultural crop production

Buildings on retained land: one metal clad barn

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: AGinvest Farmland Two Inc.
Roll Number: 331049305008300
Total Acreage: 79.76 ha
Workable Acreage: 51.4 ha
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built ~1965
Date of Land Purchase: December 15, 2021

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 3310542030078000000
Total Acreage: 64.75 ha
Workable Acreage: 55.44 ha
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built ~2000
Date of Land Purchase: Februrary 3, 2021

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 3310542030151000000
Total Acreage: 38.04 ha
Workable Acreage: 28.33 ha
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built ~1980
Date of Land Purchase: February 3, 2021

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 3310545020161000000, 3310545020177000000
Total Acreage: 38.34 ha
Workable Acreage: 22.78 ha
Existing Farm Type: (for example: corn, orchard, livestock) cash crops
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: February 16, 2021

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 3310542030202000000
Total Acreage: 43.2 ha
Workable Acreage: 30.35 ha
Existing Farm Type: (for example: corn, orchard, livestock) cash crops
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built ~2005
Date of Land Purchase: June 3, 2021

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 33105450300520000000, 33105450300510000000
Total Acreage: 49.78 ha
Workable Acreage: 42.49 ha
Existing Farm Type: (for example: corn, orchard, livestock) cash crops
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built: ~1980
Date of Land Purchase: March 17, 2022

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 33105420301330000000
Total Acreage: 38.28 ha
Workable Acreage: 25.09 ha
Existing Farm Type: (for example: corn, orchard, livestock) cash crops
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Date of Land Purchase: April 1, 2022

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:

Communicated with previous owner of land, also the lot is situated on a side country road which is not near a gas station or other industrial buildings.

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

190 m south of lot

☒ 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 approx 410 m

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

about 410 m

☒ 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)

Sewage Treatment

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

Storm Drainage

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

sandy soil

2. Existing or proposed access to subject lands:

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

Name of road/street:

Charlottesville Road 5

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

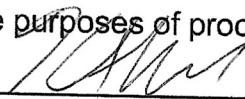
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

June 23, 2022

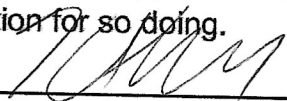
Date

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 Kent Willmore of AGinvest Farmland Two Inc. am/are the registered owner(s) of the lands that is the subject of this application.

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



Owner

June 23, 2022

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, Mary Elder of Norfolk County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

Building and By-Law
Simcoe: 185 Robinson Street
Suite 200
Simcoe, ON N3Y 5L6
519-426-5870 ext. 6016

Norfolk County Building Department Inspection Report **PRSEP20220315**

Inspection Date: April 11, 2022
Address: 184 CHARLOTTEVILLE ROAD 5

Building Inspector: Doug McMillan
Inspection: Septic Backfill Inspection
Inspection Outcome: **Passed w/Comments**

Deficiencies / Comments / Notes:

Reid's 2 compartment septic tank complete with filter installed , tank size is larger than required
Reid's 900 liter pump chamber install c/w alarm in dwelling
filter bed 6 runs 4.8 meters long
bed as per requirements
iron bars installed at all corners
ok to cover

Additional Items / Code References:

Doug McMillan
Building Inspector III
(519) 426-5870 Ext. 8082
Doug.McMillan@norfolkcounty.ca
185 Robinson Street, Suite 100, Simcoe, ON

Communications:

Inspection requests: Phone: 519-426-5870 ext. 4677 (INSP) and leave a message
Email: inspections@norfolkcounty.ca

Please include your name, civic address, permit number, type of inspection and the date of the inspection request. Inspection requests must be in by 3:00pm, 1-2 days in advance to be conducted. The inspector will contact you prior to the inspection to setup an approximate time.

K. Declaration

I, Mary Elder of Norfolk County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Mary Elder
Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.



BUILDING DIVISION SEPTIC SYSTEM APPLICATION / INFORMATION PACKAGE

THIS APPLICATION CONTAINS THE FOLLOWING REQUIRED DOCUMENTS:

- Application for a permit to construct or demolish (revised January 1, 2014)
- Schedule 1 & 2
- Sewage Permit Worksheets (3 pages)
- Current Soil Report

Please note:

- A sewage system is a "building"
- If you (the installer/builder) are completing the application, you are considered the applicant/authorized agent of the owner
- Use **Schedule 1: Designer Information ONLY** if the sewage system is designed by someone other than the owner or sewage system installer (i.e. Engineering or design firms)
- A **designer is REQUIRED** to have passed the required sewage and legal Ministry Exams, carry the legislated insurance and be registered with the Ministry
- Licensed sewage system installers CAN design systems which they install
- If the installer changes, a revised permit must be submitted to the Building Division
- **Schedule 2: Sewage System installer Information** must always be submitted with the application

For further information, please contact the Norfolk County Building department at one of the following locations. Blank Permits are also available at both locations and on the Norfolk county website. www.norfolkcounty.ca

Simcoe Office
8 Schellburg Avenue
Simcoe, ON N3Y 2J4
(519) 426-4377
Fax: (519) 426-1186

Langton Office
22 Albert Street, P.O. Box 128
Langton ON N0E 1G0
(519) 875-4485
(519) 875-4789

Septic System Info

Norfolk
County
Building
Division

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority	
Application number:	Permit number (if different):
Date received:	Roll number:

Application submitted to: Norfolk County
(Name of municipality, upper-tier municipality, board of health or conservation authority)

A. Project information

Building number, street name <u>184 Charlottetville Road 5</u>		Unit number	Lot/con.
Municipality <u>Charlottetville</u>	Postal code <u>N9E 1P8</u>	Plan number/other description	
Project value est. \$ <u>13,000.00</u>		Area of work (m ²) <u>218m²</u>	

B. Purpose of application

<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition to an existing building	<input type="checkbox"/> Alteration/repair	<input type="checkbox"/> Demolition	<input type="checkbox"/> Conditional Permit
Proposed use of building		Current use of building <u>Existing House</u>		
Description of proposed work <u>Remove & Replace Existing Septic Bed.</u>				

C. Applicant

Applicant is: ☐ Owner or ☒ Authorized agent of owner

Last name <u>Malcolm</u>	First name <u>Nathan</u>	Corporation or partnership <u>Malcolm Holdings Inc.</u>	
Street address <u>385432 Hwy 59 P.O. Box 171</u>		Unit number	Lot/con.
Municipality <u>Burrowsville</u>	Postal code <u>N9E 1C0</u>	Province <u>ON</u>	E-mail <u>nathan@malcolmhldginc.ca</u>
Telephone number <u>(519) 424-5000</u>	Fax <u>(519) 424-5005</u>	Cell number <u>(519) 320-0305</u>	

D. Owner (if different from applicant)

Last name <u>Willmore</u>	First name <u>Kent</u>	Corporation or partnership <u>AGinvest Farmland Two Inc.</u>	
Street address <u>80 Keil Drive S</u>		Unit number <u>#3</u>	Lot/con.
Municipality <u>Chatham</u>	Postal code <u>N7M 3H1</u>	Province <u>ON</u>	E-mail <u>oliver.wolf@aginvestcanada.com</u>
Telephone number <u>(289) 690-2799</u>	Fax ()	Cell number ()	

