

For Office Use Only:

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

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

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

Property Assessment Roll Number: 3310543020005000000

A. Applicant Information

Name of Owner SAUL MADELEINE MARY

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 1270 8TH CONC RD

Town and Postal Code LANGTON ON N0E 1G0

Phone Number 519-875-2717

Cell Number _____

Email francisksaul@gmail.com

Name of Applicant Shaun Earls

Address 728 Brantford Road

Town and Postal Code LA SALETTE ON N0E 1H0

Phone Number _____

Cell Number 519-427-9743

Email shaune1979@hotmail.com

Name of Agent Shaun Earls
Address 728 Brantford Road
Town and Postal Code LA SALETTE ON N0E 1H0
Phone Number _____
Cell Number 519-427-9743
Email shaune1979@hotmail.com

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

☐ Owner
 ☒ Agent
 ☐ Applicant

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

N/A

B. Location, Legal Description and Property Information

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

SWAL CON 6 PT LOT 17 PT LOT

Municipal Civic Address: 1310 NWALS-SWALS TLINE RD

Present Official Plan Designation(s): Agricultural Zone (A)

Present Zoning: Agricultural Zone (A)

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Farm with singal family dwelling

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:

Severed Land - Residential single family dwelling along with one out building (garage) for storage. (reference concept plan)

Retained lands - All buildings used for storage purposes only. All kilns in the process of being removed.

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

N/A

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

N/A

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

If yes, identify and provide details of the building:

N/A

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

Unknown - More than 30 years

9. Existing use of abutting properties:

Agricultural and Woodlot

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

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

C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	Greater than 200 Meters	30 Meters	12.1.2	69.70 Meters	N/A
Lot depth	Greater than 200 Meters	N/A	N/A	91.20 Meters	N/A
Lot width	Greater than 200 Meters	N/A	N/A	75.8 Meters	N/A
Lot area	182.00 ac	0.49 ac Minimum	12.1.2	1.60 ac	N/A
Lot coverage	0.02%	N/A	N/A	3.3%	N/A
Front yard	74.5 Meters	13 Meters	12.1.2	74.5	N/A
Rear yard	Greater than 200 Meters	9 Meters	12.1.2	9 Meters	N/A
Height	5.5 Meters	11 Meters	12.1.2	5.5 Meters	N/A
Left Interior side yard	Greater than 200 Meters	3 Meters	12.1.2	41.9 meters	N/A
Right Interior side yard	Greater than 200 Meters	3 Meters	12.1.2	18.72 Meters	N/A
Exterior side yard (corner lot)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	6	2	4.9	6	N/A
Aisle width	N/A	N/A	N/A	N/A	N/A
Stall size	N/A	N/A	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A	N/A	N/A
Other					

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

N/A

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

Frontage: 69.70 meters

Depth: 91.20 meters

Width: 75.82 meters

Lot Area: 1.60ac

Present Use: Single family dwelling on farm

Proposed Use: Single family home

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage: Greater than 200 Meters

Depth: Greater than 200 Meters

Width: Greater than 200 Meters

Lot Area: 180.40 ac

Present Use: Farming

Proposed Use: Farming

Buildings on retained land: Yes

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

Frontage: N/A

Depth: N/A

Width: N/A
Area: N/A
Proposed Use: N/A

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: SAUL MADELEINE MARY
Roll Number: 3310543020005000000
Total Acreage: 182.00
Workable Acreage: 140.00
Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built Unknown
Date of Land Purchase: March 1, 2002

Owners Name: SAUL MADELEINE MARY
Roll Number: 3310543020004000000
Total Acreage: 100.00
Workable Acreage: 75.04
Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: March 1, 2002

Owners Name: SAUL MADELEINE MARY
Roll Number: 3310542040203000000
Total Acreage: 259.25
Workable Acreage: 70.00
Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1972
Date of Land Purchase: September 12, 1972

Owners Name: SAUL MADELEINE MARY
Roll Number: 3310542040263000000
Total Acreage: 50.00
Workable Acreage: 28.13
Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: March 1, 2002

Owners Name: SAUL MADELEINE MARY
Roll Number: 3310542040261000000
Total Acreage: 244.50
Workable Acreage: 131.30
Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built Unknown
Date of Land Purchase: May 30, 1969

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:
Adjacent lands are all agricultural.

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:

N/A

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:

N/A

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

If no, please explain:

Not in a Source Water Protection Zone

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 No

Wooded area

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

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance No

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance No

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance No

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance No

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance No

Erosion

☐ On the subject lands or ☐ within 500 meters – distance No

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance No

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☒ Individual wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

G. All Applications: Other Information

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

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

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

Please note - size of lot is required due to house set back from road along with placement of current driveway and existing on-site sewage system, all farmed land will be kept with retained lands. Also please note there are two existing driveways that will be kept with the retained lands, driveway one is just east of proposed severed property accessible from NWALS-SWALS TLINE RD and the second driveway is located off of EAST QUATERLINE RD.

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 

Owner/Applicant/Agent Signature

July 9/2024

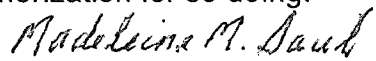
Date

J. Owner's Authorization

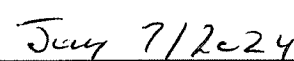
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Madeleine Saul am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Shaun Earls to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner



Date

Owner

Date

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

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: SAUL MADELEINE MARY
Roll Number: 3310542040184000000
Total Acreage: 100.00
Workable Acreage: 63.00
Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built Unknown
Date of Land Purchase: August 9, 2026

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: _____

K. Declaration


I, Shaun Earls of 728 Brantford LaSalette Ontario Cnanada

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:

SIMCOE, ONT

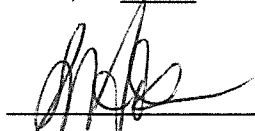


Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 9th day of JULY 2024

A.D., 20


A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 16, 2026.

Property Information	
Municipal Address	1310 N-S Walsingham Townline
Assessment Roll Number	331054302000500
Date of Evaluation	MAR 13/2024

Evaluators Information	
Evaluators Name:	SCOTT DARLINGTON
Company Name:	Darlington Wiring & Plbg Ltd.
Address:	1425 Norfolk County Rd 2
Phone:	519 875-2571
Email:	scott@darlingtonwp.com
BCIN #	15833

Purpose of Evaluation	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Site Plan
	<input type="checkbox"/> Zoning	<input type="checkbox"/> Building Permit Application
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Other _____
Building Information	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Commercial	<input type="checkbox"/> Agricultural

Gross building area: (m²):	
Number of bedrooms:	3
Number of fixture units:	13
Daily Design Flow: (Litres)	1600L
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)	10
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:	15°C Sunny

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):	3600L
<input checked="" type="checkbox"/> Pre-cast Concrete	<input type="checkbox"/> Plastic
<input type="checkbox"/> Wood	<input type="checkbox"/> Fibreglass
	Pump: <input type="checkbox"/> Yes <input type="checkbox"/> No

<input checked="" type="checkbox"/> In ground system	<input type="checkbox"/> Raised Bed system
Height raised above original grade (metres)	

Setbacks (metres)	Tank	Distribution Pipe
Distance to buildings & structures	6.5'	69'
Distance to bodies of water	N/A	N/A
Distance to nearest well	55'	55'
Distance to proposed property lines	Front: 1600' Rear: 920'	Left: 1000' Right: 250'
	Front: 1650' Rear: 850'	Left: 950' Right: 200'

