

For Office Use Only:

File Number BNPL2023198
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
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: 3310-36-080-22800-0000

A. Applicant Information

Name of Owner Pay Dirt 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 1312 Concession 14
Town and Postal Code Simcoe, ON N3Y4K3
Phone Number (519)754-6425 (Kim Smith)
Cell Number (519)754-6425
Email paydirtinc2014@gmail.com

Name of Applicant Jarran Francis and Katelyn LaForme
Address 1366 Cockshutt Road
Town and Postal Code Simcoe, ON N3Y4K3
Phone Number _____
Cell Number (647) 637-1630 (Jarran)
Email jarran.francis@gmail.com

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:

BMO Bank of Montreal, 23 Norfolk St. South, Simcoe, ON N3Y2V8

B. Location, Legal Description and Property Information

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

Pt. Lot 13 and 14, Concession 12, Townsend

Municipal Civic Address: Cockshutt Road and Concession 13 Townsend

Present Official Plan Designation(s): Agricultural OP

Present Zoning: A - Agricultural 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

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:

No buildings or structures exist on the subject lands.

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:

No buildings are proposed to be on the subject lands.

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:

Greater than 100 years.

9. Existing use of abutting properties:

Abutting properties are used for residential and agricultural purposes. Before the end of 2023 an abutting property will also be held by the county for IUWS use.

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	738.8m	30m		738.8m	0
Lot depth	875.1m			862.1m	0
Lot width	1363.4m			1363.4m	0
Lot area	130.06ha	40ha		130.00	0
Lot coverage	0				
Front yard	N/A				
Rear yard	*3.99m House	9m		16.99m	5.01m
Height	N/A				
Left Interior side yard	N/A				
Right Interior side yard	N/A				
Exterior side yard (corner lot)	N/A				
Parking Spaces (number)	N/A				
Aisle width	N/A				
Stall size	*Rear(garage) 1.8m	9.00m		14.80m	7.20m
Loading Spaces	*Rear(pool) 0.89m	9.00m		13.89m	8.11m
Other	*Rear(well) 5.08m	9.00m		18.08m	9.92m

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

House, well and detached garage were built by former owner and deficient of the permitted distance from the rear lot line.

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

Frontage: 0
Depth: 13.000 m
Width: 36.883 m
Lot Area: 477.957 m² or 0.0477 ha
Present Use: Idle Agricultural due to encroachment by neighbours
Proposed Use: Residential

Proposed final lot size (if boundary adjustment): 3296.85 m² or 0.33ha

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 336-080-23710

Jarran Francis and Katelyn LaForme

Description of land intended to be retained in metric units:

Frontage: 875m on Concession 13 Townsend; 742m on Cockshutt Road
Depth: 1,362 m
Width: irreg
Lot Area: 130 ha
Present Use: Agricultural
Proposed Use: Agricultural

Buildings on retained land: none

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:
Lands have been farmed for centuries and no other use has occurred on the lands.

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:

Subject lands are farmed and no habitat exists.

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:

Unnecessary as trying to protect source water by increasing distance from farmed land by 13m to create buffer see included letter including BMP documents.

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 80m

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

☒ Open ditches

☒ Other (describe below)

Agricultural Field Tile

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Cockshutt Road/CR#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.

Please see included letter and attached schedules.

G.2

Other Information

In October of 2022 I was asked by the county to make a decision on where an IUWS Booster Station could be located. When I walked our property to measure one of the proposed locations, it came to my attention that this neighbour's detached garage, well, pool and pool decking were all less than the permitted distances from the rear property line. This boundary adjustment is to correct this deficiency and create a safety buffer between the residential uses and neighbouring agricultural uses.

It must be noted that this adjustment transfers only part of the back property line of the adjusted lot. Norfolk County Council has approved conveying the remainder needed to complete this boundary for the entire lot from the newly transferred IUWS lands. Title changed on 25th of May, 2023. This portion of the adjustment will be completed through the realty department. Please see County drawing in Schedule "B" for clarification .

We, the owner and applicant, ask for this adjustment for technical reasons. The reasons are following.

1. The rear lot line is not the prescribed distance from the garage, the water well or the pool and deck.
2. The water well is 5.08m from the rear property line. This rear property line borders with agricultural land. These lands receive applications of nitrates and other contaminants seasonally and at the very least yearly. The OMAFRA Best Management Practice (BMP) is a minimum of 15m from a drilled water well to a source of contamination. See Schedule "A" pages 1-2. This BMP is based on the regulatory requirements of Well Siting as described in Regulation 903, Province of Ontario, Ministry of Environment and Energy, as amended under the Ontario Water Resources Act R.R.O.1990 (The Wells Regulation) as revised in April 2015 in Section 12 (1) – (6) and Records – Single Well Record – Section 16.3. Refer to Table 4-2 in Schedule "A", pages 3-4.

We ask for your consideration in this application as we try to correct past decisions that have created a health and safety hazard.

BEST MANAGEMENT PRACTICES

Water Wells



REVISED EDITION, 2003

BEST MANAGEMENT PRACTICES

NEW WELL CONSTRUCTION: LOCATION

Location plays an important role when planning a new well or upgrading an existing one. Well locations need to meet the minimum separation distances specified by your local provincial regulations. Greater separation distances should be allowed wherever possible. Current regulations (Regulation 903 – Water Wells) in Ontario require a minimum separation distance between wells and potential contamination sources.

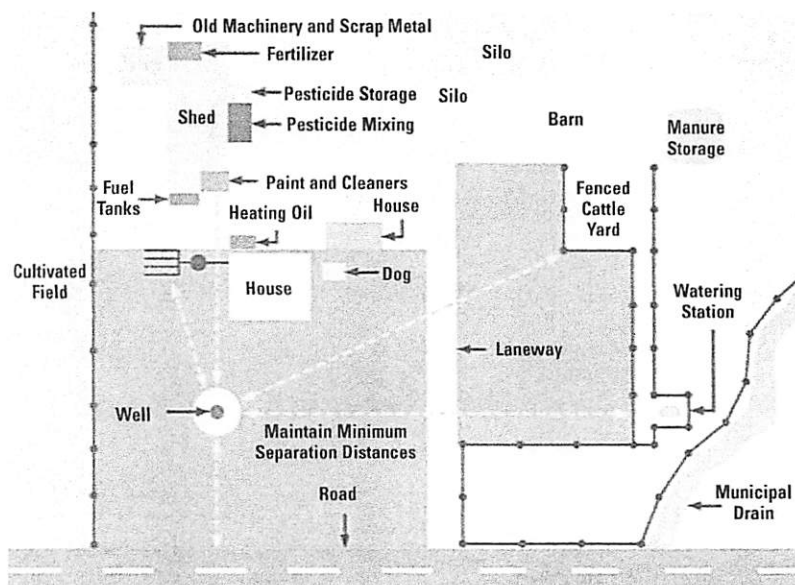
* A well with a watertight casing to a depth of 6 metres (20 ft.) below ground must be at least 15 metres (50 ft.) from all potential contaminant sources. This requirement usually applies to drilled wells with steel casings with a minimum 6 metres of watertight casing.

Contact the nearest Ontario Ministry of the Environment office for updates to regulations.

A well with less than 6 metres of watertight casing must be at least 30 metres (100 ft.) from all potential contaminant sources. This requirement usually applies to dug or bored wells, even those deeper than 6 metres if the casing is not watertight to that depth.

The minimum separation distances alone don't ensure that the well will be safe from contamination.

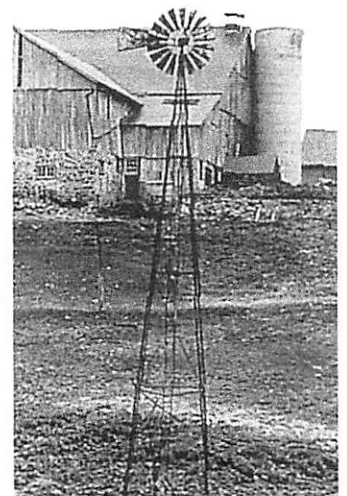
Consider that effluent from a septic tile bed moves in the direction of groundwater flow, forming a long, narrow plume. A shallow well in sand directly in the path of the plume can become contaminated, even if it is 30 metres (100 ft.) away from the septic bed. Greater separation distances should be considered wherever possible.



Remember to take into account any contamination sources on nearby neighbouring properties.

This section describes:

- how to choose the best location for your well
- methods of constructing, upgrading and plugging drilled wells and large-diameter (dug or bored) wells
- well points and springs
- how to maintain and disinfect your well
- how to measure water levels and well yield
- how to monitor your well's performance
- groundwater treatment systems for domestic and agricultural uses.



Proximity of the barn and house had a lot to do with the positioning of many older wells. Unfortunately, this sometimes heightened the risk of contaminating drinking water.

2/4

Excerpt from the Province of Ontario, Environment and Energy.

Drinking water

Protecting water at its source is a crucial first step in Ontario's approach to delivering safe drinking water. When you turn on your tap, you can be confident that your drinking water is among the best protected in the world.

Water Supply Wells: Requirements and Best Practices

This manual provides a clear and concise discussion of Regulation 903 as amended under the *Ontario Water Resources Act R.R.O. 1990* (The Wells Regulation). It also provides best management practices and recommended techniques that help a person constructing a well to go beyond the minimum standards set by the Wells Regulation and better protect and minimize adverse impacts to our environment.

Regulatory Requirements - Well Siting

Relevant Sections - The Wells Regulation

- Location of Wells - Section 12(1) - (6)
- Records - Single Well Record - Section 16.3

The Requirements - Plainly Stated

The *Wells Regulation* requires the person constructing the well to meet the following when siting a well:

Anyone constructing a new well, other than a test hole or dewatering well, must follow all requirements for siting a well in the *Wells Regulation*.

The site of a new well must meet the minimum horizontal separation distances from contaminant sources that are provided in Table 4-1 and Table 4-2; and

Once a well has been constructed, the well location must be determined and indicated on the well record using a global positioning system (GPS) receiver, according to the instructions on the well record.

