

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
- ☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 49404001000

A. Applicant Information

Name of Owner Hanns Farms Limited c/o Jerome Han

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 757 Windham Road 9

Town and Postal Code La Salette, Ontario N0E 1H0

Phone Number 226-931-5537

Cell Number _____

Email jerome@hannsfarms.com

Name of Applicant Same as owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of 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:

The Toronto-Dominion Bank
121 King Street, Delhi, Ontario N4B 1X9

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 48 CON 2 NTR MIDDLETON; PT RDAL BTN LT 47 & LT 48 CON 2 NTR MIDDLETON
AS CLOSED BY BY-LAW NR372733; NORFOLK COUNTY

Municipal Civic Address: 312 Norwich Townline Road, La Salette

Present Official Plan Designation(s): Agricultural and Hazard Lands

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

Agricultural buildings and single-family dwelling

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

N/A

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

N/A

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

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

Agricultural and single-family residential

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

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

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	882m	30m	12.1.2(b)(i)	840m	NIL
Lot depth	Irregular				
Lot width	Irregular				
Lot area	33.65ha	40ha	12.1.2(a)(i)	33.37ha	6.63ha
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

Section 12.1.2(a)(i) of the Zoning By-Law requires a minimum lot size of 40 ha.

The subject property is undersized and will be further undersized as a result of the proposed severance.

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

Frontage: 41.6m

Depth: Irregular

Width: Irregular

Lot Area: 2,786.3sqm

Present Use: Single-family residential

Proposed Use: Single-family residential

Proposed final lot size (if boundary adjustment): N/A

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

Description of land intended to be retained in metric units:

Frontage: 840m

Depth: Irregular

Width: Irregular

Lot Area: 33.37ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Greenhouse, barn, and kilns

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

Frontage: N/A

Depth:

Width: _____
Area: _____
Proposed Use: _____

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

Owners Name: Hanns Farms Limited
Roll Number: 491-023-36000
Total Acreage: 140ac
Workable Acreage: 90ac
Existing Farm Type: (for example: corn, orchard, livestock) Cabbage, radish & sweet potatoes
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 2021/03/01

Owners Name: Hanns Farms Limited
Roll Number: 491-027-33020 & 491-027-33100
Total Acreage: 70
Workable Acreage: 50
Existing Farm Type: (for example: corn, orchard, livestock) Cabbage, radish & sweet potatoes
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900
Date of Land Purchase: 2018/11/30

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

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

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

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

D. All Applications: Previous Use of the Property

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

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

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

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

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

E. All Applications: Provincial Policy

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

If no, please explain:

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

If no, please explain:

Severance of existing surplus 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 no, please explain:

Severance of existing surplus dwelling

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers

- ☐ Communal system

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

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands:

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

Norwich Townline Road

G. All Applications: Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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

	August 21st, 2025
_____ Owner/Applicant/Agent Signature	_____ Date

J. Owner's Authorization

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

I/We Seoung Han, President, Hanns Farms Limited am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Brimage Law Group 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.

 E-SIGNED by Seoung Han on 2025-08-21 16:35:14 EDT Owner	August 21st, 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, 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:

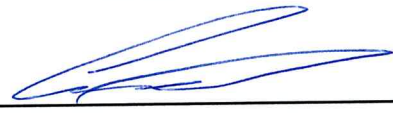
Norfolk County


Owner/Applicant/Agent Signature

In the Province of Ontario

This 28 day of August

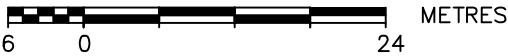
A.D., 2025



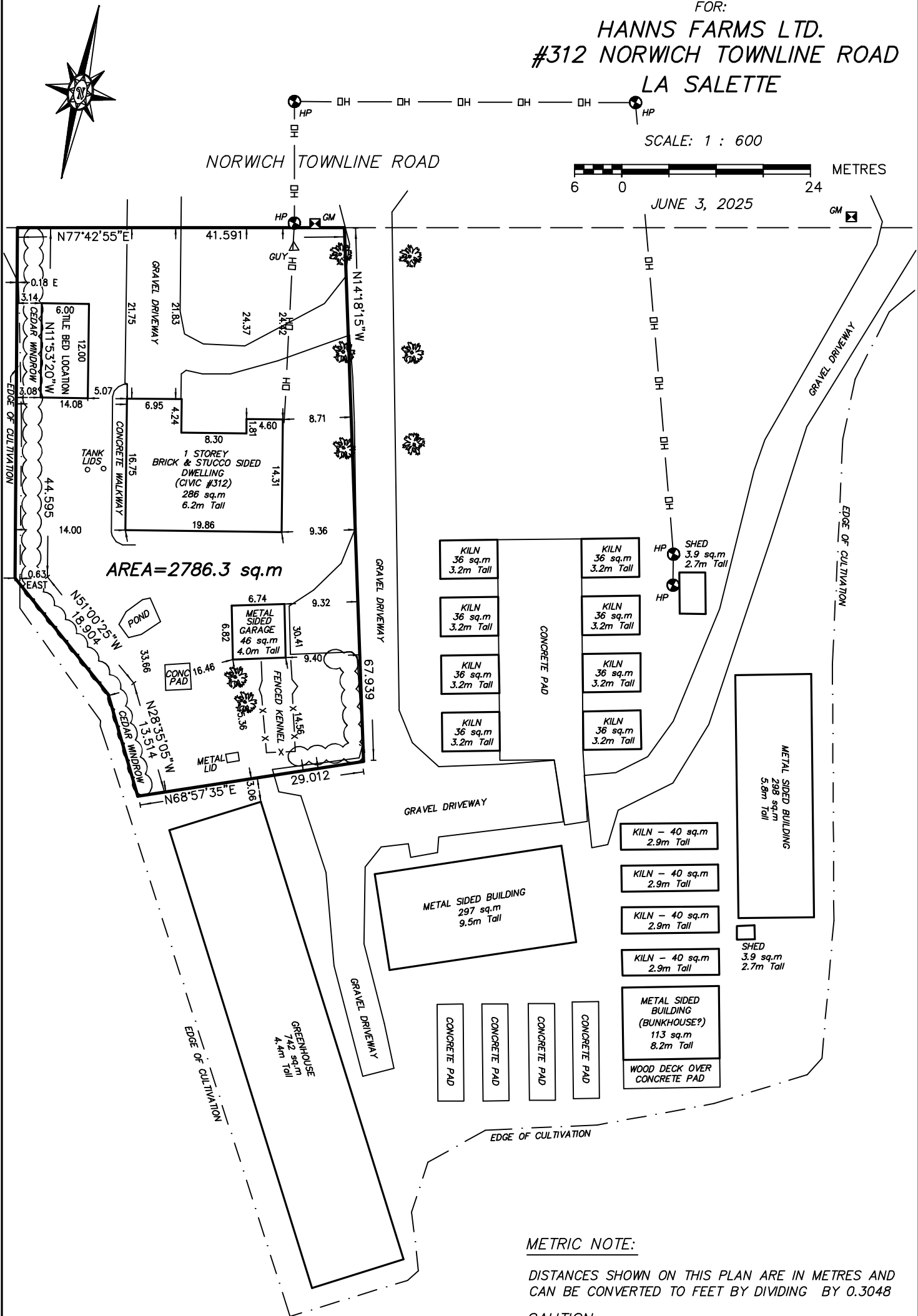
A Commissioner, etc.

