

## Committee of Adjustment Application to Planning Department

### Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed 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 Norfolk County User Fees By-Law.

**Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.**

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application [committee.of.adjustment@norfolkcounty.ca](mailto:committee.of.adjustment@norfolkcounty.ca). Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are 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.

Please review all of the important information summarised below.

### Before your Application is Submitted

A pre-consultation meeting is not usually 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 communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: [www.norfolkcounty.ca/planning](http://www.norfolkcounty.ca/planning)

## **After Your Application is Submitted**

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. 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. 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 may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

## **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or [Committee.of.Adjustment@NorfolkCounty.ca](mailto:Committee.of.Adjustment@NorfolkCounty.ca)



**For Office Use Only:**

|                          |                      |                             |                    |
|--------------------------|----------------------|-----------------------------|--------------------|
| File Number              | <u>BNPL2024112</u>   | Application Fee             | <u>6,105.00</u>    |
| Related File Number      | <u>N/A</u>           | Conservation Authority Fee  | <u></u>            |
| Pre-consultation Meeting | <u>N/A</u>           | Well & Septic Info Provided | <u>Yes</u>         |
| Application Submitted    | <u>April 3, 2024</u> | Planner                     | <u>Hanne Yager</u> |
| Complete Application     | <u>May 3, 2024</u>   | Public Notice Sign          | <u></u>            |

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**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:** \_\_\_\_\_**A. Applicant Information****Name of Owner** \_\_\_\_\_

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 \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

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

Email \_\_\_\_\_

**Name of Applicant** \_\_\_\_\_

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

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

Email \_\_\_\_\_

**Name of Agent**

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☐ Owner

☐ Agent

☐ Applicant

X

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

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

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

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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:

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:

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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.

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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:

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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:

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

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9. Existing use of abutting properties:

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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:

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### 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                    |          |           |           |          |            |
| Lot depth                       |          |           |           |          |            |
| Lot width                       |          |           |           |          |            |
| Lot area                        |          |           |           |          |            |
| Lot coverage                    |          |           |           |          |            |
| Front yard                      |          |           |           |          |            |
| Rear yard                       |          |           |           |          |            |
| Height                          |          |           |           |          |            |
| Left Interior side yard         |          |           |           |          |            |
| Right Interior side yard        |          |           |           |          |            |
| Exterior side yard (corner lot) |          |           |           |          |            |
| Parking Spaces (number)         |          |           |           |          |            |
| Aisle width                     |          |           |           |          |            |
| Stall size                      |          |           |           |          |            |
| Loading Spaces                  |          |           |           |          |            |
| Other                           |          |           |           |          |            |

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

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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: \_\_\_\_\_

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Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**X 5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

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

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

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



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

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

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

**D. All Applications: Previous Use of the Property**

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_

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:

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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:

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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:

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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

- |                                                |                                                 |
|------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells         |
| <input type="checkbox"/> Individual wells      | <input type="checkbox"/> Other (describe below) |
- 

### Sewage Treatment

- |                                                                         |                                                 |
|-------------------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Municipal sewers                               | <input type="checkbox"/> Communal system        |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
- 

### Storm Drainage

- |                                                 |                                       |
|-------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> Storm sewers           | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) |                                       |
- 

2. Existing or proposed access to subject lands:

- |                                         |                                                 |
|-----------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road  | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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## 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?

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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.

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## **H. Supporting Material to be submitted by Applicant**

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

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

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

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

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

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

### 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

JP 134

Owner/Applicant/Agent Signature

April 2/24

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.

X

I/We Leiden Farms 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.

X

JP 134

Owner

April 2/24

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, 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

M. Baker  
Owner/Applicant/Agent Signature

In ONTARIO

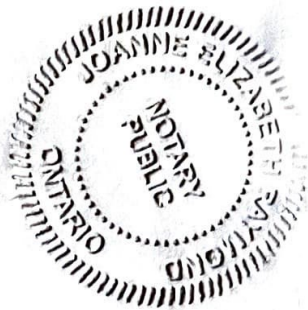
This 1<sup>st</sup> day of FEBRUARY

A.D., 20 24

[Signature]  
A Commissioner, etc.

JOANNE ELIZABETH RAYMOND  
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.

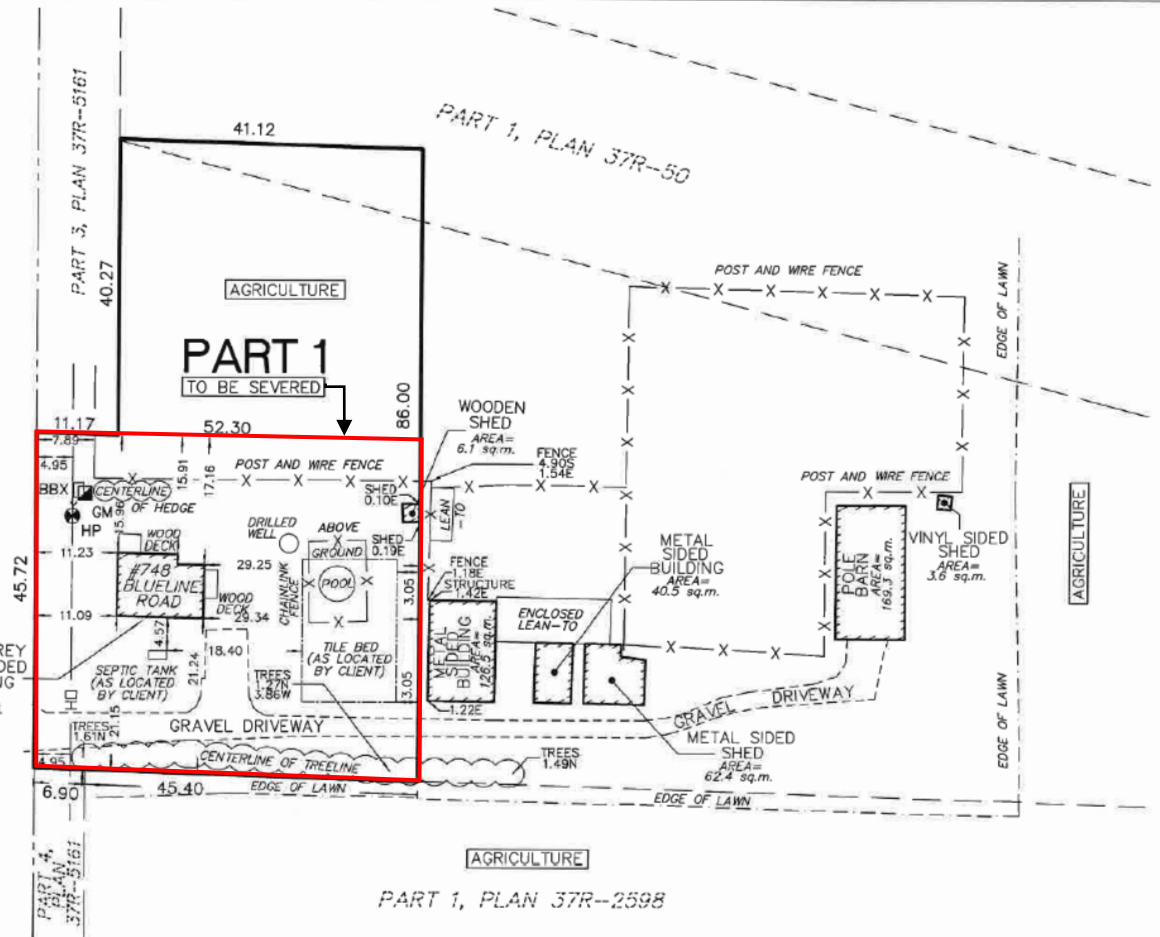
Walk-In Notary  
22 King Street South, 3rd floor  
Waterloo, ON., N2J 1N8  
226-899-4479  
www.walkinnotary.com







BLUELINE ROAD





# **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,

| Property Information   |                          |
|------------------------|--------------------------|
| Municipal Address      | 748 BLUELINE RD., SIMCOE |
| Assessment Roll Number |                          |
| Date of Evaluation     | 2024 - 02 -17            |

| Evaluators Information |                                                                                                                                                                                                                                                                   |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Evaluators Name:       | JERRY MOYER                                                                                                                                                                                                                                                       |
| Company Name:          | LARRY'S BACKHOE SERVICE LTD.                                                                                                                                                                                                                                      |
| Address:               | 3018 Hwy. # 6 Jarvis, Ont. N0A 1J0                                                                                                                                                                                                                                |
| Phone:                 | 519-587-2601                                                                                                                                                                                                                                                      |
| Email                  | larrysbackhoe01@gmail.com                                                                                                                                                                                                                                         |
| BCIN #                 | 15737                                                                                                                                                                                                                                                             |
| Purpose of Evaluation  | <input type="checkbox"/> Consent <input type="checkbox"/> Site Plan<br><input type="checkbox"/> Zoning <input type="checkbox"/> Building Permit Application<br><input type="checkbox"/> Minor Variance <input checked="" type="checkbox"/> Other <u>SEVERANCE</u> |
| Building Information   | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial<br><input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural                                                                                                  |

|                                         |                                                                                      |
|-----------------------------------------|--------------------------------------------------------------------------------------|
| Gross building area: (m <sup>2</sup> ): | 140 m <sup>2</sup>                                                                   |
| Number of bedrooms:                     | 3                                                                                    |
| Number of fixture units:                | 12.5                                                                                 |
| Daily Design Flow: (Litres)             | 1600 L/DAY                                                                           |
| Is the building currently occupied?     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long? |

| Site Evaluation                 |                                                                                                           |
|---------------------------------|-----------------------------------------------------------------------------------------------------------|
| Soil type, percolation time (T) | >50 min/cm                                                                                                |
| 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:  | OVERCAST, 3°C                                                                                             |

| 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): 3150 L                                                                                                                                                                                                          |                                                                                           |                                                                                                                  |                                              |
| <input checked="" type="checkbox"/> Pre-cast Concrete<br><input type="checkbox"/> Wood                                                                                                                                                       | <input type="checkbox"/> Plastic<br><input type="checkbox"/> Other (specify):             | <input type="checkbox"/> Fibreglass<br>Pump: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                              |
| <input checked="" type="checkbox"/> In ground system                                                                                                                                                                                         | <input type="checkbox"/> Raised Bed system<br>Height raised above original grade (metres) |                                                                                                                  |                                              |
| Setbacks (metres)                                                                                                                                                                                                                            | Tank                                                                                      |                                                                                                                  | Distribution Pipe                            |
| Distance to buildings & structures                                                                                                                                                                                                           | 1.5m                                                                                      |                                                                                                                  | 5m                                           |
| Distance to bodies of water                                                                                                                                                                                                                  | >30m                                                                                      |                                                                                                                  | >30m                                         |
| Distance to nearest well                                                                                                                                                                                                                     | >15m                                                                                      |                                                                                                                  | >15m                                         |
| Distance to proposed property lines                                                                                                                                                                                                          | Front: <u>16m</u><br>Rear: <u>30m</u>                                                     | Left: <u>23m(N)</u><br>Right: <u>17m(S)</u>                                                                      | Front: <u>3m</u><br>Rear: <u>30m</u>         |
|                                                                                                                                                                                                                                              |                                                                                           |                                                                                                                  | Left: <u>28m(N)</u><br>Right: <u>9.8m(s)</u> |



