



vallee

*Consulting Engineers,
Architects & Planners*

September 15, 2025

Norfolk County Planning Department
Community Development Division
12 Gilbertson Drive,
Simcoe, ON N3Y 3N3

Attention: Alicia Cull | Manager of Planning Services

**Reference: 51 Charlotteville Road 12
Surplus Farm Dwelling Severance
Our Project 24-168**

Introduction

G. Douglas Vallee Limited is the agent acting on behalf of Raymond VanElslander to submit application for a Surplus Farm Dwelling Severance as a result of consolidation and easement. Please accept this package as our formal application for a Surplus Dwelling Severance and easement applicaiton.

Included with this application are the following documents:

1. Commissioned Norfolk County consent and easement application form.
2. Planning Brief prepared by G. Douglas Vallee Limited, dated September 11, 2025
 - Appendix A – Severance Sketch, prepared by Wes & Ruuska, dated September 12, 2024
 - Appendix B – Site Imagery, prepared by G. Douglas Vallee Limited, dated October 2024
- Appendix C – Instrument NR421553
3. Concept Plan prepared by G. Douglas Vallee Limited, dated August 28, 2025
4. On-site Sewage Evaluation form completed by Dedrick Bros. Excavating LTD, dated August 14, 2025
5. Norfolk County Pre-consultation comments dated February 12, 2025

The submission has been made electronically through the CityView portal. Payment of fees will be made once the application has been deemed complete. Should you have any questions or comments, please feel free to get in touch so that we can address your items in a timely manner.

Thank you in advance for your support of this project.

Best regards,

James Canzano, BA Spec Hons
Planning Technician
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

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

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

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

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

Please review all of the important information summarised below.

Before your Application is Submitted

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

After Your Application is Submitted

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

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

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

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

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

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

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

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



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: _____**A. Applicant Information****Name of Owner** _____

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

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☐ Owner

☐ Agent

☐ Applicant

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

B. Location, Legal Description and Property Information

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

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning: Agriculture, Hazard Lands

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

☐ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

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

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:

9. Existing use of abutting properties:

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

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

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

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

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

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

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

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

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

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

D. All Applications: Previous Use of the Property

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

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

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

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

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

E. All Applications: Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

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.

Raymond VanElslander
Owner/Applicant/Agent Signature

15 September, 2025
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 Raymond VanElslander am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited c/o Eldon Darbyson 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.

Raymond VanElslander
Owner

15 September, 2025
Date

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, Raymond Van Elslander of Norfolk County
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

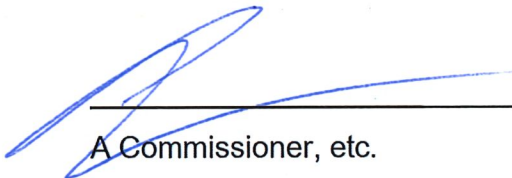
Raymond Van Elslander

Owner/Applicant/Agent Signature

In The County of Norfolk

This 15th day of September

A.D., 2025


A Commissioner, etc.

JAMES JOHN CIARALLO-CANZANO,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires February 26, 2028.



**Surplus Dwelling Severance & Easement
Planning Brief**

**51 Charlotteville Road 12,
Lynedoch, ON N4B 2W4**

Date: September 11, 2025

Project: 24-168



vallee

*Consulting Engineers,
Architects & Planners*

Table of Contents

Introduction 1

Supporting Studies 3

Context 1

Proposal 3

 Easement 3

Planning Review 3

 Planning Act 5

 Provincial Planning Statement 2024 (PPS) 5

 Norfolk County Official Plan (NCOP) 5

 Zoning By-law of Norfolk County 1-Z-2014 7

 Discussion 8

Summary 9

Appendices 10

Surplus Dwelling Severance & Easement | Planning Brief

Introduction

G. Douglas Vallee Limited has been retained by Raymond VanElslander, the property owner of 51 and 63 Charlotteville Road 12 (roll#493010065000000). The property owner is seeking to submit a surplus dwelling severance application to sever the dwelling at 51 Charlotteville Road 12 as it is surplus to the farming operation. An easement application will also be required to provide access to the severed parcel using an existing driveway that currently provided access to the dwelling.

Included with this submission are the following:

- Appendix A: Severance Sketch prepared by West & Ruuska LTD, dated September 12, 2024.
- Appendix B: On-site pictures of lot contouring, dated October 2024
- Appendix C: Instrument (NR421553) for gas line easement
- Surplus Farm Dwelling Severance and easement Application Form
- Concept Plan depicting proposed severance and easement prepared by G. Douglas Vallee Ltd, dated August 28th, 2025
- On-Site Sewage Evaluation Form completed by Dedrick Bros Excavating Ltd, dated August 18th, 2025

Context

Subject Lands

The approximately 58.68ha parcel is located on the northwest corner of Norwood Road and Charlotteville 12. The parcel is currently occupied by two dwellings, each with a detached garage, as well as two barns, five storage buildings, and irrigation pond which is located along the western boundary of the parcel. Each dwelling has an assigned municipal address, 51 Charlotteville Road (the “severed parcel”) and 63 Charlotteville Road (the “retained parcel”) but are associated with one PIN number: 50166 0343.

The subject lands are zoned and designated as Agriculture and Hazard Lands. The Hazard Lands encompass the retaining pond and are within the jurisdiction of the Long Point Regional Conservation Authority. There is approximately 51.1ha of farmland present on the subject lands, which are used to farm grains and vegetables. The southern corners of the parcel consist of approximately 0.22ha of woodlands which are not identified as a natural heritage feature.

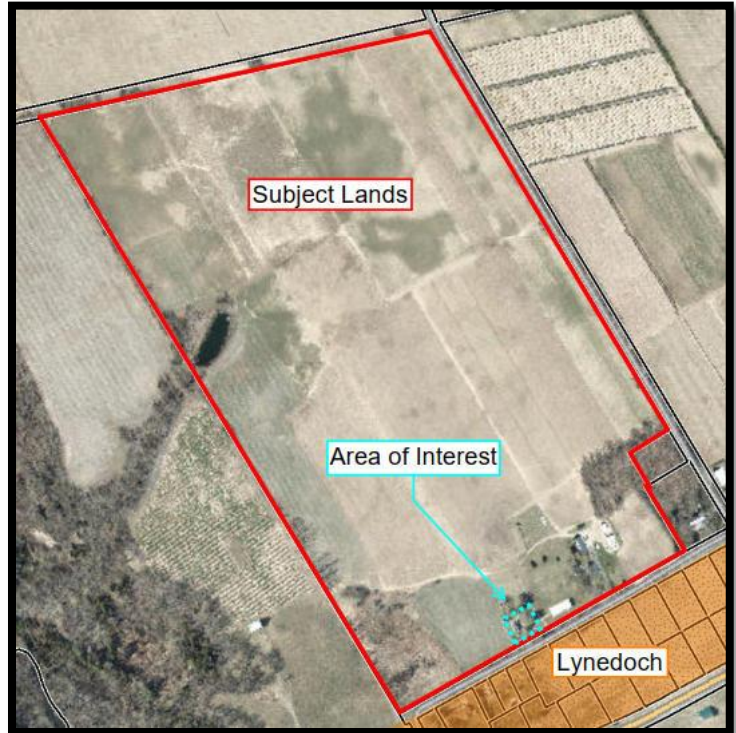


Figure 1 - Subject Lands



Figure 2.2 – Area of Interest

Surplus Dwelling Severance & Easement | Planning Brief

The parcel is also opposite to the boundary of the hamlet of Lynedoch which is located on the south side of Charlotteville Road 12.

Furthermore, a utility line services the surplus dwelling at 51 Charlotteville, the utility pole and transformer are located within the AOI. An easement for a gas line is also present across the frontage of the severed and retained lands (Appendix C).

Surrounding Context

As seen in figure 2, the subject lands are primarily surrounded by agricultural lands and Provincially Significant Wetlands, with the hamlet of Lynedoch located immediately to the south. There is currently a seventeen-lot subdivision under construction to the south of the subject lands within the hamlet. The subject lands are an approximately 6-minute drive from Delhi, and 17-minute drive from Simcoe.

An analysis of surrounding land uses within approximately 1500m of the subject lands reveals there are no livestock operations in the vicinity of the proposed severance.

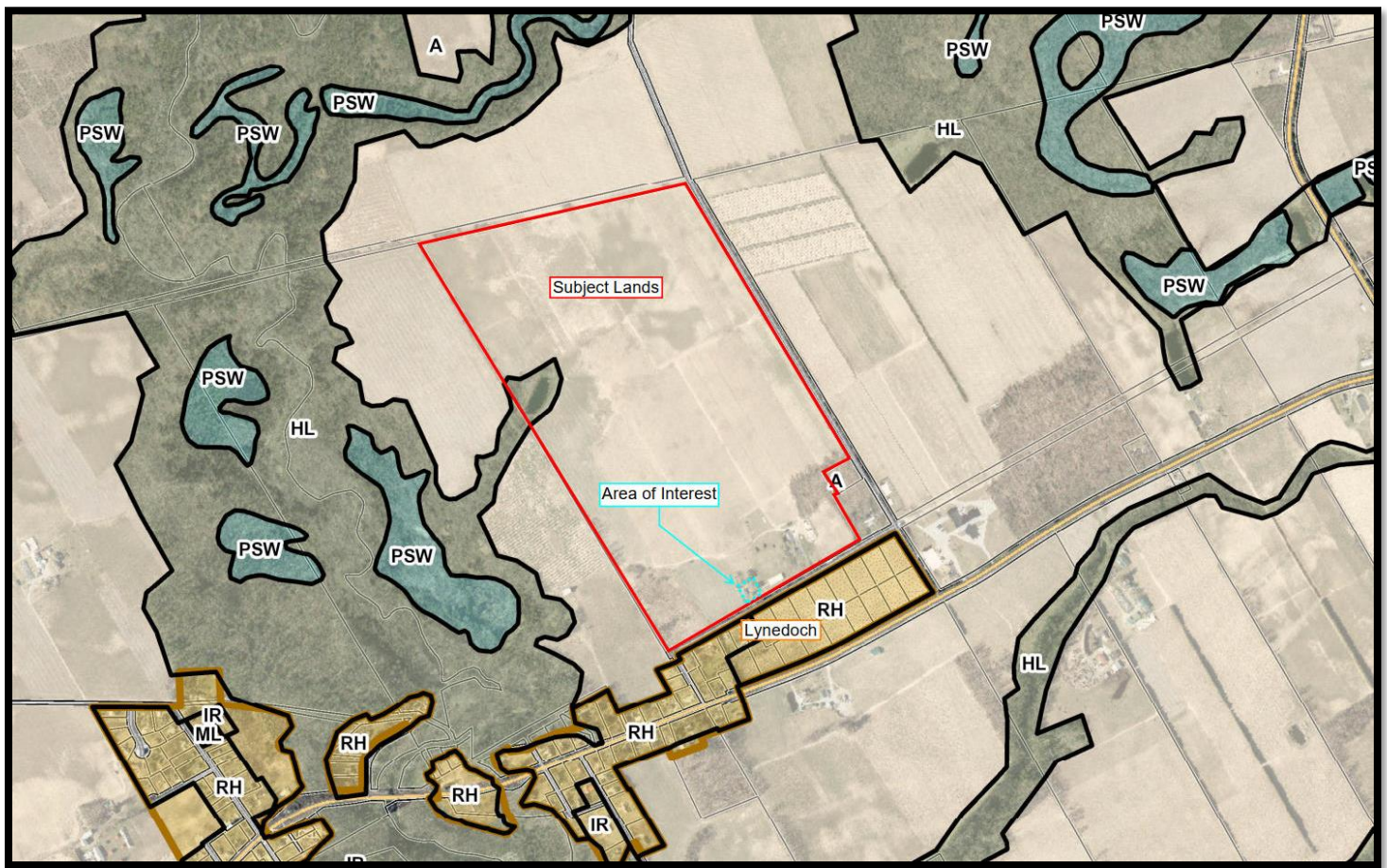


Figure 2 – Surrounding Context

Surplus Dwelling Severance & Easement | Planning Brief

Proposal

The client desires to submit a surplus dwelling severance application for 51 Charlotteville 12, as it is surplus to the farming operation as a result of consolidation. The client desires to sever approximately 0.3ha of land, including the existing dwelling, an accessory structure, a sand point well, a septic system and the existing driveway. The remaining 57ha would be retained by the property owner. No land in active agricultural production will be removed from production as a result of this severance.

Easement

The existing driveway which services the surplus dwelling is jointly used by 63 Charlotteville Road 12, an easement application in favor of the severed parcel will be required to permit the surplus dwelling to continue to use the existing driveway for access to 51 Charlotteville Road 12. Construction of a new driveway for access to the surplus dwelling was considered, however, the physical topography of the lands, along with the location of the utility pole and a number of old growth trees make the relocation of the driveway impractical. Additionally, alternate locations for a new driveway are not reasonably feasible as there is a significant slope from the centre of the proposed severance south towards Charlotteville Road 12, as seen in pictures taken on site (Appendix C). The presence of the gas line along the frontage of the property further complicates any driveway relocation requirement. Through the use of an easement, the proposed lot is kept as small as reasonably possible and avoids the need to re-establish an access and culvert for farm access on the retained lot.

The owner therefore seeks to submit an easement application for the existing driveway in favor of the surplus dwelling. The driveway is already used regularly by tenants of the surplus dwelling and functions as a secondary driveway used by the property owners and farm operation. The proposed easement would allow for the existing shared use of the driveway to continue without impeding access for the farm operation and retained dwelling.

Supporting Studies

Onsite Sewage Evaluation

An On-Site Sewage Evaluation Form was completed on August 14th, 2025 by Dedrick Bros. Excavating Ltd. It was determined that the existing septic system servicing the surplus dwelling is located an appropriate distance from the proposed lot lines and is in adequate working order.

Traffic Impact Brief

As part of the requirements for a complete application from the paper pre-consultation meeting held on February 12, 2025, Norfolk County Engineering requested a Traffic Impact Brief and safety assessment. It is kindly requested that the requirement for a formal traffic brief be waived in this case. Sight lines from the existing driveway at 51 Charlotteville Road 12 are unobstructed in both directions along the roadway. Observations from Google Maps confirm clear sightlines east and west along the entire length of Charlotteville Road 12 with no visible obstructions due to curves or grade changes. Furthermore, as the proposed easement would permit the continued use of a shared driveway, no additional entrances are being proposed as a result of this severance.

As shown in Figure 3.0, the existing driveway is located approximately 328m from the Charlotteville Road 12 / Norwood Road intersection and 249m from the point where Charlotteville Road 12 curves southward from its east / west alignment. Figures 3.1 and 3.2 illustrate unobstructed views to the east and west from the driveway location.





Figure 3.0 – Sight Lines Aerial View



Figure 3.1 – Sightlines Looking West Along Charlotteville Rd 12

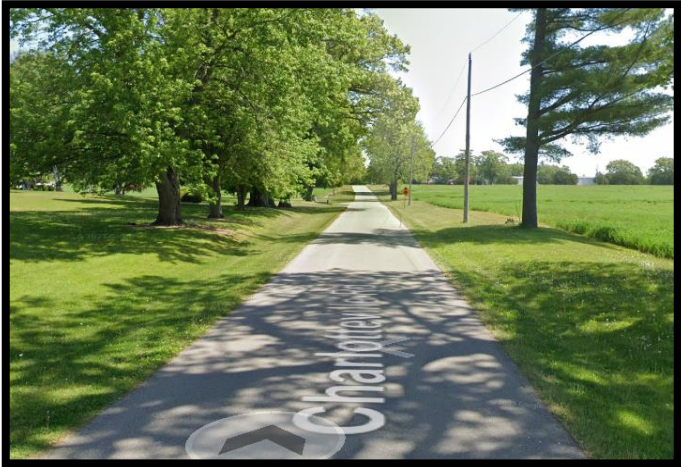


Figure 3.2 – Sightlines looking East towards Norwood Rd.

Planning Review

Planning Act

Table 1 - Planning Act Review

Section	Comment
Section 2	<p>Lists matters of provincial interest which all land use decisions in Ontario shall have regard to.</p> <p>The proposed surplus farm dwelling severance has been reviewed against Section 2 of the planning act. Overall, the application is consistent with and has regard to all matters of provincial interest.</p>
Section 3	<p>Requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”</p> <p>As outlined in this report, the proposed surplus farm dwelling severance conforms to provincial plans.</p>
Section 53	<p>Permits a Committee of Adjustment to make decisions on applications for changes to land configuration in the form of Consents.</p>

Provincial Planning Statement 2024 (PPS)

The Provincial Planning Statement 2024 (PPS) is Ontario's key policy framework for guiding land use planning to promote efficient, sustainable, and equitable growth. It aims to encourage compact development, optimize the use of land and infrastructure, and create complete, inclusive communities with diverse housing, transportation, and employment options. The PPS also seeks to protect natural resources, mitigate environmental impacts, and ensure public health and safety. Additionally, it supports economic growth by safeguarding employment lands and promoting land use compatibility to prevent conflicts. Ultimately, the PPS balances Ontario's growth needs with long-term environmental, social, and economic sustainability.

The subject lands are located in a prime agricultural area as defined by the PPS. **Section 4.3** of the PPS requires planning authorities to take an *agricultural system* approach, based on provincial guidance, to enhance the agricultural land base, as well as support and foster the long-term economic prosperity and productive capacity of the *agri-food network*. While **Section 4.3.3.1** of the PPS generally discourages lot creation in prime agricultural areas, it permits lot creation in accordance with provincial guidance. **Section 4.3.3.1(c)** permits the creation of one residential lot per farm consolidation for the severance of a residence surplus to a farm operation provided that the lot will be limited to a minimum size needed to support the use and appropriate servicing.

Norfolk County Official Plan (NCOP)

Section 7.2.3(a)(v) Agricultural Lot Creation and Lot Adjustment Policies states that agricultural parcels of land with a currently habitable dwelling that is in surplus to a farming operation may be severed as a result of the consolidation of farm properties, subject to policies of **Section 7.2.3(b)** and **(c)**.