Table 4-1: Minimum Horizontal Separation Distances between Wells and Existing Sewage Systems Footnote 11

Sewage System	Well with watertight casing to a depth of $\geq 6\text{m}$ (19.7 ft)	Any other well <small>Footnote 11</small>
earth pit privy	15m (50ft)	30m (100ft)
privy vault, pail privy	10m (33ft)	15m (50ft)
greywater system	10m (33ft)	15m (50ft)
cesspool	30m (100ft)	60m (200ft)
treatment units (such as a septic tank)	15m (50ft)	15m (50ft)

Table 4-1: Minimum Horizontal Separation Distances between Wells and Existing Sewage Systems ^{footnote 111}

Sewage System	Well with watertight casing to a depth of ≥ 6 m (19.7 ft)	Any other well ^{footnote 111}
distribution pipe in a leaching or filter bed	15m (50ft)	30m (100ft)
holding tank	15m (50ft)	15m (50ft)

These separation distances apply to any future earth pit privy, privy vault, pail privy, greywater system or cesspool, and a treatment unit, a distribution pipe in a leaching or filter bed, septic tank or holding tanks that has not been constructed but for which a building permit has been issued.

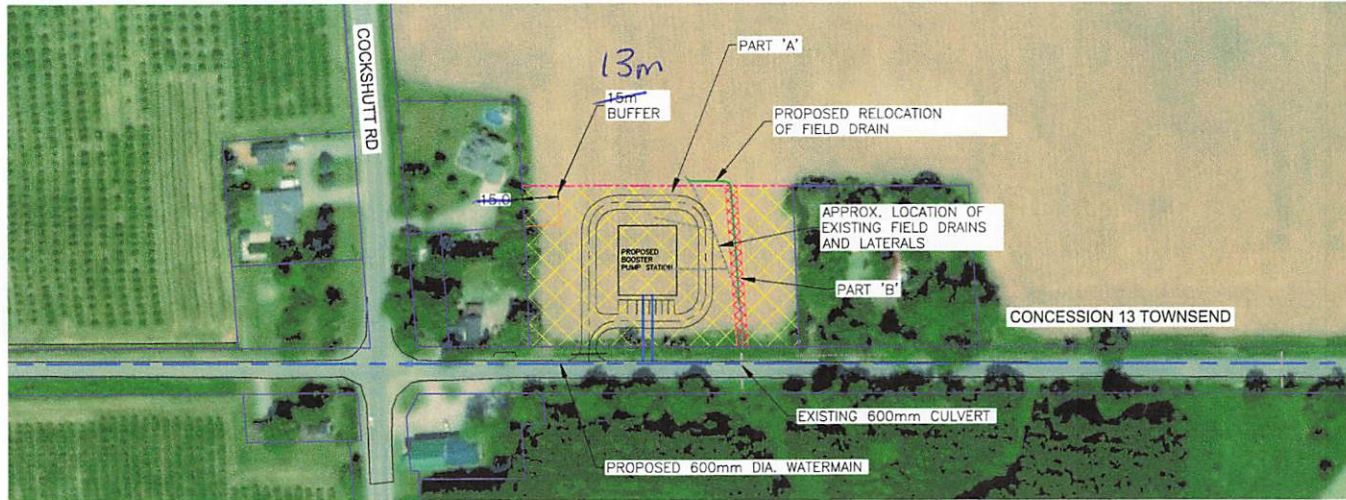
Table 4-2: Minimum Horizontal Separation Distances between Wells and Sources of Contaminants Other Than Those Mentioned in Table 4-1

	Drilled Well with watertight casing that extends to a depth of more than 6 m (19.7ft)	Any other well ^{footnote 111}
* source of contaminants	15 m (50ft)	30 m (100ft)

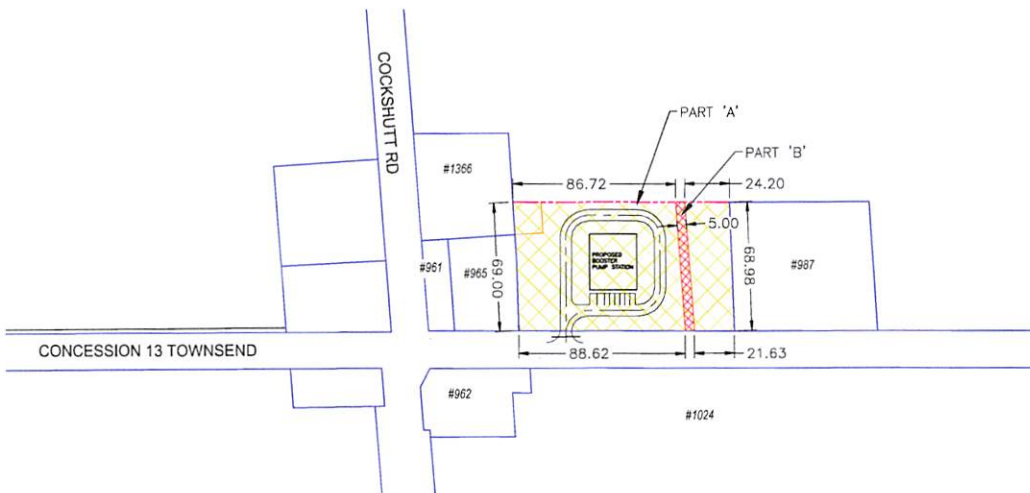
Revised April 2015

Updated: May 6, 2023

N.B. Buffer width amended to 13m.



OWNER: PAY DIRT INC.
 Roll #33608022800
 # Conc. 13, TOWNSEND
 TWN CON. 12 PT LOTS 13 AND 14



PROPERTY REQUIREMENTS NOTES & SUMMARY

- DESIGN DETAILS ARE FOR REFERENCE PURPOSE ONLY AND ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE FINAL DESIGN.
- AREAS SHOWN REQUIRED FOR:
 - INSTALLATION AND OPERATION OF A BOOSTER PUMP STATION

Part No.	Area (m ²)
A	7949.0
B	344.9

NORTH



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING R.O.W. / PROPERTY LINE
- PROPOSED FEE SIMPLE ACQUISITION
- PROPOSED PERMANENT EASEMENT
- PROPOSED 600mm WATERMAIN

1	ISSUED FOR REVIEW	AM	NOV. 23/22
No.	REVISION/NOTE	BY	DATE



PROPERTY IMPACT PLAN

KEY PLAN REFERENCE NUMBER:

PROJECT No. 165630226	DRAWING No. ALTERNATIVE 1	SCALE N.T.S.
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H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission:

- ☐ 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.



LOT

CONCESSION

PIN 50272-0181 (LT)

PART 1

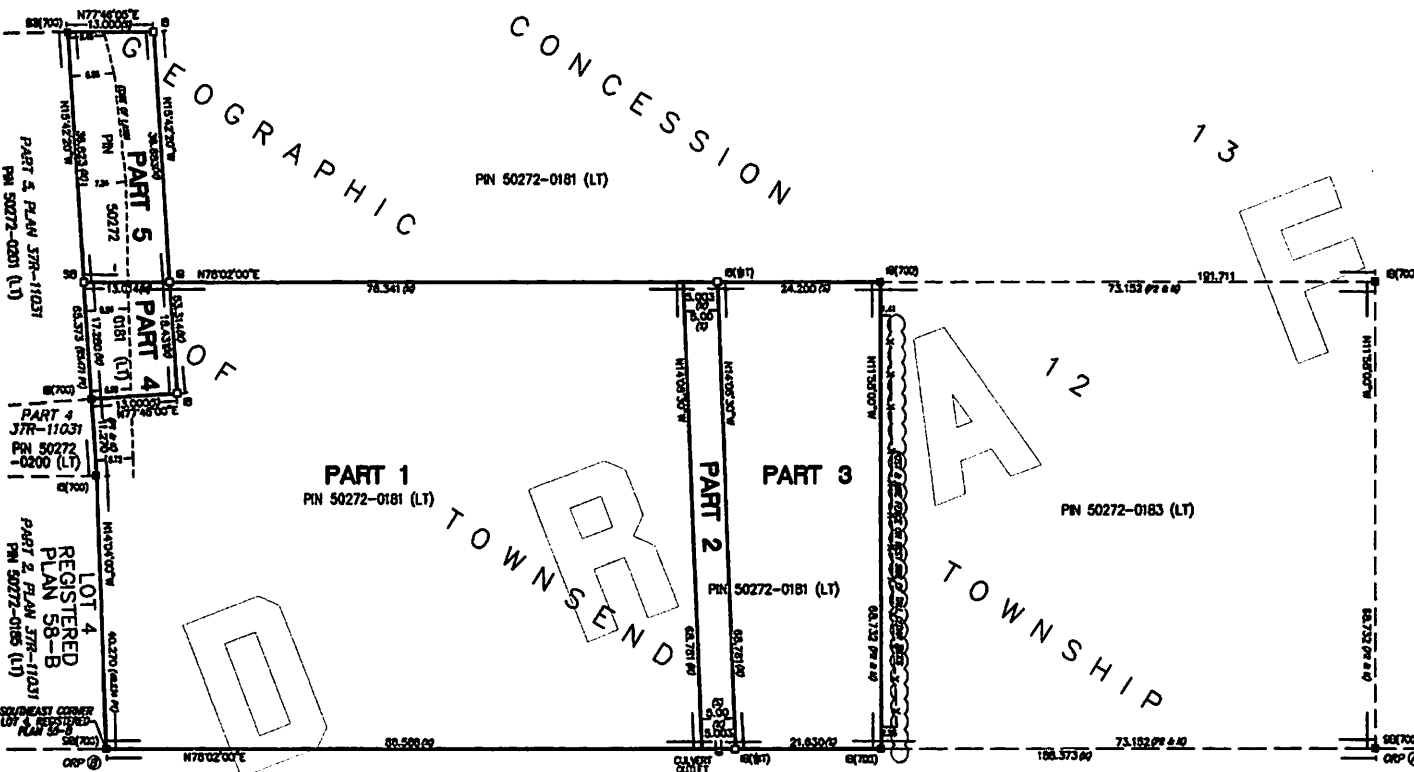
PIN 50272-0181 (LT)

