

**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:** 49304027100**A. Applicant Information****Name of Owner** STRAWBERRY TYME FARMS INC

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 1250 ST JOHNS RD W  
Town and Postal Code SIMCOE N3Y 4K1  
Phone Number 5194263099  
Cell Number 5194207162  
Email STYME@KWIC.COM

**Name of Applicant** STRAWBERRY TYME FARMS INC

Address 1250 ST JOHNS RD W  
Town and Postal Code SIMCOE N3Y 4K1  
Phone Number 5194263099  
Cell Number 5194207162  
Email STYME@KWIC.COM

**Name of Agent**

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☐ Owner

☐ Agent

☒ Applicant

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

TD BANK HWY 3 SIMCOE

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

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

Roll Number 49304027100

Town or Township Charlotteville

Street Number 1045

Municipal Civic Address: 1045 ST JOHNS RD W SIMCOE

Present Official Plan Designation(s):

Present Zoning: AGRICULTURE

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:

AGRICULTURE

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:

There is a single story house and a storage shed on property. House is approx 1200 sqft and shed is 25'x20' single story.

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

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

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

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:  
Built in 1950's

9. Existing use of abutting properties:  
AGRICULTURE

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

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

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

##### Existing

##### Proposed

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

Lot frontage	<u>569m</u>	<u>37m</u>
Lot depth	<u>707m</u>	<u>37m</u>
Lot width	<u>                    </u>	<u>                    </u>
Lot area	<u>50ha</u>	<u>.13ha</u>
Lot coverage	<u>                    </u>	<u>                    </u>
Front yard	<u>                    </u>	<u>                    </u>
Rear yard	<u>                    </u>	<u>                    </u>
Left Interior side yard	<u>                    </u>	<u>                    </u>
Right Interior side yard	<u>                    </u>	<u>                    </u>
Exterior side yard (corner lot)	<u>                    </u>	<u>                    </u>

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

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

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

Frontage:	<u>37m</u>
Depth:	<u>37m</u>
Width:	<u>                    </u>
Lot Area:	<u>0.13 ha</u>
Present Use:	<u>House</u>
Proposed Use:	<u>House</u>

Proposed final lot size (if boundary adjustment): 0.13 ha



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: 505M

Depth: 770M

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

Lot Area: 49.5 HA

Present Use: AGRICULTURE

Proposed Use: AGRICULTURE

Buildings on retained land: 1 BARN & 2 SHEDS

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

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

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

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

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

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

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

Owners Name: STRAWBERRY TYME FARMS INC

Roll Number: 49306001900

Total Acreage: 131 AC

Workable Acreage: 105 AC

Existing Farm Type: (for example: corn, orchard, livestock) BERRY FARM

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1920

Owners Name: STRAWBERRY TYME FARMS INC  
Roll Number: 49306001800  
Total Acreage: 121 AC  
Workable Acreage: 112 AC  
Existing Farm Type: (for example: corn, orchard, livestock) BERRY FARM  
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_

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

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

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

#### **D. Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown  
If yes, specify the uses (for example: gas station, or petroleum storage):
2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
3. Provide the information you used to determine the answers to the above questions:  
OUR FAMILY LIVING NEAR THIS SITE SINCE 1939

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

**E. Provincial Policy**

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

If no, please explain:

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

If no, please explain:

no development planned

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:

no development planned

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

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☒ within 500 meters – distance 235m

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

## F. Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- ☐ Municipal piped water  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)
- 

### Sewage Treatment

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

### Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

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## G. Other Information

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

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

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

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

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

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

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

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

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

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

## I. Transfers, Easements and Postponement of Interest

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

### Permission to Enter Subject Lands

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

### Freedom of Information

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

JOHN COOPER  
Owner/Applicant/Agent Signature

Aug 15 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 \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application.

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

X [Signature]  
Owner

April 23, 2025  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. Declaration**

I, John Cooper of Strawberry Tyme Farms

solemnly declare that:

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

Declared before me at:

NORFOLK COUNTY

JOHN COOPER  
Owner/Applicant/Agent Signature

In Simcoe, Ont.

This 23<sup>rd</sup> day of April 2025

A.D., 20 25

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

A Commissioner, etc.



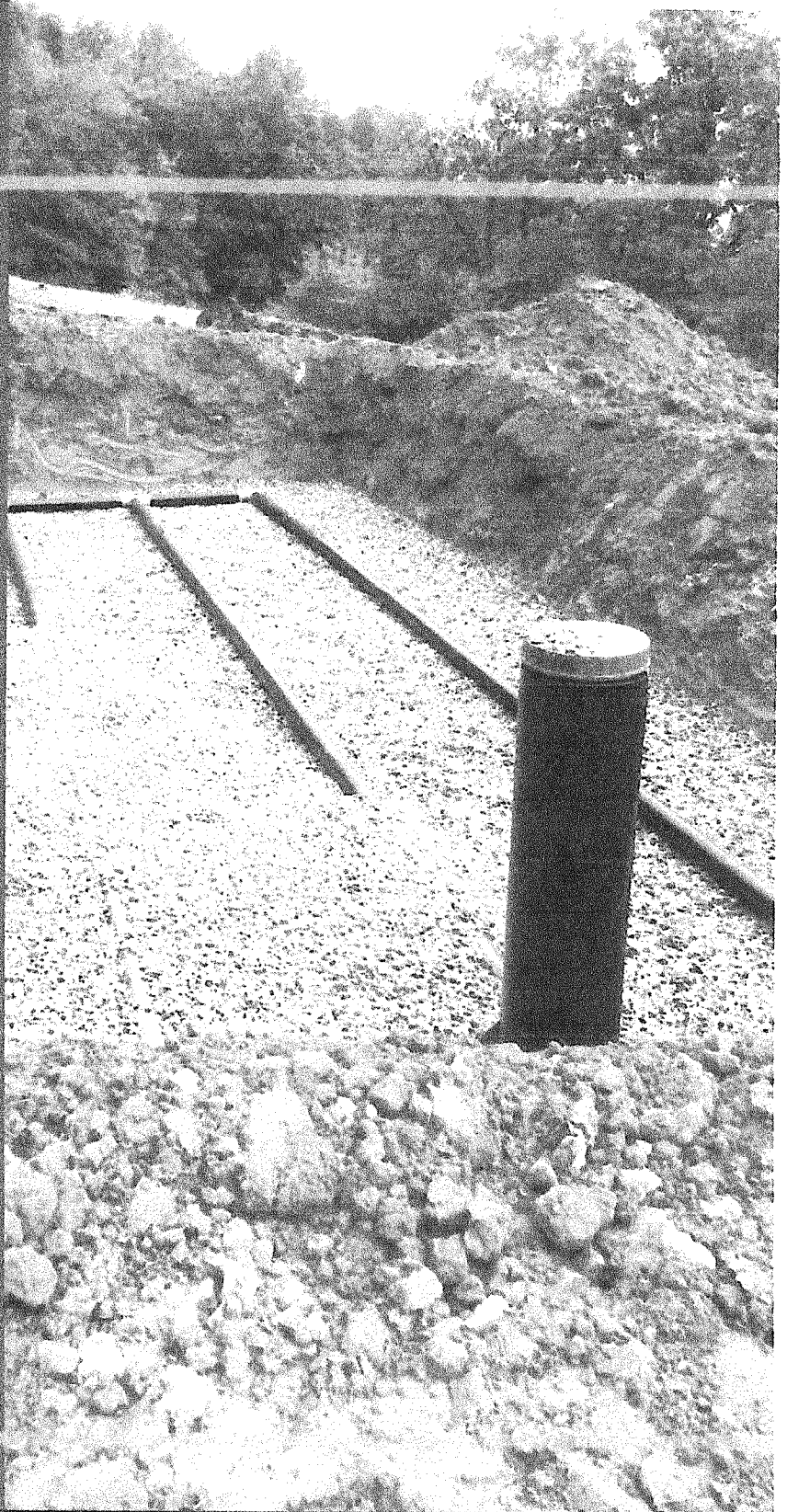
# Strawberry Tyme Farms Inc.