Section 7.2.3(b) outlines conditions of approval of a consent granted under **Section 7.2.3(a)(v)**. It states the county shall ensure the land is zoned such that no new residential dwelling will be permitted on the retained agricultural lot, and that the severed lot will not adversely affect any retained or adjacent farm operation or its viability. Criteria found under **Section 7.2.3(c)** can be found in Table 2 below:



Table 2 – 7.2.3 Agricultural Lot Creation and Lot Adjustment Policies

7.2.3 (c) A consent to sever a currently habitable dwelling shall be subject to the following criteria:

Policy	Comment	Complies
i. the habitable dwelling shall be at least 10 years old at the date of application for a severance;	The dwelling was constructed decades ago.	✓
ii. the severed lot shall be of an appropriate size for the intended residential use, which shall be determined in the Zoning By-law, and shall minimize the amount of agricultural land removed from active production;	<p>The lands to be severed total 2997m².</p> <p>The proposed lot size is the minimum lot size necessary to support the use as prescribed by the PPS and Official Plan</p> <p>The current proposed configuration provides a uniform lot that:</p> <ul style="list-style-type: none"> • does not remove agricultural land from active production. • Is in keeping with the configuration of residential lots in the surrounding area; • is appropriate for the residential needs and servicing associated with the dwelling; <p>Additionally, alternative lot configurations which would reduce the land included within the severed parcel could not be achieved without the removal of several old growth trees and mitigating construction around a gas line.</p>	✓
iii. the severed lot shall be serviced by approved water supply and wastewater treatment facilities to be situated on the lot to be created;	Private Septic system and a well are present and have been confirmed to be in an adequate location and working order.	✓
iv. subject to the appropriate policies of this Plan, the severed lot shall be an appropriate distance from existing pits and quarries, waste disposal sites, and other potential land use conflicts;	N/A	✓
v. both the severed and retained lots shall be situated with frontage and safe and direct separate access onto a permanently maintained public road. Preference shall be given to locations on roads other than Provincial Highways or arterial roads;	Both the severed and retained lots have frontage along a maintained public road. For reasons outlined above, the continued shared use of an existing driveway is being proposed. An easement application in favor of the severed lot will be submitted in conjunction with the surplus dwelling severance application.	✓
vi. potential impacts of the consent on cultural heritage resources shall be assessed and mitigated where necessary;	N/A	✓

Surplus Dwelling Severance & Easement | Planning Brief

vii. the severed lot shall comply with the minimum distance separation formulae;	See the MDS section below	✓
viii. The severed lot shall not be permitted within provincially significant features. Consents adjacent to provincially significant features, or within or adjacent to natural heritage features, shall be supported by and environmental impact study (EIS), prepared accordingly with the policies of Section 9.7.1	Severance is not within or adjacent to any provincially significant features	✓
ix. Severances to separate Accessory Rental Dwellings from the farm property will not be permitted [3-OP-2000, Amendment 124]	N/A	✓

MDS

As per Guideline #9 of the MDS guidelines - Where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy. This is because a potential odour conflict may already exist between those surrounding livestock facilities or anaerobic digesters and the existing dwelling. Additionally, a desktop analysis of the surrounding area and feedback from the property owner has confirmed that no livestock facilities exist within 1500m of the proposed severance.

Zoning By-law of Norfolk County 1-Z-2014

Table 3 – 3.36 Surplus Farm Dwelling Severance

In addition to other provisions set out in this By-Law, where the Committee of Adjustment has approved the severance of a surplus farm dwelling lot (the “severed lot”) from an agricultural property (the “retained lands”) as a result of farm consolidation, the following provisions shall apply:

Policy	Comment	Complies
a) Notwithstanding the permitted uses in the Agricultural Zone (A), a single detached dwelling and home occupation shall not be permitted on the retained lands;	An existing dwelling will remain with the retained parcel. Agricultural Zoning provisions prohibiting the construction of more than one dwelling per agricultural parcel in a lot zoned agricultural will prevent the construction of an additional dwelling.	✓
b) Any existing accessory buildings and structures existing on the severed lot at the time of severance, shall be deemed to be granted relief from the applicable building height and accessory building or	Useable floor area of accessory building is approximately 50m ² .	✓



Surplus Dwelling Severance & Easement | Planning Brief

structure lot coverage regulations existing at the time of severance and relief from the usable floor area regulation to a maximum of 200 square metres;		
c) Any existing residential dwelling on the severed lot shall be deemed to be granted relief from the front yard setback, interior side yard or exterior side yard setback provisions where a non-conformity exists at the time of severance;	None created.	✓
d) Any new zoning deficiencies created by the severance of the severed lot, excluding those matters set out in paragraphs (b) and (c) above, shall require zoning relief through the approval of a planning application;	None created.	✓
e) For any lands that are subject to the provisions of this Subsection, a Special Provision of 14.898 shall be added to the appropriate Zoning By-Law map schedule to reference this General Provision and its applicability. These amendments may be permitted from time to time without further notice being required. [1-Z-2016]	Noted.	✓

Discussion

As demonstrated by the above policy compliance tables, this application satisfies the criteria outlined in both the Norfolk County Official Plan and Zoning By-law for a surplus farm dwelling severance resulting from farm consolidation. The intent of these policies is to minimize the removal of agricultural land from production, prevent the fragmentation of farmland, and maintain land use compatibility with surrounding rural uses.

The proposed severance does not remove any agricultural land from production (Appendix A) and is appropriately sized to accommodate the existing residential use and associated private servicing, which has been established for over ten years. The dwelling is not required to support the ongoing agricultural operation. A primary dwelling will remain with the retained lands at 63 Charlotteville Road 12, where the client resides. As an existing dwelling will remain with the retained parcel a special provision to prevent the construction of a dwelling on the retained lot will not be necessary as **Section 3.26** of the Zoning By-law restricts the construction of more than one primary dwelling per agricultural lot.

An accompanying easement application has been submitted to maintain legal access to the surplus dwelling via the existing driveway. This access is physically and functionally distinct from that of the retained dwelling, which has its own dedicated access approximately 97m to the east. The property owner has confirmed that continued use of the existing driveway will not interfere with ongoing farming operations. Alternative, smaller lot configurations were considered but deemed impractical due to the site's natural contouring toward the road (Appendix B) and constraints posed by the existing driveway. Relocating the driveway would require the removal of several old growth trees and pose construction challenges around a gas line easement (Appendix C). By using an easement, it is ensured the proposed lot is kept as small as reasonably possible and avoids the need to re-establish an access and culvert for farm access on the retained lot.

Additionally, an On-site Sewage Evaluation, included with this submission, confirms that the existing septic system is not too close to the proposed lot lines, and is in adequate and working order.

As such, approval of this application would be consistent with the intent and purpose of both the Official Plan and Zoning By-law



Surplus Dwelling Severance & Easement | Planning Brief

Summary

The applicant is seeking a Surplus Farm Dwelling Severance to sever approximately 2.5 hectares from a 58.68ha agricultural parcel municipally known as 51 Charlotteville Road 12. The severed parcel includes the existing dwelling, detached accessory garage, and driveway, with an associated easement application to allow for continued access via the existing entrance.

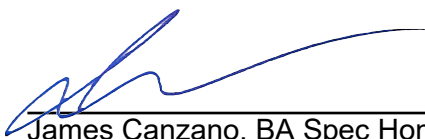
The intent of the PPS and Official Plan policies is to minimize the removal of agricultural land from production, prevent the fragmentation of farmland, and maintain land use compatibility with surrounding rural uses.

The proposed severance is consistent with the policies of the PPS 2024 and conforms to the intent and purpose of both the Norfolk County Official Plan and Zoning By-law 1-Z-2014. The lot is appropriately sized to support residential use and an on-site septic system. No actively farmed agricultural land will be removed from production, and the proposed severance will not adversely impact the ongoing farm operation. Although a dwelling will remain on the retained parcel, a site-specific zoning provision to prohibit a new dwelling is not required, as Section 3.26 of the Zoning By-law restricts agricultural parcels to one principal dwelling per lot.

This application also includes a request to permit the continued shared use of the existing driveway through an easement in favour of the severed parcel. The existing access is physically and functionally separate from the retained parcel's dedicated access, located approximately 97 metres to the east. The property owner has confirmed that the shared use of the existing driveway will not interfere with farming operations. Alternative lot configurations are constrained by site-specific conditions, including significant natural grading, mature tree preservation, and the presence of a gas line along the road frontage, which would significantly complicate or constrain the construction of a new driveway access. By using an easement, it is ensured the proposed lot is kept as small as reasonably possible and avoids the need to re-establish an access and culvert for farm access on the retained lot.

As such, a decision by the Committee of Adjustment to approve of the Surplus Farm Dwelling Severance and associated access easement for 51 Charlotteville Road 12 would be consistent with the intent and purpose of the Norfolk County Official Plan and conform to the applicable provisions of the Zoning By-law.

Report prepared by:



James Canzano, BA Spec Hons
Planning Technician

G. DOUGLAS VALLEE LIMITED

2 Talbot Street North, Simcoe Ontario, N3Y 3W4

Phone: 519.426.6270x1009 | www.gdvallee.ca

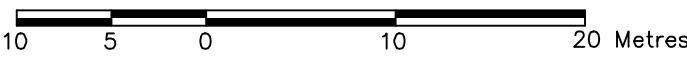


Appendices

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

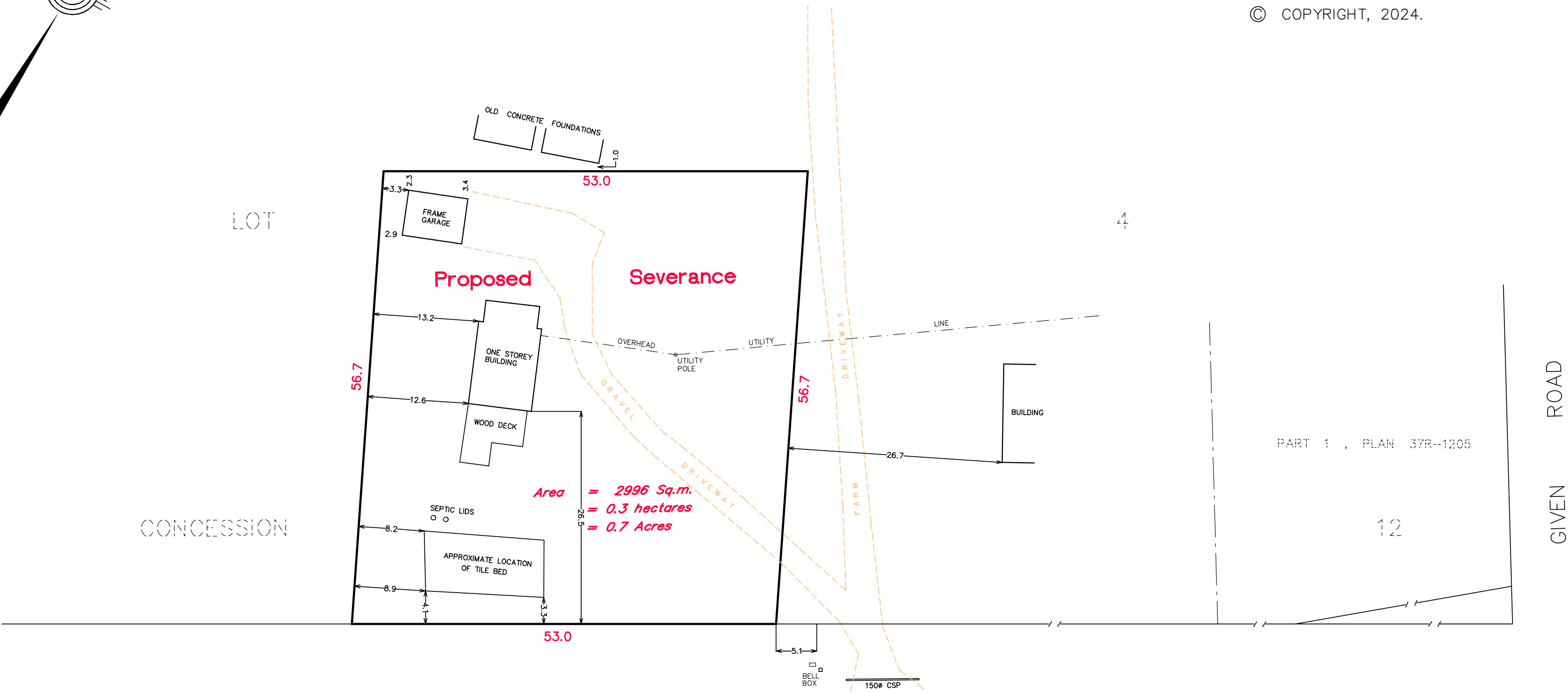
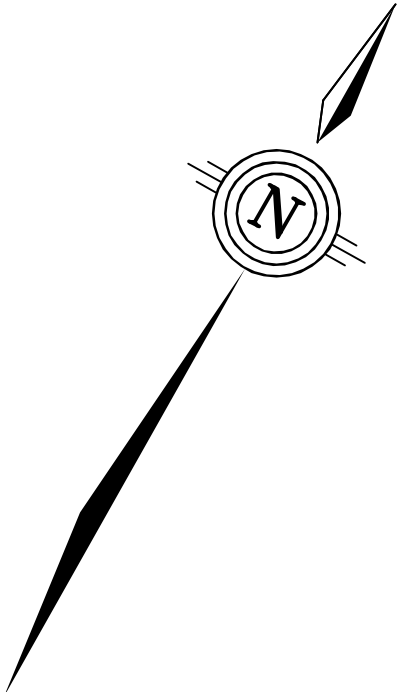
SKETCH OF
PROPOSED SEVERANCE

SCALE – 1 : 400



WEST & RUUSKA LTD.

© COPYRIGHT, 2024.



ROAD ALLOWANCE BETWEEN CONCESSIONS 11 and 12 – KNOWN AS CHARLOTTEVILLE ROAD No. 12

GEOGRAPHIC INFORMATION:

PART OF LOT 4
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
NORFOLK COUNTY

NOTE:

SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL,
OR CERTIFIED ELECTRONIC PDF VERSION.

THIS PLAN HAS BEEN COMPILED FROM FIELD MEASUREMENTS
and FROM PREVIOUS RECORDS.

CAUTION :

UNDERGROUND SERVICES TO BE LOCATED BY
CONTRACTOR/OWNER PRIOR TO ANY EXCAVATION.

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

THIS SKETCH IS PROTECTED BY COPYRIGHT ©

LEGEND

□	DENOTES	SET MONUMENT
■	"	FOUND MONUMENT
IB	"	IRON BAR
IBØ	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CSP	"	CORRUGATED STEEL PIPE

Date: 12 September, 2024.

WEST & RUUSKA LTD.
Land Surveyors

17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6
Telephone (519)752-8641

DRAWN BY: Ted S. KUTYLA, CST, CET CHECKED BY: JJ V240110



vallee

*Consulting Engineers,
Architects & Planners*

Appendix B – Site Imagery



Image 1 – Southeast Forested Portion



Image 2 - Southwest Tree line and Grassland



Image 3 – Retaining Pond



Image 4 – Old Growth Trees Blocking Potential Driveway Path Looking Northeast from Charlottesville Road 12



Image 5 – Old Growth Trees Blocking Potential Driveway Path Looking North From Charlottesville Road 12



Image 6 – Utility Pole and Transformer Looking North from Charlottesville Road 12



Image 7 – Lot Topography as seen looking north from Charlotteville Road 12



Image 8 - Lot Topography as seen looking north from Charlotteville Road 12 (2)



Image 9 – Lot Topography as seen looking northwest from Charlotteville Road 12



Image 10 – Existing Driveway for Proposed Easement and Surrounding Unfarmed Land Looking North from Charlotteville Road

AGREEMENT FOR RIGHT-OF-WAY

BETWEEN: RAYMOND VAN ELSLANDER and LENA VAN ELSLANDER,

R. R. # 1, Delhi, Ontario N4B 2W4,

of the Township of Delhi Regional Municipality of Haldimand-Norfolk, Province of Ontario

hereinafter called "the Grantor"

and
UNION GAS
LIMITED

OF THE FIRST PART

A company incorporated under the laws of the Province of Ontario with head office at the City of Chatham, in the County of Kent, hereinafter called "the Grantee"

WITNESSETH that in consideration of the conditions and provisos hereunder assumed by the Grantee and of the Sum of One Dollar (\$1.00) now paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor doth hereby GRANT, CONVEY, TRANSFER and CONFIRM unto the Grantee, its successors and assigns, its and their servants, workmen, employees, agents and those engaged in its and their business, the right to enter upon and leave at any time and from time to time, either on foot, or with vehicles, machinery, supplies and equipment,

the following lands, namely: ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Delhi (formerly the Township of Charlotteville) in the Regional Municipality of Haldimand-Norfolk and Province of Ontario and being composed of that part of Lot 4, in the Twelfth Concession, designated as PART FOUR (4) on a Reference Plan deposited in the Registry Office for the Registry Division of Norfolk (No. 37) as Plan 37R- 2675

in the Township of Delhi, Province of Ontario (hereinafter called the "said lands"), together with the right to survey, lay, construct, maintain, inspect, alter, remove, replace, reconstruct, repair, use and operate, in, through, along and under the said lands in such location or locations as the Grantee may decide, a pipeline (hereinafter called the "said pipeline"), for the transmission of gas, including therewith all such works, equipment, appurtenances, attachments, apparatus and appliances for cathodic protection, which the Grantee may deem necessary or convenient thereto, together with the right to keep, use and operate the same in the said lands and to remove the whole or any part thereof whenever the Grantee shall decide so to do.

