

1830 Brantford Road
Amended November 22, 2023

For Office Use Only:	BNPL2023352	
File Number	ANPL2023382	Application Fee
Related File Number	-	\$5920.00
Pre-consultation Meeting	-	Conservation Authority Fee
Application Submitted	Nov.22.2023	2743.00
Complete Application	Dec.8.2023	Well & Septic Info Provided
		Yes
		Planner
		H.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: 491-006-35000-0000

A. Applicant Information

Name of Owner J & J Atkinson Farms Ltd. FBR #437988

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 1873 Brantford Road
Town and Postal Code Vanessa, ON N0E 1V0
Phone Number
Cell Number 519-428-8406
Email jimatkinsonfarms@gmail.com

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



Name of Agent	David Roe , Civic Planning Solutions Inc.
Address	61 Trailview Dr.
Town and Postal Code	Tillsonburg, ON N4G 0C6
Phone Number	
Cell Number	519-983-8154
Email	dfrfez@me.com

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

☐ Owner

 ☒ Agent

 ☐ Applicant

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

 none

B. Location, Legal Description and Property Information

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

 Concession 4, Part Lots 7 to 9 Windham

Municipal Civic Address: 1830 Brantford Road

Present Official Plan Designation(s): Agricultural and Hazard Lands

Present Zoning: A

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 and ginseng

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:

Dwelling, shed, barn, 3 other sheds and bulk kilns

Please note that the barns are used for storage and equipment parking and not for housing livestock

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

n/a

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Nothing 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, no livestock in area

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	524.67m	30m	12.1.2 b)	43.5m	no
Lot depth	465.24	9m	n/a	48m	no
Lot width	458.01m	n/a		43.5m	no
Lot area	14.6ha	40ha, 2000m ²	12.1.2 a)	2088m ²	retained lot 25.6ha
Lot coverage	1.16%	n/a		10.63%	no
Front yard	13m		12.1.2 c)	11.84m	1.16m
Rear yard		9m		19.33m	no
Height	5m	11m	12.1.2 h)	5m	no
Left Interior side yard		3m		20.94m	no
Right Interior side yard		3m		9.58m	no
Exterior side yard (corner lot)		n/a		n/a	
Parking Spaces (number)	2+	2		2+	no
Aisle width					
Stall size					
Loading Spaces					
Other	23.44m	30m	12.1.20 g	23.44m	6.56m

MV Required

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

size of existing farm is 14.6ha, the existing house is setback 11.84m

existing house is 23.44m from tobacco barn

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

Frontage: 43.5m

Depth: 48m

Width: 43.5m

Lot Area: 2088m²

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: 481.17m

Depth: 465.24

Width: 458.01

Lot Area: 14.4ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: barn, 3 sheds and bulk kilns

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

Frontage: 3.02m

Depth: 111.9m

Width: 3m
Area: 326.3m²
Proposed Use: Electrical power supply to house

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: James and Karen Atkinson
Roll Number: 491-006-36000-0000 1873 Brantford Rd
Total Acreage: 192.8ac
Workable Acreage: 110ac
Existing Farm Type: (for example: corn, orchard, livestock) rye, beans, corn ginseng
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built old 1900
Date of Land Purchase:

Owners Name: J & J Atkinson Farms Ltd.
Roll Number: 491-006-35000-0000 1830 Brantford Rd.
Total Acreage: 112.75ac
Workable Acreage: 90ac
Existing Farm Type: (for example: corn, orchard, livestock) rye, beans, corn ginseng
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built old 1930's
Date of Land Purchase:

Owners Name: J & J Atkinson Farms Ltd.
Roll Number: 542-010-44200-0000 43 Albert St.
Total Acreage: 90.89ac
Workable Acreage: 85ac
Existing Farm Type: (for example: corn, orchard, livestock) tobacco, rye, beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1960
Date of Land Purchase:



Please note that that I can confirm that: Jim Atkinson, James Lawson Atkinson Jr. as a director of J and J Atkinson Farms Inc. and James Atkinson of James and Karen Atkinson are all the same person. All the farms outlined in this application are farmed as one farm operation regardless of how the titles to the various properties are held.

Owners Name: James and Karen Atkinson
Roll Number: 491-006-37000-0000 1870 Brantford Rd.
Total Acreage: 5.53ac
Workable Acreage: 4ac
Existing Farm Type: (for example: corn, orchard, livestock) rye, beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1950
Date of Land Purchase:

Owners Name: J & J Atkinson Farms Ltd.
Roll Number: 542-010-51600-0000 11th Concession Rd. N Wal
Total Acreage: 48.94ac
Workable Acreage: 40ac
Existing Farm Type: (for example: corn, orchard, livestock) rye, beans, corn, tobacco
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:

Brantford Road

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

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

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

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

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

Owner/Applicant/Agent Signature

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We J & J Atkinson Farms Ltd. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe 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.

