



**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:** 336 070 73100

**A. Applicant Information**

**Name of Owner** Schuyler Farms Limited c/o Brett Schuyler

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 383 Concession 14 Townsend

Town and Postal Code Simcoe, Ontario N3Y 4K3

Phone Number \_\_\_\_\_

Cell Number 519-427-9696

Email brett@schuylerfarms.ca

**Name of Authorized Applicant** Same as owner

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_



**Name of Authorized Agent** Brimage Law Group - Nathan Kolomaya  
**Address** 21 Norfolk Street North  
**Town and Postal Code** Simcoe, Ontario N3Y 4L1  
**Phone Number** 519-426-5840  
**Cell Number** \_\_\_\_\_  
**Email** nkolomaya@brimage.com

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

Owner                       Agent                       Applicant

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

Bank of Montreal - Corporate Finance Division - Diversified Industries First Canadian Place, 100 King Street West, 18th Floor, Toronto, Ontario M5X 1A1

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

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

PT LT 10-11 CON 14 TOWNSEND AS IN NR520451 EXCEPT PT 1 37R7880; NORFOLK COUNTY

Municipal Civic Address: 864 Concession 14 Townsend

Land acquisition date (if known): 1996/11/05

Present Official Plan Designation(s): Hazard Lands

Present Zoning: 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:

Agricultural and single-family residential



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	1	0
Number of Storey(s) for Existing Buildings/Structures	1	0
Number of Proposed Buildings/Structures	0	0
Number of Storey(s) for Proposed Buildings/Structures	0	0
Number of Dwelling Units per lot	1	0

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:

Agricultural and single-family residential

---

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.)	40ha (retained) 2,000sqm (severed)	8,961sqm	56ha
Lot frontage (m)	30m	30m	435m
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): 1  
 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 N/A

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: Please see attached schedule

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:

Severance of existing dwelling

---

---

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: severance of existing dwelling

---



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

- Municipal piped water
- Individual wells
- Communal wells
- Other (describe below)

---

Sewage Treatment

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

---

Storm Drainage

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

---

Existing or proposed access to subject lands:

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

Name of road/street:

Concession 14 Townsend

---

**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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake the registration of postponements of any charges in favour of the County.

**Permission to Enter Subject Lands**

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

**Freedom of Information**

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

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

2026/01/20  
\_\_\_\_\_  
Date

**J. Owner's Authorization**

If the authorized 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 Brett Schuyler, President, Schuyler Farms Limited am/are the registered owner(s) of the lands that is the subject of this application.

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

\_\_\_\_\_  
Owner

2026/01/20  
\_\_\_\_\_  
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, Nathan Kolomaya of Norfolk County, Province of Ontario

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

  
\_\_\_\_\_

Owner/Applicant/Agent Signature

In the Province of Ontario

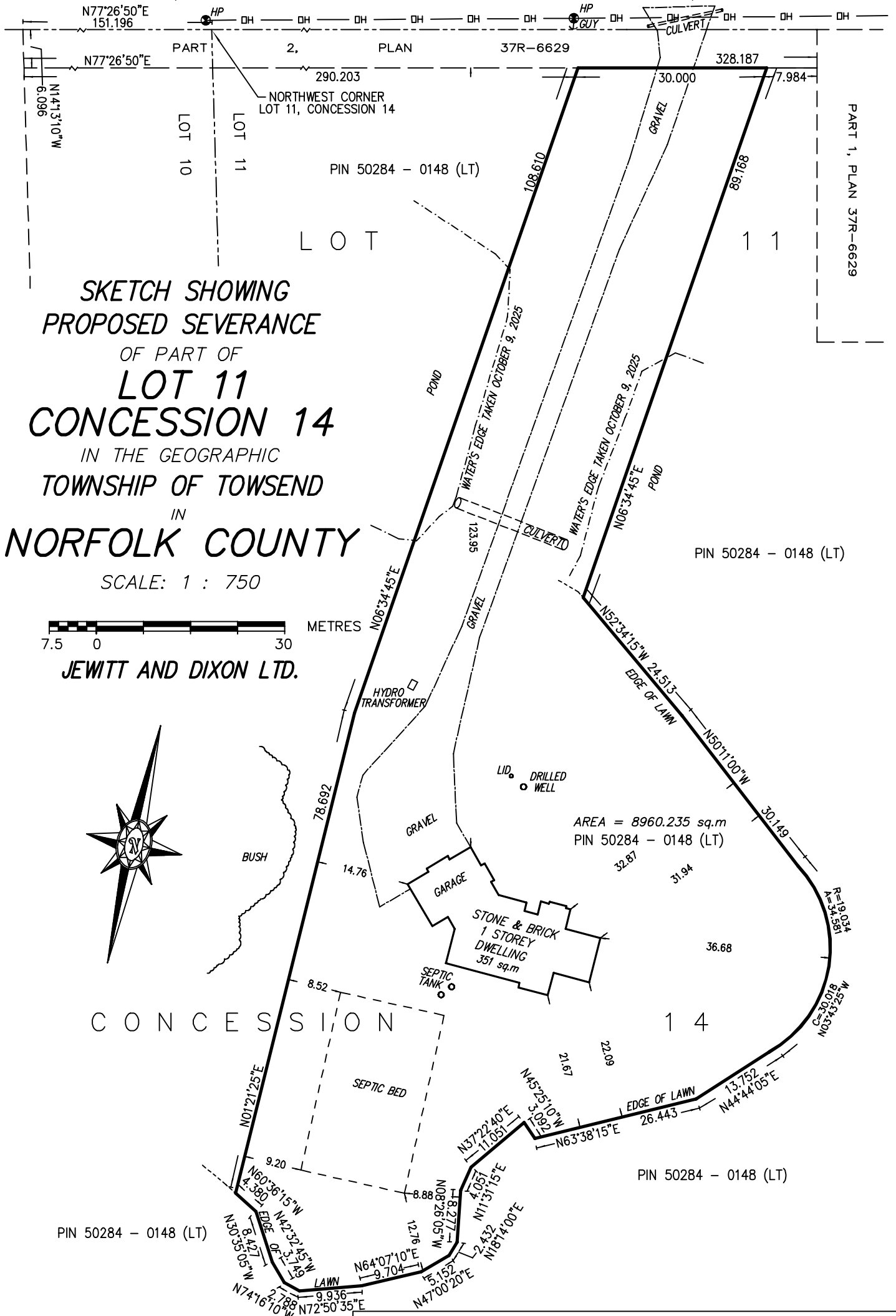
This 21st day of January

A.D., 2026

  
\_\_\_\_\_

A Commissioner, etc.

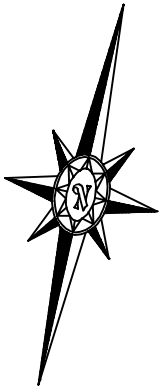
CONCESSION 14 TOWNSEND ROAD (AS WIDENED)  
 (20.117m WIDE ROAD ALLOWANCE BETWEEN CONCESSIONS 13 & 14)



SKETCH SHOWING  
 PROPOSED SEVERANCE  
 OF PART OF  
**LOT 11**  
**CONCESSION 14**  
 IN THE GEOGRAPHIC  
 TOWNSHIP OF TOWNSEND  
 IN  
**NORFOLK COUNTY**

SCALE: 1 : 750

7.5 0 30 METRES  
**JEWITT AND DIXON LTD.**

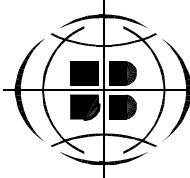


CONCESSION

PIN 50284 - 0148 (LT)

AREA = 8960.235 sq.m  
 PIN 50284 - 0148 (LT)

PIN 50284 - 0148 (LT)



**JEWITT AND DIXON**  
 ONTARIO LAND SURVEYORS  
 A Division of Kim Husted Surveying Ltd.

SURVEYING  
 MAPPING  
 GIS

650 Ireland Rd., Simcoe, ON N3Y 4K2  
 T: (519) 426-0842 www.jdbarnes.com

**METRIC NOTE:**

DISTANCES AND COORDINATES ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DRAWN BY: J.L.M.	CHECKED BY: K.S.H.	REFERENCE NO.: 25-54-438-00
DATED: NOVEMBER 3, 2025		



# Schuyler Farms Limited

## OFFICERS REGISTER

Name of Officer	Office Held	Date Elected	Date Resigned
<b>BRETT SCHUYLER</b>	Vice President	Feb 28, 2020	Apr 29, 2020
<b>RYAN SCHUYLER</b>	Vice President	Feb 28, 2020	Apr 29, 2020
<b>GORDON DREW SCHUYLER</b>	President	Feb 28, 2020	Jan 1, 2024
<b>MAX MARSHALL SCHUYLER</b>	Secretary	Feb 28, 2020	Jan 1, 2024
<b>BRETT SCHUYLER</b>	Chief Executive Officer	Apr 29, 2020	Jan 1, 2024
<b>RYAN SCHUYLER</b>	Chief Financial Officer	Apr 29, 2020	Jan 1, 2024
<b>BRETT SCHUYLER</b> 416 Concession 13 Townsend Simcoe, Ontario N3Y 4K3	President	Jan 1, 2024	
<b>RYAN SCHUYLER</b> 337 Culver Road Simcoe, Ontario N3Y 4K3	Secretary	Jan 1, 2024	