## 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       | 1600L |
|                          | 4 Bedrooms | 2000       |       |
|                          | 5 Bedrooms | 2500       |       |
| Subtotal (A)             |            |            | 1600L |

| B) Plus Additional Flow for:                                                                                                        |                                                                                      |          |            |       |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------|------------|-------|
| <b>Note:</b><br>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<br>(Total of Worksheet B - 20 = Quantity)    |          | 50         |       |
| Subtotal (B)                                                                                                                        |                                                                                      |          |            | N/A   |
| Subtotal A+B=Daily Design Flow (Q)                                                                                                  |                                                                                      |          |            | 1600L |

## 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         | 1 | = | 1.5   |
| Water closet (toilet) tank operated                                                                                 | 4.0   | X         | 1 | = | 4.0   |
| Bidet                                                                                                               | 1.0   | X         |   | = |       |
| Dishwasher                                                                                                          | 1.0   | X         | 1 | = | 1.0   |
| Floor Drain (3 inch trap)                                                                                           | 3.0   | X         |   | = |       |
| Sink<br>(with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap) | 1.5   | X         | 1 | = | 1.5   |
| Domestic washing machine                                                                                            | 1.5   | X         | 1 | = | 1.5   |
| Combination sink and laundry tray single or double<br>(installed on 1.5 inch trap)                                  | 1.5   | X         | 1 | = | 1.5   |
| Other:                                                                                                              |       |           |   |   |       |
| Total Number of Fixture Units:                                                                                      |       |           |   |   | 12.5  |

1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.

## Worksheet C: Other occupancies types

| Camp for the Housing of Workers                                                                                         | Number of Employees | (Q) Litres | Total |
|-------------------------------------------------------------------------------------------------------------------------|---------------------|------------|-------|
| <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<br>Example: number of seats, per floor area,<br>number of employees/students | Volume<br>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><br>house, apartment,<br>camp for housing of workers | 1600 L/DAY            | 3200L<br>(3600L min as<br>per O.B.C.)<br>3150 existing |
| <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 | <b>Conventional</b> $(Q \times T) \div 200 = \frac{1600 \times 50}{200} = 400$ m<br><b>Type I leaching chambers</b> $(Q \times T) \div 200 = \frac{\quad}{\quad}$ m<br><b>Type II leaching chambers</b> $(Q \times T) \div 300 = \frac{\quad}{\quad}$ m<br><b>Configured as:</b> <u>4</u> runs of <u>15m</u> m Total: <u>60m EXISTING</u> m |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## ☐ B. Filter Bed

|                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Effective Area</b><br>If $Q \leq 3000$ litres per day use $Q \div 75$<br>If $Q > 3000$ litres per day use $Q \div 50$<br>Level II-IV treatment units,<br>use $Q \div 100$<br><b>Distribution Pipe</b><br><b>Contact Area = <math>(Q \times T) \div 850</math></b><br><b>Mantel (see Part 1)</b> | <b>Effective area:</b> $\frac{\quad}{\quad} (Q) \div \frac{\quad}{\quad} (75, 50, \text{ or } 100) = \frac{\quad}{\quad} \text{ m}^2$<br><b>Configured as:</b> $\frac{\quad}{\quad} \text{ m} \times \frac{\quad}{\quad} \text{ m}$<br><b>Number of beds</b> $\frac{\quad}{\quad}$<br><br><b>Number of runs:</b> $\frac{\quad}{\quad}$ <b>Spacing of runs:</b> $\frac{\quad}{\quad} \text{ m}$<br><b>Contact Area:</b> $(\frac{\quad}{\quad} (Q) \times \frac{\quad}{\quad} (T)) \div 850 = \frac{\quad}{\quad} \text{ m}^2$ |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## ☐ C. Shallow Buried Trench

|                                                       |                                                                |                                                                                                                                                                                                                                     |
|-------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Percolation time (T) of soil in minutes:              | Length of distribution pipe (metres)                           | $(L) = \frac{\quad}{\quad} (Q) \div \frac{\quad}{\quad} (75, 50, 30) = \frac{\quad}{\quad} \text{ m}$<br><b>Configured as:</b> $\frac{\quad}{\quad}$ runs of $\frac{\quad}{\quad} \text{ m}$ Total: $\frac{\quad}{\quad} \text{ m}$ |
| $1 < T \leq 20$<br>$20 < T \leq 50$<br>$50 < T < 125$ | $Q \div 75$ metres<br>$Q \div 50$ metres<br>$Q \div 30$ metres |                                                                                                                                                                                                                                     |

## ☐ D. Advance Treatment System

|                                |
|--------------------------------|
| Provide description of system. |
|--------------------------------|

## ☐ E. Type A Dispersal Bed

|                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stone Layer</b><br>If $Q \leq 3000$ litres per day, use $Q \div 75$<br>If $Q > 3000$ litres per day, use $Q \div 50$<br><b>Sand Layer</b><br>$1 < T \leq 15$ use $(Q \times T) \div 850$<br>$T > 15$ use $(Q \times T) \div 400$ | <b>Stone Layer =</b> $\frac{\quad}{\quad} (Q) \div \frac{\quad}{\quad} (75 \text{ or } 50) = \frac{\quad}{\quad} \text{ m}^2$<br><br><b>Sand Layer =</b> $(\frac{\quad}{\quad} (Q) \times \frac{\quad}{\quad} (T)) \div (850 \text{ or } 400) = \frac{\quad}{\quad} \text{ m}^2$ |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## ☐ F. Type B Dispersal Bed

|                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Area = <math>(Q \times T) \div 400</math></b><br><b>Linear Loading Rate (LLR)</b><br>$T < 24$ minutes, use 50 L/min<br>If $T \geq 24$ minutes, use 40 L/min | <b>Area =</b> $(\frac{\quad}{\quad} (Q) \times \frac{\quad}{\quad} (T)) \div 400 = \frac{\quad}{\quad} \text{ m}^2$<br><b>Pump chamber capacity =</b> $\frac{\quad}{\quad} \text{ L}$<br><b>Length <math>(Q \div \text{LLR}) =</math></b> $\frac{\quad}{\quad} \text{ m}$<br><b>Bed configuration =</b> $\frac{\quad}{\quad} \text{ m} \times \frac{\quad}{\quad} \text{ m} = \frac{\quad}{\quad} \text{ m}^2$<br><b>Number of Beds =</b> $\frac{\quad}{\quad}$ |
| <b>Distribution Pipe</b>                                                                                                                                       | <b>Configured as:</b> $\frac{\quad}{\quad}$ runs of $\frac{\quad}{\quad} \text{ m}$ Total: $\frac{\quad}{\quad} \text{ m}$                                                                                                                                                                                                                                                                                                                                      |

## 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.

>1.5 m

Original grade

0.5m

1.0m

1.5m

Soil and subgrade investigation.

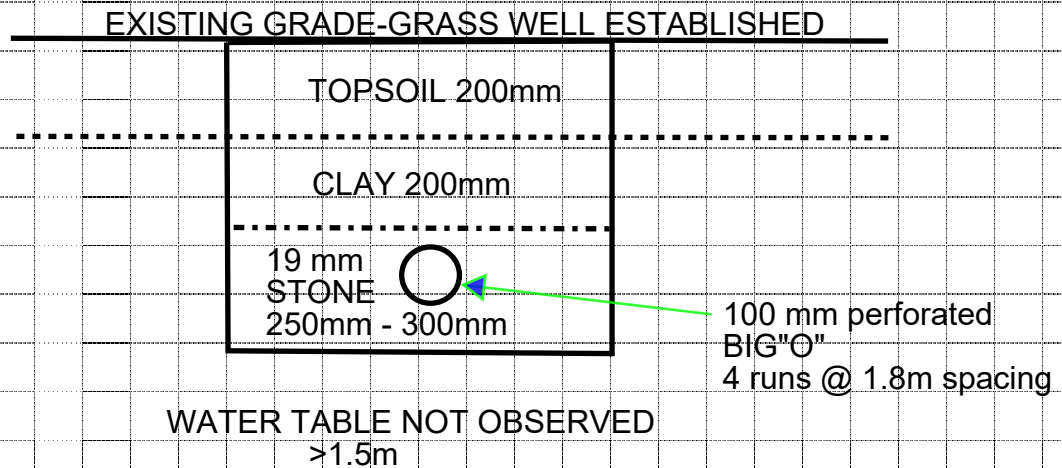
Indicate soil types

TOPSOIL

CLAY

**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.



# 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.

PLEASE SEE ATTACHED DRAWING



## Overall System Rating

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

### Additional Comments:

Although the system would not be up to current code, it appears to be working well. The stone in the trenches contain very little biomat and is relatively clean. There is no evidence of any breakout and no odour was present on any of my visits. Every trench had a little moisture present so I believe that each trench is receiving effluent.