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	1600
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			1600

B) Plus Additional Flow for:			
Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.			
	Quantity	(Q) Litres	Total
Either	Each bedroom over 5	500	
Or	Floor space for each 10m ² over 200m ² up to 400m ²	100	
	Floor space for each 10m ² over 400m ² up to 600m ²	75	
	Floor space for each 10m ² over 600m ²	50	
Or	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)	50	
Subtotal (B)			—
Subtotal A+B=Daily Design Flow (Q)			1600

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	=
Bathtub only(with or without shower)	1.5	X 1	= 1.5
Shower stall	1.5	X	=
Wash basin / Lavatory (1.5 inch trap)	1.5	X	=
Water closet (toilet) tank operated	4.0	X 1	= 4
Bidet	1.0	X	=
Dishwasher	1.0	X 1	= 1.5
Floor Drain (3 inch trap)	3.0	X	=
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X 3	= 4.5
Domestic washing machine	1.5	X 1	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	=
Other:			
Total Number of Fixture Units:			13

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

Worksheet C: Other occupancies types

Camp for the Housing of Workers	Number of Employees	(Q) Litres	Total
Note: building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
Daily Design Flow (Q)			

Other Occupancy Daily Design Flow Calculation (Q)

To calculate the daily design flow for occupancies, please refer to Ontario Building Code Division B – Part 8 Table 8.2.1.3.B

Establishment	Operator Example: number of seats, per floor area, number of employees/students	Volume Litres	Total
Daily Design Flow (Q)			

Work Sheet D: Septic Tank Size

Minimum septic tank size permitted by the Ontario Building Code is 3600 litres.

Minimum holding tank size permitted by the Ontario Building Code is 9000 litres.

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
Residential Occupancy house, apartment, camp for housing of workers	1600 + 2	X 2 = 3200 (3600)
All Other Occupancies		X 3 =
Holding Tank		X 7 =

Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F		
<input checked="" type="checkbox"/> A. Absorption Trench		
Total length of distribution pipe	Conventional $(Q \times T) \div 200 = \frac{1600 \times 10}{80} = 200$ m Type I leaching chambers $(Q \times T) \div 200 =$ m Type II leaching chambers $(Q \times T) \div 300 =$ m Configured as: runs of m Total: m	
<input type="checkbox"/> B. Filter Bed		
Effective Area If $Q \leq 3000$ litres per day use $Q \div 75$ If $Q > 3000$ litres per day use $Q \div 50$ Level II-IV treatment units, use $Q \div 100$ Distribution Pipe Contact Area = $(Q \times T) \div 850$ Mantel (see Part 1)	Effective area: (Q) \div (75, 50, or 100) = m ² Configured as: m x m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m Contact Area: (Q) \times (T) \div 850 = m ²	
<input type="checkbox"/> C. Shallow Buried Trench		
Percolation time (T) of soil in minutes: $1 < T \leq 20$ $20 < T \leq 50$ $50 < T < 125$	Length of distribution pipe (metres) $Q \div 75$ metres $Q \div 50$ metres $Q \div 30$ metres	$(L) = (Q) \div (75, 50, 30) =$ m Configured as: runs of m Total: m
<input type="checkbox"/> D. Advance Treatment System		
Provide description of system.		
<input type="checkbox"/> E. Type A Dispersal Bed		
Stone Layer If $Q \leq 3000$ litres per day, use $Q \div 75$ If $Q > 3000$ litres per day, use $Q \div 50$ Sand Layer $1 < T \leq 15$ use $(Q \times T) \div 850$ $T > 15$ use $(Q \times T) \div 400$	Stone Layer = (Q) \div (75 or 50) = m ² Sand Layer = (Q) \times (T) \div (850 or 400) = m ²	
<input type="checkbox"/> F. Type B Dispersal Bed		
Area = $(Q \times T) \div 400$ Linear Loading Rate (LLR) $T < 24$ minutes, use 50 L/min If $T \geq 24$ minutes, use 40 L/min	Area = (Q) \times (T) \div 400 = m ² Pump chamber capacity = L Length $(Q \div \text{LLR}) =$ m Bed configuration = m x m = m ² Number of Beds = _____ Distribution Pipe Configured as: runs of m Total: m	

JUN - 3 2003

HALDIMAND-NORFOLK HEALTH UNIT

A Division of Health & Social Services Dept.

NORFOLK

Dedicated to Improving Our Community's Health

HALDIMAND

FINAL SEWAGE SYSTEM INSPECTION REPORT					
Permit No.: <u>N-9919</u>			Installer: <u>Darlington Wiring + PLBG</u>		
Inspection Date: <u>23-05-03</u>					
Owner's Name: <u>F. K. Saul</u>					
Address: <u>RR#3 Langton</u>					
Location: {County}	Township/Town	Lot No.	Conc. No.	Sublot No.	Plan No.
<u>Norfolk</u>	<u>N, SWAL. Town</u> <u>Line</u>	<u>17</u>	<u>6</u>		
Assessment Roll #: <u>3310543020 00500</u>					
911 #: <u>1310</u>		Road Name: <u>N-S Walsingham Townline</u>			
Permit Status: Complies with Ontario Building Code Act & Regulations Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
<input type="checkbox"/> Comments: <u>3600L septic tank, 91m of D-pipe.</u>					
Date: <u>23-05-03</u>			Inspected by: <u>Igor Karagias</u>		

ROBERTS: H:\WPFILES\FORMS\ENV\FINAL.RPT

White Copy - Health Unit

Yellow Copy - Owner/Agent

Pink Copy: Building Department

- ☐ 12 Gilbertson Drive, P.O. Box 247
 Simcoe ON N3Y 4L1
 (519) 426-6170
 Fax (519) 426-9974
- ☐ 69 Talbot Street E., P.O. Box 128
 Cayuga ON N0A1E0
 (905) 772-3313
 (519) 587-2132
 Fax (905) 772-3062
- ☐ 111 Broad Street E., P.O. Box 187
 Dunnville ON N1A 2X5
 (905) 318-3272
 Fax (905) 774-4294
- ☐ 22 Albert Street
 Langton ON N0E 1G0
 (519) 875-4485
 Fax (905) 875-4789
- ☐ Addiction Services
 (519) 428-1805
 (519) 428-7710
- www.haldimand-norfolk.org
 e-mail: hnmoh@haldimand-norfolk.org e-mail: addictions@haldimand-norfolk.org

FINAL INSPECTION REPORT - APPLICATION NUMBER N-9919

DATE: 23-05-03

INSTALLER: Darlington

TANK: SIZE: 3600L

MAKE Reid's

LEACHING BED:

No. of runs and length 5 @ 60

Fall from tank to header 6"

No. metres total 91m

Fall per run 2 1/2"

Pipe diameter Standard

Header level Yes

Stone depth 6"