## SCHEDULE OF LANDS

						Crops
Classification	Township	Concession	Lot	Roll Number	Acres	
Farm	Woodhouse	6	7	33 10 337 020 09000	84	Corn
Farm	Woodhouse	6	7	33 10 337 020 08600	48.93	Corn
Farm	Windham	13	5,6	33 10 403 025 10900	60.57	Soybeans
Farm	Townsend	14	9	33 10 336 070 81600	16	Soybeans
Farm	Townsend	14	7 to 12	33 10 336 070 81500	88.55	apples
Farm	Townsend	14	12	33 10 336 070 73700	67.05	Apple
Farm	Townsend	14	8	33 10 336 070 71600	97.05	Soybeans
Farm	Townsend	14	8,9	33 10 336 070 71650	27	Soybeans
Farm	Townsend	14	8	33 10 336 070 71700	28.26	Soybeans
Farm	Woodhouse	6	8	33 10 337 020 08500	62.29	Apple
Farm	Woodhouse	6	4	33 10 337 010 20300	48.16	Apple
Farm	Townsend	12	5	33 10 336 070 33000	47.13	Apple
Farm	Townsend	13	9,10	33 10 336 070 58300	198.97	Apple
Farm	Townsend	13	7	33 10 336 070 59000	57.45	Cherry
Farm	Townsend	13	6	33 10 336 070 60100	115.68	Apple
Residential	Townsend	13	6	33 10 336 070 60100	1	Less than 10 years old
Residential	Townsend	13	6	33 10 336 070 60208	0.55	Severed
Farm	Townsend	13	4,5	33 10 336 070 61500	62.01	50% Apple, 50% Cherry
Farm	Townsend	13	4	33 10 336 070 62400	110.33	50% Apple, 50% Cherry
Farm	Townsend	14	7,8	33 10 336 070 71400	133.06	Cherry
Residential	Townsend	14	7,8	33 10 336 070 71400	1	Less than 10 years old
Farm	Townsend	14	10,11	33 10 336 070 73100	139.68	Apple
Residential	Townsend	14	10,11	33 10 336 070 73100	1	Less than 10 years old
Farm	Townsend	14	4,5	33 10 336 070 82400	133.35	Apple
Farm	Woodhouse	6	6	33 10 337 010 19500	47.27	Soybeans
Farm	Woodhouse	6	5,6	33 10 337 010 20005	140.74	Cherry
Farm	Townsend	13	5	33 10 336 070 60300	48.28	Apple
Farm	Townsend	13	7,8	33 10 336 070 59500	143.79	Cherry
Farm	Townsend	14	10	33 10 336 070 72600	24.13	Apple
Farm	Woodhouse			33 10 337 010 21100	160.6	Soybeans
Farm	Woodhouse	6	7	33 10 337 020 09300	44	Corn
Farm	Windham	13	1,2	33 10 403 025 12050	81.16	Apple
Farm	Townsend	14	14,15	33 10 336 080 62950	83.85	Corn
Farm	Woodhouse	6	13	33 10 337 020 01700	88.24	Soybeans
Farm	Woodhouse	6	8	33 10 337 020 00800	49.03	Soybeans
Farm	Townsend	12	6	33 10 336 070 31000	51.58	Apple
Farm	Townsend	14	15,16	33 10 336 080 60900	109.68	Corn
Farm	Townsend	14	19	33 10 336 080 55900	66.13	Soybeans
Farm				28 10 339 080 42100	67.73	Soybeans
Farm	Townsend		13 7,8	33 10 336 070 52500	129.14	Cherry
Farm	Townsend		13	5 33 10 336 070 60400	40.20	Apple
Farm	Townsend	12	8	33 10 336 070 28100	52.28	Cherry
Farm	Townsend	12	8	33 10 336 070 27800	20.85	Cherry
Farm	Townsend	12	9	33 10 336 070 27600	39.74	Cherry
Farm	Townsend	12	7,8	33 10 336 070 28200	17.20	Corn
Farm	Townsend	12	8,9	33 10 336 070 28500	25.00	Cherry
Farm	Townsend	12	8	33 10 336 070 27910	1.25	Cherry
Farm	Townsend	12	8	33 10 336 070 27930	1.56	Cherry
Farm	Townsend	12	8	33 10 336 070 27920	2.18	Cherry
Residential	Townsend	12	8	33 10 336 070 27805	1.00	Cherry
Farm	Townsend	12	13	33 10 336 080 24300	73.38	Apple
Farm	Townsend	12	11	33 10 336 070 26000	98.00	Apple
Farm	Townsend	12	12	33 10 336 070 25800	97.61	Apple
Farm	Townsend	11	12	33 10 336 070 05600	41.43	Apple
Farm	Townsend	12	10	33 10 336 070 23700	79.88	Apple
Farm	Townsend	11	10	33 10 336 070 07400	99.84	Cherry
Farm	Townsend	9	8	33 10 336 050 54800	77.65	Cherry
Farm	Woodhouse	2	3	33 10 337 030 22400	193.58	Cherry

Instrument Creation

Search

## Search > Results

Name: SCHUYLER FARMS LIMITED

Parcel Types: (LT) Land Titles - (R) Registry

Number of Properties Found: 92

PIN	STATUS	ADDRESS	DESCRIPTION	
50285-0417 (LT)	ACTIVE		PART LOT 5, CONCESSION 13 TOWNSEND, AS IN NR231727, SAVE AND EXCEPT PART 2, PLAN 37R4714, NR337518, NR370075, NR554172, NR288234 AND PART 1,	Parcel Register
50285-0411 (LT)	ACTIVE		PART LOT 6, CONCESSION 13 TOWNSEND, PART 1, PLAN 37R5062; NORFOLK COUNTY	
50285-0405 (LT)	ACTIVE		PART OF LOTS 4 AND 5 CONCESSION 13 TOWNSEND, PARTS 1, 2, 3, 4, 5, 6 AND 7 ON 37R10973; SUBJECT TO AN EASEMENT OVER PART LOT 5 CONCESSION 13	
50285-0388 (LT)	INACTIVE		PART LOTS 4 & 5, CONCESSION 13 TOWNSEND, PARTS 1, 2, 3, 4, 5 & 6, PLAN 37R10937; SUBJECT TO AN EASEMENT OVER PART 3, PLAN 37R9567 AS IN	
50285-0387 (LT)	INACTIVE	336 CONC 13, SIMCOE	PT LTS 4 & 5 CON 13 TOWNSEND PT 7 37R10973; NORFOLK COUNTY	
50285-0386 (LT)	INACTIVE		PT LTS 4 & 5 CON 13 TOWNSEND PTS 1, 2 & 3 37R10973; SUBJECT TO AN EASEMENT OVER PART LT 5 CON 13 TOWNSEND PART 2 37R10973 IN FAVOUR OF PART	
50285-0375 (LT)	ACTIVE		PT LT 6 CON 12 TOWNSEND AS IN NR402563 S & E PT 1 37R10552; S 1/4 LT 6 CON 12 TOWNSEND S & E PT 1 37R10558 & PT 1 37R10518; NORFOLK COUNTY	
50285-0373 (LT)	INACTIVE	, SIMCOE	PT LT 6 CON 12 TOWNSEND AS IN NR402563 S & E PT 1 37R10552; S 1/4 LT 6 CON 12 TOWNSEND S & E PT 1 37R10558; NORFOLK COUNTY	
50285-0372 (LT)	INACTIVE		PT LT 6 CON 12 TOWNSEND AS IN NR402563 S & E PT 1 37R10552; NORFOLK COUNTY	
50285-0370 (LT)	INACTIVE		S 1/4 LT 6 CON 12 TOWNSEND S & E PT 1 37R10558; NORFOLK COUNTY	
50285-0338 (LT)	INACTIVE	, SIMCOE	PT LT 5, CON 13 TOWNSEND AS IN NR439180 (FIRSTLY & THIRDLY) EXCPET PTS 1 ON 37R3765 & PT 4 ON 37R9567, S/T EASEMENT OVER PT 3 ON 37R9567 IN	
50285-0250 (LT)	ACTIVE		SE 1/4 LT 5 CON 12 TOWNSEND EXCEPT PT 1 37R4618; NORFOLK COUNTY	
50285-0247 (LT)	INACTIVE	, SIMCOE	PT LT 6 CON 12 TOWNSEND AS IN NR402563; NORFOLK COUNTY	
50285-0242 (LT)	INACTIVE	CONCESSION 13 TOWNSEND, R.R. # 4, SIMCOE	S 1/4 LT 6 CON 12 TOWNSEND; NORFOLK COUNTY	
50285-0156 (LT)	INACTIVE	, TOWNSEND	PT LT 2-3 CON 13 TOWNSEND AS IN NR168685; S/T NR246536; NORFOLK COUNTY	
50285-0155 (LT)	INACTIVE	200 CONC 13 TOWNSEND, TOWNSEND	PT LT 3 CON 13 TOWNSEND AS IN NR260562 & NR294084 EXCEPT PT 7-8 37R7139; S/T NR246535; NORFOLK COUNTY	
50285-0140 (LT)	INACTIVE	383 CONC 14 TOWNSEND, TOWNSEND	PT LT 4-5 CON 13 TOWNSEND AS IN NR383812 & NR383800 EXCEPT PT 1 37R3240; NORFOLK COUNTY	
50285-0134 (LT)	INACTIVE		PT LT 5 CON 13 TOWNSEND AS IN NR439180 (FIRSTLY & THIRDLY) EXCEPT PT 1 37R3765; NORFOLK COUNTY	
50285-0133 (LT)	INACTIVE	231 CULVER RD, SIMCOE	PT LT 5 CON 13 TOWNSEND AS IN NR231727 EXCEPT PT 2 37R4714, NR337518, NR370075, NR554172, & NR288234; NORFOLK COUNTY	