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, PAUL BREEDYK (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:

### Evaluator:

I, JERRY MOYER 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: 2024 02 24

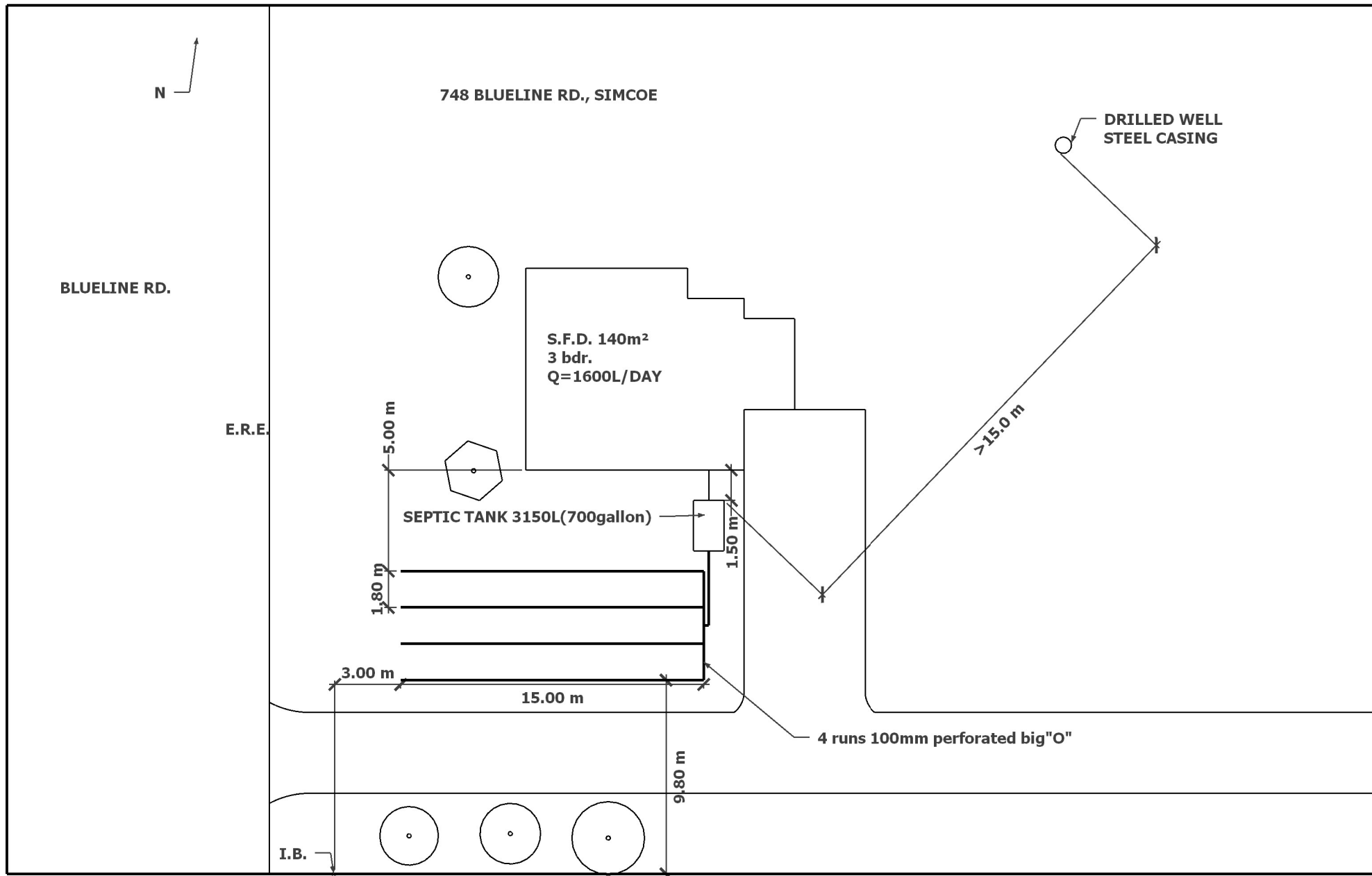
## Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



April 3, 2024

Ms. Sherry Mott  
Secretary-Treasurer, Committee of Adjustment  
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  
748 Blueline Road, Simcoe, Norfolk

## 1 INTRODUCTION

LandPro Planning Solutions Inc. ("Agent") was retained by Mr. Paul Breedyk ("Applicant") to act as their agent for this consent application for their property located at 748 Blueline Road, Simcoe, Norfolk County or legally described as WDH CON 4 PT LOT 7 REG.

### 1.1 PURPOSE

The accompanying application seeks permission to sever the existing surplus dwelling as a result of farm consolidation while retaining the barn, outbuildings and outdoor storage area on the farm.

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

## 2 SITE LOCATION & CONTEXT

The subject property is located at 748 Blueline Road, Simcoe, Norfolk County. The property is located on the east side of Blueline Road, north of Lynn Valley Road and to the west of Cockshutt Road.

### 2.1 SUBJECT PROPERTY

The property is currently used for agricultural purposes with the farm cluster located in the southwest portion of the property, which contains the existing dwelling, a shed, an outdoor pool, a barn, and various outbuildings with outdoor storage of farm equipment.

Surplus Farm Dwelling Severance (Consent) Application  
748 Blueline Road, Simcoe

The property is generally flat with some hazard lands further in the middle traversing in the west-east direction.

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

*Table 1 - Property Dimensions*

| Item         | Dimension              |
|--------------|------------------------|
| Lot Frontage | +/- 217.4m (irregular) |
| Lot Depth    | +/- 604.4m (irregular) |
| Lot Area     | +/- 16.24ha (40.14ac)  |

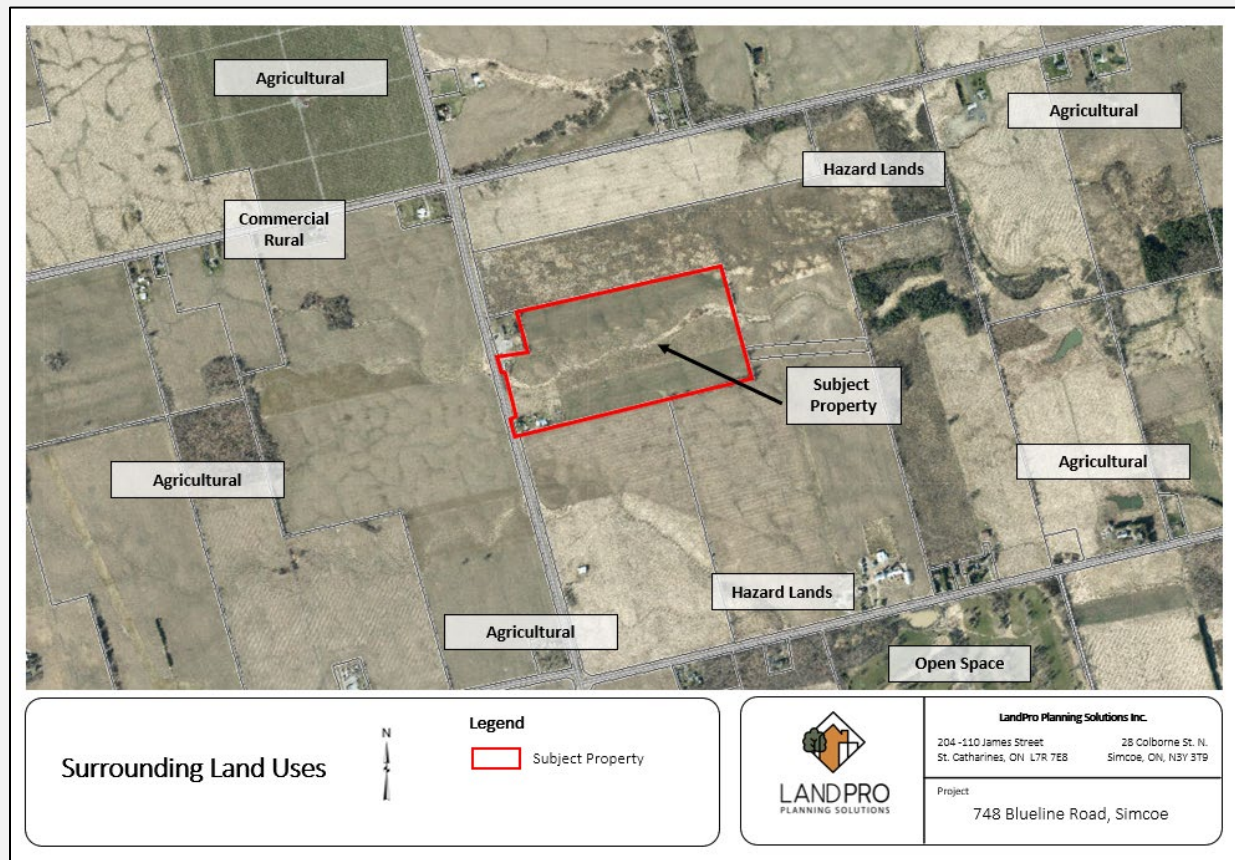
## 2.2 SURROUNDING LAND USES

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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/ Hazard Lands                  |
| South | = | Agricultural/Hazard Lands/ Open Space       |
| East  | = | Agricultural/Hazard Lands                   |
| West  | = | Agricultural/Hazard Lands/ Rural Commercial |

Figure 1: Surrounding Land Uses



### 3 PROPOSED DEVELOPMENT

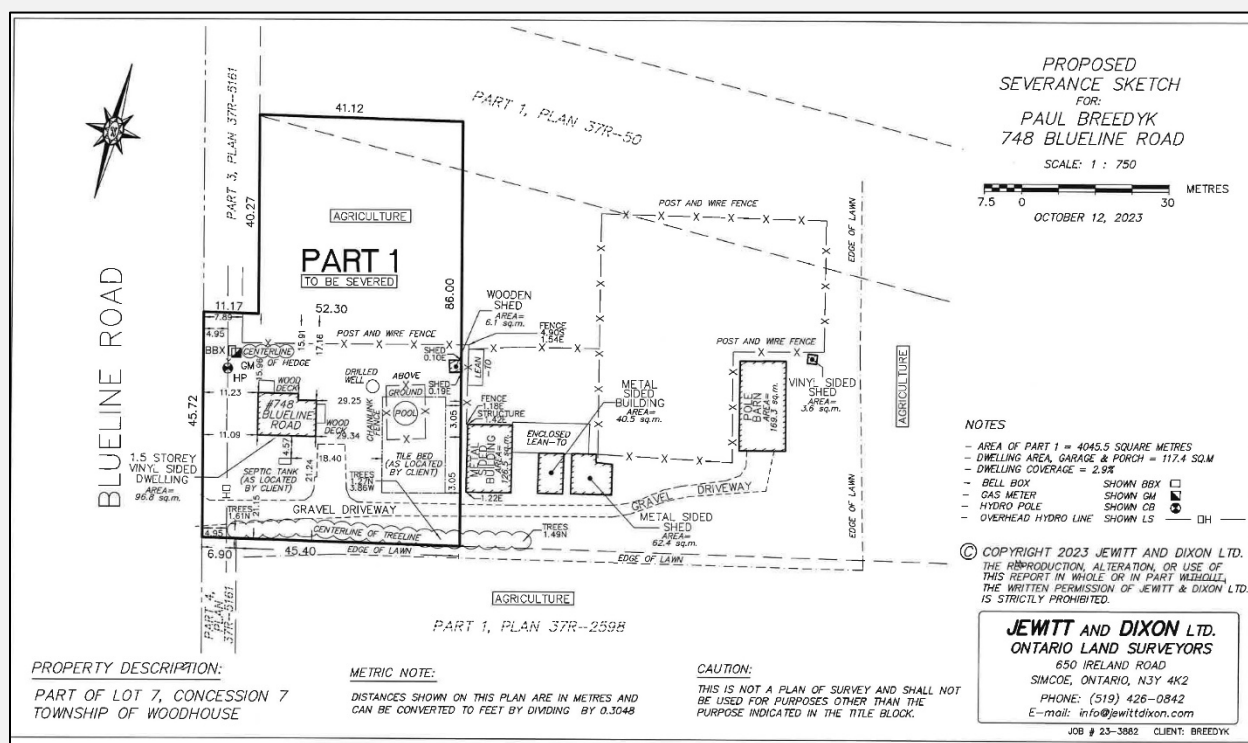
The subject property, 748 Blueline Road, is an agricultural property that contains a dwelling, barn, outbuildings, and outdoor storage of farm equipment.

