

**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:** 542-010-44200-0000

**A. Applicant Information**

**Name of Owner** J & J Atkinson 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 1873 Brantford Road  
Town and Postal Code Vanessa, ON N0E 1V0  
Phone Number \_\_\_\_\_  
Cell Number 519 428 8406  
Email \_\_\_\_\_

**Name of Applicant** same as above

Address \_\_\_\_\_  
Town and Postal Code \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Cell Number \_\_\_\_\_  
Email \_\_\_\_\_

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

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

☒ Owner ☒ Agent ☐ Applicant

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

None

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

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

Part Lot 11, Concession 11 NWal Langton

Municipal Civic Address: 43 Albert St.

Present Official Plan Designation(s): Hamlet

Present Zoning: \* H Amended by By-law 2024-94

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:

Residential dwelling on a farm parcel

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Dwelling, shed, pack barn, bulk kilns, smaller barn, shed and another small barn  
see sketch

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:

no

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

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

Residential and agricultural

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

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

### C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.** Hamlet RH and A Agricultural Zones

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	72.9m	30m	5.7.2 b i)	41m & 31.9m	none
Lot depth	extensive	n/a	n/a	63.10m	
Lot width	extensive	n/a	n/a	41m	
Lot area	36.78ha	*2587m2	* By-law 2024-24 2 a)	2587m2	*none
Lot coverage					
Front yard		6m	5.7.2 b)	25.08m	none
Rear yard		9m	5.7.2 f)	26.22m	none
Height		11m	5.7.2.g)	4m	none
Left Interior side yard		3m and 1.2m	5.7.2.g)	10.85m	none
Right Interior side yard		3m and 1.2m	5.7.2 g)	14.77m	none
Exterior side yard (corner lot)					
Parking Spaces (number)		2		2+	none
Aisle width					
Stall size					
Loading Spaces					
Other					

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

\*Complies with the zoning by-law by amendment 2024-24

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

Frontage: 41m  
Depth: 63.104m  
Width: 41m  
Lot Area: 2587m<sup>2</sup>  
Present Use: Residential  
Proposed Use: Residential

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage: 31.912m  
Depth: 38.79m  
Width:  
Lot Area:  
Present Use:  
Proposed Use:  
Buildings on retained land:

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

Frontage: 3.17m  
Depth: 38.79m

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

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

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

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

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

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

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

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

3. Provide the information you used to determine the answers to the above questions:  
\_\_\_\_\_ knowledge of owner \_\_\_\_\_  
\_\_\_\_\_

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

**E. All Applications: Provincial Policy**

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

If no, please explain:

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

If no, please explain:

no change in use proposed

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

If no, please explain:

not within a source water protection area

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

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

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

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

**Wooded area**

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

**Municipal Landfill**

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

**Sewage treatment plant or waste stabilization plant**

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

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

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

**Floodplain**

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

**Rehabilitated mine site**

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

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

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

**Active mine site within one kilometre**

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

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

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

**Active railway line**

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

**Seasonal wetness of lands**

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

**Erosion**

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

**Abandoned gas wells**

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

**F. All Applications: Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- ☐ 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:  
Albert St.

**G. All Applications: Other Information**

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

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

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

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

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

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

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

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

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

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

## I. Transfers, Easements and Postponement of Interest

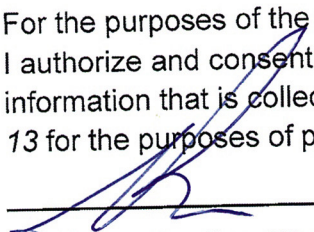
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

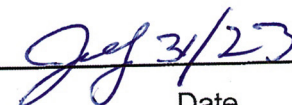
### Permission to Enter Subject Lands

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

### Freedom of Information

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

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

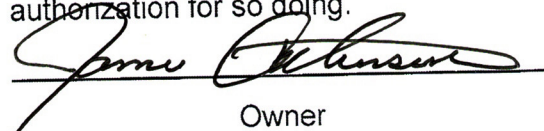
  
\_\_\_\_\_  
Date

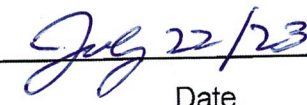
## J. Owner's Authorization

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

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

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

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date

I have power to bind the corporation

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

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

**K. Declaration**

I, David Roe of Town of Tillsonburg

solemnly declare that:

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

Declared before me at:

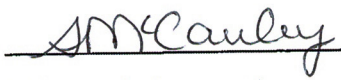
Delhi

  
Owner/Applicant/Agent Signature

In County of Norfolk

This 31<sup>st</sup> day of July

A.D., 2023

  
A Commissioner, etc.

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

SKETCH FOR  
SEVERANCE APPLICATION  
**JIM ATKINSON**

**#43 ALBERT STREET  
LANGTON**

SCALE: 1 : 750

JEWITT AND DIXON LTD.