1. The Grantee shall make to the Grantor (or the person or persons entitled thereto) due compensation for any physical damages resulting from the exercise of any of the rights herein granted, and, if the compensation is not agreed upon by the Grantee and the Grantor, it shall be determined in the manner prescribed by The Energy Act, 1964, of the Province of Ontario, or any Act passed in amendment thereof or substitution therefor. Any gates, fences and tile drains interfered with by the Grantee shall be restored by the Grantee at its expense as closely as reasonably practicable to the condition in which they existed immediately prior to such interference by the Grantee, and in the case of tile drains, such restoration shall be performed in accordance with good drainage practice.

2. The said pipeline (including attachments, equipment and appliances for cathodic protection), shall be laid to such a depth that upon completion of installation it will not obstruct the natural surface run-off from the said lands nor ordinary cultivation of the said lands nor any tile drainage system existing in the said lands at the time of installation of the said pipeline nor any planned tile drainage system to be laid in the said lands in accordance with standard drainage practice, if the Grantee is given notice of such planned system prior to the installation of the said pipeline; provided that the Grantee may leave the said pipeline exposed in crossing a ditch, stream, gorge or similar object, where approval has been obtained from the Ontario Energy Board or other Provincial Board or authority having jurisdiction in the premises.

3. As soon as reasonably practicable after the construction of the said pipeline, the Grantee shall level the said lands and unless otherwise agreed to by the Grantor, shall remove all debris therefrom and in all respects restore the said lands to their former state so far as is practical, save and except for items in respect of which compensation is due under Clause 1 hereof.

4. In the event that the Grantee fails to comply with any of the requirements set out in Clause 1, 2 or 3 hereof within a reasonable time of the receipt of notice in writing from the Grantor setting forth the failure complained of, the Grantee shall compensate the Grantor (or the person or persons entitled thereto) for any damage, if any, necessarily resulting from such failure.

5. The Grantee shall further pay to the Grantor within one month from the time the said pipeline is completed, the sum of two dollars per metre (\$ 2 -) for every metre in length of the said pipeline laid in, under or upon the said lands.

6. The Grantor shall have the right to fully use and enjoy the said lands except as may be necessary for any of the purposes hereby granted to the Grantee, provided that without the prior written consent of the Grantee, the Grantor shall not excavate, drill, install, erect or permit to be excavated, drilled, installed or erected in, on, over or through that part of the said lands actually used and occupied by the Grantee any pit, well, foundation, pavement, building or other structure or installation. Notwithstanding the foregoing, the Grantee upon request shall consent to the Grantor erecting fences, constructing or repairing his tile drains and domestic sewer pipes, water pipes and utility pipes and constructing or repairing his lanes, roads, driveways, pathways and walks across, on and in that part of the said lands actually used and occupied by the Grantor or any portion or portions thereof, provided that before commencing any of the work referred to in this sentence the Grantor shall (a) give the Grantee at least five (5) clear days notice in writing pointing out the work desired so as to enable the Grantee to have a representative inspect the site and/or be present at any time or times during the performance of the work, (b) shall follow the instructions of such representative as to the performance of such work without damage to the said pipeline, (c) shall exercise a high degree of care in carrying out any such work and, (d) shall perform any such work in such a manner as not to endanger or damage the said pipeline.

7. The rights hereby granted shall continue in perpetuity or until the Grantee shall execute and deliver a surrender thereof.

8. Notwithstanding any rule of law or equity and even though the said pipeline and its appurtenances may become annexed or affixed to the realty, title thereto shall nevertheless remain in the Grantee.

9. Neither this agreement nor anything herein contained nor anything done hereunder shall affect or prejudice the Grantee's rights to acquire such portion of the said lands as may be required for the purposes of the said pipeline under the provisions of The Ontario Energy Board, 1971, of the Province of Ontario, or any Act passed in amendment thereof or substitution therefor, or any other laws, which rights the Grantee may exercise at its discretion in the event of the Grantor being unable or unwilling for any reason to perform this agreement or give to the Grantee a clear and unencumbered title to the right-of-way herein granted.

10. In the event that the Grantee fails to pay the purchase price as hereinbefore provided, the Grantor shall have the right to declare this agreement cancelled after the expiration of 15 days from personal service upon the Secretary, Assistant Secretary or Lands Agent of the Grantee at its Executive Head Office, in Chatham, Ontario, (or at such other point in Ontario as the Grantee may from time to time specify by notice in writing to the Grantor) of notice in writing of such default, unless during such 15 day period the Grantee shall pay the said purchase price; upon failing to pay as aforesaid, the Grantee shall forthwith after the expiration of 15 days from the service of such notice execute and deliver to the Grantor at the expense of the Grantee, a valid and registerable release and discharge of this agreement.

11. The rights hereby granted are in addition hereby declared to be of the same force and effect as a covenant running with the lands and are further declared to be appurtenant to the undertaking of the Grantee which consists of the production and purchase of gas and its transmission, distribution and sale in South-Western Ontario by means of a pipeline system centered upon the Grantee's Compressor Station located in Lot 25, Concession 2, in the Township of Dawn, in the County of Lambton and Province of Ontario and other corporeal hereditaments serving the same.

AND I, Raymond Van Elslander, spouse of the Grantor, hereby release all my interest in the within lands under the provisions of Part III of The Family Law Reform Act, 1978.

And ODIEL MASSCHAELE and SIMONE MASSCHAELE, R. R. # 1, Delhi, Ontario N4B 2W4

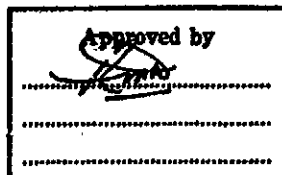
other encumbrancer of the said lands, hereby consents to the grant of these rights and the complete enjoyment thereof by the Grantee.

These presents and all terms hereof, shall enure to the benefit of and be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties above-described have executed and delivered this Indenture this 19th day of August, 19 83.

SIGNED, SEALED AND DELIVERED
in the presence of

[Signature]



[Signature]

Raymond Van Elslander
Raymond Van Elslander

Lena Van Elslander
Lena Van Elslander

[Signature]
Vice-President.
Assistant Secretary.

Odriel Masschaele
Odriel Masschaele

Simone Masschaele
Simone Masschaele

PURSUANT TO SUBSECTION 52 (21) OF THE PLANNING ACT 1983, I CERTIFY
THAT THE CONSENT OF THE LAND DIVISION COMMITTEE OF THE
REGIONAL MUNICIPALITY OF HALDIMAND NORFOLK WAS GIVEN ON
March 2 19 84 TO THE TRANSACTION TO
WHICH THE WITHIN INSTRUMENT RELATES
DATED THIS 3rd DAY OF April 19 84

SECRETARY-TREASURER

[Signature]

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

XX/WE RAYMOND VAN ELSLANDER and LENA VAN ELSLANDER
of the Township of Delhi
in the Regional Municipality of Haldimand-Norfolk

*If attorney,
see footnote

(severally) make oath and say:

When ~~WE~~ WE executed the attached instrument,

~~XXXXXX~~ WE WERE EACH at least eighteen years old.

And within the meaning of section 1(f) of The Family Law Reform Act, 1978,

~~XXXXXXXXXXXXXXXXXXXX~~

Strike out
inapplicable
clauses.

~~XXXX~~

~~XXXXXXXXXXXX~~

(c) We were spouse of one another.

**Not a
matrimonial
home, etc.,
see footnote.

The property has never been occupied by me and my spouse as my matrimonial home.

Resident of
Canada, etc.

~~XXXXXX~~ WE WERE resident(s) of Canada within the meaning of the Income Tax Act.

(SEVERALLY) SWORN before me at the
Township of Delhi
in the Regional Municipality
of Haldimand-Norfolk

this 19th day of August 19 83.

Mellor

Clarence Dekker, A Commissioner, etc.,
Province of Ontario, for Union Gas Limited.
Expiry April 23, 1984.

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

Raymond Van Elslander
Lena Van Elslander.

* Note: Where affidavit made by an attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (spousal status, and if applicable, name of other spouse) within the meaning of section 1(f) of The Family Law Reform Act, 1978 and when he/she executed the power of attorney, he/she had attained the age of majority".

** Note: See Section 42(s) of The Family Reform Act, 1978 where spouse does not join in or consent; or complete a separate affidavit.

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

~~WE~~ ODIEL MASSCHAELE and SIMONE MASSCHAELE
of the Township of Delhi
in the Regional Municipality of Haldimand-Norfolk

**If attorney,
see footnote*

(severally) make oath and say:

When ~~WE~~ executed the attached instrument,

~~XXXXXX~~ WE WERE EACH at least eighteen years old.

And within the meaning of section 1(f) of The Family Law Reform Act, 1978,

~~XX~~

*Strike out
inapplicable
clauses.*

~~XXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

(c) We were spouse of one another.

***Not a
matrimonial
home, etc.,
see footnote.*

The property has never been occupied by me and my spouse as my matrimonial home.

*Resident of
Canada, etc.*

~~XXXXXX~~ WE WERE resident(s) of Canada within the meaning of the Income Tax Act.

(SEVERALLY) SWORN before me at the
Township of Delhi
in the Regional Municipality
of Haldimand-Norfolk

this 19th day of August 19 83.

Simone Masschaele
Odriel Masschaele



Clarence Decker, A Commissioner, etc.,
Province of Ontario, for Union Gas Limited.
Expiry April 23, 1984.

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

* Note: Where affidavit made by an attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (spousal status, and if applicable, name of other spouse) within the meaning of section 1(f) of The Family Law Reform Act, 1978 and when he/she executed the power of attorney, he/she had attained the age of majority".
** Note: See Section 42(6) of The Family Reform Act, 1978 where spouse does not join in or consent; or complete a separate affidavit.

Union Gas
LIMITED
0542 - 5/78

AFFIDAVIT OF SUBSCRIBING WITNESS

I, **CLARENCE DEKKER**
of the **City of Chatham**
in the **County of Kent, Lands Agent,**

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed

at the Township of Delhi

by **Raymond Van Elslander, Lena Van
Elslander, Odriel Masschaele and
Simone Masschaele.**

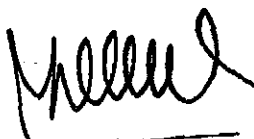
*See footnote.


*See footnote.

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the **City**
of **Chatham**
in the **County**
of **Kent**

this **22nd** day of **August** 19 **83.**




A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.
Janet Elaine Bateman, A Commissioner, etc.
Province of Ontario, for Union Gas Limited.
Expiry July 17, 1986.

*Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

Form 1 - Land Transfer Tax Act

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

THE MATTER OF THE CONVEYANCE OF (insert brief description of land) part of Lot 4, Concession 12, in the Township of Delhi (formerly the Township of Charlotteville) in the Regional Municipality of Halton-Norfolk, designated as PART FOUR (4) on Plan 37R-2675

BY (print names of all transferors in full) RAYMOND VAN ELSLANDER and LENA VAN ELSLANDER

TO (see instruction 1 and print names of all transferees in full) UNION GAS LIMITED

I, (see instruction 2 and print name(s) in full) ROSS M. DAY of the City of Chatham, in the County of Kent, Manager, Lands Department,

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s); (see instruction 2))

- ☐ (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)) Union Gas Limited

described in paragraph(s) (c) above; (strike out references to inapplicable paragraphs)

☐ (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) who is my spouse described 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. 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. (see instruction 3).

3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act. (see instruction 4) NONE

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

- (a) Monies paid or to be paid in cash. \$ 1,960.12
- (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)) \$ 1,960.12 \$ 1,960.12

(h) VALUE OF ALL CHATTELS - Items of tangible personal property

(Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended) \$ nil

(i) Other consideration for transaction not included in (g) or (h) above \$ nil

(j) TOTAL CONSIDERATION \$ 1,960.12

ALL BLANKS
MUST BE
FILLED IN.
INSERT "NIL"
WHERE
APPLICABLE.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) Pipeline for the distribution of gas

6. If the consideration is nominal, is the land subject to any encumbrance? YES

7. Other remarks and explanations, if necessary Exempt from land transfer tax pursuant to Ontario Regulation 749/74 - right-of-way for the purpose of a pipeline.

SWORN before me at the City of Chatham
in the County of Kent
this 22nd day of August 1983.

Janet K. Bateman
A Commissioner for taking Affidavits, etc.
Janet K. Bateman, A Commissioner, etc.

[Signature]
signature(s)

Province of Ontario, for Union Gas Limited. PROPERTY INFORMATION RECORD

Expiry July 17, 1986. Agreement for Right-of-way

B. (i) Address of property being conveyed (if available) R. R. # 1, Delhi, Ontario

(ii) Assessment Roll No. (if available) not available

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 6) R. R. # 1, Delhi, Ontario N4B 2W4

D. (i) Registration number for last conveyance of property being conveyed (if available) 384221

(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

Union Gas Limited,
50 Keil Drive, N.,
CHATHAM, Ontario.
N7M 5M1.

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date

421553

No. 421553
Registry Division of NORFOLK (No. 37)
I CERTIFY that this instrument is registered as of

84 APR 10 NO:00 In the

Land Registry Office at Simcoe Ontario
Edward Appleton
Land Registrar

DATED *August 19th 1983*
FROM

RAYMOND VAN EISLANDER and LENA VAN...
EISLANDER
R. R. # 1, Delhi, Ontario, N4B 2M4....

-TO-

UNION GAS
LIMITED
50 Keil Drive, North.
CHATHAM, Ontario.
N7M 5M1

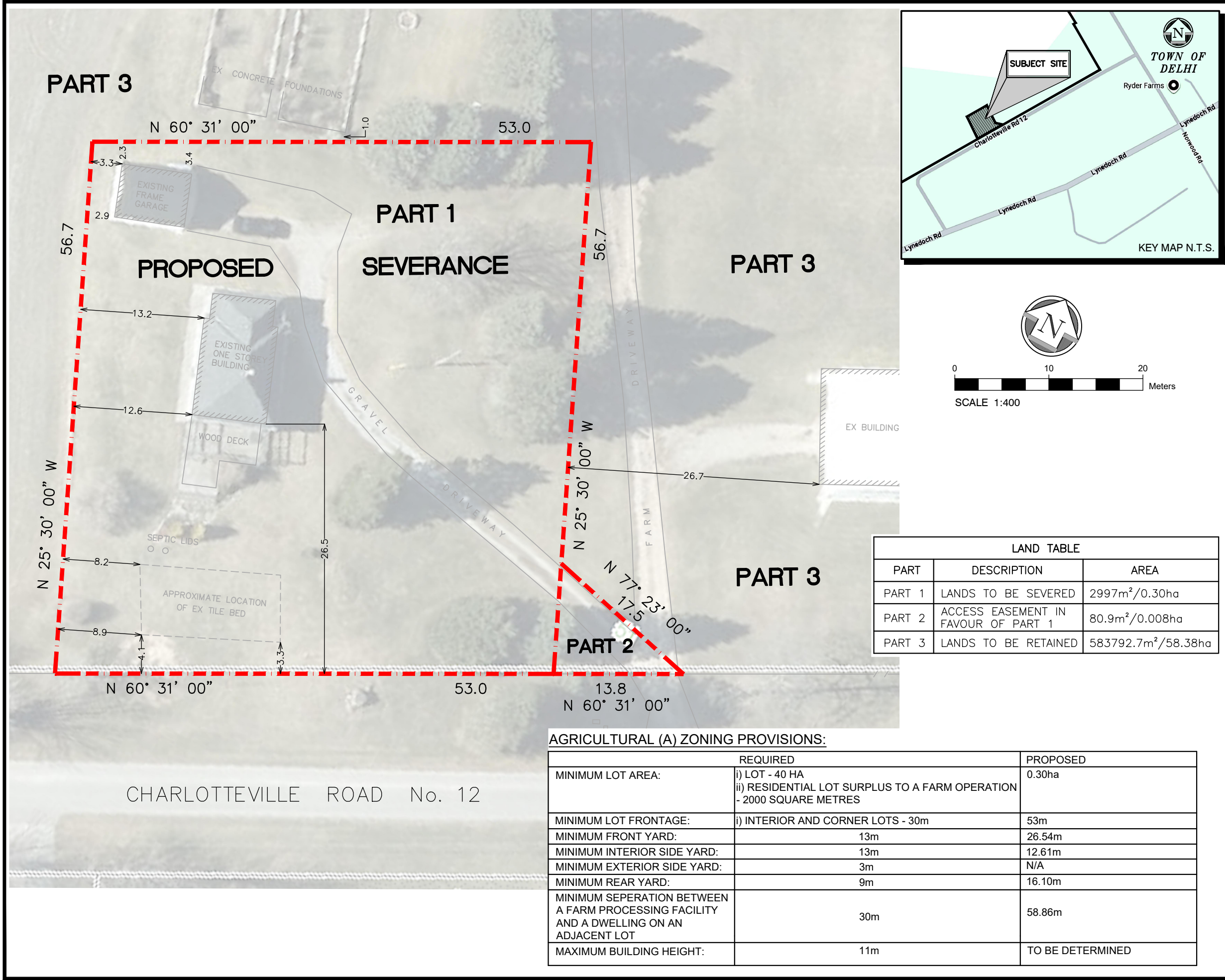
**AGREEMENT FOR
RIGHT-OF-WAY**

FILMED	
ABSTRACT INDEX	293 <i>dog</i>
CHECKED	<i>WJF</i>

PROPERTY OF
NORFOLK REGISTRY
OFFICE NO. 37.

Lands Department,
Union Gas Limited,
50 Keil Drive, N.,
CHATHAM, Ontario.
N7M 5M1.