E. Builder (optional)				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number ()	Fax ()	Cell number ()		
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
I. Declaration of applicant				
I <u>Nathan Makela</u> (print name) declare that:				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.				
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
Feb 7, 2022		Nathan M.		
Date		Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information															
Building number, street name <u>184 Charlotteville Road 5</u>		Unit no.	Lot/con.												
Municipality <u>Charlotteville</u>	Postal code <u>N4E 1P0</u>	Plan number/ other description													
B. Individual who reviews and takes responsibility for design activities															
Name <u>Nathan M.</u>		Firm <u>Malcolm Holdings Inc.</u>													
Street address <u>385432 Hwy 59 P.O. Box 179</u>		Unit no.	Lot/con.												
Municipality <u>Briggsville</u>	Postal code <u>N4E 1C0</u>	Province <u>ON</u>	E-mail <u>nathan@malcolmhldingsinc.ca</u>												
Telephone number <u>(519) 424-5000</u>	Fax number <u>(519) 424-5005</u>	Cell number <u>(519) 320-0305</u>													
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]															
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> House</td> <td><input type="checkbox"/> HVAC – House</td> <td><input type="checkbox"/> Building Structural</td> </tr> <tr> <td><input type="checkbox"/> Small Buildings</td> <td><input type="checkbox"/> Building Services</td> <td><input type="checkbox"/> Plumbing – House</td> </tr> <tr> <td><input type="checkbox"/> Large Buildings</td> <td><input type="checkbox"/> Detection, Lighting and Power</td> <td><input type="checkbox"/> Plumbing – All Buildings</td> </tr> <tr> <td><input type="checkbox"/> Complex Buildings</td> <td><input type="checkbox"/> Fire Protection</td> <td><input checked="" type="checkbox"/> On-site Sewage Systems</td> </tr> </table>				<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural	<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> On-site Sewage Systems
<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural													
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House													
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings													
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> On-site Sewage Systems													
Description of designer's work <u>Remove & Replace the Existing Septic System.</u>															
D. Declaration of Designer															
I <u>Nathan Malcolm</u> declare that (choose one as appropriate): (print name)															
<input checked="" type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: <u>45173</u> Firm BCIN: <u>34822</u>															
<input type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____															
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____															
I certify that:															
1. The information contained in this schedule is true to the best of my knowledge.															
2. I have submitted this application with the knowledge and consent of the firm.															
<u>Feb 7, 2022</u>		<u>Nathan M.</u>													
Date		Signature of Designer													

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Schedule 2: Sewage System Installer Information

A. Project Information			
Building number, street name <u>184 Charlottesville Road 5</u>		Unit number	Lot/con.
Municipality <u>Charlottesville</u>	Postal code <u>NOE 1P0</u>	Plan number/ other description	
B. Sewage system installer			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
<input checked="" type="checkbox"/> Yes (Continue to Section C)		<input type="checkbox"/> No (Continue to Section E) <input type="checkbox"/> Installer unknown at time of application (Continue to Section E)	
C. Registered installer information (where answer to B is "Yes")			
Name <u>Malcolm Holding Inc.</u>		BCIN <u>34822</u>	
Street address <u>385432 Hwy 59 P.O. Box 171</u>		Unit number	Lot/con.
Municipality <u>Brossville</u>	Postal code <u>NOE 1C0</u>	Province <u>ON</u>	E-mail <u>nathan@malcolmhldginc.ca</u>
Telephone number <u>(519) 424-5000</u>	Fax <u>(519) 424-5005</u>	Cell number <u>(519) 320-0305</u>	
D. Qualified supervisor information (where answer to section B is "Yes")			
Name of qualified supervisor(s) <u>Nathan Malcolm</u>		Building Code Identification Number (BCIN) <u>45173</u>	
E. Declaration of Applicant:			
I <u>Nathan Malcolm</u> declare that: (print name)			
<input checked="" type="checkbox"/> I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known; OR <input type="checkbox"/> I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
<u>Feb 7, 2022</u>		<u>Nathan M.</u>	
Date		Signature of applicant	

Date Received: _____



Working together
with our community
to provide quality services.

January 2014, Form supersedes 2008

SEWAGE PERMIT WORKSHEET

SEWAGE SYSTEM SPECIFICATIONS

Location of Septic System (civic address) 184 Charlottesville Rd S.

Owner of Property: Ag Invest Canada Inc.

Propose to install Class 4 Sewage system to serve Hare
(house, bunkhouse, restaurant, office, commercial)

SEWAGE FLOW CALCULATIONS

DESCRIPTION	TOTAL #	FIXTURE UNITS	TOTAL
Water closet (toilet)	2	x 4.0	8
Each sink or wash basin	3	x 1.5	4.5
Bath tub or shower	2	x 1.5	3
Dishwasher	1	x 1.0	1
Clothes washing machine	1	x 1.5	1.5
Single or Double Laundry Tubs	1	x 1.5	1.5
Floor Drain	1	x 3.0	3.0
Water Softener	0	x 1.5	0
Other	0		0
TOTAL FIXTURE UNITS =			22.5

RESIDENTIAL	OTHER (ie: bunkhouse, office, restaurant)
Total finished area: <u>218</u> (sqm) <u>2345</u> (sq ft)	Total finished area: (sqm) (sqft)
# of bedrooms: <u>4</u>	# of employees:
Water softener discharge: <u>0</u> (L/day)	Water softener discharge: (L/day)
Daily flow rate (DFR): <u>2180</u> (L/day)	Daily flow rate (DFR): (L/day)
Tank size (2 x DFR): <u>4360</u> (L/day)	Tank size (3 x DFR): (L/day)

INSTALLER TO COMPLETE THE FOLLOWING:

Subsurface Conditions Encountered

Rock & G.G.W.T	Depth (m)	Soil Type
	-0-	
	-0.25-	
	-0.50-	
	-0.75-	
	-1.0-	
	-1.25-	
	-1.50-	

Describe existing soil conditions: _____
Soils Analysis completed by: _____

Confirmed Percolation Rate: (T time) _____
Gradation Reports submitted: Sand Y/N
Stone Y/N



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with our community
to provide quality services.

