

For Office Use Only:

File Number BNPL2023188
Related File Number BNPL2021020
Pre-consultation Meeting _____
Application Submitted May 30, 2023
Complete Application June 6, 2023

Application Fee \$3693.00
Conservation Authority Fee N/A
Well & Septic Info Provided Yes
Planner Hanne Yager
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: 491004070000000

A. Applicant Information

Name of Owner Mels Farms Ltd

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 1055 Windham Centre Road
Town and Postal Code Windham Centre, ON N0E 2A0
Phone Number 519-751-6357
Cell Number _____
Email _____

Name of Applicant same as owner
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent James Boll, Brimage Law Group
Address 21 Norfolk St N
Town and Postal Code Simcoe, ON N3Y 3N6
Phone Number 5619-426-5840
Cell Number _____
Email jboll@brimage.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):

Windham Con 1, Lot 21

Municipal Civic Address: 307 Windham Road 2

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural A zone

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

☒ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

Agricultural - cash crops

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

House and Barn (see 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:

Nothing Proposed

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

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

Agricultural and residential

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

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

C. Purpose of Development Application

Note: Please complete all that apply. 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	511.69m				
Lot depth	700m				
Lot width	600m				
Lot area	98.02 ac				
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: 77.59m
Depth: 77.16m
Width: 77.59m
Lot Area: 5823m²
Present Use: Agricultural
Proposed Use: Residential

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: 434.1m
Depth: 700m
Width: 600m
Lot Area: 96.59ac
Present Use: Agricultural
Proposed Use: Agricultural
Buildings on retained land: 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: Mels Farms Ltd.
Roll Number: 491004070000000
Total Acreage: 98.02
Workable Acreage: 80
Existing Farm Type: (for example: corn, orchard, livestock) ginseng
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1995
Date of Land Purchase: April 15, 2015

~~Owners Name: Mels Farms Ltd.
Roll Number: 542010059000000
Total Acreage: 86.92ac
Workable Acreage: 75ac
Existing Farm Type: (for example: corn, orchard, livestock) ginseng
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1950
Date of Land Purchase: _____~~

Owners Name: Mels Farms Ltd.
Roll Number: 491014130000000
Total Acreage: 135.9ac
Workable Acreage: 130ac
Existing Farm Type: (for example: corn, orchard, livestock) tomatoes and peppers
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: April 17, 2014

Owners Name: Mels Farms Ltd.
Roll Number: 542010374000000
Total Acreage: 99ac
Workable Acreage: 90ac
Existing Farm Type: (for example: corn, orchard, livestock) ginseng
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1920
Date of Land Purchase: APRIL 15, 2019

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

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

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:
Knowledge of owner

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

E. All Applications: Provincial Policy

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

If no, please explain:

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

If no, please explain:

No change in use proposed

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

If no, please explain:

Not within a source water protection area

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

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

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

- ☐ Municipal sewers

- ☐ Communal system

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

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches
-

2. Existing or proposed access to subject lands:

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ 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

May 29/23

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 Mels Farms Ltd am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize James Boll Brimage Law Group 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

May 29 / 23

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, James Boll 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:

Town of Simcoe



Owner/Applicant/Agent Signature

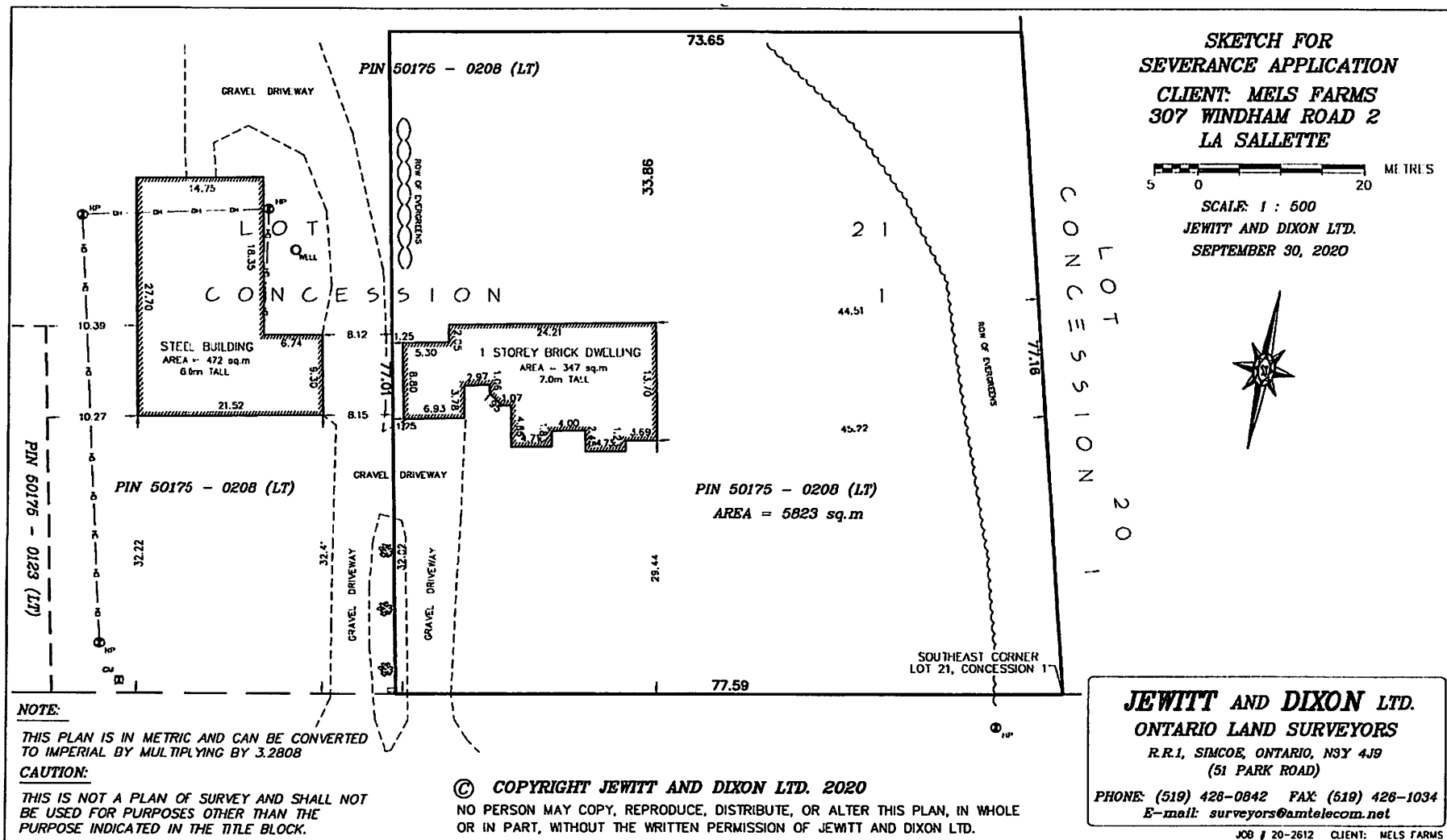
In County of Norfolk

This 29 day of May

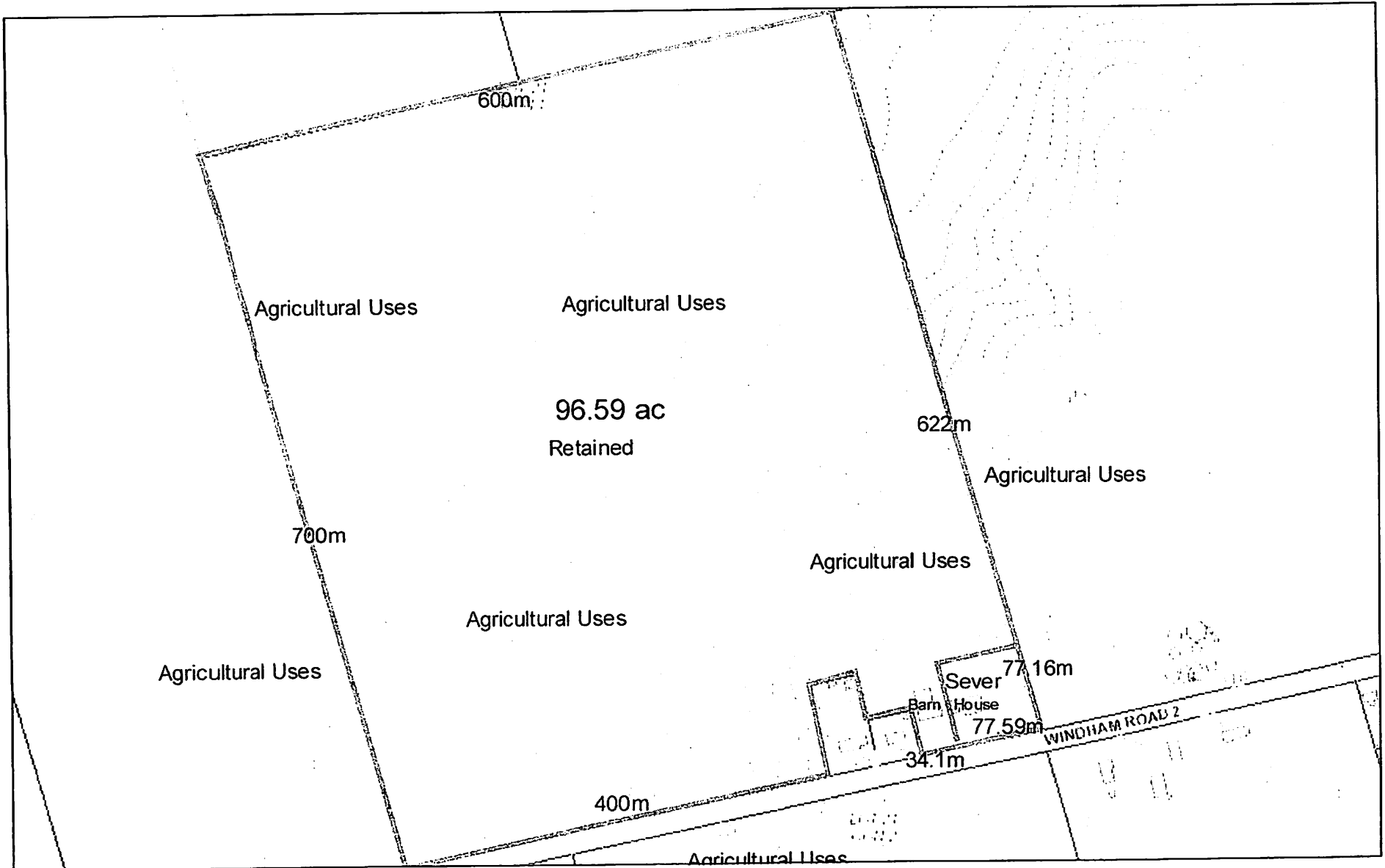
A.D., 2023






A Commissioner, etc.