The proposed surplus farm dwelling severance intends to sever the surplus dwelling, shed and pool, while leaving the barn, outbuildings, and outdoor storage on the existing lot. The dwelling is currently occupied and connected to hydro and electrical servicing. The retained parcel will remain being farmed and harvested.

This application will minimize land, including agricultural land being taken out of production. The proposed severance will allocate a small rectangular portion to include all required servicing, driveway access and amenity area.

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

Surplus Farm Dwelling Severance (Consent) Application  
748 Blueline Road, Simcoe

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 matters: *a), b), c), e), f), g), h), l), m), n), and o)*. This application also has regard for the criteria listed in **Section 51(24)**.

This application has regard for the relevant sections of 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 farm cluster, including the residence, shed and pool fronting Blueline Road with the exception of the barn, outdoor buildings, and outdoor storage. The proposed severance is limited in size to accommodate only the land required for the dwelling, pool and associated private servicing. The proposed severance boundaries follow the logical breaks along the edge of the harvested agricultural fields.

The proposal will take negligible active agricultural lands out of production. No new dwellings will be permitted on the retained agricultural property as it will be rezoned concurrently upon approval of this application.

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

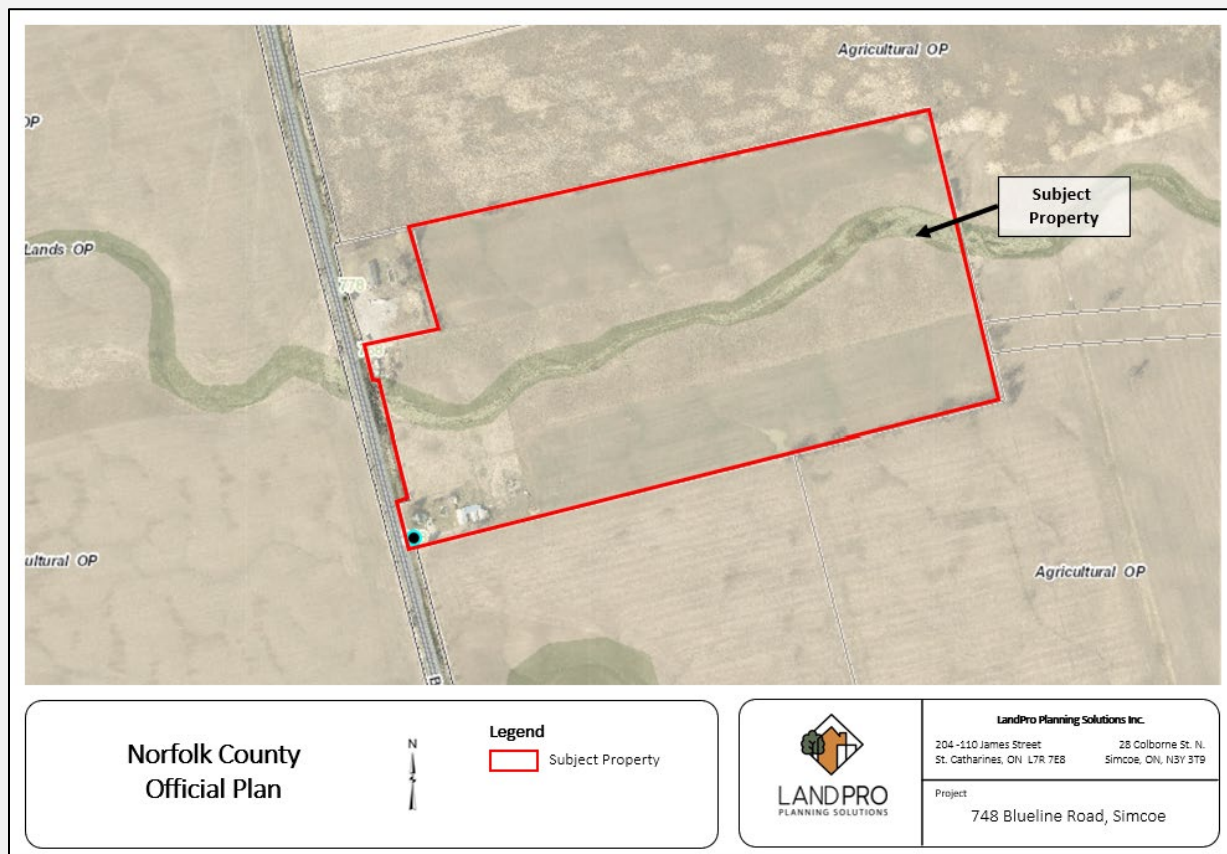


### 4.3 NORFOLK COUNTY OFFICIAL PLAN, 2021

The *Norfolk County Official Plan* ("NCOP") contains objectives, policies and mapping that describe the Township'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 with some Hazard Lands within and close proximity to the property. The NCOP designates the property as "Agricultural" and "Hazard Lands". **Figure 3**, below, shows the property designation and surrounding land uses.

Figure 3: Norfolk County Official Plan



The consent application is permitted under 7.2.3 of the NCOP. A consent to sever may be considered if the currently habitable dwelling is surplus to a farming operation as a result of farm consolidation (7.2.3.v), the dwelling is at least 10 years old (7.2.3.c.i), minimal agricultural land taken out of production (7.2.3.c.ii), has existing servicing and frontage to a maintained public road (7.2.3.c.iii & v), and is not within Provincially Significant Features (7.2.3.c.viii). Additionally, the remnant agricultural property shall



Surplus Farm Dwelling Severance (Consent) Application  
748 Blueline Road, Simcoe

generally be 40 hectares in size (7.2.4.a), no new residential dwelling will be permitted on the remnant agricultural parcel (7.2.3.b), and minimal agricultural land is removed from the active production (7.2.3.c.ii).

In accordance with the above-mentioned policies, the habitable dwelling is surplus to the farming operations as a result of farm consolidation. The farm residence is over 10 years old, no active agricultural lands are taken out of production, and there is existing private servicing and frontage onto a public road.

The remnant agricultural parcel will not be permitted to have a new residential dwelling and it will be as large in area as possible. It shall be noted that the minimum lot area of 40 hectares is unattainable as the subject property was originally undersized (16.24ha).

Lastly, the severed lot must comply with MDS formulae (7.2.3.c.vii). 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 **beyond 750 metres** away. Therefore, the severed lot complies with the MDS requirements and setbacks (See **Figure 1**).

The proposed surplus farm dwelling severance conforms with the *Norfolk County Official Plan*.

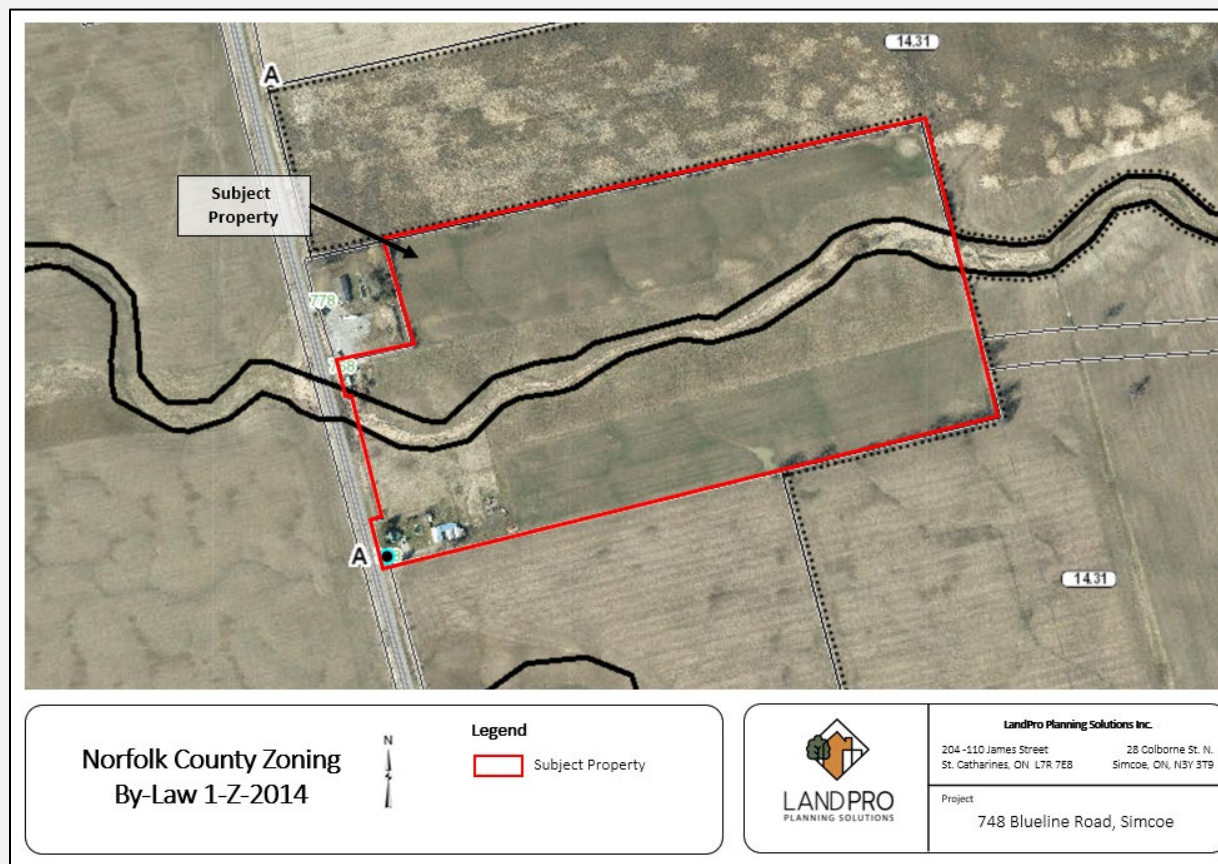
#### 4.4 NORFOLK COUNTY ZONING BY-LAW 1-Z-2014

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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)* and *Hazard Lands (HL)*, 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



**Section 3.36** states that the existing accessory structures on the severed lot of Surplus Farm Dwelling Severance Properties shall be deemed to be granted relief from building height, lot coverage, and usable floor area to a maximum of 200sqm (**3.36.b**). Any existing dwelling on the severed lot shall be granted relief from front yard, interior side yard and exterior side yard setbacks (**3.36.c**) with any new zoning deficiencies created by the severance shall require relief through the approval of a planning application (**3.36.d**).