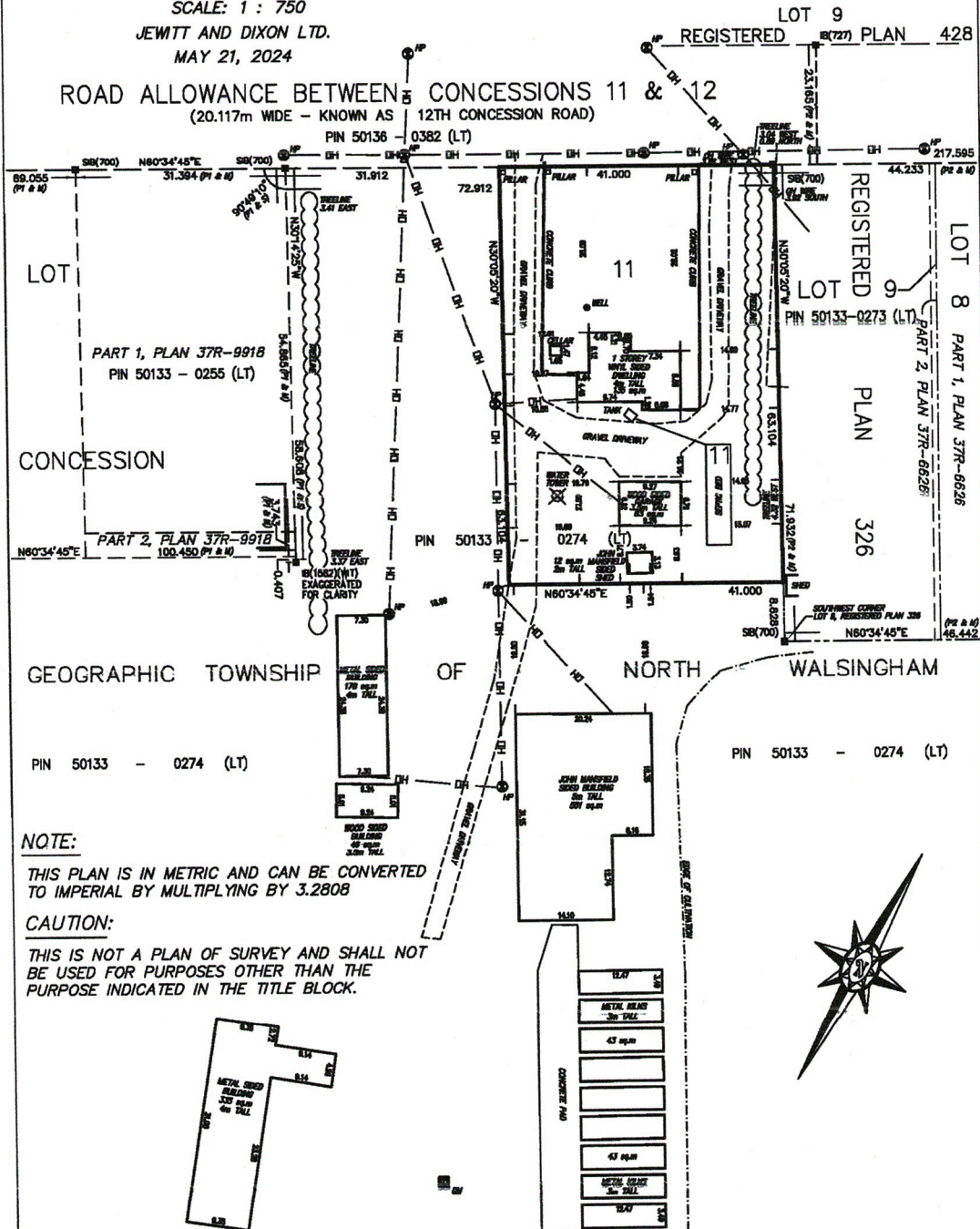
MAY 21, 2024

LEGAL DESCRIPTION

PART LOT 11, CONCESSION 11

GEOGRAPHIC TOWNSHIP OF NORTH WALSHINGHAM

PIN 50133 - 0274 (LT)



**NOTE:**

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

**CAUTION:**

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

	AREA (sq.m)	% LOT COVERAGE	FRONTAGE	WIDTH	DEPTH
EXISTING	36.78 Ha	0.46%	72.912	620m±	680m±
PROPOSED	2587 sq.m	8.12%	41.000	41.000	63.104
REMAINDER	36.52 Ha	0.41%	31.912	620m±	680m±

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**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**