Charles Stenille-Br
16.00 A-



DATE	REVISION

PART OF LOT 4
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
CHARLOTTEVILLE
NORFOLK COUNTY

Stamp

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION



vallee
*Consulting Engineers,
Architects & Planners*

G. DOUGLAS VALLEE LIMITED
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Project Title		
63 CHARLOTTEVILLE ROAD 12 FARM SEVERANCE		
DELHI - NORFOLK COUNTY		
Drawing Title		
SEVERANCE PLAN		
Designed by : NN	Drawn By : NN	Checked By : SP
Scale : 1:400	Date : AUG 28, 2024	Drawing No.
Project No. 24-168		SP

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, Raymond Van Elslander (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: Raymond Van Elslander

Date: August 14, 2025

Evaluator:

I, Larry Dedrick 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: Larry Dedrick

Date: August 14, 2025

Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

Property Information	
Municipal Address	51 Charlottville Rd.12 .Delhi. Ontario N4B 2W4
Assessment Roll Number	3310493010065000000
Date of Evaluation	August 14,2025

Evaluators Information	
Evaluators Name:	Larry Dedrick
Company Name:	Dedrick Bros. Excavatig LTD.
Address:	370 Lynedoch Rd. Delhi ,Ontario N4B 2W4
Phone:	519 562 2069 Cel 519 761 2069
Email	dbel@kwic.com
BCIN #	16930 12191
Purpose of Evaluation	<input type="checkbox"/> Consent <input type="checkbox"/> Zoning <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Permit Application <input checked="" type="checkbox"/> Other <u>Severance</u>
Building Information	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural

Gross building area: (m ²):	147.2
Number of bedrooms:	3
Number of fixture units:	19
Daily Design Flow: (Litres)	1600
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)	15
Site slope	<input type="checkbox"/> Flat <input checked="" 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:	Hot And 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 type="checkbox"/> A. Absorption Trench	<input type="checkbox"/> B. Filter Bed Chambers (Equalizer 36)	<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): 3600			
<input type="checkbox"/> Pre-cast Concrete	<input type="checkbox"/> Plastic	<input type="checkbox"/> Fibreglass	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other (specify):	Pump: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input 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	20ft.	32ft.	
Distance to bodies of water	None	None	
Distance to nearest well	100ft.	112ft.	
Distance to proposed property lines	Front: <u>63ft.</u> Rear: <u>154ft.</u>	Left: <u>35ft.</u> Right: <u>164ft.</u>	Front: <u>47ft.</u> Rear: <u>166ft.</u> Left: <u>55ft.</u> Right: <u>120ft.</u>

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

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	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)	19	50	0
Subtotal (B)				0
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	2	=	12
Bathtub only(with or without shower)	1.5	X		=	
Shower stall	1.5	X		=	
Wash basin / Lavatory (1.5 inch trap)	1.5	X	1	=	1.5
Water closet (toilet) tank operated	4.0	X		=	
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	1	=	1.5
Other:					
Total Number of Fixture Units:					19

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	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 type="checkbox"/> A. Absorption Trench		
Total length of distribution pipe	Conventional $(Q \times T) \div 200 =$ _____ m Type I leaching chambers $(Q \times T) \div 200 =$ _____ m Type II leaching chambers $(Q \times T) \div 300 =$ _____ m Configured as: _____ 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: $\frac{1600}{(Q)} \div \frac{75}{(75, 50, \text{ or } 100)} = \frac{21.3}{(30)}$ m ² Configured as: $\frac{6}{m} \times \frac{5}{m}$ Number of beds _____ Number of runs: $\frac{4}{m}$ Spacing of runs: $\frac{1}{m}$ Contact Area: $(\frac{1600}{(Q)} \times \frac{15}{(T)}) \div 850 = \frac{28.23}{(30)}$ m ² Native Sand _____ m ²	
<input type="checkbox"/> C. Shallow Buried Trench		
Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)	$(L) = \frac{(Q)}{(75, 50, 30)} =$ _____ m Configured as: _____ runs of _____ m Total: _____ m
$1 < T \leq 20$ $20 < T \leq 50$ $50 < T < 125$	$Q \div 75$ metres $Q \div 50$ metres $Q \div 30$ metres	
<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 = _____ $(Q) \div$ _____ $(75 \text{ or } 50) =$ _____ m ² Sand Layer = $(\frac{(Q)}{(T)}) \div (850 \text{ or } 400) =$ _____ 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 $T \geq 24$ minutes, use 40 L/min	Area = $(\frac{(Q)}{(T)}) \div 400 =$ _____ m ² Pump chamber capacity = _____ L Length $(Q \div \text{LLR}) =$ _____ m Bed configuration = _____ m x _____ m = _____ m ² Number of Beds = _____ Configured as: _____ runs of _____ m Total: _____ m	
Distribution Pipe		

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.

8 M

Original grade

Top Soil

0.5m

Sand

1.0m

Sand

1.5m

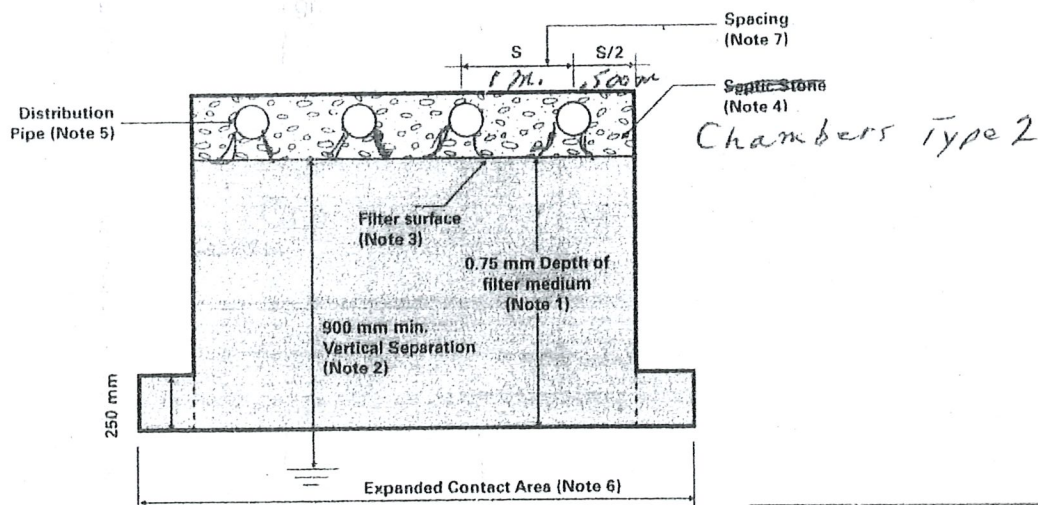
Sand

Soil and subgrade investigation. Indicate soil types

Sand

Cross sectional drawings are required for all septic systems

Filter Bed



Notes

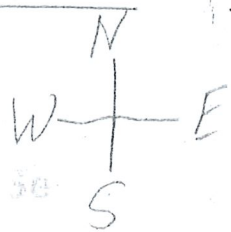
- 1) Filter medium conforming to Sentence 8.7.5.3.(3).
- 2) Vertical separation conforming to Sentence 8.7.5.3.(7).
- 3) The surface of the filter (effective area conforming to Article 8.7.5.2.)
- 4) Septic Stone conforming to Sentence 8.7.3.3.(5). *Chambers II*
- 5) Distribution Pipe conforming to Article 8.7.3.3. *Chambers II*
- 6) Extended base of the filter conforming to Sentence 8.7.5.3.(6).
- 7) The lines of distribution pipe (evenly spaced on the surface of the filter conforming to Sentence 8.7.5.3.(2).)

Top Soil 4'-12"
Sand 12"
Chambers
30" Filter Sand

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.



garage

Well

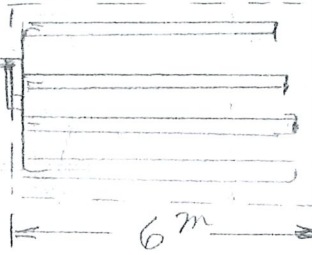
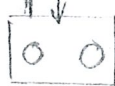
100'

HOUSE
51

Deck

63'

32'



5m

6m

4'7"

Barn

Charlotville

R.D. 12



Septic Backfill Inspection	November 25, 2014	Passed w/Comments	<ol style="list-style-type: none"> 1. Infiltrators installed in filter bed, T time of 15. 2. Chambers adjusted and levelled on site, filter cloth used over chambers, header level. 3. Natural gas line was hit during excavation, repaired by Union Gas. Gas line is located between the last 2 chambers closest to the road, not ideal construction however the OBC does not mention clearance distances to utilities. 4. Total length of chambers is 65ft, made up of 5 runs at 13ft. 5. Fall from house to tank is 43", fall from tank to header is 14". 6. Tank is 3600l Reids concrete, 2 chambers, effluent filter installed, level. 7. Pipe diameter is 4" from house to tank, 3" from tank. 8. Detection using rebar done at time of inspection.
Septic Final Inspection	November 25, 2014	Passed	<ol style="list-style-type: none"> 1. Filter sand sheet required for final. <p>MOE filter sand sheet received, Dec. 18/14. **Permit Closed**</p>





Septic Permit PRSEP20141933

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

This permit is issued pursuant to the Building Code Act, S.O. 1992, c.23.

PROPERTY INFORMATION

ADDRESS 51 CHAR'VILLE RD 12, Unit:00063, Delhi, ON

ROLL NO. 3310493010065000000

LEGAL DESCRIPTION CHR CON 12 PT LOT 4, REG, 145.02AC

FR D

TOWNSHIP Delhi - Charlotteville

APPLICATION NUMBER SE064

ZONING A

PURPOSE OF CONSTRUCTION

replace septic

PERMIT INFORMATION

CURRENT USE: SFD

CONSTRUCTION TYPE 110 - Single House, single detached home, bungalow,
linked home (linked at

PROPOSED USE: Filter bed

COST OF CONSTRUCTION \$0.0000

CONTACT INFORMATION

OWNER: VAN ELSLANDER RAYMOND V

VAN ELSLANDER LENA DINA

ADDRESS: RR 1

DELHI, ON N4B 2W4

APPLICANT: DEDRICK BROS EXCAVATING

ADDRESS: R R 1, 370, LYNEDOG RD

DELHI, ON N4B2W4

COMMENTS

3600L PRECAST SEPTIC TANK
4 RUNS ON A 21.3M2 FILTERBED

No person shall construct or demolish a building or cause a building to be constructed or demolished unless a permit has been issued therefore by the chief building official.

Except as authorized by the building code, a person shall not occupy or use a building or part of a building that is newly erected or installed or permit it to be occupied or used until a permit has been issued therefore by the chief building official.

Neither the issuance of this permit nor the carrying out of inspections by Norfolk County shall relieve the owner or contractor from full responsibility for compliance with all applicable statutes, regulations and by-laws, and with all agreements entered into by the owner or applicable said lands, pursuant to statutory law.

Subject to the provisions of the Building Code Act, the chief building official may revoke a permit issued under this Act if it was issued on mistaken, false or incorrect information; if, after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the chief building official, been seriously commenced; if the construction or demolition of the building is, in the opinion of the chief building official, substantially suspended or discontinued for a period of more than one year; if it was issued in error; if the holder requests in writing that it be revoked; or if a term of the agreement under clause 8.(3)(c) has not been complied with.

Pursuant to subsection 13.(1) of the Building Code Act, persons to whom this building permit is issued are instructed **NOT TO COVER CONSTRUCTION UNTIL THE REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED BY A NORFOLK COUNTY BUILDING INSPECTOR AS LISTED IN BY-LAW 2008-174 AS AMENDED.**

I have read and understand the above.

ISSUED BY:

Kim Millen

AS PER:

Fritz R. Enzlin CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw

Signature of owner or authorized agent

Date

Signature of building inspector

11/13/14

Date

ISSUE DATE: November 13, 2014

Fee

Amount

Date Paid

Septic-New or Full Replacement
System

Total :

\$500.00

\$500.00

Schedule 2: Sewage System Installer Information

A. Project Information			
Building number, street name <i>51 Charlotte Rd. 12</i>		Unit number <i>4</i>	Lot/con. <i>12</i>
Municipality <i>Delhi</i>	Postal code <i>N4B 2A4</i>	Plan number/ other description	

B. Sewage system installer

Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?

☒ Yes (Continue to Section C) ☐ No (Continue to Section E) ☐ Installer unknown at time of application (Continue to Section E)

C. Registered installer information (where answer to B is "Yes")

Name <i>Dedrick Bros. Excavating LTD</i>		BCIN <i>16930</i>	
Street address <i>370 Lynedoch Rd.</i>		Unit number	Lot/con.
Municipality <i>Delhi</i>	Postal code <i>N4B 2A4</i>	Province <i>ON</i>	E-mail
Telephone number <i>(519) 582-2069</i>	Fax <i>(519) 582-4187</i>	Cell number ()	

D. Qualified supervisor information (where answer to section B is "Yes")

Name of qualified supervisor(s) <i>Larry Dedrick</i> <i>Dennis Dedrick</i> <i>Tim Dedrick</i>	Building Code Identification Number (BCIN)	
	<i>16093</i>	<i>12191</i>
		<i>12184</i>

E. Declaration of Applicant

Larry E. Dedrick
(print name)

declare that:

☒ I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;

OR

☐ I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known

I certify that:

1. The information contained in this schedule is true to the best of my knowledge

2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

Nov. 4/14

Date

Larry E. Dedrick

Signature of applicant

REVIEWED

1933

NOV 13 2014

PER

CHIEF BUILDING OFFICIAL
THE CORPORATION OF
NORFOLK COUNTY

Date Received: _____



Working together
with our community
to provide quality services.

January 2014, Form supersedes 2008

SEWAGE PERMIT WORKSHEET

SEWAGE SYSTEM SPECIFICATIONS

Location of Septic System (civic address) 51 Charlottesville Rd. 12

Owner of Property: Ray Van Elslander

Propose to install Class 4 Sewage system to serve _____
(house, bunkhouse, restaurant, office, commercial)

SEWAGE FLOW CALCULATIONS

DESCRIPTION	TOTAL #	FIXTURE UNITS	TOTAL
Water closet (toilet)	2 1	x 4.0	4
Each sink or wash basin	3 2	x 1.5	3
Bath tub or shower	1	x 1.5	1.5
Dishwasher	1	x 1.0	1
Clothes washing machine	1	x 1.5	1.5
Single or Double Laundry Tubs	1	x 1.5	1.5
Floor Drain		x 3.0	
Water Softener		x 1.5	
Other			
		TOTAL FIXTURE UNITS =	12.5

RESIDENTIAL	OTHER (ie: bunkhouse, office, restaurant)
Total finished area: <u>1114</u> (sqm) <u>1200</u> (sq ft)	Total finished area: <u>1927</u> (sqm) (sqft)
# of bedrooms: <u>3</u>	# of employees: <u>10</u>
Water softener discharge: _____ (L/day)	Water softener discharge: _____ (L/day)
Daily flow rate (DFR): <u>1600</u> (L/day)	Daily flow rate (DFR): _____ (L/day)
Tank size (2 x DFR): <u>3600</u> (L/day)	Tank size (3 x DFR): _____ (L/day)

INSTALLER TO COMPLETE THE FOLLOWING:

Subsurface Conditions Encountered

Rock & G.G.W.T	Depth (m)	Soil Type
↓	-0-	TSP Soil
	-0.25-	
	-0.50-	
	-0.75-	
	-1.0-	Sand
	-1.25-	
	-1.50-	

Describe existing soil conditions: Sand
Soils Analysis completed by: LVM

Confirmed Percolation Rate: (T time) 15
Gradation Reports submitted: Sand Y/N
Stone Y/N

Septic Design for Single Family Dwelling Class 4 Systems Last update: 01/27/09

Building Data

Fixtures			
Plumbing Description	Total #	Fix. Units	Total
Water Closet	2	x 4.0	8
Sink/Lavatory	2	x 1.5	4.5
Bathtub/Shower	1	x 1.5	1.5
Dishwasher	1	x 1.0	1
Clothes Washer		x 1.5	1.5
Laundry Tub		x 1.5	1.5
Floor Drain	0	x 3.0	0
Water Softener	0	x 1.5	0
BATH GROUP	0		0
Total			18

Structure	
Building Area	1500 ft ²
No. of Bedrooms (up to 5)	3
No. of Bedrooms (over 5)	0
Total Bedrooms	3

Soils	
T-Time	15 min/cm

System Details	
Daily Design Flow	1600 L
DDF Based On:	Bedrooms 1-5
Minimum Tank Size	3600 L

Trench Bed	
Total Tile Length =	120m (394ft)

Infiltrator EQ-36	
Total Tile Length =	80m (263ft)

Filter Bed	
Effective Area =	21.3m ²
Contact Area =	28.2m ²



Working together
with our community
to provide quality services.

Date Received: _____

PROPOSE TO CONSTRUCT:

CLASS 1,2,3

CLASS 1 ☐ Privy ☐ Composting ☐ Chemical ☐ Electrical ☐ Other _____

CLASS 2: GREY WATER PIT

Wall Structure: ☐ Concrete Block ☐ Rock ☐ Other _____

Soil: ☐ Existing ☐ Imported (describe) _____

Dimension of Pit: Length: _____ Width: _____ Height: _____ Type of Cover: _____

CLASS 3: CESSPOOL

Describe: _____

CLASS 4: TANK

☐ Distribution Box

☐ Using Existing

☒ New Govn't approved: ☒ Concrete ☐ Polyethylene Size (L): 3600

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

CLASS 4: LEACHING BED/ABSORPTION TRENCH

☐ Dug into existing soil ☐ Imported Soil list type: _____ height: _____
(proof of filter material must be provided)

Length of Tile: _____ (m) _____ (ft) # of runs of tile: _____

CLASS 4: FILTER BED (proof of filter material to be provided prior to backfill)

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

Effective Area 21.3 (sqm) Contact Area 28.2 (sqm) Loading Rate: 10

Height Raised: _____ #of runs of tile: 4 Length of tile 19.5 (m) 64 (ft)

CLASS 4: TREATMENT UNIT (attach Building Material Evaluation Committee Report (BMEC))

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

Manufacturer & Model: _____ Daily Flow Rate _____ (L)

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

CLASS 5: HOLDING TANK (audio visual alarm, and a pump out contract is required)

Manufacturer & Model: _____ Size _____

Date Received: _____



Working together
with our community
to provide quality services.

