

For Office Use Only:

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

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

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

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner _____

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

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent _____
 Address _____
 Town and Postal Code _____
 Phone Number _____
 Cell Number _____
 Email _____

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

Owner Agent Applicant

Names and addresses of any holder of any 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: _____

Present Official Plan Designation(s): _____

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

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

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

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

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

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

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

C. Purpose of Development Application

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

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

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

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

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

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

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

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

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

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

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

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

D. All Applications: Previous Use of the Property

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

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

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

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

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

E. All Applications: Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance _____

Wooded area

On the subject lands or within 500 meters – distance _____

Municipal Landfill

On the subject lands or within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance _____

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

On the subject lands or within 500 meters – distance _____

Floodplain

On the subject lands or within 500 meters – distance _____

Rehabilitated mine site

On the subject lands or within 500 meters – distance _____

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Active mine site within one kilometre

On the subject lands or within 500 meters – distance _____

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

On the subject lands or within 500 meters – distance _____

Active railway line

On the subject lands or within 500 meters – distance _____

Seasonal wetness of lands

On the subject lands or within 500 meters – distance _____

Erosion

On the subject lands or within 500 meters – distance _____

Abandoned gas wells

On the subject lands or within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

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 to disclose the registration of all transfer(s) of land and/or 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 to undertake the registration of postponements of any charges in favour of the County.

J. 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 purpose of making inspections associated with this application, during normal and reasonable working hours.

K. 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 purpose of processing this application.

May 20/26

Owner/Authorized Applicant Signature

Date

L. 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(s) must complete the authorization set out below.

I/We Richard & Marlene am/are the registered and authorized owner(s) of the lands that is the subject of this application.

I/We authorize Kayla DeLuce 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

Owner

Date
May 20/26
May 20/26
Date



M. Declaration

I, Richard & Marlene of Norfolk County

solemnly declare that:

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

Declared before me at:

Owner/Authorized Applicant Signature

In City of Hamilton

This 22 day of May

A.D., 2026

OLGA BARBARA KWAK,
a Commissioner, etc., Province of Ontario,
for Nethery Planning Services Inc.
Expires June 20, 2028.

Planning Justification Report

Farm split and boundary adjustment consent applications and minor Zoning By-law amendment

2296 Hazen Road

Wednesday, May 13, 2026



Planning Justification Report for 2296 Hazen Road, Norfolk County

1.0 INTRODUCTION

Kayla DeLeye Development Planning (“Agent”) has been retained by Richard and Marlene Vandewiele (“owner”) to assist in obtaining a farm split, minor boundary adjustment, and minor Zoning By-Law amendment applications for 2296 Hazen Road, Norfolk County, legally described as North Walsingham Concession 13 Part Lot 10. The consent applications are required for two purposes:

1. To apply for a farm split of two viable farm parcels, and
2. To boundary adjust a small portion of lands from the north/western farm parcel to an existing undersized rural lot.
3. Additionally, as a result of the farm split, a minor Zoning By-law amendment is being requested to address the minor deficiencies created.

This report aims to provide details and justification regarding the farm split, minor boundary adjustment and minor Zoning By-law amendment and provide an overview of the planning merits associated with these planning applications.

2.0 SUBJECT LANDS DESCRIPTION

The subject lands comprise two roll numbers:

1. Farm split parcel (roll #54201014000), approximately 75.46 hectares (186.47 acres); and
2. Existing undersized rural lot (roll # 54201013800), approximately 0.21 hectares (0.53 acres)

2296 Hazen Road, Roll #54201014000 has frontage along Norfolk County Road 21, Hazen Road, and 13th Concession Road, while roll # 54201013800 (no 911#) fronts onto Hazen Road in the geographic township of North Walsingham, approximately 1.2 kilometres west of Andy’s Corners in Norfolk County.

2296 Hazen Road - Farm split parcel (roll #54201014000)

The subject lands are approximately 75.46 hectares (186.47 acres) in size and contain a single detached dwelling and several small agricultural out-buildings. The majority of the lands surrounding the subject property are in agricultural production with natural heritage features spread throughout the landscape. The subject lands are classified as prime agricultural lands and are comprised of Class 1 through 5 soils. See the property location shown on Map 1 below.