PROPOSED SEVERANCE SKETCH
FOR:
HANNS FARMS LTD.
#312 NORWICH TOWNLINE ROAD
LA SALETTE

SCALE: 1 : 600



JUNE 3, 2025



PROPERTY DESCRIPTION:

PART OF LOT 48
CONCESSION 2, N.T.R.
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NORFOLK COUNTY

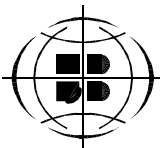
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METRIC NOTE:

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.



JEWITT AND DIXON
ONTARIO LAND SURVEYORS
A Division of Kim Husted Surveying Ltd.
A wholly owned subsidiary of
J.D. Barnes Limited

SURVEYING
MAPPING
GIS

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

DRAWN BY:
J.L.M.

CHECKED BY:
K.S.H.

REFERENCE NO.:
24-54-042-00

DATED: NOVEMBER 5, 2024

Property Information	
Municipal Address	312 Norwich Townline Rd
Assessment Roll Number	49444001000
Date of Evaluation	Nov 5/24

Evaluators Information	
Evaluators Name:	Allan Gee
Company Name:	Allan's Excavating Inc.
Address:	369 Charlotteville Rd 7, Simcoe
Phone:	519-428-9998
Email	info@allansexcavating.com
BCIN #	11446
Purpose of Evaluation	☐ Consent ☐ Zoning ☐ Minor Variance ☐ Site Plan ☐ Building Permit Application ☐ Other _____
Building Information	☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural

Gross building area: (m ²):	232 m ²
Number of bedrooms:	3
Number of fixture units:	
Daily Design Flow: (Litres)	
Is the building currently occupied?	☐ Yes ☐ No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	
Site slope	☒ Flat ☐ Moderate ☐ Steep
Soil condition:	☐ Wet ☒ Dry
Surface discharge observed	☐ Yes ☒ No
Odour detected:	☐ Yes ☒ No
Weather at time of evaluation:	18°C

System Description			
☐ Class 1 - Privy ☐ Class 2- Greywater ☐ Class 3 - Cesspool ☒ Class 4 - Leaching Bed ☐ Class 5 - Holding Tank			
Type of leaching bed. Class 4 -Leaching Bed only - Complete & attach Worksheet E			
☐ A. Absorption Trench	☒ B. Filter Bed	☐ C. Shallow Buried Trench	
☐ D. Advance Treatment System	☐ E. Type A Dispersal Bed	☐ F. Type B Dispersal Bed	
Existing Tank Size (litres):			
☒ Pre-cast Concrete	☐ Plastic	☐ Fibreglass	
☐ Wood	☐ Other (specify):	Pump: ☐ Yes ☐ No	
☒ In ground system	☐ Raised Bed system Height raised above original grade (metres)		
Setbacks (metres)	Tank	Distribution Pipe	
Distance to buildings & structures	5m		
Distance to bodies of water	0	0	
Distance to nearest well			
Distance to proposed property lines	Front: 35m Rear: 15m	Left: 30m Right: 9m	Front: 17m Rear: 17m Left: 30m Right: 3m

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

Owners Signature:

Date:

Evaluator:

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

* Evaluator Signature: 

Date: NOV 5/24

Building Department Review

Comments:

Building Inspectors Name:

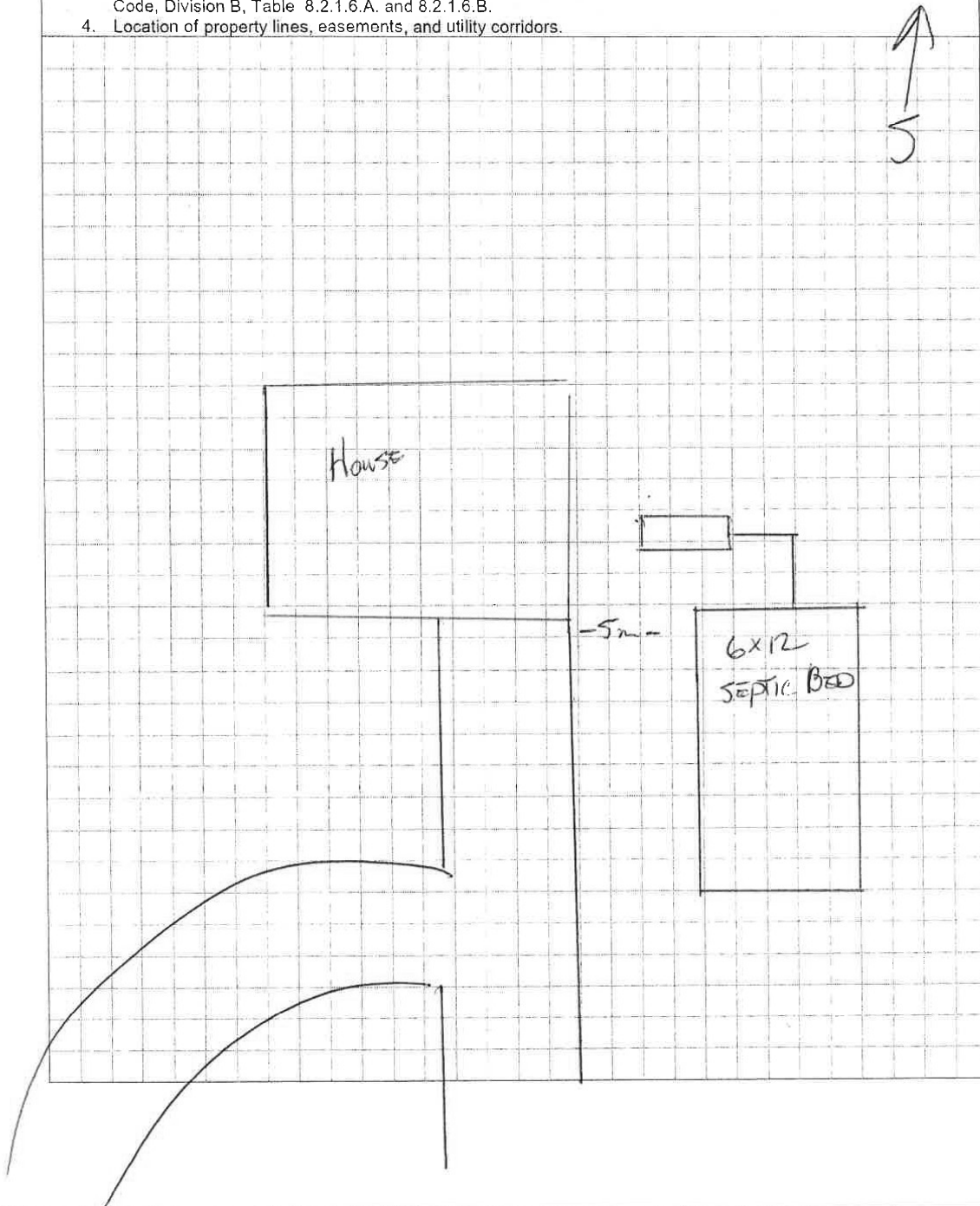
Building Inspector Signature:

Date:

Worksheet G: Septic Plot Plan

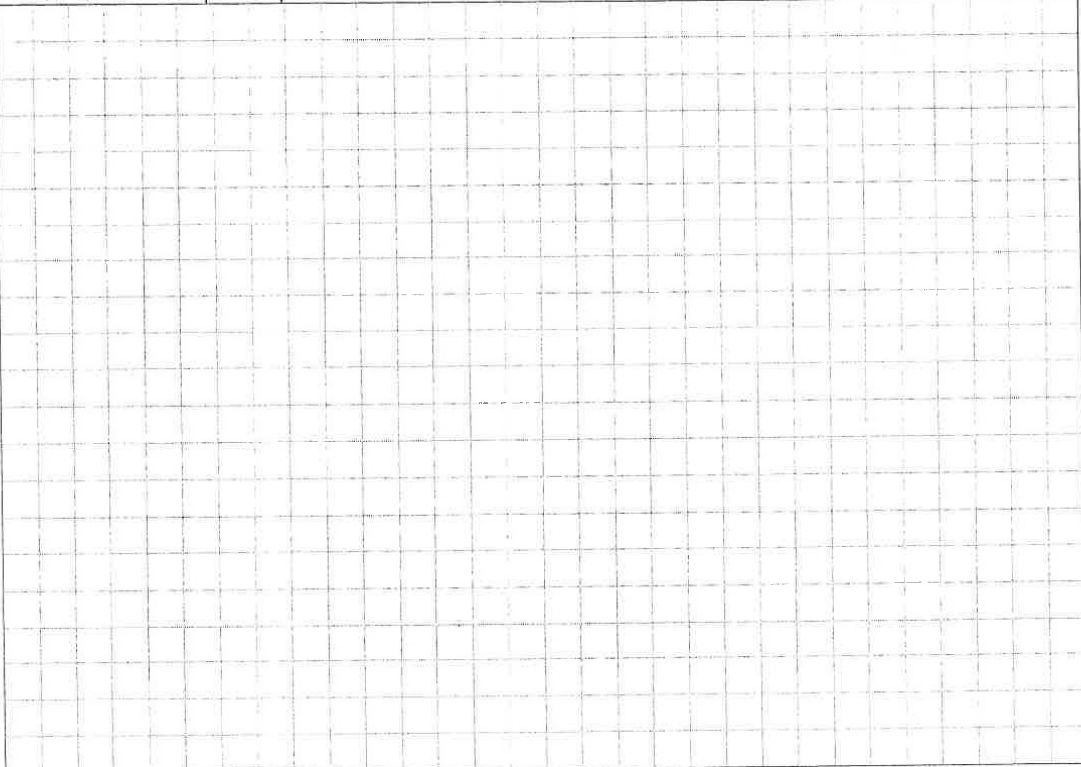
Please provide the following information on this work sheet:

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.



Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit 1. Soil sample to be taken at a depth of 2. Test pit to be a minimum 0.9m			
Indicate level of rock and ground water level below original grade.		Original grade	Soil and subgrade investigation. Indicate soil types
		0.5m	
		1.0m	
		1.5m	

Cross sectional drawings are required for all septic systems 1. Location of existing grade. 2. Measurements to each component, distances to water table 3. Label each septic component.


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 $(Q \times T) \div 200 =$ _____ m Type I leaching chambers $(Q \times T) \div 200 =$ _____ m Type II leaching chambers $(Q \times T) \div 300 =$ _____ m Configured as: _____ runs of _____ m Total: _____ m	
B. Filter Bed		
Effective Area If $Q \leq 3000$ litres per day use $Q \div 75$ If $Q > 3000$ litres per day use $Q \div 50$ Level II-IV treatment units, use $Q \div 100$ Distribution Pipe Contact Area = $(Q \times T) \div 850$ Mantel (see Part 1)	Effective area: <u>2820</u> (Q) $\div$ <u>75</u> (75, 50, or 100) = <u>38</u> m ² Configured as: _____ m x _____ m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m Contact Area: (_____ (Q) X _____ (T)) $\div$ 850 = _____ m ²	
C. Shallow Buried Trench		
Percolation time (T) of soil in minutes: 1 < T $\leq$ 20 20 < T $\leq$ 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 $Q \div 75$ If $Q > 3000$ litres per day, use $Q \div 50$ Sand Layer 1 < T $\leq$ 15 use $(Q \times T) \div 850$ T > 15 use $(Q \times T) \div 400$	Stone Layer = _____ (Q) $\div$ _____ (75 or 50) = _____ m ² Sand Layer = (_____ (Q) x _____ (T)) $\div$ (850 or 400) = _____ m ²	
F. Type B Dispersal Bed		
Area = $(Q \times T) \div 400$ Linear Loading Rate (LLR) T < 24 minutes, use 50 L/min If T $\geq$ 24 minutes, use 40 L/min	Area = (_____ (Q) x _____ (T)) $\div$ 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 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	2820	X 2 = 5640
All Other Occupancies		X 3 =
Holding Tank		X 7 =

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	
	5 Bedrooms	2500	2500
Subtotal (A)			

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	32	100	320
	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)	3.5	50	175
Subtotal (B)				
Subtotal A+B=Daily Design Flow (Q)				2820

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units		How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	3	= 18
Bathtub only(with or without shower)	1.5	X		=
Shower stall	1.5	X		=
Wash basin / Lavatory (1.5 inch trap)	1.5	X		=
Water closet (toilet) tank operated	4.0	X		=
Bidet	1.0	X		=
Dishwasher	1.0	X	1	= 1
Floor Drain (3 inch trap)	3.0	X		=
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	1	= 1.5
Domestic washing machine	1.5	X	1	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	1	= 1.5
Other:				
Total Number of Fixture Units:				23.5

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.



Ministry of Public and
Business Service Delivery

Profile Report

HANNS FARMS LIMITED as of February 24, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	HANNS FARMS LIMITED
Ontario Corporation Number (OCN)	1276279
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	March 05, 1998
Registered or Head Office Address	Attention/Care of SEAN HAN, 757 Windham Road 9, La Salette, Ontario, N0E 1H0, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	SEOUNG HI HAN
Address for Service	757 Windham Road 9, La Salette, Ontario, N0E 1H0, Canada
Resident Canadian	Yes
Date Began	March 06, 2015

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Director/Registrar

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Active Officer(s)

Name	SEOUNG HI HAN
Position	President
Address for Service	757 Windham Road 9, La Salette, Ontario, N0E 1H0, Canada
Date Began	March 06, 2015

Name	SEOUNG HI HAN
Position	Secretary
Address for Service	757 Windham Road 9, La Salette, Ontario, N0E 1H0, Canada
Date Began	March 06, 2015

Name	SEOUNG HI HAN
Position	Treasurer
Address for Service	757 Windham Road 9, La Salette, Ontario, N0E 1H0, Canada
Date Began	March 06, 2015

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Director/Registrar

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Corporate Name History

Name

HANNS FARMS LIMITED

Effective Date

March 05, 1998

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

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Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

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Document List

Filing Name	Effective Date
Annual Return - 2024 PAF: SEOUNG HI HAN	April 14, 2025
Annual Return - 2023 PAF: SEOUNG HI HAN	October 01, 2024
Annual Return - 2022 PAF: SEOUNG HI HAN	October 01, 2024
Annual Return - 2021 PAF: SEOUNG HI HAN	October 01, 2024
BCA - Articles of Amendment	September 25, 2024
Annual Return - 2020 PAF: SEAN HAN - DIRECTOR	April 04, 2021
Annual Return - 2016 PAF: SEAN HAN - DIRECTOR	November 29, 2020
Annual Return - 2019 PAF: SEAN HAN - DIRECTOR	November 29, 2020
Annual Return - 2019 PAF: SEAN HAN - DIRECTOR	May 24, 2020
CIA - Notice of Change PAF: PARMA CASHMAN - OTHER	May 21, 2020
Annual Return - 2018 PAF: SEAN HAN - DIRECTOR	August 25, 2019
Annual Return - 2018 PAF: SEAN HAN - DIRECTOR	July 14, 2019
CIA - Notice of Change PAF: SEOUNG HI HAN - DIRECTOR	February 06, 2019