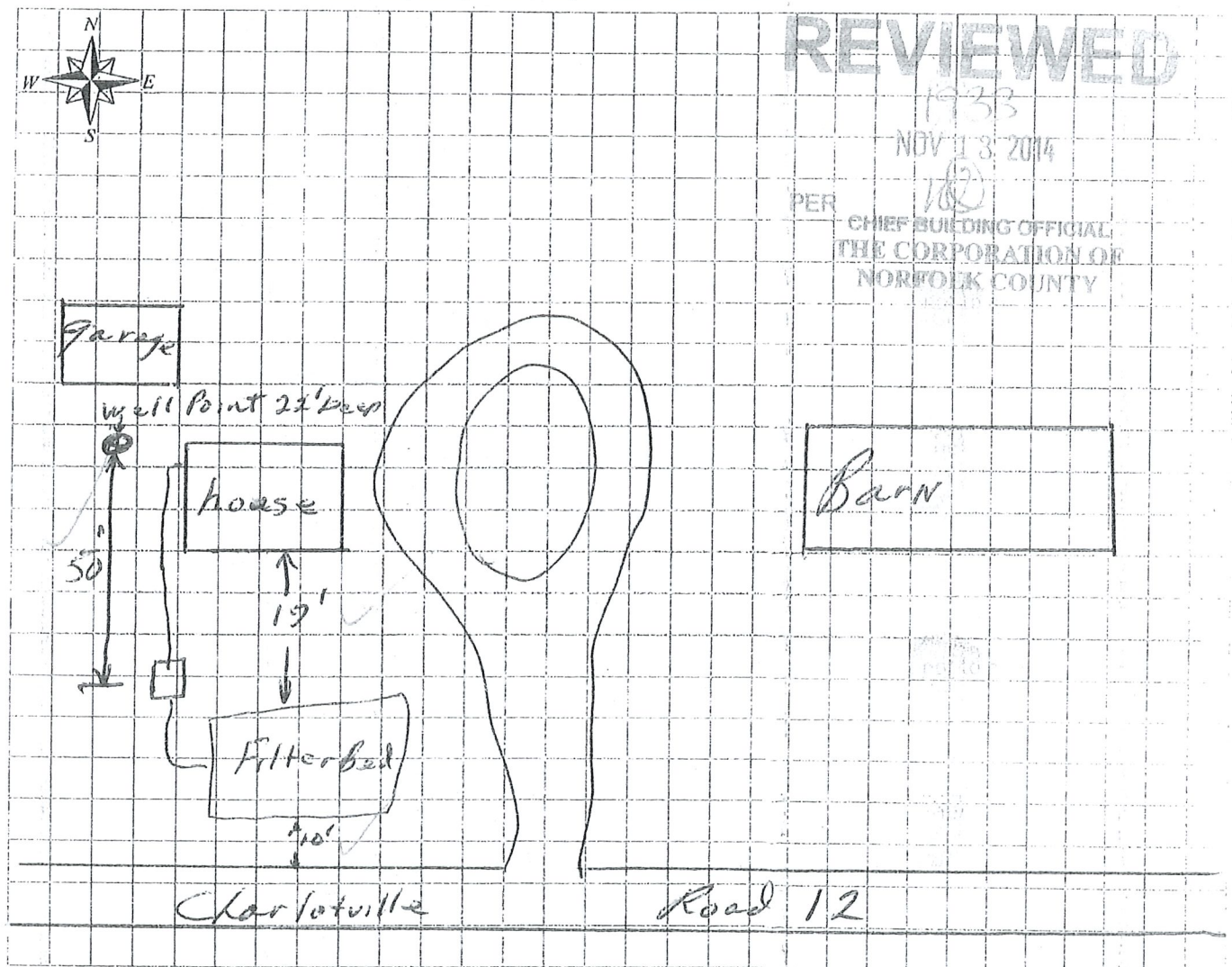
SEPTIC SYSTEM LOCATION PLAN

OWNER Roy Van Elslander EVALUATOR Larry Dedrick

PROPERTY ADDRESS 51 Charlottesville Road 12

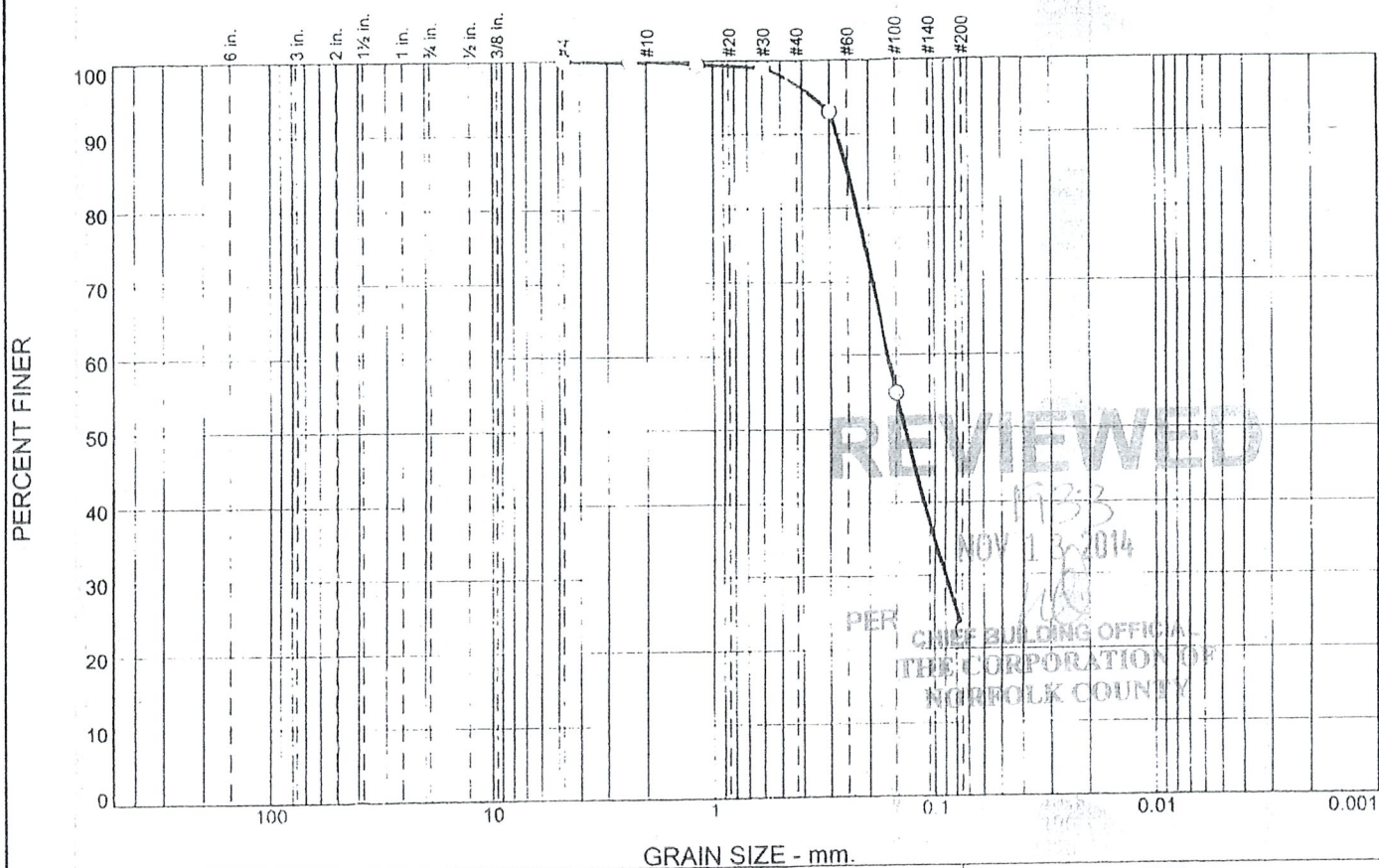
Please provide a DIMENSIONED sketch drawing indicating;

1. Outline of property and all dimensions
2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
3. Setbacks from existing and proposed buildings, wells (including neighbours) lakes, streams, ponds, water drainage courses.
4. Location of subsurface drainage, tiles, culverts or other structural features.
5. Existing or proposed driveways, easements, right of ways, drainage patterns.
6. Indicate any areas of disturbed, compacted, imported or altered soils.



PREPARED BY: _____ NOTE: The above sketch is not to exact scale.

Grain Size Analysis



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.2	3.1	74.1	22.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#4	100.0		
#8	99.8		
#16	99.4		
#30	98.9		
#50	93.0		
#100	55.0		
#200	22.6		

(no specification provided)

Sample Information

Sampled by client
Received: September 16, 2014

PL= **Atterberg Limits** PI=

LL=

Coefficients

D₉₀= 0.2771 D₈₅= 0.2490 D₆₀= 0.1632

D₅₀= 0.1371 D₃₀= 0.0896 D₁₅=

D₁₀= C_u= C_c=

Classification

USCS= AASHTO=

Remarks

Material: Silty sand
Coefficient of permeability: 10^{-3} to 10^{-5} cm per sec.
Estimated 'T' time: 15 mins/cm

Location: Tile bed for Ray Van Elslander, 51 Charlottetown Road 12, Delhi
Sample Number: S-636

Date: Sept. 30, '14

LVM, Inc.

Client: Dedrick Bros. Excavating
Project: Miscellaneous Testing

London, Ontario

Project No: B-0000460-1

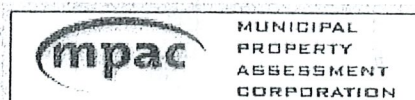
Figure

Tested By: BS

Checked By: RH

Structure Details

Print Date: 2014/11/13



Last updated on November 12, 2014

General Property Details					
Roll Number	3310493010141100000	Created	2000-10-19	Legal Description	CHR PLAN 37B BLK 9 PT LOT 3 RP 37R392 PART 1
Property Type	301 - Single-Family Detached (Not On Water)	First Owner Name	LINN KIM RICHARD	Property Location	51 CHARLOTTEVILLE ROAD 12 W
Location Comments					

Structure Details											
Structure Description	Year Built	Stories	Total Area	Basement Area Total Finished		Basement Type	# Bedrooms	# Full Baths	# Half Baths	A/C	Garage Spaces
301 - Single Family Detached	1975	1.5	1586	1128	702	Recreation room	3	1	1	No	0
101 - Detached Garage	1977	0.0	545	0	0	Unknown	0	0	0	No	0
102 - Shed	1975	0.0	294	0	0	Unknown	0	0	0	No	0



Building Materials Evaluation Commission
777 Bay Street, 2nd Floor
Toronto, Ontario, M5G2E5
Tel: 416 585 4234 / Fax: 416 585 7531
www.obc.mah.gov.on.ca

Date of Authorization
BMEC Authorization
Bmec Application

January 25, 2001
BMEC # 01-01-253
A2000-20

Date of Amendment
BMEC Application

August 26, 2004
#A2004-06

- * denotes August 26, 2004 new or amended term
- ** denotes July 28, 2005 revisions

AUTHORIZATION REPORT- Equalizer® 36 Chamber System

1. Applicant

Infiltrator Systems Inc.
4 Business Park Road
P.O. Box 768
Old Saybrook
CT 06475 USA

Tel: (860) 388-6639
Fax: (860) 388-6810
<http://www.infiltratorsystems.com>

2. Manufacturing Facilities

Infiltrator Systems Inc.
1315 Enterprise Dr.
Winchester, KY 40391 USA

1750 West 2450 South
Ogden, UT 84401 USA

3. Description

Infiltrator Equalizer® 36 Chambers are intended for use in a sewage system in lieu of absorption trenches constructed of stone and distribution pipe.

The Infiltrator Equalizer® 36 Chambers are formed from injection molded polyolefin and connected end to end using a built-in latch. Chambers have a minimum bottom width of 570 mm and a minimum height of 320 mm. The louvered sidewalls have a minimum area of 0.65 m²/m of length. The Equalizer® 36 Chamber is available in two length sizes: 2.54 m (8.33 ft), and 1.22 m (4 ft) with the latter referred to as the Quick 4 Equalizer® 36, and for the purposes of this Authorization both chamber lengths are referred to as the "Infiltrator Equalizer® 36 Chamber". The Equalizer® 36 Chambers are closed at the ends of a trench with snap-on end plates.

4. **Authorization requested**

The applicant sought authorization for use of the Equalizer® 36 Chamber System as an alternative to the construction of absorption trenches as required by Section 8.7 of the Building Code. The applicant requested that the Equalizer® 36 Chamber System be used to replace stone and distribution pipe in absorption trenches and filter beds that are:

- i) gravity fed,
- ii) "dosed" (non-pressurized distribution system), and
- iii) pressurized.

Note: For the purposes of this authorization, "dosed" means a system in which effluent is pumped to the leaching bed either by pump or siphon, but the effluent is not pressurized within the leaching bed.

5. **Assessment**

Reports and assessments provided by the applicant show that if Infiltrator Equalizer® 36 Chambers are designed, performance tested, installed and maintained in accordance with the limitations in the manufacturer's instructions and the conditions stated in this authorization, a level of performance will be provided as required by the Building Code, for absorption trenches in soil, in leaching bed fill or in a filter bed, whether gravity fed, pressurized or "dosed".

Reports submitted and reviewed:

- 1. Infiltrator Systems Inc. - Environmental Onsite Wastewater Solutions (Promotional Brochure).
- 2. Final Report: Infiltrator Florida Side-by-Side Test Site - Nodarse & Associates (Geotechnical, Environmental Geotechnics & Material Engineers) - November 3, 1997.
- 3. Septic Installation Instructions For Equalizer® 36 Chambers.
- 4. Equalizer® 36 Detail Sheet.
- 5. Infiltrator Systems Inc. Aggregate-Free Chamber Systems Performance Research Summary - June 8, 2000.
- 6. The Longevity of Onsite Systems in Maine (Donald C. Hoxie and Stephen P. Dix) - Proceedings of the 2000 NOWRA Conference.
- 7. Request to Revise Application - November 16, 2000.

- * 8. "Footprint Comparison Between Proposed Infiltrator Equalizer 36 Chamber and Conventional Leaching Bed in Ontario", Ontario Rural Wastewater Centre, March 2004.
- * 9. Certificate of Registration, ISO 9001-2000, issued March 16, 2004.
- * 10. Infiltrator Systems Inc. "Septic System Installation Instructions"
- * 11. Excerpt from the EPA Onsite Wastewater Treatment System Manual.

6. **Authorization**

The use of the Infiltrator Equalizer® 36 Chamber System is authorized in sewage systems within the scope of Part 8 of the Building Code, as an alternative to stone and distribution pipes in absorption trenches and in filter beds, when installed in accordance with the manufacturer's recommendations and the Specific Terms and Conditions of this Authorization

A. **Specific Terms & Conditions**

- * 1. Except as permitted by Condition 2. below, when the Infiltrator Equalizer® 36 Chamber System is installed in lieu of distribution piping and stone, the length of the chamber system shall satisfy the requirements of Article 8.7.3.1. of the Building Code.
- * 2. Except as provided by Condition 2 (a) below, when the Infiltrator Equalizer® 36 Chamber System is installed in lieu of distribution piping and stone in an absorption type trench leaching bed, the length of the chamber specified in Sentence 8.7.3.1 (2) of the Building Code, is permitted to be reduced such that it is calculated based on the formula $L = QT/300$, where

L the total length of the Infiltrator Equalizer® 36 Chamber
 Q the total daily design sanitary sewage flow
 T the design percolation time

- (a) A reduction to the chamber length is not permitted when
- (i) installed in soils with a percolation time of 6 min/cm or less,
 - (ii) combined with any other reduction, or
 - (iii) the width of the chamber bottom is less than 500 mm (20")

3. When the Infiltrator Equalizer® 36 Chamber System is installed in lieu of distribution piping and stone, the leaching beds must satisfy the general construction requirements specified in Articles 8.7.2.1., 8.7.4.2. and 8.7.5.3.
4. The minimum clearance distances required by Article 8.2.1.6. for distribution piping shall be met by the Infiltrator Equalizer® 36 Chamber System.
5. When installed in lieu of absorption trenches, the trenches for the Infiltrator Equalizer® 36 Chamber System shall be:

- a) approximately the same length and not more than 30 m in length,
- b) at least 500 mm and not more than 900 mm in depth,
- c) except as provided by 5.f, centred at least 1600 mm apart, *5.25 ft*
- d) at least 900 mm at all points on the bottom of the trench, above the high ground water table, rock or soil with a percolation time greater than 50 minutes, and
- e) backfilled, after installation of the Infiltrator Equalizer® 36 Chamber System, with leaching bed fill, so as to ensure that after the leaching bed fill settles, the surface of the leaching bed will not form any depressions.
- f) centred at least 2400 mm apart when the Infiltrator Equalizer® 36 Chamber is installed as an in-ground system at a reduced length, as it is permitted by Condition 2. of this Authorization.

- Filter Bed*
6. When installed in lieu of distribution piping and stone in filter beds, the lines of Infiltrator Equalizer® 36 Chambers shall be evenly spaced over the surface of the filter medium to which the sewage effluent is applied, and the filter bed shall meet the following requirements:

- a) the filter medium shall have a minimum depth of 750 mm below the bottom of the Equalizer® 36 Chambers and shall be clean sand comprised of particles ranging in size between the limits of:
 - i) an effective size of .25 mm with a uniformity coefficient not less than 3.5,
 - ii) an effective size of 2.5 mm with a uniformity coefficient not greater than 1.5, and
 - iii) having a uniformity coefficient not greater than 4.5.
- b) the surface of the filter bed shall be at least 900 mm above the high ground water table, rock or soil with a percolation time greater than 50 minutes.
- c) the other construction requirements of Sentences 8.7.5.3.(1) and (4) - (6).

7. When used in gravity fed conditions, the Infiltrator Equalizer® 36 Chamber System shall be installed in compliance with all the above-stated Specific Terms and Conditions and be:

- * a) installed level over the length of the trench,
- b) securely connected, chamber to chamber, using the built-in latch,
- c) free of structural damage and used full length (not cut),
- d) equipped with end caps installed on both ends, and
- e) equipped with a built-in splash plate at the inlet end of each chamber line, to prevent soil scouring.