PART 3

PIN 50272-0181 (LT)

PIN 50272-0183 (LT)

ROAD ALLOWANCE BETWEEN CONCESSIONS 12 & 13
(KNOWN AS CONCESSION 13 ROAD TOWNSEND)
PIN 50272-0127 (LT)



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATED _____ date

R.C. DIXON
ONTARIO LAND SURVEYOR

PLAN 37R-

RECEIVED AND DEPOSITED

DATED _____

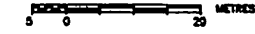
REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA (SQ.M)
1	PART LOT 13	CONCESSION 12	PART OF PIN 50272-0181(LT)	5728.748 sq.m
2	PART LOT 13	CONCESSION 12	PART OF PIN 50272-0181(LT)	843.071 sq.m
3	PART LOT 13	CONCESSION 12	PART OF PIN 50272-0181(LT)	1575.003 sq.m
4	PART LOT 13	CONCESSION 12	PART OF PIN 50272-0181(LT)	370.083 sq.m
5	PART LOT 13	CONCESSION 12	PART OF PIN 50272-0181(LT)	477.937 sq.m

PARTS 1, 2, 3, 4 & 5 COMPRISE PART OF PIN 50272-0181 (LT)

PLAN OF SURVEY
OF PART OF
LOT 13
CONCESSION 12
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSEND
IN
NORFOLK COUNTY
SCALE: 1 : 500



JEWITT AND DIXON LTD.

METRIC NOTE:

DISTANCES AND COORDINATES ARE METRIC AND CAN
BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

NOTE:

BEARINGS ARE GRID AND WERE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS
ON MONUMENT A TO B, SHOWN HEREON HAVING A BEARING OF N78°02'00"E
[UTM ZONE 17, (61° WEST LONGITUDE) MAGN3 (CSRS) (2010)]

TO CONVERT (P1) BEARINGS TO GRID BEARINGS
- ADD 00°25'00" TO THE NORTHWEST BEARINGS
- SUBTRACT 00°25'00" FROM THE NORTHEAST BEARINGS

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.99970217

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE
CAN-NET NETWORK, UTM ZONE 17 (61° WEST LONGITUDE) MAGN3 (CSRS) NAD83 (2010)
COORDINATES ARE TO AN URBM ACCURACY AS PER SEC. 14 (2) OF OREG. 219/10

POINT ID	NORTHING	EASTING
ORP ①	4746134.520	563014.722
ORP ②	4746173.568	563188.948

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT,
AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE _____

DATE: _____
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-47333

R. C. DIXON, O.L.S.
FOR JEWITT & DIXON LTD.

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD	IRON BARS	SHOWN	CH SB
1.8cm X 1.8cm X 0.6m	IRON BARS	SHOWN	CH B
1.8cm ROUND X 0.6m	IRON BARS	SHOWN	CH B P
LOT LINES	SHOWN	---	---
DEED LINES	SHOWN	---	---
FENCE LINES	SHOWN	-X-X-	-X-X-
CENTRE LINES	SHOWN	---	---
ROAD LINES	SHOWN	---	---
FOUND IRON BARS	SHOWN	---P---	PLANTED IRON BARS SHOWN ---P---

JEWITT AND DIXON LTD.
JEWITT AND DIXON LTD.
J. B. DODD, O.L.S.
K.S. HUSTED, O.L.S.
WITNESS MONUMENT
ORIGIN UNKNOWN
PLAN 37R-11031
PLAN OF SURVEY BY H.V. JEWITT,
O.L.S. DATED 23/9/70 (T019-72 WATT)

SHOWN (700)
SHOWN (1470)
SHOWN (996)
SHOWN (1562)
SHOWN (W1)
SHOWN (O1)
SHOWN (P1)
SHOWN (P2)

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
51 PARK ROAD, SIMCOE, ONTARIO, N3Y 4J9

PHONE: (519) 426-0842

E-mail: info@jewittanddixon.com

F.R. - J.R.
BOOK - L.L.-FILE
CALC. - J.R.
PLAN - J.L.M.
CHECK - K.H.
CLIENT - NORFOLK
23-3679-RP

ROAD ALLOWANCE BETWEEN CONCESSIONS 11 AND 12

TOWNSHIP
TOWNSEND

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATED OCTOBER 24, 2017

M. Husted
M. HUSTED
ONTARIO LAND SURVEYOR

PLAN 37R-11031

RECEIVED AND DEPOSITED

DATED OCTOBER 27, 2017

B. McCall
REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE				
PART	LOT	CON/PLAN	PIN	AREA (SQ.M)
1	ALL LOT 3	REGD PLAN 58-B	ALL OF 50272-0184(LT)	565.14
2	ALL LOT 4	REGD PLAN 58-B	ALL OF 50272-0185(LT)	1416.04
3	PART LOT 13	CONCESSION 12	PART OF 50272-0182(LT)	121.55
4	PART LOT 13	CONCESSION 12	PART OF 50272-0182(LT)	367.12
5	PART LOT 13	CONCESSION 12	PART OF 50272-0182(LT)	2016.09

PARTS 3, 4 & 5 COMPRISE ALL OF PIN 50272-0182 (LT)

AREA is
477.957m²

ROLL # 3310-36-
080-22800-0000

PLAN OF SURVEY
OF ALL OF
LOTS 3 & 4
REGISTERED PLAN 58-B
AND PART OF
LOT 13
CONCESSION 12
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSEND
IN
NORFOLK COUNTY

SCALE: 1 : 300

3 0 12 METRES

JEWITT AND DIXON LTD.



NOTE:

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 12 & 13 AS SHOWN ON REGISTERED PLAN 58-B HAVING A BEARING OF N78°30'00"E, AND CAN BE CONVERTED TO GRID BY APPLYING A ROTATION OF 0°33'59" COUNTER CLOCKWISE. DISTANCES AND COORDINATES ARE METRIC GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99982306. THEN DIVIDING BY 0.3048 TO CONVERT TO IMPERIAL. RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, HAVING A BEARING OF N18°24'59"W, UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010)

OBSERVED REFERENCE POINTS (ORP): DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010) COORDINATES ARE TO A RURAL ACCURACY AS PER SEC. 14 (2) OF Q.REG. 219/10

POINT ID	NORTHING	EASTING
ORP A	4748223.606	562837.417
ORP B	4749303.479	562818.133

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 11TH DAY OF OCTOBER, 2017

DATED: OCTOBER 24, 2017

M. Husted
M. HUSTED, O.L.S.
FOR JEWITT & DIXON LTD.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

F.W.	- J.P.H.
BOOK	- LL-FILE
CALC.	- J.L.M.
PLAN	- J.L.M.
CHECK	- K.H.
CLIENT	- VAZ
JOB No.	- 17-1645

P17 03 A5931

COUNTY ROAD 5
ROAD ALLOWANCE BETWEEN LOTS 12 AND 13
(19.32M WIDE - REGISTERED PLAN 58-B)
PIN 50272 - 0126 (LT)

1366
Cockshutt Rd.

69.00m
Norfolk County
14WS

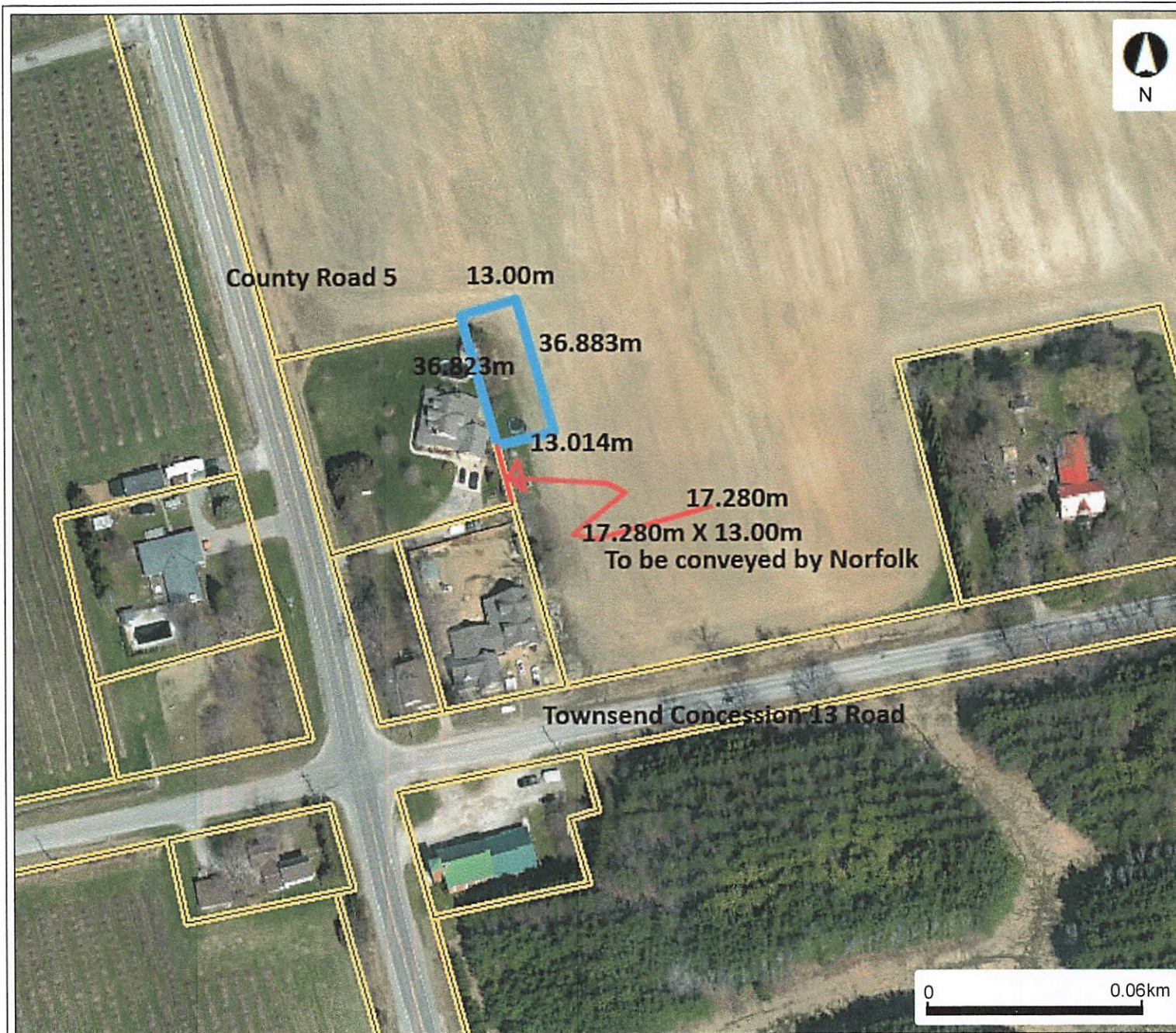
ROAD ALLOWANCE BETWEEN CONCESSIONS 12 AND 13
(20.17M WIDE - REGISTERED PLAN 58-B)
PIN 50272 - 0127 (LT)