## OFFICERS REGISTER

Name of Officer	Office Held	Date Elected	Date Resigned
<b>JAMES GARY ARTHUR COOPER</b> 1214 St. John's Road West Simcoe, Ontario N3Y 4K1	President	Jun 1, 1980	
<b>SANDRA GAIL COOPER</b>	Secretary-Treasurer	Jun 1, 1980	Apr 19, 2007
<b>JAMES GARY ARTHUR COOPER</b>	Secretary	Apr 19, 2007	Feb 6, 2008
<b>JAMES GARY ARTHUR COOPER</b>	Treasurer	Apr 19, 2007	Feb 6, 2008
<b>DIANE COOPER</b> 1250 St. John's Road West Simcoe, Ontario N3Y 4K1	Secretary	Feb 6, 2008	
<b>DIANE COOPER</b> 1250 St. John's Road West Simcoe, Ontario N3Y 4K1	Treasurer	Feb 6, 2008	
<b>JOHN COOPER</b> 1250 St. John's Road West Simcoe, Ontario N3Y 4K1	General Manager	Oct 30, 2011	

# Existing On-Site Sewage System

## Evaluation Form



Norfolk County Building Department  
Community Development Division  
185 Robinson Street, Suite 200 Simcoe, Ontario, N3Y 5L6  
[norfolkcounty.ca](http://norfolkcounty.ca)



# Evaluation of On-Site Sewage Systems

## INSTRUCTIONS

1. Please complete the following form by checking appropriate lines and filling in blanks.
2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
4. Evaluations should be scheduled accordingly so as not to delay the application process.
5. Completed Forms **MUST** be submitted as part of a "complete" Planning Application. Failure to meet this date may cause the application to be deferred.
6. Evaluation Forms will become part of the property records of Norfolk County Building Department.
7. No On-Site Sewage System Evaluation will be conducted where:
  - a. snow depth exceeds two (2) inches, or
  - b. grass and brush exceeds twelve (12) inches
8. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.

### Collection of Personal Information.

Personal information submitted in this form is collected under the authority with the Municipal Freedom of Information and Protection Act, or for the purpose stated on the specific form being submitted. The information will be used by the Building Department administration for its intended submitted purpose.

Questions about the collection of personal information through this form may be directed to:

Norfolk County's Chief Building Official,  
185 Robinson Street, Simcoe, ON N3Y 5L6, 519-426-5870 ext. 2218,

Information and Privacy Coordinator,  
50 Colborne Street South, Simcoe ON N3Y 4H3, 519-426-5870 ext. 1261,

**Community Development Division- Building Department**

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 • 519-426-5870 Ext. 6016

<b>Property Information</b>	
Municipal Address	1045 ST. JOHN'S ROAD WEST
Assessment Roll Number	
Date of Evaluation	APRIL 17/2025

<b>Evaluators Information</b>			
Evaluators Name:	ED DOVE		
Company Name:	STEALTH ENVIRONMENTAL INC.		
Address:	1809 8TH CONCESSION ROAD - LANGTON, ON		
Phone:	519-426-7108		
Email	EdDove@stealthenvironmental.ca		
BCIN #	38413 / 38259		
<b>Purpose of Evaluation</b>	<input type="checkbox"/> Consent <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Building Permit Application <input type="checkbox"/> Minor Variance <input type="checkbox"/> Other _____		
<b>Building Information</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural		
Gross building area: (m <sup>2</sup> ):	1200 FT <sup>2</sup>		
Number of bedrooms:	2		
Number of fixture units:	10		
Daily Design Flow: (Litres)	1,100 L/DAY		
Is the building currently occupied?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?		
<b>Site Evaluation</b>			
Soil type, percolation time (T)	ESTIMATED 12		
Site slope	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		
Soil condition:	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Weather at time of evaluation:	SUNNY / CLEAR 10°C		
<b>System Description</b>			
<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			
<b>Type of leaching bed. Class 4 -Leaching Bed only - Complete &amp; attach Worksheet E</b>			
<input checked="" type="checkbox"/> A. Absorption Trench		<input type="checkbox"/> B. Filter Bed	
<input type="checkbox"/> D. Advance Treatment System		<input type="checkbox"/> C. Shallow Buried Trench	
<input type="checkbox"/> E. Type A Dispersal Bed		<input type="checkbox"/> F. Type B Dispersal Bed	
<b>Existing Tank Size (litres):</b> 3,600 L			
<input checked="" type="checkbox"/> Pre-cast Concrete		<input type="checkbox"/> Plastic	
<input type="checkbox"/> Wood		<input type="checkbox"/> Fibreglass	
<input type="checkbox"/> Other (specify):		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)			
<b>Setbacks (metres)</b>	<b>Tank</b>		<b>Distribution Pipe</b>
Distance to buildings & structures	6 FT		20 FT
Distance to bodies of water	N/A		N/A
Distance to nearest well	50 FT		60 FT
Distance to proposed property lines	Front: <del>25 FT</del> Rear: 50 FT	Left: 40 Right: 60	Front: 25 FT Rear: 60 FT Left: 15 FT Right: 20 FT

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

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	1,100
	3 Bedrooms	1600	
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			1,100

B) Plus Additional Flow for:				
<b>Note:</b> Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.				
	Quantity	(Q) Litres	Total	
Either	Each bedroom over 5		500	
Or	Floor space for each 10m <sup>2</sup> over 200m <sup>2</sup> up to 400m <sup>2</sup>		100	
	Floor space for each 10m <sup>2</sup> over 400m <sup>2</sup> up to 600m <sup>2</sup>		75	
	Floor space for each 10m <sup>2</sup> over 600m <sup>2</sup>		50	
Or	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)		50	
Subtotal (B)				
Subtotal A+B=Daily Design Flow (Q)				1,100

## Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?		Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	1	6
Bathtub only (with or without shower)	1.5	X		
Shower stall	1.5	X		
Wash basin / Lavatory (1.5 inch trap)	1.5	X		
Water closet (toilet) tank operated	4.0	X		
Bidet	1.0	X		
Dishwasher	1.0	X	1	1
Floor Drain (3 inch trap)	3.0	X		
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	1	1.5
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:				10

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	1100 L/Day x 2 = 2200 L	
All Other Occupancies	X 3 =	
Holding Tank	X 7 =	

EXISTING 3.600 L CONCRETE SEPTIC TANK INSTALLED

## Worksheet E: Leaching Bed Calculations (Class 4)

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

### ☒ A. Absorption Trench

Total length of distribution pipe	Conventional $(Q \times T) + 200 =$ <u>ESTIMATED 200 FT</u> m Type I leaching chambers $(Q \times T) + 200 =$ _____ m Type II leaching chambers $(Q \times T) + 300 =$ _____ m Configured as: <u>4</u> runs of <u>50 FT</u> m Total: <u>200 FT</u> m
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### ☐ B. Filter Bed

<b>Effective Area</b> If $Q \leq 3000$ litres per day use $Q + 75$ If $Q > 3000$ litres per day use $Q + 50$ Level II-IV treatment units, use $Q + 100$ <b>Distribution Pipe</b> Contact Area = $(Q \times T) + 850$ Mantel (see Part 1)	Effective area: _____ (Q) + _____ (75, 50, or 100) = _____ m <sup>2</sup> Configured as: _____ m x _____ m Number of beds _____  Number of runs: _____ Spacing of runs: _____ m Contact Area: ( _____ (Q) X _____ (T)) + 850 = _____ m <sup>2</sup>
---	--

### ☐ C. Shallow Buried Trench

Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)	
$1 < T \leq 20$	$Q + 75$ metres	$(L) =$ _____ (Q) + _____ (75, 50, 30) = _____ m Configured as: _____ runs of _____ m Total: _____ m
$20 < T \leq 50$	$Q + 50$ metres	
$50 < T < 125$	$Q + 30$ metres	

### ☐ D. Advance Treatment System

Provide description of system.