Map 1: Location of Subject Lands



The lands are proposed to be severed (split) into two viable farm parcels, the north/west parcel being 38.66 hectares (95.53 acres), and the south/east parcel being 35.89 hectares (88.69 acres) in size.

The proposed severed lands contain the following:

North/western parcel:

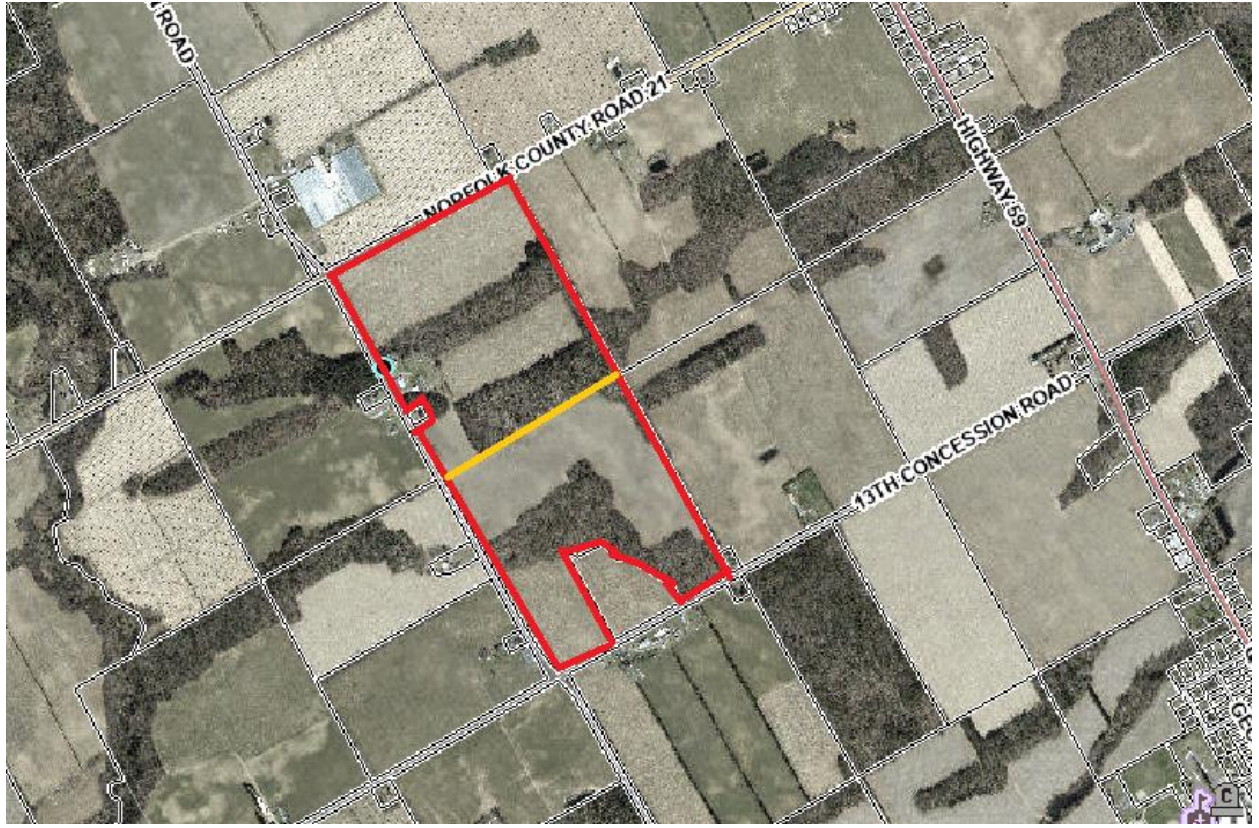
- Single detached dwelling,
- a small barn,
- a series of small agricultural out-buildings
- decommissioned greenhouse

South/eastern parcel:

- agricultural fields,
- natural heritage features

The north/west farm parcel is serviced by three existing driveways, all of which are to be included with the farm. A new entrance would be required for the severed south/eastern farm lands. Map 2 below outlines the proposed severed farm-split.