X

Owner

Date

I have power to bind the corporation

Owner

Date

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

K. Declaration

I, David Roe of Town of Tillsonburg

solemnly declare that:

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

Declared before me at:


Norfolk County


Owner/Applicant/Agent Signature

In Province of Ontario

This 31st day of July

A.D., 2023


A Commissioner, etc.

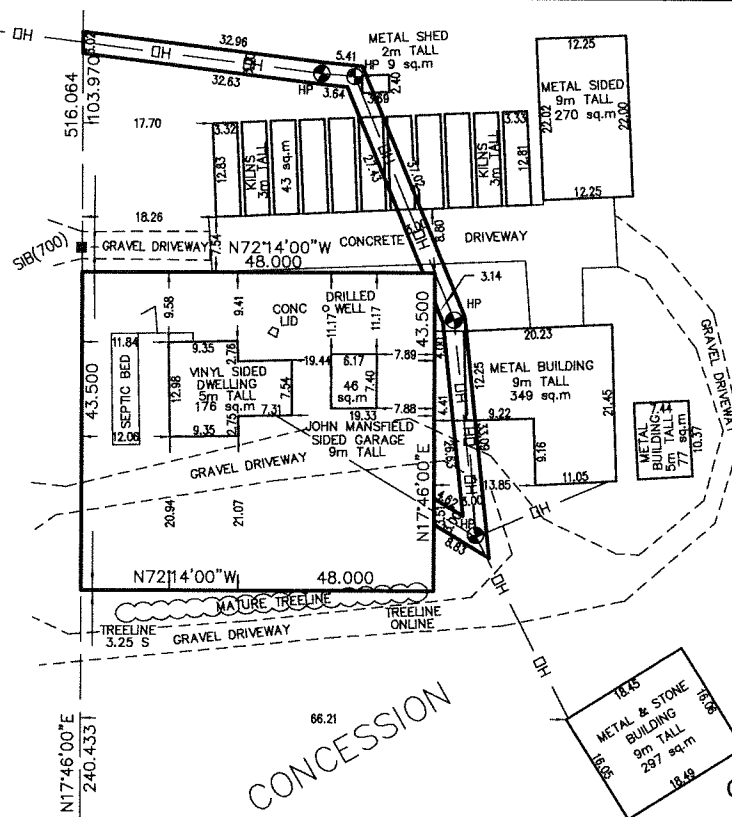
Susan Elaine McCauley, a Commissioner, et.
Province of Ontario
for John R. Hanselman, Barrister and Solicitor
Expires May 11, 2025

JIM ATKINSON
#1830 BRANTFORD ROAD
VANESSA

LOT

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER
THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN
PERMISSION OF JEWITT AND DIXON LTD.

BRANTFORD ROAD – COUNTY ROAD 4
(30.480m WIDE – REGISTERED PLAN 688)
PIN 50261 – 0137 (LT)



Please note that no livestock are kept in the barns, they are used for storage only

Δ

PART LOT 7, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF WINDHAM
PIN 50261 - 0133 (LT)

PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

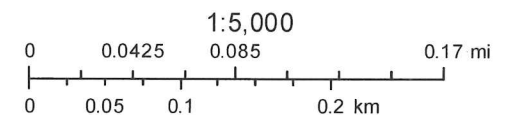
JOB # 23-3674 CLIENT : ATKINSON

MAP NORFOLK - Community Web Map



7/7/2023, 10:01:06 AM


- Land Parcels
- Civic Address
- Plan Lines
- Road Labels
- DraftPlan



Queen's Printer for Ontario
Norfolk GIS


) IN THE MATTER OF the title to
)
) 1873 Brantford Rd., Vanessa, Ontario
) 1870 Brantford Rd., Vanessa, Ontario
) 1830 Brantford Rd., Vanessa, Ontario
) 43 Albert St., Vanessa, Ontario
) 11th Conc Rd, N. Walsingham, Ontario

1. I am President of J & J Atkinson Farms Inc.
2. I am one and the same person as James Lawson Atkinson and James Atkinson .


James Lawson Atkinson Jr.