650 IRELAND ROAD, SIMCOE, ONTARIO  
N3Y 4K2

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

JOB # 23-3675 CLIENT : ATKINSON

# MAP NORFOLK - Community Web Map



7/7/2023, 9:52:30 AM

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

1:10,000

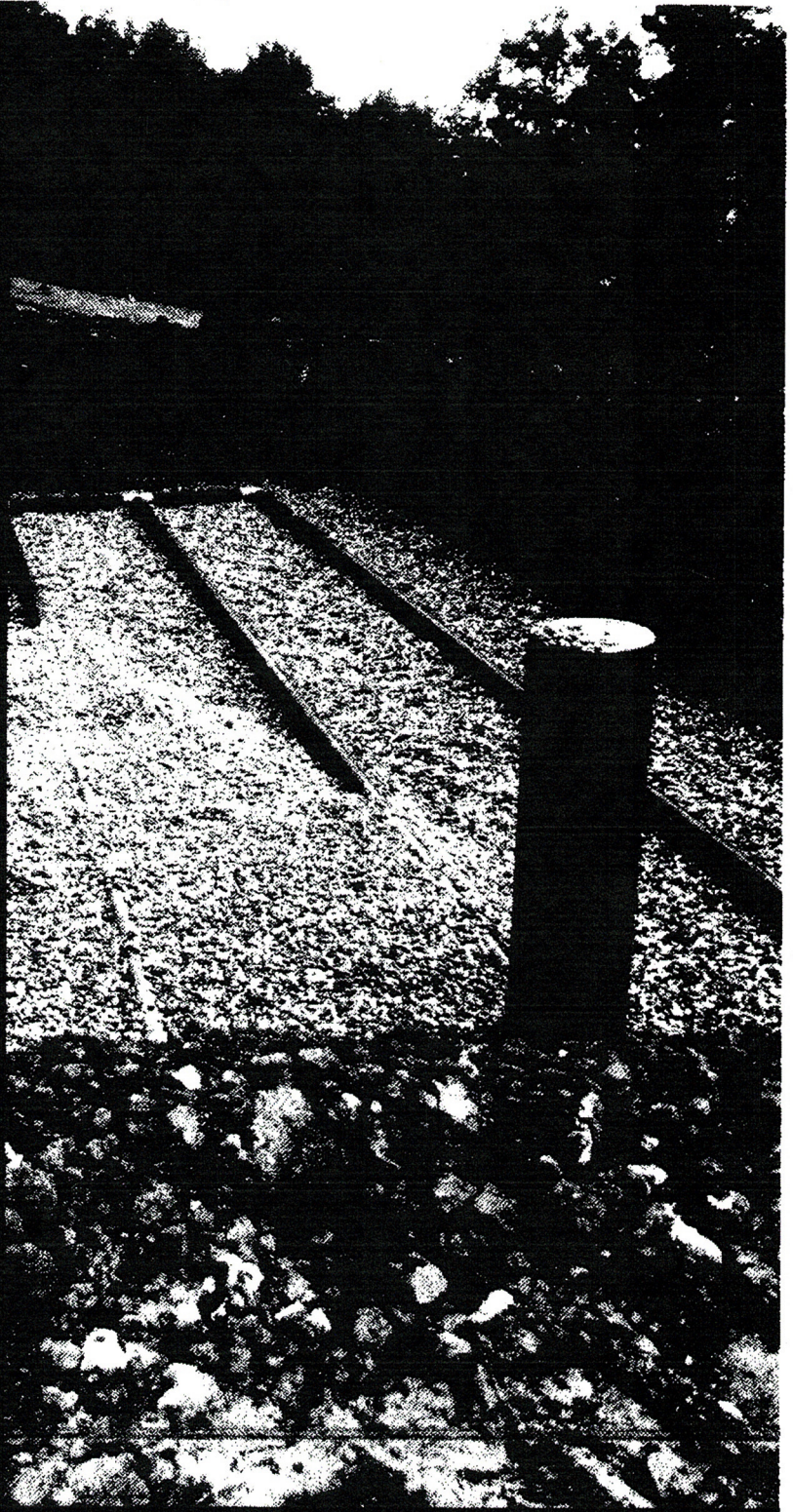
0 0.075 0.15 0.25 0.3 mi

0 0.125 0.25 0.5 km

Queen's Printer for Ontario  
Norfolk GIS

**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)

<b>Property Information</b>	* 43 ALBERT ST.
Municipal Address	860 12th CON. NORTH WALSINGHAM
Assessment Roll Number	542 010 44200 0000
Date of Evaluation	JUNE 8th 2023

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

Gross building area: (m²):	148.64
Number of bedrooms:	3
Number of fixture units:	10.5
Daily Design Flow: (Litres)	1600 LPD
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)	6
Site slope	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition:	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weather at time of evaluation:	SUNNY - DRY - WARM

<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"/> C. Shallow Buried Trench
<input type="checkbox"/> D. Advance Treatment System	<input type="checkbox"/> E. Type A Dispersal Bed	<input type="checkbox"/> F. Type B Dispersal Bed

<b>Existing Tank Size (litres):</b>	3600 L
<input checked="" type="checkbox"/> Pre-cast Concrete	<input type="checkbox"/> Plastic
<input type="checkbox"/> Wood	<input type="checkbox"/> Other (specify):
	<input type="checkbox"/> Fibreglass
	Pump: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

Setbacks (metres)	Tank	Distribution Pipe
Distance to buildings & structures	5m	6m
Distance to bodies of water	NOT FOUND	NOT FOUND
Distance to nearest well	20m	24m
Distance to proposed property lines	Front: 33 Rear: 33	Front: 39m Rear: 24m
	Left: 20m Right: 66m	Left: 6m Right: 66m

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

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

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

## Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	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	=
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	1 = 1.5
Other:			
Total Number of Fixture Units:			10.5