Date Received: _____

PROPOSE TO CONSTRUCT:

CLASS 1,2,3

CLASS 1 ☐ Privy ☐ Composting ☐ Chemical ☐ Electrical ☐ Other _____

CLASS 2: GREY WATER PIT

Wall Structure: ☐ Concrete Block ☐ Rock ☐ Other _____

Soil: ☐ Existing ☐ Imported (describe) _____

Dimension of Pit: Length: _____ Width: _____ Height: _____ Type of Cover: _____

CLASS 3: CESSPOOL

Describe: _____

CLASS 4: TANK

☐ Distribution Box

☐ Using Existing

☐ New Govn't approved: ☒ Concrete ☐ Polyethylene Size (L): 5407

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

CLASS 4: LEACHING BED/ABSORPTION TRENCH

☐ Dug into existing soil ☐ Imported Soil list type: _____ height: _____
(proof of filter material must be provided)

Length of Tile: _____ (m) _____ (ft) # of runs of tile: _____

CLASS 4: FILTER BED (proof of filter material to be provided prior to backfill)

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

Effective Area 30 (sqm) Contact Area 26 (sqm) Loading Rate: 10

Height Raised: 11A #of runs of tile: 4 Length of tile 4.8 (m) 15.74 (ft)
Manhole = 218mm

CLASS 4: TREATMENT UNIT (attach Building Material Evaluation Committee Report (BMEC))

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

Manufacturer & Model: _____ Daily Flow Rate _____ (L)

Primary Tank Size _____ (L) Secondary Tank Size _____ (L)

CLASS 5: HOLDING TANK (audio visual alarm, and a pump out contract is required)

Manufacturer & Model: _____ Size _____

Date Received: Feb 7, 2022



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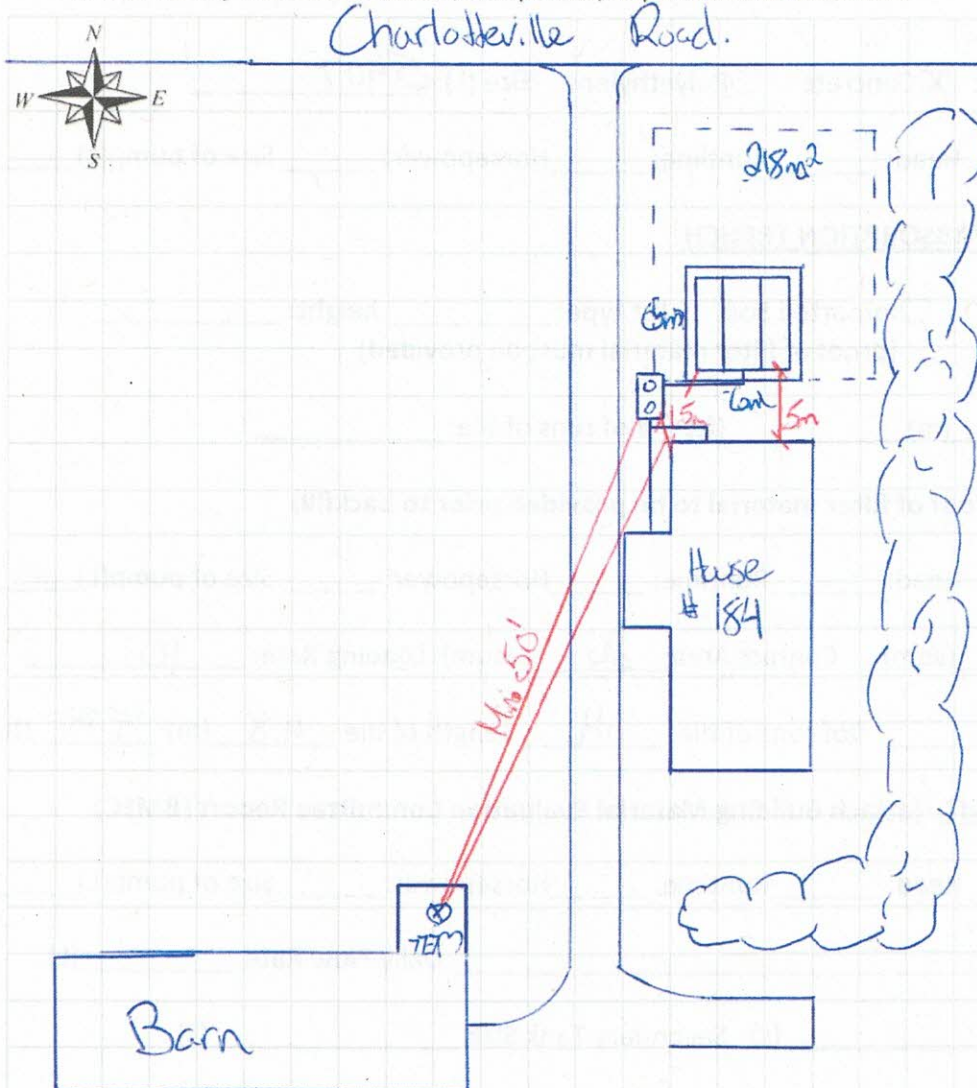
SEPTIC SYSTEM LOCATION PLAN

OWNER AG Invest Canada Inc. EVALUATOR _____

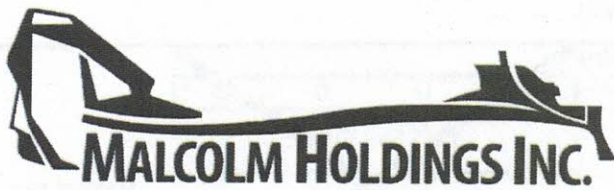
PROPERTY ADDRESS 185 Charlotterville Road S.

Please provide a **DIMENSIONED** sketch drawing indicating;

1. Outline of property and all dimensions
2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
3. Setbacks from existing and proposed buildings, wells (including neighbours) lakes, streams, ponds, water drainage courses.
4. Location of subsurface drainage, tiles, culverts or other structural features.
5. Existing or proposed driveways, easements, right of ways, drainage patterns.
6. Indicate any areas of disturbed, compacted, imported or altered soils.



PREPARED BY: Nathan M. NOTE: The above sketch is not to exact scale.



SEPTIC SYSTEM DESIGN SPREADSHEET

VALUE ENTERED BY USER

CALCULATED VALUE OR MESSAGE

KEY DESIGN INFORMATION

Customer :	AGInvest
Contact :	Oliver Wolf
Contact Cell:	(289) 690-2799
Email:	oliver.wolf@aginestcanada.com
Address:	80 Kell Drive South - Unit #3
City/Province:	Chatham Ontario
Postal:	N7M 3H1

ESTABLISHING DAILY DESIGN FLOW

Number of Bedrooms:	minimum 3	4 bedrooms	
Flow Rate for bedroom between 1 and 5		2000	440.5 gpd
Additional flow rate for bedroom over 5		0 bedrooms over 5	0.0 gpd
Each bedroom over 5 add 500L/d		0	
Total number of fixture units		22.5 Total fixture units	
Additional flow as per fixture units		125 L/d	27.5 gpd
Floor space		218 m ²	
Additional flow as per floor space		180 L/d	39.6 gpd
Total daily design flow		2180 L/d	480.2 gpd
Additional safety factor (as per consultant)		0 %	
Total daily design flow		2180 L/d	480.2 gpd

