



vallee

*Consulting Engineers,
Architects & Planners*

November 27th, 2025

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

Attention: Alisha Cull BES, MCIP, RPP, Ec.D. | Manager of Planning Services
Reference: 352 12th Concession Road
Surplus Farm Dwelling Severance and Easement
Our Project 24-167

Please accept this package as our formal submission for a Surplus Farm Dwelling Severance and accompanying easement application at 352 12th Concession Road on behalf of Southwest Tobacco c/o Danny Dehens.

Included in this submission are the following documents:

1. Signed Norfolk County Consent Application Form;
2. Planning Brief prepared by G. Douglas Vallee Limited, dated November 13th, 2025;
3. Severance Sketch prepared by G. Douglas Vallee Limited, dated November 2025;
4. Easement Sketch prepared by G. Douglas Vallee Limited, dated November 2025;
5. On-site Sewage Evaluation Form prepared by Darlington Wiring and Plumbing Ltd, dated March 1st, 2024.

The submission has been made electronically through the CityView Portal, with payment of fees to follow once the application has been deemed complete. We trust that the materials included meet the requirements and expectations of Norfolk County.

Should you have any questions or require additional information, please do not hesitate to contact me.

Thank you for your time and consideration.

Best regards,

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

H:\Projects\2024\24-167 SouthWest Tobacco Ltd\Planning\Working\Severance\2025.11.13.1. Cover Letter.docx

Committee of Adjustment Application for Consent

Complete Application

The application must be completed by the owner or authorized agent. If the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

Before the application is submitted

A pre-consultation meeting is not required for Committee of Adjustment applications; however, further information can be provided by Planning Department staff prior to the submission of an application. The purpose of communicating with a planner before you submit your application is: to review the 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.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete application, the applicant will be contacted and provided further direction for payment options.

User Fees

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)

Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

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 time of submission.

Grand River Conservation Authority

[Plan Review fees | Grand River Conservation Authority](#)

Long Point Region Conservation Authority

[Planning Fees - Long Point Region Conservation Authority](#)

After the application is submitted

In order for the application to be deemed complete, all of the components noted above are required. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once the 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 provided that is required to be posted on the subject lands summarizing the application and identifying the committee meeting date. The comments received from members of the community will be included in the planning report and given consideration.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. Any required peer reviews shall be at the expense of the applicant. The peer reviewer 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.

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 the Committee of Adjustment meeting. Applicants are responsible for removing 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. 8159 or coa@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
- ☐ Surplus Farm Dwelling Consent/Severance
- ☐ Boundary Adjustment/Land Conveyance
- ☐ Easement/Right-of-Way Severance

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 Authorized Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



Name of Authorized 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 mortgages, 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: _____

Land acquisition date (if known): _____

Present Official Plan Designation(s): Agriculture, Hazard Lands _____

Present Zoning: _____

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

☐ Yes ☐ No

If yes, please specify:

3. Present use of the subject lands:

4. Please describe **all existing and proposed** buildings and structures on the proposed **severed and retained lots** and whether they are to be retained, demolished or removed.

	Severed lot	Retained lot
Number of Existing Buildings/Structures	<hr/>	<hr/>
Number of Storey(s) for Existing Buildings/Structures	<hr/>	<hr/>
Number of Proposed Buildings/Structures	<hr/>	<hr/>
Number of Storey(s) for Proposed Buildings/Structures	<hr/>	<hr/>
Number of Dwelling Units per lot	<hr/>	<hr/>

5. 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:

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

7. Existing use of abutting properties:

8. Does this proposal require a minor variance application? ☐ Yes ☐ No

9. 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. Zoning Review (chart must be completed in metric units)

	Zoning By-law Requirement	Proposed	
		Severed lot	Retained lot
Lot area (sq.m.)			
Lot frontage (m)			
Lot depth (m)			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)			
Number of parking spaces			

Number of new lots to be created (not including retained lot): _____

Please provide a separate table if more than one severed lot is being proposed.

i. Boundary Adjustment

1. Proposed final lot size and frontage of the benefitting lot _____

2. Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:



ii. **Easement/Right-of-Way Request(s)**

Width (m)	_____	_____
Depth (m)	_____	_____
Area (sq.m.)	_____	_____
Lot/Part number over which the easement is required (must be identified on sketch)	_____ _____ _____	_____ _____ _____
Purpose of easement	_____ _____	_____ _____

iii. **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. 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. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached?

☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

☐ Yes ☐ No

If you answered no, please explain:

2. 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, 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 ?

☐ Yes ☐ No

If you answered 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 you answered no, please
explain: _____

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

Livestock facility or stockyard

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

Significant Woodland

☐ 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 or other environmental feature

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

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) | |

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. Other Information

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 and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario regulation 197/96](#).

i) Sketch in Metric Units

A sketch showing the following, in metric units:

- a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- c) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- d) the approximate location, to the best of your knowledge, of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*);
- e) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- f) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- g) the location and nature of any easement affecting the subject land; and
- h) location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

ii) Technical studies

The following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission.

- a) Environmental Impact Study
- b) On-Site Sewage Disposal System Evaluation Form
- c) Geotechnical Study
- d) Hydrogeological Review
- e) Minimum Distance Separation Calculations



Development approvals might be subject to Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

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.

Dan Dehens
Owner/Applicant/Agent Signature

Oct. 15 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 Southwest Tobacco c/o Danny Dehens 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.

Dan Dehens
Owner

Oct 15 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, Dan Dehens of Southwest Tobacco Inc.
solemnly declare that:

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

Declared before me at:

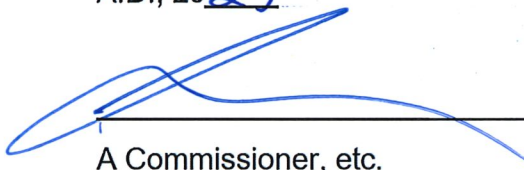
Norfolk County

Dan Dehens.
Owner/Applicant/Agent Signature

In Simcoe

This 15th day of October

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 Farm Dwelling Severance and
Easement | Planning Brief**

352 12th Concession Road

Date: November 13, 2025

Project: 24-167



vallee
*Consulting Engineers,
Architects & Planners*

Surplus Farm Dwelling Severance and Easement | Planning Brief
352 12th Concession Road

Table of Contents

Introduction 1

Context..... 1

Proposal..... 2

Supporting Studies 3

 Onsite Sewage Evaluation.....3

Planning Review..... 3

 Planning Act.....3

 Provincial Planning Statement 2024 (PPS).....3

 Norfolk County Official Plan (NCOP)4

 Zoning By-law of Norfolk County 1-Z-20145

 MDS6

Discussion 6

 Surplus Farm Dwelling Severance.....7

 Removal of Agricultural Lands.....7

 Easement.....7

Summary..... 8

Surplus Farm Dwelling Severance and Easement | Planning Brief

352 12th Concession Road

Introduction

G. Douglas Vallee Limited has been retained by Southwest Tobacco, property owner of 352 12th Concession Road (Roll# 54201041700), to submit a formal application for a surplus farm dwelling severance of as a result of consolidation for the above noted address. Please accept this submission package as our formal submission for a Surplus Farm Dwelling Severance on behalf of the property owner.

Included with this submission are the following:

- Commissioned Norfolk County consent and easement Application Form
- Severance Sketch prepared by Jewitt and Dixon, dated August 31, 2023, revised by G. Douglas Vallee Limited, dated October 6th, 2025
- On-site Sewage Evaluation prepared by Darlington Wiring and Plumbing LTD, dated march 2024

Context

Subject Lands

The subject lands are approximately 50.2ha with frontage on the south side of 12th Concession Road between Norfolk County Road 23 and West Quarter Line Road. A review of land uses within approximately 1,500m of the subject lands reveals there are no livestock operations in the vicinity of the proposed severances.