LEGEND			
2.5cm X 2.5cm X 1.2m STANDARD IRON BARS	SHOWN	-O- SB	
1.8cm X 1.8cm X 0.6m IRON BARS	SHOWN	-O- IB	
1.5cm ROUND X 0.6m IRON BARS	SHOWN	-O- IB	
LOT LINES	SHOWN	- - - - -	
DEED LINES	SHOWN	- - - - -	
FENCE LINES	SHOWN	- - - - -	
CENTRE LINES	SHOWN	- - - - -	
ROAD LINES	SHOWN	- - - - -	
FOUND IRON BARS	SHOWN	- - - - -	

JEWITT AND DIXON LTD.
WITNESS MONUMENT
ORIGIN UNKNOWN
PLAN 37R-2365
PLAN OF SURVEY BY H.V. JEWITT, O.L.S. DATED 25/3/89
SURVEYOR'S REAL PROPERTY REPORT BY R.C. DIXON, O.L.S. DATED FEBRUARY 11, 1993 (P.8220 - 83-042)
PLAN OF SURVEY BY H.V. JEWITT, O.L.S. DATED 10/12/64
REGISTERED PLAN 58-B
INSTRUMENT No. NR554707 (PIN 50272-0182)

SHOWN (700)
SHOWN (WT)
SHOWN (OU)
SHOWN (P1)
SHOWN (P2)
SHOWN (P3)
SHOWN (P4)
SHOWN (P5)
SHOWN (D1)

1366 Cockshutt Rd BA Dimensions



Legend

Assessment Parcel

Blue outline - requested boundary adjustment

Red line - Boundary adjustment to be conveyed by county

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map.

1366 Cockshutt Rd BA Land Use



Legend

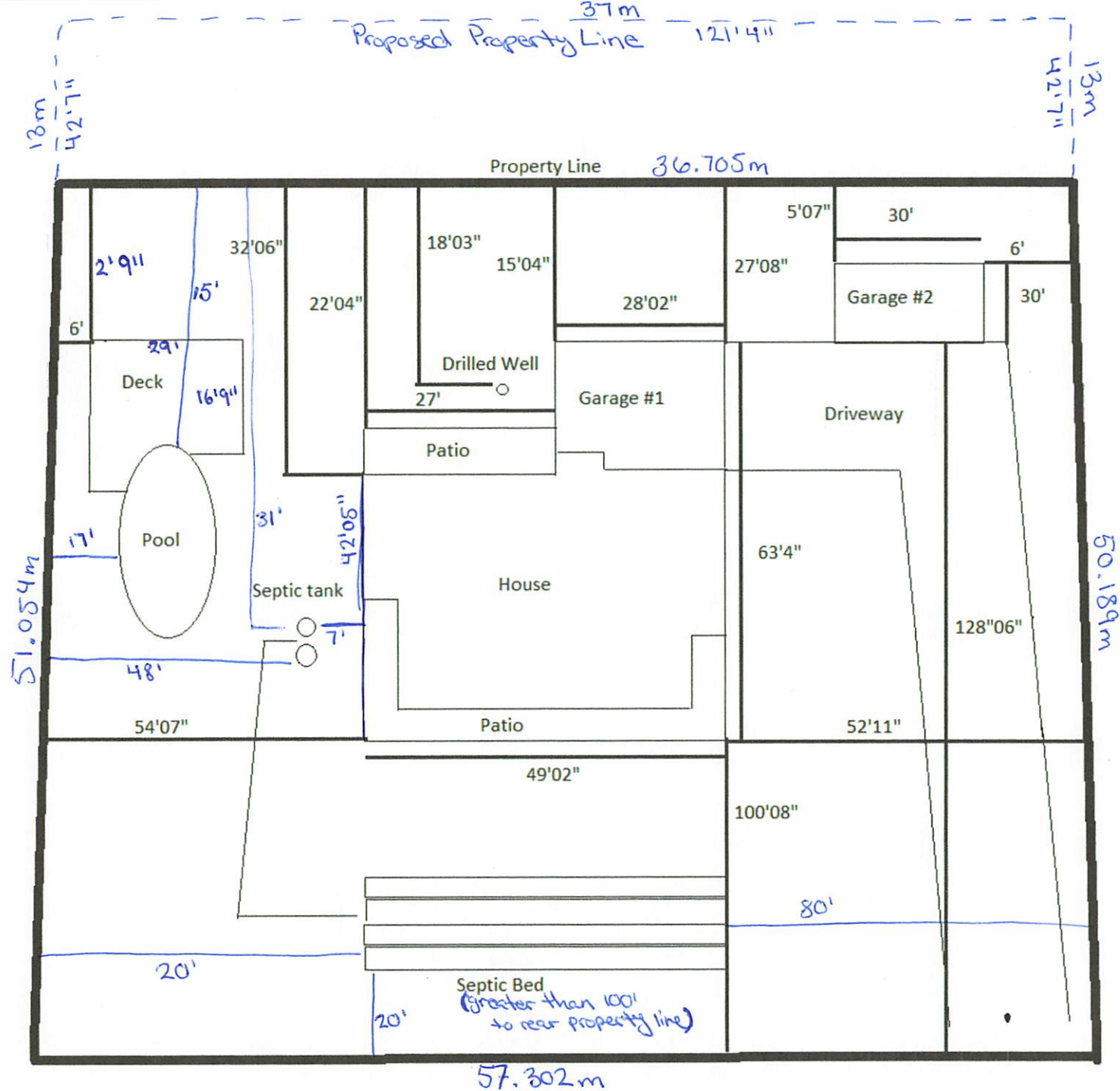
Assessment Parcel

A - Agricultural Use

R - Residential Use

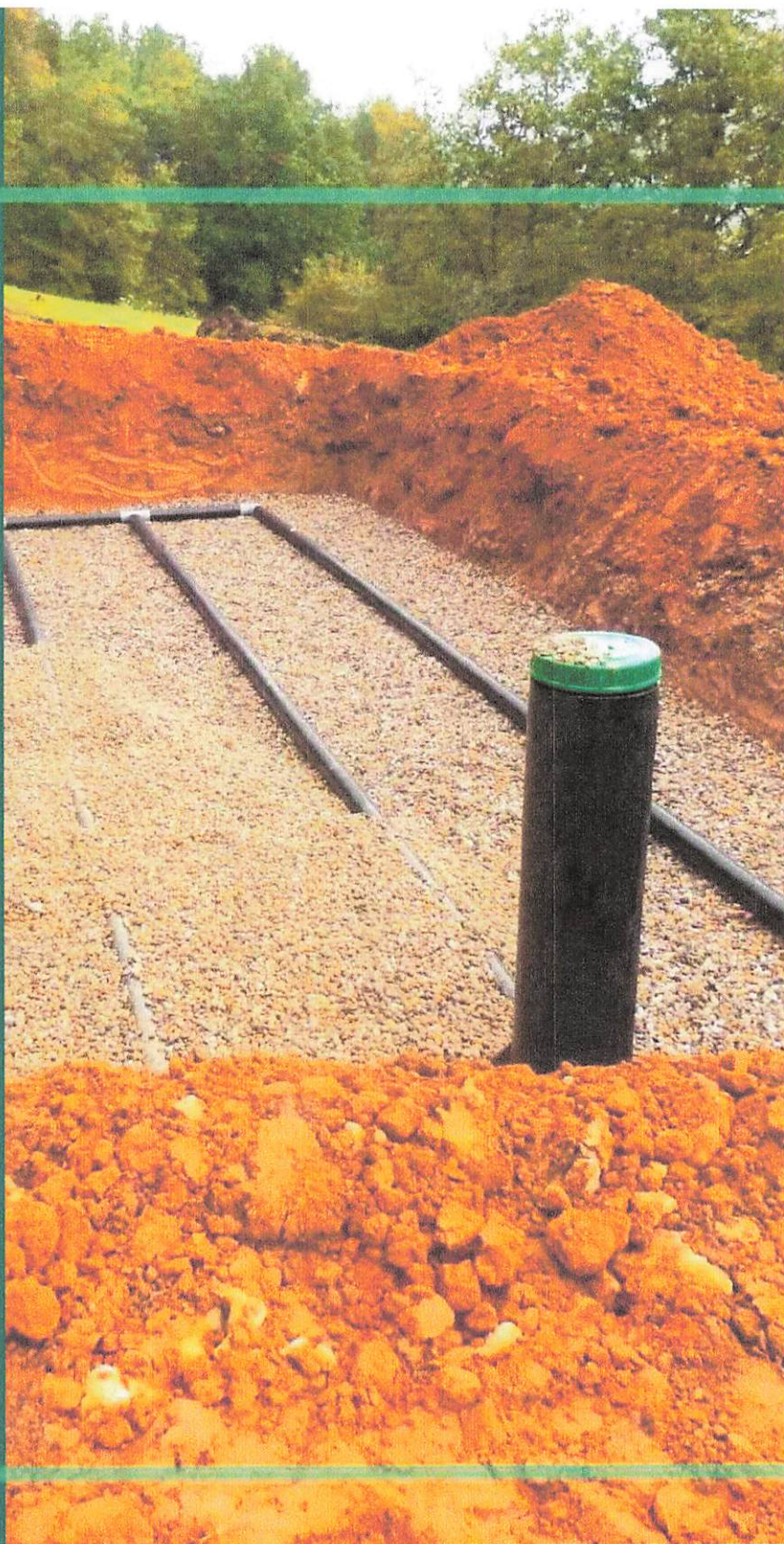
PW - Place of Worship

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map.