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

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

<b>Complete One of A, B, C, D, E, F</b>		
<b>□ A. Absorption Trench</b>		
Total length of distribution pipe	Conventional $(Q \times T) \div 200 =$ <u>48</u> m Type I leaching chambers $(Q \times T) \div 200 =$ _____ m Type II leaching chambers $(Q \times T) \div 300 =$ _____ m Configured as: <u>4</u> runs of <u>15</u> m Total: <u>60</u> m	
<b>□ B. Filter Bed</b>		
<b>Effective Area</b> 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 $Q \div 100$ <b>Distribution Pipe</b> <b>Contact Area = <math>(Q \times T) \div 850</math></b> <b>Mantel (see Part 1)</b>	<b>Effective area:</b> _____ $(Q) \div$ _____ $(75, 50, \text{ or } 100) =$ _____ $\text{m}^2$ <b>Configured as:</b> _____ m x _____ m <b>Number of beds</b> _____  <b>Number of runs:</b> _____ <b>Spacing of runs:</b> _____ m <b>Contact Area:</b> $($ _____ $(Q) \times$ _____ $(T)) \div 850 =$ _____ $\text{m}^2$	
<b>□ C. Shallow Buried Trench</b>		
Percolation time (T) of soil in minutes: 1 < T ≤ 20 20 < T ≤ 50 50 < T < 125	Length of distribution pipe (metres) Q ÷ 75 metres Q ÷ 50 metres Q ÷ 30 metres	<b>(L) =</b> _____ $(Q) \div$ _____ $(75, 50, 30) =$ _____ m <b>Configured as:</b> _____ runs of _____ m Total: _____ m
<b>□ D. Advance Treatment System</b>		
Provide description of system.		
<b>□ E. Type A Dispersal Bed</b>		
<b>Stone Layer</b> If $Q \leq 3000$ litres per day, use $Q \div 75$ If $Q > 3000$ litres per day, use $Q \div 50$ <b>Sand Layer</b> 1 < T ≤ 15 use $(Q \times T) \div 850$ T > 15 use $(Q \times T) \div 400$	<b>Stone Layer =</b> _____ $(Q) \div$ _____ $(75 \text{ or } 50) =$ _____ $\text{m}^2$  <b>Sand Layer =</b> $($ _____ $(Q) \times$ _____ $(T)) \div (850 \text{ or } 400) =$ _____ $\text{m}^2$	
<b>□ F. Type B Dispersal Bed</b>		
Area = $(Q \times T) \div 400$ <b>Linear Loading Rate (LLR)</b> T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min	<b>Area =</b> $($ _____ $(Q) \times$ _____ $(T)) \div 400 =$ _____ $\text{m}^2$ <b>Pump chamber capacity =</b> _____ L <b>Length <math>(Q \div \text{LLR}) =</math></b> _____ m <b>Bed configuration =</b> _____ m x _____ m = _____ $\text{m}^2$ <b>Number of Beds =</b> _____	
<b>Distribution Pipe</b>	Configured as: _____ runs of _____ m Total: _____ m	

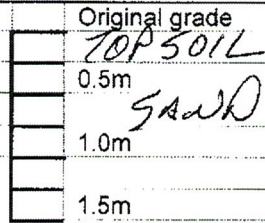
## Worksheet F: Cross Sectional Drawings

### 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.

✓ NOT FOUND



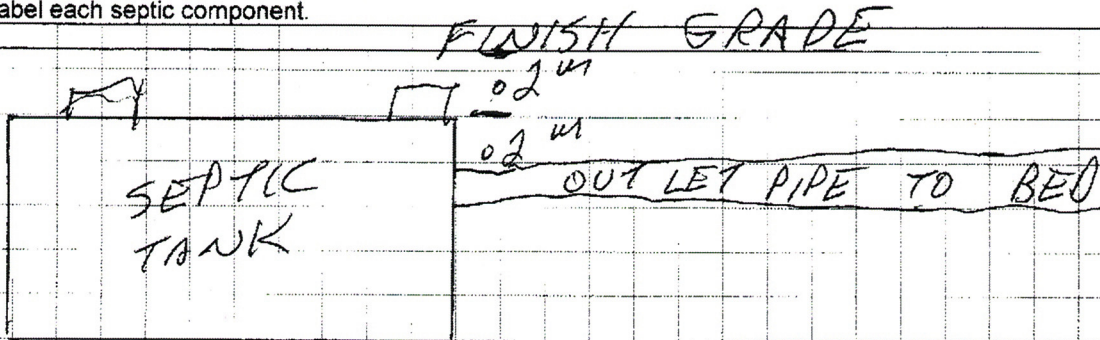
Soil and subgrade investigation.  
Indicate soil types