Leanne Carla Robinson, a Commissioner etc.
Province of Ontario
for John R. Hanselman, Barrister & Solicitor
Expires August 25, 2024



 Ministry of
Government Services
Ontario

Ministère des
Services gouvernementaux

Ontario Corporation Number
Numéro de la société en Ontario

1940395

CERTIFICATE

This is to certify that these articles
are effective on

CERTIFICAT

Ceci certifie que les présents statuts
entrent en vigueur le

OCTOBER 01 OCTOBRE, 2015

Director / Directeur

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

ARTICLES OF AMALGAMATION
STATUTS DE FUSION

1. The name of the amalgamated corporation is: (Set out in BLOCK CAPITAL LETTERS)
Dénomination sociale de la société issue de la fusion: (Écrire en LETTRES MAJUSCULES SEULEMENT):

[illegible]

2. The address of the registered office is:
Adresse du siège social :

R.R. #2

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'un édifice à bureaux, numéro du bureau

Vanessa

ONTARIO

N	0	E	1	V	0
---	---	---	---	---	---

Name of Municipality or Post Office /
Nom de la municipalité ou du bureau de poste

Postal Code/Code postal

3. Number of directors is:
Nombre d'administrateurs :

Fixed number
Nombre fixe

OR minimum and maximum
OU *minimum et maximum*

1	10
---	----

4. The director(s) is/are: / *Administrateur(s)* :

First name, middle names and surname
Prénom, autres prénoms et nom de famille

Address for service, giving Street & No. or R.R. No., Municipality,
Province, Country and Postal Code
*Domicile élu, y compris la rue et le numéro ou le numéro de la R.R.,
le nom de la municipalité, la province, le pays et le code postal*

Resident Canadian
State 'Yes' or 'No'
Résident canadien
Oui/Non

James Lawson Atkinson Jr.

R.R. #2, Vanessa, Ontario N0E 1V0

Yes

5. Method of amalgamation, check A or B
Méthode choisie pour la fusion – Cocher A ou B :

A - Amalgamation Agreement / Convention de fusion :



or
ou

The amalgamation agreement has been duly adopted by the shareholders of each of the amalgamating corporations as required by subsection 176 (4) of the *Business Corporations Act* on the date set out below.
Les actionnaires de chaque société qui fusionne ont dûment adopté la convention de fusion conformément au paragraphe 176(4) de la Loi sur les sociétés par actions à la date mentionnée ci-dessous.

B - Amalgamation of a holding corporation and one or more of its subsidiaries or amalgamation of subsidiaries / Fusion d'une société mère avec une ou plusieurs de ses filiales ou fusion de filiales :



The amalgamation has been approved by the directors of each amalgamating corporation by a resolution as required by section 177 of the *Business Corporations Act* on the date set out below.
Les administrateurs de chaque société qui fusionne ont approuvé la fusion par voie de résolution conformément à l'article 177 de la Loi sur les sociétés par actions à la date mentionnée ci-dessous.

The articles of amalgamation in substance contain the provisions of the articles of incorporation of
Les statuts de fusion reprennent essentiellement les dispositions des statuts constitutifs de

J & J Atkinson Farms Inc.

and are more particularly set out in these articles.
et sont énoncés textuellement aux présents statuts.

Names of amalgamating corporations <i>Dénomination sociale des sociétés qui fusionnent</i>	Ontario Corporation Number <i>Numéro de la société en Ontario</i>	Date of Adoption/Approval <i>Date d'adoption ou d'approbation</i>		
		Year <i>année</i>	Month <i>mois</i>	Day <i>jour</i>
J & J Atkinson Farms Inc.	1711912	2015	09	28
Loncke Farms Ltd.	288362	2015	09	28



STONECREST
ENGINEERING INC.
EST. 1995

Spatial Separation_8337

July 17, 2023.

Prepared for: Jim Atkinson

Contact name: Jim Atkinson

Property address: 1873 Brantford Road, Vanessa, ON

Building Type: Existing agricultural facility on agricultural lands in proximity to residential lands

Spatial Separation Calculations:

Wall	Area of Exposing Building Face	L/H Ratio	Limiting Distance	Percentage of Unprotected Openings	Fire Resistance Rating	L.D. for 100% UPO	Non-Combustible Cladding	Non-Combustible Construction
A1	44m ²	4	10.4m	15%	1hr	n/a	Required	Not Required
A2	20m ²	3	1.6m	10.1%	1hr	n/a	Required	Not Required

Values provided in above chart are derived from T3.2.3.1.B, C, D, E or 9.10.14 or 9.10.15 of OBC.

A1 = Agricultural Building A2 = Residential Accessory Building

Disclaimer:

Stonecrest Engineering has completed the calculations based on information provided by the client. Information from the client to include: area of exposed wall and limiting distance to property line or other buildings. All surveying information to be completed by an Ontario Land Surveyor. Stonecrest Engineering has not visited the property address to confirm setbacks. As a result the calculations are provided based on client provided information only and errors or omissions on the provided information are not the responsibility of Stonecrest Engineering. If zoning setbacks are not in compliance minor variance approvals may be required by the Authority Having Jurisdiction.