The property is civically known as 350 12th Concession Road and is occupied by two primary single-detached dwellings, several farm buildings, and tobacco kilns set to be removed. The two primary dwellings each have a separate civic address, 350 and 352 12th Concession Road, with 352 being the subject of this application.

The farm is used for farming rye, soybeans and corn. There are 5 wooded areas, 2 on the southern half of the subject lands and 3 on the northern half, with the northern most under LPRCA jurisdiction. The property is zoned and designated Agriculture and Hazard Land. Additionally, as seen in the easement sketch included with this submission, there is a set of hydro poles crossing the proposed severance at 352 12th Concession Road to service farm buildings within the retained farmland.

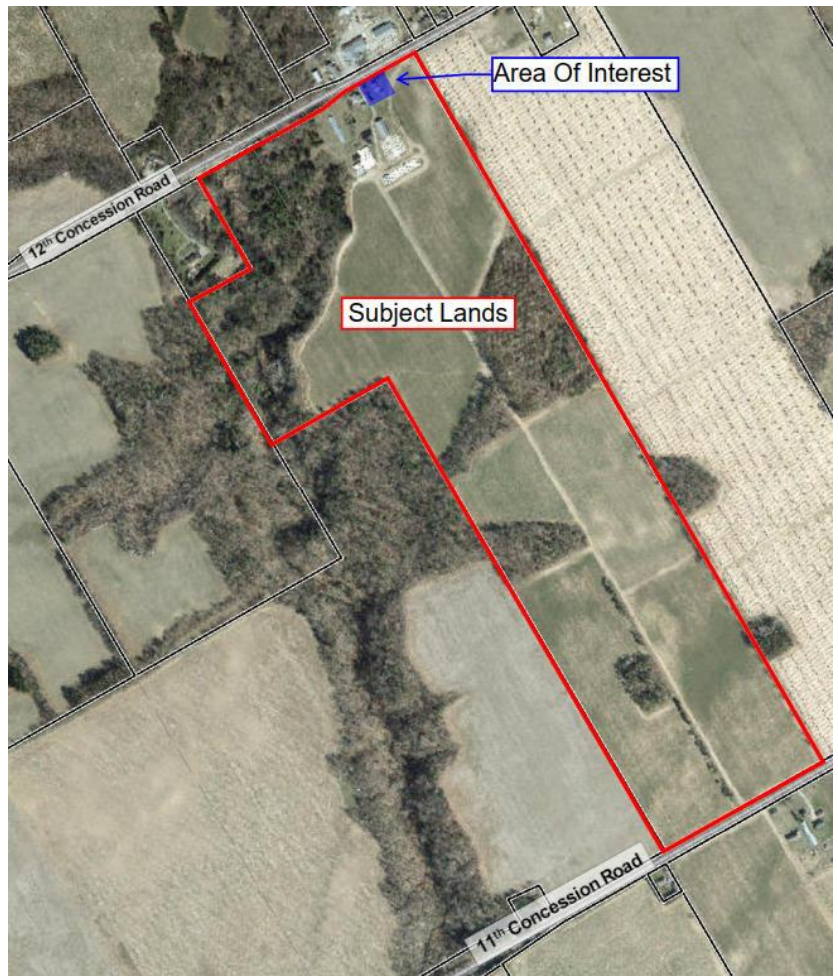


Figure 1 – Subject Lands

Surplus Farm Dwelling Severance and Easement | Planning Brief

352 12th Concession Road

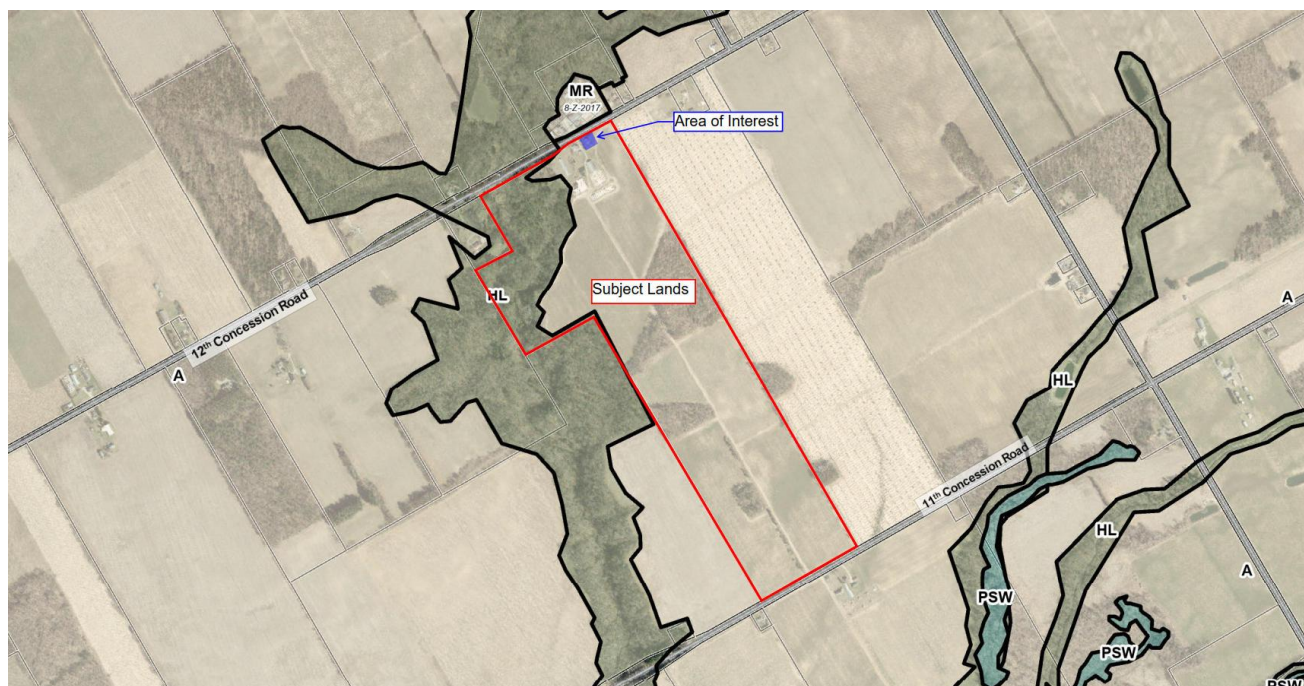


Figure 2 – Surrounding Context

Surrounding Context

As seen in figure 2, the surrounding land uses are primarily Agricultural. The subject lands also abut one rural residential parcel on its western boundary along 12th Concession Road. Additionally, there is also a Timber Mart adjacent to the subject lands on the opposite side of 12th Concession Road.

Proposal

The client intends to submit a surplus farm dwelling severance application for 352 12th Concession Road. The dwelling is considered surplus to the farming operation as a result of farm consolidation. The proposed severance would encompass approximately 0.2 ha, including the existing dwelling, an accessory structure, the existing septic system, and a location reserved for a future well. A small portion of land will be removed from agricultural production.

Easement

An easement in favour of the retained lands will be required to recognize the existing power lines



Figure 3 – Lands To Be Severed

Surplus Farm Dwelling Severance and Easement | Planning Brief

352 12th Concession Road

and hydro poles that traverse the served lot and are owned by Southwest Tobacco. It is anticipated that one of the hydro poles will be relocated approximately 25–30 feet within the retained lands to facilitate maintenance access and improve long-term servicing efficiency.