CLEAN YELLOW SAND

NO GROUND WATER OR BEDROCK FOUND

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

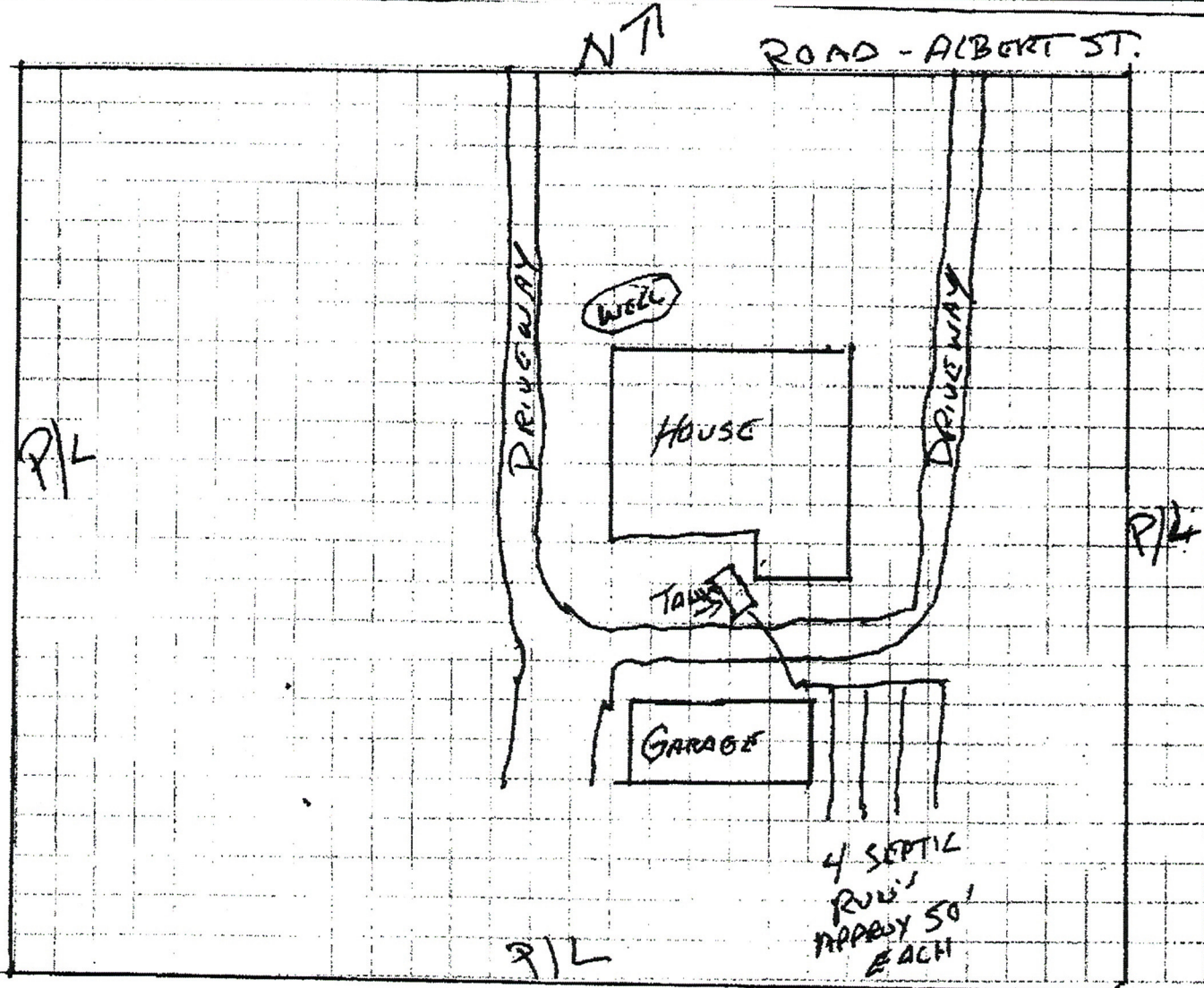
1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.



## Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

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



## Overall System Rating

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

Additional Comments:

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

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

## Verification

### Owner:

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

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

Owners Signature: James Atkinson

Date: JUNE 16 2023

### Evaluator:

I, TAYLOR WHITING 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: Taylor Whiting

Date: JUNE 16 2023

## Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



Ministry of  
Government Services  
rio

Ministère des  
Services gouvernementaux

Ontario Corporation Number  
Numéro de la société en Ontario

1940395

**CERTIFICATE**  
This is to certify that these articles  
are effective on

**CERTIFICAT**  
Ceci certifie que les présents statuts  
entrent en vigueur le

OCTOBER 01 OCTOBRE, 2015

Director / Directeur

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

## ARTICLES OF AMALGAMATION STATUTS DE FUSION

Form 4  
*Business  
Corporations  
Act*

*Formule 4*  
*Loi sur les*  
*sociétés par*  
*actions*

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

[illegible]

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

R.R. #2

Street & Number or R.R. Number & if Multi-Office Building give Room No. /  
Rue et numéro ou numéro de la R.R. et, s'il s'agit d'un édifice à bureaux, numéro du bureau

Vanessa

ONTARIO

N	O	E	1	V	O
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Name of Municipality or Post Office /  
Nom de la municipalité ou du bureau de poste

Postal Code/Code postal

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

Fixed number  
*Nombre fixe*

**OR** minimum and maximum  
**OU** *minimum et maximum*

1	10
---	----

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

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

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

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

James Lawson Atkinson Jr.