Filter Bed Design

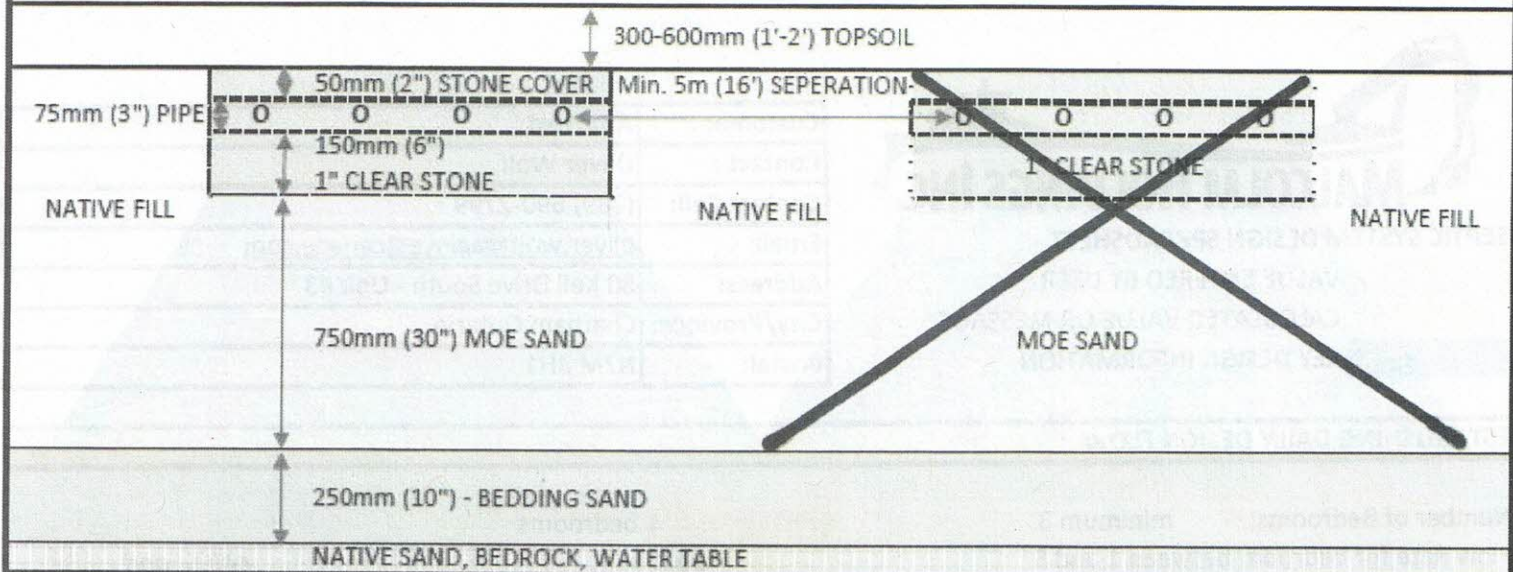
Class 4 Treatment Unit Required	NO	Notes
Tank Size (Design Flow x 2)	4360	min litres
Percolation time of native soil (T)	10	min/cm
Load Rate (as per Table 8.7.4.1.A)	10	m2
Liters per m2 per day (IF secondary unit = 100)	75	L/m2/day
Effective Area (Design Flow / L/m2/day) Or Distribution Area	30	m2
Contact Area (Design Flow x T / 850) Or Filter Base Area	26	m2
Mantle Area (Design Flow / Load Rate) Or Expanded Contact Area	218	m2

STONE

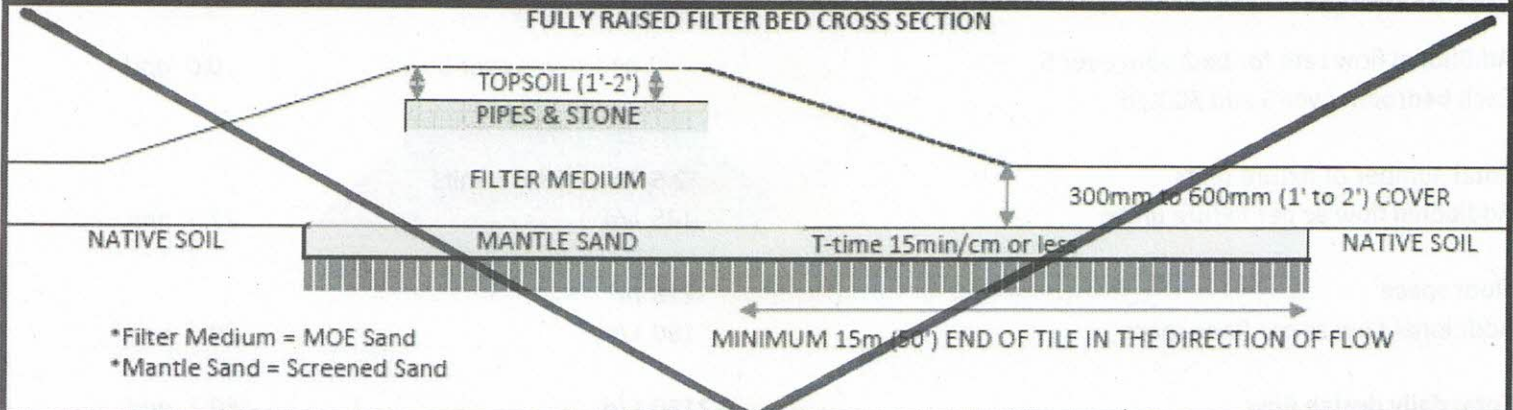
MOE SAND

SCREENED SAND

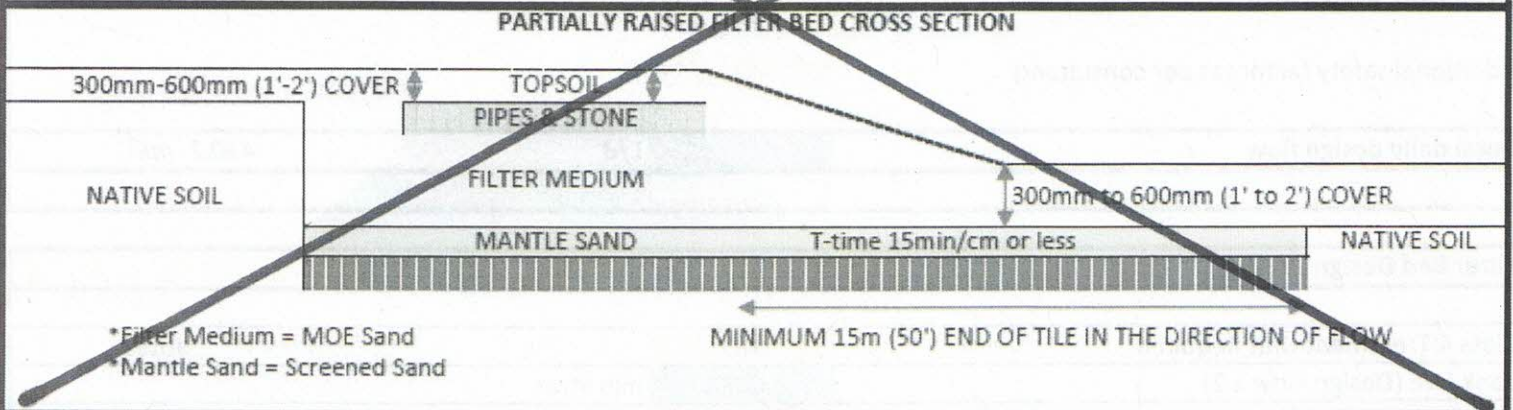
PARTIALLY RAISED FILTER BED CROSS SECTION