### ☐ E. Type A Dispersal Bed

<b>Stone Layer</b> If $Q \leq 3000$ litres per day, use $Q + 75$ If $Q > 3000$ litres per day, use $Q + 50$ <b>Sand Layer</b> $1 < T \leq 15$ use $(Q \times T) + 850$ $T > 15$ use $(Q \times T) + 400$	Stone Layer = _____ (Q) + _____ (75 or 50) = _____ m <sup>2</sup>  Sand Layer = ( _____ (Q) x _____ (T)) + (850 or 400) = _____ m <sup>2</sup>
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### ☐ F. Type B Dispersal Bed

Area = $(Q \times T) + 400$ <b>Linear Loading Rate (LLR)</b> $T < 24$ minutes, use 50 L/min If $T \geq 24$ minutes, use 40 L/min	Area = ( _____ (Q) x _____ (T)) + 400 = _____ m <sup>2</sup> Pump chamber capacity = _____ L Length $(Q + LLR) =$ _____ m Bed configuration = _____ m x _____ m = _____ m <sup>2</sup> Number of Beds = _____  Distribution Pipe Configured as: _____ runs of _____ m Total: _____ m
---	---

## Worksheet F: Cross Sectional Drawings

### Subsoil Investigation – Test pit

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

Indicate level of rock and ground water level below original grade.		Original grade	Soil and subgrade investigation. Indicate soil types
		0.5m	
		1.0m	
		1.5m	

**Cross sectional drawings are required for all septic systems**

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

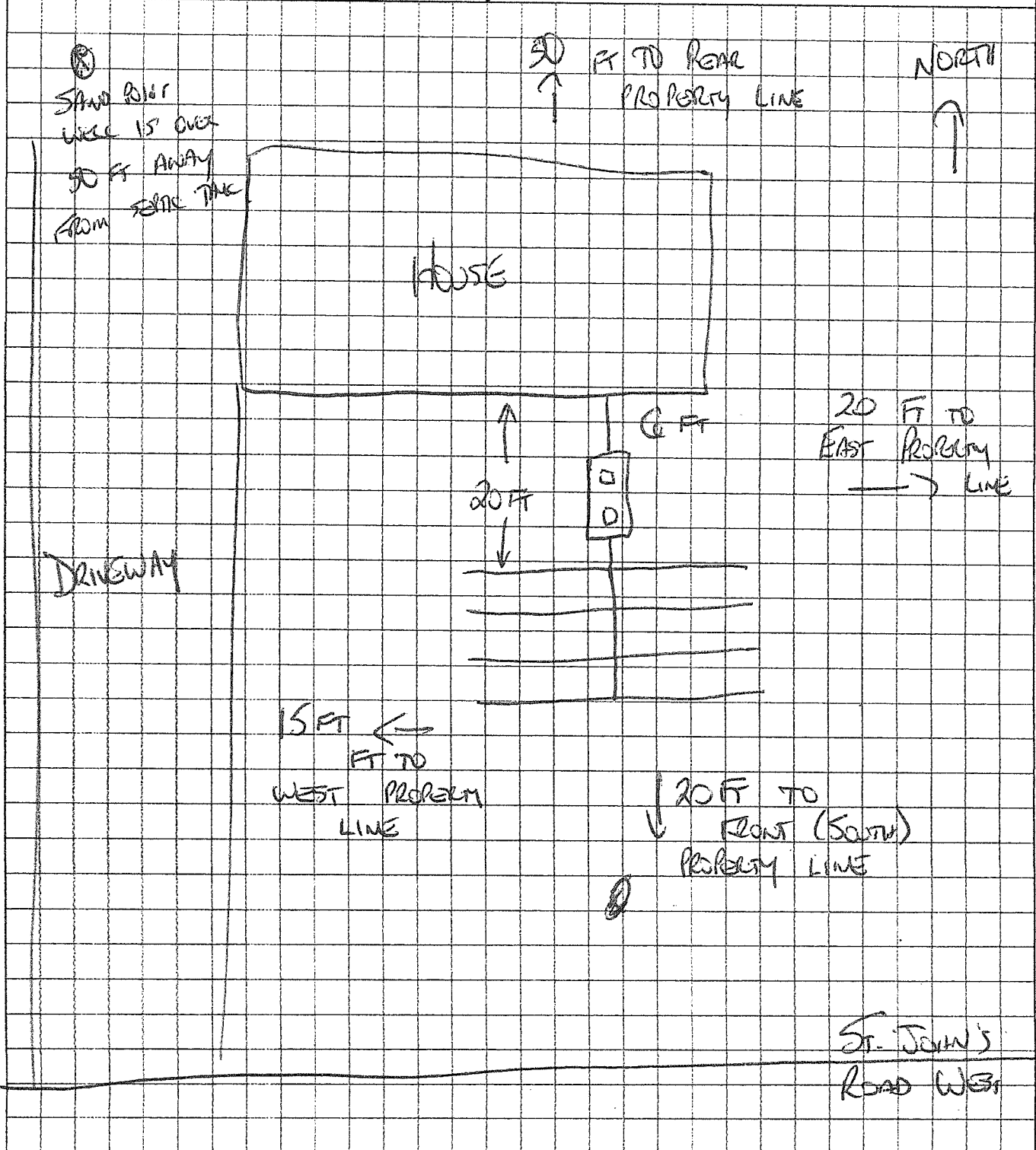
NOT APPLICABLE TO EXISTING ON-SITE  
SEWAGE EVALUATIONS



# 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: System appears to be in good working order and in a good state of repair at the time of evaluation

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

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

## Verification

### Owner:

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

I, \_\_\_\_\_ (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, ED DOVE declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which can affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature:



Date: APRIL 17/2025

## Building Department Review

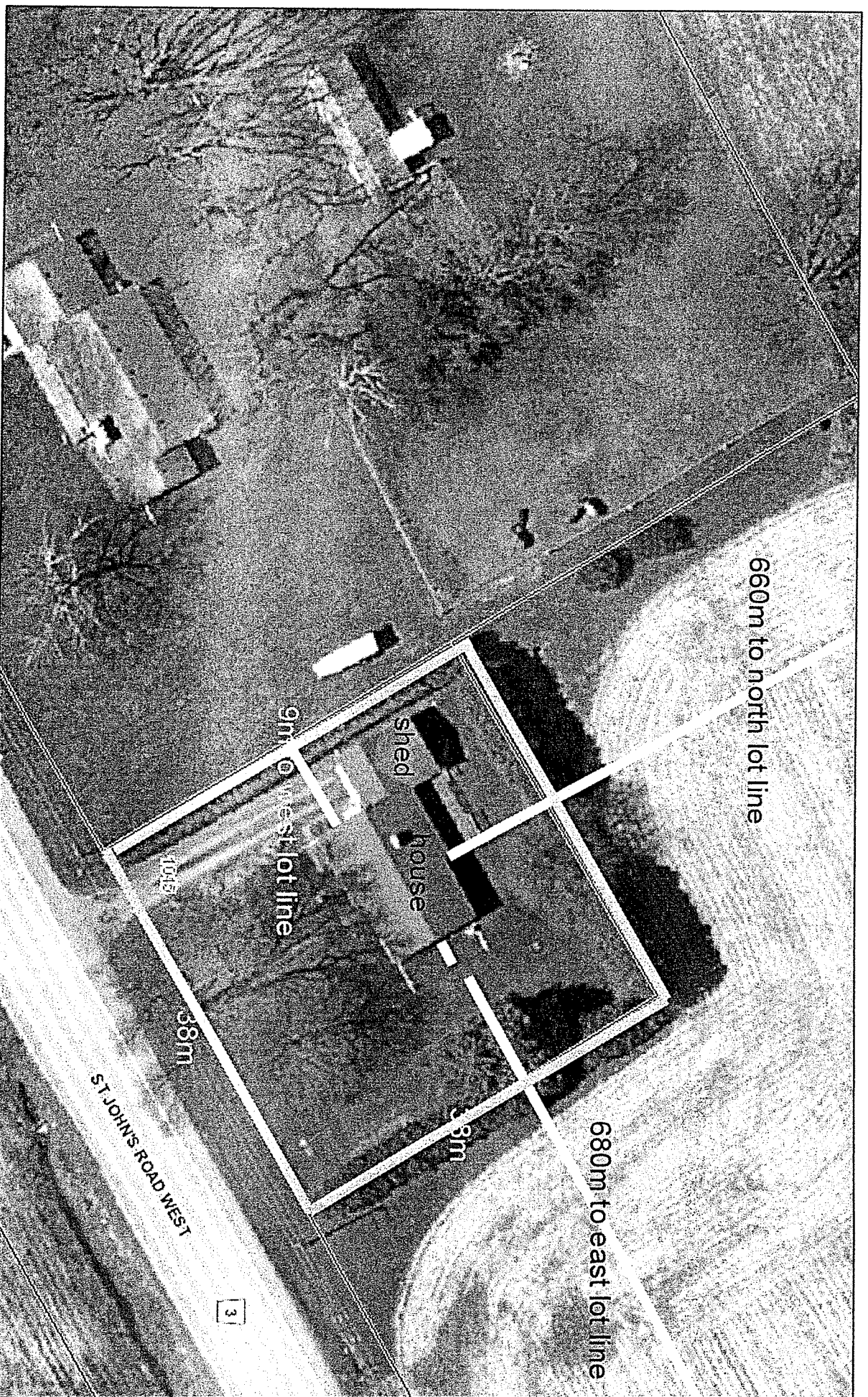
Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

