



## **Committee of Adjustment Application to Planning Department**

### **Complete Application**

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

### **Pre-Consultation**

A pre-consultation meeting is not required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is strongly encouraged. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, to discuss potential issues and to determine the required information and materials to be submitted with the application in order for it to be considered complete by staff. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be appropriate to seek the assistance of independent professional help (for example a planning consultant or engineer) for complex applications.

### **Processing the Development Application**

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its acceptability to the other agencies.



An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

### **Notification Sign Requirements**

Planning Department staff will post a notification sign on your property in advance of the public meeting. Please keep this sign posted until you have received a notice in the mail indicating that no appeals were filed.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1290 or [planning@norfolkcounty.ca](mailto:planning@norfolkcounty.ca).

Please submit the completed application and fees to:

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6

or

22 Albert Street, Langton, ON N0E 1G0



**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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

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

**Property Assessment Roll Number:** 33607060400**A. Applicant Information****Name of Owner** Schuyler Farms Ltd. c/o Marshall Schuyler

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** 383 Concession 14 Townsend

**Town and Postal Code** Simcoe, ON N3Y 4K3

**Phone Number** 519-426-5784

**Cell Number** \_\_\_\_\_

**Email** marshall@schuylerfarms.ca

**Name of Applicant** Schuyler Farms Ltd. c/o Marshall Schuyler

**Address** 383 Concession 14 Townsend

**Town and Postal Code** Simcoe, ON N3Y 4K3

**Phone Number** 519-426-5784

**Cell Number** 519 428 7968

**Email** marshall@schuylerfarms.ca

**Name of Agent**

LandPro Planning Solutions Inc. c/o Mitchell Baker

**Address**

56 Norfolk St S

**Town and Postal Code**

Simcoe, ON N3Y 2W2

**Phone Number****Cell Number**

289-680-6134

**Email**

mitchell@landproplan.ca

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 agent noted above.

☐

Owner

☒

Agent

☐

Applicant

X

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

Bank of Montreal  
57 Market St, Brantford, ON N3T 2Z6

**B. Location, Legal Description and Property Information**

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

TWN CON 13 PT LOT 5 REG

Municipal Civic Address: 231 Culver Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

☐

Yes

☒

No

If yes, please specify:

3. Present use of the subject lands:

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:

Dwelling (to be severed), two barns (to be retained)

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:

N/A

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

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:  
Agricultural

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

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

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	<u>+/- 48.10m</u>	<u>+/- 34.20m</u>
Lot depth	<u>+/- 673.98m</u>	<u>+/- 102.20m</u>
Lot width	<u>+/- 291.80m</u>	<u>+/- 34.20m</u>
Lot area	<u>+/- 18.7ha</u>	<u>+/- 0.35ha</u>
Lot coverage	<u>-</u>	<u>-</u>
Front yard	<u>+/- 266.8m</u>	<u>+/- 71.03m</u>
Rear yard	<u>+/- 328m</u>	<u>+/- 13.86m</u>
Left Interior side yard	<u>+/- 204m</u>	<u>+/- 6.76m</u>
Right Interior side yard	<u>+/- 71.03m</u>	<u>+/- 19.4m</u>
Exterior side yard (corner lot)	<u>-</u>	<u>-</u>

#### 2. Please outline the relief requested (assistance is available):

Lot area is deficient prior to proposed severance. Please see attached Planning Letter.

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

Please see attached Planning Letter.

#### 4. Description of land intended to be severed in metric units:

Frontage:	<u>+/- 34.20m</u>
Depth:	<u>+/- 102.20m</u>
Width:	<u>+/- 34.20m</u>
Lot Area:	<u>+/- 0.35ha</u>
Present Use:	<u>Agricultural</u>
Proposed Use:	<u>Agricultural</u>

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: +/- 48.10m  
Depth: +/- 673.98m  
Width: +/- 291.80m  
Lot Area: +/- 18.35ha  
Present Use: Agricultural  
Proposed Use: Agricultural  
Buildings on retained land: Two (2) barns

5. Description of proposed right-of-way/easement in metric units:

Frontage: N/A  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

X

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: Please see attached  
Roll Number: Please see attached  
Total Acreage: Please see attached  
Workable Acreage: Please see attached  
Existing Farm Type: (for example: corn, orchard, livestock) Please see attached  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built Please see attached

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 \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

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

#### **D. 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:  
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. Provincial Policy**

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

4. 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. Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- ☐ Municipal piped water  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)
- 

### Sewage Treatment

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

Existing septic is not in good working order. Requesting condition of approval to require the installation of septic system.

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### Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

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## G. Other Information

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

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

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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:

- ☐ Zoning Deficiency Form
- ☐ 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
- ☐ Agricultural Impact Assessment

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.

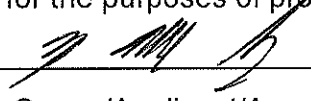
### Permission to Enter Subject Lands

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.

X

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

November 4, 2023

\_\_\_\_\_  
Date

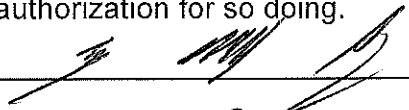
X

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

I/We authorize LandPro Planning Solutions Inc. c/o Mitchell Baker 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

November 4/23  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. Declaration**

I, Mitchell Baker of City of Waterloo

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:

Waterloo

Mitchell Baker

Owner/Applicant/Agent Signature

In Ontario

This 8th day of November

A.D., 20 23

Angela Rose Brown

A Commissioner, etc.



Angela Rose Brown  
Barrister & Solicitor  
Notary Public and Commissioner of Oaths  
in and for the province of Ontario.  
My commission is of unlimited duration.  
No legal advice given.

**Walk-in Notary**  
22 King Street South, 3rd floor  
Waterloo, ON., N2J 1N8  
226-899-4479  
[www.walkinnotary.com](http://www.walkinnotary.com)