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Annual Return - 2017 PAF: SEAN HAN - DIRECTOR	January 06, 2019
Annual Return - 2017 PAF: SEAN HAN - DIRECTOR	July 22, 2018
Annual Return - 2016 PAF: SEAN HAN - DIRECTOR	June 10, 2018
Annual Return - 2015 PAF: SEAN HAN - DIRECTOR	July 17, 2016
CIA - Notice of Change PAF: SEOUNG HI HAN - DIRECTOR	January 11, 2016
Annual Return - 2014 PAF: WON HI HAN - DIRECTOR	July 04, 2015
CIA - Notice of Change PAF: WON HI HAN - DIRECTOR	March 13, 2015
Annual Return - 2013 PAF: WON HI HAN - DIRECTOR	June 28, 2014
Annual Return - 2012 PAF: WON HI HAN - DIRECTOR	June 15, 2013
Annual Return - 2011 PAF: WON HI HAN - DIRECTOR	July 21, 2012
Annual Return - 2010 PAF: WON HI HAN - DIRECTOR	June 07, 2011
Annual Return - 2009 PAF: WON HI HAN - DIRECTOR	July 16, 2010
Annual Return - 2008 PAF: WON HI HAN - DIRECTOR	July 11, 2009
Annual Return - 2007 PAF: WON HI HAN - DIRECTOR	July 19, 2008
Annual Return - 2006 PAF: WON HI HAN - DIRECTOR	October 20, 2007

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Director/Registrar

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Annual Return - 2005 PAF: WON HI HAN - DIRECTOR	December 19, 2006
CIA - Notice of Change PAF: WON HAN - DIRECTOR	March 11, 2006
Annual Return - 2004 PAF: SEAN HAN - DIRECTOR	September 03, 2005
Annual Return - 2003 PAF: SEAN HAN - DIRECTOR	October 23, 2004
Annual Return - 2002 PAF: SEAN HAN - DIRECTOR	September 21, 2003
Annual Return - 2001 PAF: SEAN HAN - DIRECTOR	September 22, 2002
CIA - Notice of Change PAF: DAE MIN SON - OFFICER	August 28, 2002
CIA - Notice of Change PAF: DAE MIN SON - OFFICER	August 08, 2002
Annual Return - 2000 PAF: SEAN HAN - DIRECTOR	July 08, 2001
CIA - Notice of Change PAF: SEAN HAN - DIRECTOR	December 16, 1998
CIA - Initial Return PAF: WON HAN - DIRECTOR	December 08, 1998
BCA - Articles of Incorporation	March 05, 1998

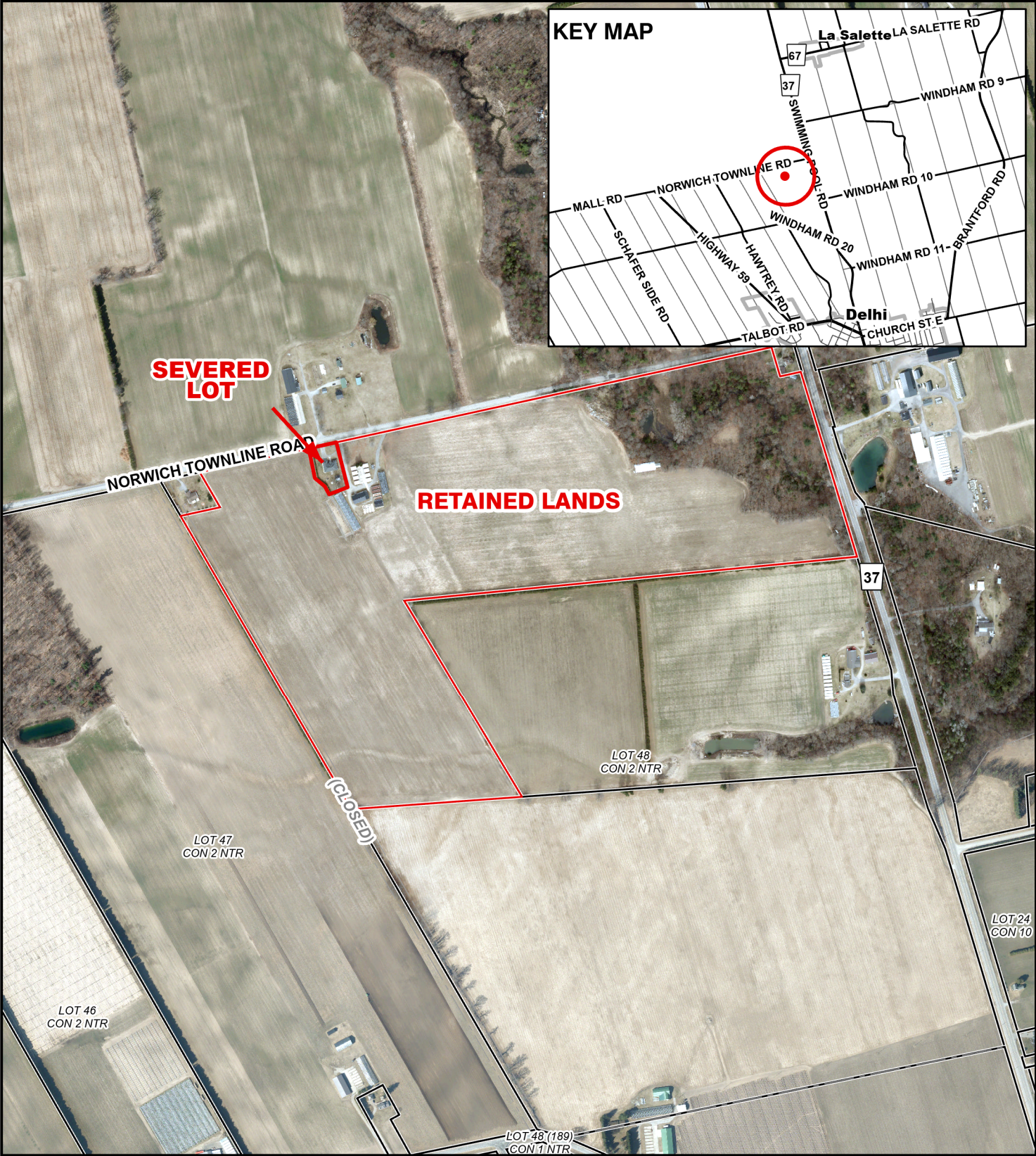
All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