# MAP NORFOLK - Community Web Map



8/14/2024, 3:44:15 PM

☐ Land Parcels

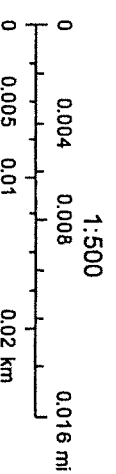
☐ Civic Address

☐ Plan Lines

☐ Reg Plan Lot Numbers

☐ Road Labels

☐ DraftPlan



Queen's Printer for Ontario  
Norfolk GIS

PRINTED ON 24 APR, 2025 AT 16:16:27  
FOR KARENU01



PROPERTY INDEX MAP  
NORFOLK(No. 37)

- LEGEND
- FREEHOLD PROPERTY
  - LEASEHOLD PROPERTY
  - LIMITED INTEREST PROPERTY
  - CONDOMINIUM PROPERTY
  - RETIRED PIN (MAP UPDATE PENDING)
  - PROPERTY NUMBER
  - BLOCK NUMBER
  - GEOGRAPHIC FABRIC
  - EASEMENT
- 0449 08050

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND  
DOCUMENTS RECORDED IN THE LAND  
REGISTRATION SYSTEM AND HAS BEEN PREPARED  
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED



PROPERTY DESCRIPTION: PT LT 14 CON 6 CHARLOTTEVILLE AS IN NR512478; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2007/07/23

OWNERS' NAMES

STRAWBERRY TYME FARMS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<div><div><div><div>** PRINTOUT</div><div>INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/07/20 **</div><div>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div><div><div>**</div><div>SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES</div><div>**</div><div>AND ESCHEATS OR FORFEITURE TO THE CROWN.</div><div>**</div><div>THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div><div>**</div><div>IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div><div>**</div><div>CONVENTION.</div><div>**</div><div>ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div></div><div><div>**DATE OF CONVERSION TO LAND TITLES: 2007/07/23 **</div><div>NR3688211976/07/14LEASE</div><div>NR5124781995/09/22TRANSFER</div><div>NK1731632024/06/24TRANSMISSION-LAND</div><div>NK1731682024/06/24TRANSMISSION-LAND</div><div>NK1731732024/06/24APL (GENERAL)</div><div>REMARKS: AMEND DESCRIPTION, DELETE S/T INTEREST IN NR512478</div><div>NK1731742024/06/24APL (GENERAL)</div></div></div><div><div>*** COMPLETELY DELETED ***</div><div>RUTHERFORD, DONNA MARIE</div><div>BOUGHNER, PATSY LUCILLE</div><div>SMITH, DIANNE</div><div>ANDREWS, GAIL</div><div>SMITH, DIANNE MARILYN</div></div><div><div>NEW METALORE MINING COMPANY LIMITED</div><div>C</div></div></div></div>						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

# Deed of Indemnity

made (in duplicate) the      Eleventh      day of      August  
one thousand nine hundred and fifty-four.

In Pursuance of the Short Form of Conveyances Act.

Between

HELEN ALEXANDRA KELLY, of the Township of  
Charlotteville, in the County of Norfolk,  
Married Woman,

hereinafter called the GRANTOR

- and -

OF THE FIRST PART:

DONNA MARIE RUTHERFORD, of the Township of  
Charlotteville, in the County of Norfolk,  
Married Woman, and

HAROLD EUGENE RUTHERFORD, of the same place,  
her husband, Tobacco Grower,

hereinafter called the GRANTEES

OF THE SECOND PART:

Witnesseth, that in consideration of natural love and affection and  
the sum of - - - ONE - - - (\$1.00) - - - Dollars, now paid  
by the said Grantees to the said Grantor  
by her acknowledged, she the said Grantor with Grant unto  
the said Grantees in fee simple, as joint tenants, and not as tenants in common.  
All and Singular that certain parcel or tract of land and premises  
situate, lying and being in the Township of Charlotteville, in the County  
of Norfolk and Province of Ontario and being composed of a South-  
Westerly part of the South Half of Lot Number Fourteen in the  
Sixth Concession of the Township of Charlotteville, more particular-  
ly described as follows:-

COMMENCING at the South-West angle of said Lot;

THENCE Easterly along the Southerly limit of said Lot One Hundred  
and Twenty feet;

THENCE Northerly and parallel with the Westerly limit of said Lot One Hundred and Twenty-one feet;

THENCE Westerly and parallel with the Southerly limit of said Lot One Hundred and Twenty feet more or less to a point in the Westerly limit of said Lot;

THENCE Southerly along the Westerly limit of said Lot One Hundred and Twenty-one feet more or less to the point of commencement.

On four and in hold unto and to the use of the said Grantees, as Joint Tenants and not as tenants in common, their heirs and assigns forever.

Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantees That she has the right to convey the said lands to the said Grantees notwithstanding any act of the said Grantor.

And that the said Grantees shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor Covenants with the said Grantees that she will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantees that she has done no act to incumber the said lands.

And the said Grantor Releases to the said Grantees All her claims upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Shirley J. Denny

Helenakelly



**AFFIDAVIT AS TO MARRIAGE STATUS**  
**UNDER THE REGISTRY ACT AND LAND TITLES ACT**

Strike out  
words and  
purs. not  
applicable,  
and initial.

Unmarried man.

Married man  
—wife joining.

Married  
woman.

TO WIT:

I, in the within instrument named, make oath and say:

THAT at the time of the execution and delivery by me of the within instrument I was unmarried, married,  
a widower, and of the full age of twenty-one years, [or]  
THAT at the time of the execution and delivery by me of the within instrument I was legally married to

and that I was of the full age of twenty-one years, [or]  
THAT at the time of the execution and delivery by me of the within instrument I was legally married to  
the person named therein as my wife to bar her dower,

age of twenty-one years.  
the person named therein as my husband, and that he was of the full

SWORN before me at the  
of  
in the  
of  
this  
day of  
19

A Commissioner for taking Affidavits, etc.

**Affidavit under Land Transfer Tax Act**  
**In the Matter of The Land Transfer Tax Act**

I, HELEN ALEXANDRA KELLY,  
of the Township of Charlotteville  
County of Norfolk the County of Norfolk

To Wit:

Married Woman

1. I am the Grantor  
the within (or annexed) transfer. make oath and say:  
named in

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the moneys in cash and the value of any property or security  
included in the consideration is as follows:

(a) Moneys paid in cash \_\_\_\_\_ \$ 1.00

(b) Property transferred in exchange:

Equity Value \_\_\_\_\_ \$

Encumbrances \_\_\_\_\_ \$

(c) Securities transferred to the value of \_\_\_\_\_ \$ Nil

(d) Balances of existing encumbrances with interest owing \_\_\_\_\_ \$ Nil

at date of transfer \_\_\_\_\_

(e) Moneys secured by mortgage under this transaction \_\_\_\_\_ \$ Nil

(f) Liens, legacies, annuities and maintenance charges to \_\_\_\_\_ \$ Nil

which transfer is subject \_\_\_\_\_ \$ Nil

Total consideration \_\_\_\_\_ \$ 1.00

Clauses 4, 5  
and 6 should  
be struck out  
if not applicable  
or necessary.

4. If consideration is nominal, is the transfer for natural love and affection? Yes  
5. If so, what is the relationship between grantor and grantee? Mother to daughter  
6. ~~Other remarks and explanations, if necessary.~~ and son-in-law

SWORN before me at the Town

of Simcoe

in the County

of Norfolk

this 13th

day of August 1954.

*Thomas David*

A Commissioner, etc.

*Helen A. Kelly*

# Affidavit of Execution

CANADA  
Province of Ontario  
County of Norfolk  
On this

3. *William S. Henry*  
of the Town of Simcoe  
in the County of Norfolk

Stenographer, make oath and say:

1. That I was personally present and did see the within Instrument and a Duplicate thereof duly signed, sealed and executed by Helen Alexandra Kelly
2. That the said Instrument and Duplicate were executed by the said party one of the parties thereto.
3. That I know the said party at the
4. That I am a subscribing witness to the said Instrument and Duplicate.