						Crops
Classification	Township	Concession	Lot	Roll Number	Acres	
Farm	Woodhouse	6	7	33 10 337 020 09000	84	Corn
Farm	Woodhouse	6	7	33 10 337 020 08600	48.93	Corn
Farm	Windham	13	5,6	33 10 403 025 10900	60.57	Soybeans
Farm	Townsend	14	9	33 10 336 070 81600	16	Soybeans
Farm	Townsend	14	7 to 12	33 10 336 070 81500	88.55	apples
Farm	Townsend	14	12	33 10 336 070 73700	67.05	Apple
Farm	Townsend	14	8	33 10 336 070 71600	97.05	Soybeans
Farm	Townsend	14	8,9	33 10 336 070 71650	27	Soybeans
Farm	Townsend	14	8	33 10 336 070 71700	28.26	Soybeans
Farm	Woodhouse	6	8	33 10 337 020 08500	62.29	Apple
Farm	Woodhouse	6	4	33 10 337 010 20300	48.16	Apple
Farm	Townsend	12	5	33 10 336 070 33000	47.13	Apple
Farm	Townsend	13	9,10	33 10 336 070 58300	198.97	Apple
Farm	Townsend	13	7	33 10 336 070 59000	57.45	Cherry
Farm	Townsend	13	6	33 10 336 070 60100	115.68	Apple
Residential	Townsend	13	6	33 10 336 070 60100	1	Less than 10 years old
Residential	Townsend	13	6	33 10 336 070 60208	0.55	Severed
Farm	Townsend	13	4,5	33 10 336 070 61500	62.01	50% Apple, 50% Cherry
Farm	Townsend	13	4	33 10 336 070 62400	110.33	50% Apple, 50% Cherry
Farm	Townsend	14	7,8	33 10 336 070 71400	133.06	Cherry
Residential	Townsend	14	7,8	33 10 336 070 71400	1	Less than 10 years old
Farm	Townsend	14	10,11	33 10 336 070 73100	139.68	Apple
Residential	Townsend	14	10,11	33 10 336 070 73100	1	Less than 10 years old
Farm	Townsend	14	4,5	33 10 336 070 82400	133.35	Apple
Farm	Woodhouse	6	6	33 10 337 010 19500	47.27	Soybeans
Farm	Woodhouse	6	5,6	33 10 337 010 20005	140.74	Cherry
Farm	Townsend	13	5	33 10 336 070 60300	48.28	Apple
Farm	Townsend	13	7,8	33 10 336 070 59500	143.79	Cherry
Farm	Townsend	14	10	33 10 336 070 72600	24.13	Apple
Farm	Woodhouse			33 10 337 010 21100	160.6	Soybeans
Farm	Woodhouse	6	7	33 10 337 020 09300	44	Corn
Farm	Windham	13	1,2	33 10 403 025 12050	81.16	Apple
Farm	Townsend	14	14,15	33 10 336 080 62950	83.85	Corn
Farm	Woodhouse	6	13	33 10 337 020 01700	88.24	Soybeans
Farm	Woodhouse	6	8	33 10 337 020 00800	49.03	Soybeans
Farm	Townsend	12	6	33 10 336 070 31000	51.58	Apple
Farm	Townsend	14	15,16	33 10 336 080 60900	109.68	Corn
Farm	Townsend	14	19	33 10 336 080 55900	66.13	Soybeans
Farm				28 10 339 080 42100	67.73	Soybeans
Farm	Townsend	13 7,8		33 10 336 070 52500	129.14	Cherry
Farm	Townsend	13	5	33 10 336 070 60400	40.20	Apple
Farm	Townsend	12	8	33 10 336 070 28100	52.28	Cherry
Farm	Townsend	12	8	33 10 336 070 27800	20.85	Cherry
Farm	Townsend	12	9	33 10 336 070 27600	39.74	Cherry
Farm	Townsend	12	7,8	33 10 336 070 28200	17.20	Corn
Farm	Townsend	12	8,9	33 10 336 070 28500	25.00	Cherry
Farm	Townsend	12	8	33 10 336 070 27910	1.25	Cherry
Farm	Townsend	12	8	33 10 336 070 27930	1.56	Cherry
Farm	Townsend	12	8	33 10 336 070 27920	2.18	Cherry
Residential	Townsend	12	8	33 10 336 070 27805	1.00	Cherry
Farm	Townsend	12	13	33 10 336 080 24300	73.38	Apple
Farm	Townsend	12	11	33 10 336 070 26000	98.00	Apple
Farm	Townsend	12	12	33 10 336 070 25800	97.61	Apple
Farm	Townsend	11	12	33 10 336 070 05600	41.43	Apple
Farm	Townsend	12	10	33 10 336 070 23700	79.88	Apple
Farm	Townsend	11	10	33 10 336 070 07400	99.84	Cherry
Farm	Townsend	9	8	33 10 336 050 54800	77.65	Cherry
Farm	Woodhouse	2	3	33 10 337 030 22400	193.58	Cherry

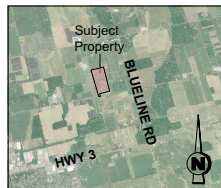




## SEVERANCE CONCEPT PLAN

231 CULVER ROAD, TOWNSEND

TWN CON 13 PT LOTS 5 REG



KEY MAP - NTS

### LEGEND

- Existing Boundary
- Proposed Boundary
- Building Envelope

### A ZONING

	REQUIRED	LOT A	LOT B
Lot Area	40 ha	18.70 ha	N/A
Lot Surplus	2000 m <sup>2</sup>	N/A	3484.95 m <sup>2</sup>
Frontage	30 m	631.09 m	34.20 m
FY Setb.	13 m	N/A	71.03 m
RY Setb.	9 m	N/A	13.86 m
Int SY Setb.	3 m	N/A	6.76 m
Ext SY Setb.	13 m	N/A	N/A

### NOTES REQUIRED:

All property dimensions based on Norfolk County GIS. Location of structures according to Norfolk County GIS.

### EXISTING STRUCTURES

STRUCTURE	AREA
HOUSE	118.6 m <sup>2</sup>
BARN 1	115.59 m <sup>2</sup>
BARN 2	340.04 m <sup>2</sup>

### PROPOSED SEVERANCE CURRENT

Lot A 18.70 ha (46.20 ac)

### PROPOSED

Lot A 18.35 ha (45.34 ac)

Lot B 0.35 ha (0.86 ac)

TOTAL 18.70 ha (46.20 ac)



SCALE: AS NOTED

DATE: 16-10-2023

DRAWING NO: 1/1

PLOT: 8.5x11"

DESIGNED BY: MK

REVIEWED BY: MS



LANDPRO PLANNING SOLUTIONS INC.

110 James Street, Suite 204  
St. Catharines, ON  
289-687-3730  
info@landproplan.ca



November 8, 2023

Planning Department  
County of Norfolk  
185 Robinson Street, Suite 200

Email: [coa@norfolkcounty.ca](mailto:coa@norfolkcounty.ca)

Re: **Planning Justification Letter**  
Surplus Farm Dwelling Severance (Consent) Application  
231 Culver Road, Simcoe, Norfolk

## 1 INTRODUCTION

LandPro Planning Solutions Inc. ("Agent") was retained by Schuyler Farms Ltd. c/o Marshall Schuyler ("Applicant") to provide land use planning services for a consent application for their property located at 231 Culver Road, Simcoe, Norfolk County or legally described as TWN CON 13 PT LOT 5 REG.

### 1.1 PURPOSE

The accompanying application intends to sever the surplus farm dwelling with associated lands and outbuildings as a result of farm consolidation.

This letter aims to provide justification for the creation of the new lot and provide an overview of the planning merits of this consent application.

## 2 SITE CONTEXT

The subject property is located at 231 Culver Road, Simcoe, Norfolk County. The property is located on the south of Concession 13 Townsend, north of Concession 14 Townsend and on the west side of Culver Road.

### 2.1 SUBJECT PROPERTY

The property is currently used for agricultural purposes with frontage on Culver Road and Concession 14 Townsend. The farm cluster in the east portion of the parcel and contains the existing dwelling and two (2) barns.

The property is generally flat with some wooded area between the dwelling and Culver Road.

The subject property is serviced by private servicing (i.e. well and septic). The existing property dimensions are presented in **Table 1**.

Table 1 - Property Dimensions

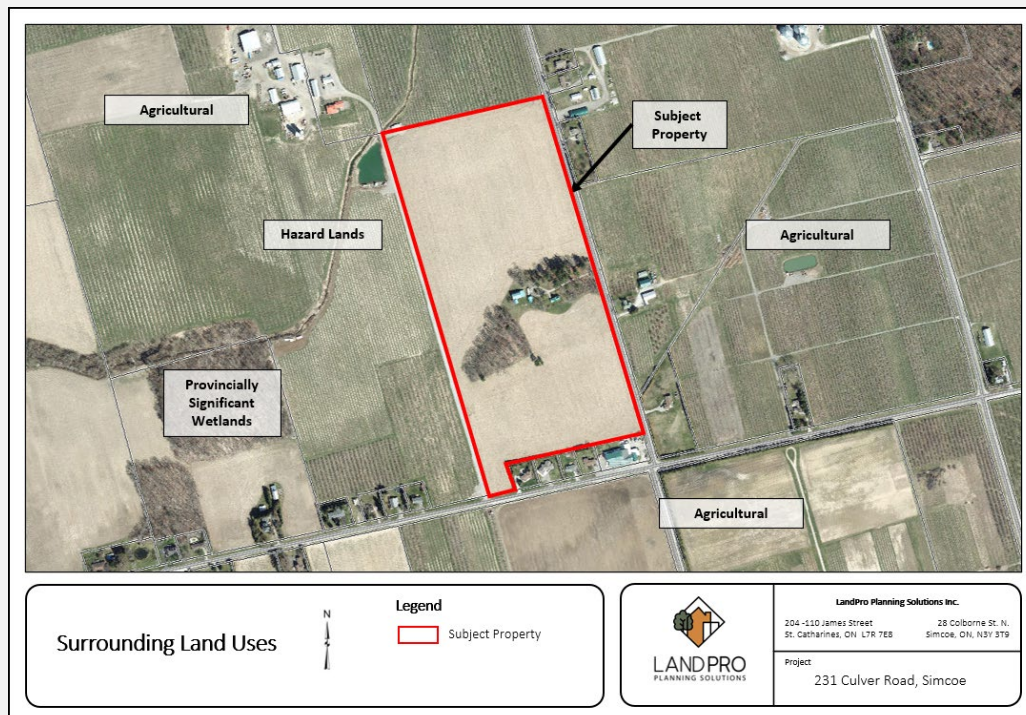
Item	Dimension
Lot Frontage	+/- 631.09m
Lot Depth	+/- 291.8m
Lot Area	+/- 18.69ha (46.20ac)

## 2.2 SURROUNDING LAND USES

The surrounding land uses are predominately agricultural with some rural residential lots and dwellings throughout. The immediate surrounding land uses are shown in **Figure 1** and are described as the following:

North	=	Agricultural
South	=	Agricultural/Rural Residential
East	=	Agricultural
West	=	Agricultural

Figure 1: Surrounding Land Uses



### 3 PROPOSED DEVELOPMENT

The subject property, 231 Culver Road contains a dwelling and two (2) barns in the farm cluster. There is a gravel driveway that loops and provides access to the buildings.