Supporting Studies

Onsite Sewage Evaluation

An On-site Sewage Evaluation was prepared by Darlington Wiring and Plumbing LTD. It was determined that the septic system is an appropriate distance from the proposed property line and is in adequate and working order.

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 and planning

Surplus Farm Dwelling Severance and Easement | Planning Brief

352 12th Concession Road

authorities ensure that new dwellings and additional residential units are not permitted on the retained farm parcel.

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 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 for 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 approximately 2325.5m².</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 lot that:</p> <ul style="list-style-type: none"> Minimizes the amount of agricultural land removed from active production. Is in keeping with the configuration of residential lots in the surrounding area; Is appropriate for the residential use and servicing needs associated with the dwelling; 	✓
iii. the severed lot shall be serviced by approved water supply and wastewater treatment facilities to be situated on the lot to be created;	A private Septic system is present and has been confirmed to be in an adequate location and working order. An additional water well will be drilled to service 352 12 th Concession Road as it formerly drew water from the well that services the neighbouring dwelling at 350 12 th Concession Road located on the subject lands.	✓



Surplus Farm Dwelling Severance and Easement | Planning Brief

352 12th Concession Road

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 sufficient frontage along a maintained public road.	✓
vi. potential impacts of the consent on cultural heritage resources shall be assessed and mitigated where necessary;	This application does not pose to create potential impacts as the use is existing	✓
vii. the severed lot shall comply with the minimum distance separation formulae;	Complies. 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	The proposed 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	✓

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 will be sufficient in	✓



Surplus Farm Dwelling Severance and Easement | Planning Brief

352 12th Concession Road

	<p>preventing the construction of a new dwelling.</p> <p>The application of Special provision 14.29 on the retained lands is not required or appropriated given the presence of the existing dwelling. As outlined above, existing zone provisions will prevent the establishment of a new or second dwelling on the retained parcel.</p>	
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 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;	Useable floor area of accessory building is approximately 81.8m ² .	✓
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.	✓

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 has confirmed that there appears to be no livestock operations within 1500m of the subject lands

Discussion

As demonstrated by the above policy compliance tables, this application satisfies the criteria outlined in the PPS, Norfolk County Official Plan and Zoning By-law for a surplus farm dwelling severance as a result of farm



Surplus Farm Dwelling Severance and Easement | Planning Brief

352 12th Concession Road

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 and future rural uses.

Surplus Farm Dwelling Severance

This application proposes a 0.2ha lot which is appropriately sized to accommodate the existing residential use and associated private servicing for a dwelling which has been established for over ten years and is currently surplus to the needs of the agricultural operation.

A primary dwelling will remain with the retained lands at 350 12th Concession Road, as such 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.

Removal of Agricultural Lands

Section 7.2.3(c)(ii) requires that surplus farm dwelling severances minimize the removal of actively farmed land from production. This application proposes to remove approximately 250m² of agricultural land from active production to ensure that the existing septic system complies with the Ontario Building Code setbacks for Class 4 sewage systems from property lines. **Section 4.3.3(c)(1)** of the PPS requires that lots be the minimum size necessary to support the intended use and appropriate sewage and water services. In this case, the removal of agricultural land from active production represents the minimum area required to accommodate the existing septic system. Accordingly, the proposed removal is consistent with the policies of the PPS.

Easement

An accompanying easement application has been submitted along with the surplus farm dwelling severance for 352 12th Concession Road in favor of the retained lands to recognize power lines which cross the severed lands to service farm buildings located on the retained lands. The hydro poles are owned by Southwest Tobacco. It is anticipated that one of the two hydro poles located within the area of interest will be relocated approximately 25-30 feet into the retained lands for ease of maintenance access.



Surplus Farm Dwelling Severance and Easement | Planning Brief

352 12th Concession Road

Summary


The applicant is seeking a Surplus Farm Dwelling Severance to create a residential lot at 352 12th Concession Road. The severed lot includes the existing dwelling, septic system and future water well. While the application seeks to remove a small portion of agricultural land from active production, it is the minimum land necessary to support the use and existing servicing for the lot.

Additionally, a primary dwelling will remain on the retained agricultural parcel, and the associated easement application for power lines has been submitted along with the surplus farm dwelling severance application.

These applications align with the intent of policies to minimize the removal of agricultural land from active production, prevent fragmentation of farmland, and maintain compatibility with surrounding rural uses.

As such, approval of this application by the Committee of Adjustment would be consistent with the policies of the PPS, and conform with Norfolk County Official Plan, and Zoning By-law

Brief prepared by:



James Canzano, BA Spec Hons
Planning Technician

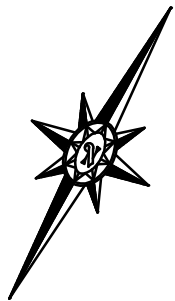
G. DOUGLAS VALLEE LIMITED

2 Talbot Street North, Simcoe Ontario, N3Y 3W4

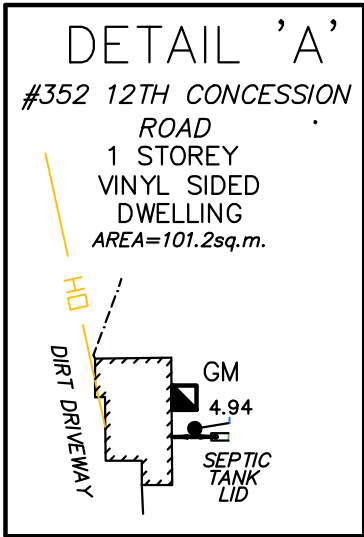
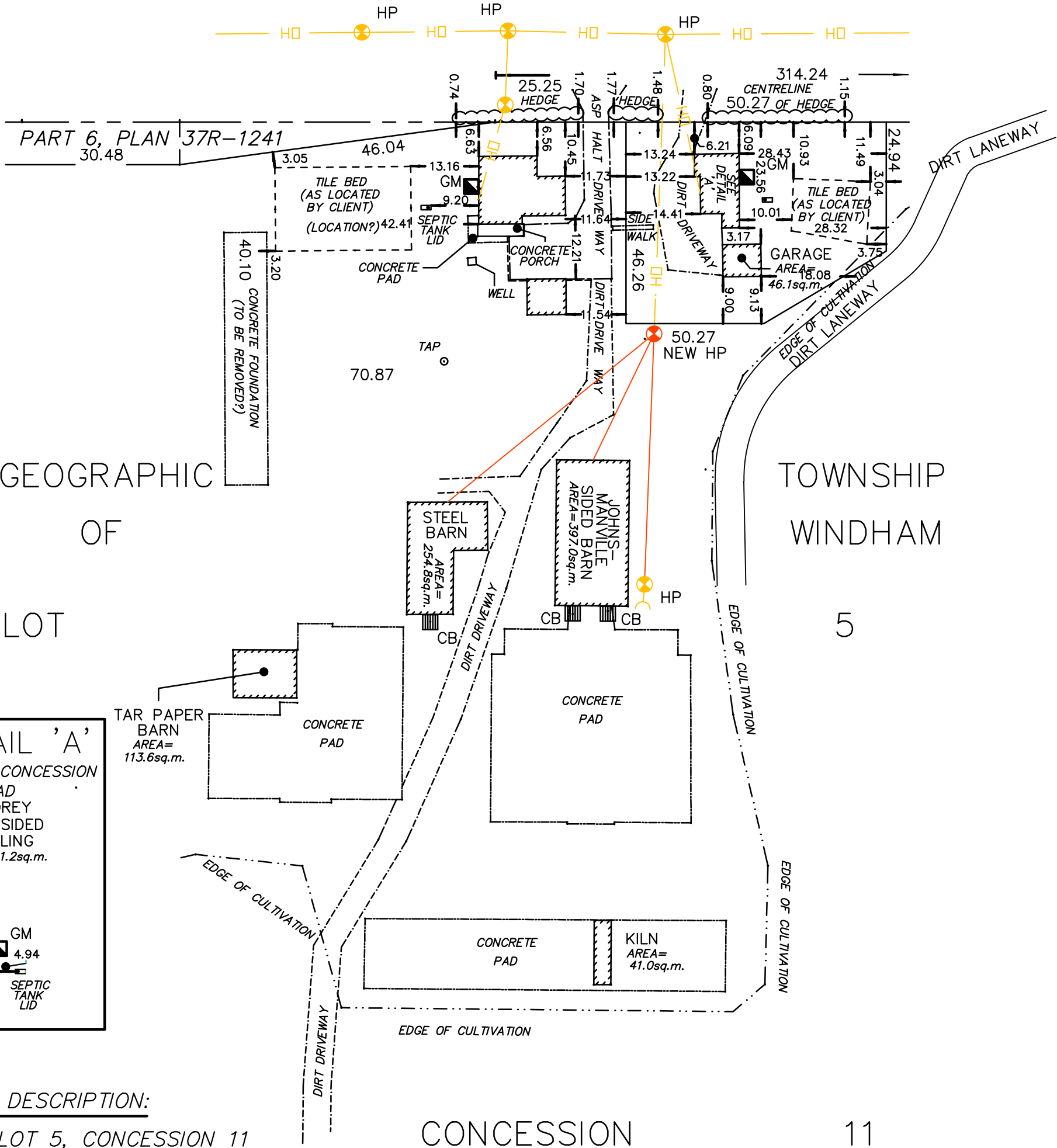
Phone: 519.426.6270x1009 | www.gdvallee.ca