SWORN before me at the Town of Simcoe in the County of Norfolk this 19th day of August 1954.  
*William S. Henry*  
A Commissioner, etc.

Dated August 11, 1954.

HELEN ALEXANDRA KELLY

TO

DONNA MARIE RUTHERFORD ET AL  
Address

**Deed of Land**  
TO JOINT TENANTS

Underwood Limited

FRANCIS M. REID, B.A.  
BARRISTER & SOLICITOR  
SIMCOE, ONTARIO

I certify that the within instrument is duly Entered and Registered in the Registry Office for the Registry Division of the County of Norfolk

in Book M

for Charlottetown

at 11 o'clock 6 A.M. of the 16 day

of AUG 1954 No. 245078

REGISTRAR

*1-108*  
*W of J of S 1/2*  
*2406-1696*

Transfer/Deed of Land Form 1 - Land Registration Reform Act  
SoftDoc® 3.11 / Distributed by Do Process Software Ltd. File No. 20,210

Province of Ontario

FOR OFFICE USE ONLY

NUMBER 512478  
CERTIFICATE OF REGISTRATION  
95 SEP 22 10:09  
NORFOLK NO. 37  
LAND REGISTRAR  
Simcoe, ON N3Y 4K1

(1) Registry ☒ Land Titles ☐  
(2) Page 1 of 3, pages

(3) Property Identifier: Block Property  
(4) Consideration: Dollars \$

(5) Description: This is a: ☐ Property ☐ Division ☐ Consolidation ☐ Property

Lands situate in the Township of Delhi, Regional Municipality of Halton-Norfolk, in the geographic Township of Charlotteville, County of Norfolk, described as follows: FIRSTLY: Containing one hundred acres more or less and being composed of the south half of Lot 14, Concession 6, of the said Township, as previously described in instrument No. 201713; SECONDLY: The east half of the northeast quarter of said Lot 14, Concession 6, in the said Township, as previously described in instrument No. 243840.

(6) This Document Contains: ☐ Redescription ☐ New Easement ☐ Plan/Sketch ☐ Description ☐ Additional: See Schedule  
(b) Schedule for: ☐ Additional ☐ Parties ☐ Other ☐ Fee Simple ☐ Interest/Estate Transferred

(7) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

Name(s) Kelly, Helen Alexandria - Estate  
RUTHERFORD, Donna Marie  
BOUGHNER, Patsy Lucille  
Date of Signature 1995 09 21 1995 09 21  
Signature(s) *Donna Rutherford* *Patsy Boughner*

(8) Spouse(s) of Transferor(s) I hereby consent to this transaction  
Date of Signature  
Signature(s)

(9) Transferor(s) Address for Service  
RUTHERFORD, Donna Marie  
BOUGHNER, Patsy Lucille  
1925 10 27 1929 12 01  
Date of Birth

(10) Transferor(s) Address  
c/o 21 Norfolk Street North, Simcoe, ON N3Y 4L1

(11) Transferee(s)  
RUTHERFORD, Donna Marie  
BOUGHNER, Patsy Lucille  
1925 10 27 1929 12 01  
Date of Birth

(12) Transferee(s) Address  
R.R. #2, Simcoe, ON N3Y 4K1

(13) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.  
Date of Signature  
Signature

(14) Solicitor for Transferee(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.  
Date of Signature  
Signature

(15) Solicitor for Transferee(s) I have investigated the title to this land and where relevant and I am satisfied that the records reveal no contravention as set out in subsection 50 (2) (c) (i) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.  
Date of Signature  
Signature

(16) Municipal Address of Property  
City: Mun. Map Sub. Pat. Multiple

(17) Document Prepared by:  
Richard Van Severen  
Brimage, Tyrrell, Van Severen & Homentuk  
P.O. Box 188  
21 Norfolk Street North  
Simcoe, Ontario, N3Y 4L1

FOR OFFICE USE ONLY

Registration Fee  
Land Transfer Tax  
Total

50 -

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## SCHEDULE

### RECTALS

WHEREAS Helen Alexandra Kelly became the owner of the firstly described parcel of land in the within instrument by a deed registered as No. 201713;

AND WHEREAS George E. Kelly and Helen A. Kelly became the owners of the secondly described parcel of land in the within instrument as joint tenants by a deed registered as No. 243840;

AND WHEREAS the said George E. Kelly died on or about the 22nd day of March, 1993, whereupon the said Helen A. Kelly became the absolute owner of the secondly described parcel of land in the within instrument by her right of survivorship;

AND WHEREAS the Funeral Director's Certificate of Death in the estate of the said George E. Kelly, who is properly described as George Edwin Kelly, issued by Ferris Funeral Home Ltd. was deposited on title as instrument No. 510702;

AND WHEREAS the said Helen Alexandra Kelly described in instrument registered as No. 201713 and the said Helen A. Kelly described in instrument registered as No. 243840 are one and the same person, with her proper name being Helen Alexandra Kelly;

AND WHEREAS the said Helen Alexandra Kelly died on or about the 6th day of January, 1995, seized and possessed of all of the lands described in the within instrument;

AND WHEREAS the said Helen Alexandra Kelly left a last Will and Testament with the Certificate of Appointment thereof appointing Donna Marie Ruthertford and Patsy Lucille Boughner as the Executrices named therein having been granted by the Ontario Court (General Division) on July 7, 1995; *registered July 14, 1995 as instrument number 511219*

AND WHEREAS by the terms of the said last Will and Testament, the lands which formed a part of the residue of the said Helen Alexandra Kelly's estate were devised to the said Donna Marie Ruthertford and Patsy Lucille Boughner;

AND WHEREAS this deed is being given for purposes of administering the estate.

MAKE OATH AND SAY THAT:  
(a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;  
(b) A trustee named in the above-described conveyance to whom the land is being conveyed;  
(c) A transferee named in the above-described conveyance;  
(d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s))

(e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))  
described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)  
(f) A transferee described in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse)  
in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).  
I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance contains at least one and not more than two single family residences.  
Note: Clause 2(1)(g) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5)  
none

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Mortgages paid or to be paid in cash	\$	Nil
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	Nil
(ii) Given back to vendor	\$	Nil
(c) Property transferred in exchange (detail below)	\$	Nil
(d) Securities transferred to the value of (detail below)	\$	Nil
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	Nil
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	Nil
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	Nil
(h) VALUE OF ALL CHATTELS - Items of tangible personal property (real estate tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1990, c.454, as amended)	\$	Nil
(i) Other consideration for transaction not included in (g) or (h) above	\$	Nil
(j) TOTAL CONSIDERATION	\$	Nil

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)  
Conveyance by Executrices of the estate to beneficiaries named in the will.

6. If the consideration is nominal, is the land subject to any encumbrance? yes NO  
7. Other remarks and explanations, if necessary, n/a

Sworn before me at the Town of Simcoe in the Regional Municipality of Haldimand-Norfolk this 21 day of September 19 95  
A Commissioner for taking Affidavits, etc.  
Donna Marie Ruthertford  
Patsy Lucille Boughner  
Donna Marie Ruthertford  
Patsy Lucille Boughner

Property Information Record

A. Describe nature of instrument: Transfer/Deed of Land

B. (i) Address of property being conveyed (if available) R.R. #2, Simcoe, ON N3Y 4K1

(ii) Assessment Roll No. (if available) 2849 030 040 21900 & 2849 030 040 27000

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) R.R. #2, Simcoe, ON N3Y 4K1