**Section 11.1** states no land, building or structure shall be used except, in this case, the retained lot will continue to use it to farm, excluding any building (**11.1.b**).

There is no new construction proposed as part of this application. The proposed severance is compatible with the permitted uses of the 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 | 2000 m <sup>2</sup>         | 4045.5 m <sup>2</sup> | Complies                                |  |
| (residential lot)     |          |      |                             |                       |                                         |  |
| Min                   | Lot      | Area | 40 ha                       | 15.84 ha              | Does Not Comply (originally undersized) |  |
| (agricultural lot)    |          |      |                             |                       |                                         |  |
| Min. Lot Frontage     |          |      | 30 m                        | 45.72 m               | Complies                                |  |
| Min. Front Yard       |          |      | 13 m                        | 11.09 m               | Complies; relief granted under 3.36.c   |  |
| Min.                  | Interior | Side | 9 m to dwelling             | 15.96 m               | Complies                                |  |
| Yard                  |          |      | 1.2m to accessory structure |                       |                                         |  |
| Min. Rear Yard        |          |      | 9 m                         | 29.25 m               | Complies                                |  |
| Max. Building Height  |          |      | 11 m                        | <11 m                 | Complies                                |  |

As shown in the Tables above, the proposed severance meets most of the required provisions set out by the Zoning By-law except for the minimum front yard provision which shall be deemed to be granted relief as the non-conformity exists at the time of the application. Please also note that the reduced remnant lot area does not meet the required lot area in the agricultural zone, however, the subject property was originally undersized.

## 5 PLANNING ANALYSIS

The subject property is a large agricultural property with a farm cluster containing a residential dwelling, a shed, an outdoor pool, a barn, various of outbuildings and outdoor storage. The surplus farm dwelling severance proposes to sever the dwelling, shed and outdoor pool while excluding the barn, outbuildings, and outdoor storage. The intent of this consent application is to sever the surplus farm dwelling, outdoor pool and shed with associated servicing as these are surplus to the farm operations.

Surplus Farm Dwelling Severance (Consent) Application  
748 Blueline Road, Simcoe

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).

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, shed, outdoor pool and associated servicing. 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 applicable NCOP policies.

The severance meets the provisions outlined in the *Norfolk County Zoning By-law*. There is no new construction proposed as part of this application. However, the remnant agricultural lot is originally undersized and does not meet the minimum lot area in the agricultural zone. As well, the minimum front yard setbacks do not meet the minimum distance, however, will be granted relief as the non-conformity exists at the time of the 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  
748 Blueline Road, Simcoe

Sincerely,

LANDPRO PLANNING SOLUTIONS INC.



---

Mitchell Baker, BES  
Planner | Project Manager



289-680-6134



mitchell@landproplan.ca



landproplan.ca



---

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



289-687-3730



mike@landproplan.ca



landproplan.ca

April 29, 2024

Ms. Hannelore Yager  
Planning Department  
Community Development Division  
12 Gilbertson Drive, Simcoe ON, N3Y 3N3

Email: [hannelore.yager@norfolkcounty.ca](mailto:hannelore.yager@norfolkcounty.ca)

Re: **Planning Justification Letter - Addendum**  
Consent Application - BNPL2024112  
748 Blueline Road, Simcoe, Norfolk

## 1. INTRODUCTION

LandPro Planning Solutions Inc. ("LandPro") represents Leiden Farms Ltd. c/o Mr. Paul Breedyk on this matter, by providing land use planning services towards a surplus farm dwelling severance application for the property at **748 Blueline Road, Simcoe**.

### 1.1. PURPOSE

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This Addendum aims to provide further information to the Planning Justification Letter dated April 2024 prepared by LandPro Planning Solutions Inc. and address comments provided by staff. The accompanying package intends to introduce our updated comments and revisions on the proposed severance.

## 2. PROPOSED DEVELOPMENT

The proposed surplus farm dwelling severance intends to sever the surplus dwelling, shed and pool, while excluding the barn, outbuildings, and outdoor storage on the existing lot. The existing white pole barn will remain while the remaining structures will be demolished upon approval of this application. The dwelling is currently occupied and is privately serviced. The retained parcel will remain being farmed and harvested by the owner.

## 2.1. BACKGROUND

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The application package was submitted via Norfolk County's CityView Portal on April 4<sup>th</sup>, 2024. This application was reviewed by County staff and feedback was provided via email on April 22<sup>nd</sup>, 2024.

County staff noted the following concerns and points of clarification:

1. Use of agricultural structures;
2. Confirm Minimum Distance Separation (MDS) requirements;
3. Confirm farm operations and ownership;
4. Proposed severed lot

The following sections intend to provide additional information and further justification as they relate to this application.

## 3. REQUESTED INFORMATION

### 3.1. AGRICULTURAL STRUCTURES

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Currently, there are three (3) metal sided outbuildings, a white pole barn and some general outdoor storage present on the property. With the exception of the white pole barn, these structures will be demolished upon approval of this application.

The structures were previously a part of the livestock operation which existed on the property. The retained white pole barn will be used for general storage of farm supplies.

### 3.2. MDS REQUIREMENTS

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Upon a thorough review of the surrounding area, there does not appear to be any livestock operations within 750m of the proposed severance. 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 beyond 750 metres away. Therefore, the proposed severed lot complies with the MDS requirements and setbacks

The unoccupied livestock barns will be demolished upon approval of this application and therefore, MDS would not apply to these barns. Should it be required, a condition of approval could require these barns be removed to ensure that this requirement is met.



### 3.3. FARM OPERATIONS

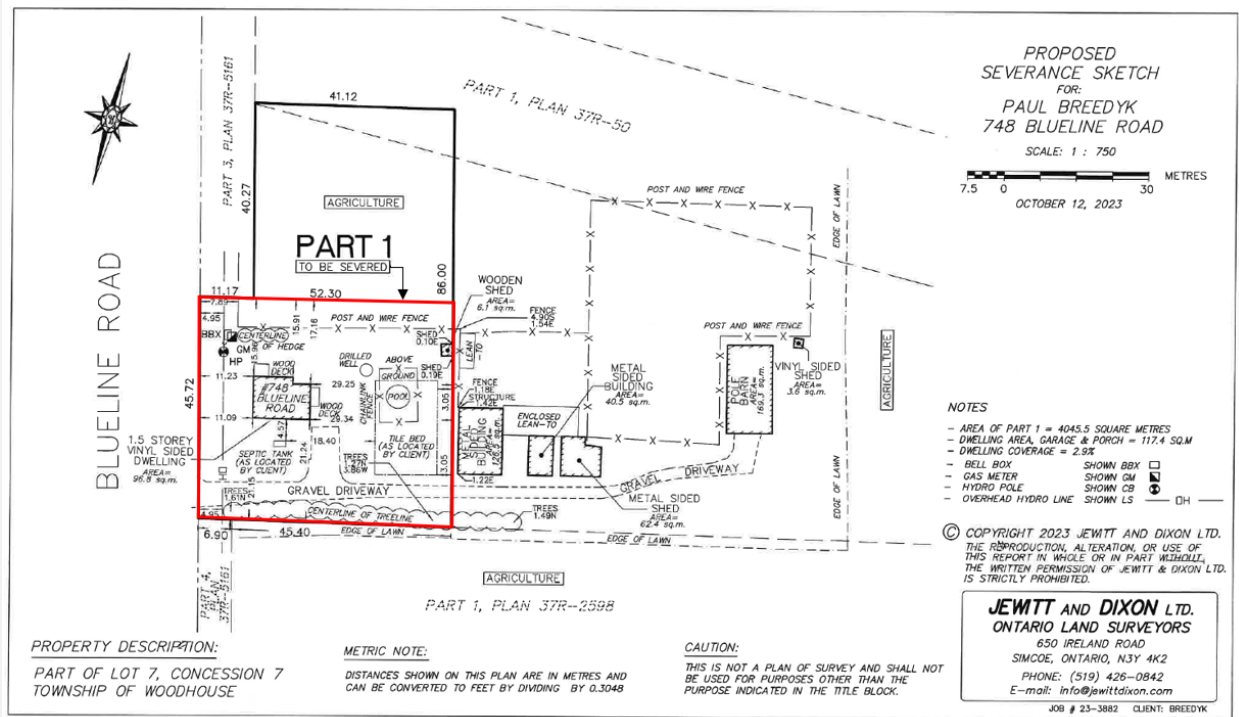
Leiden Farm Ltd. purchased the property in late 2023. The farming corporation will be farming the agricultural land. We understand that there was a livestock operation that existed on the property prior to Leiden Farms purchasing it. **There will be no livestock present on the property.**

There are three (3) owners of Leiden Farms Ltd. who each own a farming property with a house on each. The proposed application intends to sever the house on this property as it is surplus to the farming operations due to farm consolidation.

### 3.4. PROPOSED SEVERANCE

After discussions with the property owner, we have chosen to reduce the proposed severed lot size to what was suggested by County Staff. The new proposed severed lot will have a frontage of +/- 45.7m, lot depth of +/- 52.3m and a lot area of +/- 2400sqm. We were unable to have a new survey sketch prepared to reflect the new lot dimensions due to time constraints. A finalized survey will be submitted as a condition of approval to reflect the new proposed lot size as shown in **Figure 1**.

Figure 1: New Concept Plan





## 4. PLANNING OPINION

Based on the Planning Justification Report (April 2024) and this addendum, it remains our professional opinion that the application for a surplus farm dwelling severance is consistent with the PPS, conforms to the Norfolk County Official Plan, and conforms with the Norfolk County Zoning By-law 1-Z-2014.