As a result of farm consolidation, the proposed severance intends to sever the dwelling as surplus to the farm's needs. The dwelling will remain being used for agricultural purposes and the barns are to remain on the agricultural (retained) property to minimize the lot area of the proposed severed lot.

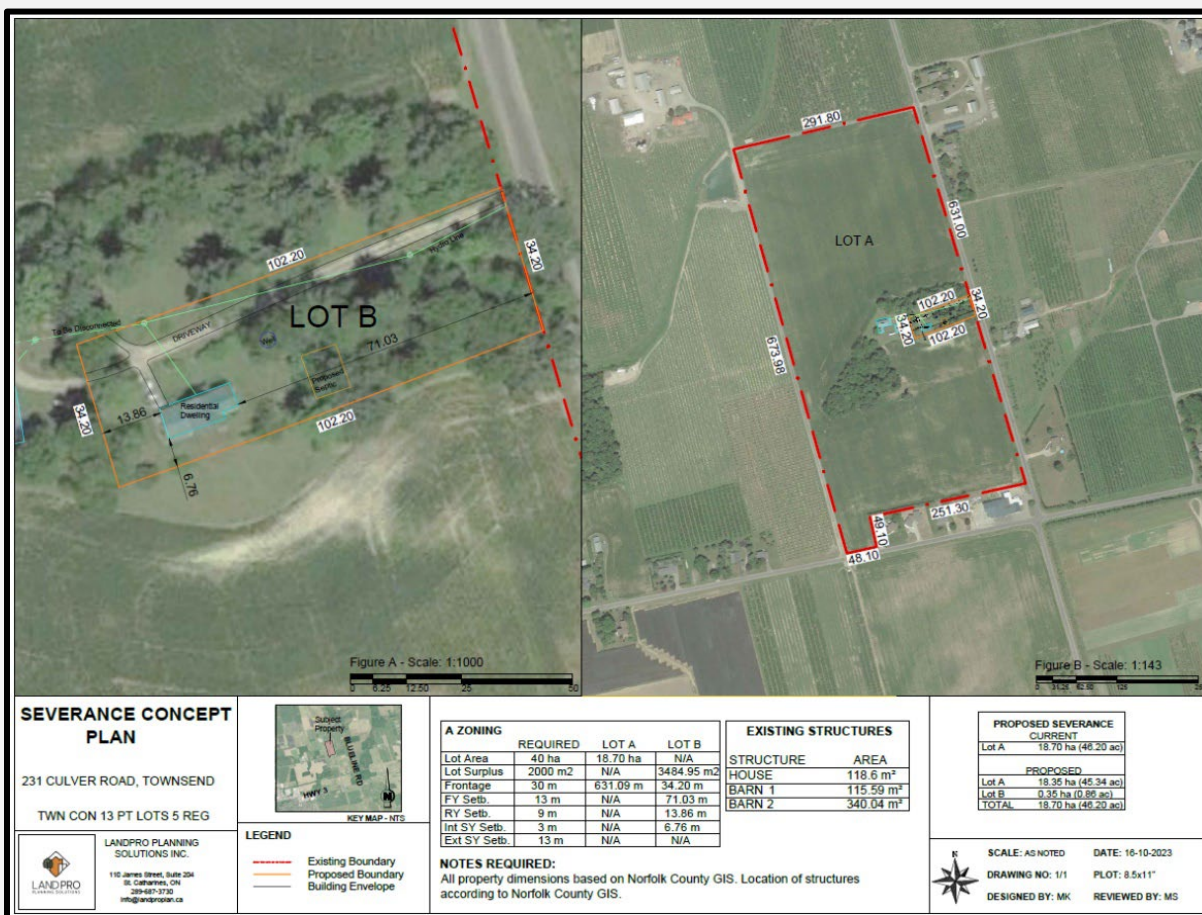
We understand that the existing septic system is insufficient to continue servicing the dwelling. A new septic system will be installed upon approval of this application. ***We request that this be included as a condition of approval.***

The dwelling and barns are connected to above-ground hydro lines. The retained barns will be disconnected from this hydro servicing to be unserviced and used for farm storage purposes upon approval of this application.

The retained parcel will remain being farmed. This application will minimize the amount of agricultural land taken out of production as the proposed severance has been made as small in area as possible.

The proposed severance is shown as **Figure 2**.

Figure 2: Proposed Concept Plan



## 4 LAND USE PLANNING FRAMEWORK

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

1. *Planning Act R.S.O. 1990, c.P13*
2. *Provincial Policy Statement, 2020;*
3. *Norfolk County Official Plan, 2021;*
4. *Norfolk County Zoning By-Law 1-Z-2014*

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

#### 4.1 PLANNING ACT, R.S.O 1990 c.P.13

---

The *Planning Act* is the provincial legislation and provides the basis for land use planning in Ontario, identifying tools for managing how, where and when land use change occurs.

The purposes of the *Act* as outline in **Section 1.1** are **(a)** to promote sustainable economic development in a healthy natural environment, **(b)** to provide for a land use planning system led by provincial policy, **(c)** to integrate matters of provincial interest in provincial and municipal decisions, **(d)** to provide for planning processes that are fair, **(e)** to encourage co-operation and coordination among various interests, and **(f)** to recognize the decision-making authority and accountability of municipal councils in planning.

The matters of Provincial Interest are outlined in **Section 2** of the *Act*. This application *shall have regard to* the following criteria: *a), b), c), e), f), g), h), l), m), n), and o).*

This application has regard for the *Planning Act*.

#### 4.2 PROVINCIAL POLICY STATEMENT, 2020

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

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

Policy 2.3.4.1.c) identifies that a new lot may be created on an agricultural property given that the residence is surplus to a farming operation. The severed lot will be limited in size to not remove any agricultural lands from active operation **(2.3.4.1.c.1)** and new residential dwellings will not be permitted on the retained parcel **(2.3.4.1.c.2)**.

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

The consent application involves severing the existing dwelling as result of farm consolidation. The existing barns will remain on the agricultural (retained) property in order to reduce the proposed lot area. The proposed severance is limited in size to accommodate only the land required for the dwelling and associated private servicing. The proposed severance boundaries follow the logical breaks along the edge of the harvested agricultural fields.



Surplus Farm Dwelling Severance (Consent) Application  
231 Culver Road, Simcoe

The proposal will take negligible, if any, active agricultural lands out of production. No new dwellings will be permitted on the retained agricultural property as it will be rezoned to prohibit the construction of a new dwelling concurrently upon approval of this application.