Engineers & Associates
P. O. Box 266, 2079 Line 34
Shakespeare, Ontario
Canada N0B 2P0

† (519) 625-8025

f (519) 625-8966
www.stonecrestengineering.com

Authorized by the regulation of Professional Engineers of Ontario
to offer engineering services



Professional Engineers
Ontario

OBC Spatial Separation Agreement:

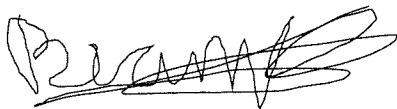
Should the spatial separation requirements be too onerous to complete the OBC provides the following agreement option:

"(11) The required limiting distance for an exposing building face is permitted to be measured to a point beyond the property line that is not the centre line of a street, lane or public thoroughfare if,
(a) the owners of the properties on which the limiting distance is measured and the municipality enter into an agreement in which such owners agree that,
(i) each owner covenants that, for the benefit of land owned by the other covenants, the owner will not construct a building on his or her property unless the limiting distance for exposing building faces in respect of the proposed construction is measured in accordance with the agreement,
(ii) the covenants contained in the agreement are intended to run with the lands, and the agreement shall be binding on the parties and their respective heirs, executors, administrators, successors and assigns,
(iii) the agreement shall not be amended or deleted from title without the consent of the municipality, and
(iv) they will comply with such other conditions as the municipality considers necessary, including indemnification of the municipality by the other parties, and
(b) the agreement referred to in Clause (a) is registered against the title of the properties to which it applies.
(12) Where an agreement referred to in Sentence (11) is registered against the title of a property, the limiting distance for exposing building faces shall be measured to the point referred to in the agreement."

Appendices:

Please see the attached appendices for all provided information on which the spatial separation calculations were completed.

Kind regards,



BRAM VAN DEN HEUVEL, C.E.T., LEL
440 Wright Blvd. Unit #2, Stratford, On. N4Z 1H3
bram@stonecrestengineering.com
Office (519)-625-8025



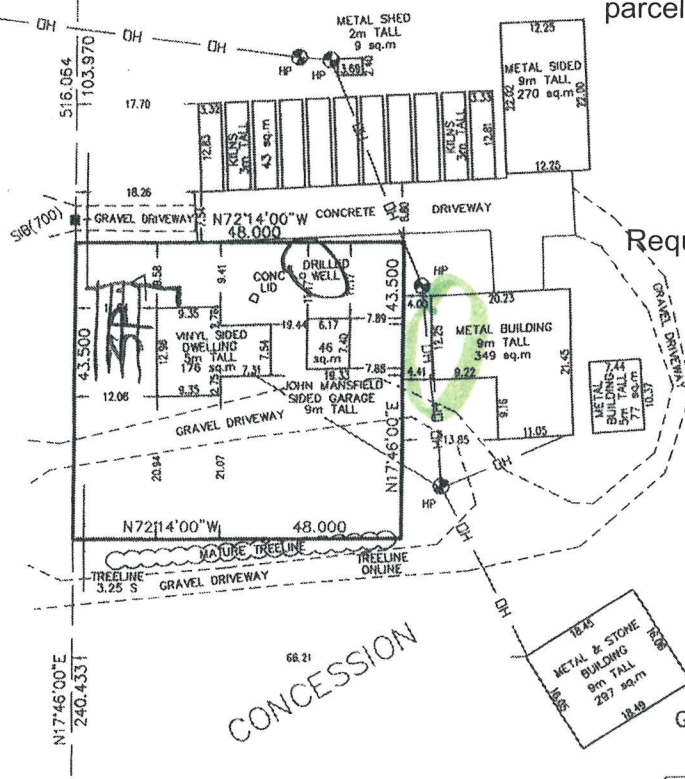
SKETCH FOR
SEVERANCE APPLICATION

JIM ATKINSON
#1830 BRANTFORD ROAD
VANESSA

SCALE: 1 : 750
JEWITT AND DIXON LTD.
APRIL 28, 2023

LOT

BRANTFORD ROAD - COUNTY ROAD 4
(30.480m WIDE - REGISTERED PLAN 688)
PIN 50261 - 0137 (LT)



We need to determine the min.
between the barn and the property
line which we are proposing to be 4.0m
the Barn is 1 story metal siding over
frame building. Width is 12.25m ,
height is 3.6m. the garage on the severed
parcel is John Mansfield siding.