▼ PIN	STATUS	ADDRESS	DESCRIPTION
50285-0125 (LT)	INACTIVE	276 CULVER ROAD, SIMCOE	PT LT 6 CON 13 TOWNSEND PT 1 & 4 37R5062; NORFOLK COUNTY
50285-0098 (LT)	ACTIVE		PT LT 4 CON 14 TOWNSEND PT 1 37R7906; NORFOLK COUNTY
50285-0097 (LT)	ACTIVE		PT LT 4-5 CON 14 TOWNSEND PT 1 37R1763, PT 1-3 37R8095 & PT 3-5 37R2711 EXCEPT PT 1 37R4620; NORFOLK COUNTY
50284-0330 (LT)	ACTIVE		PART LOTS 7, 8 AND 9, CONCESSION 12 TOWNSEND, AS IN NR359778, NR594152, PARTS 1 TO 6, PLAN 37R9342, PART 1, PLAN 37R3410, PART 2, PLAN
50284-0326 (LT)	ACTIVE		PART LOTS 10, 11 & 12 CONCESSION 12 TOWNSEND PART 2 37R652 AND AS IN NR307571 EXCEPT PT 1 37R2364, EXCEPT THE EASEMENT THEREIN (THIRDLY);
50284-0323 (LT)	ACTIVE	, SIMCOE	PART LOT 12 CONCESSION 12 TOWNSEND, PART 1 37R11282; NORFOLK COUNTY
50284-0320 (LT)	ACTIVE		PART LOTS 7, 8 & 9 CONCESSION 13 TOWNSEND AS IN NR282400, NR286482 (FOURTHLY, FIFTHLY) EXCEPT NR293103, NR323428, NR538150, PART 1 37R7138,
50284-0318 (LT)	ACTIVE		PT LOTS 7-12 CON 14 & PT LOT 12 PLAN 39B PARTS 4,5 & 6 37R8154, PARTS 1,2,3 & 4 37R8277, PART 1 37R8278; NORFOLK COUNTY
50284-0317 (LT)	INACTIVE	, TOWNSEND	PT LT 7-9 CON 13 TOWNSEND AS IN NR282400, NR286482 (FOURTHLY, FIFTHLY) EXCEPT NR293103, NR323428, NR538150, PT 1, 37R7138; NORFOLK COUNTY
50284-0313 (LT)	ACTIVE		PART OF LOTS 7 & 8, CON 13 TOWNSEND AS IN NR306590 (1STLY, 2NDLY, 3RDLY, 4THLY); SAVE & EXCEPT NR347060, PART 1, 37R-1018, PART 1, 37R-4886,
50284-0309 (LT)	INACTIVE	, SIMCOE	PART OF LOTS 7 & 8, CON 13 TOWNSEND AS IN NR306590 (1STLY, 2NDLY, 3RDLY, 4THLY); SAVE & EXCEPT NR347060, PART 1, 37R-1018, PART 1, 37R-4886,
50284-0304 (LT)	INACTIVE	683 CONCESSION 13 TOWNSEND, SIMCOE	PT LT 7-9 CON 12 TOWNSEND AS IN NR359778, NR594152, PT 1 TO 6 37R9342, PT 1 37R3410, PT 2 37R4153, PT 1, 2, 4 37R8914 & PT 1, 3 TO 19
50284-0303 (LT)	ACTIVE	CONCESSION 13 ROAD, SIMCOE	PT LT 8, CON 12, TOWNSEND, BEING PART 1 ON PLAN 37R-10496; NORFOLK COUNTY
50284-0302 (R)	INACTIVE		PT LT 10 CON 14 TOWNSEND AS IN NR530698; NORFOLK COUNTY
50284-0301 (LT)	INACTIVE	, TOWNSEND	PT LT 7 & 8, CON 13, TOWNSEND AS IN NR306590 (1STLY, 2NDLY, 3RDLY, 4THLY) EXCEPT NR347060, PT 1 ON 37R1018, PT 1 ON 37R4886, PTS 1 & 2
50284-0299 (LT)	INACTIVE		PT LT 7 & 8, CON 13, TOWNSEND AS IN NR306590 (FIRSTLY,SECONDLY, THIRDLY, FOURTHLY) EXCEPT NR347060, PT 1 ON 37R1018, PT 1 ON 37R4886;
50284-0258 (LT)	ACTIVE	914 CONC 14 TOWNSEND, TOWNSEND	PT LT 12 CON 14 TOWNSEND; PT LT 12 PL 39B PT 1 37R1337 & AS IN NR524150 (PARCEL ONE) EXCEPT PT 1 37R6717; NORFOLK COUNTY
50284-0257 (LT)	ACTIVE	914 CONC 14 TOWNSEND, TOWNSEND	PT LT 12 CON 14 TOWNSEND; PT LT 12 PL 39B AS IN NR524151 EXCEPT PT 2, 3, 4, 5 37R7676; NORFOLK COUNTY
50284-0219 (LT)	ACTIVE		PT LT 9-10 CON 13 TOWNSEND PT 2 37R1947, PT 2 37R1905 & AS IN NR578378 (FIRSTLY, FOURTHLY); NORFOLK COUNTY
50284-0209 (LT)	INACTIVE	550 CONCESSION 13 EAST, R.R.4, SIMCOE	PT LT 7-9 CON 13 TOWNSEND AS IN NR282400, NR286482 (FOURTHLY, FIFTHLY) EXCEPT NR293103, NR323428, NR538150; NORFOLK COUNTY
50284-0207 (LT)	ACTIVE	1400 BLUELINE RD, TOWNSEND	PT LT 7 CON 13 TOWNSEND PT 1 37R2625 EXCEPT PT 1 37R4256; NORFOLK COUNTY
50284-0200 (LT)	INACTIVE	1434 BLUELINE RD, TOWNSEND	PT LT 7-8 CON 13 TOWNSEND AS IN NR306590 (FIRSTLY, SECONDLY, THIRDLY, FOURTHLY) EXCEPT NR347060, PT 1 37R1018; NORFOLK COUNTY
50284-0199 (LT)	ACTIVE		PT LT 10 CON 14 TOWNSEND AS IN NR400395 N OF GRAND TRUNK RAILWAY ROW; NORFOLK COUNTY
50284-0197 (LT)	ACTIVE		PT LT 10 CON 14 TOWNSEND AS IN NR610383; NORFOLK COUNTY