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

Yes

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

**A - Amalgamation Agreement / Convention de fusion :**



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

or  
ou

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



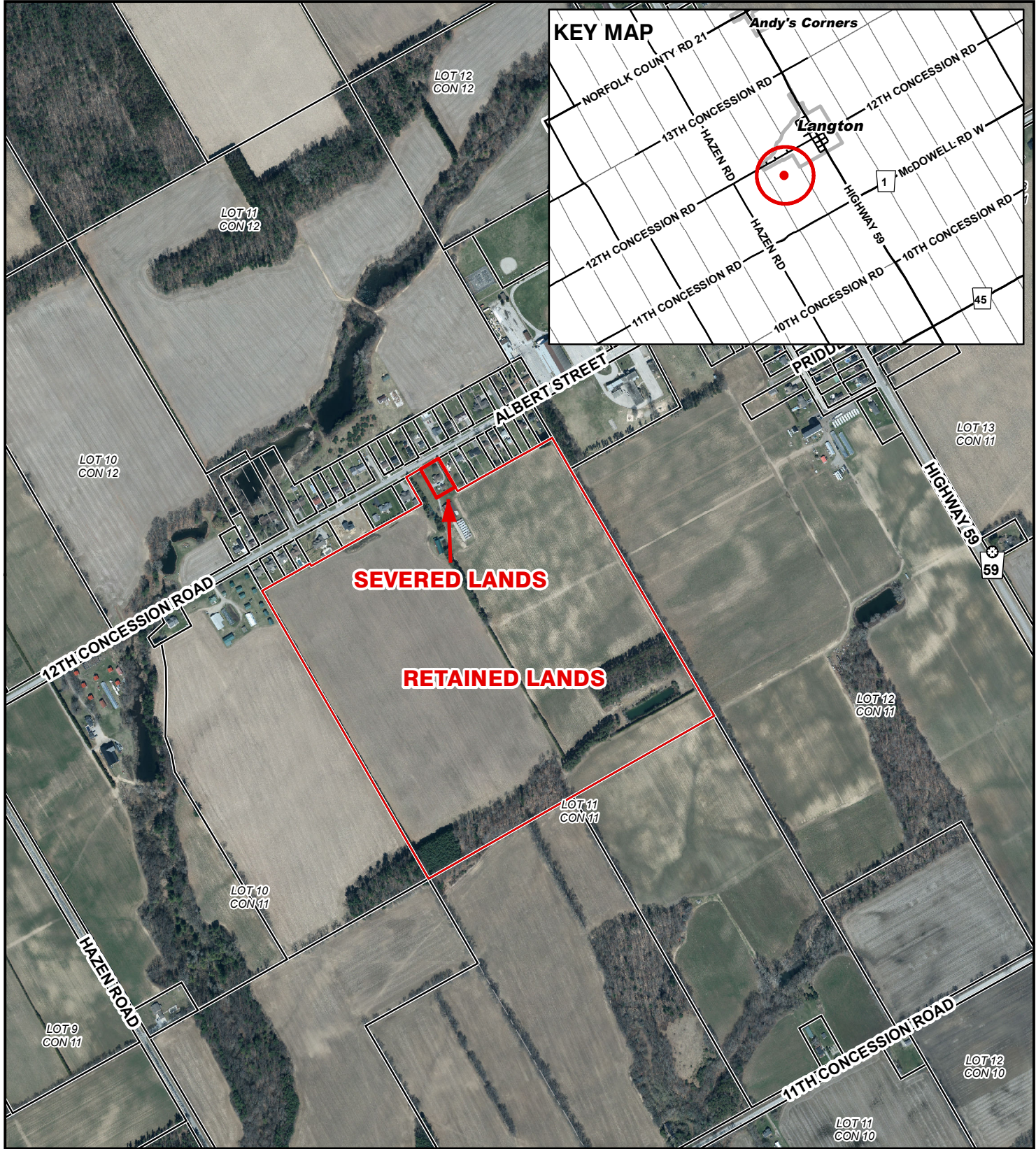
The amalgamation has been approved by the directors of each amalgamating corporation by a resolution as required by section 177 of the *Business Corporations Act* on the date set out below.  
*Les administrateurs de chaque société qui fusionnent ont approuvé la fusion par voie de résolution conformément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