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	1366 COCKSHUTT ROAD
Assessment Roll Number	336-080-23710-0000
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 N0E 1G0
Phone:	519-426-7108
Email	EdDove@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 checked="" 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):	1500 FT ²
Number of bedrooms:	4
Number of fixture units:	27.5
Daily Design Flow: (Litres)	4750 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)	ESTIMATED 8 - IMPORTED SAND FILL
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 / CLEAR

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 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	7 FT	20 FT	
Distance to bodies of water	N/A	N/A	
Distance to nearest well	> 50 FT	750 FT	
Distance to proposed property lines	Front: 90 FT Rear: 60 FT	Left: 30 FT Right: 2100 FT	Front: 20 FT Rear: 2100 FT Left: 20 FT Right: 80 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	
	4 Bedrooms	2000	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)	7.5	375
Subtotal (B)			
Subtotal A+B=Daily Design Flow (Q)			2375

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		=
Shower stall	1.5	X		=
Wash basin / Lavatory (1.5 inch trap)	1.5	X		=
Water closet (toilet) tank operated	4.0	X	1	= 4
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	2	= 3
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:				27.5

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	2375 X 2 =	4750
All Other Occupancies	X 3 =	
Holding Tank	X 7 =	

EXISTING 5000 L CONCRETE SEPTIC TANK

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 350 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 $Q \div 75$ 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: _____ $(Q) \div$ _____ $(75, 50, \text{ or } 100) =$ _____ m^2 Configured as: _____ m \times _____ m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m Contact Area: $(\text{_____ } (Q) \times \text{_____ } (T)) \div 850 =$ _____ 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 = _____ $(Q) \div$ _____ $(75 \text{ or } 50) =$ _____ m^2 Sand Layer = $(\text{_____ } (Q) \times \text{_____ } (T)) \div (850 \text{ or } 400) =$ _____ m^2
---	--

☐ 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 \times _____ 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

Soil and subgrade investigation.
Indicate soil types

0.5m

1.0m

1.5m

Cross sectional drawings are required for all septic systems

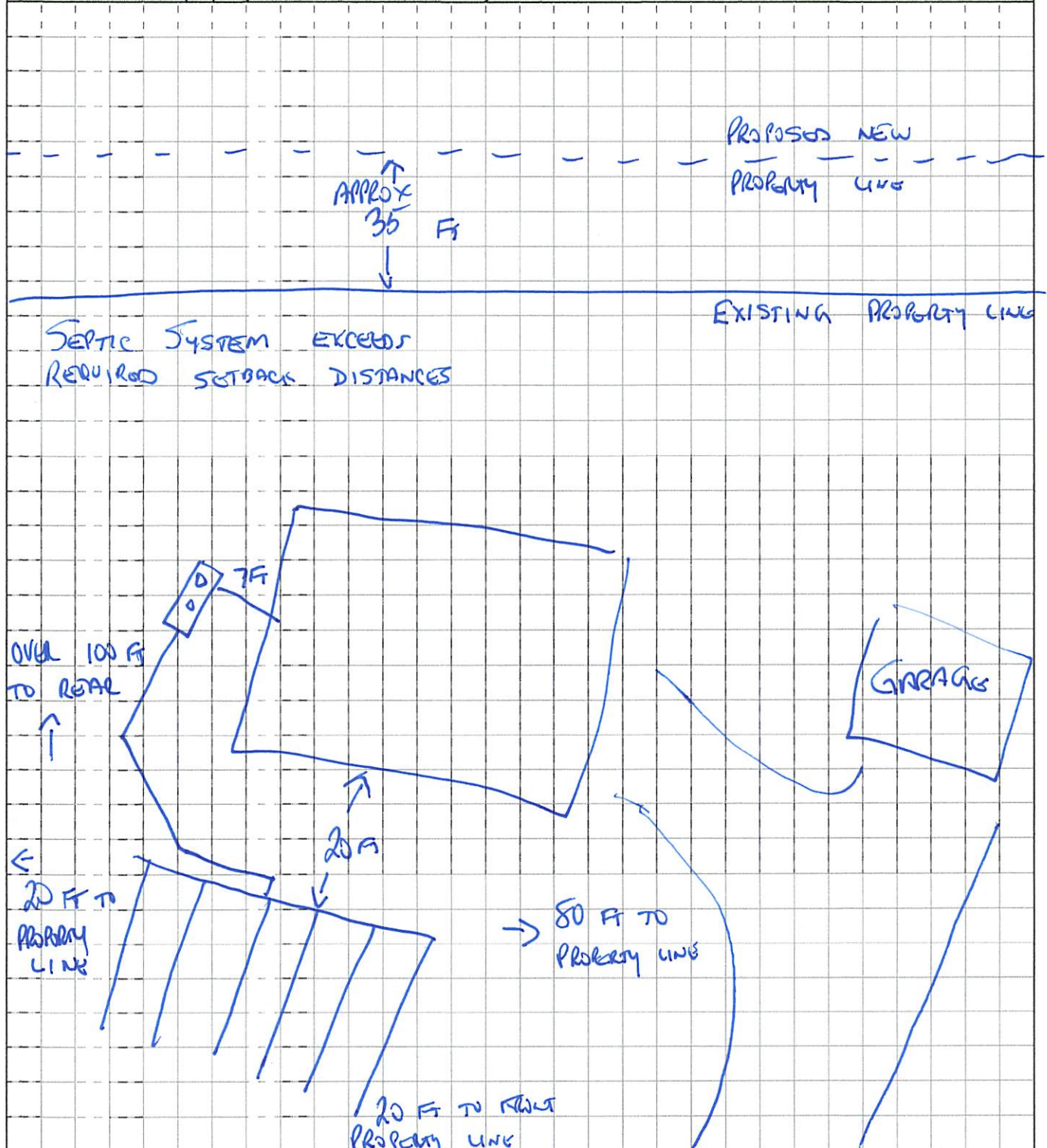
1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.

NOT APPLICABLE TO
EXISTING ON-SITE
SEWAGE 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.

I, Jarran Francis (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: Francis

Date: May 25, 2023

Evaluator:

I, Ed Dove 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: Ed Dove

Date: MAY 25/2023

Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

I. Transfers, Easements and Postponement of Interest

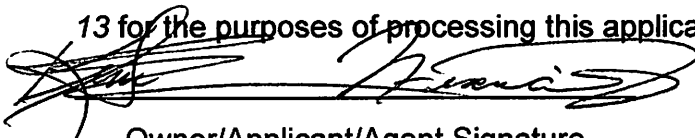
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Feb 8, 2023

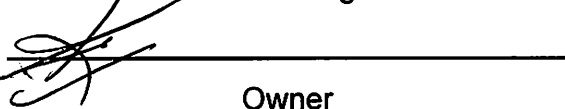
Date

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

I/We authorize _____ 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, [Signature] of Simcoe, On.

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:

COUNTY ADMINISTRATION

[Signature]

Owner/Applicant/Agent Signature

In SIMCOE, ON

This 8th day of February

A.D., 20 23

Hannelore Tenrey Yager, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires November 21, 2025.

A Commissioner, etc. [Signature]

Request ID: 016055597
Demande n°:
Transaction ID: 053084750
Transaction n°:
Category ID: CT
Catégorie:

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

Date Report Produced: 2014/01/13
Document produit le:
Time Report Produced: 10:29:16
Imprimé à:

Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

PAY DIRT INC.

Ontario Corporation No.

Numéro matricule de la personne morale en
Ontario

002402943

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

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

These articles of incorporation
are effective on

Les présents statuts constitutifs
entrent en vigueur le

JANUARY 13 JANVIER, 2014



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

Request ID / Demande n°

16055597

Ontario Corporation /
Numéro de la compagnie

2402943

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

LOI SUR LES SOCIÉTÉS PAR ACTIONS

ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS

1. The name of the corporation is:
PAY DIRT INC.

Dénomination sociale de la compagnie:

2. The address of the registered office is:

Adresse du siège social:

c/o REGINALD SMITH
R.R. #1

(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit d'édifice à bureau, numéro du bureau)

WILSONVILLE
CANADA
(Name of Municipality or Post Office)
(Nom de la municipalité ou du bureau de poste)

ONTARIO
N0E 1Z0
(Postal Code/Code postal)

3. Number (or minimum and maximum
number) of directors is:
Minimum 1

Nombre (ou nombres minimal et maximal
d'administrateurs:
Maximum 10

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

Premier(s) administrateur(s):

First name, initials and surname
Prénom, initiales et nom de famille

Resident Canadian State Yes or No
Résident Canadien Oui/Non

Address for service, giving Street & No.
or R.R. No., Municipality and Postal Code

Domicile élu, y compris la rue et le
numéro, le numéro de la R.R., ou le nom
de la municipalité et le code postal

* REGINALD
SMITH

YES

R.R. #1

WILSONVILLE ONTARIO
CANADA N0E 1Z0

Ontario Corporation/Formule 1 - Personnes morales de l'Ontario
A/Annexe A

For Ministry Use Only
À l'usage du ministère seulement
Page/Page _____ of/de _____

Use type or print all information in block capital letters using
black ink.
Utilisez de dactylographier les renseignements ou de les écrire en
caractères d'imprimerie à l'encre noire.