D. (i) Registration number for last conveyance of property being conveyed (if available) 201713 & 243844

(ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☒ No ☐ Not known ☐

E. Name(s) and address(es) of each transferee's solicitor

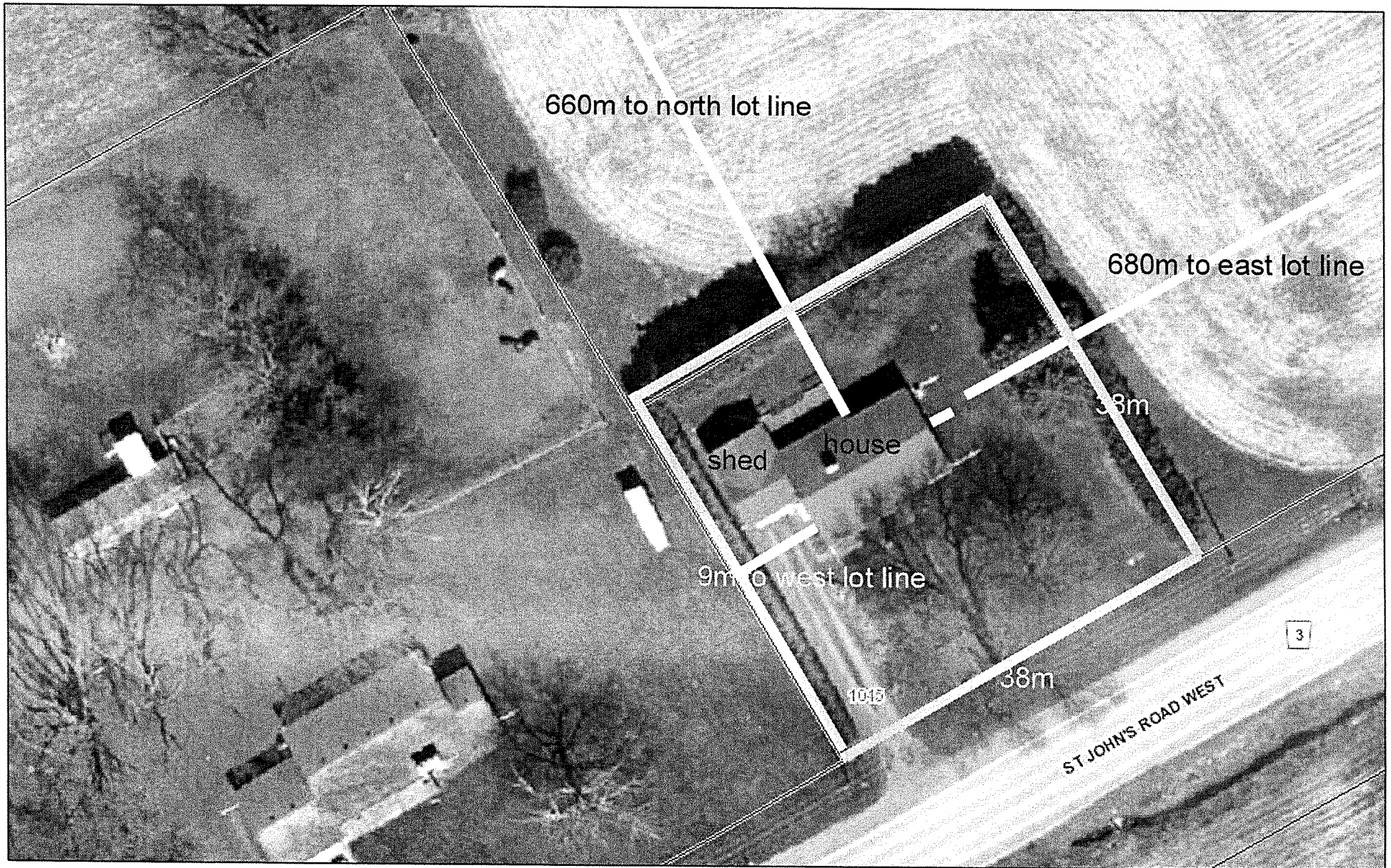
For Land Registry Office Use Only

Registration No. \_\_\_\_\_






Land Registry Office No. \_\_\_\_\_

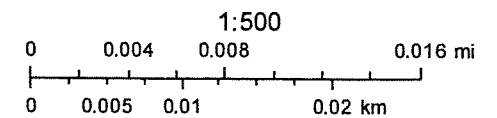
School Tax Support (Voluntary Election) See reverse for explanation  
(a) Are all individual transferees Roman Catholic? Yes ☒ No ☐  
(b) If yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☒ No ☐  
(c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☒  
(d) If yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☒  
NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b). (see instruction 2)

# MAP NORFOLK - Community Web Map



8/14/2024, 3:44:15 PM

- |   |               |   |             |
|---|---------------|---|-------------|
|  | Land Parcels  |  | DraftPlan   |
|  | Civic Address |  | Road Labels |
|  | Plan Lines    |   |             |
- Reg Plan Lot Numbers



Queen's Printer for Ontario  
Norfolk GIS

LAND  
REGISTRY  
OFFICE #37

50197-0172 (LT)

PAGE 2 OF 2  
PREPARED FOR white001  
ON 2025/04/25 AT 11:56:13

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

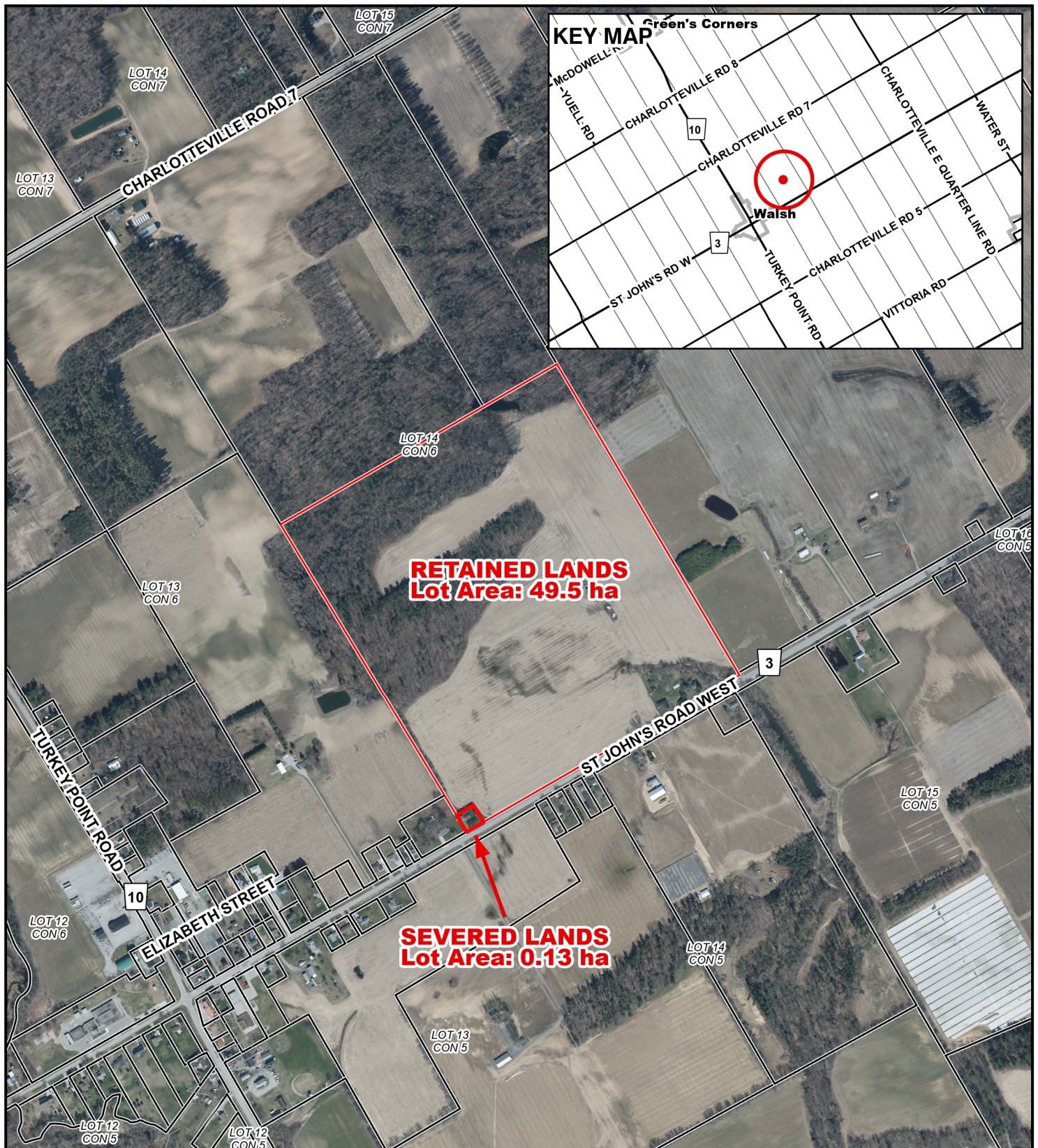
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NK173189	2024/06/24	TRANS PERSONAL REP	\$1,400,000	ANDREWS, GAIL SMITH, DIANNE ANDREWS, GAIL SMITH, DIANNE MARILYN	STRAWBERRY TYME FARMS INC.	C
NK173190	2024/06/24	CHARGE	\$1,400,000	STRAWBERRY TYME FARMS INC.	THE TORONTO-DOMINION BANK	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