Require spatial separation calculation

A

NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

© COPYRIGHT JEWITT AND DIXON LTD. 2023

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THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN
PERMISSION OF JEWITT AND DIXON LTD.

	AREA (sq.m)	% LOT COVERAGE	FRONTAGE	WIDTH	DEPTH
EXISTING	14.6 Ha	1.16%	524.67m	458.01m	465.24m
PROPOSED	2088.0 sq.m	10.63%	43.50m	43.50m	48.00m
REMAINDER	14.4 Ha	1.02%	481.17m	458.01m	465.24m

LEGAL DESCRIPTION

PART LOT 7, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF WINDHAM
PIN 50261 - 0133 (LT)

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

JOB # 23-3674 CLIENT : ATKINSON

1830

Beaumont Rd

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

Property Information	
Municipal Address	1830 BRANTFORD RD. VANESSA
Assessment Roll Number	491 006 35 000 0000
Date of Evaluation	JUNE 8TH 2023

Evaluators Information	
Evaluators Name:	TAYLOR WHITING
Company Name:	
Address:	19 KING ST S. OAKLAND ONT
Phone:	519 446 2915
Email:	southbrant@rogers.com
BCIN #	17853
Purpose of Evaluation	<input type="checkbox"/> Consent <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Permit Application <input type="checkbox"/> Other SEVERANCE
Building Information	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural

Gross building area: (m ²):	195.09 m ²
Number of bedrooms:	3
Number of fixture units:	130.5
Daily Design Flow: (Litres)	1600
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)	6-8 (7)
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):	3600 L
<input checked="" type="checkbox"/> Pre-cast Concrete <input type="checkbox"/> Wood	<input type="checkbox"/> Plastic <input type="checkbox"/> Other (specify):
<input type="checkbox"/> Fibreglass 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)
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Setbacks (metres)	Tank	Distribution Pipe
Distance to buildings & structures	5m	6m
Distance to bodies of water	NOT FOUND	NOT FOUND
Distance to nearest well	20m	24m
Distance to proposed property lines	Front: 74m Rear: 33m	Left: 6m Right: 40m

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	1600
	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)	50		
Subtotal (B)				
Subtotal A+B=Daily Design Flow (Q)				1600

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	= 6
Bathtub only(with or without shower)	1.5	X	=
Shower stall	1.5	X	= 1.5
Wash basin / Lavatory (1.5 inch trap)	1.5	X	= 1.5
Water closet (toilet) tank operated	4.0	X	=
Bidet	1.0	X	=
Dishwasher	1.0	X	= 1.0
Floor Drain (3 inch trap)	3.0	X	=
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	=
Domestic washing machine	1.5	X	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	= 1.5
Other:			
Total Number of Fixture Units:			13.5

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 E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F		
<input type="checkbox"/> A. Absorption Trench		
Total length of distribution pipe	Conventional $(Q \times T) \div 200 =$ <u>48</u> m Type I leaching chambers $(Q \times T) \div 200 =$ _____ m Type II leaching chambers $(Q \times T) \div 300 =$ _____ m Configured as: <u>4</u> runs of <u>15</u> m Total: <u>60</u> m	
<input type="checkbox"/> B. Filter Bed		
Effective Area If $Q \leq 3000$ litres per day use $Q \div 75$ If $Q > 3000$ litres per day use $Q \div 50$ Level II-IV treatment units, use $Q \div 100$ Distribution Pipe Contact Area = $(Q \times T) \div 850$ Mantel (see Part 1)	Effective area: _____ (Q) \div _____ (75, 50, or 100) = _____ m ² Configured as: _____ m \times _____ m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m Contact Area: (_____ (Q) \times _____ (T)) \div 850 = _____ m ²	
<input type="checkbox"/> 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 ≤ 20	Q ÷ 75 metres	
20 < T ≤ 50	Q ÷ 50 metres	
50 < T < 125	Q ÷ 30 metres	
<input type="checkbox"/> D. Advance Treatment System		
Provide description of system.		
<input type="checkbox"/> 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 ≤ 15 use $(Q \times T) \div 850$ T > 15 use $(Q \times T) \div 400$	Stone Layer = _____ (Q) \div _____ (75 or 50) = _____ m ² Sand Layer = (_____ (Q) \times _____ (T)) \div (850 or 400) = _____ m ²	
<input type="checkbox"/> F. Type B Dispersal Bed		
Area = $(Q \times T) \div 400$ Linear Loading Rate (LLR) T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min	Area = (_____ (Q) \times _____ (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 = _____	
Distribution Pipe	Configured as: _____ runs of _____ m Total: _____ m	

Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit

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

Indicate level of rock and ground water level below original grade.