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

**J & J Atkinson Farms Inc.**

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

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

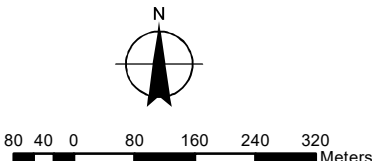


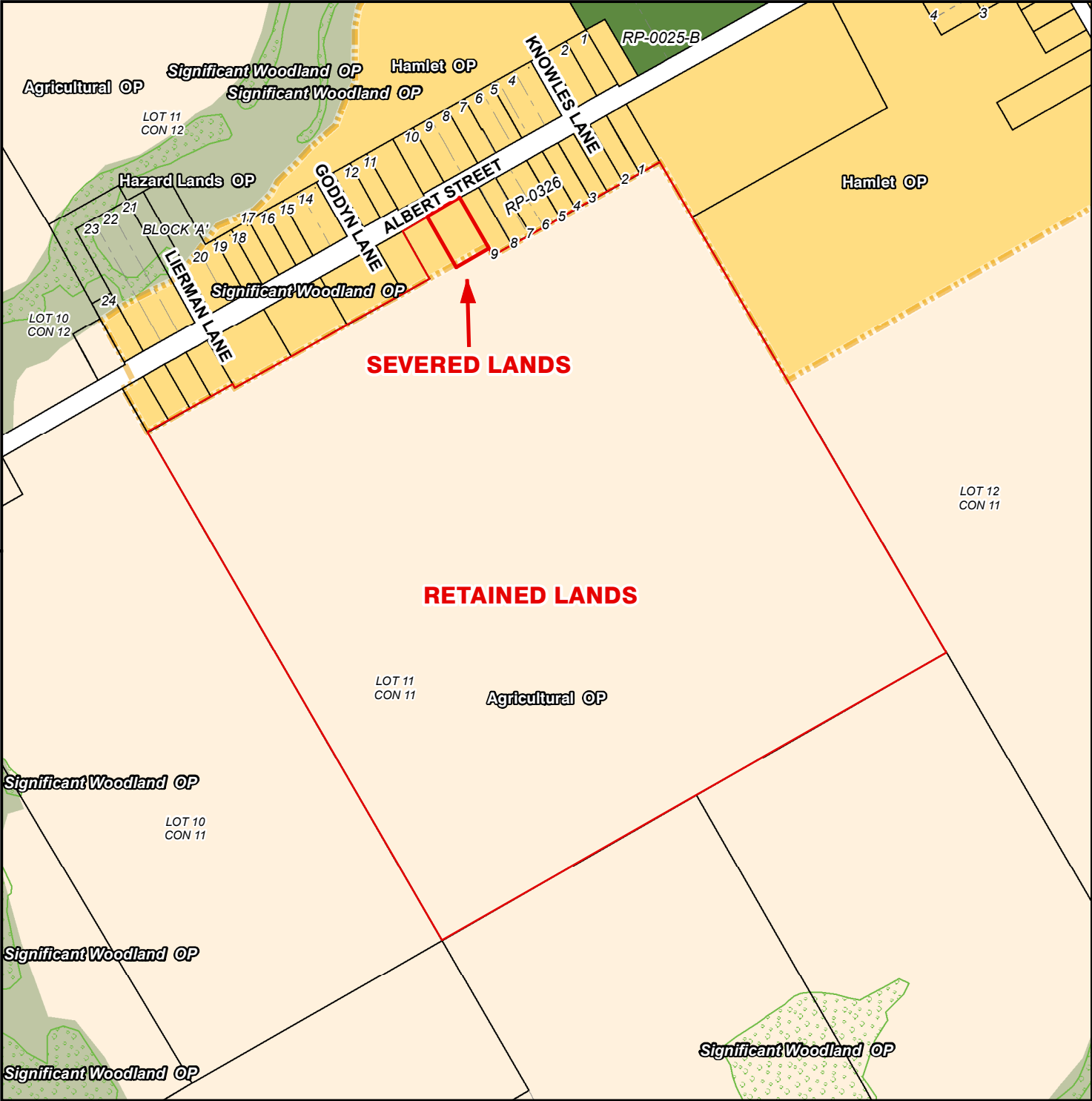
Legend

-  Subject Lands
-  Lands Owned

2020 Air Photo

12/2/2024





Legend

Subject Lands

Lands Owned

Agricultural

Hazard Lands

Hamlet

Parks & Open Space

Hamlet Area Boundary

Significant Woodland

Official Plan Designations

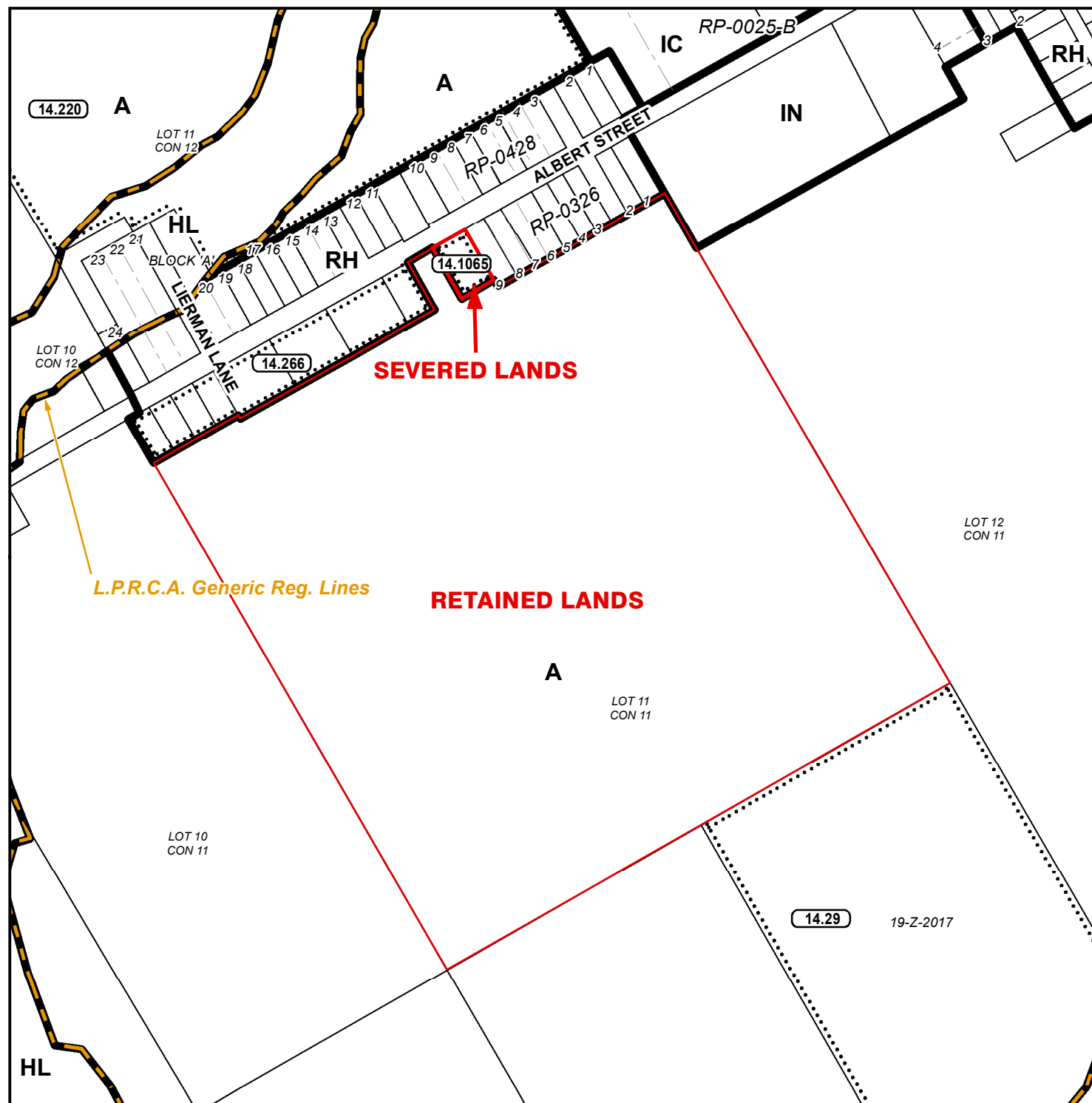
12/2024

N

40 20 0 40 80 120 160 Meters