▼ PIN	STATUS	ADDRESS	DESCRIPTION
50284-0194 (R)	INACTIVE		PT LT 7-12 CON 14 TOWNSEND; PT LT 12 PL 39B; NORFOLK COUNTY
50284-0190 (LT)	ACTIVE	710 CONCESSION 14 TOWNSEND, SIMCOE	PT LT 9 CON 14 TOWNSEND AS IN NR439180 (FOURTHLY); NORFOLK COUNTY
50284-0185 (LT)	ACTIVE		PT LT 8-9 CON 14 TOWNSEND PT 2 37R8106, AS IN NR580948 (FIRSTLY) S OF PT 1 37R8277; NORFOLK COUNTY
50284-0184 (LT)	ACTIVE		PT LT 8-9 CON 14 TOWNSEND AS IN NR580948 (FIRSTLY, THIRDLY, FOURTHLY, FIFTHLY, SIXTHLY) N OF PT 1 37R8277; NORFOLK COUNTY
50284-0173 (LT)	ACTIVE	538 CONC 14 TOWNSEND, TOWNSEND	PT LT 7-8 CON 14 TOWNSEND PT 1 37R6333 EXCEPT PT 1 37R7820, PT 1 37R8154; NORFOLK COUNTY
50284-0170 (LT)	ACTIVE	443 HIGHWAY 3, TOWNSEND	PT LT 9 CON 14 TOWNSEND PT 1 37R8106; NORFOLK COUNTY
50284-0148 (LT)	ACTIVE		PT LT 10-11 CON 14 TOWNSEND AS IN NR520451 EXCEPT PT 1 37R7880; NORFOLK COUNTY
50284-0140 (LT)	INACTIVE	, TOWNSEND	PT LT 10-12 CON 12 TOWNSEND PT 2 37R652 AND AS IN NR307571 EXCEPT PT 1 37R2364, EXCEPT THE EASEMENT THEREIN (THIRDLY); NORFOLK COUNTY
50284-0118 (LT)	ACTIVE	CONCESSION ROAD 13, SIMCOE	PT LT 8 CON 12, TOWNSEND BEING PT 1 ON 37R10226 ; T/W NR144489; NORFOLK COUNTY
50283-0340 (LT)	ACTIVE	, TOWNSEND	PT LT 10-11 CON 11 TOWNSEND AS IN NR532220; NORFOLK COUNTY
50283-0329 (LT)	ACTIVE	, TOWNSEND	PT LT 12 CON 11 TOWNSEND PT 1 37R744; NORFOLK COUNTY
50283-0267 (LT)	ACTIVE	, TOWNSEND	PT LT 8 CON 9 TOWNSEND PT 2, 4 & 6 37R5093 EXCEPT PT 1 37R6693 & PT 1 37R8756; NORFOLK COUNTY
50272-0179 (LT)	ACTIVE	, TOWNSEND	PT LT 13 CON 12 TOWNSEND AS IN NR411243; NORFOLK COUNTY
50271-0448 (LT)	ACTIVE		PART OF UNIT 6 PLAN D-37-5 TOWNSEND DESIGNATED AS PART 1, 37R-7899; SAVE & EXCEPT PART 1, 37R-10853; NORFOLK COUNTY
50271-0444 (LT)	ACTIVE		PCL 17-2 SEC D5; PT UNIT 17 PL D-37-5 PT 3 37R3198, EXCEPT PT 1, 37R10801; NORFOLK COUNTY; SUBJECT TO AN EASEMENT OVER PT 2, 37R10801 IN
50271-0438 (LT)	ACTIVE	1440 14TH CONCESSION ROAD, TOWNSEND	PT UNIT 6 PL D-37-5 PT 1 37R7611; SAVE & EXCEPT PT 1 37R10656 HALDIMAND COUNTY
50271-0411 (LT)	ACTIVE		PT LT 14 - 15 CON 14 TOWNSEND; PT 2, 3 & 4, 37R10287; SUBJECT TO AN EASEMENT AS IN NR527785; NORFOLK COUNTY
50271-0401 (LT)	ACTIVE		PT LT 17 CON 14 TOWNSEND PT 5 37R8377; NORFOLK COUNTY
50271-0365 (LT)	ACTIVE		PT LT 13-15 CON 14 TOWNSEND PT 1 TO 3 37R8376 EXCEPT PT 1 37R8457; NORFOLK COUNTY
50271-0352 (LT)	ACTIVE	, SIMCOE	PT LT 15 CON 14 TOWNSEND PT 1 37R2438; NORFOLK COUNTY
50271-0345 (LT)	INACTIVE	879 HIGHWAY 3, TOWNSEND	PT LT 14-15 CON 14 TOWNSEND AS IN NR527785; S/T NR527785;; NORFOLK COUNTY
50271-0185 (LT)	ACTIVE	5017 HIGHWAY # 3, R. R. # 5, SIMCOE	PCL 17-5 SEC D5; PT UNIT 17 PL D-37-5 PT 1 37R4574 EXCEPT PT 1 37R4707; NORFOLK COUNTY
50271-0184 (LT)	INACTIVE	19 OMAHONEY ROAD, SIMCOE	PCL 17-2 SEC D5; PT UNIT 17 PL D-37-5 PT 3 37R3198; NORFOLK COUNTY
50271-0150 (LT)	INACTIVE	CONCESSION 14 ROAD, SIMCOE	PART OF UNIT 6 PLAN D-37-5 DESIGNATED AS PART 1, 37R-7899; NORFOLK COUNTY
50270-0030 (LT)	INACTIVE	CONCESSION 11 TOWNSEND, WATERFORD	PCL 8-10 SEC D2; UNIT 13 PL D-37-2; PT UNIT 8 PL D-37-2 PT 1 & 2 37R4863; NORFOLK COUNTY
50257-0268 (LT)	ACTIVE		PART OF LOT 13 CONCESSION 6 WOODHOUSE AS IN NR314314; SAVE & EXCEPT EXPROP PL666 (NR290547), PART 1, 37R-4947 & PARTS 1, 2, 3, 4 & 5,
50257-0266 (LT)	INACTIVE	HWY 3, SIMCOE	PT LT 13 CON 6 WOODHOUSE AS IN NR314314 EXCEPT EXPROP PL666 (NR290547) & PT 1 37R4947 & EXCEPTS PTS 3,4 & 5 PL 37R10683; S/T NR273548;

▼ PIN	STATUS	ADDRESS	DESCRIPTION
50257-0107 (LT)	INACTIVE	HWY 3, SIMCOE	PT LT 13 CON 6 WOODHOUSE AS IN NR314314 EXCEPT EXPROP PL666 (NR290547) & PT 1 37R4947; S/T NR273548; NORFOLK COUNTY
50239-0214 (LT)	ACTIVE	573 HIGHWAY 6, PORT DOVER	PT LT 7 CON 2 WOODHOUSE AS IN NR562081; NORFOLK COUNTY
50238-0343 (LT)	ACTIVE	, SIMCOE	PT LT 11 CON 6 WOODHOUSE PT 1 37R10549; NORFOLK COUNTY
50238-0341 (LT)	ACTIVE		PT LT 7 CON 6 WOODHOUSE AS IN NR415823 EXCEPT PT 7 37R4143 & PT 1 37R10517; NORFOLK COUNTY
50238-0339 (LT)	ACTIVE		PT LT 7-8 CON 6 WOODHOUSE AS IN NR391139, NR392929 & PT 2 37R10506; NORFOLK COUNTY
50238-0338 (LT)	INACTIVE		PT LT 8 CON 6 WOODHOUSE PT 2 37R10506; NORFOLK COUNTY
50238-0336 (LT)	INACTIVE	HWY #3 EAST, R.R.#5, SIMCOE	PT LT 8 CON 6 WOODHOUSE PTS 1 & 2 37R10506; NORFOLK COUNTY
50238-0322 (LT)	ACTIVE		PT LT 5-6, CON 5, WOODHOUSE AS IN NR436102 EXCEPT PTS 1 & 2 37R4452, PT 14 TO 16 37R8602, PTS 1 & 2 37R9882; S/T NR237292, NR267717,
50238-0207 (LT)	INACTIVE	891 CONC 6 WOODHOUSE, SIMCOE	PT LT 11 CON 6 WOODHOUSE AS IN NR500920 EXCEPT PT 2 37R4857; NORFOLK COUNTY
50238-0191 (LT)	ACTIVE	659 CONC 6 WOODHOUSE, WOODHOUSE	PT LT 8 CON 6 WOODHOUSE PT 1 37R1989 EXCEPT PT 1 37R5588, PT 1 37R7766, PT 1 37R8363; NORFOLK COUNTY
50238-0188 (LT)	INACTIVE	HIGHWAY 3, SIMCOE	PT LT 8 CON 6 WOODHOUSE AS IN NR525946; NORFOLK COUNTY
50238-0184 (LT)	INACTIVE	, SIMCOE	PT LT 7 CON 6 WOODHOUSE AS IN NR415823 EXCEPT PT 7 37R4143; NORFOLK COUNTY
50238-0181 (LT)	ACTIVE		PT LT 7 CON 6 WOODHOUSE AS IN NR535731 (SECONDLY); NORFOLK COUNTY
50238-0176 (LT)	INACTIVE		PT LT 7 CON 6 WOODHOUSE AS IN NR391139 & NR392929; NORFOLK COUNTY
50238-0164 (LT)	INACTIVE	418 CONC 5 WOODHOUSE, WOODHOUSE	PT LT 5-6 CON 5 WOODHOUSE AS IN NR436102 EXCEPT PT 1 & 2 37R4452, PT 14 TO 16 37R8602; S/T NR237292; S/T NR267717, NR312551; NORFOLK COUNTY
50238-0133 (LT)	ACTIVE		PT LT 5-6 CON 6 WOODHOUSE PT 1 37R8978 & AS IN NR397483 EXCEPT PT 1 & 3 37R4143, PT 8 & 9 37R8602; S/T NR312552; NORFOLK COUNTY
50238-0125 (LT)	ACTIVE	477 IRELAND RD, WOODHOUSE	PT LT 4 CON 6 WOODHOUSE AS IN NR546264 EXCEPT PT 1 37R8225; NORFOLK COUNTY
50209-0487 (LT)	ACTIVE		PART LOT 3 CONCESSION 2 WOODHOUSE PART 1 PLAN 37R8871 EXCEPT PART 1 PLAN 37R9146 AND PART 1 PLAN 37R9143; NORFOLK COUNTY
50209-0362 (R)	INACTIVE		PT LT 3 CON 2 WOODHOUSE; NORFOLK COUNTY
50207-0119 (LT)	INACTIVE	43 LAMPORT ST, VITTORIA	PT LT 7-8 BLK 19 PL 29B PT 1 37R4936 EXCEPT NR574348; NORFOLK COUNTY
50187-0208 (LT)	ACTIVE		PT LT 5-6 CON 13 WINDHAM AS IN NR402379, EXCEPT PT 1 & 2 37R4619, PT 1 & 2 37R7921 S/T NR293530, NR293531; S/T NR294078, NR295678; NORFOLK
50187-0162 (LT)	ACTIVE		PT LT 1-2 CON 13 WINDHAM PT 1 37R269 EXCEPT PT 2 37R3365; NORFOLK COUNTY

Property Information	
Municipal Address	864 Concession 14 Townsend
Assessment Roll Number	3310336070731000000
Date of Evaluation	November 21 2025