H:\Projects\2024\24-167 SouthWest Tobacco Ltd\Planning\Working\Severance\2025-10-02 Planning Brief.docx



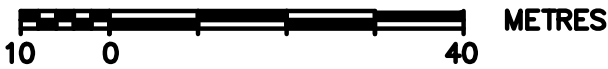


12TH CONCESSION ROAD



PROPERTY DESCRIPTION:
PART OF LOT 5, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF WINDHAM

SCALE: 1 :



METRIC NOTE:

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

CAUTION:

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

NOTES

- 352 12TH CONCESSION ROAD:
- AREA = 2325.5 SQUARE METRES
- DWELLING AREA, GARAGE & PORCH = 147.3 SQ.M
- DWELLING COVERAGE = 6.3%
- HYDRO POLE SHOWN HP
- OVERHEAD WIRES SHOWN HO
- CATCHBASIN SHOWN CB
- GAS METER SHOWN GM
- NEW/RELOCATED WIRES HO
- NEW/RELOCATED HYDRO POLE
- T.F.W. DENOTES TOP OF FOUNDATION WALL
- U.S.F. DENOTES UNDER SIDE OF FOOTING
- 250.00 DENOTES PROPOSED FINISHED GRADE
- P/L DENOTES PROPERTY LINE



vallee


Consulting Engineers,
Architects & Planners

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



REV. No.	DATE	REVISION

Stamp



vallee
*Consulting Engineers,
Architects & Planners*

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

Project Title
SOUTHWEST TOBACCO
352 12TH CONCESSION ROAD

Drawing Title
EASEMENT PLAN

Designed by : NBN	Drawn By : NBN
Checked by :	Date Started :
Drawing Scale : 1:300	Drawing No. EP
Project No. 24-167	



Evaluation of On-Site Sewage Systems

INSTRUCTIONS

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

Collection of Personal Information.

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

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

Norfolk County's Chief Building Official,
185 Robinson Street, Simcoe, ON N3Y 5L6, 519-426-5870 ext. 2218,
Information and Privacy Coordinator,
50 Colborne Street South, Simcoe ON N3Y 4H3, 519-426-5870 ext. 1261,

Community Development Division- Building Department

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

Property Information	
Municipal Address	352 con 12 Norfolk County
Assessment Roll Number	542-010-41700-0000
Date of Evaluation	MAR 1 2024

Evaluators Information	
Evaluators Name:	SCOTT DARLINGTON
Company Name:	DARLINGTON Wiring & PIDg Ltd
Address:	1425 Norfolk County Rd 21
Phone:	519 875-2571
Email	scott@darlingtonwp.com
BCIN #	15833
Purpose of Evaluation	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Building Permit Application <input type="checkbox"/> Minor Variance <input type="checkbox"/> Other _____
Building Information	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural

Gross building area: (m ²):	1365 ft ²
Number of bedrooms:	2
Number of fixture units:	11.5
Daily Design Flow: (Litres)	1100 L
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)	SANDY 10-12
Site slope	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition:	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weather at time of evaluation:	SUNNY 12°C

System Description	
<input type="checkbox"/> Class 1 - Privy <input type="checkbox"/> Class 2- Greywater <input type="checkbox"/> Class 3 - Cesspool <input checked="" type="checkbox"/> Class 4 - Leaching Bed) <input type="checkbox"/> Class 5 - Holding Tank	
Type of leaching bed. Class 4 -Leaching Bed only - Complete & attach Worksheet E	
<input checked="" type="checkbox"/> A. Absorption Trench	<input type="checkbox"/> B. Filter Bed <input type="checkbox"/> C. Shallow Buried Trench
<input type="checkbox"/> D. Advance Treatment System	<input type="checkbox"/> E. Type A Dispersal Bed <input type="checkbox"/> F. Type B Dispersal Bed
Existing Tank Size (litres): 3600 L	
<input checked="" 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 checked="" type="checkbox"/> In ground system	<input type="checkbox"/> Raised Bed system Height raised above original grade (metres)
Setbacks (metres)	Tank Distribution Pipe
Distance to buildings & structures	15' 30'
Distance to bodies of water	N/A N/A
Distance to nearest well	2, 110' 1, 140'
Distance to proposed property lines	Front: 45' Left: 100' Front: 36' Left: 112' Rear: 35' Right: 66' Rear: 11' Right: 11'

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

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

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

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?		Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	=	6
Bathtub only(with or without shower)	1.5	X	=	—
Shower stall	1.5	X	=	—
Wash basin / Lavatory (1.5 inch trap)	1.5	X	=	1.5
Water closet (toilet) tank operated	4.0	X	=	—
Bidet	1.0	X	=	—
Dishwasher	1.0	X	=	—
Floor Drain (3 inch trap)	3.0	X	=	—
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	=	—
Domestic washing machine	1.5	X	=	1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	=	1.5
Other:				
Total Number of Fixture Units:				11.5

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

Worksheet C: Other occupancies types

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

Other Occupancy Daily Design Flow Calculation (Q)