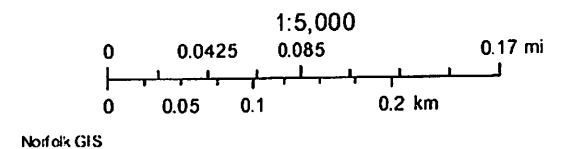


MAP NORFOLK - Community Web Map



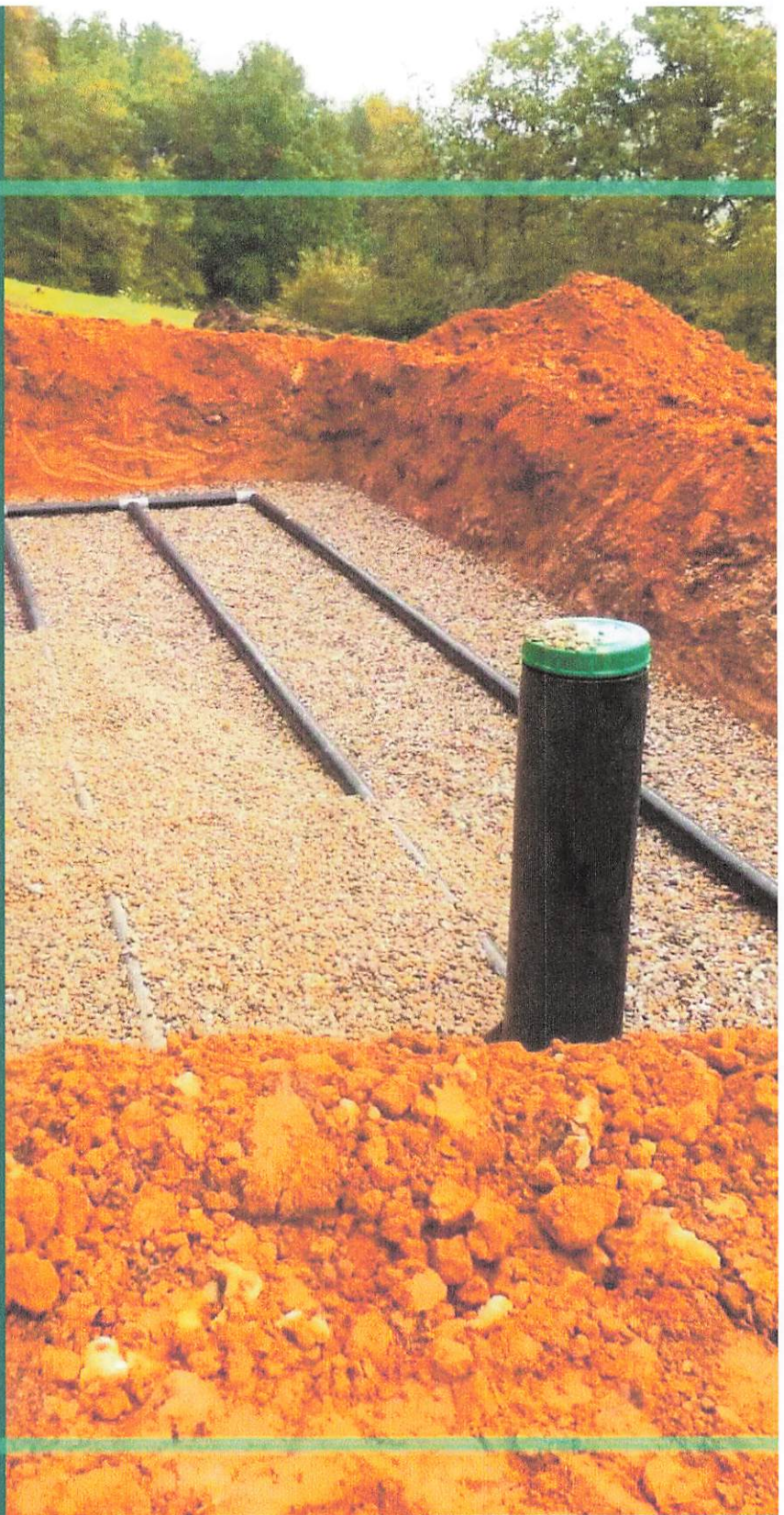
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-  Land Parcels
-  Plan Lines
-  DraftPlan



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,

Community Development Division- Building Department

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 • 519-426-5870 Ext. 6016

Property Information	
Municipal Address	307 WINDHAM ROAD #2
Assessment Roll Number	491-004-07000-0000
Date of Evaluation	MAY 25/2023

Evaluators Information	
Evaluators Name:	ED DOVE
Company Name:	STEALTH ENVIRONMENTAL INC.
Address:	1809 8 TH CONCESSION ROAD LANGTON, ON
Phone:	519-426-7108
Email	Ed.Dove@stealthenvironmental.ca
BCIN #	38413 / 38259
Purpose of Evaluation	<input 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 type="checkbox"/> Agricultural

Gross building area: (m ²):	2,200 ft ²
Number of bedrooms:	3
Number of fixture units:	23.5
Daily Design Flow: (Litres)	1800
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)	ESTIMATED 60 -
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 + DRY

System Description			
<input type="checkbox"/> Class 1 - Privy <input type="checkbox"/> Class 2- Greywater <input type="checkbox"/> Class 3 - Cesspool <input checked="" 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 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	8 FT	60 FT	
Distance to bodies of water	N/A	N/A	
Distance to nearest well	>100 FT	>100 FT	
Distance to proposed property lines	Front: 70 FT Rear: 120 FT	Left: 2100 FT Right: 70 FT	Front: 20 FT Rear: 2100 FT Left: 2100 FT Right: 20 FT

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	1,600
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			

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)	3.5	50
Subtotal (B)			200
Subtotal A+B=Daily Design Flow (Q)			200

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units		How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	3	= 18
Bathtub only(with or without shower)	1.5	X	8	=
Shower stall	1.5	X		=
Wash basin / Lavatory (1.5 inch trap)	1.5	X		=
Water closet (toilet) tank operated	4.0	X		=
Bidet	1.0	X		=
Dishwasher	1.0	X	1	= 1
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	1	= 1.5
Other:				
Total Number of Fixture Units:				23.5