Evaluators Information	
Evaluators Name:	Neil Montague
Company Name:	Neil Montague Construction Ltd.
Address:	2401 Hwy 3 Jarvis
Phone:	519-587-4173
Email	admin@montagueconstruction.com
BCIN #	11677
<b>Purpose of Evaluation</b>	<input type="checkbox"/> Consent <span style="margin-left: 150px;"><input type="checkbox"/> Site Plan</span> <input type="checkbox"/> Zoning <span style="margin-left: 150px;"><input type="checkbox"/> Building Permit Application</span> <input type="checkbox"/> Minor Variance <span style="margin-left: 150px;"><input checked="" type="checkbox"/> Other <u>Severance</u></span>
<b>Building Information</b>	<input checked="" type="checkbox"/> Residential <span style="margin-left: 150px;"><input type="checkbox"/> Industrial</span> <input type="checkbox"/> Commercial <span style="margin-left: 150px;"><input type="checkbox"/> Agricultural</span>

Gross building area: (m <sup>2</sup> ):	248.4m <sup>2</sup>
Number of bedrooms:	4
Number of fixture units:	41
Daily Design Flow: (Litres)	3200 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)	Sand, T time = 8
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

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

<b>Existing Tank Size (litres):</b>	6900 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 checked="" type="checkbox"/> No
<input type="checkbox"/> In ground system	<input checked="" type="checkbox"/> Raised Bed system Height raised above original grade (metres)	

Setbacks (metres)	Tank	Distribution Pipe
Distance to buildings & structures	1.5m	> 15m
Distance to bodies of water	> 15m	> 15m
Distance to nearest well	> 15m	> 15m
Distance to proposed property lines	Front: > 2.5m Rear: > 1.5m	Left: > 2.5m Right: > 2.5m
		Front: > 2.5m Rear: > 3m
		Left: > 2.5m Right: > 3m

## 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	
	4 Bedrooms	2000	2000
	5 Bedrooms	2500	
		<b>Subtotal (A)</b>	<b>2000</b>

B) Plus Additional Flow for:		Quantity	(Q) Litres	Total
<b>Note:</b> Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.				
<b>Either</b>	Each bedroom over 5		500	
<b>Or</b>	Floor space for each 10m <sup>2</sup> over 200m <sup>2</sup> up to 400m <sup>2</sup>	50	100	500
	Floor space for each 10m <sup>2</sup> over 400m <sup>2</sup> up to 600m <sup>2</sup>		75	
	Floor space for each 10m <sup>2</sup> over 600m <sup>2</sup>		50	
<b>Or</b>	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)		50	
			<b>Subtotal (B)</b>	<b>500</b>
			<b>Subtotal A+B=Daily Design Flow (Q)</b>	<b>2500</b>

## Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units		How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	=	
Bathtub only(with or without shower)	1.5	X	5	7.5
Shower stall	1.5	X	=	
Wash basin / Lavatory (1.5 inch trap)	1.5	X	9	13.5
Water closet (toilet) tank operated	4.0	X	4	16
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	=	
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:				
<b>Total Number of Fixture Units:</b>				<b>41</b>

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
<b>Note:</b> building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
<b>Daily Design Flow (Q)</b>			<i>N/A</i>

### 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
<b>Daily Design Flow (Q)</b>			<i>N/A</i>

## 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)
<b>Residential Occupancy</b> house, apartment, camp for housing of workers	$3200 \text{ L} \times 2 =$	$6400 \text{ L}$
<b>All Other Occupancies</b>	$\times 3 =$	
<b>Holding Tank</b>	$\times 7 =$	

# Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F		
<input type="checkbox"/> <b>A. Absorption Trench</b>		
Total length of distribution pipe	Conventional $(Q \times T) + 200 =$ _____ m 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	
<input checked="" type="checkbox"/> <b>B. Filter Bed</b>		
<b>Effective Area</b> If $Q \leq 3000$ litres per day use $Q \div 75$ If $Q > 3000$ litres per day use $Q \div 50$ Level II-IV treatment units, use $Q \div 100$ <b>Distribution Pipe</b> <b>Contact Area = <math>(Q \times T) \div 850</math></b> <b>Mantel (see Part 1)</b>	<b>Effective area:</b> <u>3050</u> (Q) $\div$ <u>50</u> (75, 50, or 100) = <u>61</u> m <sup>2</sup> <b>Configured as:</b> <u>5</u> m x <u>7</u> m - each <b>Number of beds</b> <u>2</u>  <b>Number of runs:</b> <u>4</u> <b>Spacing of runs:</b> <u>0.90</u> m <b>Contact Area:</b> ( <u>1050</u> (Q) X <u>8</u> (T)) $\div$ 850 = <u>28.7</u> m <sup>2</sup> <u>550</u> m <sup>2</sup>	
<input type="checkbox"/> <b>C. Shallow Buried Trench</b>		
<b>Percolation time (T) of soil in minutes:</b> 1 < T ≤ 20 20 < T ≤ 50 50 < T < 125	<b>Length of distribution pipe (metres)</b> Q $\div$ 75 metres Q $\div$ 50 metres Q $\div$ 30 metres	<b>(L) =</b> _____ (Q) $\div$ _____ (75, 50, 30) = _____ m <b>Configured as:</b> _____ runs of _____ m Total: _____ m
<input type="checkbox"/> <b>D. Advance Treatment System</b>		
Provide description of system.		
<input type="checkbox"/> <b>E. Type A Dispersal Bed</b>		
<b>Stone Layer</b> If $Q \leq 3000$ litres per day, use $Q \div 75$ If $Q > 3000$ litres per day, use $Q \div 50$ <b>Sand Layer</b> 1 < T ≤ 15 use $(Q \times T) \div 850$ T > 15 use $(Q \times T) \div 400$	<b>Stone Layer =</b> _____ (Q) $\div$ _____ (75 or 50) = _____ m <sup>2</sup>  <b>Sand Layer =</b> ( _____ (Q) x _____ (T)) $\div$ (850 or 400) = _____ m <sup>2</sup>	
<input type="checkbox"/> <b>F. Type B Dispersal Bed</b>		
<b>Area = <math>(Q \times T) \div 400</math></b> <b>Linear Loading Rate (LLR)</b> T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min	<b>Area =</b> ( _____ (Q) x _____ (T)) $\div$ 400 = _____ m <sup>2</sup> <b>Pump chamber capacity =</b> _____ L <b>Length (Q <math>\div</math> LLR) =</b> _____ m <b>Bed configuration =</b> _____ m x _____ m = _____ m <sup>2</sup> <b>Number of Beds =</b> _____	
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.

Rock > 10m  
water > 5m

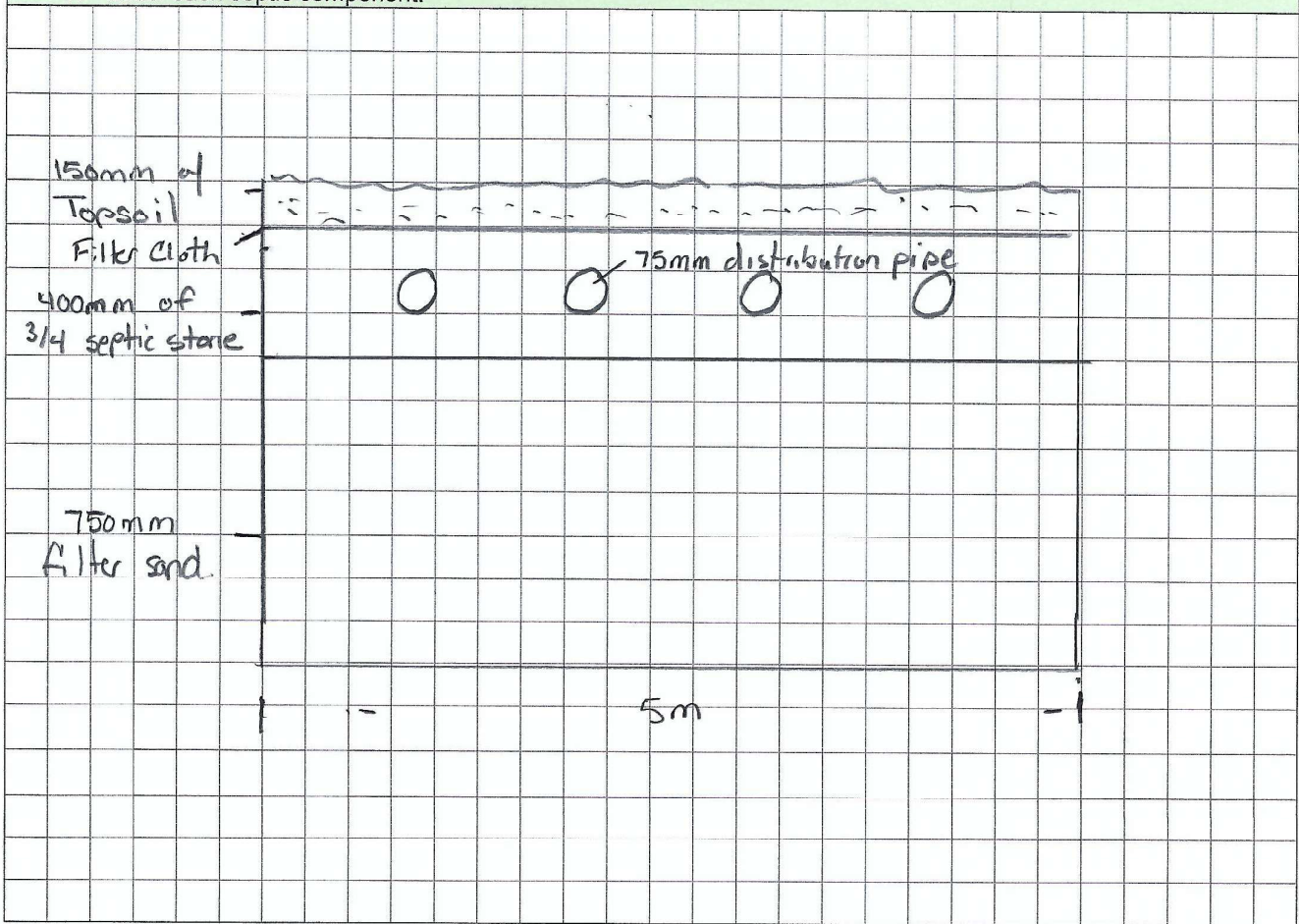
	Original grade
topsoil	
	0.5m
Silty Clay	1.0m
	1.5m