- 2 8. Where the sewage effluent is "dosed" to the leaching bed by pumps or a siphon to meet the requirements of 8.6.1.3.(1) (total trench length of 150 m or more), the Infiltrator Equalizer® 36 Chambers shall be installed to comply with all the above-stated Specific Terms and Conditions and:

- a) the effluent is pumped to a header line or distribution box prior to entering the chambers,
- b) a volume of effluent within the range of 3.5 - 8.0 litres per metre of Infiltrator Equalizer® 36 Chamber, must be pumped within a time period not exceeding 15 minutes, to meet the requirements of Sentence 8.6.1.3.(4), and
- c) when the length of the Infiltrator Equalizer® 36 Chamber is reduced, as permitted by Condition 2. of this Authorization, the distribution pipe shall be installed in the chamber, according to the manufacturer's recommendations, and extended the total length of the trench.

9. Where the sewage effluent is distributed through a pressurized system, the Infiltrator Equalizer® 36 Chambers shall be installed:

- a) to comply with Specific Terms and Conditions numbers 1. through 6. above, and,
- b) with a minimum 1½ inch diameter pipe extending over the entire length of each trench, and such pipe:
 - i) being specified by the manufacturer as acceptable for pressurized installations,

- ii) having minimum 6 mm diameter orifices, spaced over its length to ensure even distribution of effluent,
- iii) being supported in a manner as to ensure self-draining and prevent freezing of its contents,
- iii) having clean-outs installed at the downstream end of each chamber line, to allow the system to be serviced, and
- iv) receiving effluent from a treatment unit equipped with an effluent filter on the outlet, such effluent filter to be installed and sized in accordance with the manufacturer's recommendations.

6 General Conditions

1. The use of the Infiltrator Equalizer® 36 Chambers must comply with the *Building Code Act, 1992* as amended or re-enacted from time to time and except as specifically authorized herein, with the Building as amended or remado from time to time.
2. A copy of this Authorization shall accompany each application for a building permit and shall be maintained on the site of the construction with the building permit.
3. The Applicant named in Part 1 hereof shall promptly notify the BMEC of:
 - (a) the failure of the Applicant, or of the material, system or building design that is the subject matter of this Authorization, to comply with any of the terms and conditions set out in 6. A. above, or
 - (b) the occurrence of any of the events described in Conditions 6. B. 4. (a) and (b) (ii) below.
4. The BMEC may amend or revoke this Authorization where it determines that:
 - (a) any change has been made to:
 - (i) the material, system or building design that is the subject matter of this Authorization,
 - (ii) the address of the applicant specified in Part 1 of this Authorization, or,
 - (iii) the ownership of the applicant specified in Part 1 of this Authorization.

- (b) the use of the material, system or building design authorized herein;
 - (i) does not comply with the *Building Code Act, 1992* or any relevant legislation as they may be amended or re-enacted from time to time; or
 - (ii) provides an unsatisfactory level of performance, in situ
- (c) the Applicant, or the material, system or building design that is the subject matter of this Authorization, has failed to comply with any of the terms and conditions set out in this Authorization or
- (d) any Building Code provision relevant to this Authorization has been amended or remade.

As Amended at Toronto this 26th day of August 2004.

BUILDING MATERIALS EVALUATION COMMISSION

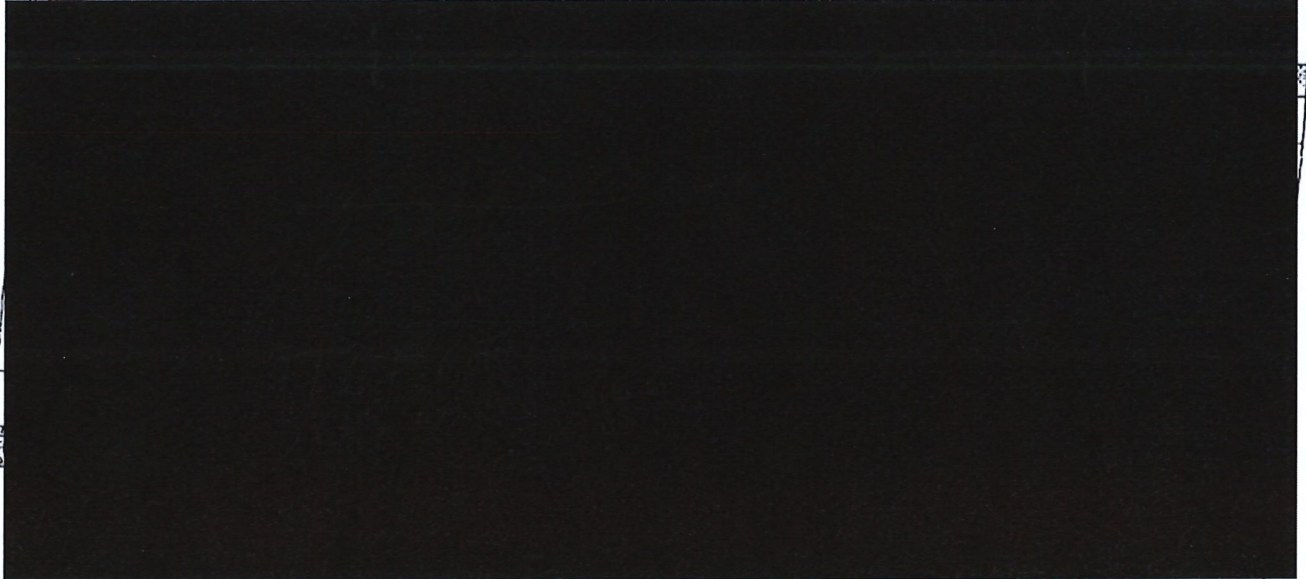
Rashmi Nathwani, Chair

Infiltrator System Inc.
BMEC # 01-01-253

Page 7 of 7
Revised July 28, 2005

Schedule 2: Sewage System Installer Information

A. Project Information			
Building number, street name <u>51 Charlotteville Rd. 12</u>			
Municipality <u>Delhi</u>	Postal code <u>N4B 2A4</u>	Unit number	Lot/con. <u>4 12</u>
Plan number/ other description			
B. Sewage system installer			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
<input checked="" type="checkbox"/> Yes (Continue to Section C)		<input type="checkbox"/> No (Continue to Section E)	
		<input type="checkbox"/> Installer unknown at time of	



____ declare that:

☒ I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;

OR

☐ I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known

I certify that:

1 The information contained in this schedule is true to the best of my knowledge.

2 If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

Nov. 4/14 _____

Date Signature of applicant

REVIEWED

1933

NOV 13 2014

PER 182
CHIEF BUILDING OFFICIAL
THE CORPORATION OF
NORFOLK COUNTY

Date Received: _____



Working together
with our community
to provide quality services.

January 2014, Form supersedes 2008

SEWAGE PERMIT WORKSHEET

SEWAGE SYSTEM SPECIFICATIONS

Location of Septic System (civic address) 51 Charlotville Rd. 12

Owner of Property _____

Propose to install Class 4 Sewage system to serve _____
(house, bunkhouse, restaurant, office, commercial)

SEWAGE FLOW CALCULATIONS

MPAC 1 FULL 1 HALF

DESCRIPTION	TOTAL #	FIXTURE UNITS	TOTAL
Water closet (toilet)	2 1	x 4.0	4
Each sink or wash basin	3 2	x 1.5	3
Bath tub or shower	1	x 1.5	1.5
Dishwasher	1	x 1.0	1
Clothes washing machine	1	x 1.5	1.5
Single or Double Laundry Tubs	1	x 1.5	1.5
Floor Drain		x 3.0	
Water Softener		x 1.5	
Other			
TOTAL FIXTURE UNITS =			12.5

RESIDENTIAL	OTHER (incl. bunkhouse, office, restaurant)
MPAC 1500	REVIEWED
Total finished area: 111.4 (sqm) 1200 (sq ft)	Total finished area: 193.3 (sqm) (sqft)
# of bedrooms: 3 ✓	# of employees: 10
Water softener discharge: (L/day)	Water softener discharge: (L/day)
Daily flow rate (DFR): 1600 (L/day)	Daily flow rate (DFR): (L/day)
Tank size (2 x DFR): 3600 (L/day)	Tank size (3 x DFR): (L/day)

INSTALLER TO COMPLETE THE FOLLOWING:

Subsurface Conditions Encountered

Rock & G.G.W.T	Depth (m)	Soil Type
↓	-0-	Top Soil
	-0.25-	
	-0.50-	
	-0.75-	
	-1.0-	
	-1.25-	Sand
	-1.50-	

Describe existing soil conditions: Sand
Soils Analysis completed by: LVM

Confirmed Percolation Rate: (T time) 15
Gradation Reports submitted: Sand Y/N
Stone Y/N



Working together
with our community
to provide quality services.

Date Received: _____

PROPOSE TO CONSTRUCT:

CLASS 1,2,3

CLASS 1 ☐ Privy ☐ Composting ☐ Chemical ☐ Electrical ☐ Other _____

CLASS 2: GREY WATER PIT

Wall Structure: ☐ Concrete Block ☐ Rock ☐ Other _____

Soil: ☐ Existing ☐ Imported (describe) _____

Dimension of Pit: Length: _____ Width: _____ Height: _____ Type of Cover: _____

CLASS 3: CESSPOOL

Describe: _____

CLASS 4: TANK

☐ Distribution Box

☐ Using Existing

☒ New Gov'n't approved: ☒ Concrete ☐ Polyethylene Size (L): 3600

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

CLASS 4: LEACHING BED/ABSORPTION TRENCH

☐ Dug into existing soil ☐ Imported Soil list type: _____ height: _____
(proof of filter material must be provided)

Length of Tile: _____ (m) _____ (ft) # of runs of tile: _____

CLASS 4: FILTER BED (proof of filter material to be provided prior to backfill)

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

Effective Area 21.3 (sqm) Contact Area 28.2 (sqm) Loading Rate: 10 ✓

Height Raised: _____ #of runs of tile: 4 Length of tile 19.5 (m) 64 (ft)

CLASS 4: TREATMENT UNIT (attach Building Material Evaluation Committee Report (BMEC))

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

Manufacturer & Model: _____ Daily Flow Rate _____ (L)

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

CLASS 5: HOLDING TANK (audio visual alarm, and a pump out contract is required)

Manufacturer & Model: _____ Size _____

REVIEWED
NOV 13 2014
PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF
NORFOLK COUNTY

Septic Design for Single Family Dwelling Class 4 Systems Last update:01/27/09

Building Data

Fixtures			
Plumbing Description	Total #	Fix. Units	Total
Water Closet		x 4.0	8
Sink/Lavatory		x 1.5	4.5
Bathub/Shower		x 1.5	1.5
Dishwasher		x 1.0	1
Clothes Washer		x 1.5	1.5
Laundry Tub		x 1.5	1.5
Floor Drain		x 3.0	0
Water Softener		x 1.5	0
BATH GROUP			0
Total			18

Structure	
Building Area	
No. of Bedrooms (up to 5)	
No. of Bedrooms (over 5)	
Total Bedrooms	3

Soils	
T-Time	

System Details	
Daily Design Flow	1600 L
DDF Based On:	Bedrooms: 1.5
Minimum Tank Size	3600 L

Trench Bed	
Total Tile Length =	120m (394ft)

Infiltrator EQ-36	
Total Tile Length =	80m (263ft)

Filter Bed	
Effective Area =	21.3m ²
Contact Area =	28.2m ²

Date Received: _____



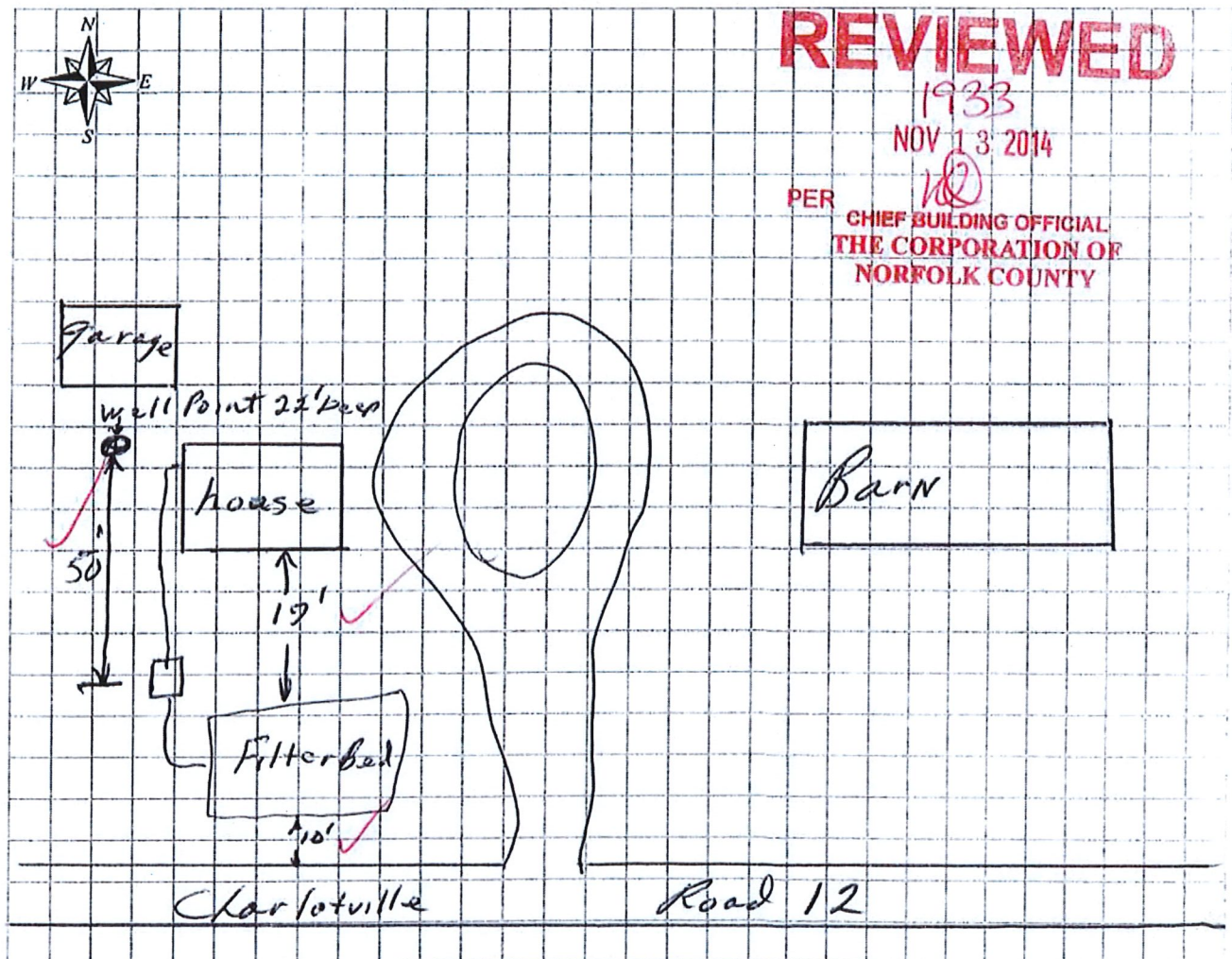
Working together
with our community
to provide quality services.

SEPTIC SYSTEM LOCATION PLAN

PROPERTY ADDRESS 51 Charlottville Road 12

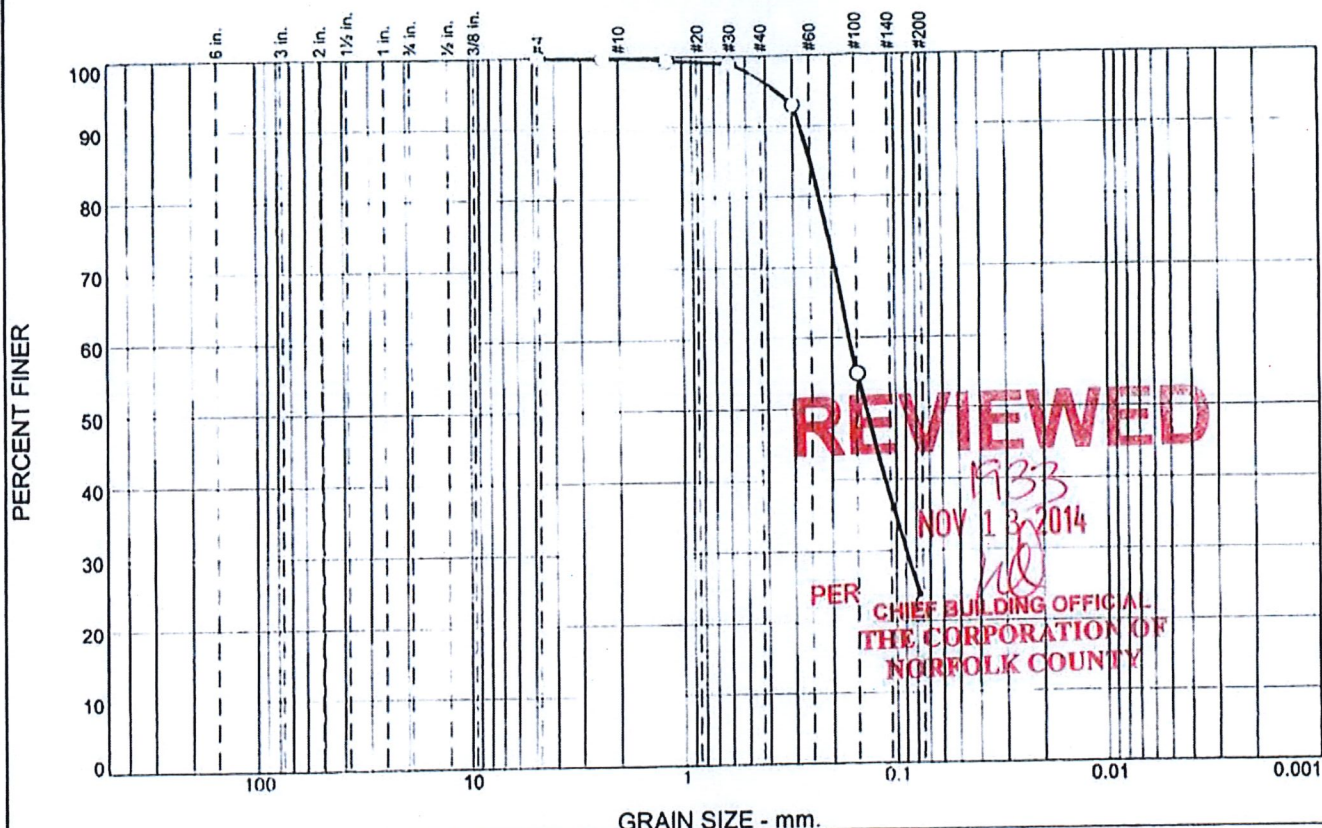
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1. Outline of property and all dimensions
2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
3. Setbacks from existing and proposed buildings, wells (including neighbours) lakes, streams, ponds, water drainage courses.
4. Location of subsurface drainage, tiles, culverts or other structural features.
5. Existing or proposed driveways, easements, right of ways, drainage patterns.
6. Indicate any areas of disturbed, compacted, imported or altered soils.