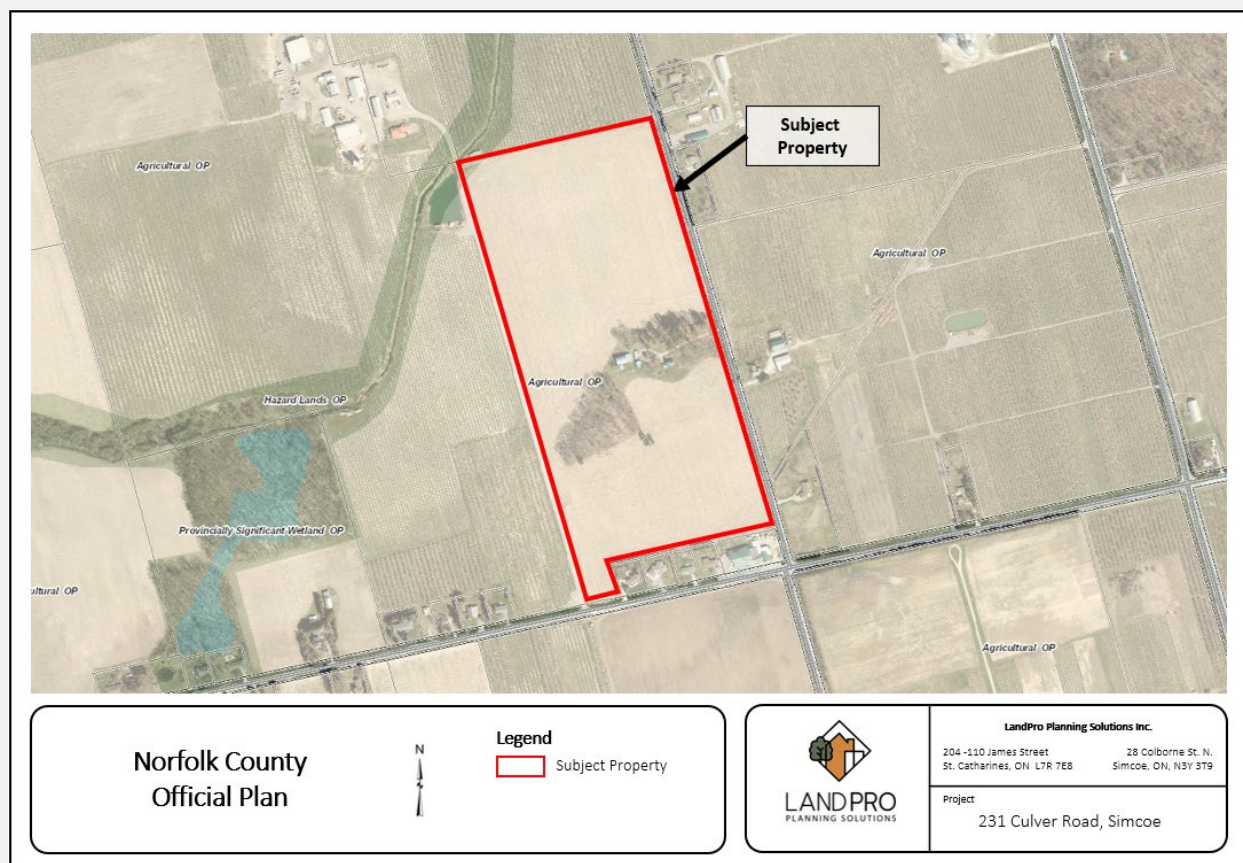
This application is consistent with the *Provincial Policy Statement*.

### 4.3 NORFOLK COUNTY OFFICIAL PLAN, 2021

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

The property is in a predominantly agricultural area of Norfolk County. The NCOP designates the property as "Agricultural". **Figure 3**, below, shows the property designation and surrounding land uses.

Figure 3: Norfolk County Official Plan



Surplus Farm Dwelling Severance (Consent) Application  
231 Culver Road, Simcoe

Table 1: Section 7.2.3 of the Norfolk County Official Plan

NCOP Policy	Comment
<b>7.2.3 Agricultural Lot Creation and Lot Adjustment Policies</b>	
<b>7.2.3.c)</b> Further to Sections 7.2.3(b), a consent to sever a currently habitable dwelling shall be subject to the following criteria:  <b>i)</b> the habitable dwelling shall be at least 10 years old at the date of application for a severance;	The existing dwelling is the original farmhouse and has existed for in excess of 10 years. Date of construction is unknown.
<b>ii)</b> the severed lot shall be of an appropriate size for the intended residential use, which shall be determined in the Zoning By-law, and shall minimize the amount of agricultural land removed from active production;	The proposed severance is made as small as possible to accommodate the dwelling and private servicing. Minimal active farmland will be removed from production.
<b>iii)</b> the severed lot shall be serviced by approved water supply and wastewater treatment facilities to be situated on the lot to be created;	The dwelling is serviced by a drilled well.  The existing septic system is not in good working order. We request that a condition of approval require the replacement of the septic system.
<b>v)</b> both the severed and retained lots shall be situated with frontage and safe and direct separate access onto a permanently maintained public road. Preference shall be given to locations on roads other than Provincial Highways or arterial roads;	Both severed and retained lots have frontage on Culver Road.  The retained lot also has frontage to Concession 14 Townsend.
<b>vii)</b> the severed lot shall comply with the minimum distance separation formulae;	In accordance with Guideline #6 of the Minimum Distance Separation Document prepared by OMAFRA, the MDS formulae is not required to be applied to existing livestock facilities or anaerobic digesters <b>beyond 750 metres</b> away.  Therefore, the severed lot complies with the MDS requirements and setbacks

The remnant agricultural parcel will not be permitted to have a new residential dwelling and it will remain as large in area as possible. A minimum area of 40 hectares is unattainable as the subject property was originally undersized (18.69ha).

Surplus Farm Dwelling Severance (Consent) Application  
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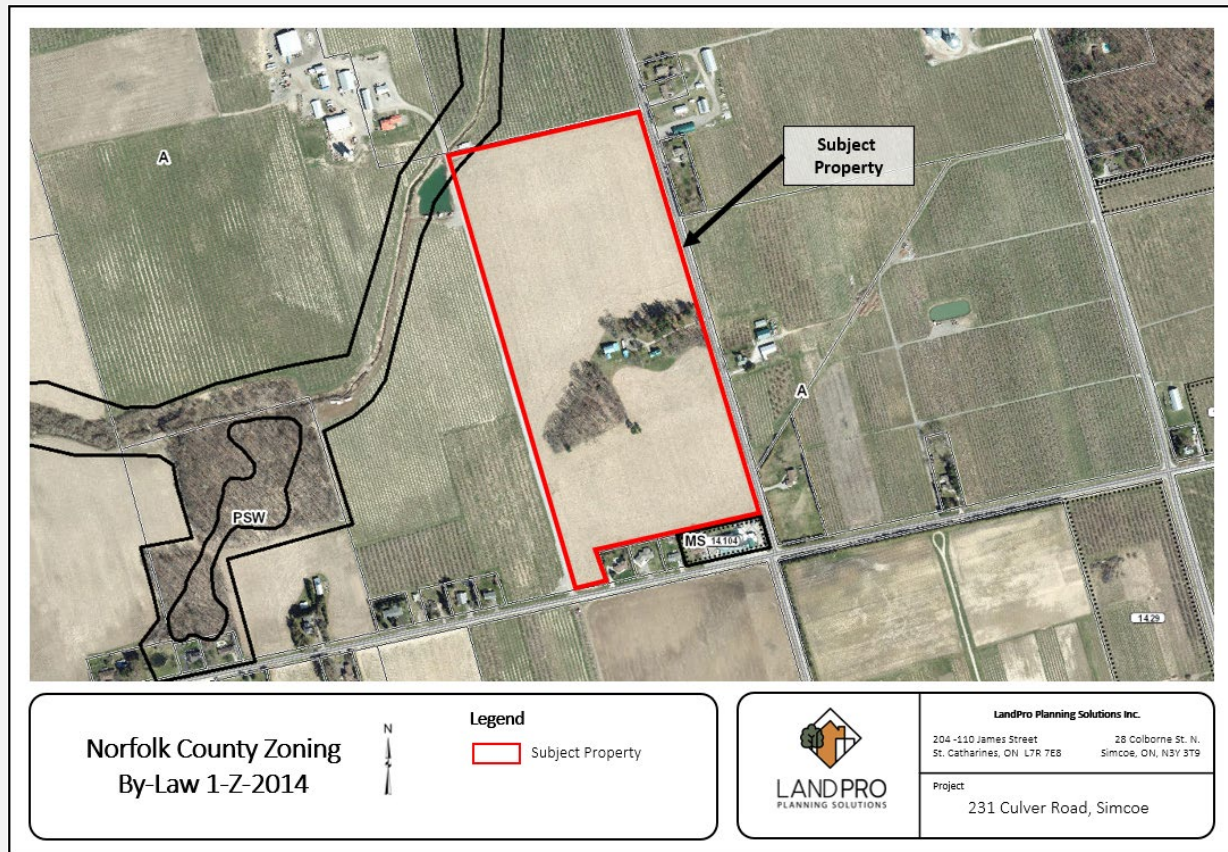
The proposed surplus farm dwelling severance conforms with the *Norfolk County Official Plan*.