Soil and subgrade investigation. Indicate soil types

Topsoil  
Silty Clay

## Cross sectional drawings are required for all septic systems

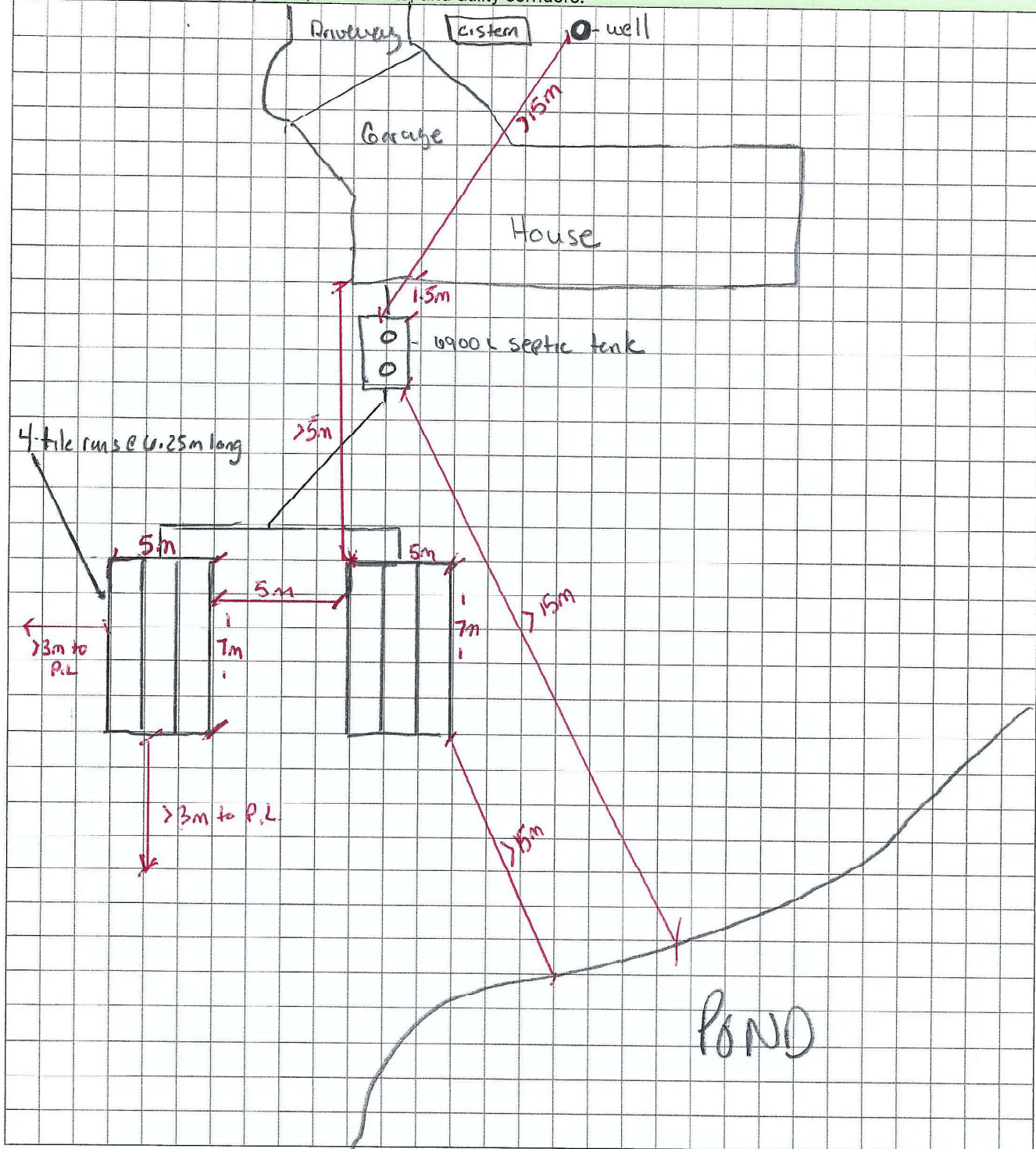
1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.



# Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

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



## Overall System Rating

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

Additional Comments:

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

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

## Verification

### Owner:

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

I, Brett Schuyler (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: *Brett Schuyler*

Date:

### Evaluator:

I, Neil Montague 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: *Neil Montague*

Date: *November 24, 2025*

## Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

## Kendall Wharton

---

**From:** Nathan Kolomaya <NKolomaya@brimage.com>  
**Sent:** February 3, 2026 4:27 PM  
**To:** Kendall Wharton  
**Cc:** Sherry Mott; Brett Schuyler; Marshall Schuyler  
**Subject:** LPRCA Receipt - 864 Concession 14 Townsend

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Kendall,

Please see below:

### Nathan Kolomaya

[nkolomaya@brimage.com](mailto:nkolomaya@brimage.com)

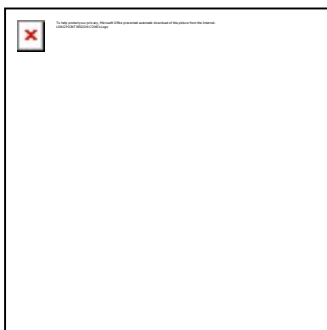
P 519.426.5840 F 519.426.7515

[www.brimage.com](http://www.brimage.com)

Brimage Law Group: PO Box 188 21 Norfolk St. N. Simcoe, ON N3Y 4L1

This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the solicitor-client or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful

**From:** LONG POINT REGION CONS (via Clover)  
**Sent:** Tuesday, February 03, 2026 4:25 PM  
**To:** Nathan Kolomaya <NKolomaya@brimage.com>  
**Subject:** Your receipt from LONG POINT REGION CONS



## LONG POINT REGION CONS

4 ELM STREET, TILLSON BURGE, ON N4G 0C4

+1 519-842-4242

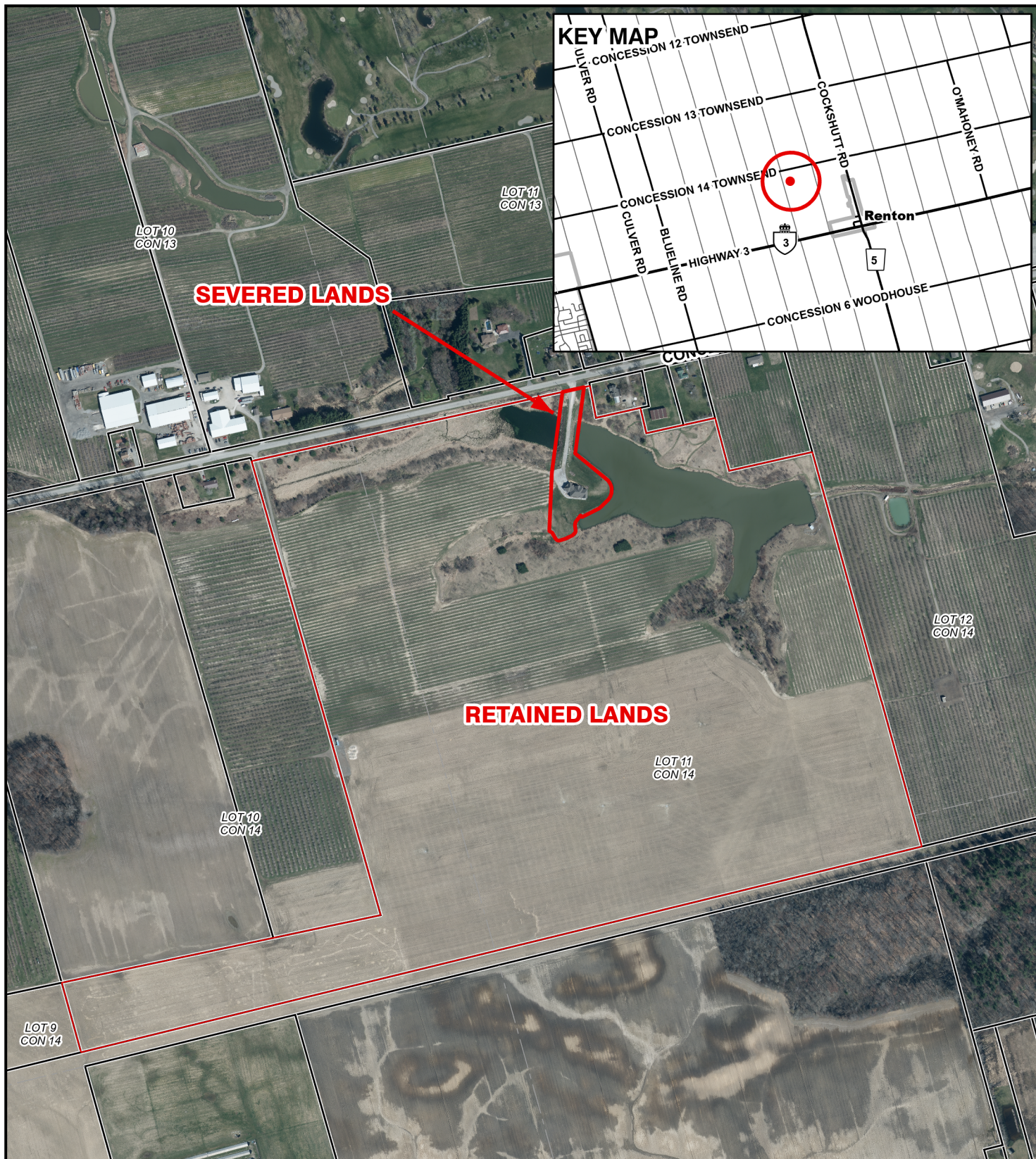
February 03, 2026 • 4:22 PM

**\$536.75**

full transaction receipt

<https://WWW.LPRCA.ON.CA>

View the [Clover Privacy Policy](#)