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

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

Work Sheet D: Septic Tank Size

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

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

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
Residential Occupancy house, apartment, camp for housing of workers	1100	X 2 = 2200L
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		
A. Absorption Trench		
Total length of distribution pipe	Conventional $(Q \times T) + 200 = 66m$ (90m m installed) Type I leaching chambers $(Q \times T) + 200 =$ m Type II leaching chambers $(Q \times T) + 300 =$ m Configured as: runs of m Total: m	
B. Filter Bed		
Effective Area If $Q \leq 3000$ litres per day use $Q + 75$ If $Q > 3000$ litres per day use $Q + 50$ Level II-IV treatment units, use $Q + 100$ Distribution Pipe Contact Area = $(Q \times T) + 850$ Mantel (see Part 1)	Effective area: (Q) \div (75, 50, or 100) = m ² Configured as: m x m Number of beds Number of runs: Spacing of runs: m Contact Area: ((Q) X (T)) + 850 = m ²	
C. Shallow Buried Trench		
Percolation time (T) of soil in minutes: 1 < T ≤ 20 20 < T ≤ 50 50 < T < 125	Length of distribution pipe (metres) Q \div 75 metres Q \div 50 metres Q \div 30 metres	(L) = (Q) \div (75, 50, 30) = m Configured as: runs of m Total: m
D. Advance Treatment System		
Provide description of system.		
E. Type A Dispersal Bed		
Stone Layer If $Q \leq 3000$ litres per day, use $Q + 75$ If $Q > 3000$ litres per day, use $Q + 50$ Sand Layer 1 < T ≤ 15 use $(Q \times T) + 850$ T > 15 use $(Q \times T) + 400$	Stone Layer = (Q) \div (75 or 50) = m ² Sand Layer = ((Q) x (T)) + (850 or 400) = m ²	
F. Type B Dispersal Bed		
Area = $(Q \times T) + 400$ Linear Loading Rate (LLR) T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min	Area = ((Q) x (T)) + 400 = m ² Pump chamber capacity = L Length (Q \div LLR) = m Bed configuration = m x m = m ² Number of Beds = Distribution Pipe Configured as: runs of m Total: m	

Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit

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

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

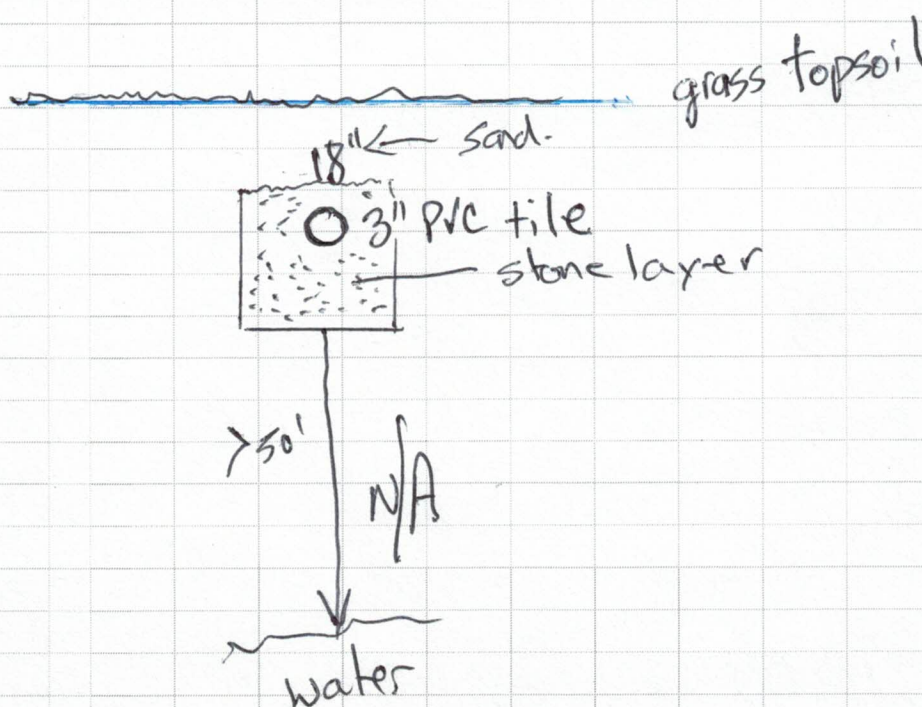
	Original grade
topsoil	
	0.5m
sand	1.0m
↓	1.5m

Soil and subgrade investigation.
Indicate soil types

Sandy
no - high water
table.

Cross sectional drawings are required for all septic systems

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



Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

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

PROPOSED
SEVERANCE SKETCH

FOR:

RYAN RIGOLE

#350 & # 352 12th CONCESSION ROAD

SCALE: 1 :

AUGUST 31, 2023



12TH ROAD ALLOWANCE CONCESSION BETWEEN CONCESSION ROAD 11 & 12

PART 6, PLAN 37R-1241

GEOGRAPHIC

TOWNSHIP

PART 1

PART 2

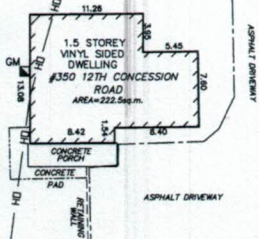
LOT

WALSINGHAM

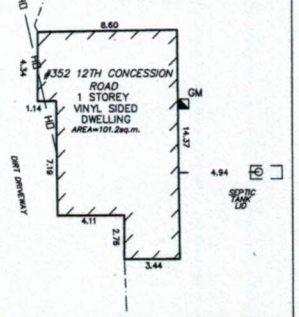
CONCESSION

11

DETAIL 'A'
(NOT TO SCALE)



DETAIL 'B'
(NOT TO SCALE)



METRIC NOTE:

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

CAUTION:

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

PROPERTY DESCRIPTION:

PART OF LOT 5, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF WINDHAM

NOTES

PART 1:
- AREA = 3022.4 SQUARE METRES
- DWELLING AREA, GARAGE & PORCH = 274.8 SQM
- DWELLING COVERAGE = 9.1%

PART 2:
- AREA = 1888.4 SQUARE METRES
- DWELLING AREA, GARAGE & PORCH = 147.3 SQM
- DWELLING COVERAGE = 7.8%

- HYDRO POLE SHOWN HP
- OVERHEAD WIRES SHOWN HO
- CATCHBASIN SHOWN CB
- GAS METER SHOWN GM

© COPYRIGHT 2023 JEWITT AND DIXON LTD.
THE REPRODUCTION, ALTERATION, OR USE OF
THIS REPORT IN WHOLE OR IN PART WITHOUT
THE WRITTEN PERMISSION OF JEWITT & DIXON LTD.
IS STRICTLY PROHIBITED.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

650 IRELAND ROAD

SIMCOE, ONTARIO, N3Y 4K2

PHONE: (519) 426-0842

E-mail: info@jewittdixon.com

JOB # 23-3854 CLIENT: RIGOLE

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, DAN DEHENS, (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: Dan Dehens

Date:

Evaluator:

I, SCOTT DARLINGTON 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: Scott Darlington

Date: MAR 1 / 2024

Building Department Review

Comments:

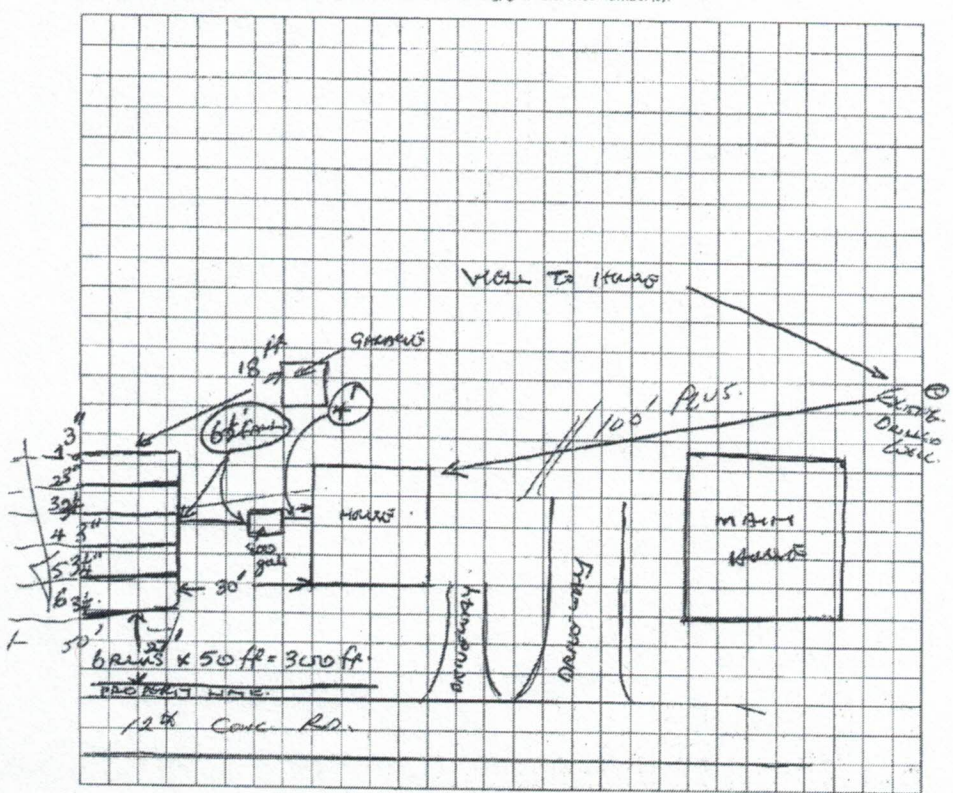
Building Inspectors Name:

Building Inspector Signature:

Date:

352 House

12. LOT DIAGRAM AND SEWAGE SYSTEM PLAN: -- Draw to scale indicating north point and showing:
- a) Location of sewage system components (e.g. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
 - b) Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
 - c) If any part of proposal conforms to a specific standard drawing, give reference number(s).



13. A Certificate of Approval for this application is refused for the reasons given in Section 11 Page 1

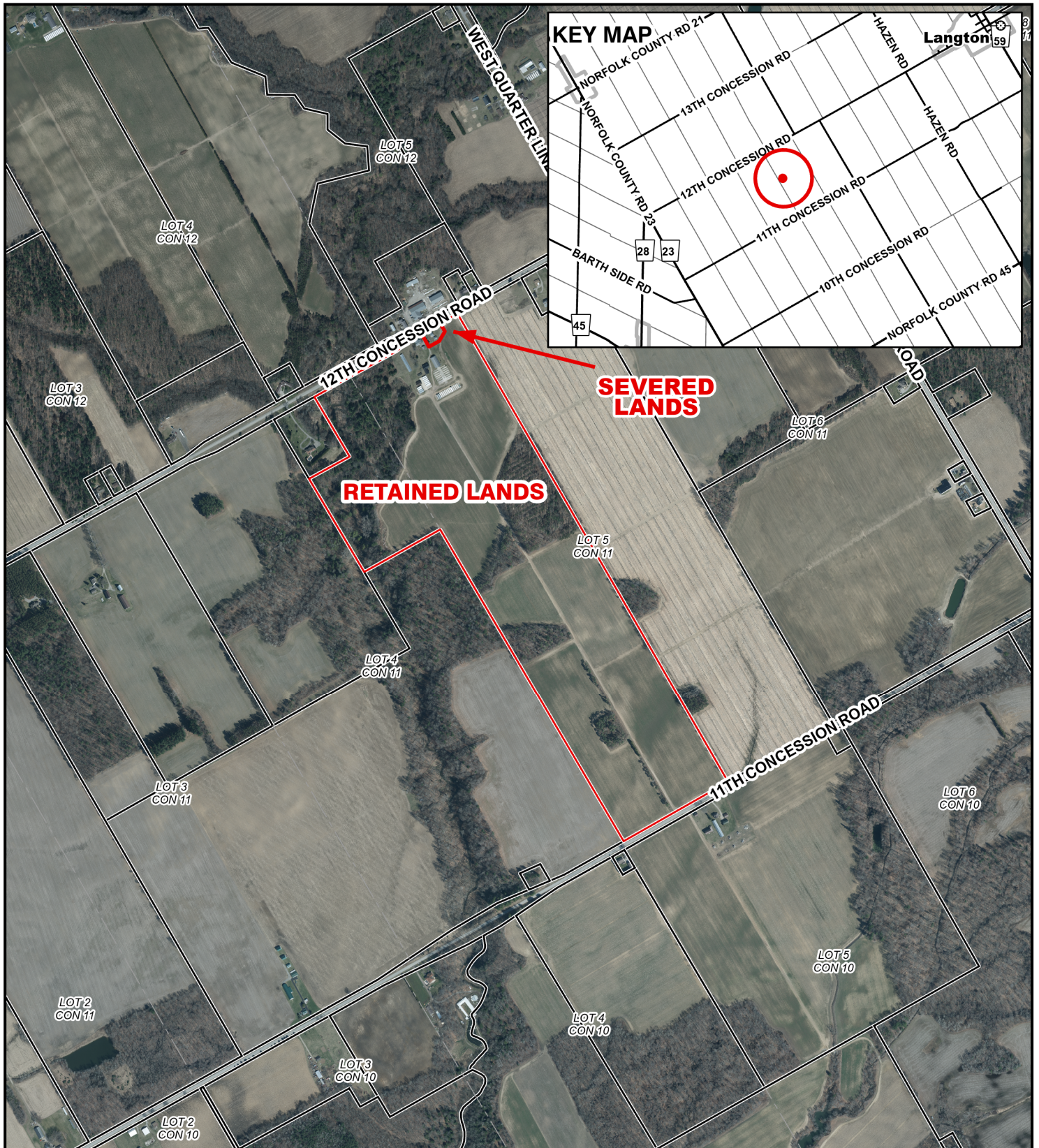
INSPECTED AND RECOMMENDED BY	REFUSED	DATE
DIRECTOR		
CERTIFICATE OF APPROVAL		
Application approved and this Certificate of Approval under Section 64 of The Environmental Protection Act, 1980 is hereby issued for the proposal outlined on Pages 1 and 2 of the application and its attachments as amended by the requirements and conditions of Section 11 provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof or such extended period as the Director on application allows. DO NOT OPERATE THE SYSTEM UNTIL A USE PERMIT IS ISSUED.		
INSPECTED AND RECOMMENDED BY	ISSUED	DATE
Lalio Proctor	[Signature]	MARCH 27/85
DIRECTOR		

Under Section 121 of The Environmental Protection Act, 1980, an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 1 St. Clair Avenue West, Toronto, Ont., M4V 1K7 within 15 days of receipt of the decision.
MOE 14-247/84

OFFICE COPY

CONTEXT MAP

Geographic Township of NORTH WALSINGHAM

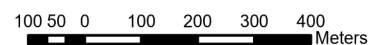
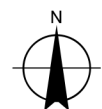