PREPARED BY: _____ NOTE: The above sketch is not to exact scale.

Grain Size Analysis



% +3"		% Gravel		% Sand			% Fines	
Coarse	Fine	Coarse	Medium	Fine	Silt	Clay		
0.0	0.0	0.2	3.1	74.1	22.6			

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#4	100.0		
#8	99.8		
#16	99.4		
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#50	93.0		
#100	55.0		
#200	22.6		

(no specification provided)

Sample Information

Sampled by client
Received: September 16, 2014

PL= **Atterberg Limits** PI=

LL=

Coefficients

D₉₀= 0.2771 D₈₅= 0.2490 D₆₀= 0.1632

D₅₀= 0.1371 D₃₀= 0.0896 D₁₅=

D₁₀= C_u= C_c=

Classification

USCS= AASHTO=

Remarks

Material: Silty sand
Coefficient of permeability: 10⁻³ to 10⁻⁵ cm per sec.
Estimated 'T' time: 15 mins/cm

Location: Tile bed for [REDACTED] 51 Charlottetown Road 12, Delhi
Sample Number: S-636

Date: Sept. 30, '14

LVM, Inc.

Client: [REDACTED]
Project: Miscellaneous Testing

London, Ontario

Project No: B-0000460-1

Figure

Tested By: BS

Checked By: RH

Structure Details

Print Date: 2014/11/13



Last updated on November 12, 2014

General Property Details										
Roll Number	3310493010141100000				Created	2000-10-19		Legal Description	CHR PLAN 37B BLK 9 PT LOT 3 RP 37R392 PART 1	
Property Type	301 - Single-Family Detached (Not On Water)				First Owner Name			Property Location	51 CHARLOTTEVILLE ROAD 12 W	
Location Comments										

Structure Details											
Structure Description	Year Built	Stories	Total Area	Basement Area Total Finished		Basement Type	# Bedrooms	# Full Baths	# Half Baths	AVC	Garage Spaces
301 - Single Family Detached	1975	1.5	1586	1128	702	Recreation room	3	1	1	No	0
101 - Detached Garage	1977	0.0	645	0	0	Unknown	0	0	0	No	0
102 - Shed	1975	0.0	294	0	0	Unknown	0	0	0	No	0



Norfolk County Pre-Consultation Checklist

Please select the type of application required:

- | | |
|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Draft Plan of Condominium |
| <input type="checkbox"/> Zoning By-law Amendment | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Draft Plan of Subdivision | <input checked="" type="checkbox"/> Committee of Adjustment |

Please read all the information in this document on the requirements for future development planning applications. As a result of the information shared at the pre-consultation meeting dated February 12, 2025, the following applications and qualified professional documents/reports are required as part of a complete application. Please include all listed items with the application to ensure a complete application. The County reserves the right to change, reduce or add requirements for a complete application, particularly if the submission does not match the proposal as reviewed during the pre-submission consultation meeting.

Please note that various fees are associated with each application, and there are also costs for qualified professionals retained to complete various documents/reports. All requirements identified are minimum and determined as of the date of the pre-consultation meeting, with the information available at that time. As the proposal proceeds, more information is made public, additional applications, studies, reports, etc., may be required. **The information in this document is applicable for a maximum of one (1) year from the meeting date.**

Before you submit your application, please contact the assigned Planner to confirm submission requirements and the applicable fee. Fees will not be accepted until the submission has been reviewed and confirmed by the Planning Department.

1. Property Information and Proposal Summary

Registered owner: Raymond Van Elslander

Applicant/agent (if different than owner): James Canzano and Eldon Darbyson (G. D. Vallee Limited)

Property address: 51 & 63 Charlotteville Road 12

Roll Number: 3310493010065000000

Current Official Plan designation and Zoning: Agricultural and Hazard Land Designation, as well as Agricultural and Hazard Land Zoning

Proposal: The applicant proposes a surplus dwelling severance and easement on the subject lands.

2. Assigned File Planner

Name and Title: Andrew Wallace, Planner

Phone Number: 519042605870 ext. 1059

E-mail: andrew.wallace@norfolkcounty.ca

3. Required Studies and Plans for Complete Application

Submission Materials	Required?	Notes:
Planning Requirements		
Completed Application Form	<input checked="" type="checkbox"/>	
Concept Plan	<input checked="" type="checkbox"/>	
Draft Plan of Subdivision	<input type="checkbox"/>	
Building Elevations	<input type="checkbox"/>	
Building Floor Plans and Roof Plans	<input type="checkbox"/>	
Landscaping Plan	<input type="checkbox"/>	
Minimum Distance Separation Schedule	<input type="checkbox"/>	
Photometrics (Lighting) Plan	<input type="checkbox"/>	
Site Plan and Site Plan Details	<input checked="" type="checkbox"/>	
Survey/Legal Plan	<input checked="" type="checkbox"/>	
Topographical Survey		
Agricultural Impact Assessment	<input type="checkbox"/>	
Air Treatment Control Study	<input type="checkbox"/>	
Archeological Assessment		
Marine Archeological Assessment	<input type="checkbox"/>	
Draft Official Plan Amendment	<input type="checkbox"/>	

Submission Materials	Required?	Notes:
Draft Zoning By-law Amendment	<input type="checkbox"/>	
Dust, Noise and Vibration Study	<input type="checkbox"/>	Note for Applicants: This report shall be peer reviewed at the owner's expense.
Environmental Impact Study	<input type="checkbox"/>	Note for Applicants: This report shall be peer reviewed at the owner's expense.
Environmental Site Assessment and Record of Site Condition	<input type="checkbox"/>	RSC not required for first submission for a draft plan of subdivision but will be required as a condition of approval
Farm Business Registration		
Heritage Impact Assessment	<input type="checkbox"/>	
Land Use Compatibility Study	<input type="checkbox"/>	Note for Applicants: This report shall be peer reviewed at the owner's expense.
Market Impact Analysis	<input type="checkbox"/>	Note for Applicants: This report shall be peer reviewed at the owner's expense.
On-Site Sewage Evaluation	<input type="checkbox"/>	
Parking Plan	<input type="checkbox"/>	
Planning Justification Report		Not Required for site plan applications or standard draft plan of condominium
Planning Justification Brief/Letter		For minor applications.
Restricted Land Use Screening Form	<input type="checkbox"/>	
Shadow Study	<input type="checkbox"/>	
Urban Design Brief	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	
Engineering Requirements		
	<input checked="" type="checkbox"/>	*Please see section iv. below for further details on Development Engineering requirements

4. Detailed Comments Pertinent to the Application:

i. Norfolk County Planning

Contact Name(s) and Title(s): Andrew Wallace, Planner

Email: andrew.wallace@norfolkcounty.ca

Comments:

The application seeks to sever a dwelling surplus to farming resulting from farm amalgamation. It also seeks an easement for the vehicle access to the site.

The proposal will require a Surplus Dwelling Severance consent application through the Committee of Adjustment. This will cover both the severance, the ZBA to remove a single-family dwelling as a permitted right on the retained agricultural land and the easement for shared vehicle access.

The submission for Committee of Adjustment should have a survey drawing which clearly shows the location of all existing buildings, all buildings to be severed with the dwelling, the location of the well and septic tank and bed and any other information necessary to understand the proposal. Note that the proposed final lot size of the severance needs to be the minimum necessary to contain the dwelling, septic, well, driveway and any accessory buildings and no larger. Anything larger needs to be justified as it results in a loss of agricultural land, which would be inconsistent with the PPS and Official Plan. An ODDS form will also need to be submitted to show that the existing septic system is adequate and in working order.

ii. Norfolk County Building

Contact Name(s) and Title(s): Lisa Jennings, Building Inspector II

Email: lisa.jennings@norfolkcounty.ca

Comments:

The building department has reviewed the proposal and has the following comments:

For the severed lands: An On-Site Sewage System Evaluation form needs to be completed by a qualified person engaged in the business of constructing onsite sewage systems. If a sewage system evaluation determines the system is too close to the proposed property line the options for compliance are;

1. move the property line
2. relocate the septic system, this will require a septic permit to be obtained and the work to be completed
3. Receipt of a letter from the Building Department indicating that the requirement for onsite sewage disposal system compliance has been completed to the satisfaction of the Building Department

The link for the required document can be found below in blue.

<https://www.norfolkcounty.ca/media/35hohvdu/evaluation-of-on-site-sewage-system.pdf>

iii. Norfolk County Zoning

Contact Name(s) and Title(s): Troy Scriven, Zoning Administrator

Email: troy.scriven@norfolkcounty.ca

Comments:

- Provide area of existing detached garage on severance sketch application
- Provide area of retained land on severance sketch with application

iv. Norfolk County Engineering and Infrastructure Services

Contact Name and Title: Robert Bardaloo Jr Development Engineering Technologist

Email: robert.bardaloo@norfolkcounty.ca

Comments:

1. Required Studies and Plans for Application (Engineering)

Planning Requirements	Required ?	Notes:
Plans and Design Sheets		
Concept Plan	<input checked="" type="checkbox"/>	
Draft Plan of Subdivision	<input type="checkbox"/>	
Site Plan and Site Plan Details	<input type="checkbox"/>	
Survey/Legal Plan	<input type="checkbox"/>	
Topographical Survey	<input type="checkbox"/>	
Area Grading Plan	<input type="checkbox"/>	
Lot Grading Plan	<input type="checkbox"/>	
Siltation and Erosion Control Plan	<input type="checkbox"/>	
General Plan of Services	<input checked="" type="checkbox"/>	
Plan and Profile Drawings	<input type="checkbox"/>	
Storm Drainage Plan (complete with drainage area definition inclusive of external contribution areas and storm design sheets)	<input type="checkbox"/>	
Sanitary Drainage Plan and Design sheets	<input type="checkbox"/>	
Pavement Marking and Signage	<input type="checkbox"/>	
Streetlighting Plan	<input type="checkbox"/>	
On-street parking plan	<input type="checkbox"/>	
Composite Utility Plan	<input type="checkbox"/>	
Studies and Reports		

Archeological Assessment	<input type="checkbox"/>	
Dust, Noise and Vibration Study	<input type="checkbox"/>	
Environmental Impact Study	<input type="checkbox"/>	
Functional Servicing Report (Water and Sanitary)	<input type="checkbox"/>	Water and Wastewater Demand and Output (capacity needs) computations. Shall include system pressure and Fire Flow assessment. System modelling to determine system capacity (available/proposed) completed by County consultant at Applicants cost.
Storm Water Management Report	<input type="checkbox"/>	Report to address Water Balance, Quantity Targets and Control Solution, Quality Treatment target and treatment solution, conveyance system design (minor and major), detention/retention techniques and sizing, and LID solutions where proposed.
Source Water Protection Area Assessment	<input type="checkbox"/>	
Drainage Act Assessment	<input type="checkbox"/>	Application proposes changes (an amendment) to an existing Municipal Drain OR Application seeks to use the Drainage Act to petition process to secure a drainage out for the development. Consultation with the County Drainage Division is required to complete this assessment.
Geotechnical Study	<input type="checkbox"/>	Study to confirm suitability of soils to support the proposal along with defining the seasonally high groundwater level and the ability of the soil to support any proposed infiltration features.
Hydrogeological Study	<input type="checkbox"/>	
Land Use Compatibility Study	<input type="checkbox"/>	
Environmental Site Assessment	<input type="checkbox"/>	Phase 1 minimum; Phase 2, record of Site Condition and filing of CPU may be required
Environmental Impact Assessment	<input type="checkbox"/>	
Traffic Impact Assessment/Study	<input type="checkbox"/>	If proposal introduces >75 total (to/from) daily trips (approx. 15 units). Terms of Reference to be approved by Norfolk County prior to work proceeding
Functional Traffic Assessment	<input checked="" type="checkbox"/>	Assessment to be defined: safety assessment,
Construction Access and Management Plan	<input type="checkbox"/>	

Walkability and Transit Connectivity Assessment	<input type="checkbox"/>	Can be included in TIA/TIS where required – otherwise a standalone assessment
Streetlighting design (complete with Photometric Analysis/Plan)	<input type="checkbox"/>	
Capital and Operating Financial Impact Assessment	<input type="checkbox"/>	
Coastal Engineers Report confirming Shoreline setback (where Shoreline Assessments are required)	<input type="checkbox"/>	
Slope Stability / Erosion Analysis (where proposal abuts major/minor valley lands).	<input type="checkbox"/>	
Geomorphological Assessment	<input type="checkbox"/>	
Complete Land Titles Act Application for First Registration process	<input type="checkbox"/>	To be used if/when there exists the possibility for others to have unregistered interests in the lands subject to redevelopment.
Secondary Plan inclusive of Master Drainage Study/Subwatershed Study	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	

v. Norfolk County Realty Services

Contact Name and Title: Alisha O'Brien, Corporate Services Generalist

Email: realty.services@norfolkcounty.ca

Comments:

Realty Service has no comments at this time.

vi. Norfolk County Fire Services

Contact Name and Title: Katie BALLANTYNE, Community Safety Officer

Email: katie.ballantyne@norfolkcounty.ca

Comments:

NCFD does not have any concerns with this proposal at this time.

vii. Long Point Regional Conservation Authority – Summary of Recommendation

Contact Name and Title: Isabel Johnson, Resource Planner

Email: ijohnson@lprca.on.ca

Comments:

LPRCA staff have reviewed the attached application and can advise that the proposed lot to be severed is outside of the area subject to natural hazards. Therefore staff have no comments or concerns.

Please contact me should you have further questions in this regard. Thank you,

viii. Mississaugas of the Credit First Nation

Contact Name and Title:

Email:

Comments:

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty No. 3, of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. **We have no questions or comments for you at this time.** This does not indicate a position of support for the project, that the Duty to Consult and Accommodate the MCFN has been met, or that there are no adverse impacts to the MCFN's Indigenous and Treaty Rights.

DOCA expects to be notified of any and all future project updates and/or changes. Additionally, DOCA must be notified of, invited to participate in, and provided the opportunity to review any environmental and/or archaeological assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project. If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you.

ix. Six Nations of the Grand River

Contact Name and Title: Tierra Henhawk, Archaeology Community Monitor
Administrative Assistant

Email: acmaa@sixnations.ca

Comments:

With to the site having archaeological potential, we will require a minimum stage 1 archaeological assessment. SNGR Archaeological Supervisor Tanya

Hill-Montour will require the stage 1 Archaeological Assessment Reports for the project.

Any archaeology that would proceed after the stage 1 assessment we request Six Nations archaeological monitor participation.

Nya:weh / Thank You!

5. Notes and Clauses:

1. The purpose of this document is to identify the information required to commence processing a complete application as set out in the Planning Act, R.S.O. 1990, CHAPTER P.13, as amended and the County's Official Plan.
2. Pre-consultation does not imply or suggest any decision whatsoever on behalf of staff or the County to either support or refuse the application.
3. The application should be aware that the information provided is accurate as of the date of the pre-consultation meeting. Should an application not be submitted within a year, and should other policies, by-laws or procedures be approved by the Province, County, or other agencies prior to the submission of a formal application, the applicant will be subject to any new policies, by-laws or procedures that are in effect at the time of the submission of a formal application. **If an application is not submitted within one (1) year, another pre-consultation meeting shall be required, unless an exception is granted in writing by the Director of Planning**
4. It is hereby understood that during the review of the application additional studies or information may be required as a result of issues arising during the processing of the application or the review of the submitted studies.
5. If the County does not have sufficient expertise to review and determine that a study is acceptable, the County may require a peer review. The terms of reference for a peer review is determined by the County and paid for by the applicant.
6. Please note if performance securities are required by the County to secure any internal and external development works, a recommended condition for your planning application approval will be to enter into a development agreement with the County. The agreement will be registered on title to the subject lands, at the owner's expense. The additional requirements for an agreement could include, but are not limited to the following:
 - Engineering drawing review
 - Engineer's schedule of costs for the works
 - Clearance letter and supporting documentation to support condition

clearance

- User fees and performance securities
- Current property identification number (PIN printout)
- Owner's commercial general liability insurance certificate
- Professional liability insurance certificate
- Postponement of interest
- Transfers and / or transfer easements along with registered reference plan

6. Signatures

Staff Signatures

County Planning Staff :

Date:

Planning Staff Signature:

Applicant/Owner Signature

Owner Name (print):

Applicant Name (Print):

Owner Signature:

Applicant Signature:

Date:

Appendix A: Planning Reference Materials

Following is a summary of some land use planning reference materials. It is the requirement of the applicant to ensure compliance with applicable legislation, policies, and regulations.