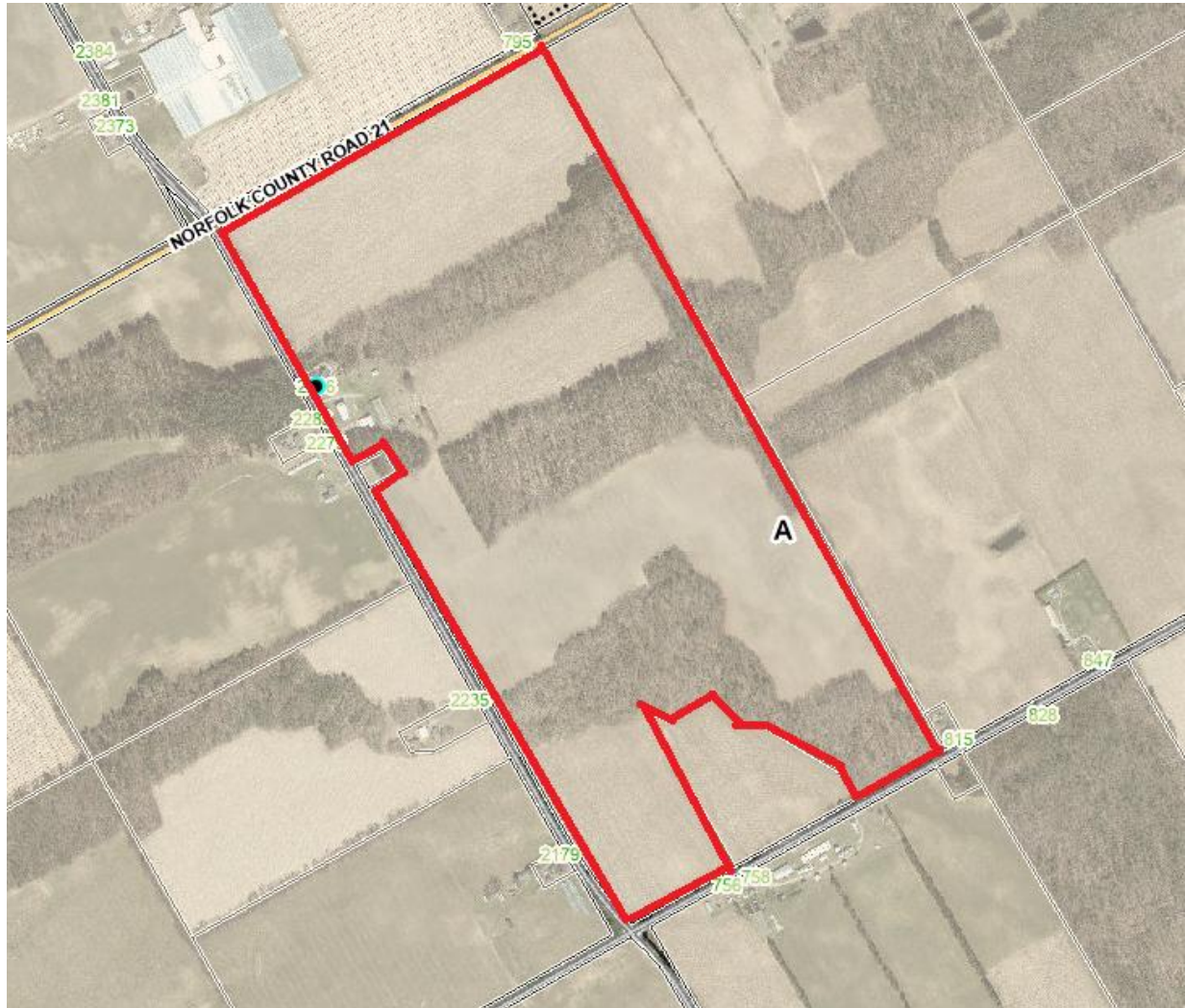
Map 2: Proposed Severed Lands



Official Plan Designation & Zoning By-law Provisions

The subject lands are designated Agricultural in the Norfolk County Official Plan (NCOP) and zoned Agricultural (A) in the Norfolk County Zoning By-law 1-Z-2014 (NCZB) as shown below in Map 3 below.