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	1800	X 2 = 3600
All Other Occupancies		X 3 =
Holding Tank		X 7 =

4500 L CONCRETE SEPTIC TANK INSTALLED

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 $(Q \times T) \div 200 =$ <u>ESTIMATED 300 ft</u> m
	Type I leaching chambers $(Q \times T) \div 200 =$ _____ m
	Type II leaching chambers $(Q \times T) \div 300 =$ _____ m
	Configured as: _____ runs of _____ m Total: _____ m

☐ B. Filter Bed

Effective Area If $Q \leq 3000$ litres per day use $Q + 75$ If $Q > 3000$ litres per day use $Q + 50$ Level II-IV treatment units, use $Q + 100$ Distribution Pipe Contact Area = $(Q \times T) \div 850$ Mantel (see Part 1)	Effective area: _____ $(Q) \div$ _____ $(75, 50, \text{ or } 100) =$ _____ m^2 Configured as: _____ m x _____ m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m Contact Area: $(\text{_____ } (Q) \times \text{_____ } (T)) \div 850 =$ _____ m^2
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☐ 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 $Q + 75$ If $Q > 3000$ litres per day, use $Q + 50$ Sand Layer $1 < T \leq 15$ use $(Q \times T) \div 850$ $T > 15$ use $(Q \times T) \div 400$	Stone Layer = _____ $(Q) \div$ _____ $(75 \text{ or } 50) =$ _____ m^2 Sand Layer = $(\text{_____ } (Q) \times \text{_____ } (T)) \div (850 \text{ or } 400) =$ _____ 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 Distribution Pipe	Area = $(\text{_____ } (Q) \times \text{_____ } (T)) \div 400 =$ _____ m^2 Pump chamber capacity = _____ L Length $(Q \div \text{LLR}) =$ _____ m Bed configuration = _____ m x _____ m = _____ m^2 Number of Beds = _____ 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.

Original grade

0.5m

1.0m

1.5m

Soil and subgrade investigation. Indicate soil types

Cross sectional drawings are required for all septic systems

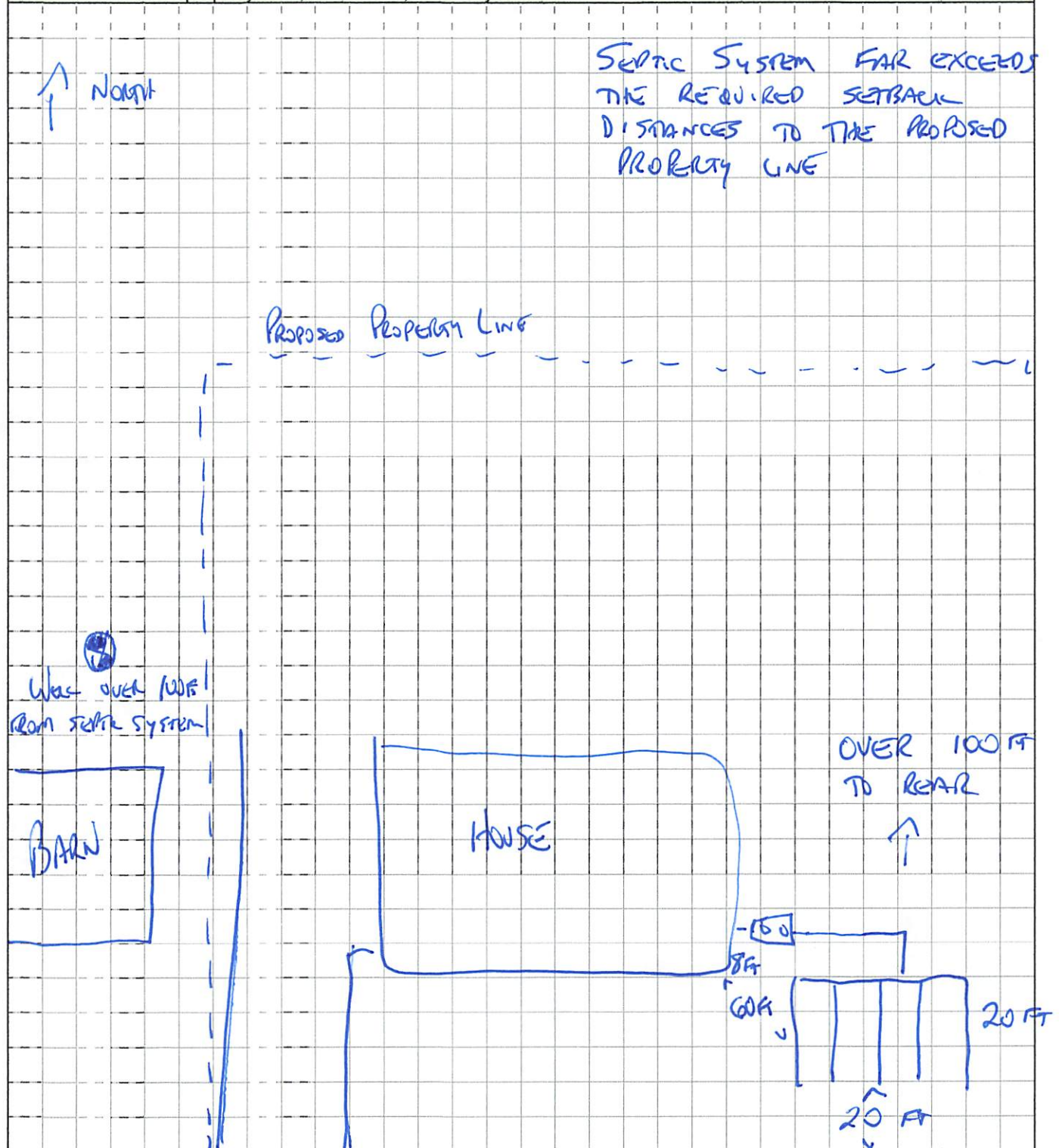
1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.