Ontario Corporation Number
Numéro matricule de la personne
morale en Ontario

2402943

Date of Incorporation or Amalgamation
Date de constitution ou fusion

Year/Année Month/Mois Day/Jour

2014 01 13

DIRECTOR / OFFICER INFORMATION - RENSEIGNEMENTS RELATIFS AUX ADMINISTRATEURS/DIRIGEANTS
Full Name and Address for Service/Nom et domicile élu

Last Name/Nom de famille

SMITH

First Name/Prénom

REGINALD

Middle Names/Autres prénoms

Street Number/Numéro civique

Suite/Bureau

Street Name/Nom de la rue

1307 CON.3

Street Name (cont'd)/Nom de la rue (suite)

City/Town/Ville

WILSONVILLE

Province, State/Province, État

ONTARIO

Country/Pays

CANADA

Postal Code/Code postal

N0E 1Z0

Director Information/Renseignements relatifs aux administrateurs

Resident Canadian/
Résident canadien



YES/OUI



NO/NON

(Resident Canadian applies to directors of business corporations only.)/
(Résident canadien ne s'applique qu'aux administrateurs de sociétés par actions)

Date Elected/
Date d'élection

Year/Année Month/Mois Day/Jour
2014 01 13

Date Ceased/
Date de cessation

Year/Année Month/Mois Day/Jour

Officer Information/Renseignements relatifs aux dirigeants

Date Appointed/
Date de nomination

Year/Année Month/Mois Day/Jour
2014 01 13

Date Ceased/
Date de cessation

Year/Année Month/Mois Day/Jour

SECRETARY/SECRÉTAIRE

Year/Année Month/Mois Day/Jour

Year/Année Month/Mois Day/Jour

TREASURER/TRÉSORIER

Year/Année Month/Mois Day/Jour

Year/Année Month/Mois Day/Jour

GENERAL MANAGER/
DIRECTEUR GÉNÉRAL

Year/Année Month/Mois Day/Jour

Year/Année Month/Mois Day/Jour

DIRECTOR / OFFICER INFORMATION - RENSEIGNEMENTS RELATIFS AUX ADMINISTRATEURS/DIRIGEANTS
Full Name and Address for Service/Nom et domicile élu

Last Name/Nom de famille

SMITH

First Name/Prénom

KIMBERLEY

Middle Names/Autres prénoms

Street Number/Numéro civique

Suite/Bureau

Street Name/Nom de la rue

1307 CON.3

Street Name (cont'd)/Nom de la rue (suite)

City/Town/Ville

WILSONVILLE

Province, State/Province, État

ONTARIO

Country/Pays

CANADA

Postal Code/Code postal

N0E 1Z0

Director Information/Renseignements relatifs aux administrateurs

Resident Canadian/
Résident canadien



YES/OUI



NO/NON

(Resident Canadian applies to directors of business corporations only.)/
(Résident canadien ne s'applique qu'aux administrateurs de sociétés par actions)

Date Elected/
Date d'élection

Year/Année Month/Mois Day/Jour
2014 01 13

Date Ceased/
Date de cessation

Year/Année Month/Mois Day/Jour

Officer Information/Renseignements relatifs aux dirigeants

Date Appointed/
Date de nomination

Year/Année Month/Mois Day/Jour
2014 01 13

Date Ceased/
Date de cessation

Year/Année Month/Mois Day/Jour

SECRETARY/SECRÉTAIRE

Year/Année Month/Mois Day/Jour

Year/Année Month/Mois Day/Jour

TREASURER/TRÉSORIER

Year/Année Month/Mois Day/Jour

Year/Année Month/Mois Day/Jour

GENERAL MANAGER/
DIRECTEUR GÉNÉRAL

Year/Année Month/Mois Day/Jour

Year/Année Month/Mois Day/Jour

*OTHER TITLES (Please Specify)
*AUTRES TITRES (Veuillez préciser)

Chair / Président du conseil
Chair Person / Président du conseil
Chairman / Président du conseil
Chairwoman / Présidente du conseil
Vice-Chair / Vice-président du conseil
Vice-President / Vice-président
Assistant Secretary / Secrétaire adjoint
Assistant Treasurer / Trésorier adjoint
Chief Manager / Directeur exécutif
Executive Director / Directeur administratif
Managing Director / Administrateur délégué
Chief Executive Officer / Directeur général
Chief Financial Officer /
Agent en chef des finances
Chief Information Officer /
Directeur général de l'information
Chief Operating Officer /
Administrateur en chef des opérations
Chief Administrative Officer /
Directeur général de l'administration
Comptroller / Contrôleur
Authorized Signing Officer /
Signataire autorisé
Other (Unfilled) / Autre (sans titre)

*OTHER/AUTRE

Year/Année Month/Mois Day/Jour

Year/Année Month/Mois Day/Jour



Ministry of
Government Services

Central Production and
Verification Services Branch
393 University Ave, Suite 200
Toronto ON M5G 2M2

Ministère des
Services gouvernementaux

Direction des services
centraux de production et de vérification
393, av University, bureau 200
Toronto ON M5G 2M2

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Page/Page 1 of/de _____

Form 1 - Ontario Corporation Initial Return / Notice of Change
Formule 1 - Personnes morales de l'Ontario Rapport initial / Avis de modification
Corporations Information Act / Loi sur les renseignements exigés des personnes morales

Please type or print all information in block capital letters using black ink.

Prêt de dactylographier les renseignements ou de les écrire en caractères d'imprimerie à l'encre noire.

Mailed Jan 15/14

	Initial Return Rapport initial	Notice of Change Avis de modification
1. Business Corporation/ Société par actions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Not-For-Profit Corporation/ Personne morale sans but lucratif	<input type="checkbox"/>	<input type="checkbox"/>

2. Ontario Corporation Number
Numéro matricule de la personne
morale en Ontario

2402943

3. Date of Incorporation or
Amalgamation/
Date de constitution ou fusion

Year/Année Month/Mois Day/Jour

2014 01 13

4. Corporation Name (including Punctuation/Raison sociale de la personne morale, y compris la ponctuation)

PAY DIRT INC.

5. Address of Registered or Head Office/Adresse du siège social
c/o / a/s

REG SMITH & KIM SMITH

Street No./N° civique Street Name/Nom de la rue

Suite/Bureau

R.R. #1

Street Name (cont'd)/Nom de la rue (suite)

City/Town/Ville

WILSONVILLE

ONTARIO, CANADA

Postal Code/Code postal

N0E 1Z0

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6. Mailing Address/Adresse postale

Street No./N° civique

Street Name/Nom de la rue

Suite/Bureau

Street Name (cont'd)/Nom de la rue (suite)

City/Town/Ville

Province, State/Province, État

Country/Pays

Postal Code/Code postal

☒ Same as Registered or Head Office/
Même que siège social

☐ Not Applicable/
Ne s'applique pas

7. Language of Preference/Langue préférée

English - Anglais

French - Français

8. Information on Directors/Officers must be completed on Schedule A as requested. If additional space is required, photocopy Schedule A./Les renseignements sur les administrateurs ou les dirigeants doivent être fournis dans l'Annexe A, tel que demandé. Si vous avez besoin de plus d'espace, vous pouvez photocopier l'Annexe A.

Number of Schedule A(s) submitted/Nombre d'Annexes A présentées

1

(At least one Schedule A must be submitted/Au moins une Annexe A doit être présentée)

9.

(Print or type name in full of the person authorizing filing / Dactylographier ou inscrire le prénom et le nom en caractères d'imprimerie de la personne qui autorise l'enregistrement)

I/Je

EDSON G. PEASE

certify that the information set out herein, is true and correct.
atteste que les renseignements précités sont véridiques et exacts.

Check appropriate box
Cocher la case pertinente

D) ☐ Director/Administrateur

O) ☐ Officer /Dirigeant

P) ☒ Other individual having knowledge of the
affairs of the Corporation/Autre personne
ayant connaissance des activités de la
personne morale

Note/Remarque : Sections 13 and 14 of the Corporations Information Act provide penalties for making false or misleading statements or omissions. Les articles 13 et 14 de la Loi sur les renseignements exigés des personnes morales prévoient des peines en cas de déclaration fautive ou trompeuse, ou d'omission.

Proof of position and signature

Form 1 CIA Initial Return/Notice of Change

Official ONBIS ID: 024254048	DATE SUBMITTED	Feb 25, 2020 @ 11:38 AM
Reference Info:	Language Preference:	English
Docket Info:	Document Type:	Notice of Change
Corp. Name: PAY DIRT INC.	Corp. No: 002402943	Incorp./Amalg. Date: 13 Jan, 2014

Registered/Head Office: 1312 TOWNSEND CONCESSION 14, RR#4, SIMCOE, ONTARIO, CANADA, N3Y 4K3