Map 3: Farm Parcel with Official Plan Designation and Zoning



Roll # 54201013800 (no 911#)

The subject lands are approximately 0.2132 hectares (0.53 acres) in size and are vacant. The lands surrounding the subject property are agricultural with natural heritage features spread throughout the landscape. The subject lands are classified as prime agricultural lands and are comprised of Class 2, and 5 soils. See the property location shown on Map 5 below.

Map 4: Location of Subject Lands



The proposed minor boundary adjustment would seek to boundary adjust 0.2775 hectares (0.69 acres) from the adjacent north/western farm parcel to the existing undersized lot to increase its size to be large enough to sustain both a private well and septic system.

Both the existing and proposed boundary adjusted lands are vacant.

A new entrance would be required for the existing lot. Map 2 below outlines the proposed minor boundary adjustment from the north/western farm parcel to the undersized existing lot.

Map 5: Proposed Minor Boundary adjustment



Official Plan Designation & Zoning By-law Provisions

The subject lands are designated Agricultural in the Norfolk County Official Plan (NCOP) and zoned Agricultural (A) in the Norfolk County Zoning By-law 1-Z-2014 (NCZB) as shown below in Map 3 below.

Map 6: Farm Parcel with Official Plan Designation and Zoning



3.0 PROPOSED DEVELOPMENT

The proposed development is two-fold. First is to propose a farm-split severance, and second to propose a minor boundary adjustment. A minor Zoning By-law amendment will also be required to address the minor area deficiency created through the farm-split severance application.

2296 Hazen Road - Farm split parcel (roll #54201014000)

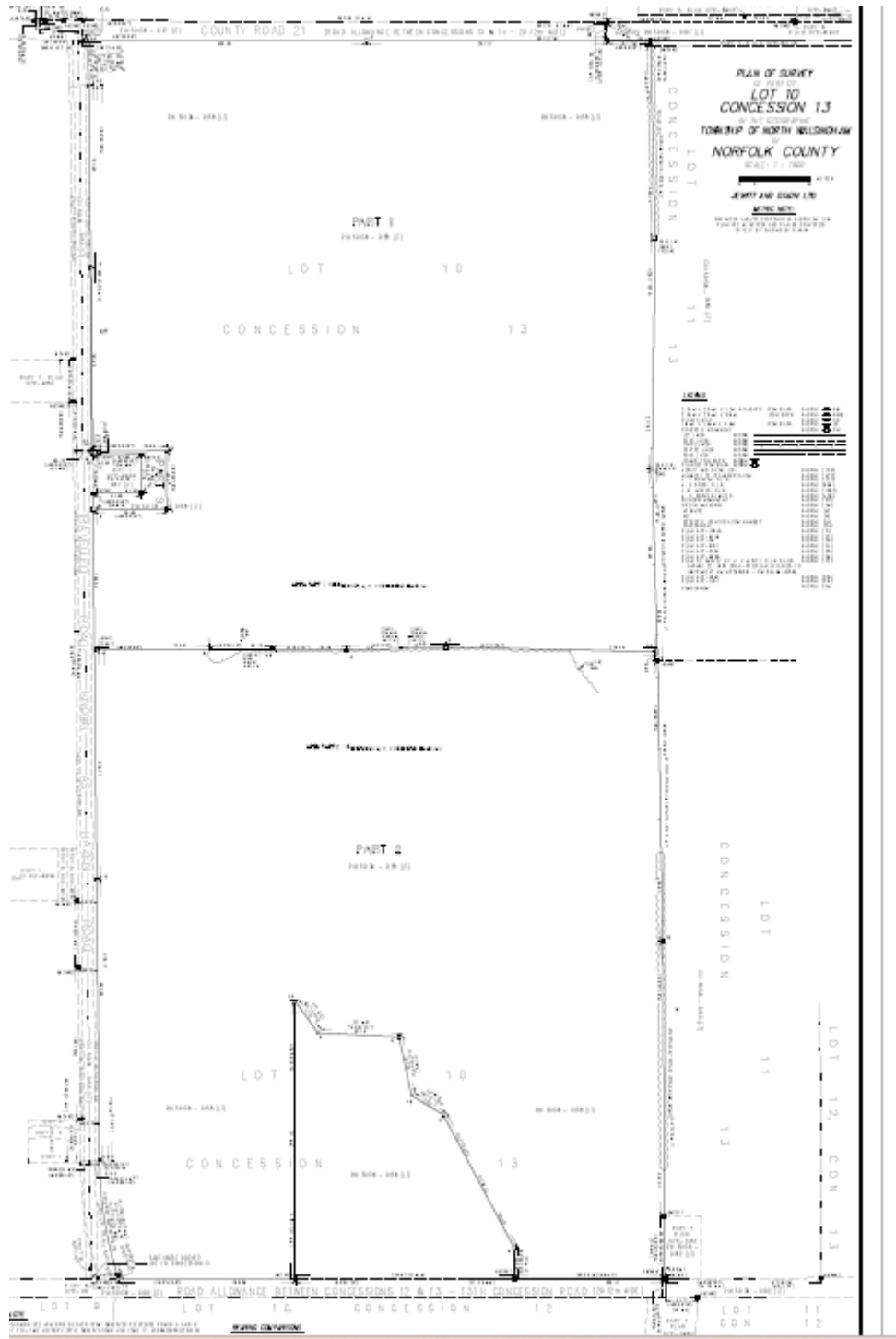
The lands are proposed to be severed into two (2) viable farm parcels comprising of:

Farm Parcel A: north/west parcel being 38.66 hectares (95.53 acres),

Farm Parcel B: south/east parcel being 35.89 hectares (88.69 acres).

The property is serviced by electricity provided by Hydro One. The north/west farm parcel will continue to be accessed by its existing entrances on the Hazen Road, while the new south/eastern farm parcel will require a new farm entrance. No new construction is proposed as part of this application.

Map 7: Survey Sketch of the Proposed Severed Lands



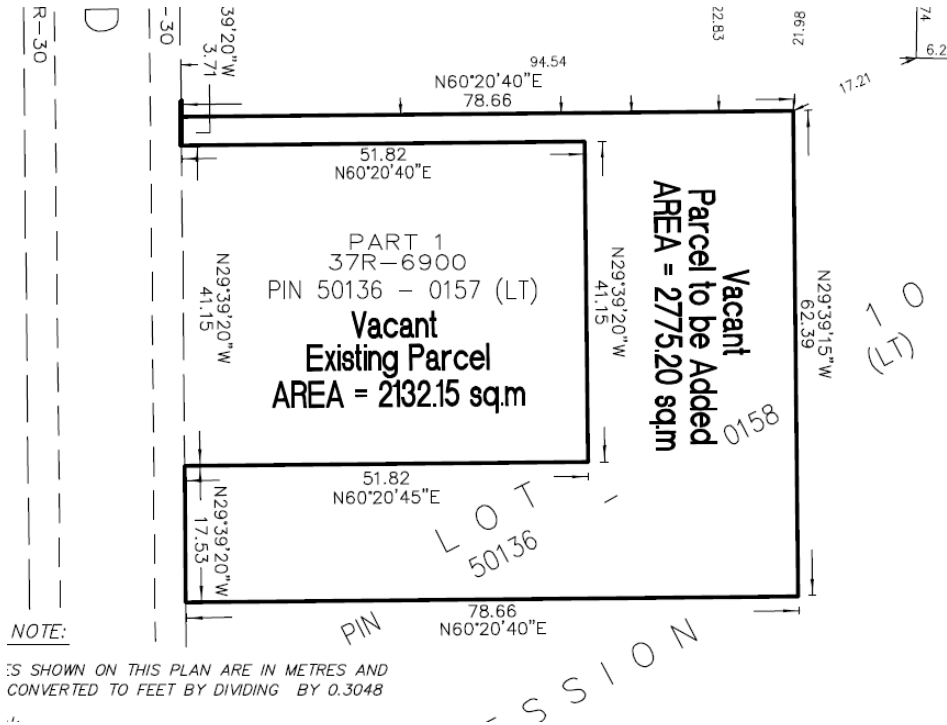
Roll # 54201013800 (no 911#)

The subject lands consisting of an area of 0.2775 hectares (0.69 acres) are proposed to be severed and boundary adjustment to the adjacent undersized lot to increase the size

of the lot from 0.21 hectares (0.53 acres), to 0.4907 hectares (1.21 acres) to allow the viable installation of a private well and septic system.