#### 4.4 NORFOLK COUNTY ZONING BY-LAW 1-Z-2014

The *Norfolk County Zoning By-Law 1-Z-2014* is used to manage land use compatibility, character and appearance of communities; and to implement policies of the Official Plan.

The current zoning of the property is *Agricultural (A)*, as seen in **Figure 4** below. With the approval of this application, the remnant parcel will subsequently be rezoned to prohibit the construction of a new residential dwelling on the agricultural parcel. The existing zoning permits a detached dwelling and accessory buildings.

Figure 4: Norfolk County Zoning By-Law 1-Z-2014



There is no new construction proposed as part of this application.

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



Table 2: Norfolk County Zoning By-Law 1-Z-2014 - Agricultural Provisions

"A" Agricultural Zone			
Zone Provisions	Required	Proposed	Comment
Min. Lot Area (residential lot)	2000 m <sup>2</sup>	0.35ha (0.86ac)	Complies
Min Lot Area (agricultural lot)	40 ha	18.35 ha	Does Not Comply
Min. Lot Frontage	30 m	34.20 m	Complies
Min. Front Yard	13 m	71.03 m	Complies
Min. Interior Side Yard	9 m to dwelling 1.2 m to accessory structure	6.76 m	Complies
Min. Rear Yard	9 m	13.86 m	Complies
Max. Building Height	11 m	<11 m	Complies

As shown in Table 2 above, the proposed severance meets all required provisions set out by the Zoning By-law. Please note that the retained remnant lot area does not meet the required lot area in the agricultural zone, however, given the subject property was originally undersized zoning relief is not typically required by the County.

## 5 PLANNING ANALYSIS

The subject property is a large agricultural property with a farm cluster containing a residential dwelling and two (2) barns. The surplus farm dwelling severance proposes to sever the dwelling while excluding the two (2) barns to remain on the agricultural property. The intent of this consent application is to sever the surplus farm dwelling with associated servicing as these are surplus to the farm operations as a result of farm consolidation.

This application has regard to the purposes of the *Planning Act* in Section 1.1. This application also considers Section 2 and Section 51(24) of the *Planning Act*. The matters of provincial interest that this application has regard to are: a), b), c), e), f), g), h), l), m), n), and o).

Surplus Farm Dwelling Severance (Consent) Application  
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The *Provincial Policy Statement* permits the creation of a new lot on agricultural lands given that the residence is surplus to farming operations and resulted from a farm consolidation. The severed lot is limited in size to accommodate only the land required for the dwelling and associated servicing (drilled well and new septic). No new residential dwelling will be permitted on the agricultural property and the property remains as large in area as possible.

The *Norfolk County Official Plan* designates the property as Agricultural. As a result of farm consolidation, the dwelling is surplus to the farming operations and is intended to be severed through this application. The proposed severance conforms with the NCOP policies.

The severance meets the provisions outlined in the *Norfolk County Zoning By-law*. However, the remnant agricultural lot is originally undersized and does not meet the minimum lot area in the agricultural zone. There is no new construction proposed as part of this application.

The existing septic system is insufficient to continue servicing the dwelling. A new septic system will be installed upon approval of this application. Also, the dwelling and barns are connected to above-ground hydro lines. ***We request that this be addressed as a condition of approval.*** The retained barns will be disconnected from this hydro servicing and remain unserviced for farm storage purposes upon approval of this application.

This application has regard for the Planning Act, is consistent with the Provincial Policy Statement, and conforms to the Norfolk County Official Plan and Norfolk County's Zoning By-law.

## 6 CLOSING

It is our opinion that this application represents good planning and should be approved because the application:

1. Has regard to the *Planning Act*;
2. Is consistent with the *Provincial Policy Statement*;
3. Conforms to the *Norfolk County Official Plan*;
4. Conforms to the *Norfolk County Zoning By-Law*;

Please do not hesitate to contact the undersigned if you have any questions or concerns.

Surplus Farm Dwelling Severance (Consent) Application  
231 Culver Road, Simcoe

Sincerely,

LANDPRO PLANNING SOLUTIONS INC.



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Mitchell Baker, BES  
Planner | Project Manager



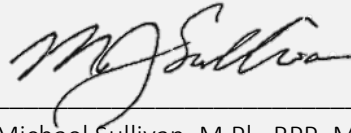
289-680-6134



[mitchell@landproplan.ca](mailto:mitchell@landproplan.ca)



[landproplan.ca](http://landproplan.ca)



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Michael Sullivan, M.Pl., RPP, MCIP  
President | Founder



289-687-3730



[mike@landproplan.ca](mailto:mike@landproplan.ca)



[landproplan.ca](http://landproplan.ca)

# 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](http://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



<b>Property Information</b>	
Municipal Address	231 Culver Rd, Townsend
Assessment Roll Number	
Date of Evaluation	December 20, 2023

<b>Evaluators Information</b>	
Evaluators Name:	Neil Montague
Company Name:	Neil Montague Construction Ltd.
Address:	2461 Hwy #3, Jarvis NOA 1J0
Phone:	519-587-4173
Email	admin@montagueconstruction.com
BCIN #	11677
<b>Purpose of Evaluation</b>	<input type="checkbox"/> Consent <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Building Permit Application <input type="checkbox"/> Minor Variance <input checked="" type="checkbox"/> Other <u>Severance</u>
<b>Building Information</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural

Gross building area: (m <sup>2</sup> ):	118.6 m <sup>2</sup>
Number of bedrooms:	3
Number of fixture units:	17
Daily Design Flow: (Litres)	1600
Is the building currently occupied?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?

<b>Site Evaluation</b>	
Soil type, percolation time (T)	est. 6-8
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

<b>System Description</b>			
<input type="checkbox"/> Class 1 - Privy <input type="checkbox"/> Class 2- Greywater <input type="checkbox"/> Class 3 - Cesspool <input type="checkbox"/> Class 4 - Leaching Bed <input type="checkbox"/> Class 5 - Holding Tank			
<b>Type of leaching bed. Class 4 -Leaching Bed only - Complete &amp; attach Worksheet E</b>			
<input 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	
<b>Existing Tank Size (litres):</b>			
<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)		
<b>Setbacks (metres)</b>	<b>Tank</b>	<b>Distribution Pipe</b>	
Distance to buildings & structures	1.5m	9m	
Distance to bodies of water	> 100m	> 100m	
Distance to nearest well	> 15m	> 15m	
Distance to proposed property lines	Front: 75m Rear: 25m	Left: 4m Right: 25m	Front: 75 Rear: 25 Left: Post Proposed Right: 34 PL

## 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)				1600

B) Plus Additional Flow for:				
<b>Note:</b> 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 <sup>2</sup> over 200m <sup>2</sup> up to 400m <sup>2</sup>		100	
	Floor space for each 10m <sup>2</sup> over 400m <sup>2</sup> up to 600m <sup>2</sup>		75	
	Floor space for each 10m <sup>2</sup> over 600m <sup>2</sup>		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		=	
Bathtub only(with or without shower)	1.5	X	1	=	1.5
Shower stall	1.5	X		=	
Wash basin / Lavatory (1.5 inch trap)	1.5	X		=	
Water closet (toilet) tank operated	4.0	X	2	=	8
Bidet	1.0	X		=	
Dishwasher	1.0	X		=	
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	4	=	6
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:					17

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
<b>Note:</b> 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)
<b>Residential Occupancy</b> house, apartment, camp for housing of workers	1600 X 2 =	3600 min.
<b>All Other Occupancies</b>	X 3 =	
<b>Holding Tank</b>	X 7 =	