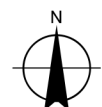


Legend

Subject Lands

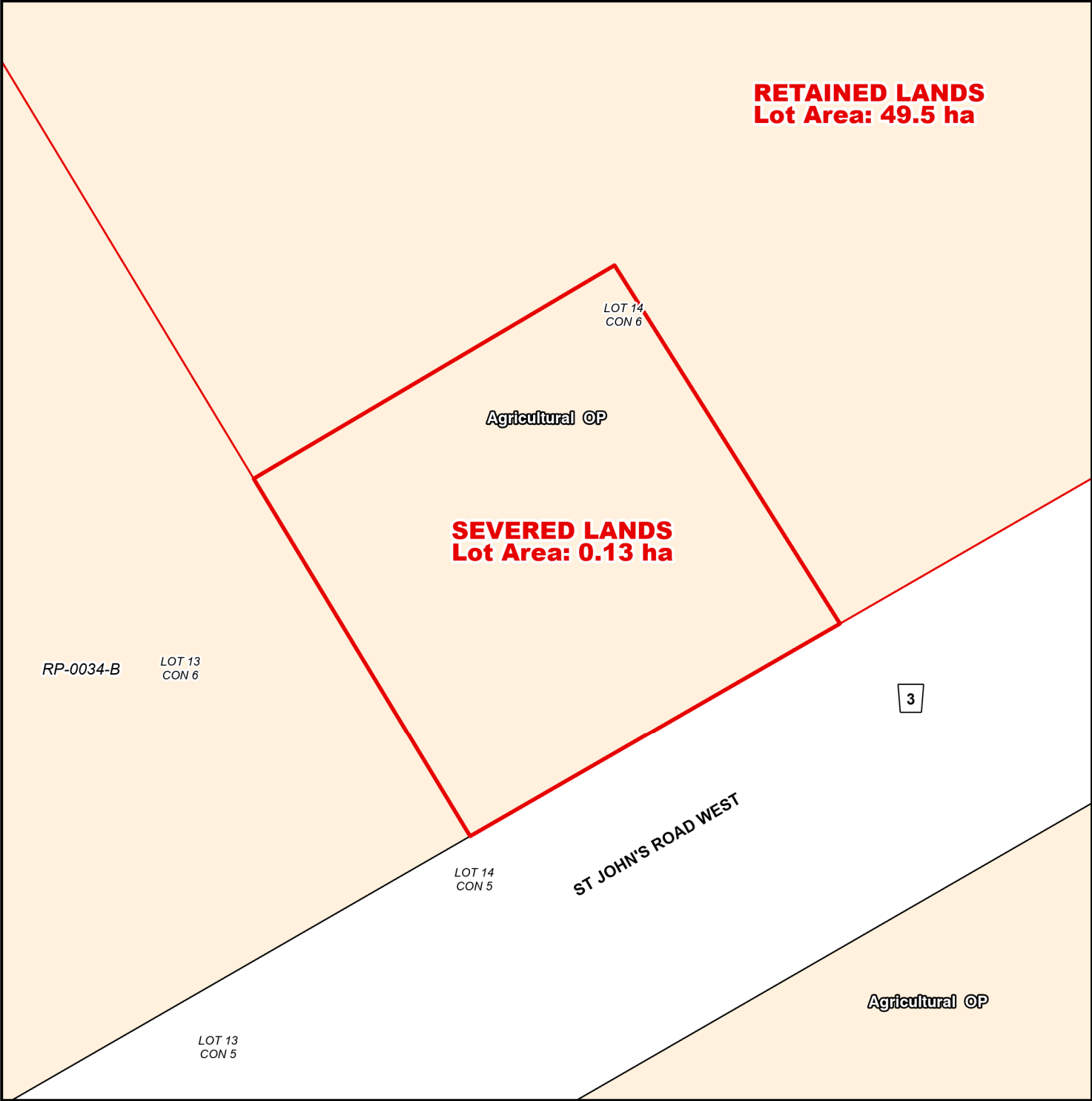
2020 Air Photo

6/9/2025



80 40 0 80 160 240 320 Meters





**Legend**

 Subject Lands

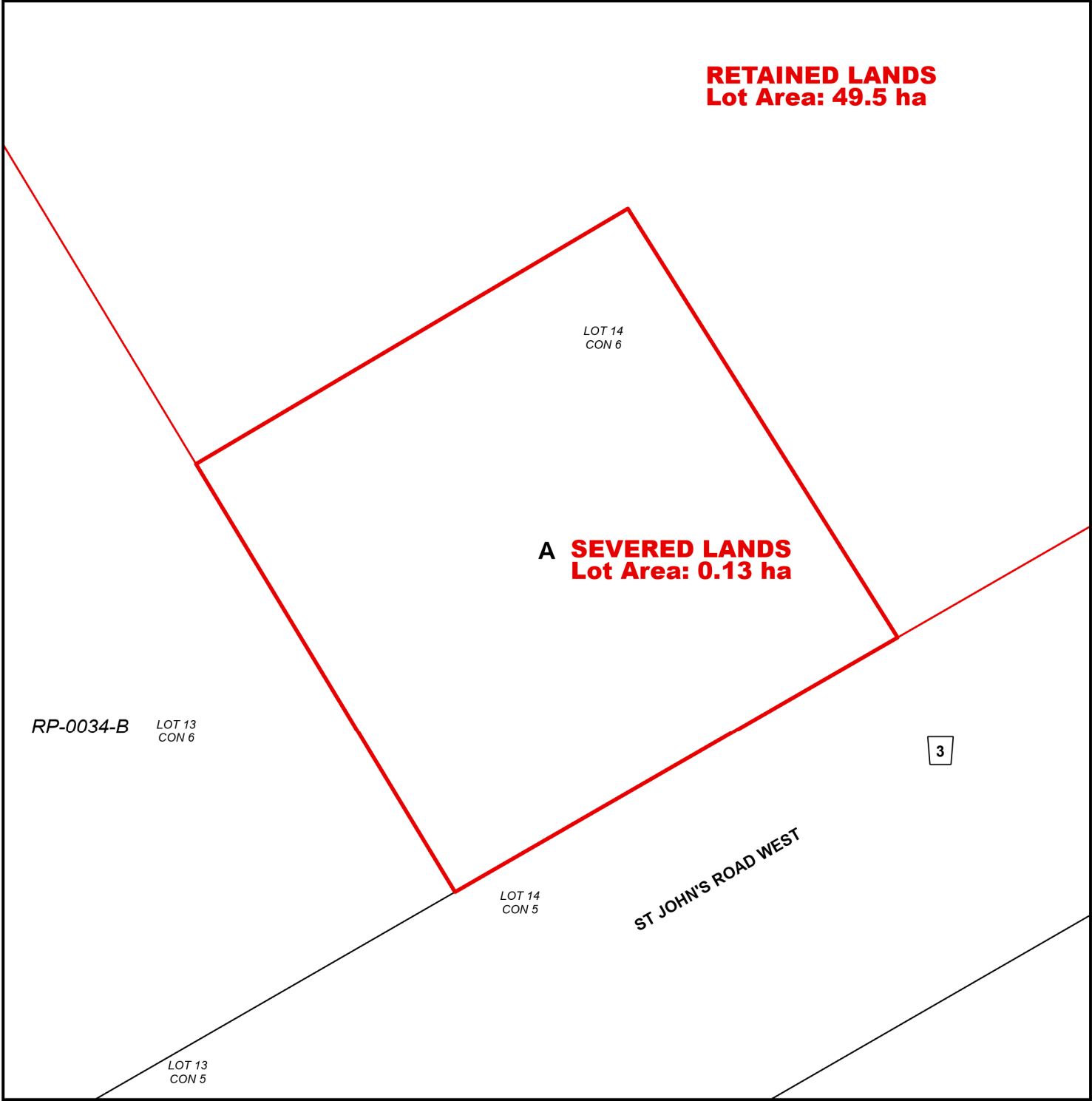
**Official Plan Designations**

 Agricultural



6/9/2025



4 2 0 4 8 12 16 Meters