Both the subject lands are existing undersized lot are vacant.

Map 7: Survey Sketch of the Proposed Severed Lands



4.0 LAND USE PLANNING POLICY FRAMEWORK & ANALYSIS

The agriculture-related farm split severance, and minor boundary adjustment are reviewed under several policy and regulatory documents including:

- 1 – Provincial Planning Statement, 2024;
- 2 – Norfolk County Official Plan; and
- 3 – Norfolk County Zoning By-law 1-Z-2014.

A detailed land use planning policy framework and analysis is included below.

4.1 PROVINCIAL PLANNING STATEMENT, 2024 FRAMEWORK & ANALYSIS

The Provincial Planning Statement (PPS) is a consolidated statement of the government’s interests and policies on land use planning in Ontario. It provides provincial policy direction for appropriate development and includes key land use planning issues that affect communities, such as building strong and healthy communities, the wise use and management of resources, and the protection of public health and safety. The PPS

supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS is issued under section 3 of the Planning Act, and according to the Act, all decisions affecting planning matters shall be consistent with the PPS. Municipalities are the primary decision-makers for local communities. They implement provincial policies through municipal official plans, zoning by-laws and planning-related decisions.

As per section 4.3.1 of the PPS, prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate and includes Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area.

As per section 4.3.2 of the PPS, in prime agricultural areas, agricultural uses (including farm buildings and a residence) are permitted. Furthermore, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected, and the creation of new lots shall comply with the minimum distance separation (MDS) formula.

The subject lands are considered prime agricultural lands in the PPS. "Prime agricultural lands" are defined in the PPS as "specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection." The lands are also part of a "prime agricultural area", which is defined as "areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries."

Policy 4.3.3.1 of the PPS states, "Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) **agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;**
- b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:
 - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 - 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the

severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and

- d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.”

Furthermore, policy 4.3.3.2 of the PPS states, “Lot adjustments in prime agricultural areas may be permitted for **legal or technical reasons.**”

The PPS goes on to define legal or technical reasons to mean “severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.”

The owner has applied for an agricultural farm split severance in accordance with Policy 4.3.3.1. a), and a minor boundary adjustment for a technical reason in accordance with Policy 4.3.3.2.

In relation to the application for a agricultural farm split, the owner is requesting to divide the existing large farm parcel, which is approximately 75.46 hectares (186.47 acres), into two viable farm parcels, the north/west parcel being 38.66 hectares (95.53 acres), and the south/east parcel being 35.89 hectares (88.69 acres) in size. Both farm parcels will be utilized for cash-crop, vegetable and specialty crop farming, maximizing the lands monetary viability. Additionally, the location of the severed line between the two parcels has been strategically selected to have minimal impact existing and planned farming operations, as it abuts a natural heritage feature that bisects the lands. To address the minor deficiency in lot area, a minor Zoning By-law amendment will accompany the farm split application.

It is my professional opinion that the proposed farm-split severance continues to provide agricultural lots that are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

In relation to the application for a minor boundary adjustment, the owner is requesting to boundary adjust an area of 0.2775 hectares (0.69 acres) to the adjacent existing undersized lot to increase the size of the lot from 0.21 hectares (0.53 acres) to 0.4907 hectares (1.21 acres). The technical reason behind the request is to allow more space for the viable installation of a private well and septic system to service a future dwelling. The existing lot area of 0.21 hectares (0.53 acres) is too small and after the construction of a dwelling and installation of a driveway would not leave adequate space for the dilution of nitrates from a future private septic system.

It is my professional opinion that the proposed boundary adjustment to increase in lot size of 0.2775 hectares (0.69 acres) is minor, and technical in nature and does not result in the creation of a new lot.

The subject application is consistent with the policies of the PPS.