# PROPOSED ZONING BY-LAW AMENDMENT MAP

Geographic Township of NORTH WALSINGHAM



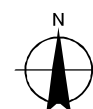
## LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

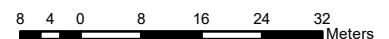
12/2/2024

- (H) - Holding
- A - Agricultural Zone
- IC - Community Institutional Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone



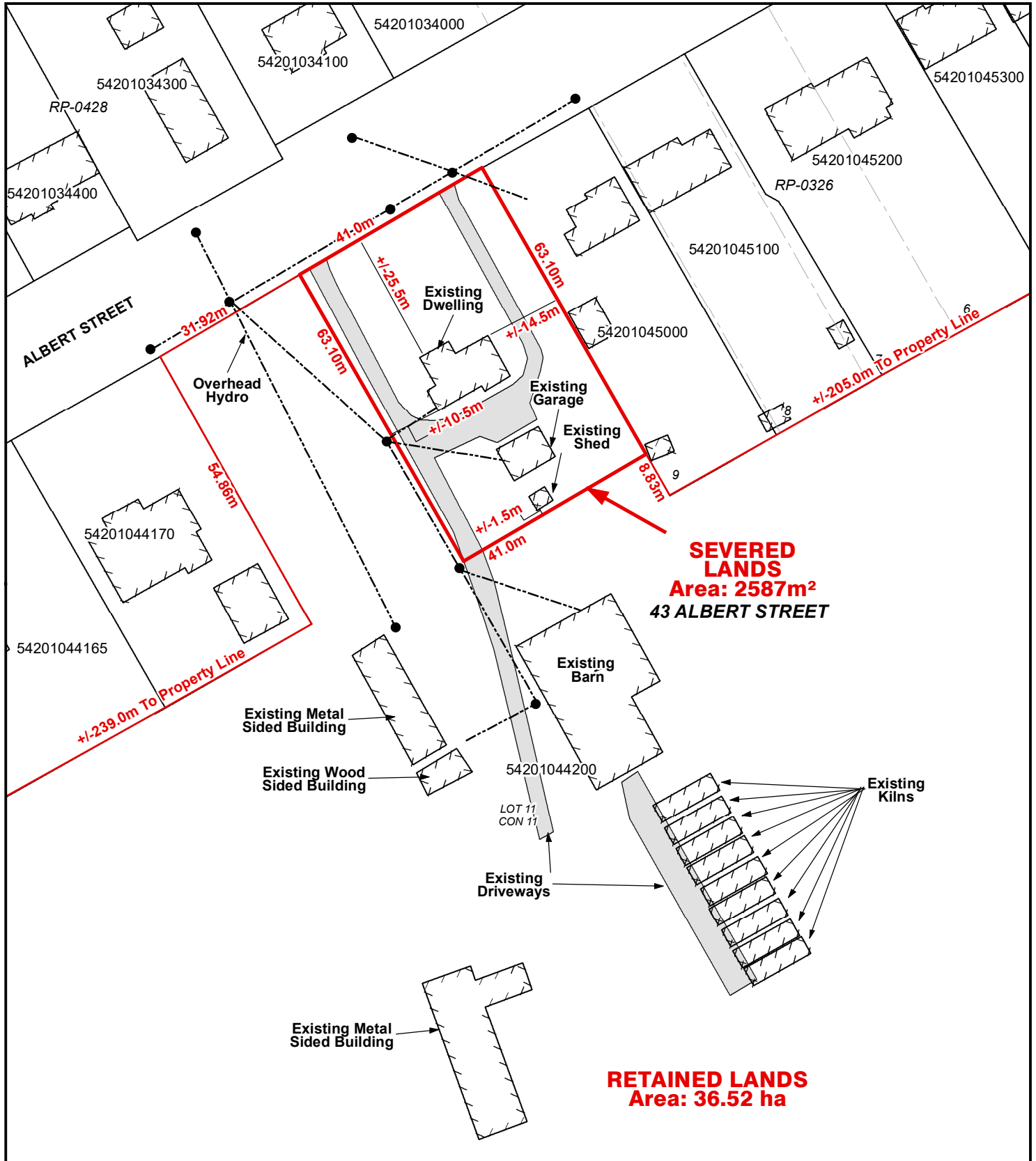
40 20 0 40 80 120 160 Meters

## Geographic Township of NORTH WALSINGHAM



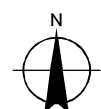
## CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



### Legend

- Subject Lands
- Lands Owned



12/2/2024

8 4 0 8 16 24 32 Meters