NOT APPLICABLE TO EXISTING ON-SITE EVALUATION FORMS

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.



Overall System Rating

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

Additional Comments: SEPTIC SYSTEM APPEARS TO BE IN GOOD WORKING ORDER AT THE TIME OF EVALUATION

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.

Larry Mels (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: MAY 25/23

Evaluator:

I, ED DAVE 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: MAY 25/2023

Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



Committee of Adjustment Decision

File Number: BNPL2021020

APPLICANT: MELS FARMS LTD
ROLL NUMBER: 3310491004070000000
LOCATION: WINDHAM CON 1 PT LOT 21, (307 Windham Rd 2, Norwich)

DECISION DATE: March 17, 2021

DECISION: APPROVED

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O., 1990, as amended:

PROPOSAL: An application has been received to sever a parcel having a frontage of 77.89m and an area of 5829 sq. m; and retain a parcel having an area of 39 ha (96.59 ac) as the severance of a dwelling made surplus through farm amalgamation.

MOVED BY: Marce

SECONDED BY: Alan

MEMBERS CONCURRING IN THE ABOVE RULING:

☒ MARCEL VANHOOREN

☒ LISA DOVE

☒ RUDY STICKL

☒ ADAM VERI

☒ LINDA D'HONDY- CRANDON

☒ ALAN STRANG

MOTION CARRIED: Chairman

REASON:

The subject application is consistent with related policies of the Provincial Policy Statement, 2020 and the Norfolk County Official Plan regarding surplus farm dwelling severances, and that no Public input was received and therefore has not been considered as part of this application.

IF APPROVED: IS SUBJECT TO THE CONDITIONS STATED ON THE REVERSE OF THIS NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

CERTIFICATION:

I hereby certify this to be a true copy of the Committee of Adjustment decision and this decision was concurred with by a majority of the members who heard the application at a meeting duly held on March 17, 2021

SECRETARY-TREASURER:

Sherry Mott
SHERRY MOTT

ADDITIONAL INFORMATION: If you require additional information regarding the application, please contact Sherry Mott Secretary-Treasurer for Norfolk County Committee of Adjustment, 22 Albert Street, Langton, PO Box 128 ON N3Y 5L6, 519-875-4485 ext 1835; committee.of.adjustment@norfolkcounty.ca between 8:30 am and 4:30 pm

NOTICE OF CHANGES: You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

APPEALS:

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the The Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or group.

NOTICE OF LAST DAY FOR FILING APPEAL TO THE LOCAL PLANNING APPEAL TRIBUNAL:

(The Planning Act, R.S.O. 1990, as amended, c.p. 13, Section 53(19) Any person or public body may, not later than twenty days after the giving of a written decision, appeal the decision and/or any condition imposed by Norfolk County, Committee of Adjustment to the Local Planning Appeal Tribunal. If you wish to appeal to the LPAT, a copy of an appellant form is available from the LOCAL PLANNING APPEAL TRIBUNAL (LPAT) website <http://elto.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms>. The appellant form, setting out reasons for the appeal, accompanied by the \$400.00 fee in the form of a certified cheque or money order, payable to the Minister of Finance must be filed with the Clerk of the Municipality on or before the following date:

April 07, 2021

FILE NUMBER: BNPL2021020

APPLICANT: MELS FARMS LTD
DATE: March 17, 2021

CONDITIONS:

1. Payment of any outstanding taxes
2. Drainage assessment reapportionment be undertaken pursuant to Section 65 of the Drainage Act, R.S.O. 1990 at the applicant's expense \$ 263.00
3. Receipt of a letter from the Secretary-Treasurer indicating that a new civic address has been assigned to the retained parcel.
4. Receipt of a letter from the Secretary-Treasurer indicating that the zoning of the retained lands has been amended to meet the requirements of Section 2.3.4.1 (c) of the Provincial Policy Statement.
5. Receipt of three copies of the deed for the severed parcel of land, or if filing by electronic registration, receipt of the PIN print-out and three copies of the Transfer in Preparation.
6. Receipt of three copies of the registered reference plan for the severed parcel of land.
7. That the solicitor acting in the transfer provide an undertaking to provide the Secretary-Treasurer with a copy of the first page of the Receipted Transfer upon completion of the electronic registration.
8. That the above conditions must be fulfilled and the Certificate for consent be issued on or before the lapsing date noted below after which time the consent will lapse.

LAPSING DATE:

March 17, 2022 subject to any extensions as necessitated by the potential impacts due to the Covid-19 pandemic.

ADDITIONAL INFORMATION

TO DISCUSS THE REQUIREMENTS OF YOUR CONDITIONS, PLEASE CONTACT:

Sherry Mott
Secretary-Treasurer, Committee of Adjustment
committee.of.adjustment@norfolkcounty.ca