Provincial Policy Statement, 2020

<https://www.ontario.ca/page/provincial-policy-statement-2020>

Norfolk County Official Plan

<https://www.norfolkcounty.ca/government/planning/official-plan/>

Section 9.6.1 outlines requirements in relation to requests to amend the Official Plan. Section 9.6.2 outlines requirements in relation to requests to amend the Zoning By-law.

It is the responsibility of the proponent to review and ensure relevant Official Plan policies are addressed in any future development application.

Norfolk County Zoning By-Law 1-Z-2014

<https://www.norfolkcounty.ca/government/planning/new-zoning-by-law/>

The provisions of the Norfolk County Zoning By-Law shall apply to all lands within the boundaries of Norfolk County. No land, building or structure shall be used, erected, or altered in whole or in part except in conformity with the provisions of this By-Law. No land, building or structure shall be used or occupied except for uses that are specifically identified in the By-Law as permitted uses by the relevant zoning category.

It is the responsibility of the proponent to review and ensure relevant Zoning By-law provisions are addressed in any future development application.

Endangered and Threatened Species:

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007 (ESA), O. Reg. 242/08 and O. Reg. 830/21. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of the Environment, Conservation and Parks ("MECP") provides the service of responding to species at risk information requests and project screenings. The proponent is responsible for discussing the proposed activity and having their project screened with MECP (Ministry of Environment, Conservation and Parks).

Please be advised that it is the owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws, or other agency approvals.

Summary of Fees, Forms, and other information pertaining to the planning process can found by visiting <https://www.norfolkcounty.ca/government/planning/>

Norfolk County Engineering Design Standards

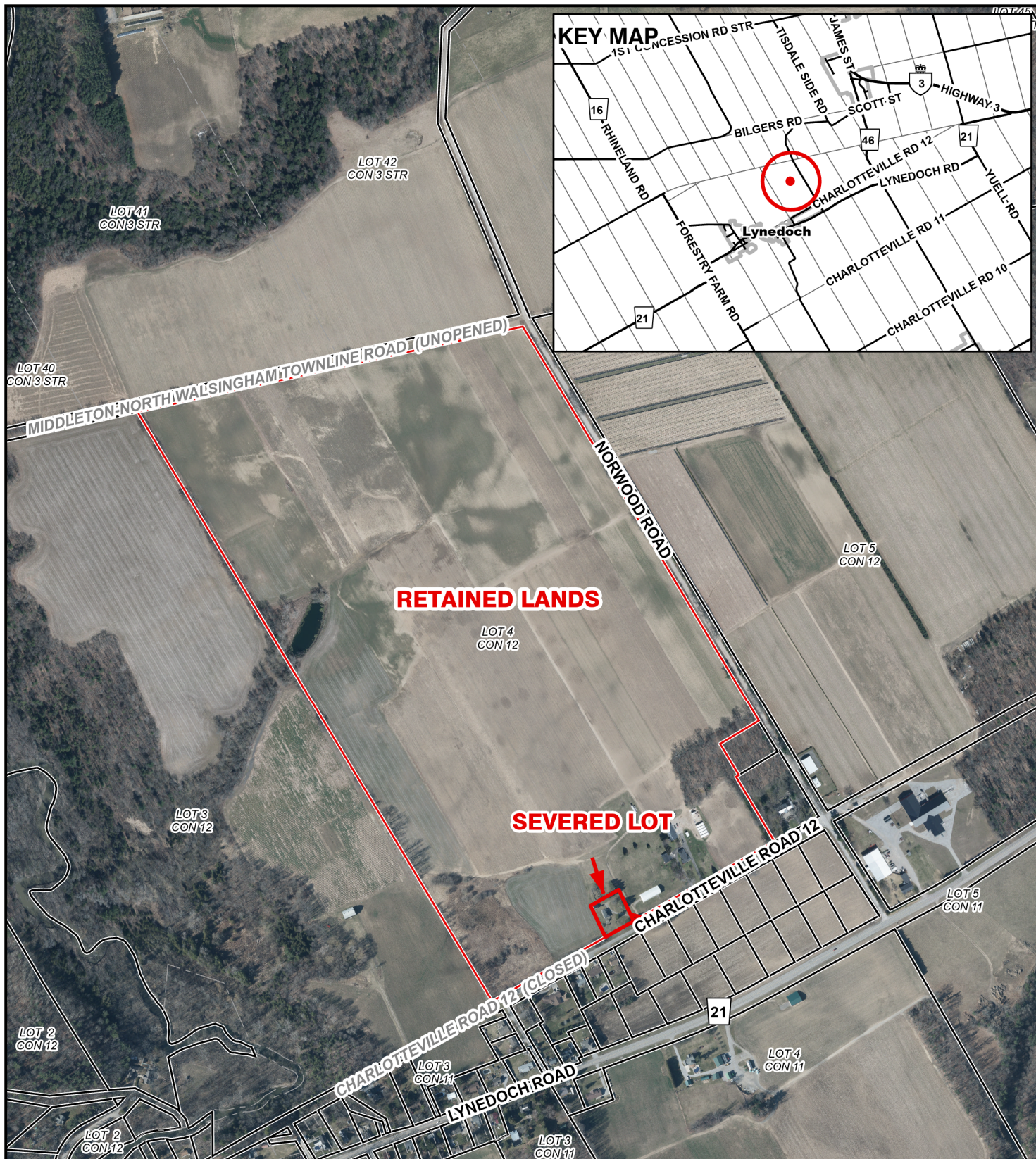
All applicants must adhere to Norfolk County's Design Criteria when undertaking a development project. Please contact Engineering and Infrastructure Services directly for a copy of Norfolk County's Design Criteria .

MAP A

CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

BNPL2025302

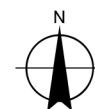


Legend


- Subject Lands
- Lands Owned


2020 Air Photo

10/14/2025



60 30 0 60 120 180 240 Meters

 Subject Lands

 Lands Owned

Agricultural

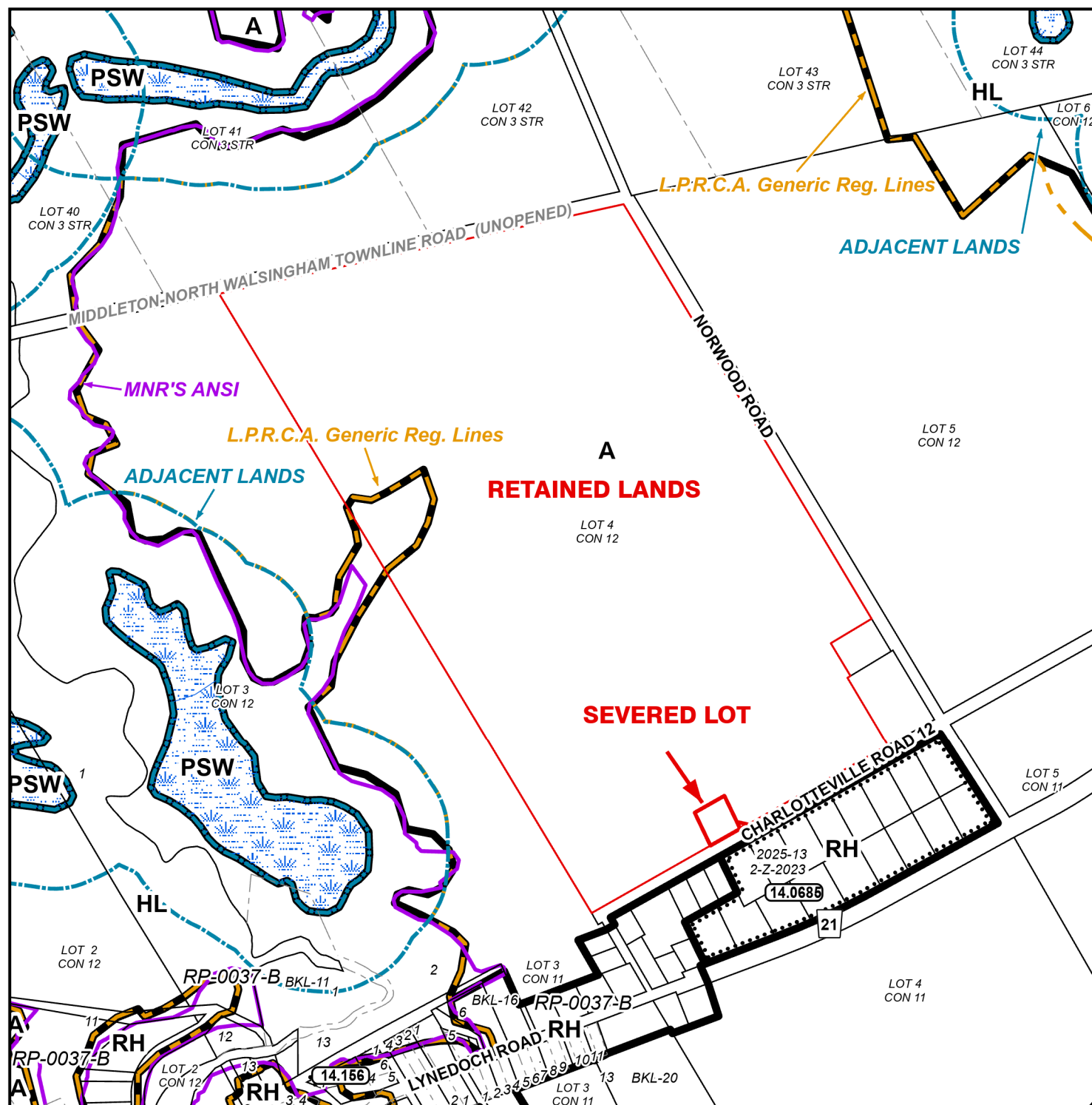
Hazard Lands

Provincially Significant Wetland

Hamlet

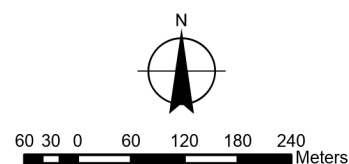
Hamlet Area Boundary

Significant Woodland



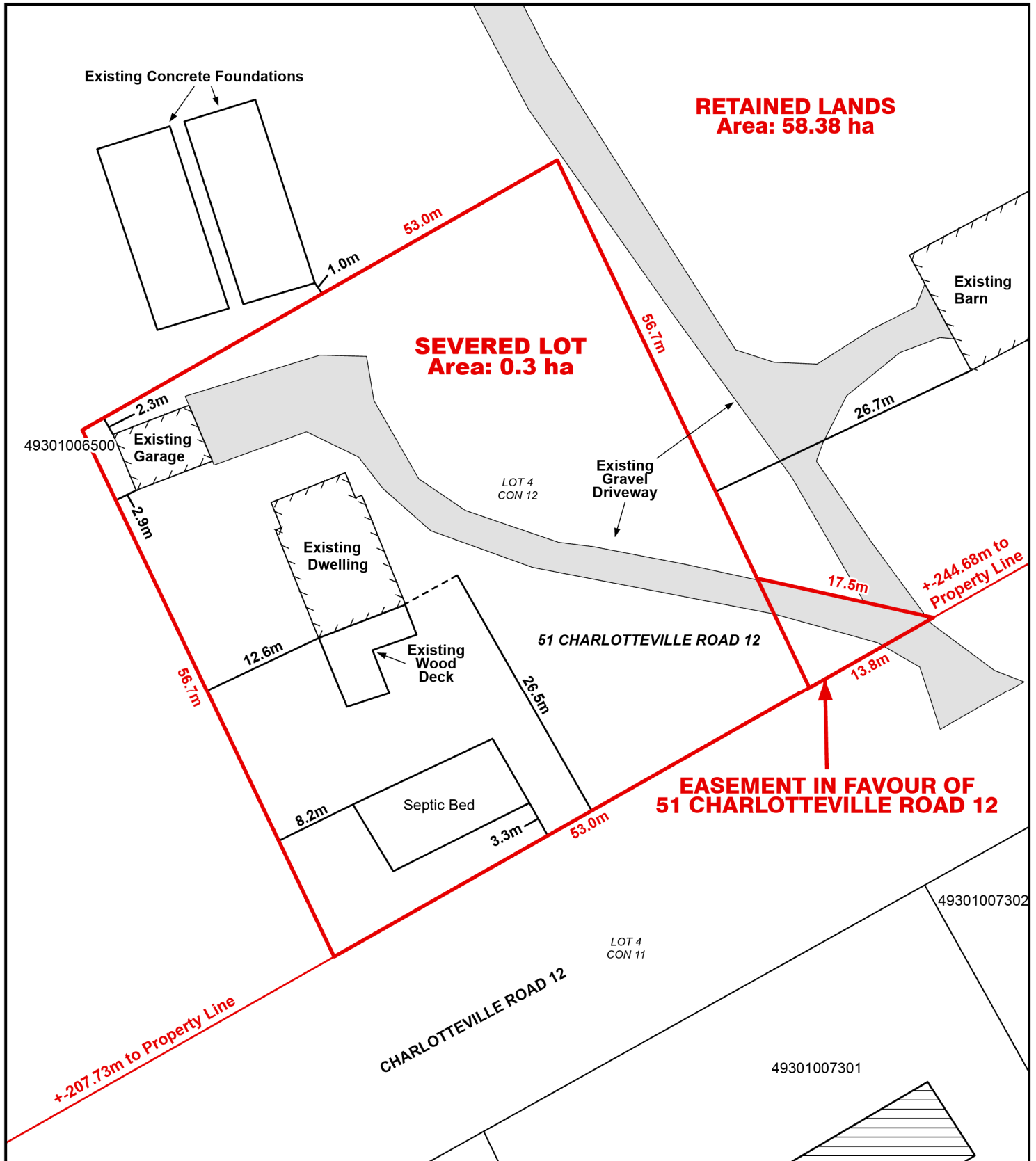
10/14/2025

- (H) - Holding
A - Agricultural Zone
RH - Hamlet Residential Zone
HL - Hazard Land Zone
PSW - Provincially Significant Wetland Zone
IR - Rural Institutional Zone



CONCEPTUAL PLAN

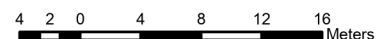
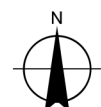
Geographic Township of CHARLOTTEVILLE



Legend

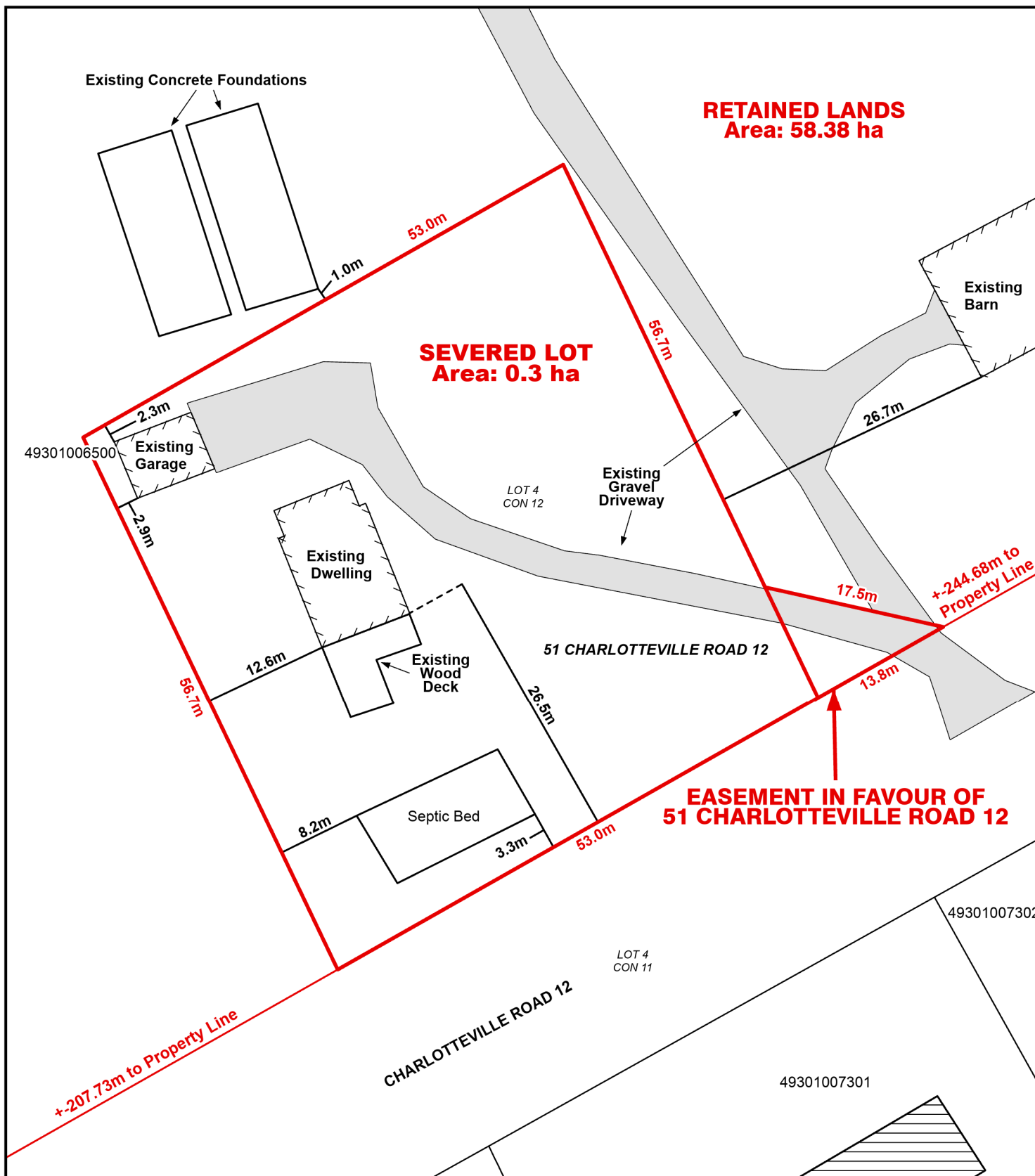
- Subject Lands
- Lands Owned

10/14/2025



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

- Subject Lands
- Lands Owned

10/14/2025