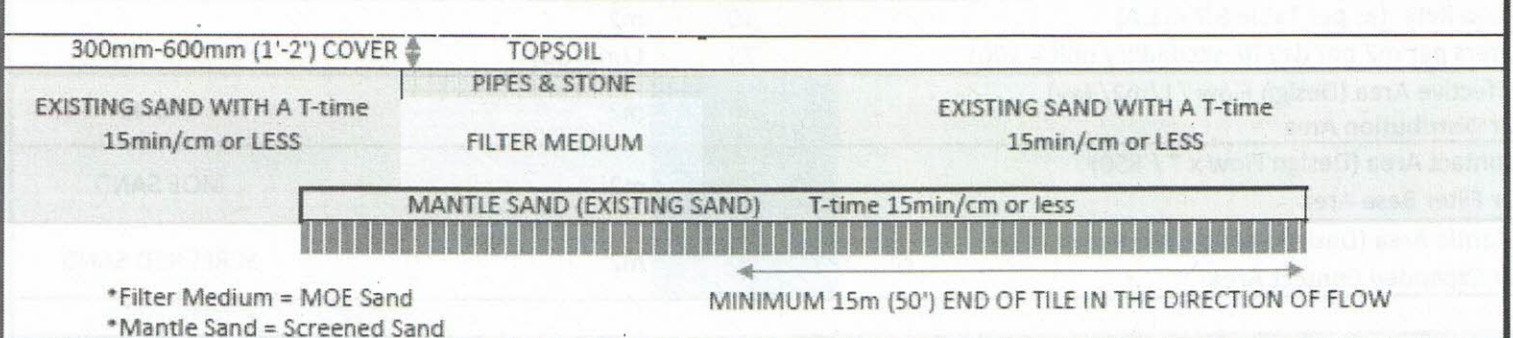
FULLY RAISED FILTER BED CROSS SECTION



PARTIALLY RAISED FILTER BED CROSS SECTION



IN-GROUND FILTER BED CROSS SECTION



THESE ARE THE MINIMUM MEASUREMENTS NOT THE AS BUILT

February 2, 2022

Mr. Andrew Malcolm
Malcolm Holdings Inc.
PO Box 179
Burgessville, Ontario
N0J 1C0

Wilson Associates

Consulting Hydrogeologists

Dear Mr. Malcolm:

Re: Soil Percolation Rate Analysis
AGinvest Farmland Properties Canada Inc. Sample

The analysis of the sample submitted to this office has been completed and is summarized as follows:

Grain-Size Distribution				Estimated Coefficient of Permeability (cm/sec)	Estimated T- Time (minutes/cm)
Clay %	Silt %	Sand %	Gravel %		
4	11	85	0	2×10^{-3}	10

Note: The above coefficient of permeability and T-time were derived from grain-size analysis, experience with similar soils and guidelines published under the Ontario Building Code.

The sample is described as a fine sand with some silt and traces of clay, and is interpreted to exhibit a T-time in the range of 10 minutes per centimetre (Unified Soil Classification Type "SM").

A copy of the grain-size curve is attached.

Should you have any questions, please let me know.

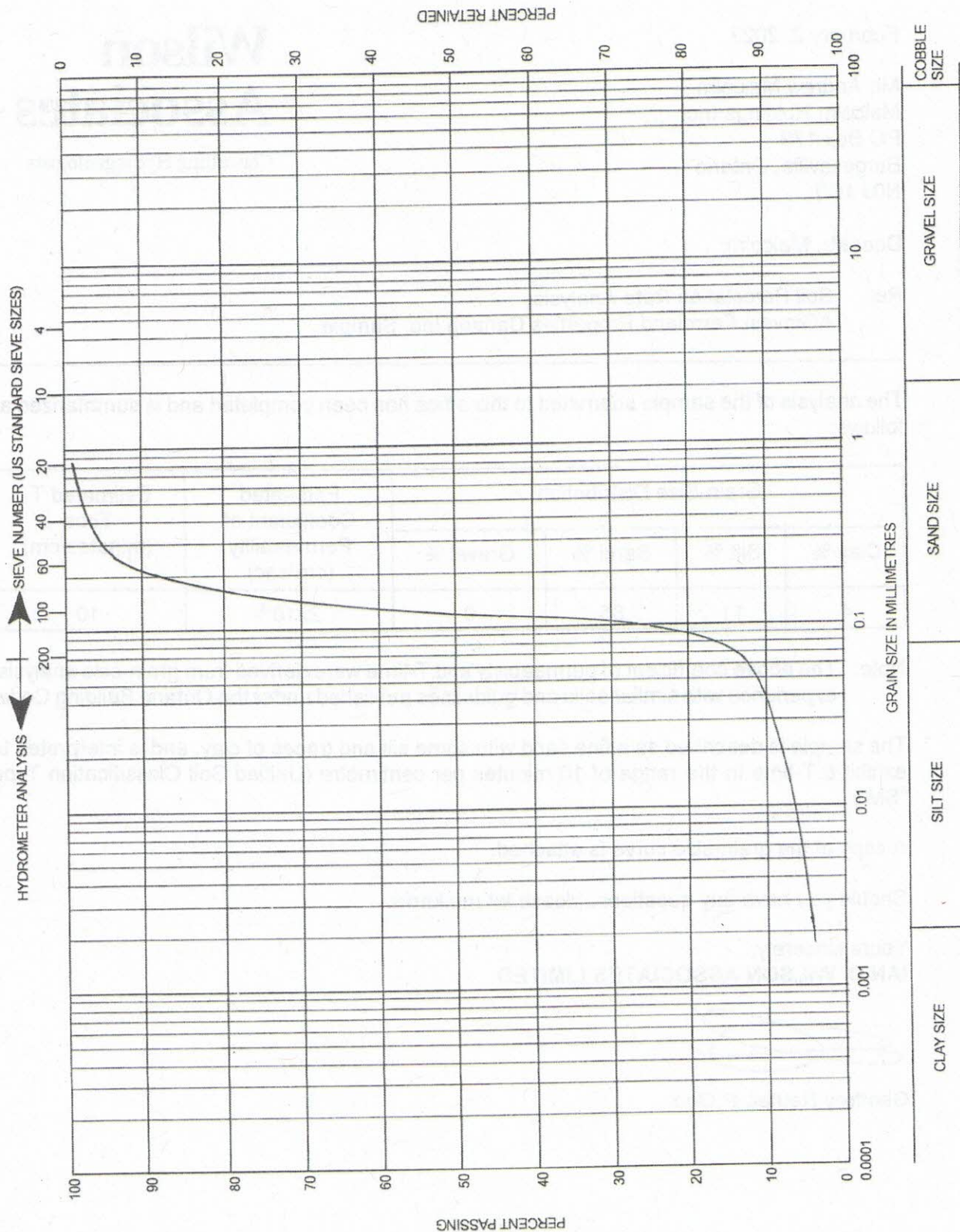
Yours sincerely,
IAN D. WILSON ASSOCIATES LIMITED



Geoffrey Rether, P. Geo.