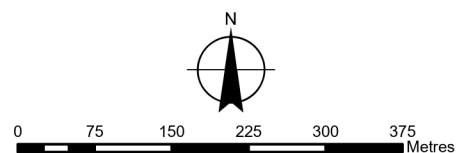


**Legend**

- Subject Lands
- Lands Owned

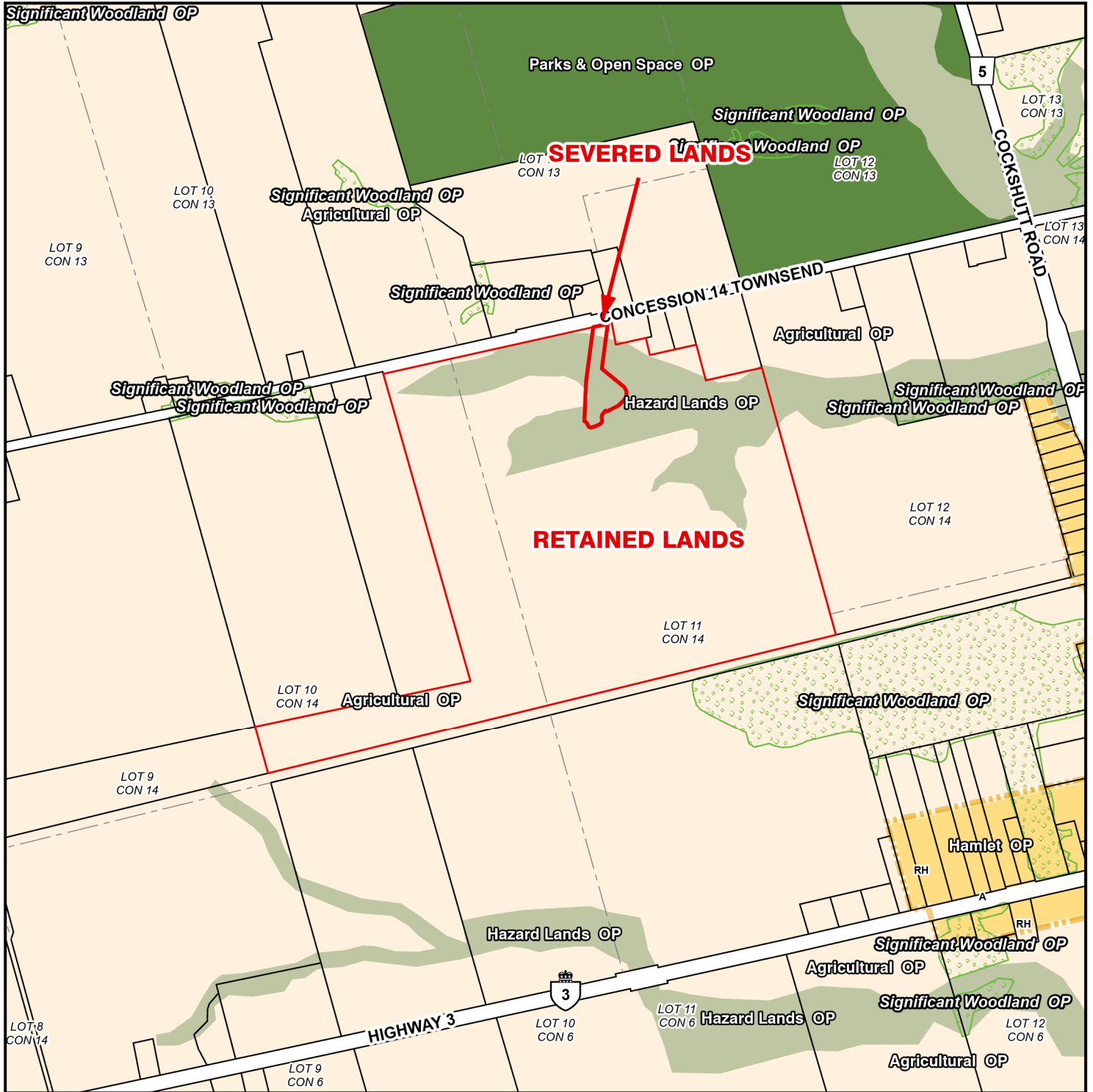
2/12/2026

2020 Air Photo





**OFFICIAL PLAN MAP**







Geographic Township of TOWNSEND



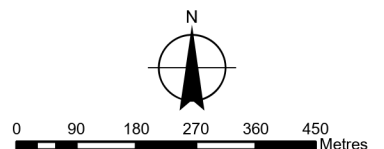
**Legend**

-  Subject Lands
-  Lands Owned

**Official Plan Designations**

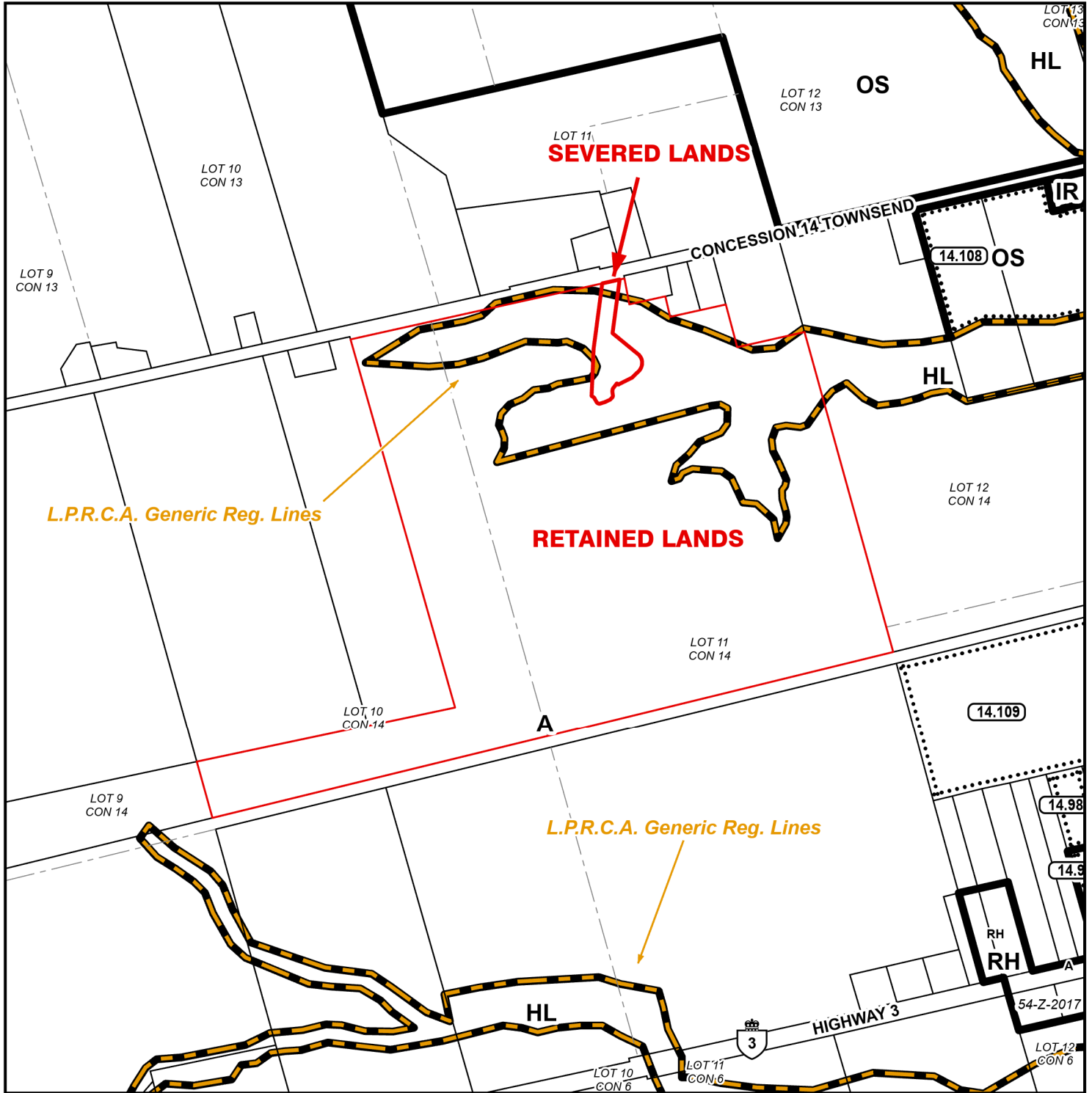
- |  |  |
|--|--|
|  Agricultural |  Parks & Open Space   |
|  Hazard Lands |  Hamlet Area Boundary |
|  Hamlet       |  Significant Woodland |