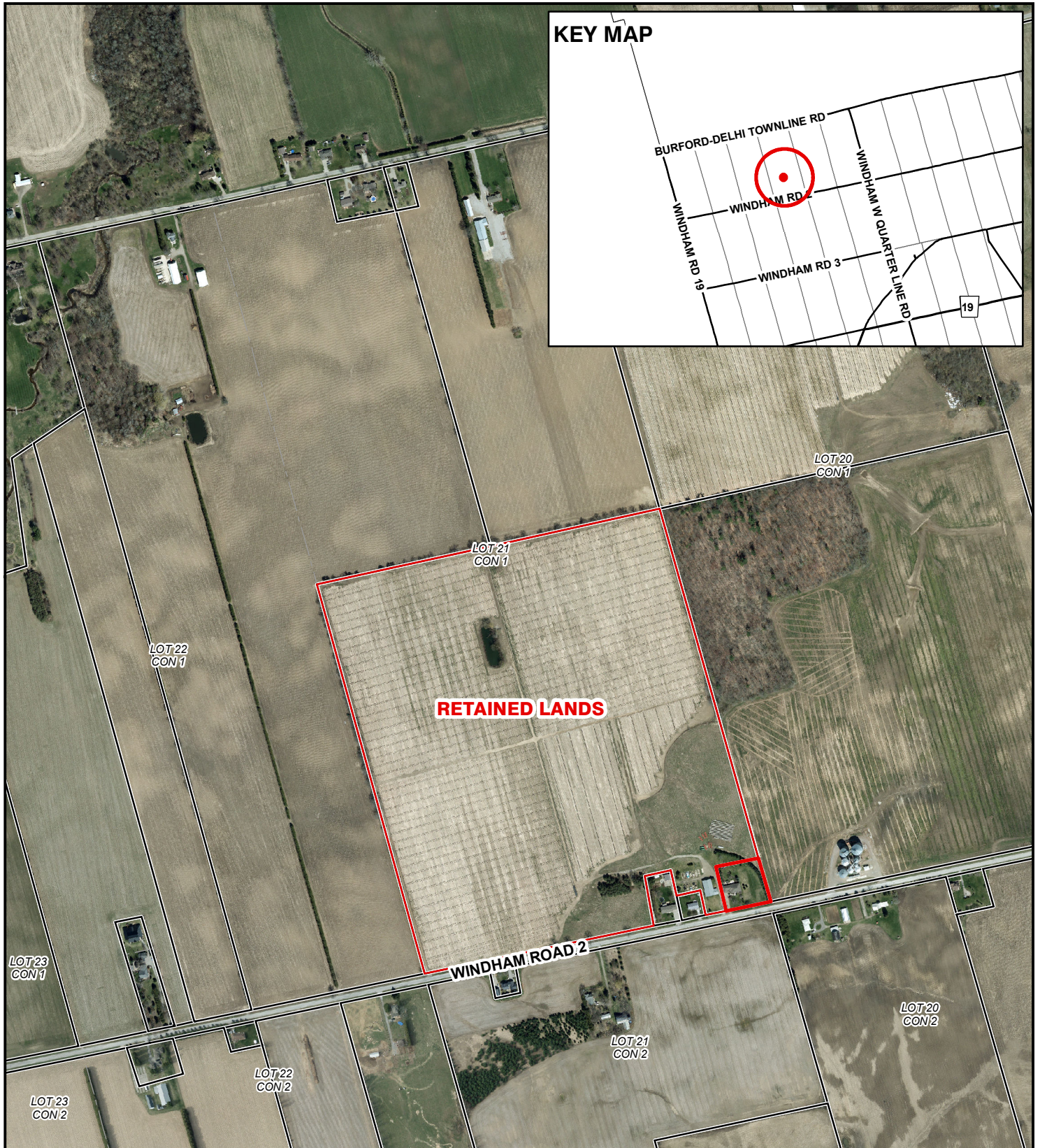
DEADLINE FOR COMPLETING CONDITIONS: All conditions of approval, as specified in the decision of Committee of Adjustment, must be completed within 1 year of the date the decision was given (the deadline date for fulfilling conditions is noted on your copy of the decision). If conditions are not completed within the deadline date, pursuant to Section 53(41) of the Planning Act, RSO 1990, c.P.13, as amended, approval of the application will automatically be rescinded and the application deemed to be refused. Should this occur and you still wish to proceed with the severance you will be required to file a new application and pay the required application fee.

IT IS THE APPLICANTS RESPONSIBILITY TO ARRANGE FOR CLEARANCE OF CONDITIONS. When contacting departments to arrange for clearance of conditions, please be sure to indicate your severance application file number.



WHEN MAKING PAYMENTS: All monies payable can be included on one cheque payable to NORFOLK COUNTY and sent to the attention of Sherry Mott, Secretary-Treasurer. Please be sure to include your severance application file number on all correspondence.

WHEN ALL CONDITIONS HAVE BEEN FULFILLED and provided they were completed within the 1 year deadline, the applicant/agent/legal representative may then make arrangements with the Secretary-Treasurer to obtain the Certificate of Official. There is a *minimum 24 hour* turnaround time to process your request for the Certificate of Consent. In addition, you are advised to make arrangements for issuance of the certificate at least one week in advance of any closing date for purchase of the severed or retained lands.

ALL FEES ARE SUBJECT TO CHANGE.