Original grade

TOPSOIL

0.5m

1.0m SAND

1.5m NO WATER

Soil and subgrade investigation.

Indicate soil types

TOPSOIL 0.3

CLEAN YEL. SAND.

0.9

GROUND WATER
NOR BEDROCK
FOUND

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.

FINISH GRADE LAWN

RISER

0.3

0.2

SEPTIC
TANK

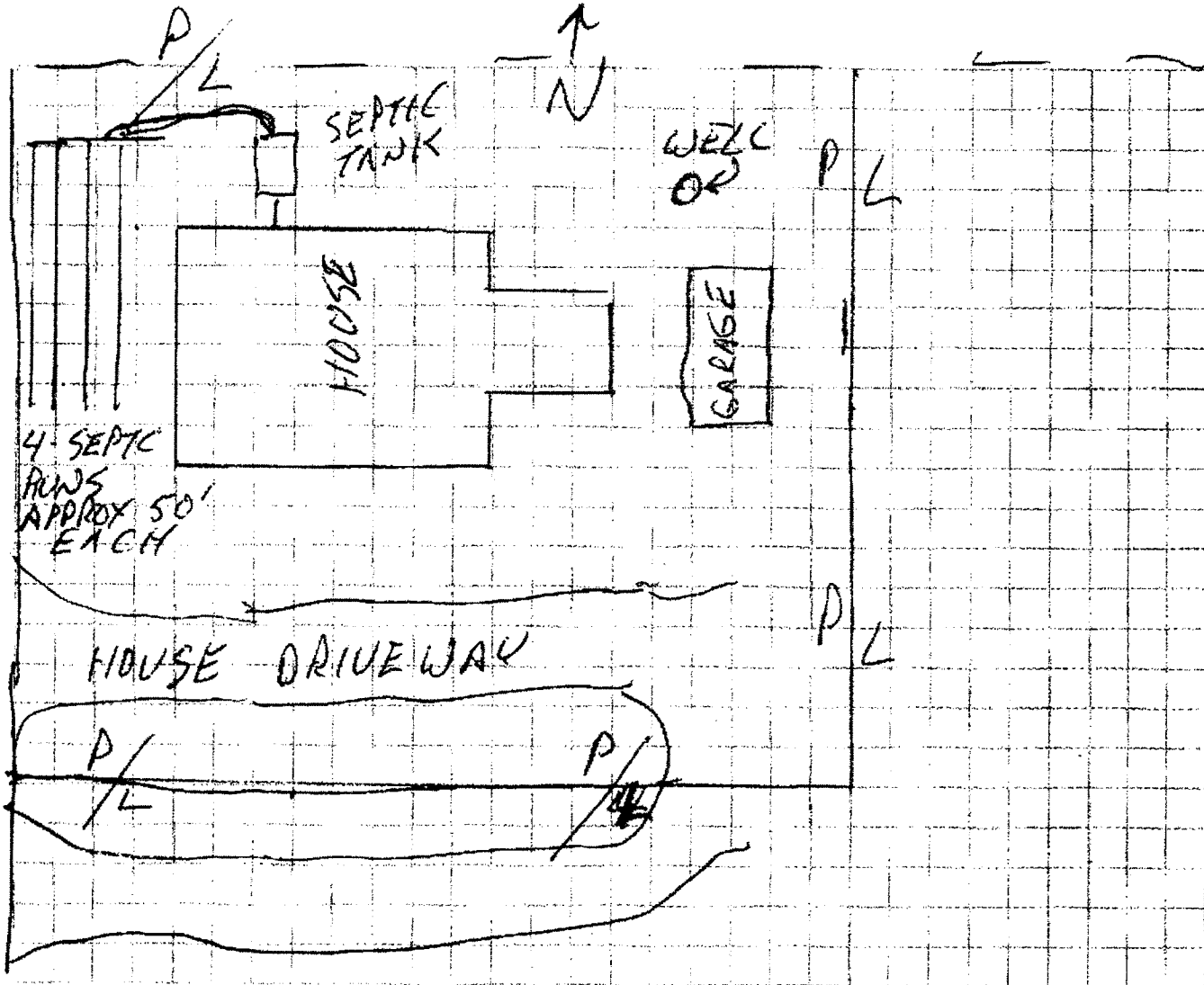
OUTLET PIPE 4" TO BED.

GROUND WATER
NOR BEDROCK FOUND

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:

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

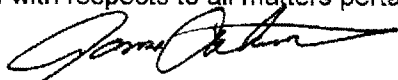
Contact the Norfolk County Building Department at (519) 426-5870 ext. 6016 for more information.