## 5. CLOSING

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

Sincerely,

**LANDPRO PLANNING SOLUTIONS INC.**



---

Mitchell Baker, BES

Planner | Project Manager



289-680-6134



mitchell@landproplan.ca



landproplan.ca



# Articles of Incorporation

Business Corporations Act

## 1. Corporation Name

LEIDEN FARMS LIMITED

## 2. Registered Office Address

553 Lynn Valley Road, Port Dover, Ontario, Canada, N0A 1N2

## 3. Number of Directors

Minimum/Maximum

Min 1 / Max 10

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

Full Name

Joshua Mark BREEDYK

Resident Canadian

Yes

Address for Service

586 Decou Road, Simcoe, Ontario, Canada, N3Y4K2

Full Name

Matthew James BREEDYK

Resident Canadian

Yes

Address for Service

553 Lynn Valley Road, Port Dover, Ontario, Canada, N0A 1N2

Full Name

Paul Andrew BREEDYK

Resident Canadian

Yes

Address for Service

605 Lynn Valley Road, Port Dover, Ontario, Canada, N0A 1N2

**5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise. If none, enter "None":**

none

**6. The classes and any maximum number of shares that the corporation is authorized to issue:**

(a) An unlimited number of each of the following classes of voting common shares: A, B and C; (b) An unlimited number of each of the following classes of non-voting common shares: D, E and F; (c) An unlimited number of each of the following classes of non-cumulative, voting, redeemable, retractable Special Shares: G; and (d) An unlimited number of each of the following classes of non-cumulative, non-voting, redeemable retractable Special Shares: H and I.

**7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors' authority with respect to any class of shares which may be issued in series. If there is only one class of shares, enter "Not Applicable":**

A. COMMON SHARES: (a) The following terms shall have the following meanings for the purposes of these articles as they relate to Common Shares: (i) Voting Common Shares shall mean Classes A, B and C Common Shares; (ii) Non-Voting Common Shares shall mean Classes D, E and F Common Shares; (iii) Common Shares shall mean the Voting Common Shares and the Non-Voting Common Shares; (iv) Common Share shall mean one share, being either a Voting Common Share or a Non-Voting Common Share, as applicable in the context. (b) Subject to the rights of any other shares of the Corporation which are expressed to rank prior to the Common Shares, the Common Shares shall respectively carry and be subject to the following rights, privileges, restrictions and conditions, namely: (c) The holders of any of the classes of Voting Common Shares shall be entitled to one (1) vote in respect of each such Common Share held at all meetings of the shareholders of the Corporation; (d) The holders of any of the classes of Non-Voting Common Shares, subject to the right to vote at a meeting of the holders of their specific class of Non-Voting Common Shares, not be entitled as such to receive notice of or to attend any meeting of the shareholders of the Corporation, and shall not be entitled to vote at any such meeting; (e) In the event of the liquidation, dissolution or winding up of the Corporation or other distribution of assets of the Corporation (except payment of dividends) among shareholders for the purpose of winding up its affairs, the holders of any Common Shares shall rank equally in the distribution of all or any part of the property and assets of the Corporation, which property and assets shall be distributed to the holders of all the Common Shares on a pro rata basis to the total number of Common Shares issued and outstanding on the date of such distribution; (f) The holders of each class of Common Shares, need not rank equally or be treated equally in the declaration or payment of dividends and the Directors shall have full and absolute discretion to declare and pay dividends: (i) to the holders of one or more classes of Common Shares, to the exclusion any other class or classes of Common Shares; or (ii) of differing amounts per share to the holders of one or more classes of Common Shares, provided that within each class of Common Shares, the amount per share of dividend shall be equal for each shareholder within that specific class. B. SPECIAL SHARES (a) The following terms shall have the following meanings for the purposes of these articles as they relate to Special Shares: (i) Voting Special Shares shall mean Class G Special Shares; (ii) Non-Voting Special Shares shall mean Classes H and I Special Shares; (iii) Special Shares shall mean the Voting Special Shares and the Non-Voting Special Shares; (iv) Special Share shall mean one share, being either a Voting Special Share or a Non-Voting Special Share, as applicable in the context; (v) Redemption Price shall mean \$1.00 together with any dividends declared but unpaid for any Special Share; (vi) Retraction Date shall mean the date any holder of Special Shares wishes to have the Corporation redeem such Special Shares. (b) Subject to the rights of any other shares of the Corporation which are expressed to rank prior to the Special Shares, the Special Shares shall respectively carry and be subject to the following rights, privileges, restrictions and conditions, namely: (c) The holders of any of the classes of Voting Special Shares shall be entitled to one (1) vote in respect of each such Special Share held at all meetings of the shareholders of the Corporation; (d) The holders of any of the classes of Non-Voting Special Shares, subject to the right to vote at a meeting of the holders of their specific class of Non-Voting Special Shares, not be entitled as such to receive notice of or to attend any meeting of the shareholders of the

Corporation, and shall not be entitled to vote at any such meeting; (e) The Special Shares shall rank, in the event of return of capital, in priority to the Common Shares of the Corporation. In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Special Shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of the Common Shares. Subject to the foregoing and save and except for the payment of dividends which shall always be in the discretion of the Directors, the Special Shares shall rank equally, regardless of the class of Special Shares in any distribution of all or any part of the property and assets of the Corporation amongst the Special Shares, which property and assets shall be distributed to the holders of all the Special Shares on a pro rata basis to the total number of Special Shares issued and outstanding on the date of such distribution; (f) The holders of each class of Special Shares, need not rank equally or be treated equally in the declaration or payment of dividends on any Special Shares and the Directors shall have full and absolute discretion to declare and pay dividends: (i) to the holders of one or more classes of Special Shares, to the exclusion any other class or classes of Special Shares; or (ii) of differing amounts per share to the holders of one or more classes of Special Shares, provided that within each class of Special Shares, the amount per share of dividend shall be equal for each shareholder within that specific class. (g) The Corporation may redeem the whole or any part of any Special Shares on payment for each Special Share the Redemption Price. In case a partial redemption of any specific class or classes of Special Shares, the said Special Shares so to be redeemed shall be selected by lot in such manner as the directors in their discretion shall decide or, if the directors so determine, may be redeemed pro rata, disregarding fraction, and the directors may make such adjustments as may be necessary to avoid the redemption of fractional parts of Special Shares. Such redemption to be on at least 30 days' notice in writing by mailing such notice to the registered holders of the said Special Shares to be redeemed, specifying the data and place or places of redemption; if notice of any such redemption be given by the corporation in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, specified in the notice, on or before the data fixed for redemption, dividends on the Special Shares to be redeemed shall cease after the date so fixed for redemption and the holders thereof shall thereafter have no rights against the Corporation in respect thereof except, upon the surrender of Certificates for such shares, to receive payment therefore out of the monies so deposited; (h) The holders of any Special Shares shall have the right, at their option, at any time and from time to time to compel the Corporation to redeem the whole or any part of any Special Shares held for the Redemption Price, provided that 90 days' notice of such request has been received by the Corporation. In the event the holder of any Special Share exercises the within option, the said holder shall tender to the Corporation, at its registered office, a share certificate or certificates representing the Special Shares which the registered holder desires to have the Corporation redeem together with a request in writing specifying: (i) that the registered holder desires to have the Special Shares represented by such certificate(s) redeemed by the Corporation; and (ii) the Retraction Date. Upon receipt of the share certificate(s) representing the Special Shares which the registered holder desires to have the Corporation redeem together with such a request, the Corporation shall, 10 days after the Retraction Date or on such earlier date as the Corporation and the registered holder agree, redeem such Special Shares by paying to such registered holder the Redemption Price. Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada. The said Special Shares shall be redeemable on the Retraction Date or on such earlier date as the Corporation and the registered holder agree and from and after the Retraction Date or on such earlier date as the Corporation and the registered holder agree such shares shall cease to be entitled to dividends and the holders thereof shall not be entitled to exercise any of the rights of holders of Special Shares in respect thereof unless payment of the Redemption Price is not made when due, in which event the rights of the holders of the Special Shares shall remain unaffected until the Redemption Price has been paid in full. (i) The foregoing provisions of this paragraph may be repealed, altered, modified or amended by Articles of Amendment, but only with the approval of the holders of the class or classes of Special Shares affected by the said modifications or amendments, given as hereinafter specified in addition to any other approval required by the Business Corporations Act, 1990 (Ontario) as the same may from time to time be in force or any successor corporations statute of the Province of Ontario (the "Act"); and (j) The approval of the holders of the class or classes of Special Shares affected as to any and all matters referred to herein may be given by special resolution sanctioned at a meeting of the said holders of the Special Shares duly called and held upon at least ten (10) days' notice at which the holders of at least a majority of the outstanding Special Shares affected are present or represented by proxy and carried by the affirmative votes of the holders of not less than two-thirds of the said Special Shares represented and voted at such meeting cast on a poll. On every poll taken at every such meeting every holder of Special Shares represented shall be entitled to one (1) vote in respect of each Special Share held. C. STOCK DIVIDENDS The Board of Directors may (but need not) at any time or from time to time, determine, with respect to any cash dividend declared payable on any class of Shares that the holders of such shares, or the holders of such

shares whose addresses, on the records of the Corporation, are in Canada and/or in specified jurisdictions outside Canada, shall receive such dividend in the form of a stock dividend payable in shares having a value, as determined by the Board of Directors, that is substantially equivalent, as of a date determined by the Board of Directors, to the amount of such cash dividend, provided that the Corporation may pay cash in lieu of any fractional interest in a share that may occur on such stock dividend.

**8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows. If none, enter "None":**

SUBJECT TO ANY UNANIMOUS SHAREHOLDERS AGREEMENT WHICH SHALL OVERRIDE THE FOLLOWING PROVISIONS: The right to transfer shares of the Corporation shall be restricted in that no shares shall be transferred without either: (a) the previous consent of the directors of the Corporation expressed by a resolution passed at a meeting of the directors or by an instrument or instruments in writing signed by a majority of the directors; or (b) the previous consent of the holders of at least 51% of the shares for the time being outstanding entitled to vote expressed by resolution passed at a meeting of the shareholders or by an instrument or instruments in writing signed by such shareholders.

**9. Other provisions, if any. Enter other provisions, or if no other provisions enter "None":**

1. that the board of directors may from time to time, in such amounts and on such terms as it deems expedient; (a) borrow money on the credit of the Corporation; (b) issue, reissue, sell or pledge debt obligation (including bonds, debentures, note or other similar obligations, secured or unsecured) of the Corporation; (c) to the extent permitted by law, give a guarantee on behalf of the Corporation to secure performance of any present or future indebtedness, liability or obligation of any person; or Corporation; and (d) charge, mortgage, hypothecate, pledge or otherwise create a security interest in all or any of the currently owned or subsequently acquired real or personal, movable or immovable, property of the Corporation, including book debts, rights, powers, franchises and undertakings, to secure any debt or liability of the Corporation. The board of directors may from time to time delegate to such one or more of the directors and officers of the Corporation as may be designated by the board all or any of the powers conferred on the board above to such extent and in such manner as the board shall determine at the time of each such delegation; 2. that the number of shareholders of the Corporation, exclusive of persons who are in the employment of the Corporation and exclusive of persons who, having been formerly in the employment of the Corporation, were, while in that employment, and have continued after the termination of that employment to be shareholders of the Corporation is limited to not more than fifty (50), two (2) or more persons who are the joint registered owners of one (1) or more shares being counted as one (1) shareholder; That the Corporation may pay commission or allow discounts to persons in consideration of their subscribing or agreeing to subscribe whether absolutely or conditionally, for shares in the Corporation, or procuring or agreeing to procure subscriptions, whether absolute or conditional, for such shares, but no such commission or discount shall exceed twenty-five per cent (25%) of the amount of the subscription; and 3. that any invitation to the public to subscribe for any shares or securities of the Corporation is hereby prohibited. 4. The Corporation may purchase any of its issued Common Shares. 5. It shall not be necessary for a majority of the board of directors of the Corporation to constitute a quorum, but a quorum shall be two-fifths (2/5) of the board of directors or one (1) director whichever is the greater.