2/12/2026



**MAP C**  
**ZONING BY-LAW MAP**  
 Geographic Township of TOWNSEND

BNPL2026011



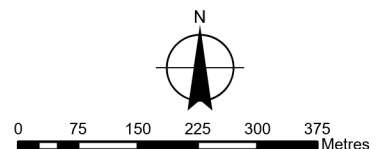
**LEGEND**

- Subject Lands
- Lands Owned
- LPRCA Generic Reg Lines

ZONING BY-LAW 1-Z-2014

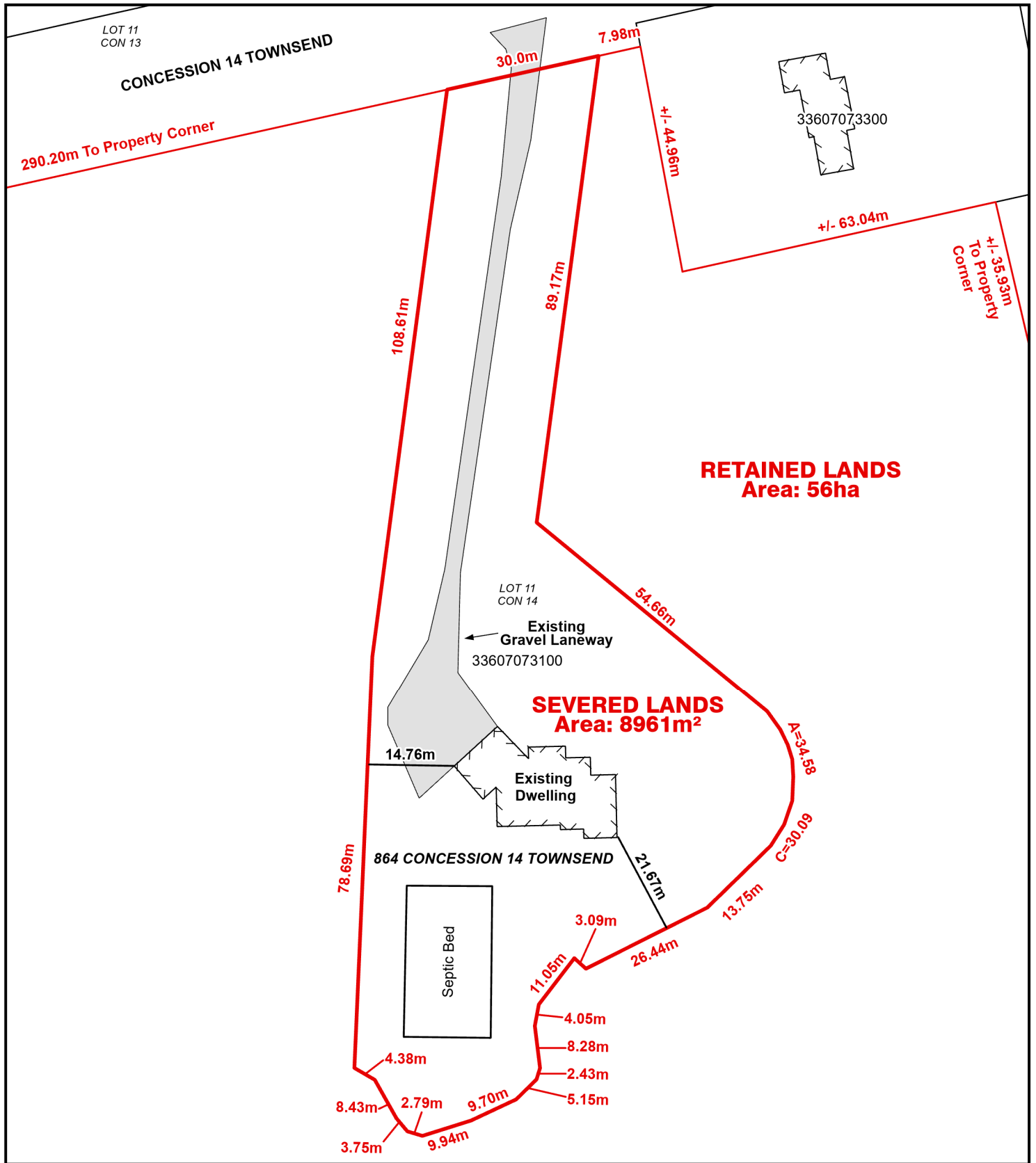
2/12/2026

- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- IR - Rural Institutional Zone



CONCEPTUAL PLAN

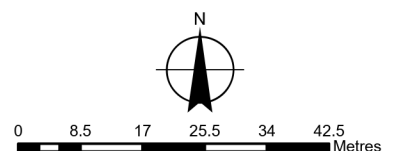
Geographic Township of TOWNSEND



Legend

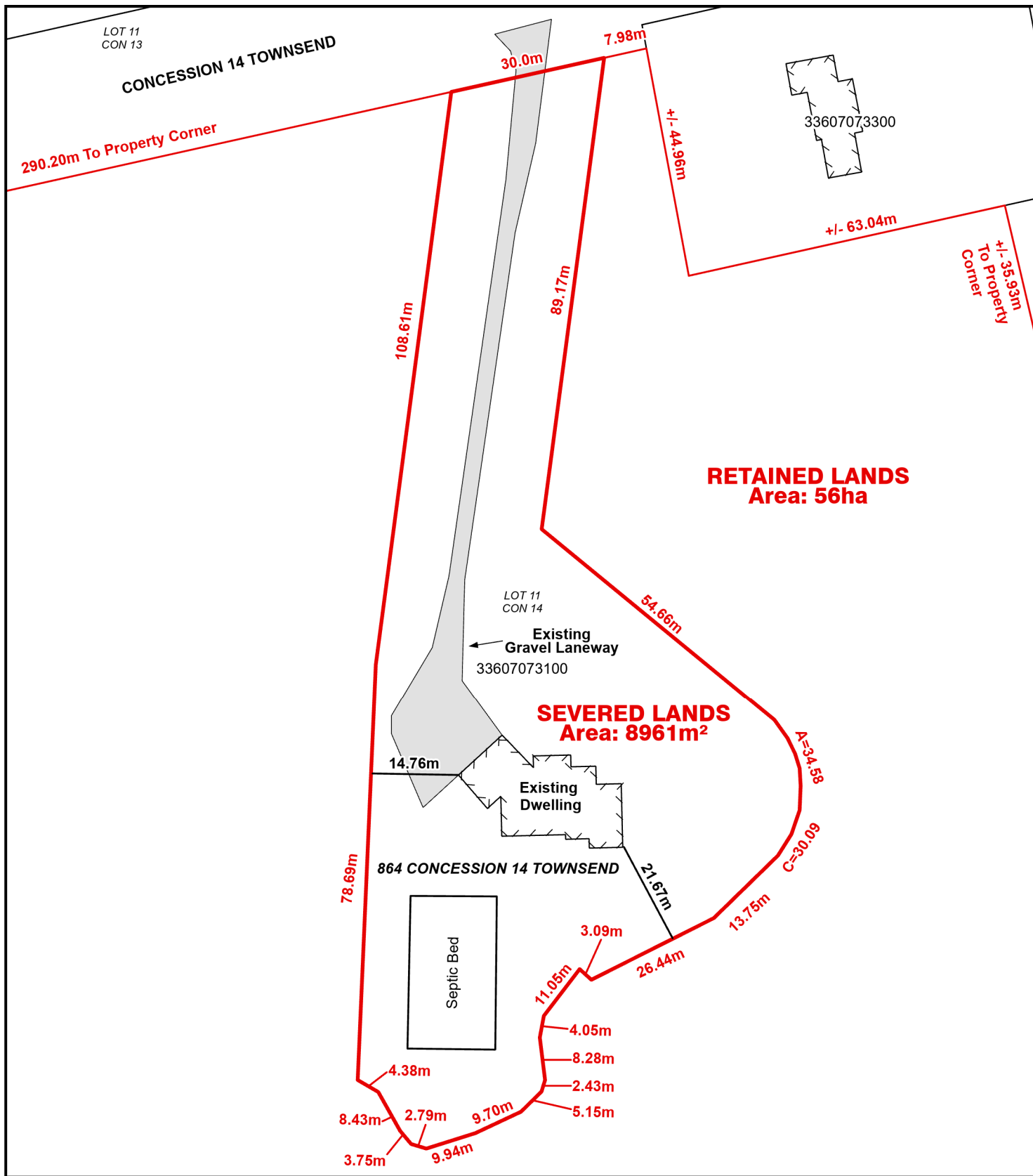
- Subject Lands
- Lands Owned

2/12/2026



## CONCEPTUAL PLAN

Geographic Township of TOWNSEND



### Legend

-  Subject Lands
-  Lands Owned

2/12/2026