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, JAMES ATKINSON (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: JUNE 16 2023

Evaluator:

I, TAYLOR WHITFIELD 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: JUNE 16 2023

Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

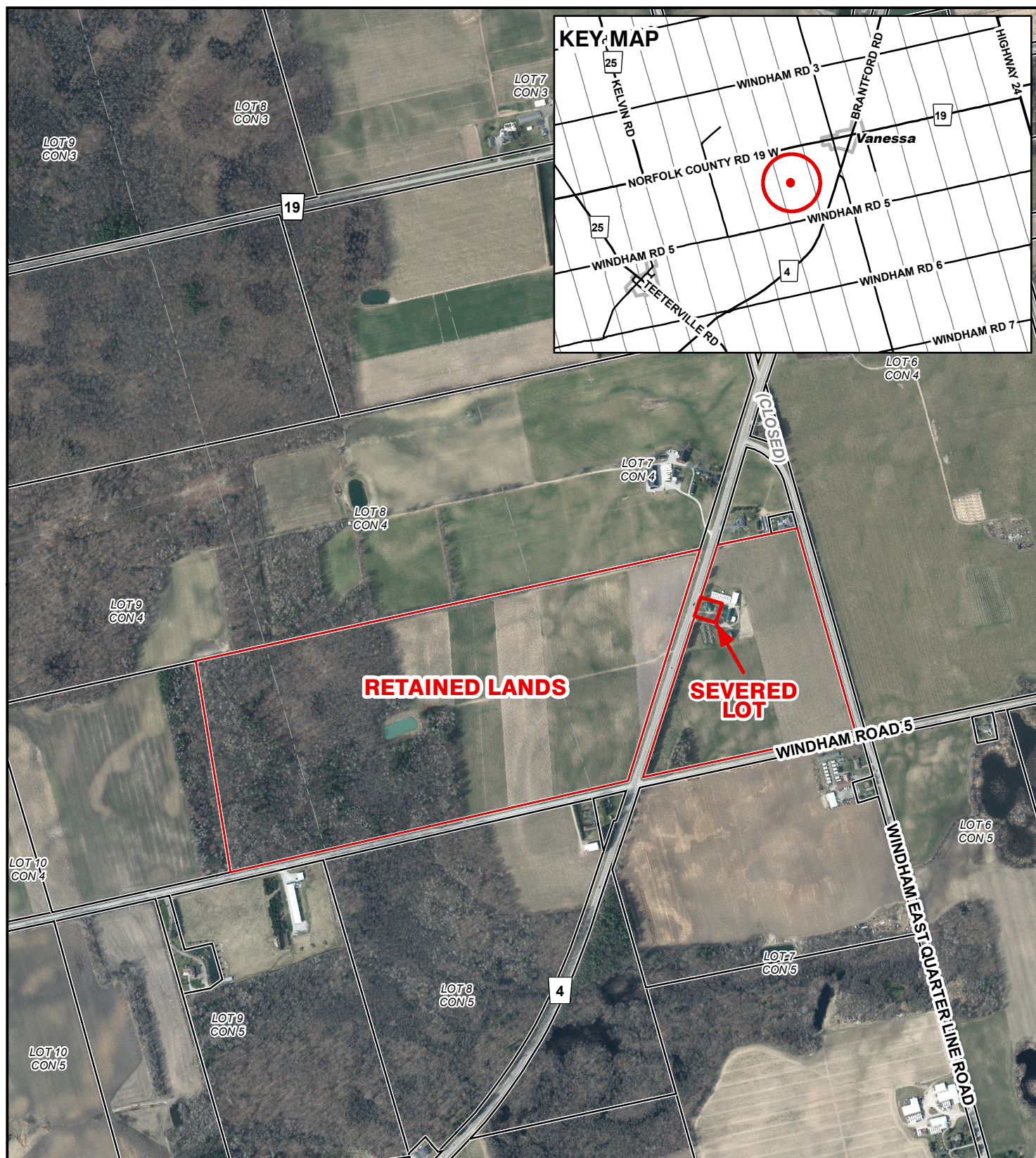
Date:

CONTEXT MAP

Geographic Township of WINDHAM

BNPL2023352

ANPL2023382

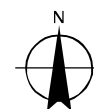


Legend

- ☐ Subject Lands
- ☐ Lands Owned

2020 Air Photo

12/15/2023





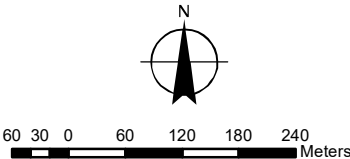
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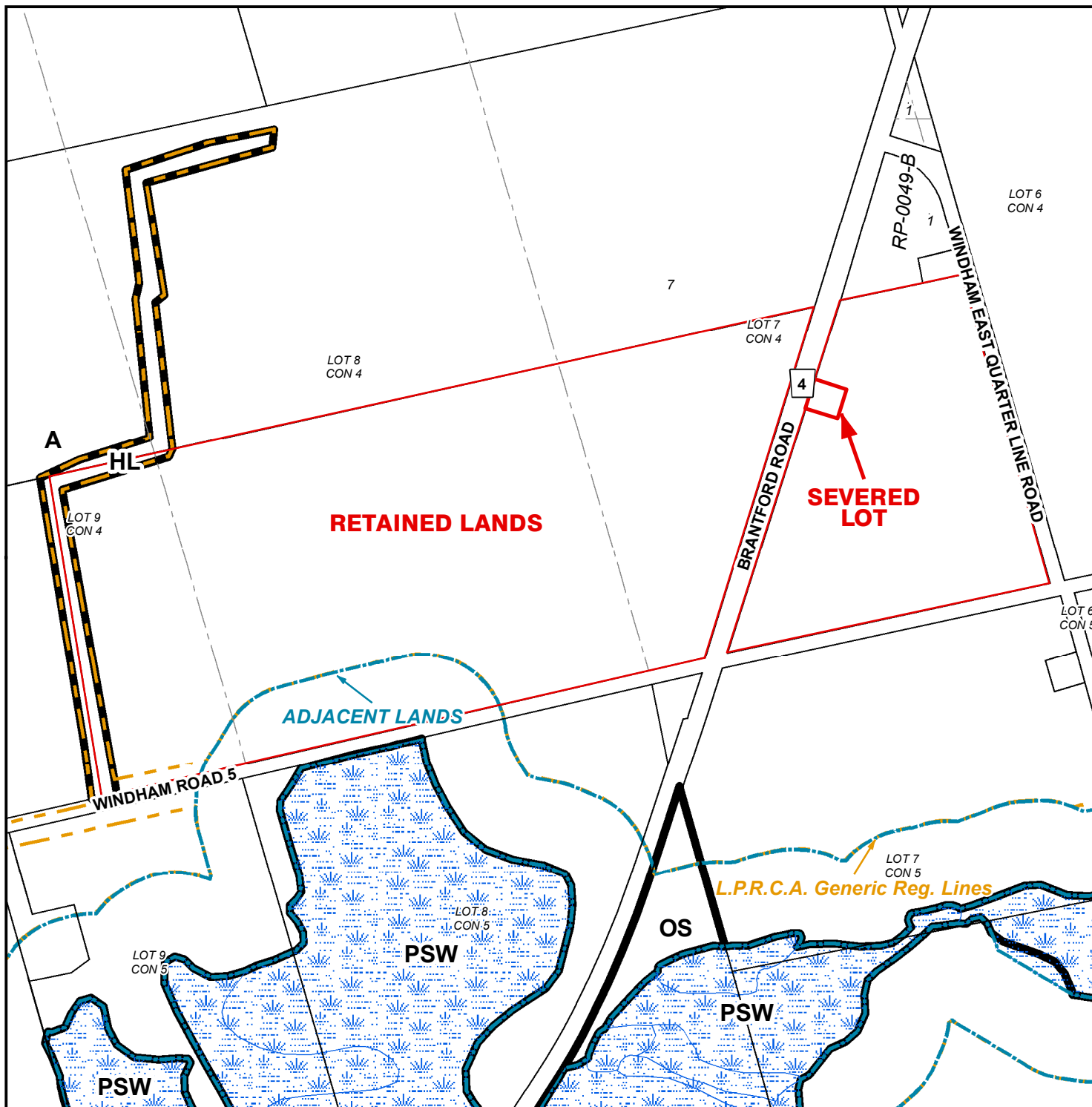
- Subject Lands
- Lands Owned

Official Plan Designations

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

12/15/2023





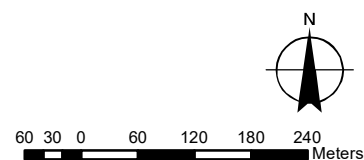
LEGEND

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

ZONING BY-LAW 1-Z-2014

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

12/15/2023

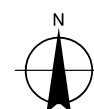


Geographic Township of WINDHAM

ANPL2023382



----- Overhead Utilities



12/18/2023



Geographic Township of WINDHAM

ANPL2023382



----- Overhead Utilities



12/18/2023