All plumbing connected to system Yes ☒ No ☐

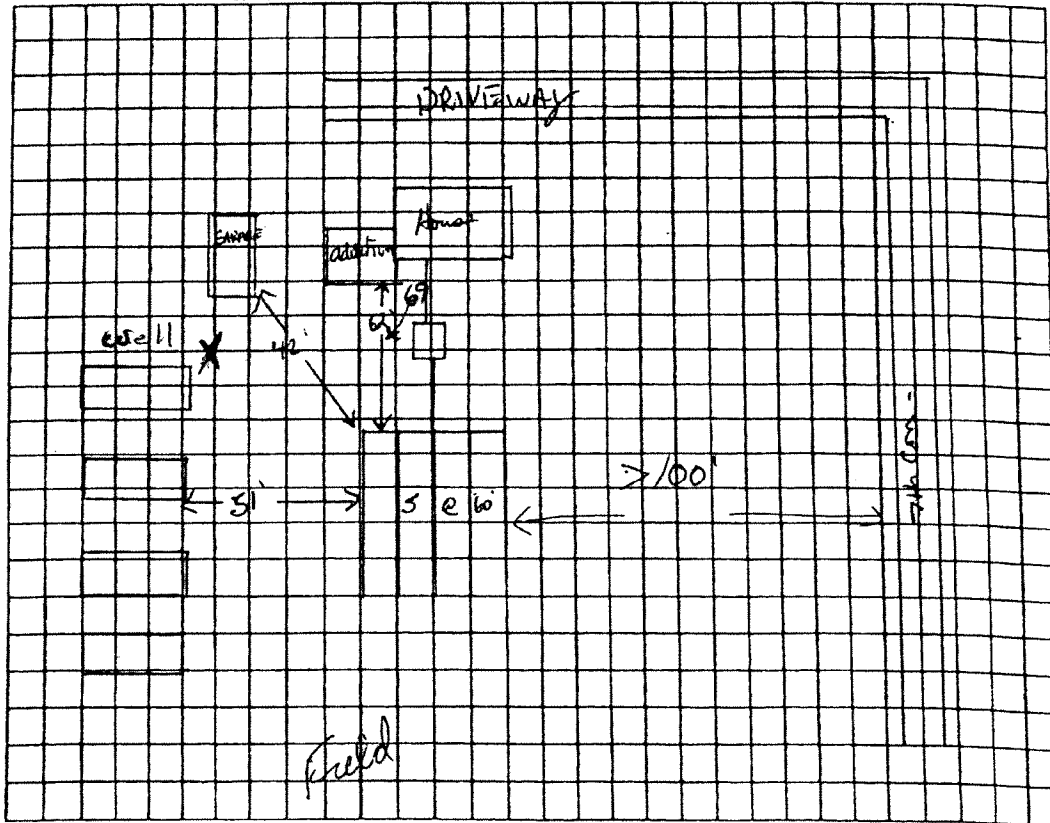
Cover type Building Paper

OTHER: (Pump size, etc.)

TO BE COMPLETED

SYSTEM LOCATION ☐ as shown on page 3
☐ see below

Well to
TANK
55'
Well to
Bed
24'
L
7' 9" incl
+ AN/C
W
4' 6"



H:\DATA\FORMS\ENV\FINALREPORT.DOC (2001 07 19)

INSPECTED BY: Neo Varagian

House to Tank 6' 10"

NOTE: The above sketch is not to exact scale.

+ Bed 59' + 24' 6"
House to HEADER 69'

Kilin 52' to bed

HALDIMAND-NORFOLK HEALTH UNIT

SEP 20 2002

12 Gilbertson Dr., P.O. Box 247, Simcoe, ON N3Y 4L1 - Telephone: 519-426-6170

Branch Offices: 69 Talbot St. E., P.O. Box 128, Cayuga, ON N0A 1E0 - Telephone: 905-772-3313

111 Broad St. E., Dunnville, ON N1A 1E8 - Telephone: 905-318-3272 (Page 1 of 4)

22 Albert St., P.O. Box 128, Langton, ON N0A 1G0 - Telephone: 519-875-4485

Municipal Officials will not complete this form.

The permit forms must be completed in ink.

SEWAGE DISPOSAL SYSTEM PERMIT

This Permit is valid for one year from date approved.

"Replacement"

Permit No.	N. 9919
Fee Receipt No.	PA 7250
Date Received:	Sept 20/02

(Please Print Clearly)

PERMIT FEE: \$250.00

Payable to Haldimand-Norfolk Health Unit

Section A: Name of Owner/Agent F.K. SAUL	Tel. No. 875- (H) 2717 (B)	Section B: DARLINGTON Installer's Name WIRING T. PLUG Licence #: L-1998-0097 Certified Installer SCOTT DARLINGTON	Tel. No. 875-2571
Mailing Address RR# 3 (No, Street, City, Town, Etc.) LANGTON	Mailing Address RR# 1 (No, Street, City, Town, Etc.) DELHI	Postal Code N4B 2W4	Postal Code N4B 2W4

Section C: Proposed to ALTER a Class 4 sewage system to serve S.F.D.
(Construct/Install/Alter/Extend/Enlarge) (Facility: e.g. Single Family Dwelling, Motel, etc.)

Section D: Location - County NORFOLK	Ward, Township, Town NORTH WALSHINGHAM SOUTH	Lot No. 17	Conc. No. 6	Sub-Lot No.	Plan No.	Area of Lot (sq.m.)
---	--	------------	-------------	-------------	----------	---------------------

Assessment Roll #: 331054302000500

Section E: Directions to Lot: - Highway No., Secondary Roads, Signs to Follow, 911 #

1310 7TH CONC.

Section F: Water Supply: (Check Appropriate Boxes) Proposed ☐ Existing ☐

Dug/Bored Well ☐ Point Well ☐ Drilled Well ☒ Municipal ☐ Other ☐ (Explain)

Water Treatment: Water Softener ☐ Other ☐ (Explain)

Section G - FOR PLUMBING:

Please complete the following table:

DESCRIPTION	TOTAL #	X	FIXTURE UNITS	=	TOTAL FIXTURE UNITS
EXAMPLE ONLY - POTATO PEELER	2	X	3	=	6
WATER CLOSET (FLUSH TANK TOILET)	1	X	4	=	4
EACH SINK OR WASHBASIN	3	X	1½	=	4.5
BATHTUB OR SHOWER	1	X	1½	=	1.5
DISHWASHER	1	X	1½	=	1.5
CLOTHES WASHING MACHINE	1	X	1½	=	1.5
SINGLE OR DOUBLE LAUNDRY TUBS		X	1½	=	-
OTHER		X		=	
OTHER		X		=	
TOTAL FIXTURE UNITS					13

White Copy - Health Unit

Canary Copy - Owner/Agent

Pink Copy - Building Department

12 Gilbertson Dr., P.O. Box 247, Simcoe, ON N3Y 4L1 - Telephone: 519-426-6170
 Branch Offices: 69 Talbot St. E., P.O. Box 128, Cayuga, ON N0A 1E0 - Telephone: 905-772-3313
 111 Broad St. E., Dunnville, ON N1A 1E8 - Telephone: 905-318-3272
 22 Albert St., P.O. Box 128, Langton, ON N0A 1G0 - Telephone: 519-875-4485

Permit No: N. 9919

Section H - FOR SEWAGE SYSTEMS

Total finished area of dwelling, m², (excluding the area of the finished basement and garage)

Total fixture units within all buildings on the property (from section "G" above) 13

Total # of bedrooms on the property 3 Daily flow rate (determined from "info charts") 1600 litres/day.

Describe the existing soil conditions in sewage system area: Type: SANDY Percolation Rate: 10

Depth to bedrock/impervious soil layer To high water table W/A

PROPOSE TO CONSTRUCT (refer to the Ontario Building Code and/or information sheets and charts provided).