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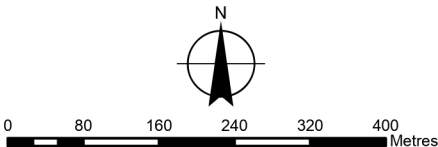
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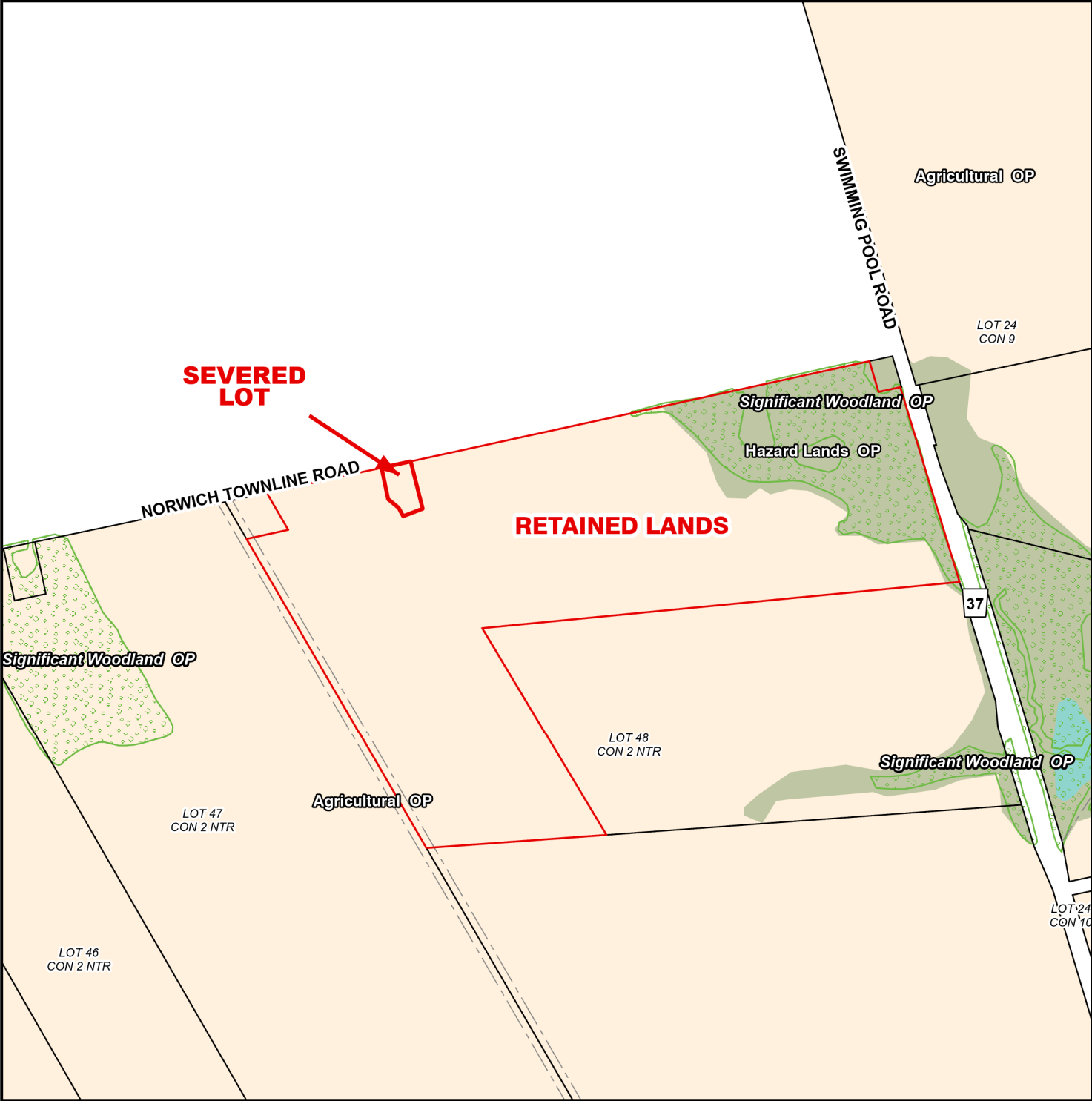
Subject Lands

Lands Owned

8/10/2026

2025 Air Photo





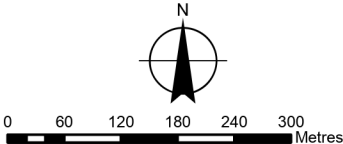
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Significant Woodland