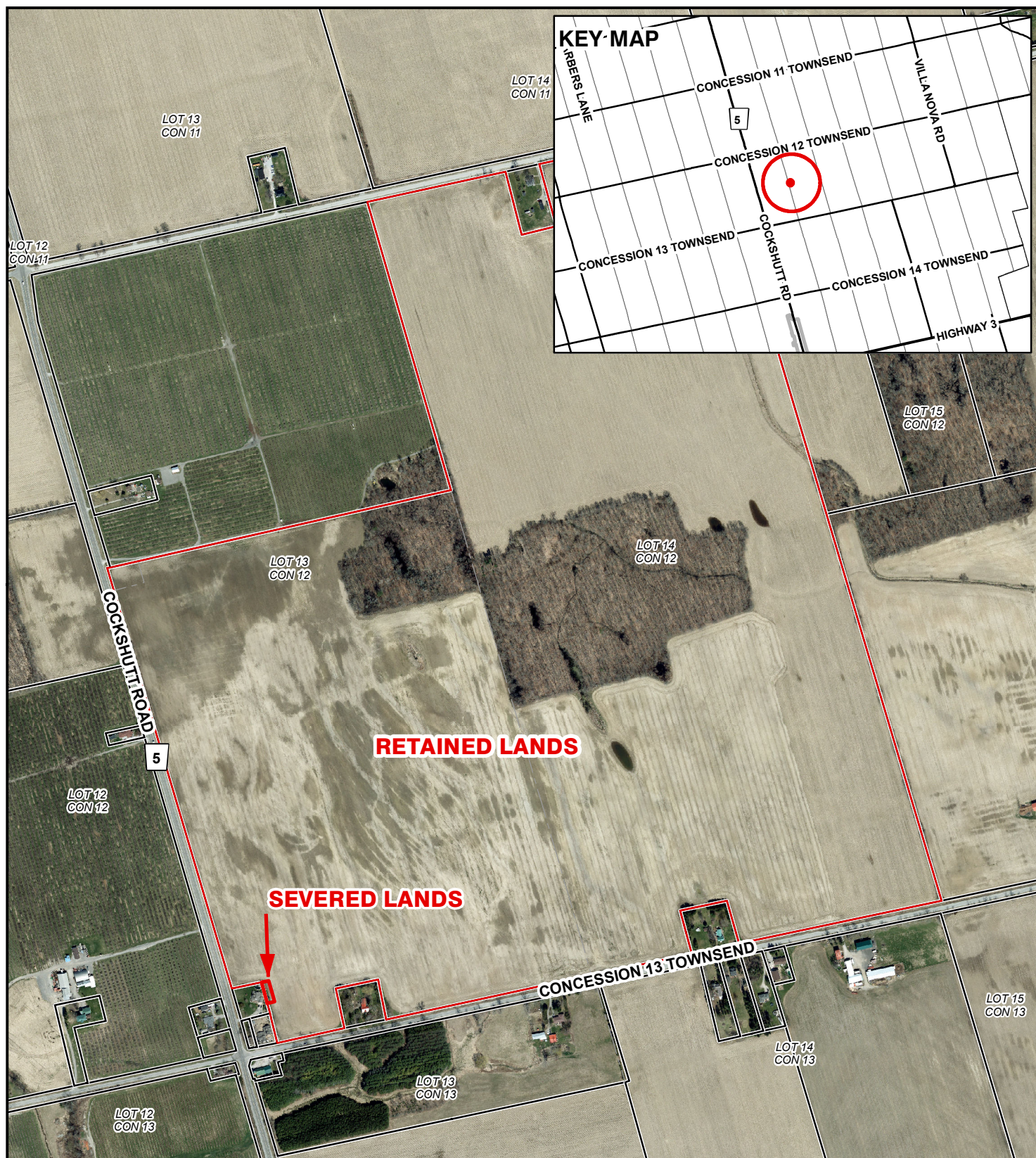
Mailing Address: Same as Registered/Head Office

Person Authorizing Filing: SMITH, KIMBERLEY, *Director*



	Administrator Information	Elected/ Appointed	Ceased
1.	SMITH, REGINALD, <i>PRESIDENT</i> 1312 TOWNSEND CONCESSION 14, RR#4, SIMCOE, ONTARIO, CANADA N3Y 4K3	13 Jan, 2014	
2.	SMITH, KIMBERLEY, <i>SECRETARY</i> 1312 TOWNSEND CONCESSION 14, RR#4, SIMCOE, ONTARIO, CANADA N3Y 4K3	13 Jan, 2014	
3.	SMITH, KIMBERLEY, <i>TREASURER</i> 1312 TOWNSEND CONCESSION 14, RR#4, SIMCOE, ONTARIO, CANADA N3Y 4K3	13 Jan, 2014	
4.	SMITH, REGINALD, <i>DIRECTOR</i> , Res. Canadian 1312 TOWNSEND CONCESSION 14, RR#4, SIMCOE, ONTARIO, CANADA N3Y 4K3	13 Jan, 2014	
5.	SMITH, KIMBERLEY, <i>DIRECTOR</i> , Res. Canadian 1312 TOWNSEND CONCESSION 14, RR#4, SIMCOE, ONTARIO, CANADA N3Y 4K3	13 Jan, 2014	

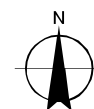
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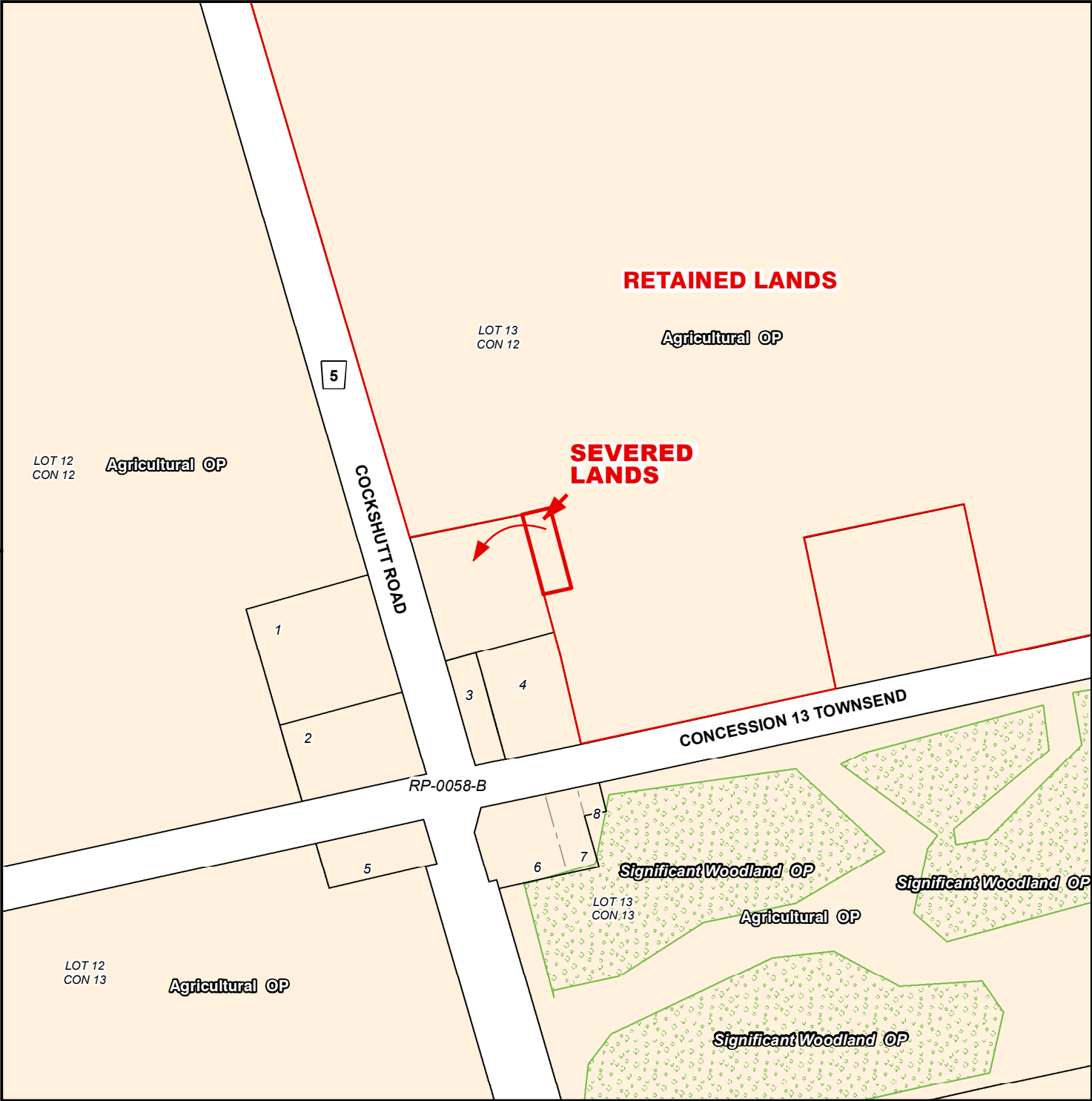
----- END OF REPORT -----