☐ Class 2 Grey-Water Pit Wall Structure ☒ Concrete Block ☐ Rock ☐ Other

Use Existing Soil ☐ OR Imported Soil ☐ If imported, describe

Dimensions of Pit ☒ Length Width Height Type of Cover

Type of Class 1 to be used: Privy ☐ Composting ☐ Chemical ☐ Electrical ☐ Other

☐ Class 3 Cesspool Describe

☒ Class 4 Trench Bed Dug into Existing Soil ☒ OR Imported Soil ☐ If imported, describe

height

Total Length of Tile (M) 91 m Header ☒ OR Distribution Box ☐

Use Existing Tank ☐ OR New Gov't Approved ☒ Concrete ☒ Polyethylene ☐ Size (L) 3600 l

Other (describe) JUST REPLACING TANK FREE BOOK

☐ Class 4 Filter Bed ☒ Proof of Approved Filter Material must be provided.

Effective Area (sq.m.) Contact Area (sq.m.)

of runs of tile Header ☐ OR Distribution Box ☐

☐ Class 4 (Treatment Unit) Manufacturer & Model Daily Flowrate Capacity (L)

Primary Tank Size (L) Secondary Tank Size (L)

☐ Class 5 (Holding Tank) Manufacturer Concrete ☐ Polyethylene ☐

Other

Size (L) Alarm is Audio ☐ AND/OR Visual ☐ ☒ A pump out contract must be provided.

Section I - PUMP or SIPHON

For any of the above, is a pump required? Yes ☐ No ☐ If yes, ☒ Head

Run Horsepower Size of pump chamber (L)

White Copy - Health Unit

Canary Copy - Owner/Agent

Pink Copy - Building Department

HALDIMAND-NORFOLK HEALTH UNIT ^{"replacement"}

12 Gilbertson Dr., P.O. Box 247, Simcoe, ON N3Y 4L1 - Telephone: 519-426-6170
 Branch Offices: 69 Talbot St. E., P.O. Box 128, Cayuga, ON N0A 1E0 - Telephone: 905-772-3313
 111 Broad St. E., Dunnville, ON N1A 1E8 - Telephone: 905-318-3272
 22 Albert St., P.O. Box 128, Langton, ON N0A 1G0 - Telephone: 519-875-4485

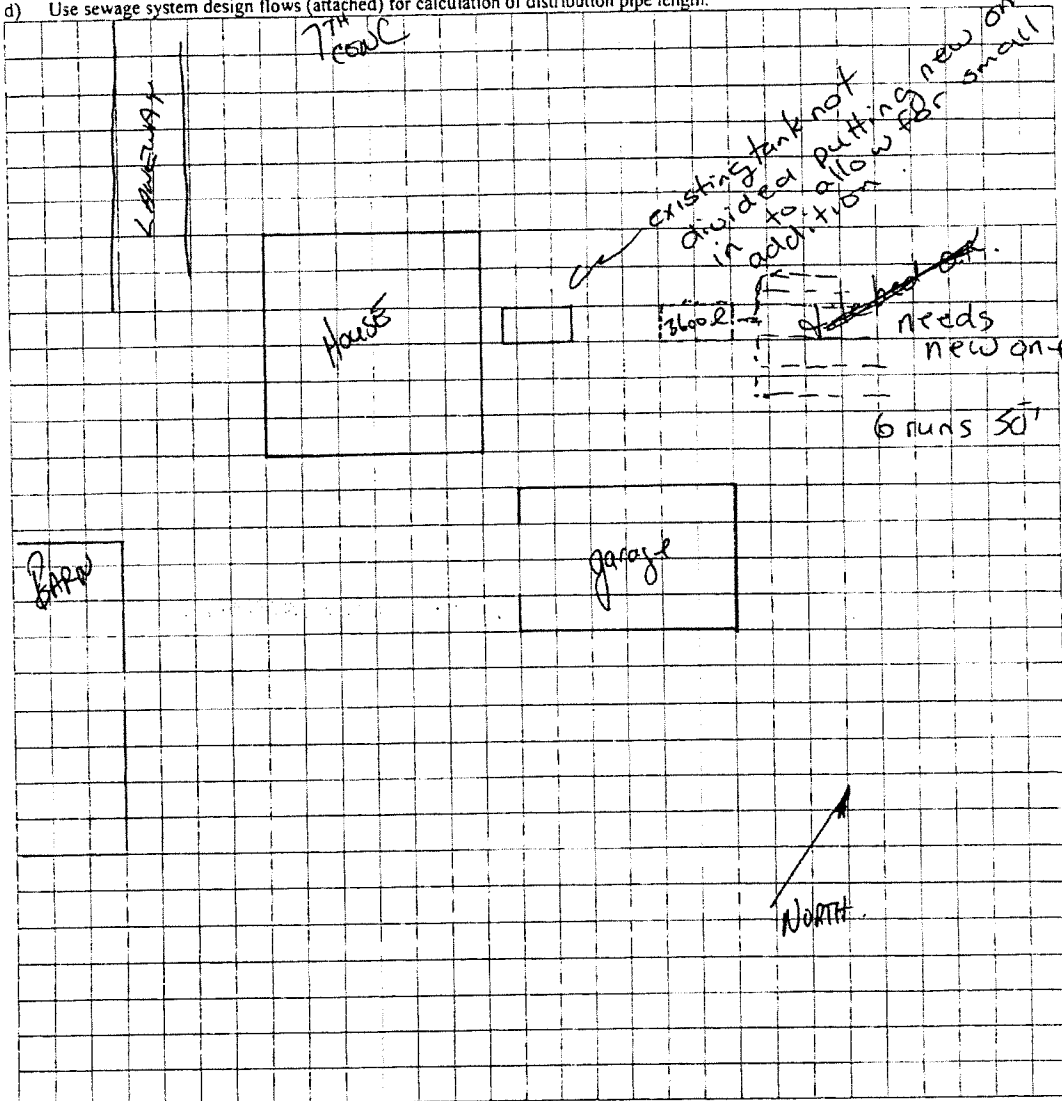
(Page 3 of 4)

Permit No: N.9919

Section J:

All applications under this section must include Lot Diagram and Sewage System Plan: (Draw to scale indicating north point and showing):

- Location of sewage system components (e.g. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (wells - state dug, bored or drilled - include neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools, etc.
- Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
- If any part of proposal conforms to a specific standard drawing, give reference number(s).
- Use sewage system design flows (attached) for calculation of distribution pipe length.



White Copy - Health Unit

Canary Copy - Owner/Agent

Pink Copy - Building Department

HALDIMAND-NORFOLK HEALTH UNIT

13 Gilbertson Dr., P.O. Box 247, Simcoe, ON N3Y 4L1 - Telephone: 519-426-6170
 Branch Offices: 69 Talbot St. E., P.O. Box 128, Cayuga, ON N0A 1E0 - Telephone: 905-772-3313
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 22 Albert St., P.O. Box 128, Langton, ON N0A 1G0 - Telephone: 519-875-4485

(Page 4 of 4)

Permit No:

N. 9919

ATTENTION APPLICANT OR AGENT

This permit is for the installation/alteration of a sewage disposal system only. This permit is NOT a Building Permit and it does NOT imply or preclude the approval of a building permit, zoning or planning bylaws or amendments thereto. The Public Health Inspector* will return all applications which are incomplete or unsigned.