8/10/2026

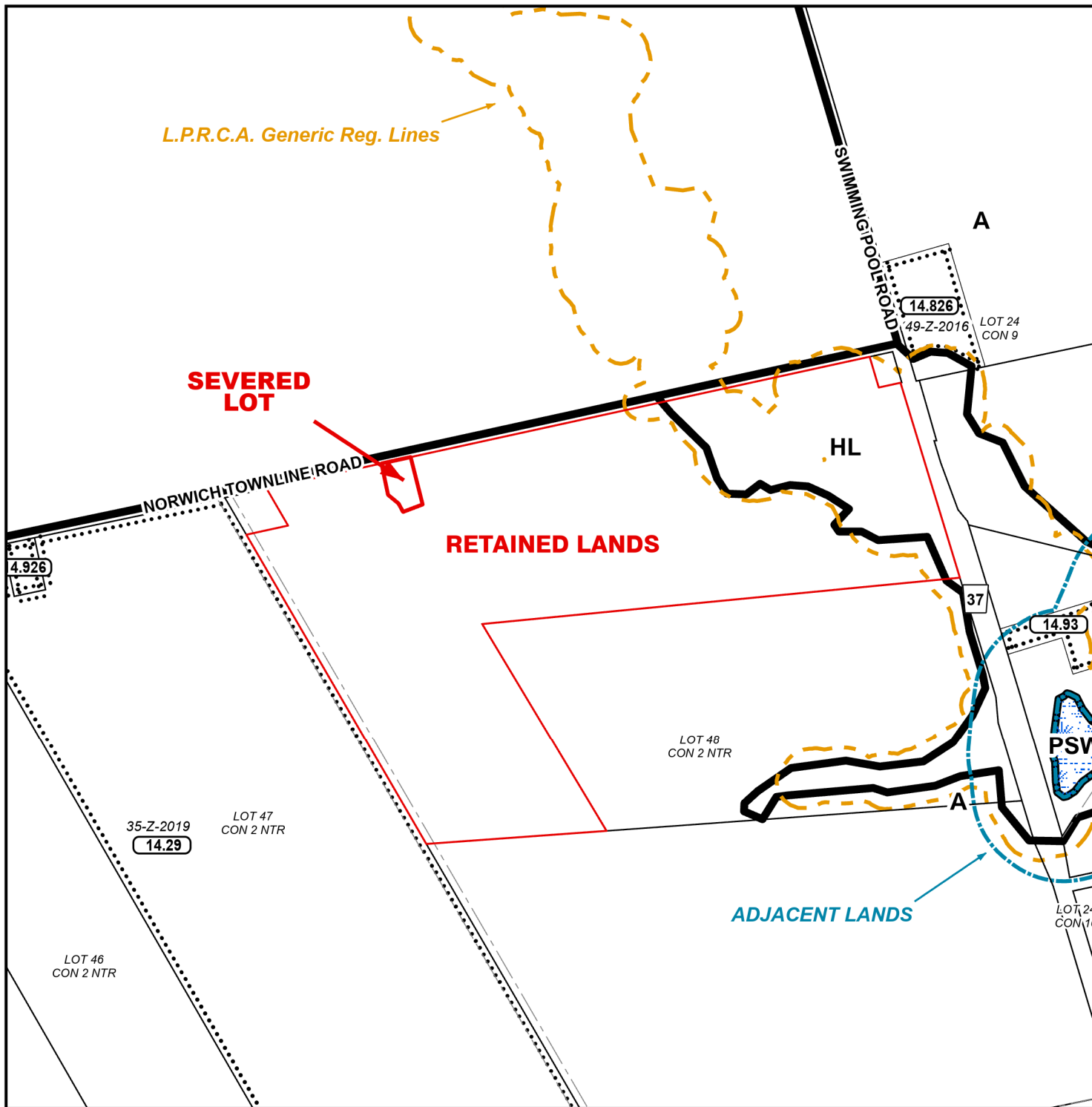


MAP C

ZONING BY-LAW MAP

Geographic Township of MIDDLETON

BNPL2026048
ANPL2026147



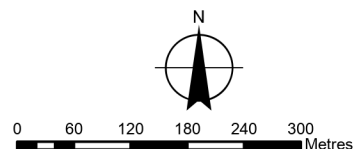
LEGEND

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

ZONING BY-LAW 1-Z-2014

8/10/2026

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone



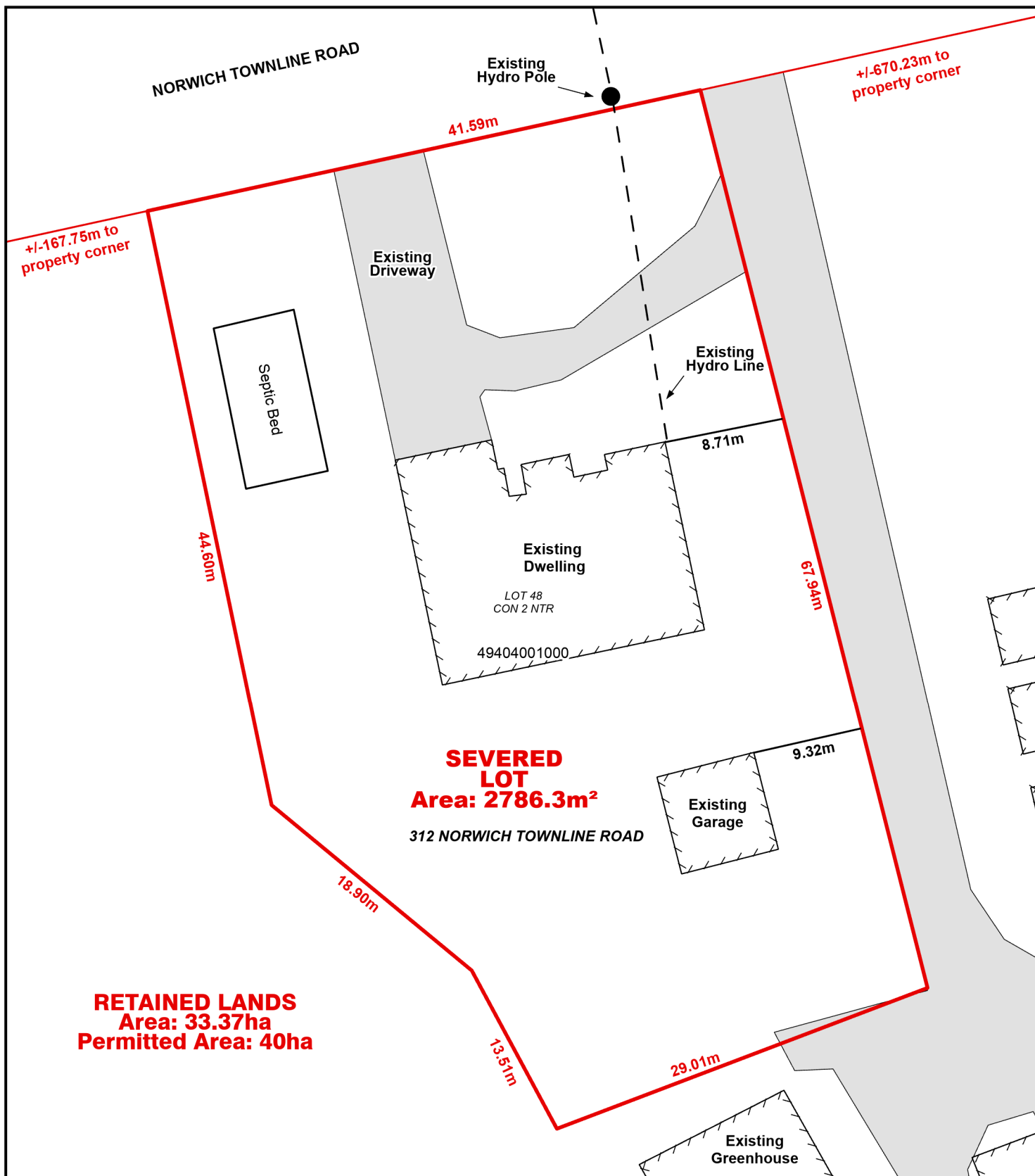