# Worksheet E: Leaching Bed Calculations (Class 4)

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

## ☐ A. Absorption Trench

Total length of distribution pipe

Existing tile bed

Conventional  $(Q \times T) \div 200 =$  \_\_\_\_\_ m

Type I leaching chambers  $(Q \times T) \div 200 =$  \_\_\_\_\_ m

Type II leaching chambers  $(Q \times T) \div 300 =$  \_\_\_\_\_ m

Configured as: 1 runs of 6 m Total: 6m 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, or 100) = \_\_\_\_\_ m<sup>2</sup>

Configured as: \_\_\_\_\_ m x \_\_\_\_\_ m

Number of beds \_\_\_\_\_

Number of runs: \_\_\_\_\_ Spacing of runs: \_\_\_\_\_ m

Contact Area: ( \_\_\_\_\_ (Q) X \_\_\_\_\_ (T))  $\div$  850 = \_\_\_\_\_ m<sup>2</sup>

## ☐ C. Shallow Buried Trench

Percolation time  
(T) of soil in  
minutes:

Length of  
distribution pipe  
(metres)

$1 < T \leq 20$

$Q \div 75$  metres

$20 < T \leq 50$

$Q \div 50$  metres

$50 < T < 125$

$Q \div 30$  metres

(L) = \_\_\_\_\_ (Q)  $\div$  \_\_\_\_\_ (75, 50, 30) = \_\_\_\_\_ m

Configured as: \_\_\_\_\_ runs of \_\_\_\_\_ m Total: \_\_\_\_\_ m

## ☐ D. Advance Treatment System

Provide description of system.

## ☐ E. Type A Dispersal Bed

### Stone Layer

If  $Q \leq 3000$  litres per day, use  $Q \div 75$

If  $Q > 3000$  litres per day, use  $Q \div 50$

### Sand Layer

$1 < T \leq 15$  use  $(Q \times T) \div 850$

$T > 15$  use  $(Q \times T) \div 400$

Stone Layer = \_\_\_\_\_ (Q)  $\div$  \_\_\_\_\_ (75 or 50) = \_\_\_\_\_ m<sup>2</sup>

Sand Layer = ( \_\_\_\_\_ (Q) x \_\_\_\_\_ (T))  $\div$  (850 or 400) = \_\_\_\_\_ m<sup>2</sup>

## ☐ F. Type B Dispersal Bed

Area =  $(Q \times T) \div 400$

Linear Loading Rate (LLR)

$T < 24$  minutes, use 50 L/min

If  $T \geq 24$  minutes, use 40 L/min

Area = ( \_\_\_\_\_ (Q) x \_\_\_\_\_ (T))  $\div$  400 = \_\_\_\_\_ m<sup>2</sup>

Pump chamber capacity = \_\_\_\_\_ L

Length  $(Q \div \text{LLR}) =$  \_\_\_\_\_ m

Bed configuration = \_\_\_\_\_ m x \_\_\_\_\_ m = \_\_\_\_\_ m<sup>2</sup>

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.

> 2m to water  
> 5m to rock

Original grade

0.5m

1.0m

1.5m

Soil and subgrade investigation.  
Indicate soil types

Topsoil

Sand

### 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.

New system required

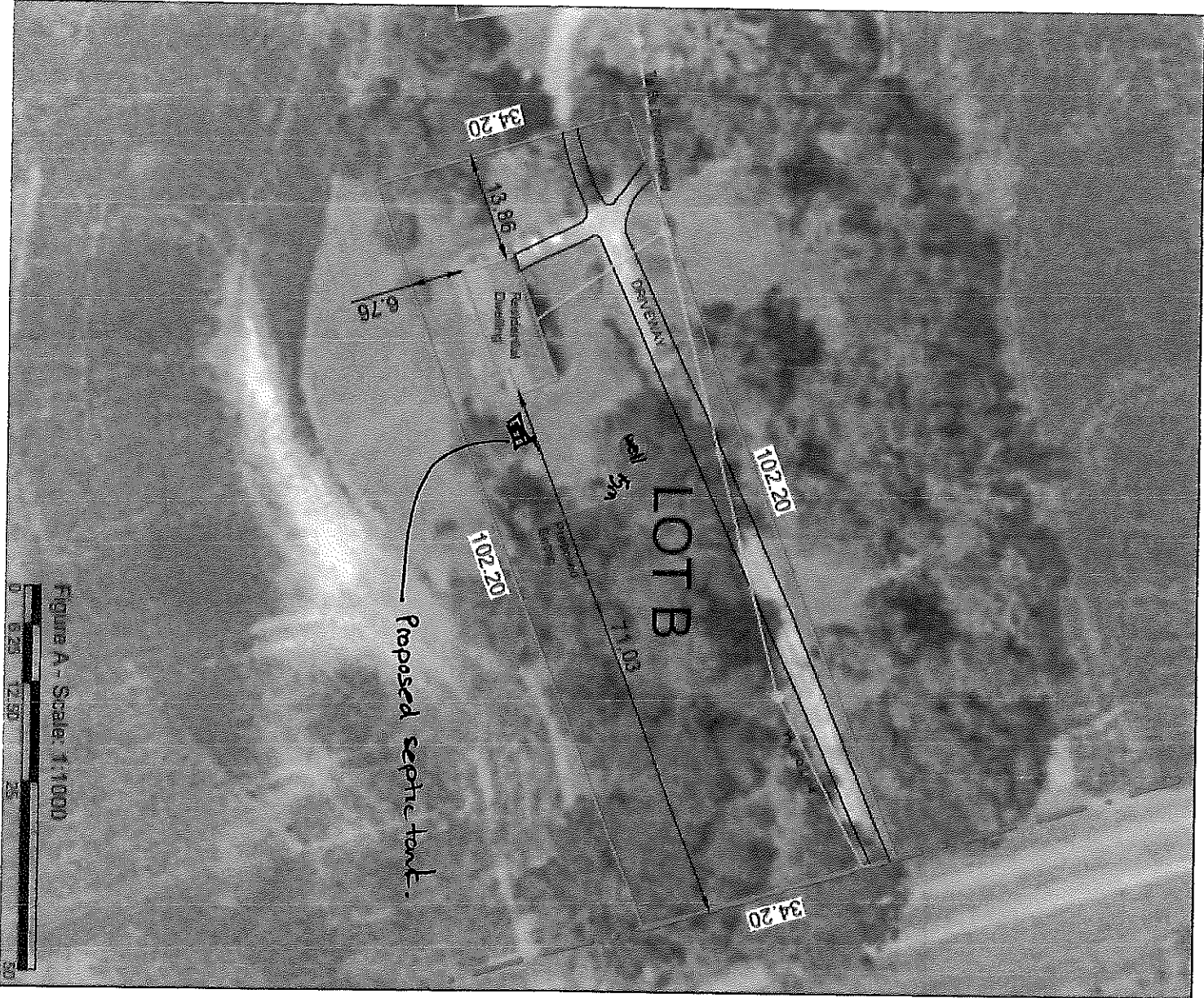
## Worksheet G: Septic Plot Plan

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.

\* Attached.

Proposed location of new septic system + septic tank



## Overall System Rating

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

Additional Comments:

The current system will need to be replaced for any future use.

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.

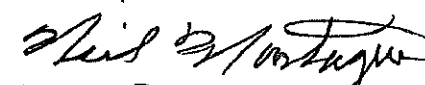
I, Marshall Schaefer (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.