By signing this application, I agree:

1. that the granting of this sewage system permit, the approval of the plans for the sewage system and the inspections made with respect to the sewage disposal system shall NOT in any way relieve me of my responsibilities for carrying out the requirements of applicable building permits, building bylaws, zoning bylaws and amendments thereto; AND
2. that it is my responsibility to arrange for the necessary inspections as specified by the Public Health Inspector* at the time of issuance of the sewage system permit; AND
3. that the information provided is true and accurate and Haldimand County or Norfolk County will not be held responsible for incorrect information provided by any applicant; AND
4. to comply with all provisions of the building and zoning bylaws of Haldimand County or Norfolk County and amendments thereto that apply to the property for which this permit is being issued; AND
5. that no work shall commence on the sewage disposal system until a permit number has been issued.

* Public Health Inspectors with the Haldimand-Norfolk Health Unit are designated as the Building Officials for enforcing Part 3 of the Building Code with respect to Private Sewage Disposal Systems (Authority: Building Code Act 1992, c.23)

OR

Owner's Signature

Sept 10/02

Date

Agent's Signature

[Handwritten Signature]

Personal information contained on this form is collected pursuant to the Ontario Building Code Act, 1992, c.23, as amended, and will be used for the purpose of considering your application for a sewage disposal system permit. Questions regarding this collection of personal information should be directed to the Clerk Norfolk County or Haldimand County

ATTENTION: FOR OFFICE USE ONLY

INSPECTOR'S REPORT	Inspection Time and Date: 11 AM Sept 20.02		Sub-Surface Conditions Encountered	
	Weather: Sunny		Representing Owner: <i>[Signature]</i>	
REQUIREMENTS	Lineal Metres of Distribution Pipe 91m	Working Capacity of Septic/Tertiary/Holding Tank Litres 3600	Rock & G. G.W.T.	Depth (m) Soil Type SAND
			No Evidence of HGWT	

Conditions of Permit or Reasons Permit Denied: Install class 4 sewage system as proposed. Ensure installation of this class 4 sewage system meet all requirements of the O.B.C. Ensure class 4 sewage system meet all minimum clearance distances as set out in Table 8.2.1.6.A & 8.2.1.6.B.

Permit Issued:

Theo Karaginos
per: Chief Building Official

Date:

11/09/2002

Permit Denied:

per: Chief Building Official

Date:

Authority - Building Code Act 1992, c.23

White Copy - Health Unit

Canary Copy - Owner/Agent

Pink Copy - Building Department

Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit

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

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

Original grade

0.5m

1.0m

1.5m

Soil and subgrade investigation.
Indicate soil types

↓ SAND

Cross sectional drawings are required for all septic systems

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

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Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

1. Location of sewage system and its components (e.g. tank, leaching bed, pump chamber)
2. Location of all buildings, pools and wells on the property and neighbouring properties
3. Locate and show minimum clearances for treatment units and distribution piping of items. Ontario Building Code, Division B, Table 8.2.1.6.A. and 8.2.1.6.B.
4. Location of property lines, easements, and utility corridors.

Overall System Rating

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

Additional Comments:

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

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

Verification

Owner:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

- I, Madeleine M. Snel (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: Jun 7, 2024

Evaluator:

I, SCOTT DARWIN GORD 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: [Signature]

Date: MAR 15/2024

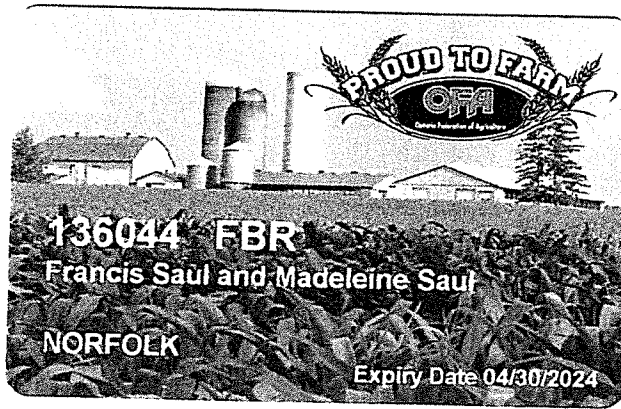
Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



SIGNATURE

80410

Madeleine M. Saul

Farms and Food Forever

1-800-668-3276
www.ofa.on.ca



BY-LAW NO. 1

A by-law relating generally to the conduct
of the business and affairs of

1483366 ONTARIO INC.
(herein called the "Corporation")

CONTENTS

1.	Interpretation	8.	Dividends
2.	Directors	9.	Financial Year
3.	Meetings of Directors	10.	Notices
4.	Remuneration and Indemnification	11.	Execution of Documents
5.	Officers	12.	Effective Date
6.	Meetings of Shareholders	13.	Repeal
7.	Shares		

BE IT ENACTED as a by-law of the Corporation as follows:

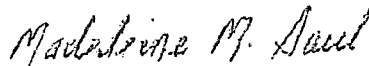
1. INTERPRETATION

- 1.01** In this by-law and all other by-laws and resolutions of the Corporation, unless the context otherwise requires:
- (a) "**Act**" means the *Business Corporations Act* (Ontario), R.S.O. 1990, as amended, and includes the Regulations made pursuant thereto;
 - (b) "**Articles**" means the articles of incorporation of the Corporation as amended from time to time;
 - (c) "**Board**" means the board of directors of the Corporation;
 - (d) "**By-laws**" means all by-laws, including special by-laws, of the Corporation as amended from time to time;
 - (e) "**Corporation**" means this Corporation;
 - (f) "**Person**" includes an individual, sole proprietorship, partnership, unincorporated association, unincorporated syndicate, unincorporated organization, trust, body corporate and a natural person in his capacity as trustee, executor, administrator, or other legal representative;

BE IT RESOLVED THAT By-Law No. 1 being a by-law relating generally to the transaction of the business and affairs of the Corporation be and the same is hereby made as a by-law of the Corporation and the President and the Secretary be and they are hereby authorized to sign the by-law.

THE UNDERSIGNED, being the sole director of the Corporation, hereby signs the foregoing resolution pursuant to the provisions of the *Business Corporations Act* (Ontario), R.S.O. 1990, as amended.

DATED the 15th day of October, 2022.



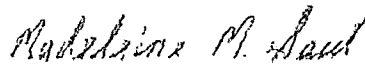
Madeleine Saul

BE IT RESOLVED THAT By-Law No. 1 being a by-law relating generally to the transaction of the business and affairs of the Corporation be and the same is hereby confirmed without amendment as a by-law of the Corporation.

THE UNDERSIGNED, being the sole shareholder of the Corporation entitled to vote, hereby sign the foregoing resolution pursuant to the provisions of the *Business Corporations Act* (Ontario), R.S.O. 1990, as amended as evidenced by its signature hereto.

DATED the 15th day of October, 2022.

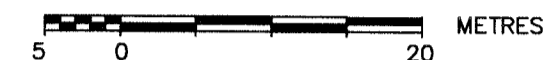
Estate of Francis K. Saul



Per: **Madeleine Saul – Estate Trustee**
I have the authority to bind the Estate

SKETCH SHOWING
PROPOSED SEVERANCE
OF PART OF
LOT 7
CONCESSION 6
— — —
IN THE GEOGRAPHIC
TOWNSHIP OF SOUTH WALSHINGHAM
IN
NORFOLK COUNTY

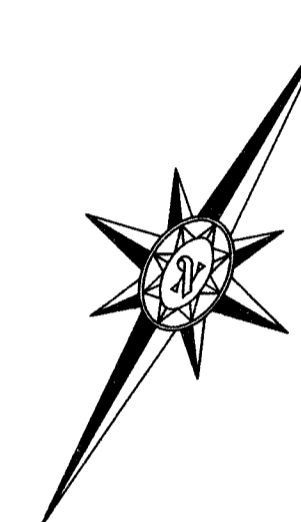
SCALE: 1 : 500





JEWITT AND DIXON LTD.