GRAIN SIZE DISTRIBUTION CHART

PROJECT / SAMPLE Malcolm Holdings Inc. - AGinvest Farmland Properties Canada Inc. Sample

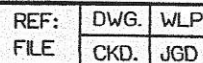


IAN D. WILSON ASSOCIATES LIMITED

ILLUSTRATING PROPOSED SEVERANCE
FOR: AGINVEST FARMLAND PROPERTIES CANADA INC.

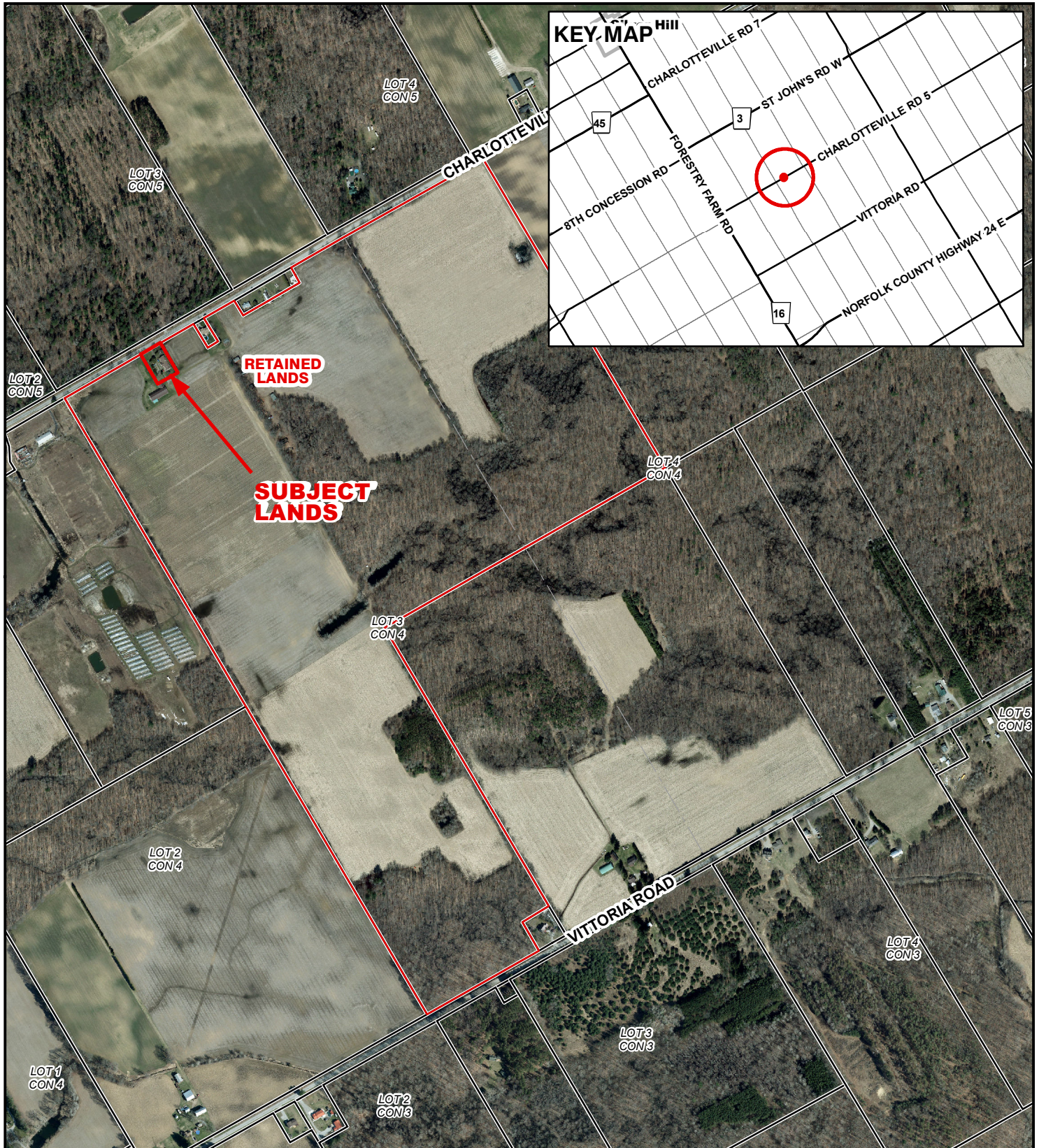
PROPERTY DESCRIPTION:
PART OF LOT 3
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
IN NORFOLK COUNTY

(20.117 WIDE)



MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE

BNPL2022266

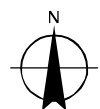


Legend

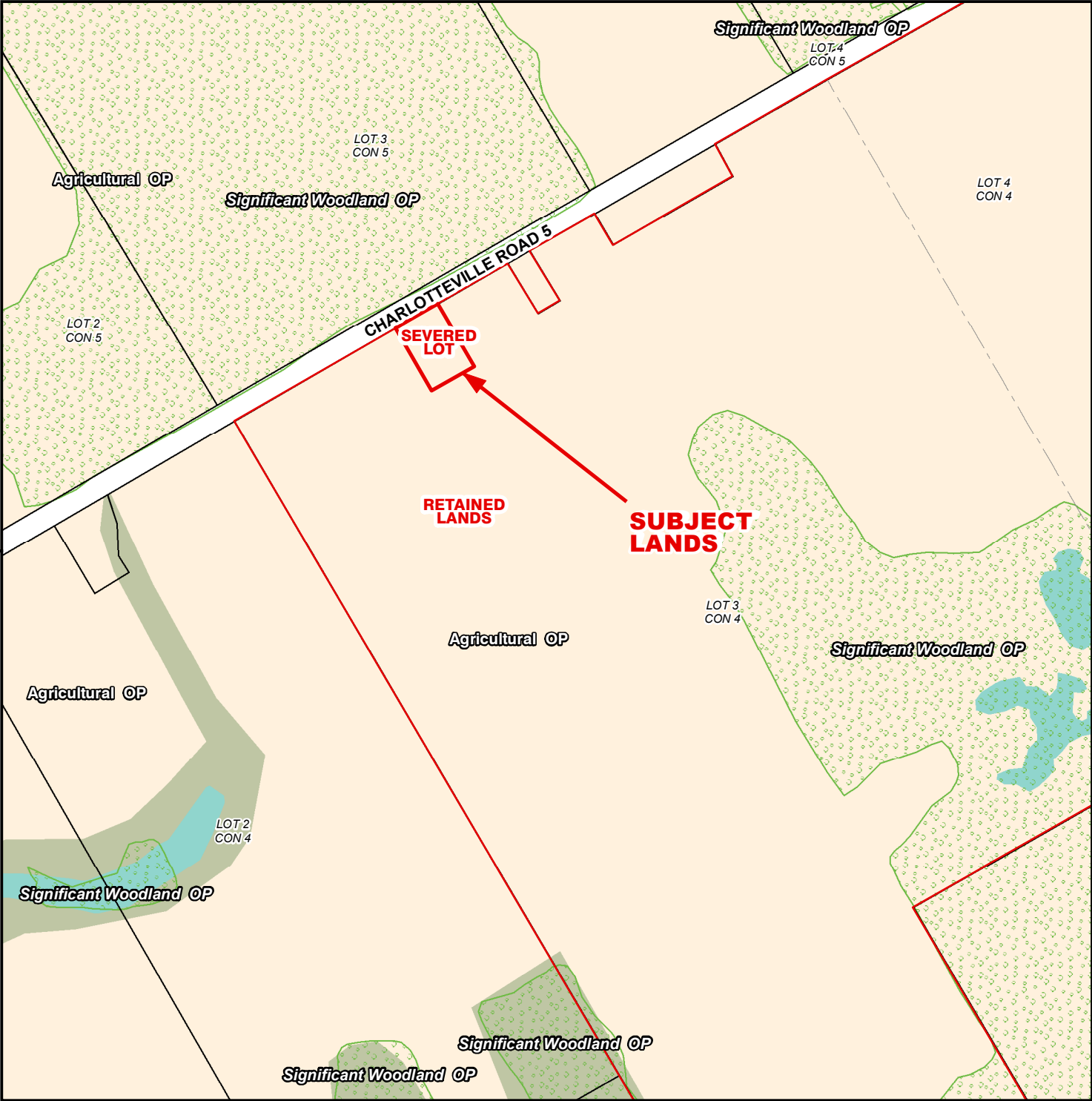
-  Subject Lands
-  Lands Owned

2020 Air Photo

8/31/2022



80 40 0 80 160 240 320 Meters



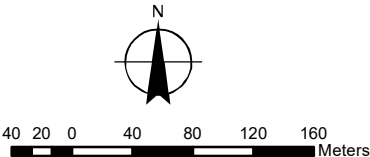
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Significant Woodland