Legend

-  Subject Lands
 Lands Owned
2020 Air Photo





Legend

Subject Lands

Lands Owned

1:2,500

Official Plan Designations

Agricultural

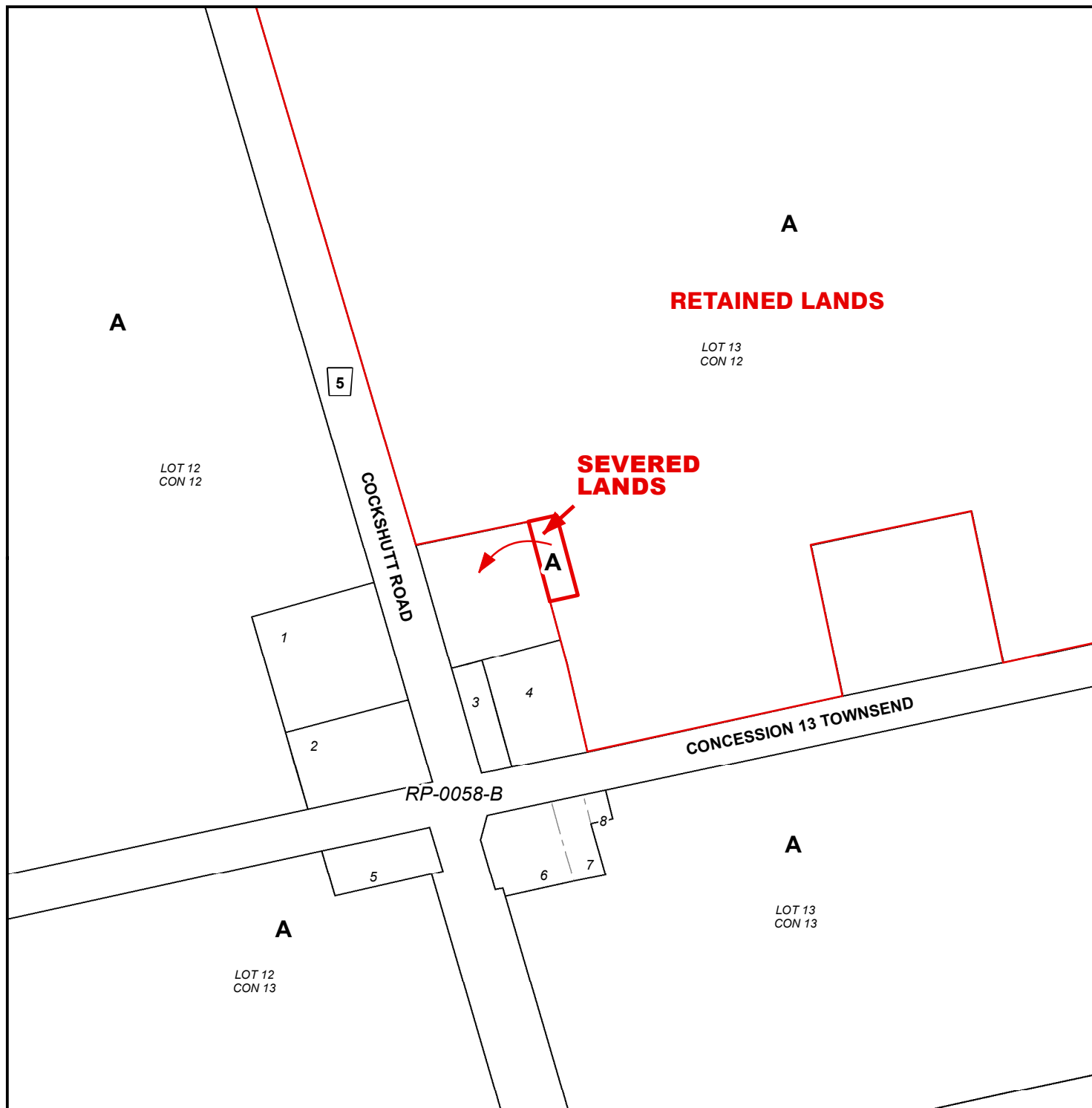
Significant Woodland

7/25/2023

N

20 10 0 20 40 60 80

Meters



LEGEND

- Subject Lands
- Lands Owned

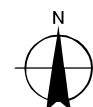
1:2,500

ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

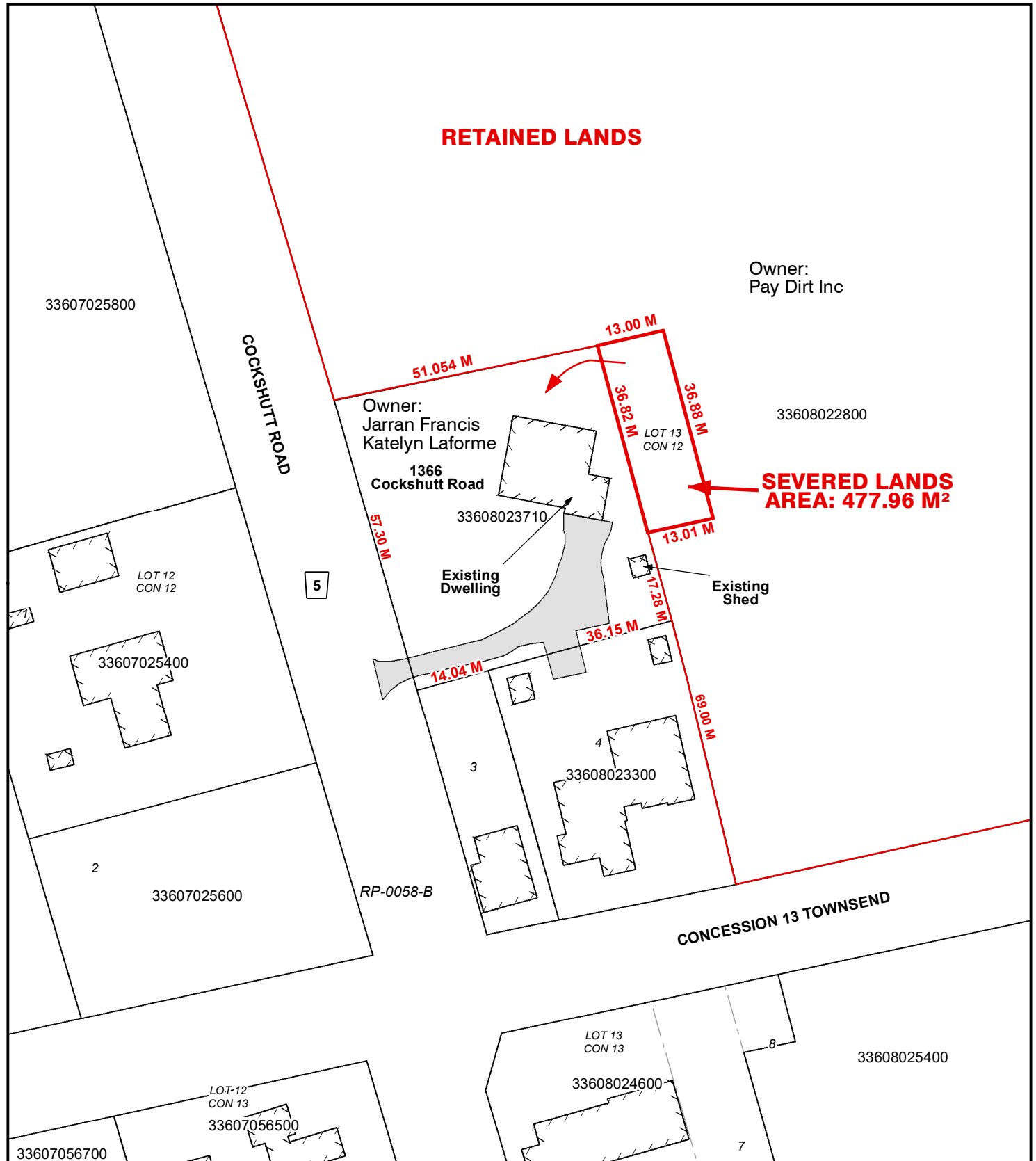
7/25/2023



20 10 0 20 40 60 80 Meters

CONCEPTUAL PLAN

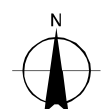
Geographic Township of TOWNSEND



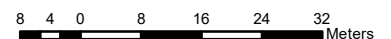
Legend

- Subject Lands
- Lands Owned

1:1,000

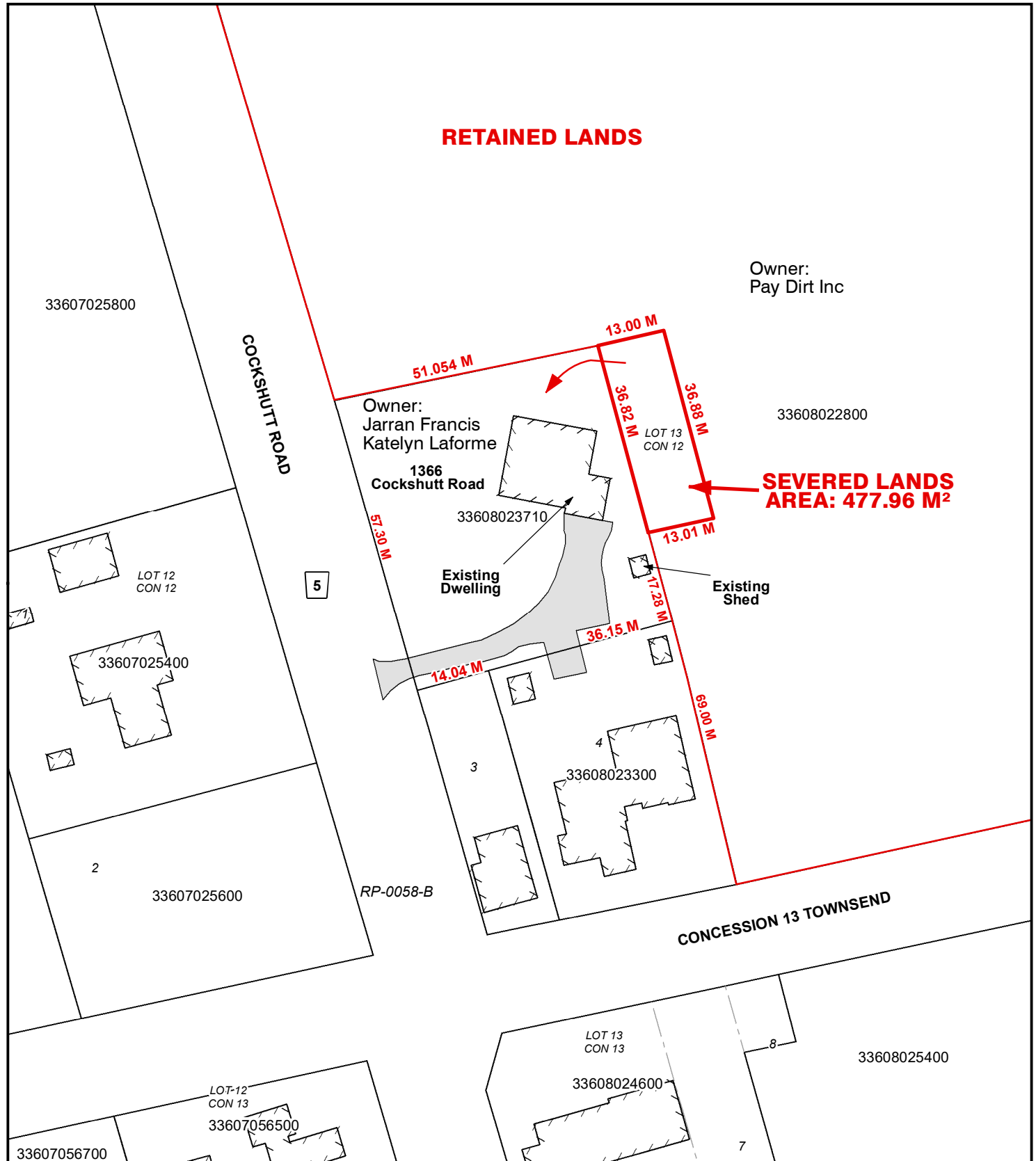


7/25/2023



CONCEPTUAL PLAN

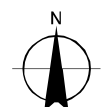
Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned

1:1,000



7/25/2023

8 4 0 8 16 24 32 Meters