METRIC NOTE:

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



LEGEND

2.5cm X 2.5cm X 1.2m STANDARD	IRON BARS	SHOWN	<input type="checkbox"/> SIB
1.6cm X 1.6cm X 0.6m	IRON BARS	SHOWN	<input type="checkbox"/> IB
1.6cm ROUND X 0.6m	IRON BARS	SHOWN	<input type="checkbox"/> IB Ø
LOT LINES	SHOWN	_____	
DEED LINES	SHOWN	_____	
FENCE LINES	SHOWN	-X- -X- -X- -X- -X-	
OVERHEAD WIRES	SHOWN	_____ OH _____ OH _____ OH	
ROAD LINES	SHOWN	_____	
FOUND IRON BARS	SHOWN	<input checked="" type="checkbox"/>	PLANTED IRON BARS SHOWN <input type="checkbox"/>
TO BE REMOVED	SHOWN	T.B.R.	
BELL BOX	SHOWN	<input checked="" type="checkbox"/>	BBX
GUY WIRE	SHOWN		GUY
HYDRO POLE	SHOWN		HP

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E-mail: info@jewittdixon.com

F.W.	-	J.M.R.
BOOK	-	LL
CALC.	-	J.L.M.
PLAN	-	J.L.M.
CHECK	-	K.H.
CLIENT - EARLS		

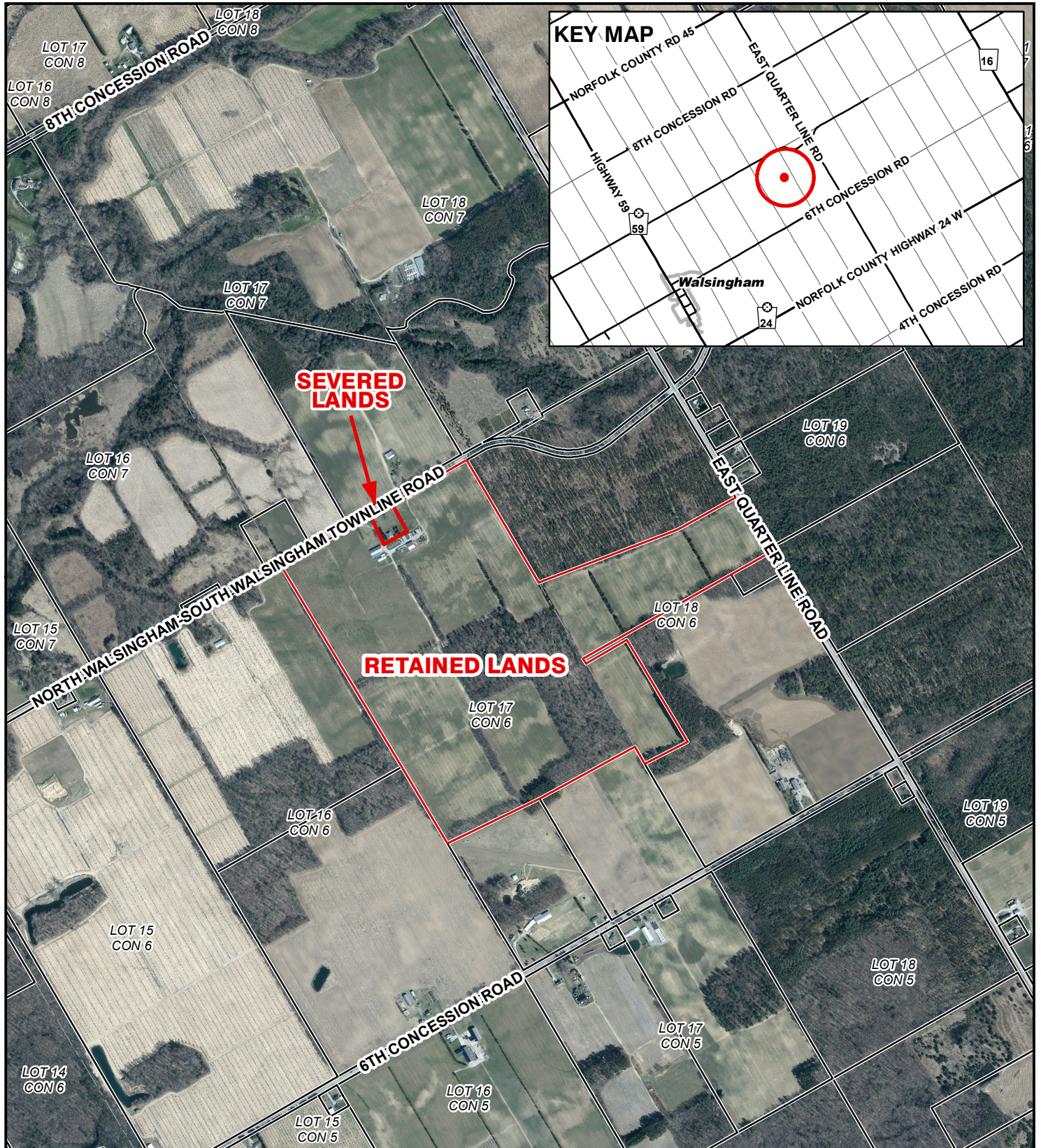
24-4014-SK

REMAINDER

AREA = 180.4 ACRES ±
LOT COVERAGE = 0.02% ±

CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

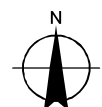


Legend

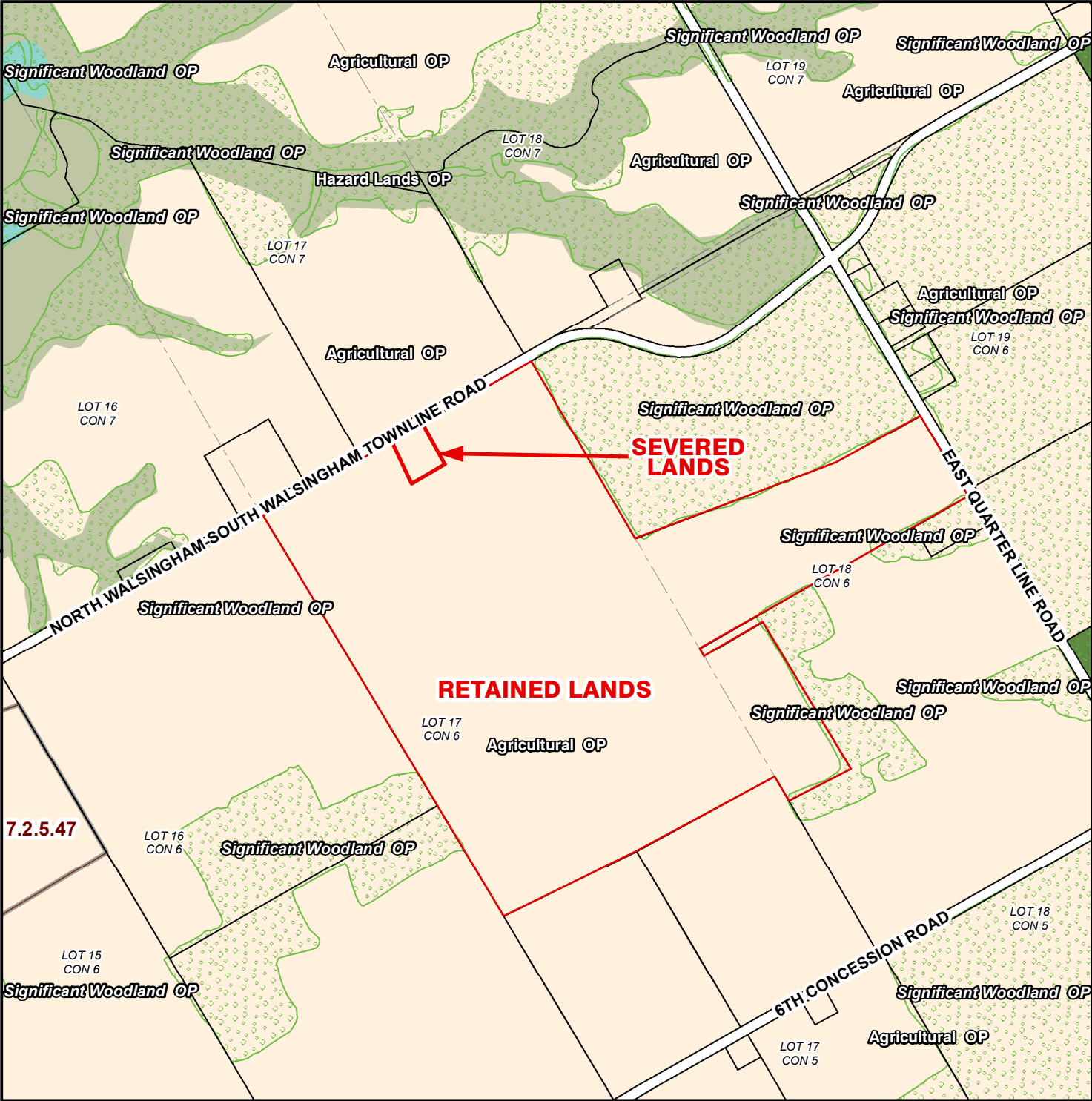
- Subject Lands
- Lands Owned

2020 Air Photo

7/9/2024



120 60 0 120 240 360 480 Meters



Legend

Subject Lands

Lands Owned

Official Plan Designations

Agricultural

Hazard Lands

Provincially Significant Wetland

Parks & Open Space