8/31/2022

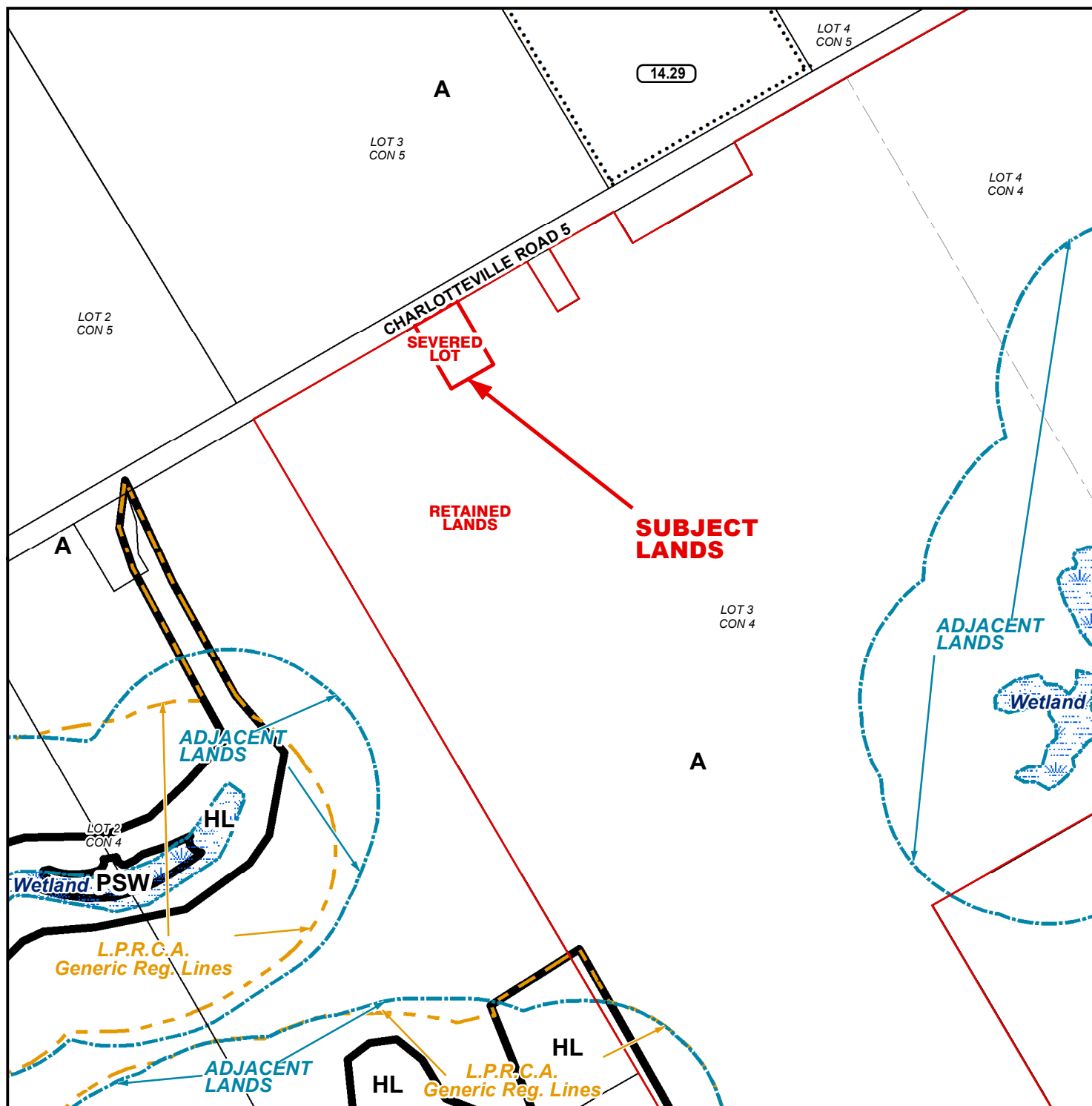


MAP C

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

BNPL2022266



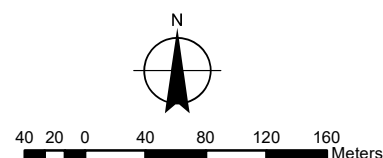
LEGEND

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

ZONING BY-LAW 1-Z-2014

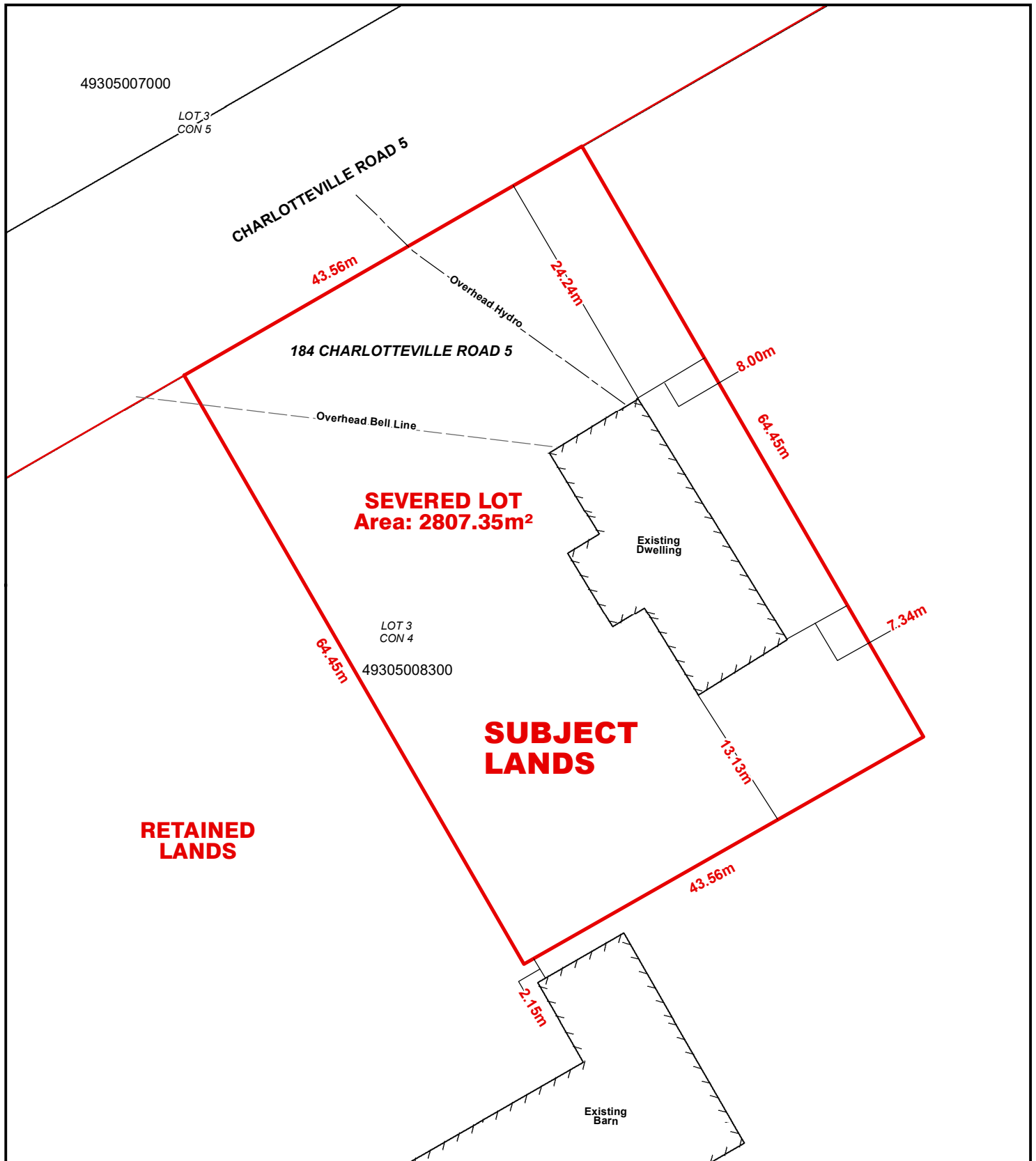
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone

8/31/2022



CONCEPTUAL PLAN

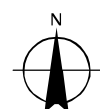
Geographic Township of CHARLOTTEVILLE



Legend

- Subject Lands
- Lands Owned

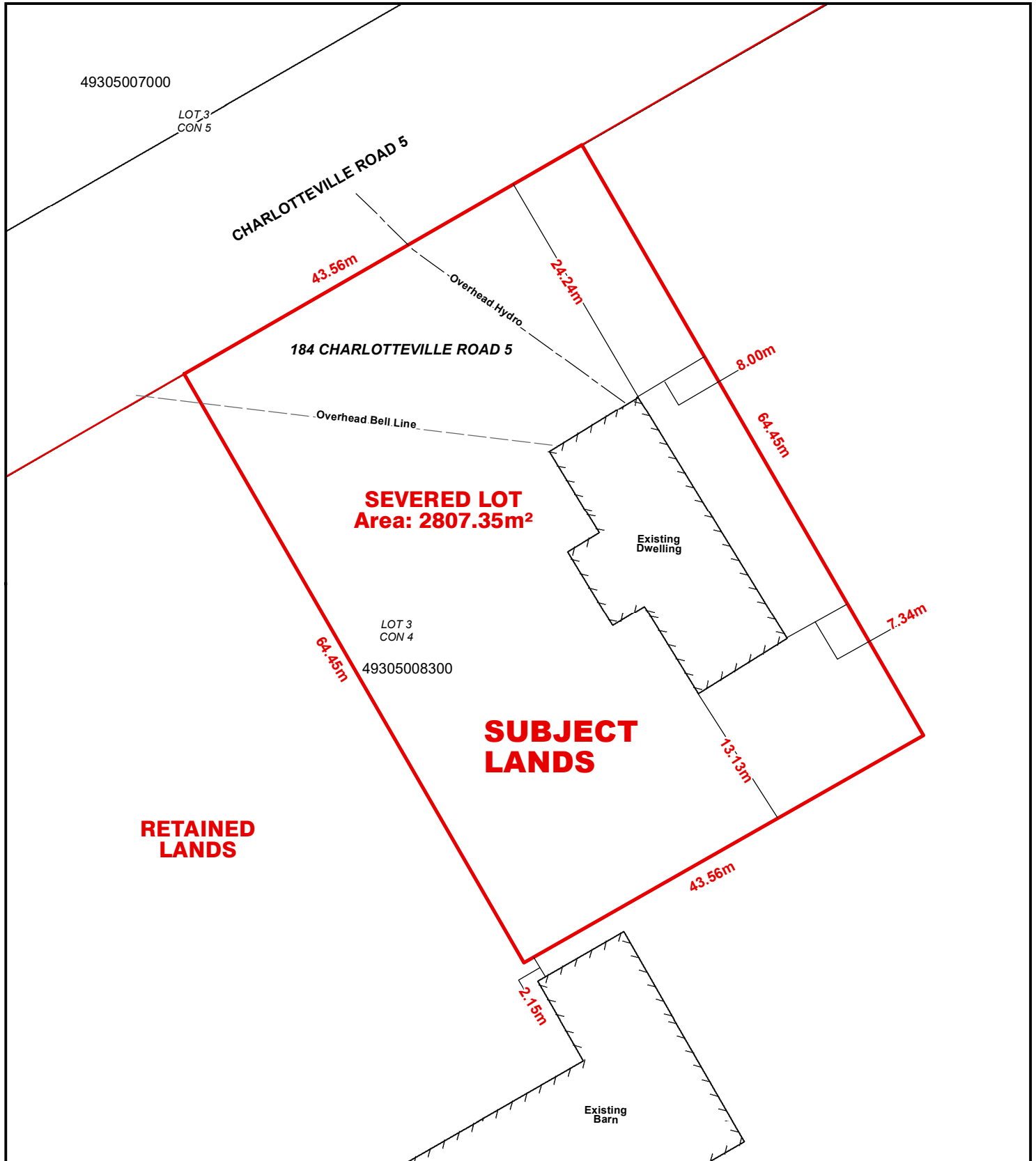
8/31/2022



4 2 0 4 8 12 16 Meters

CONCEPTUAL PLAN

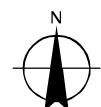
Geographic Township of CHARLOTTEVILLE



Legend

- Subject Lands
- Lands Owned

8/31/2022



4 2 0 4 8 12 16 Meters