**10. The name(s) and address(es) of incorporator(s) are:**

**Full Name**

Joshua Mark BREEDYK

**Address for Service**

586 Decou Road, Simcoe, Ontario, Canada, N3Y4K2

**Full Name**

Matthew James BREEDYK

**Address for Service**

553 Lynn Valley Road, Port Dover, Ontario, Canada, N0A 1N2

**Full Name**

Paul Andrew BREEDYK

**Address for Service**

605 Lynn Valley Road, Port Dover, Ontario, Canada, N0A 1N2

The articles have been properly executed by the required person(s).

**Supporting Information - Nuans Report Information**

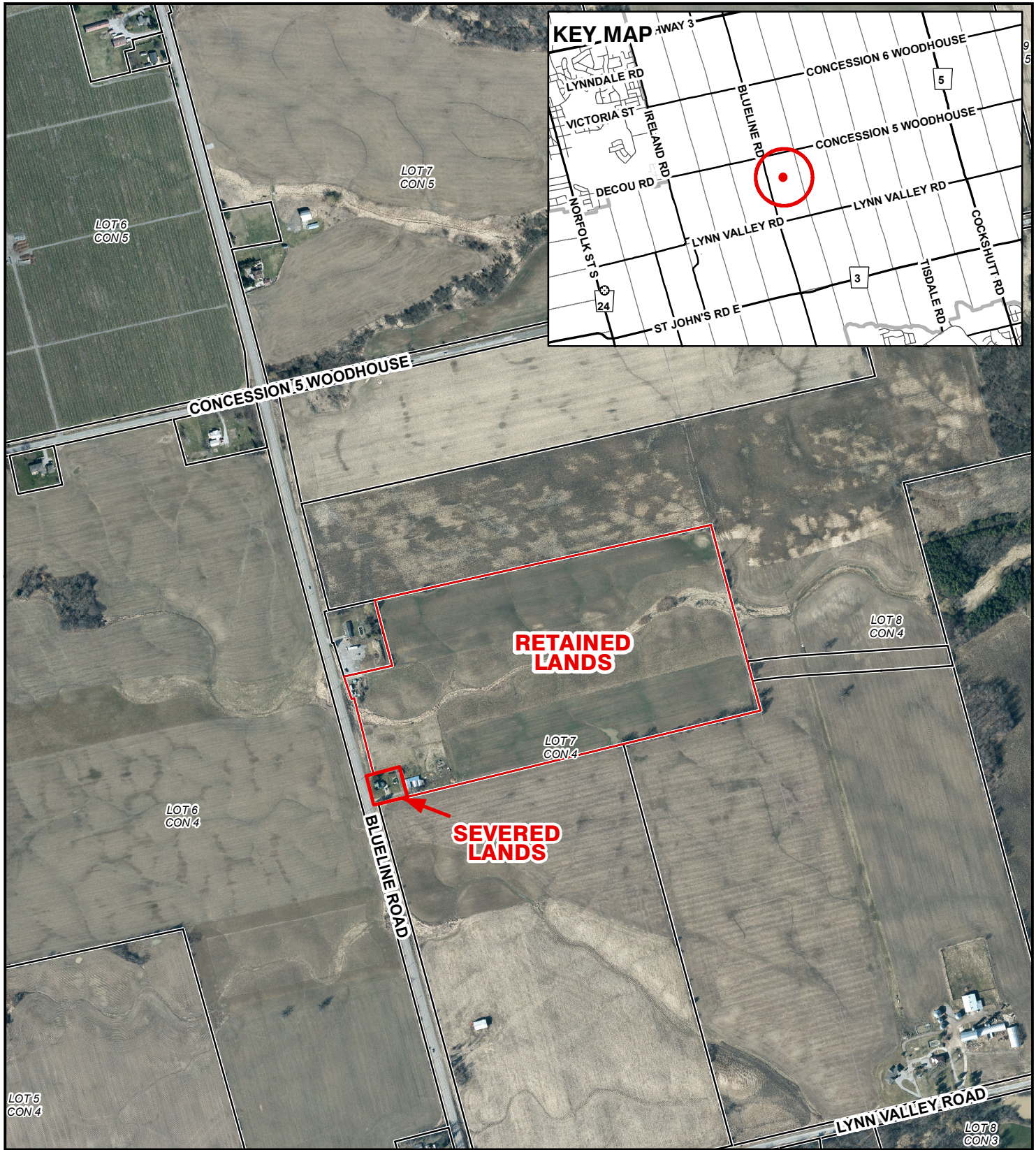
**Nuans Report Reference #**

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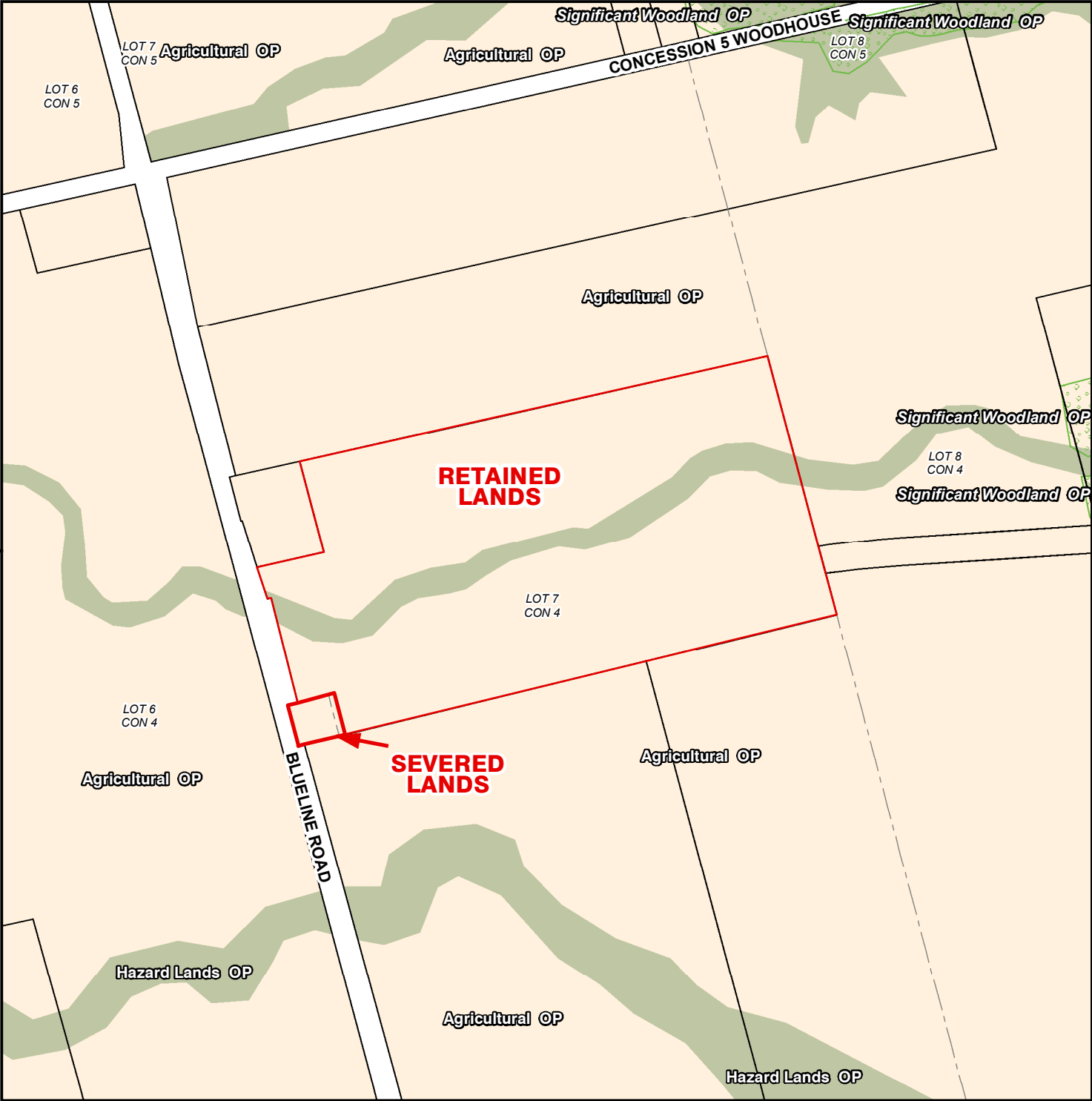
**Nuans Report Date**