Significant Woodland

7/9/2024

N

90 45 0 90 180 270 360

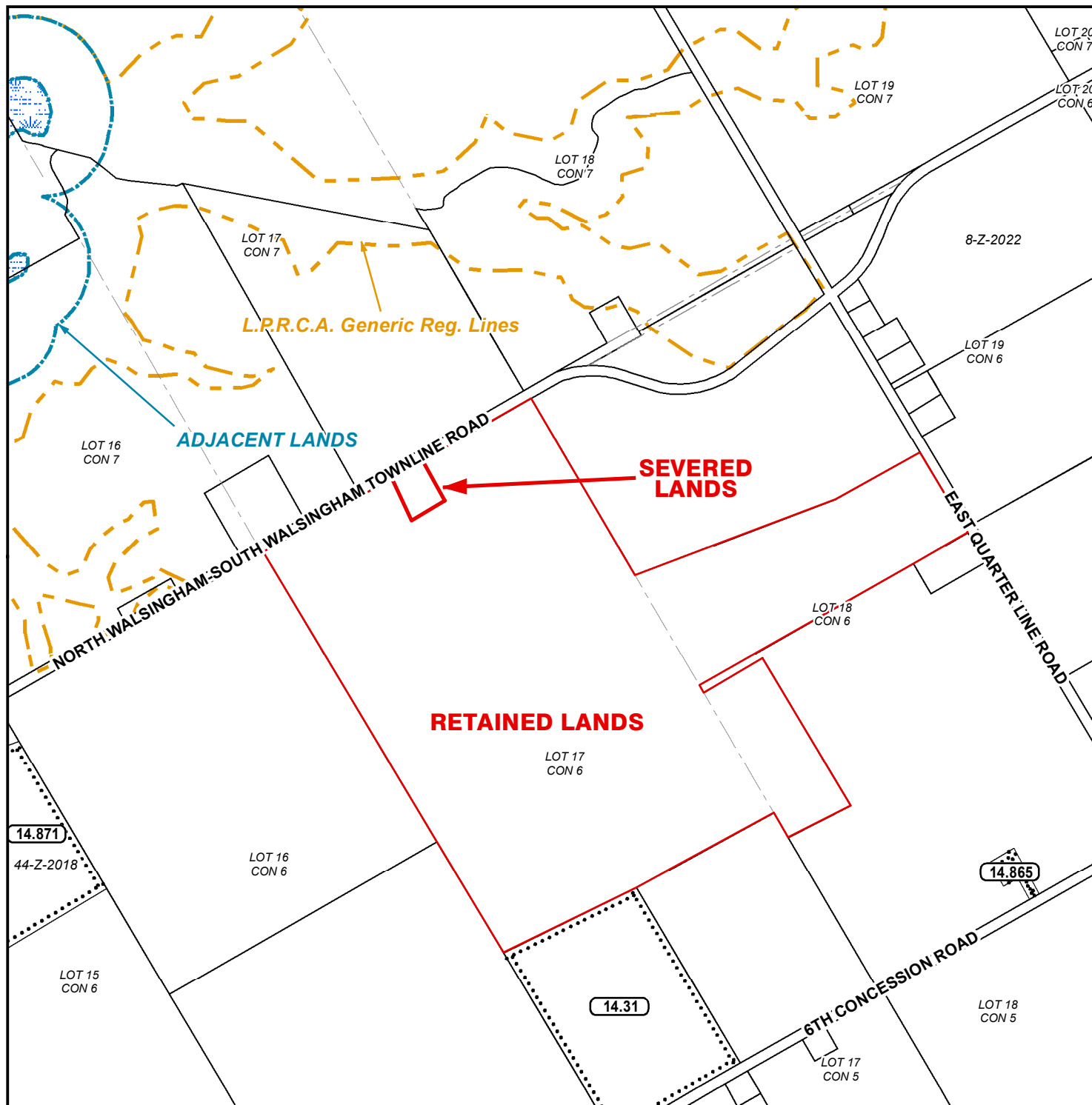
Meters

MAP C

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

BNPL2024191



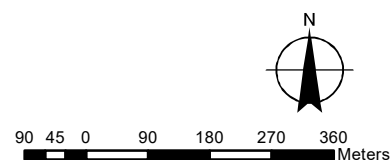
LEGEND

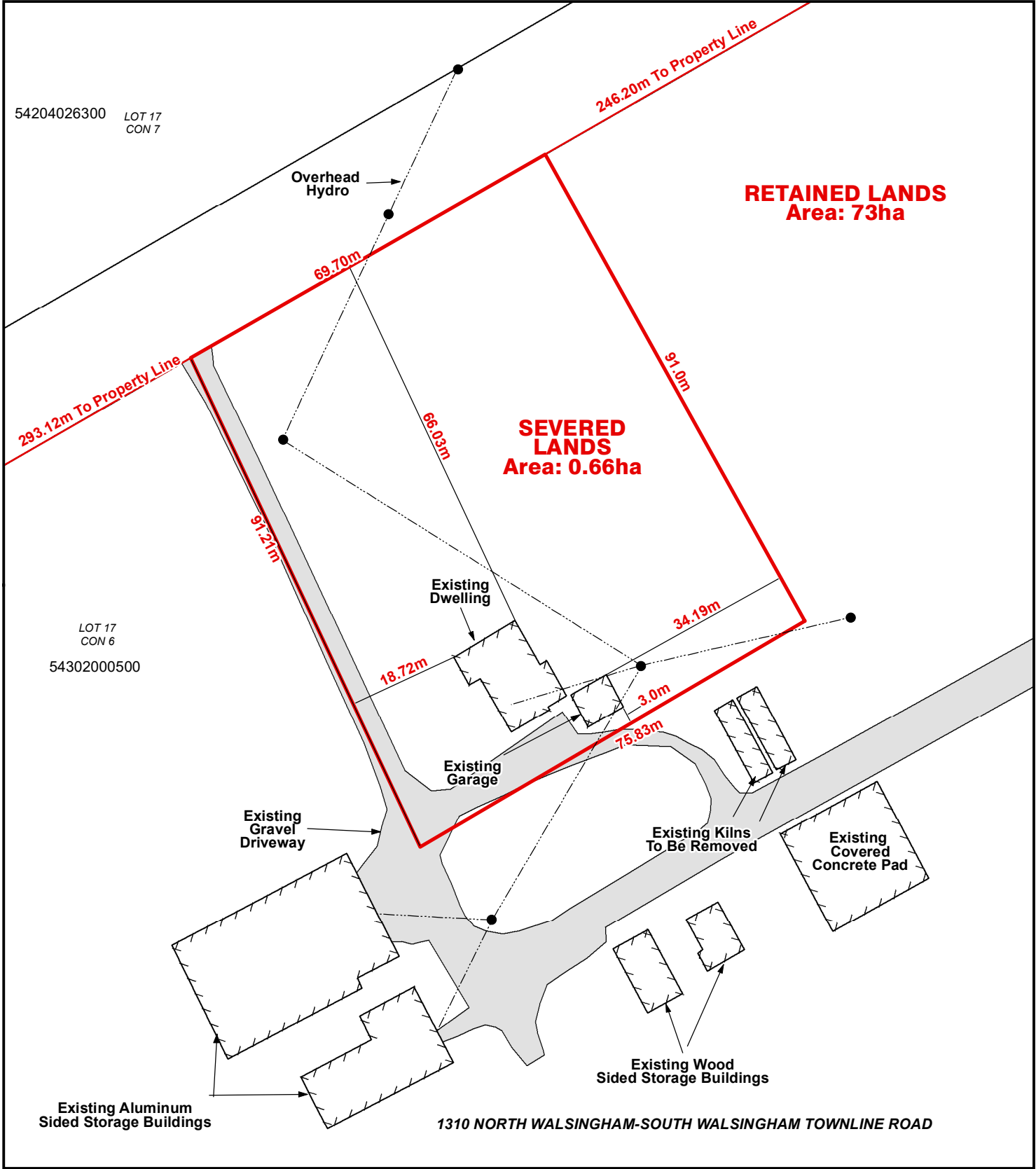
- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

7/9/2024

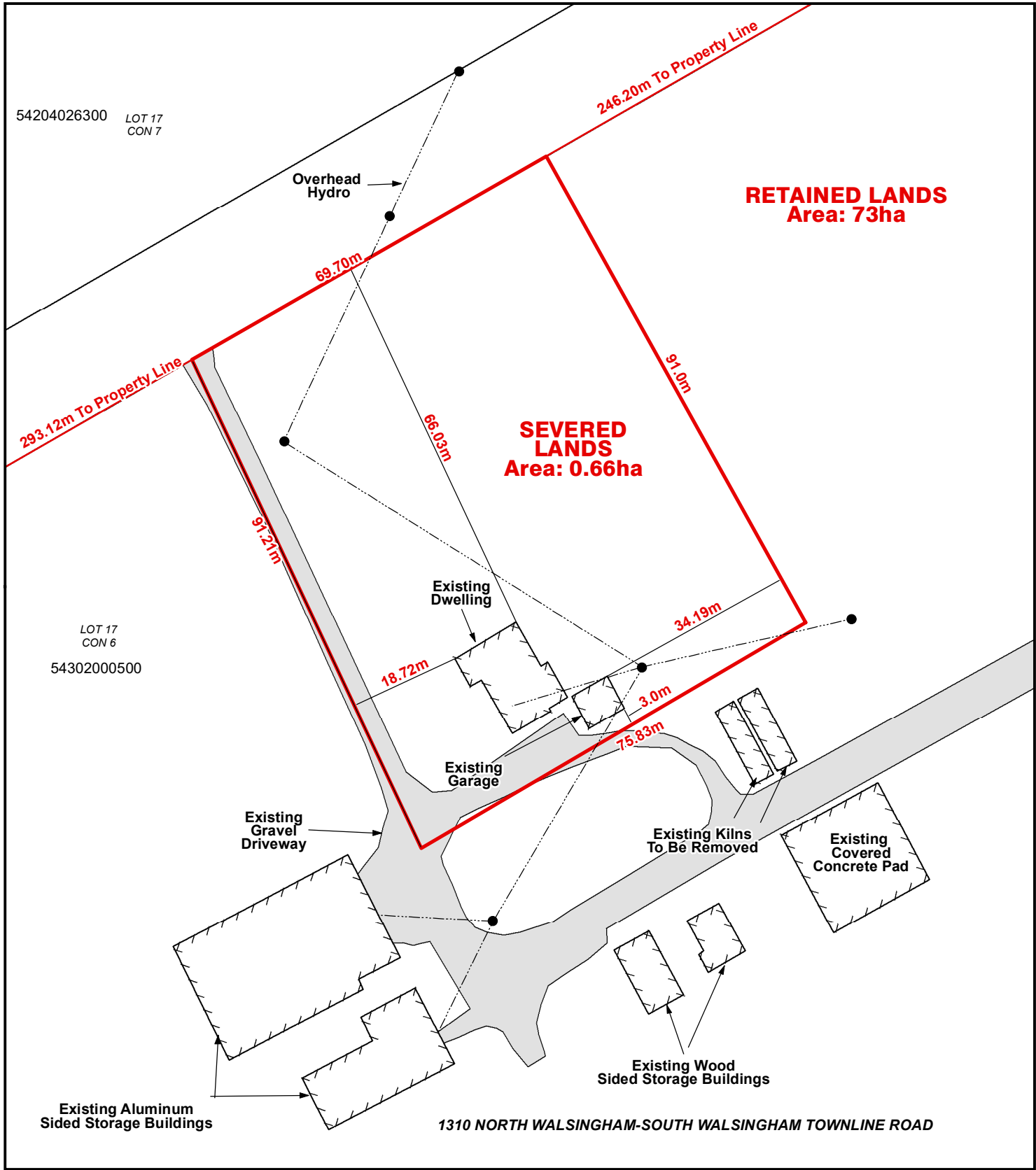
- (H) - Holding
- A - Agricultural Zone
- MD - Disposal Industrial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone





LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Geographic Township of SOUTH WALSINGHAM

BNPL2024191



Legend

- Subject Lands
- Lands Owned

7/9/2024