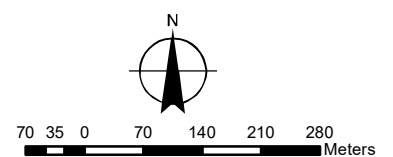


Legend

-  Subject Lands
-  Lands Owned

2020 Air Photo

6/26/2023





Legend

Subject Lands

Lands Owned

Official Plan Designations

Agricultural

Hazard Lands

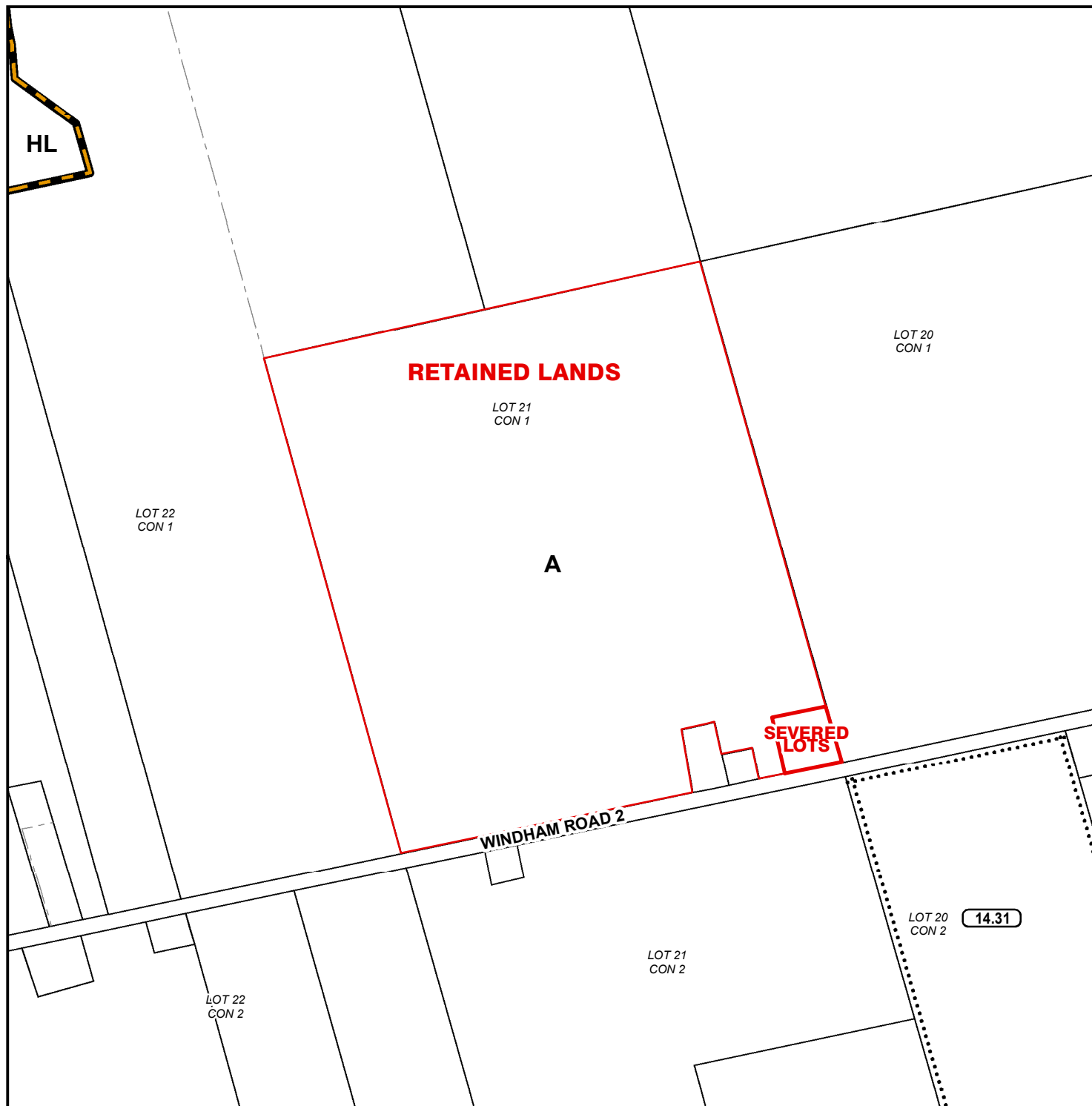
Significant Woodland

6/26/2023

N

50 25 0 50 100 150 200

Meters



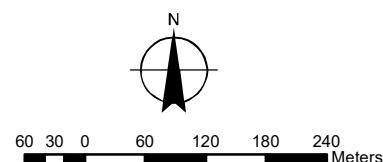
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