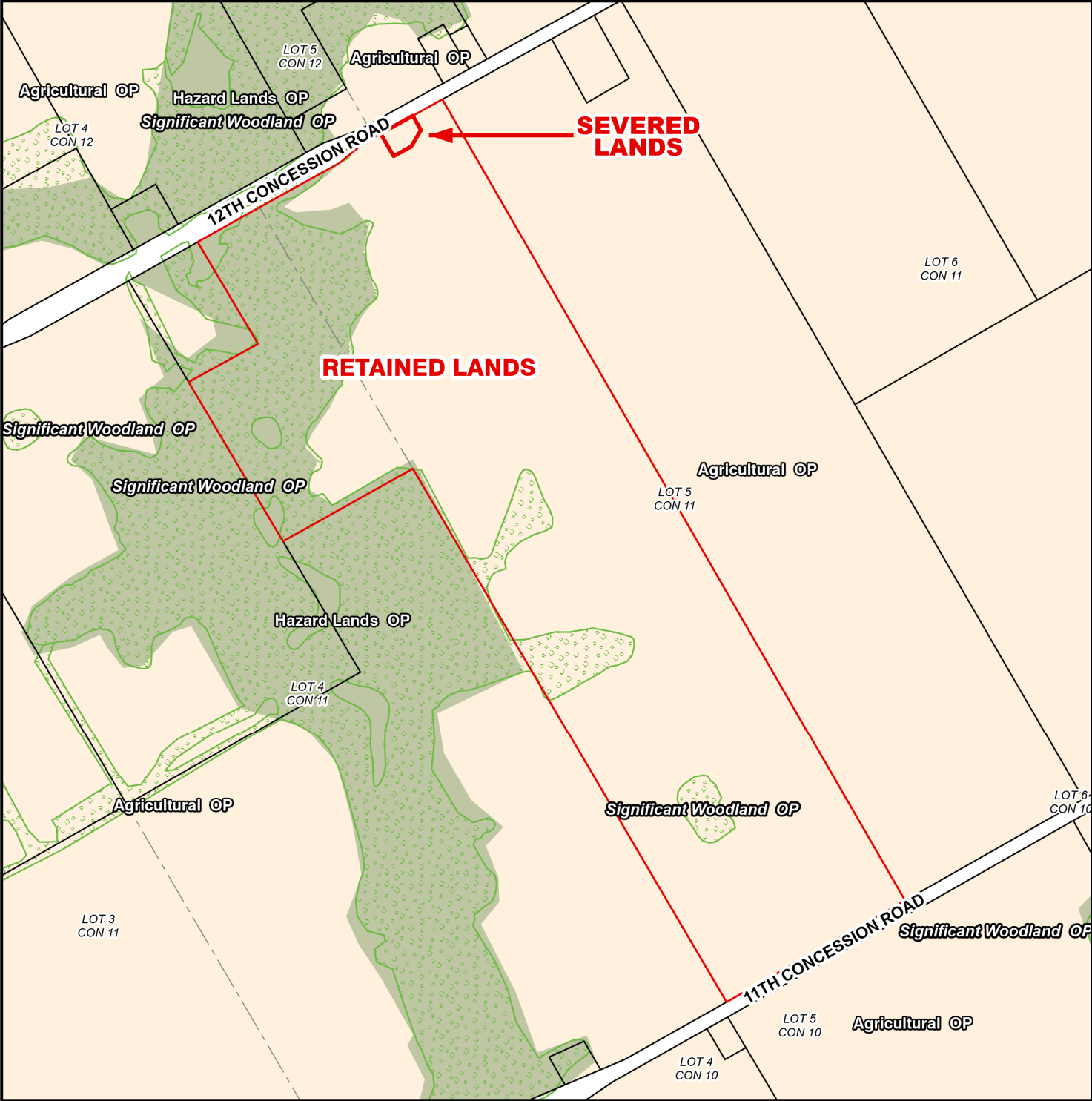
Legend

- Subject Lands
- Lands Owned

2020 Air Photo

12/10/2025





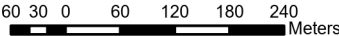
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