March 23, 2022



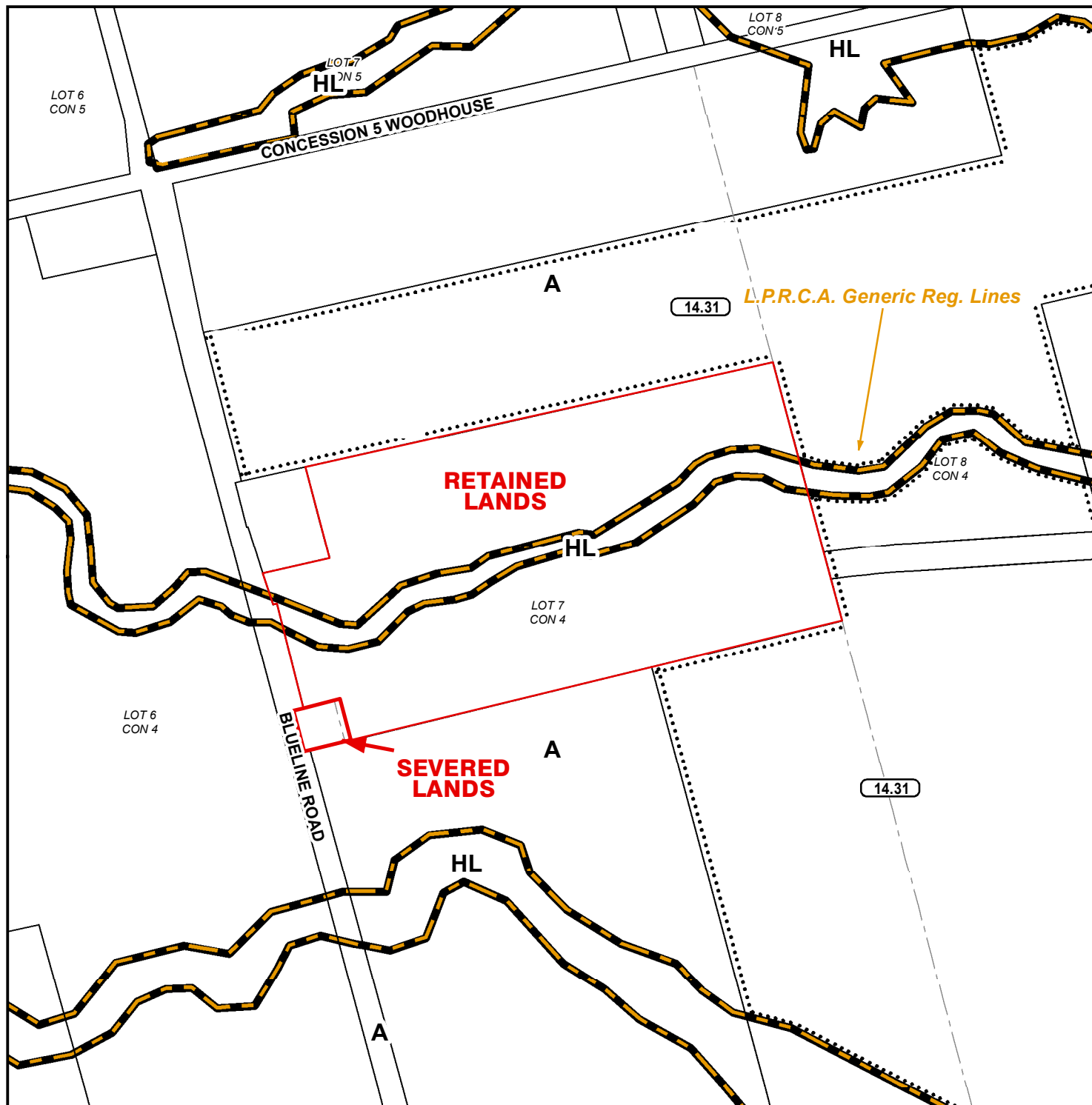






**MAP C**  
**ZONING BY-LAW MAP**  
Geographic Township of WOODHOUSE

BNPL2024112



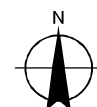
**LEGEND**

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

5/6/2024

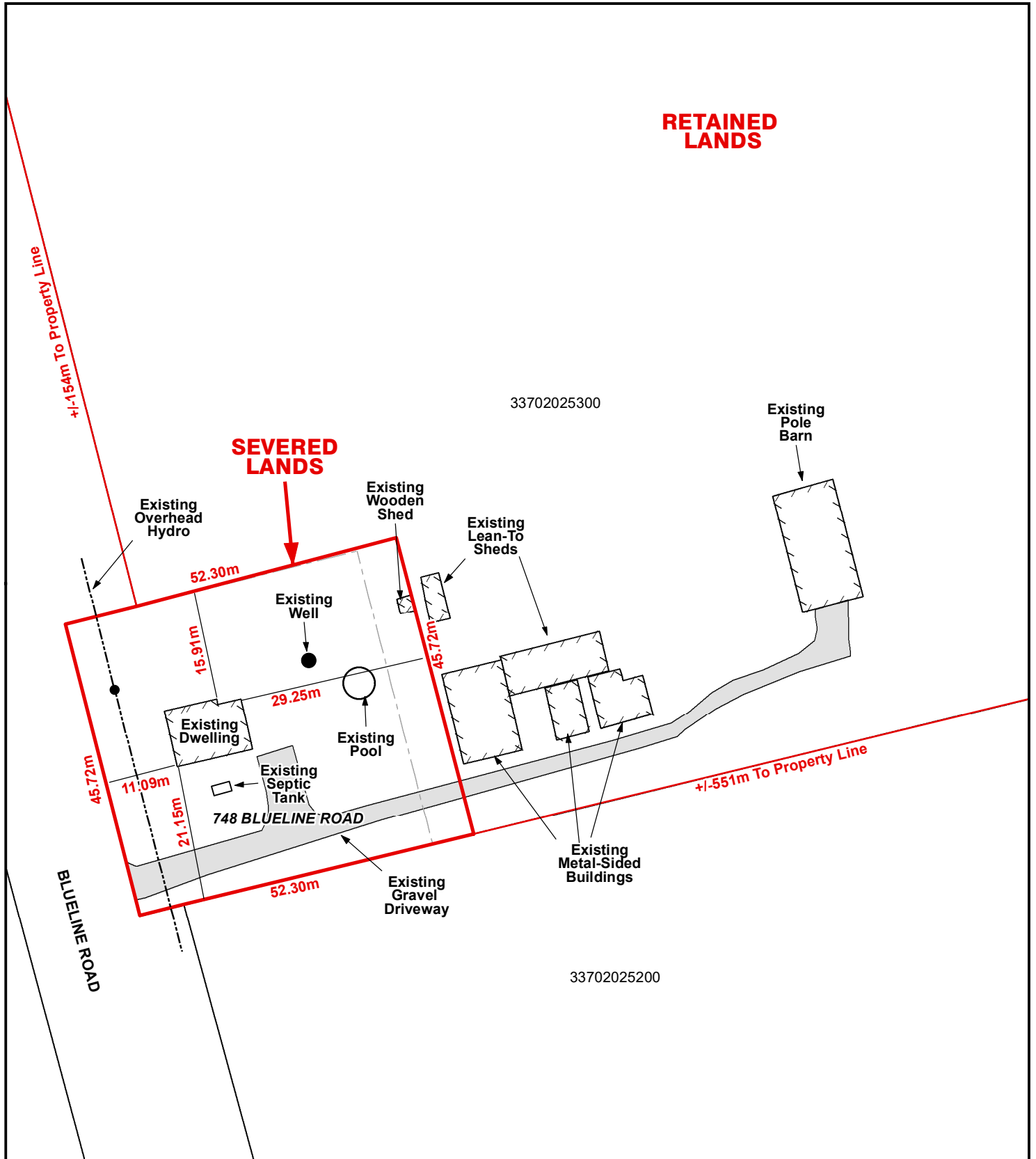
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone



50 25 0 50 100 150 200 Meters

# CONCEPTUAL PLAN

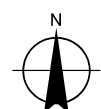
Geographic Township of WOODHOUSE



## Legend

- Subject Lands
- Lands Owned

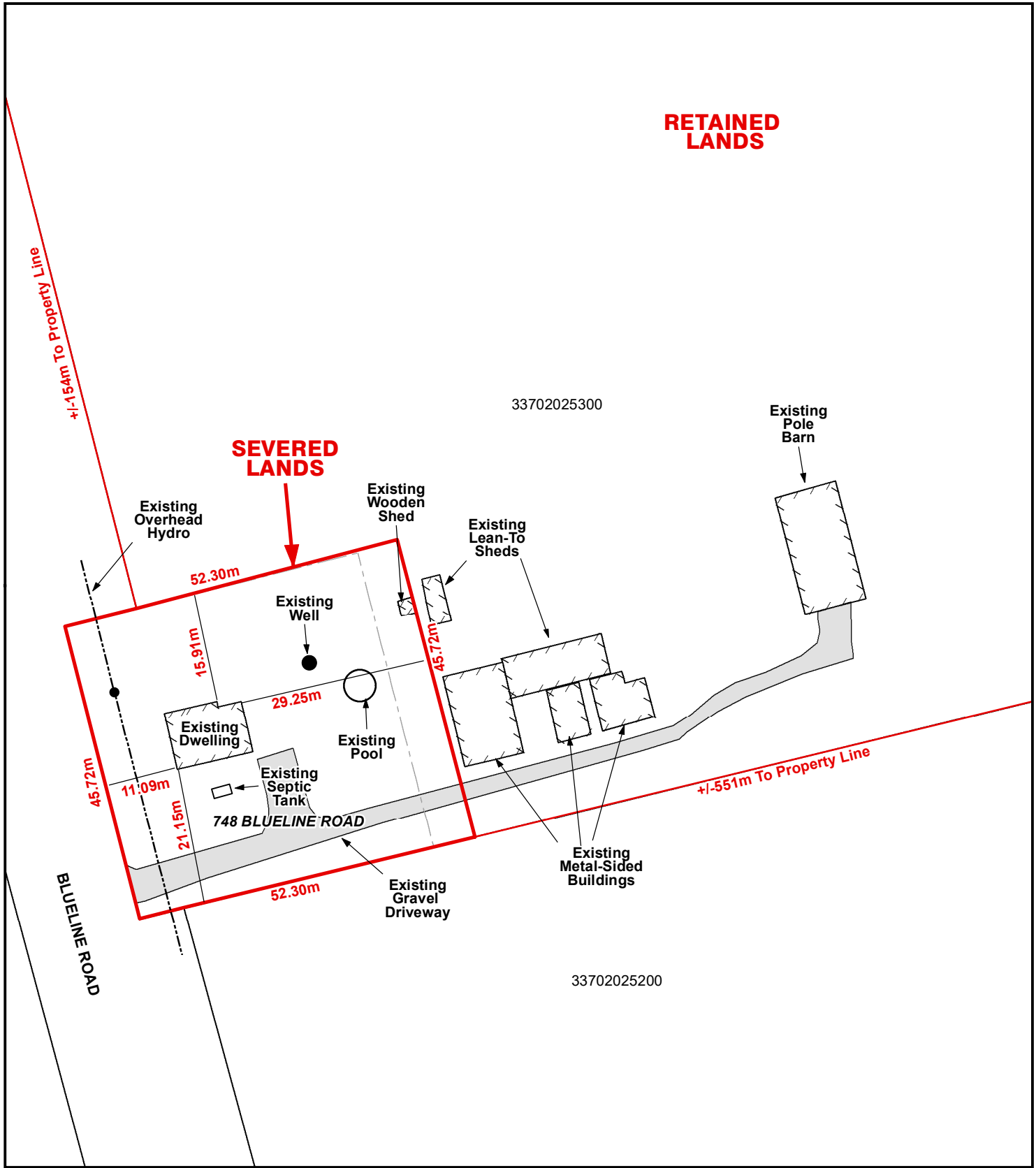
5/6/2024




6.5 3.25 0 6.5 13 19.5 26 Meters

CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

-  Subject Lands
-  Lands Owned

5/6/2024