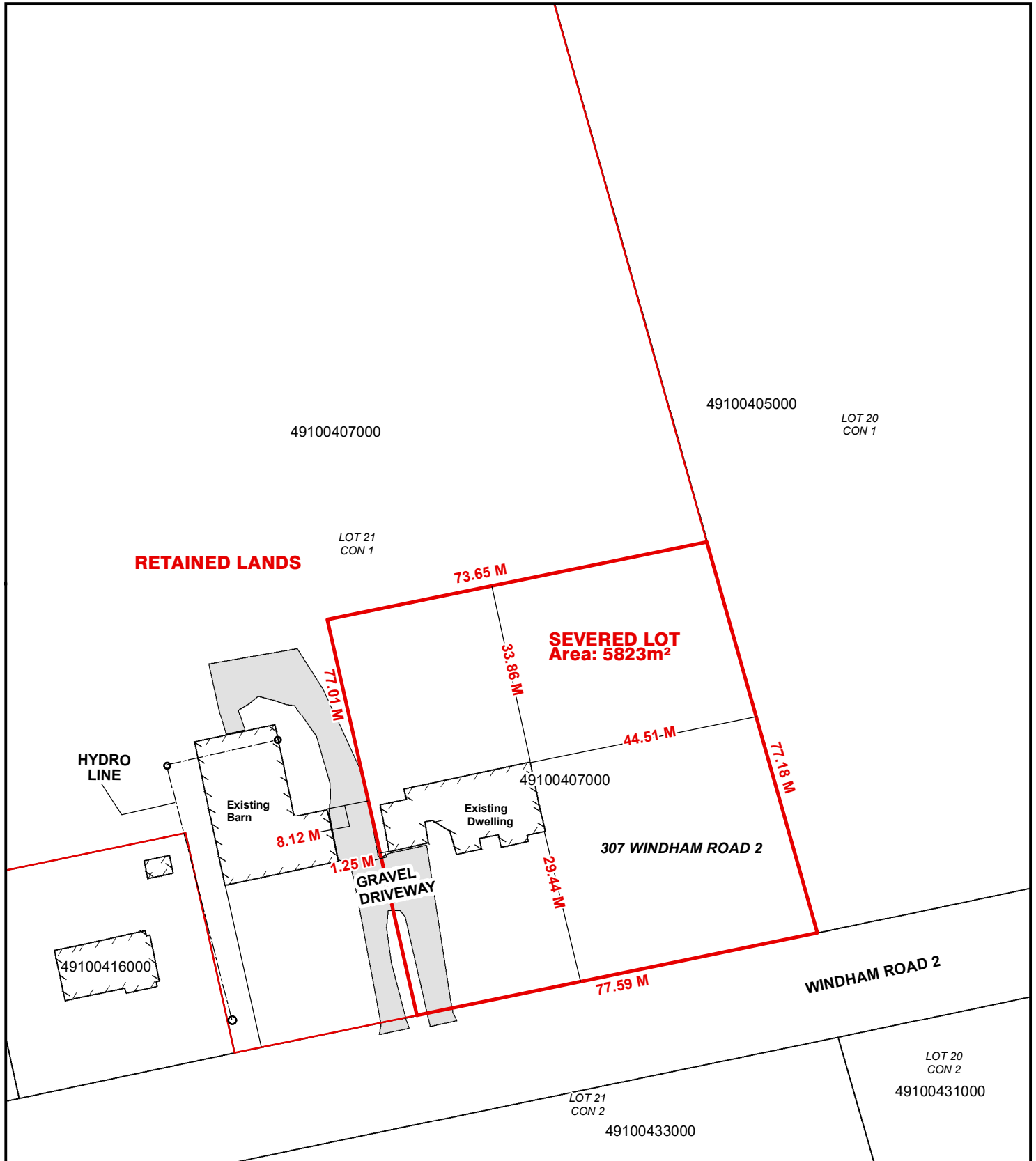
6/26/2023

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



CONCEPTUAL PLAN

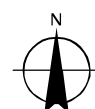
Geographic Township of WINDHAM



Legend

- Subject Lands
- Lands Owned

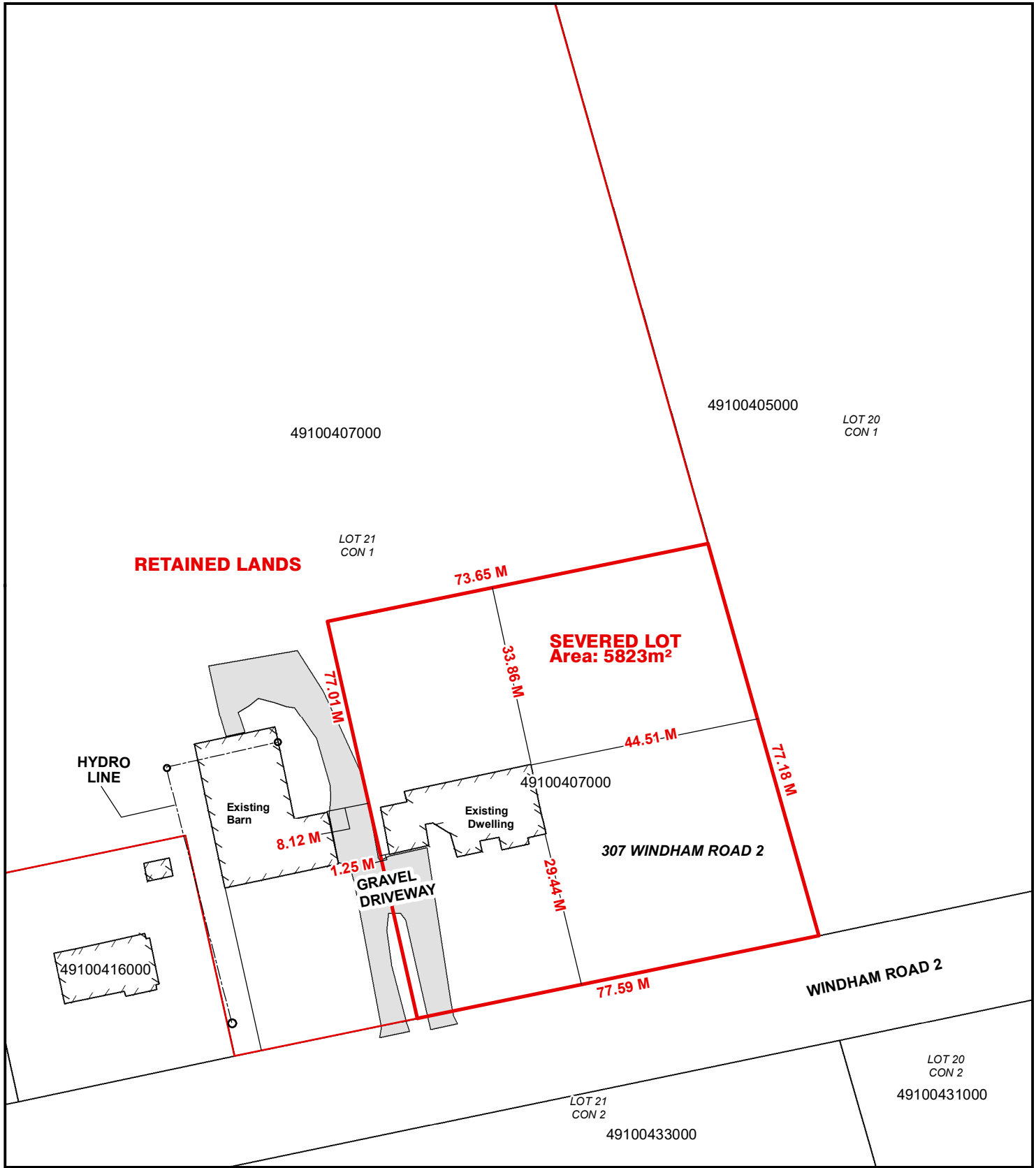
6/26/2023





8 4 0 8 16 24 32 Meters

CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

-  Subject Lands
-  Lands Owned

6/26/2023