12/10/2025

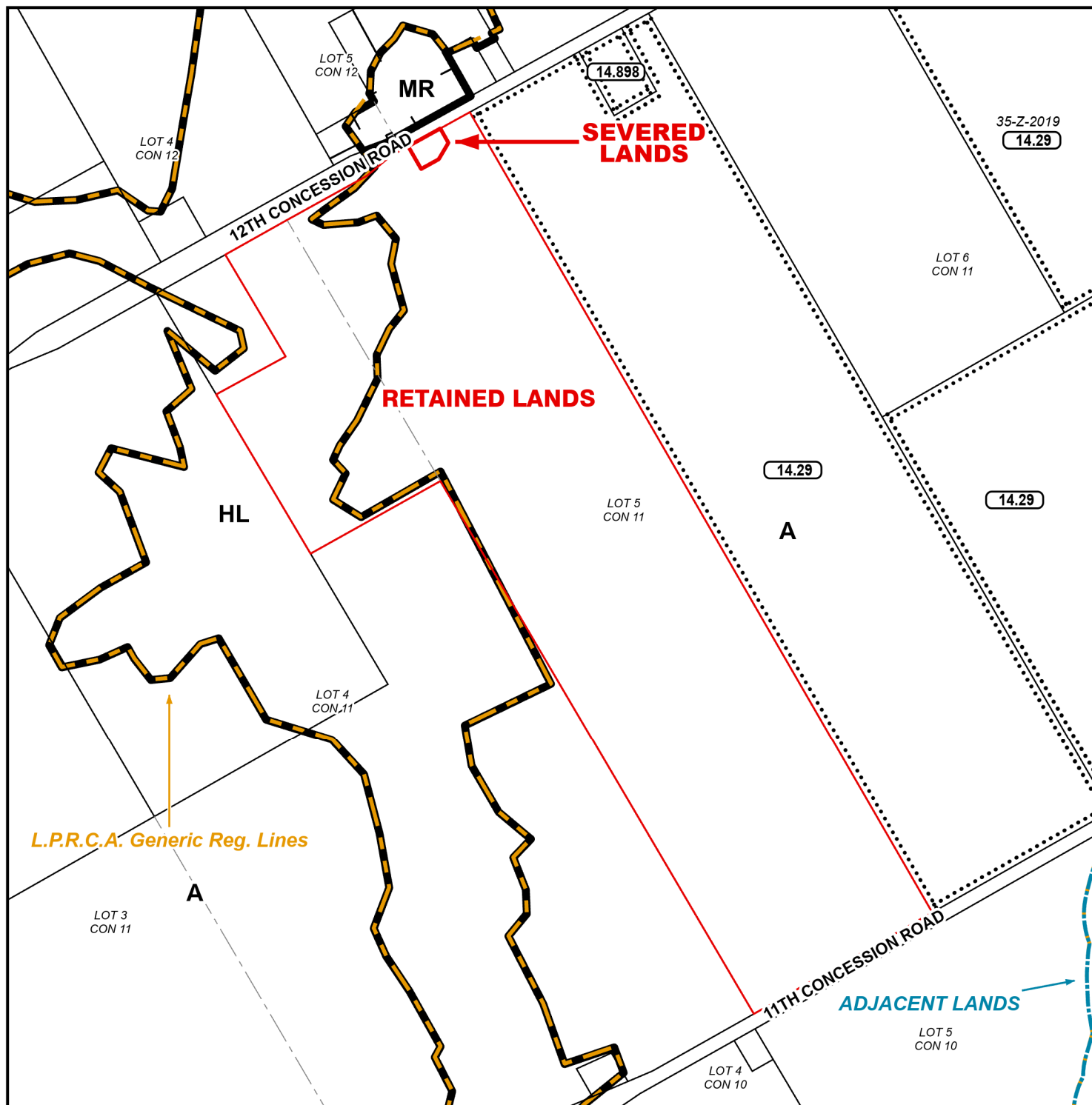


MAP C

ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM

BNPL2025368



LEGEND

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

ZONING BY-LAW 1-Z-2014

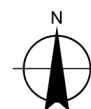
12/10/2025

(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone

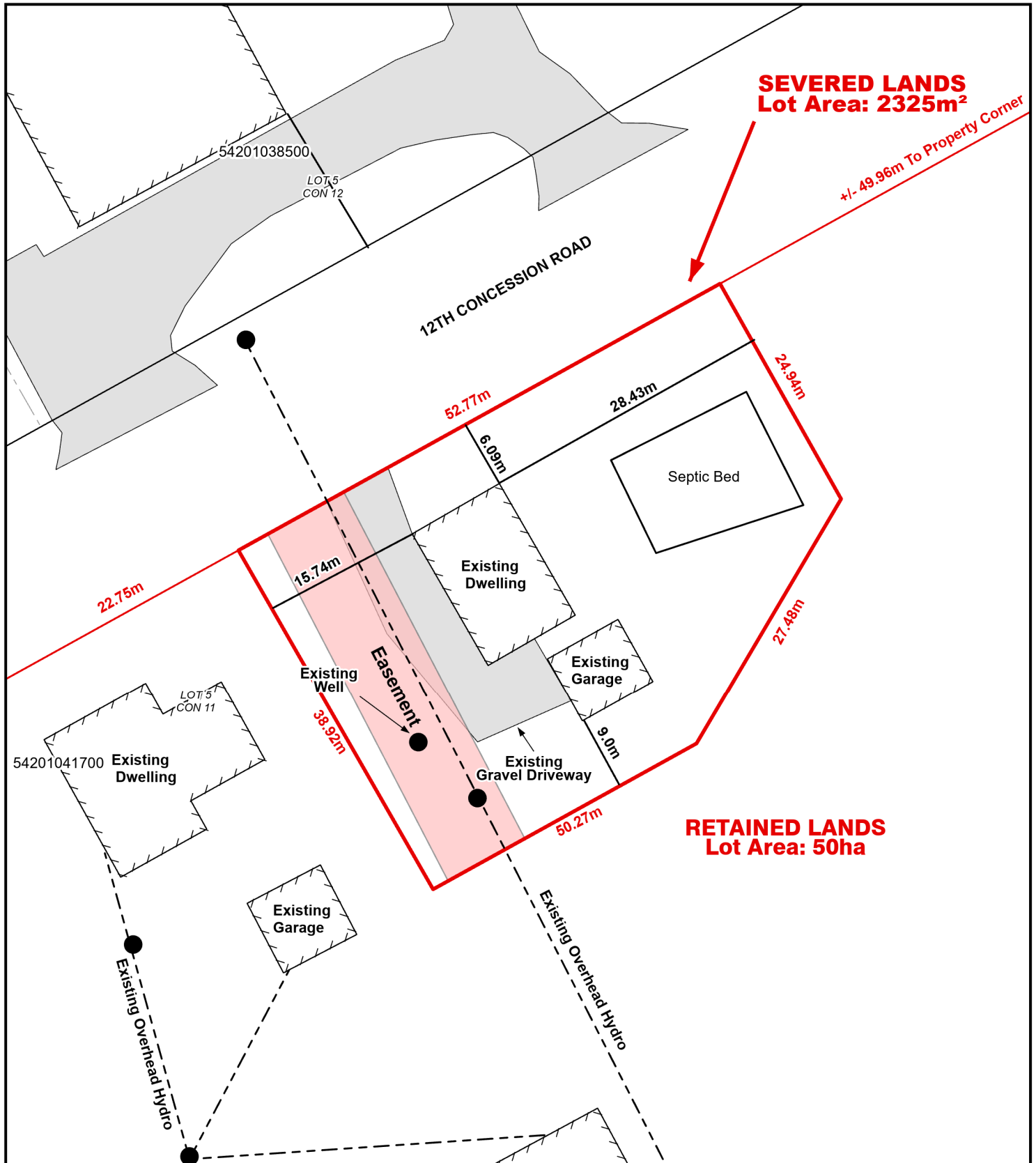
MR - Rural Industrial Zone



60 30 0 60 120 180 240 Meters

CONCEPTUAL PLAN

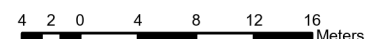
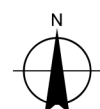
Geographic Township of NORTH WALSINGHAM



Legend

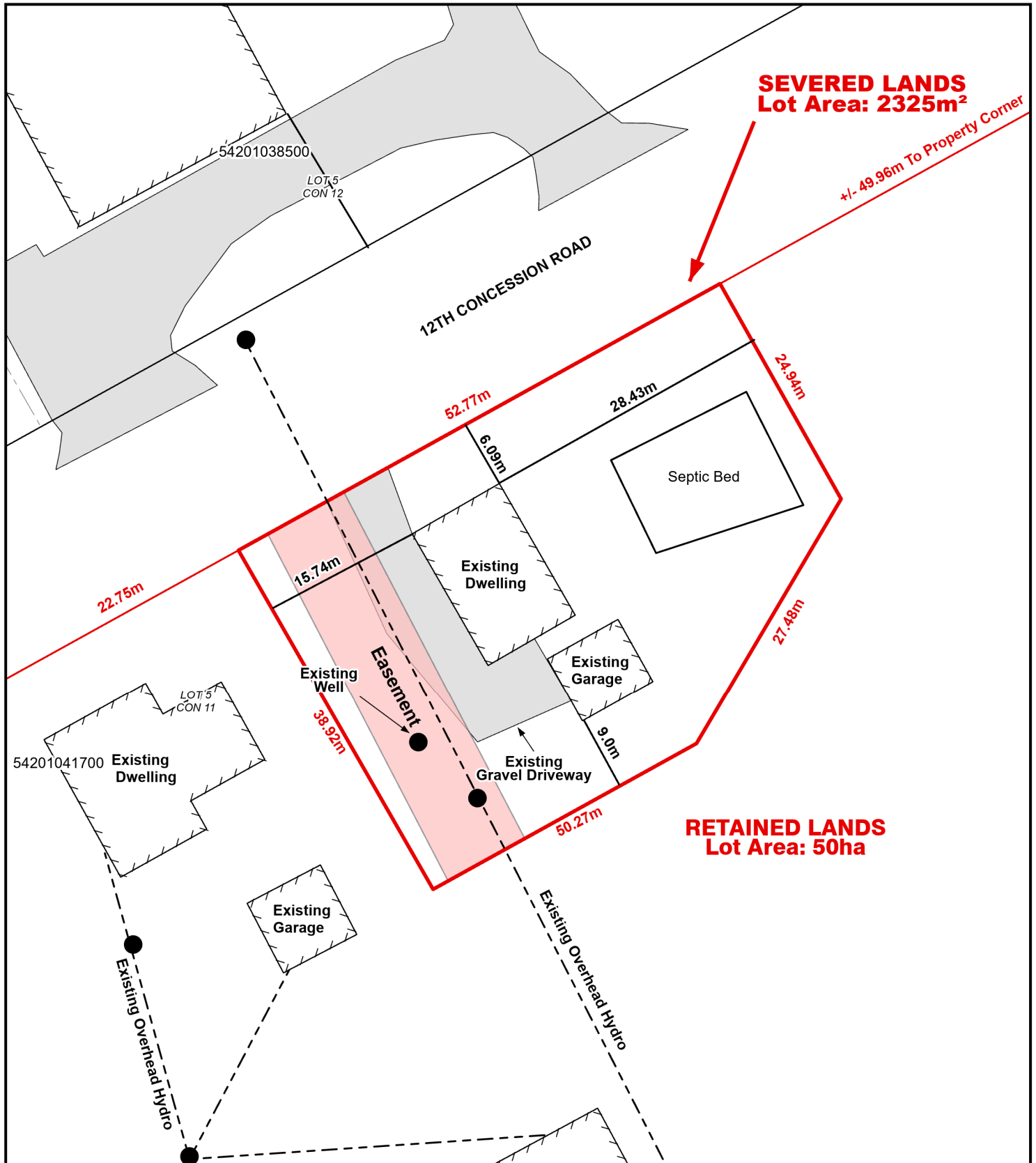
- Subject Lands
- Lands Owned

12/10/2025



CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

12/10/2025