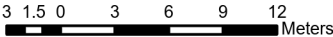


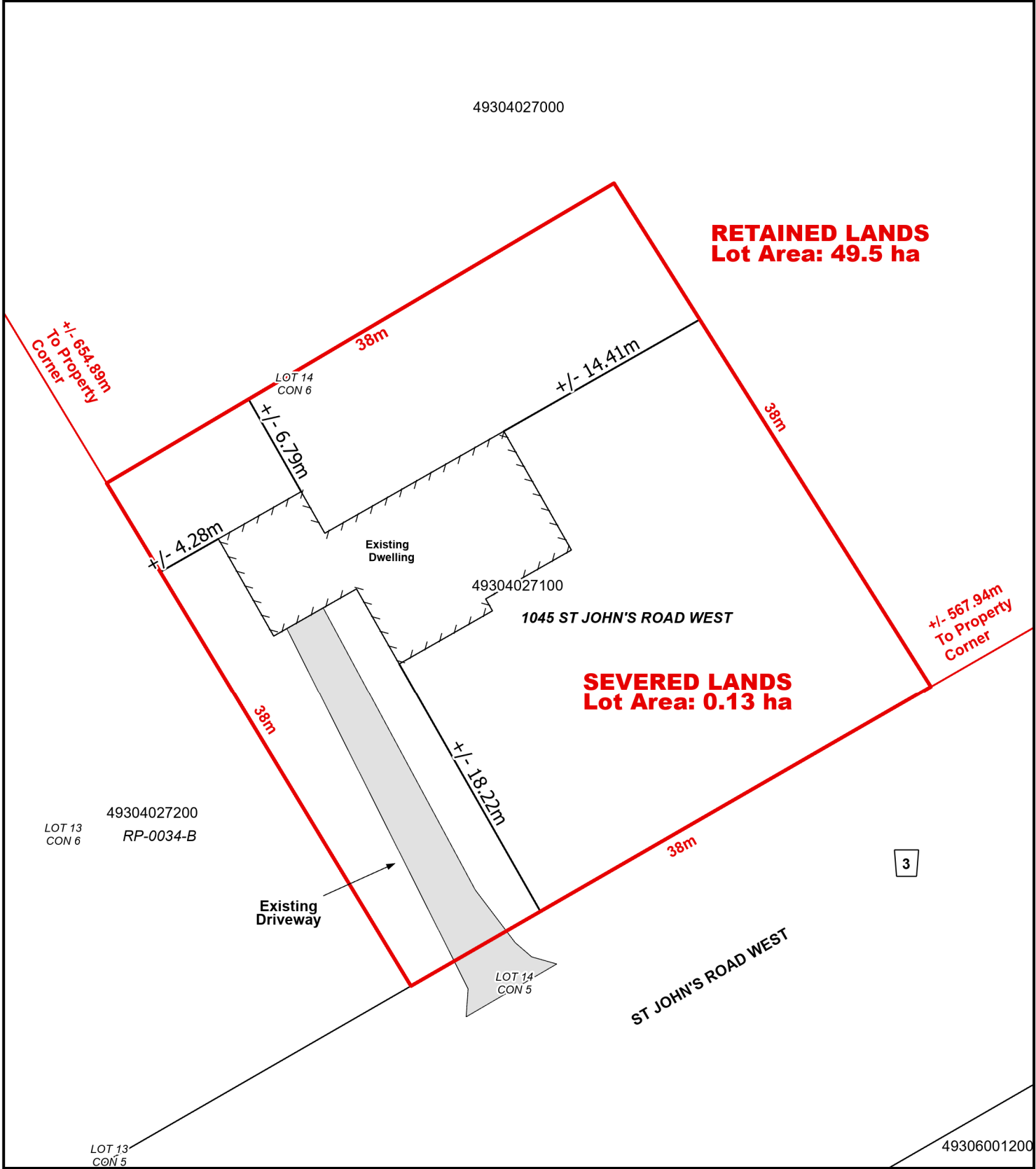
**LEGEND**

-  Subject Lands
-  Lands Owned

ZONING BY-LAW 1-Z-2014  
(H) - Holding  
A - Agricultural Zone

6/9/2025



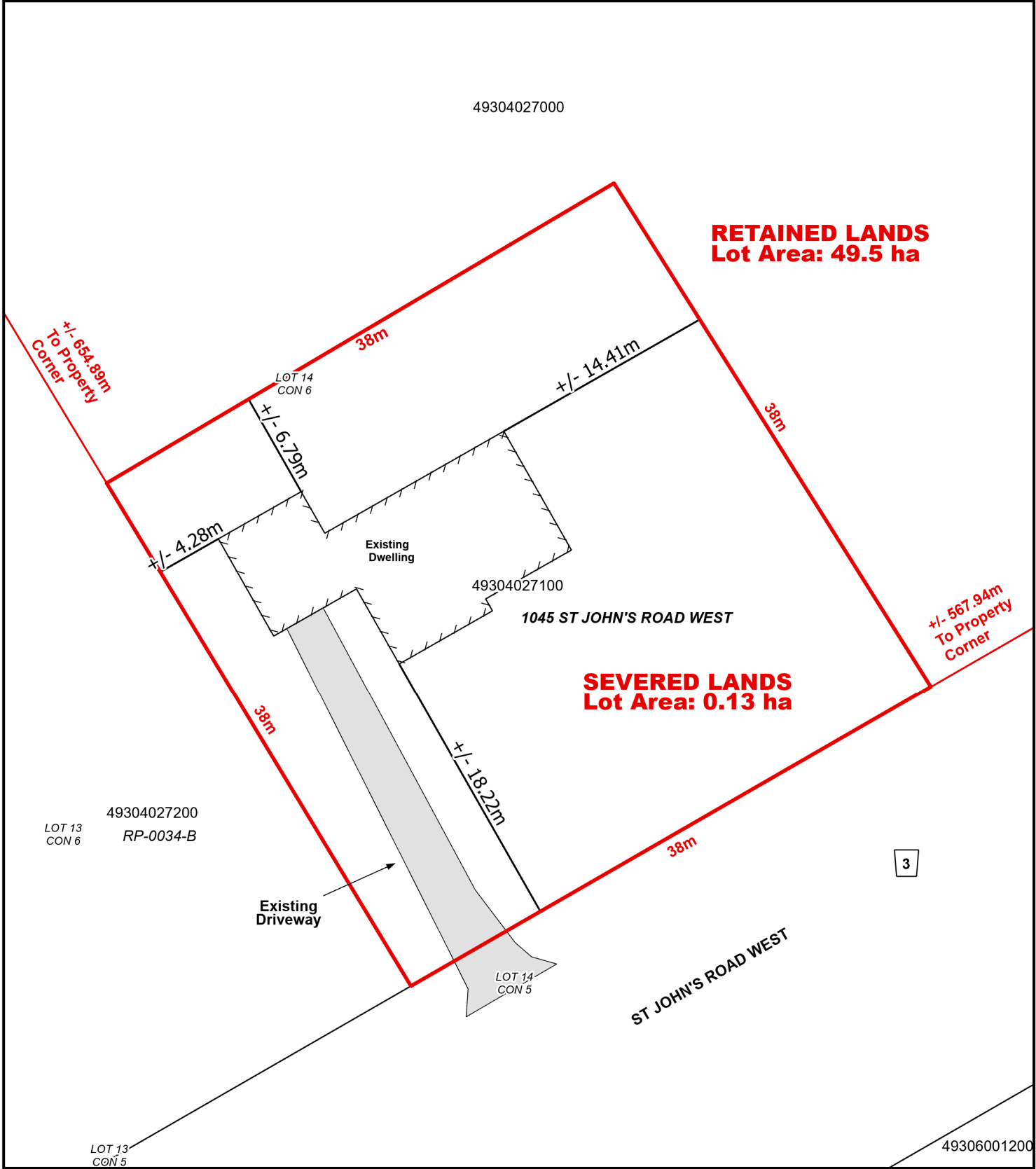


Legend


Subject Lands

CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

6/9/2025