MAP D

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2026048

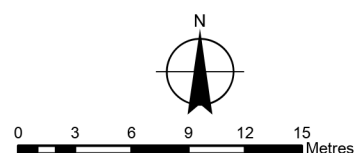
ANPL2026147



Legend

- Subject Lands
- Lands Owned

8/10/2026



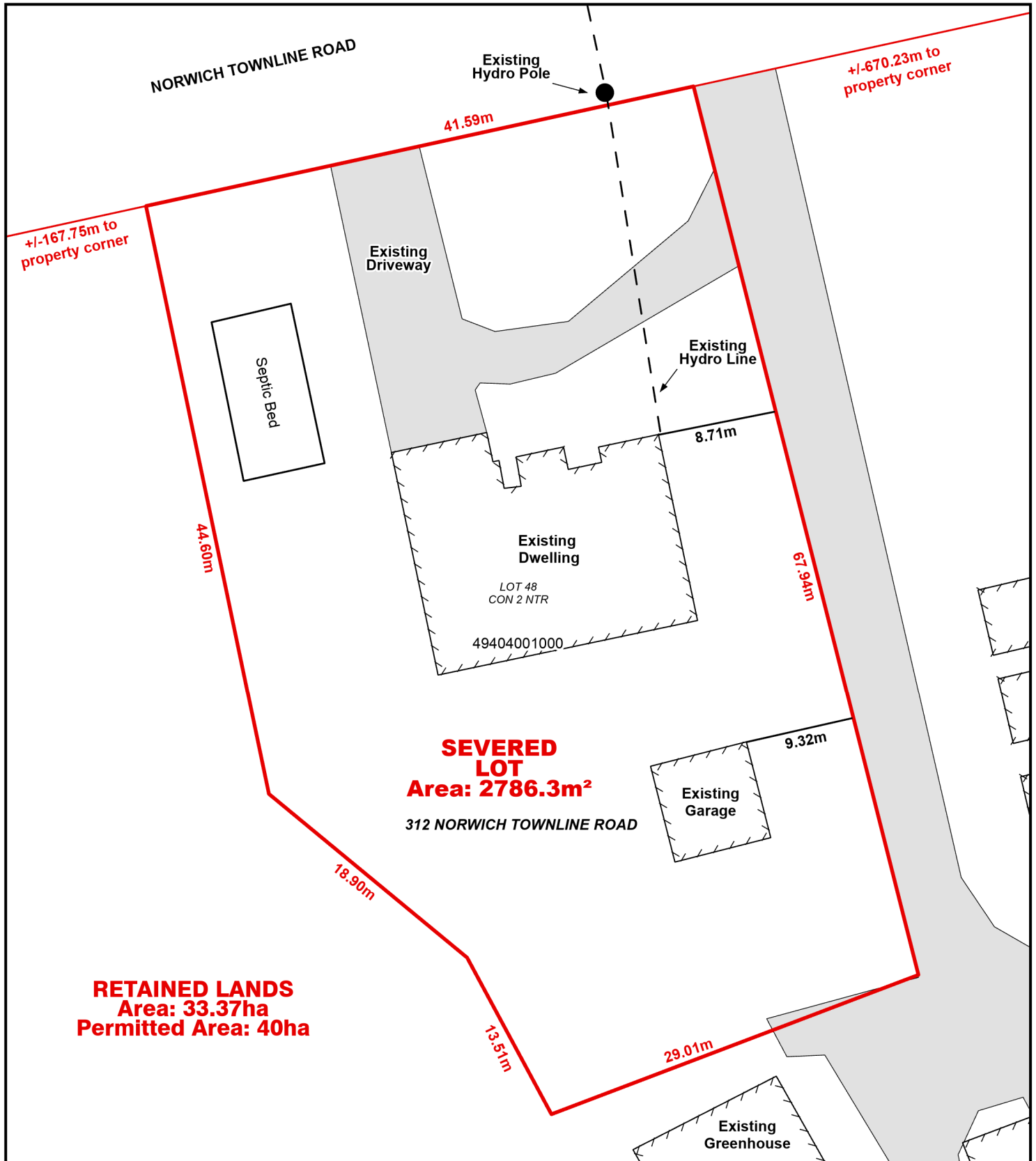
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2026048

ANPL2026147



Legend

- Subject Lands
- Lands Owned

8/10/2026