Owners Signature: 

Date: December 21/23

### Evaluator:

I, Neil Montague 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: December 21, 2023

## Building Department Review

Comments:

Building Inspectors Name:

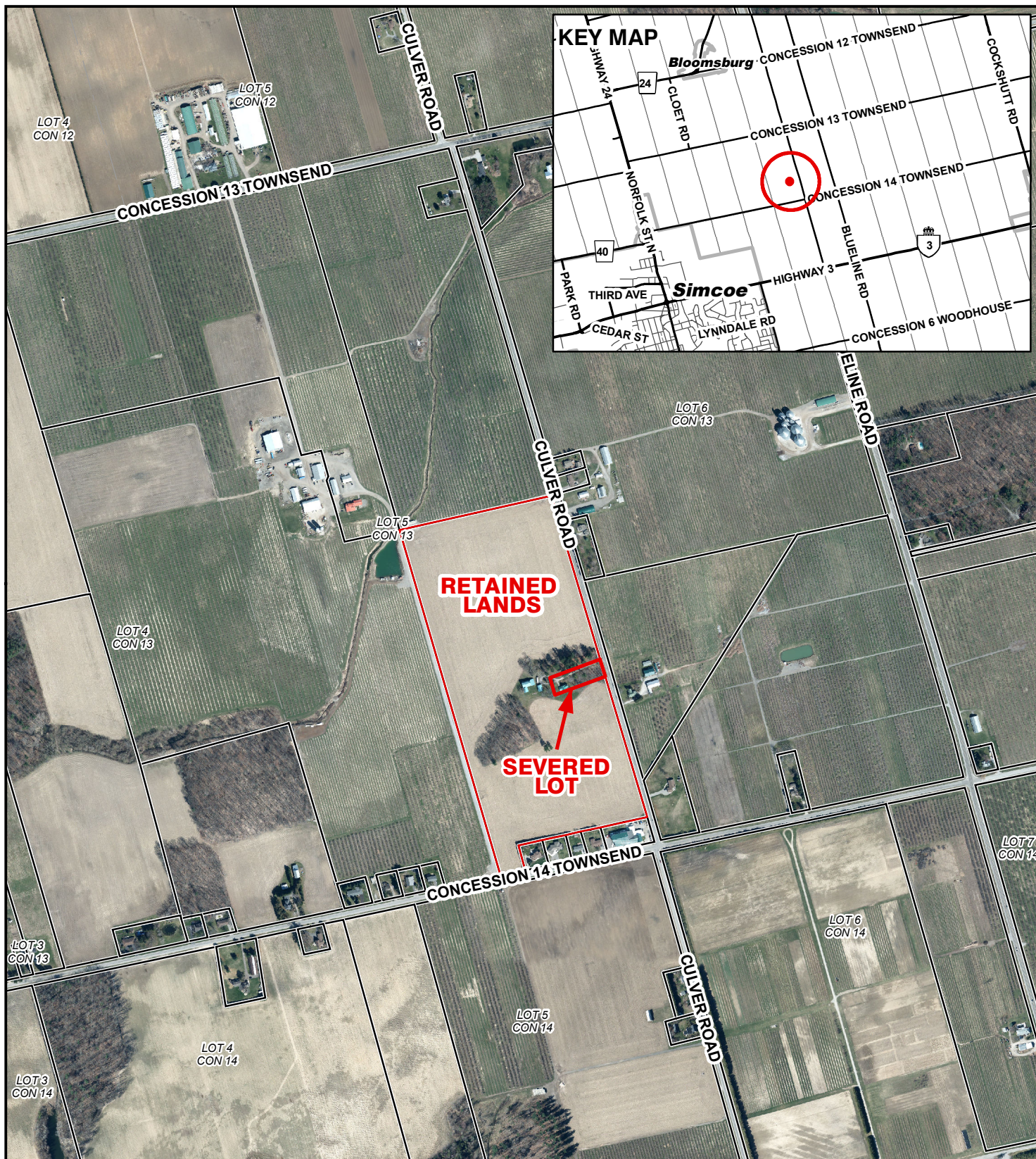
Building Inspector Signature:

Date:



CONTEXT MAP

Geographic Township of TOWNSEND

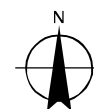


Legend

- Subject Lands
- Lands Owned

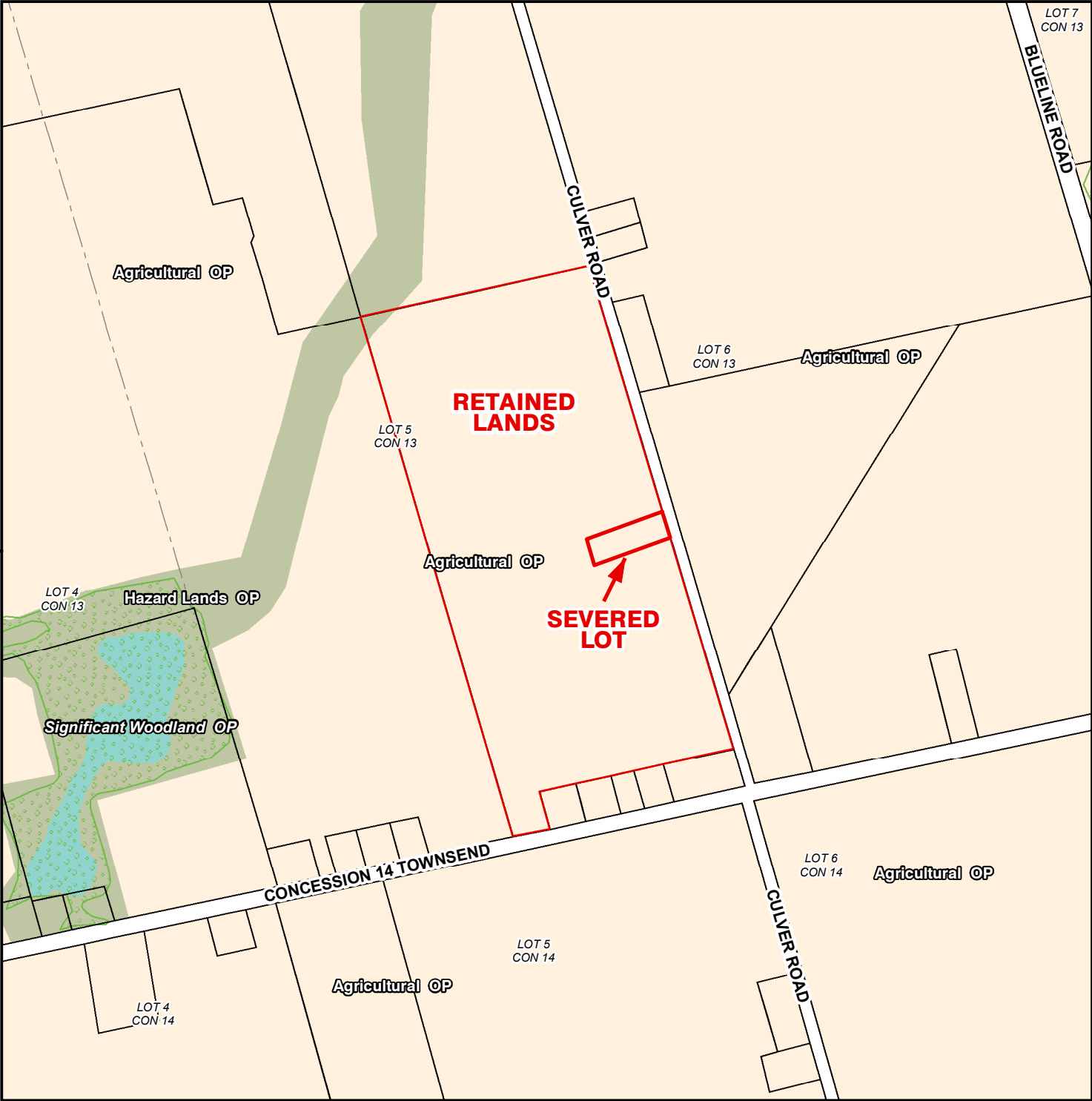
2020 Air Photo

1/29/2024





75 37.5 0 75 150 225 300 Meters









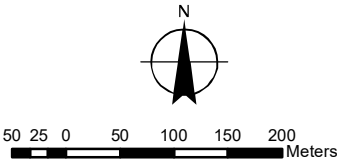
**Legend**

-  Subject Lands
-  Lands Owned

**Official Plan Designations**

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

1/29/2024

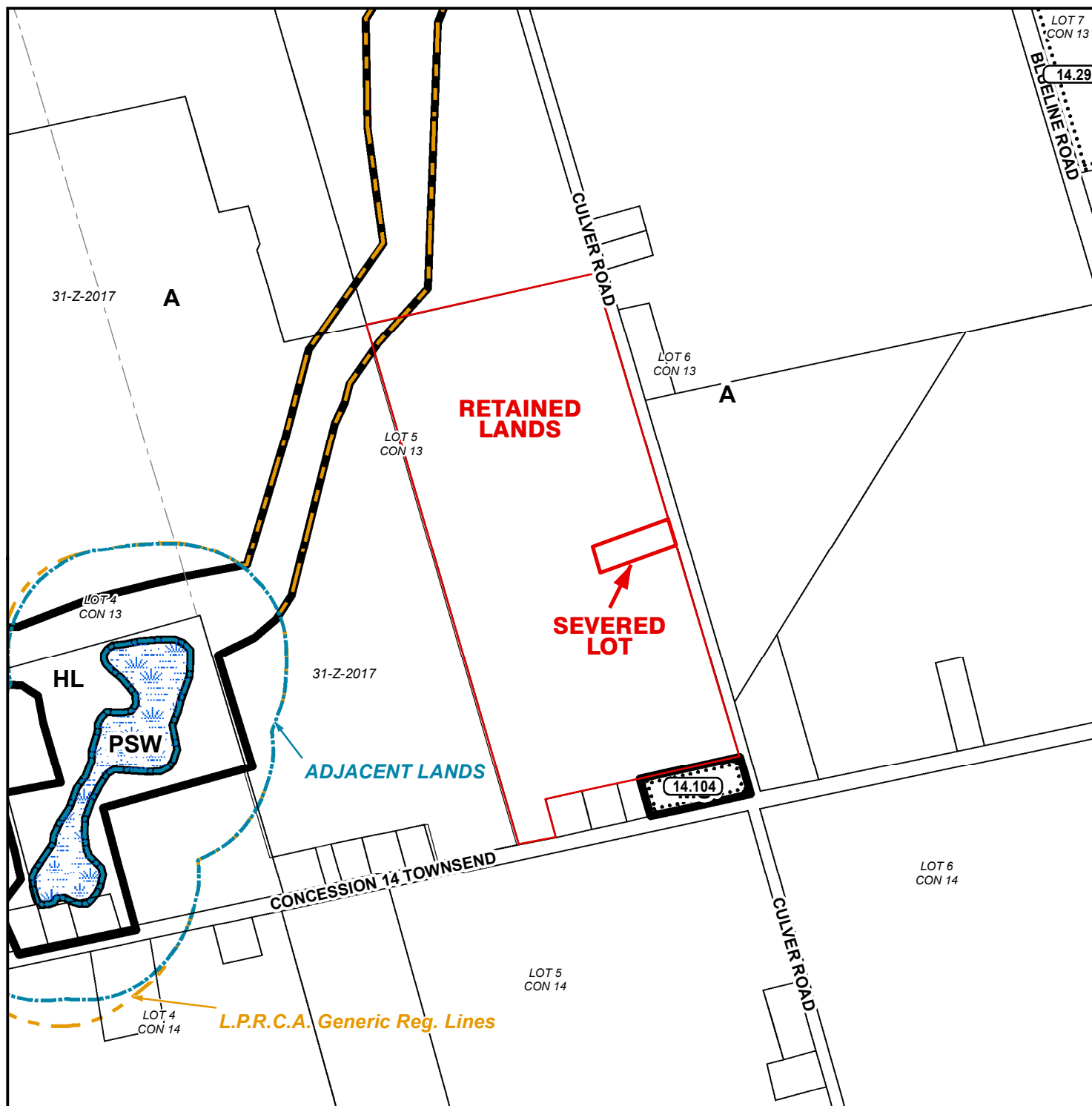


# MAP C

## ZONING BY-LAW MAP

Geographic Township of TOWNSEND

BNPL2023365



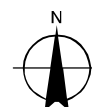
### LEGEND

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

ZONING BY-LAW 1-Z-2014

1/29/2024

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



50 25 0 50 100 150 200 Meters



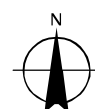
## Geographic Township of TOWNSEND



☐ Subject Lands

☐ Lands Owned

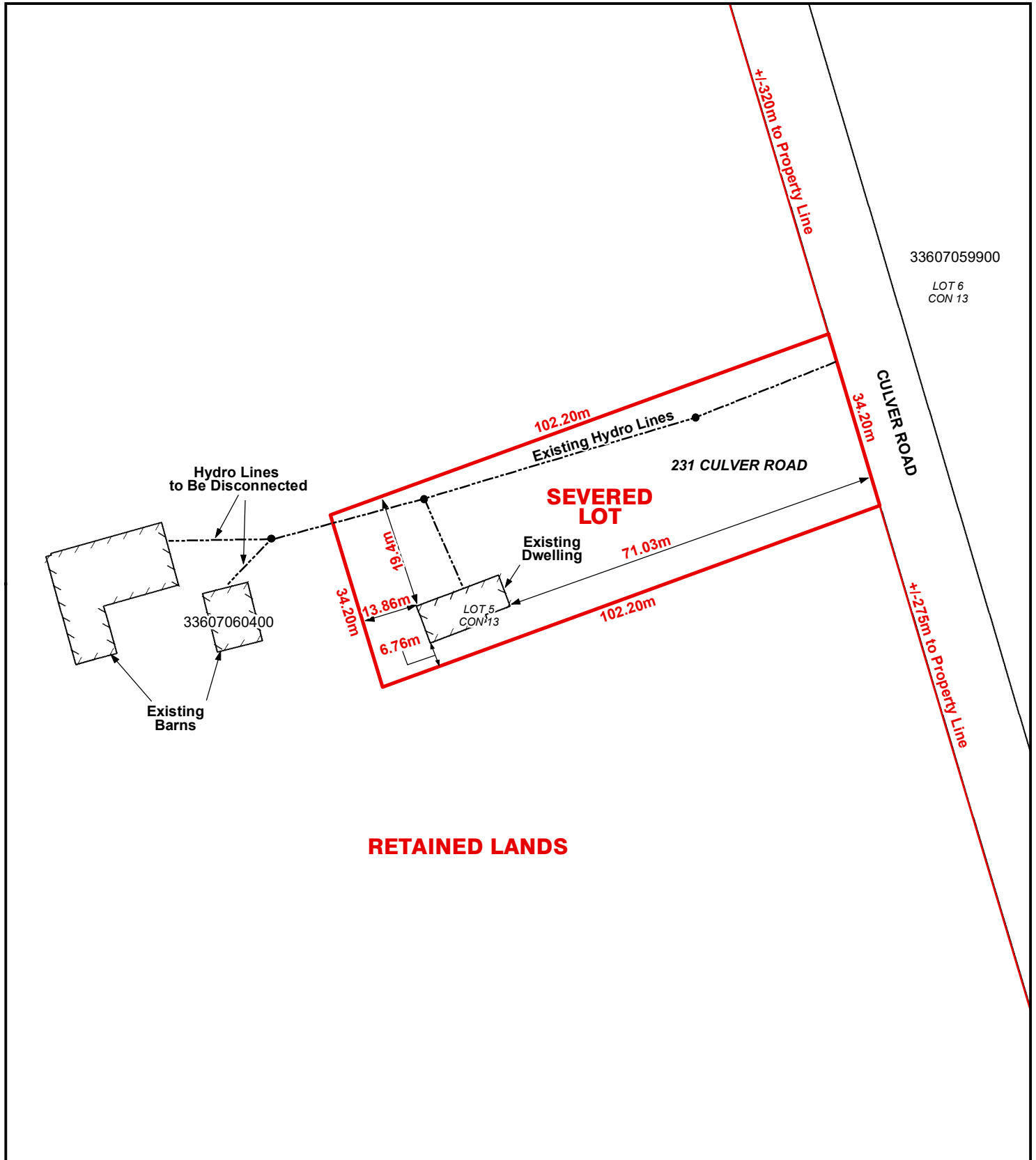
1/29/2024



8 4 0 8 16 24 32 Meters

## CONCEPTUAL PLAN

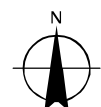
Geographic Township of TOWNSEND



### Legend

- Subject Lands
- Lands Owned

1/29/2024



8 4 0 8 16 24 32 Meters