4.2 NORFOLK COUNTY OFFICIAL PLAN FRAMEWORK & ANALYSIS

The Norfolk County Official Plan (NCOP) is the local municipal planning policy which describes how land in Norfolk County should be used. It is prepared with input from the community and helps manage growth and development within the County until 2036. The NCOP provides a policy framework to guide economic, environmental and social decisions that have implications for the use of land.

The purpose of the NCOP is to provide an overall policy framework establishing clear development principles and policies including land use designations to:

- promote orderly growth and development;
- provide guidance to Council;
- ensure the financial sustainability of the County;
- establish goals and objectives to provide appropriate services;
- respond to population and economic change;
- implement monitoring, review and updates to policy as per new provincial interests; and
- assist in co-ordinating and integrating planning activities with cross-jurisdictional implications including:
 - ecosystem,
 - shoreline and watershed planning;
 - natural heritage planning;
 - management of resources;
 - transportation and infrastructure planning;
 - regional economic development;
 - cultural heritage planning,
 - air and water quality monitoring; and
 - waste management.

All the subject lands are designated “Agricultural” in the NCOP. Section 7.2 of the OP dictates the policies of the Agricultural designation. The subject lands will continue to be used for agricultural purposes including the farming of crops.

Section 7.2.3 of the Norfolk County Official Plan contains policies around agricultural lot creation and lot adjustment.

Consent to sever land may be considered for the following purposes:

a) Consent to sever land may be considered for the following purposes:

- i) the assembly or disassembly of agricultural lots for agriculture uses including agriculturally related boundary adjustments which do not result in the creation of a new lot, subject to the policies of Section 7.2.4 (Agricultural Designation - Agricultural Lot Size Policies);

- ii) agriculture-related commercial and industrial uses in accordance with the policies of Section 7.2.2(Agricultural Designation – Land Use Policies);
- iii) agriculture-related commercial, institutional and industrial uses existing prior to August 24, 1978, provided the retained parcel of land is not considered a vacant lot, and subject to the policies of this Plan;
- iv) infrastructure and utilities, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;
- v) a currently habitable farm dwelling surplus to a farming operation as a result of the consolidation of farm properties located within Norfolk County and adjacent municipalities, subject to the policies of Sections 7.2.3(b) and (c);
- vi) technical reasons including minor boundary adjustments, corrections of deeds, quit claims, easements or rights-of-way, or other purposes that do not create an additional separate lot, and which do not change the lot configuration such that a non-agricultural lot is created which would not be in conformity with the policies of this Plan.**

The owner is proposing a minor boundary adjustment to adjust an area of 0.2775 hectares (0.69 acres) to the adjacent existing undersized lot to increase the size of the lot from 0.21 hectares (0.53 acres), to 0.4907 hectares (1.21 acres). The technical reason behind the request is to allow more space for the viable installation of a private well and septic system to service a future dwelling. The existing lot area of 0.21 hectares (0.53 acres), is too small and after the construction of a dwelling and installation of a driveway would not leave adequate space for the dilution of nitrates from a future private septic system. The proposed boundary adjustment does not change the lot configuration such that a non-agricultural lot is created.

The proposed minor boundary adjustment is in conformity to the Norfolk County Official Plan.

Additionally, section 7.2.4 of the Norfolk County Official Plan speaks to the agricultural lot size policies. Specifically, the following policies apply to land designated Agricultural:

- a) The expansion of farm holdings through lot assembly is encouraged wherever possible. Agricultural lots may be assembled and disassembled, provided that the lots remain viable for agriculture uses, are of a size appropriate for the type of agriculture uses that are common in Norfolk County and are sufficiently large to maintain flexibility for future changes in economic conditions and in the type or size of agricultural operations. The minimum agricultural lot size shall generally be 40 hectares. Assembly and disassembly of agricultural lots to sizes that are generally 40 hectares or larger shall be permitted and encouraged by the County. The County may consider applications to assemble and disassemble agricultural land into agricultural lots that are less than approximately 40 hectares in size, subject to the following considerations:

- i) agriculture shall be the proposed use of both the severed and retained lots;
 - ii) it shall be demonstrated that both the severed and retained lots will be flexible to respond to economic change. The applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land. Information pertaining to the scale and nature of the operation, projected revenue, expenses, financing, soil quality, water quality and quantity, and any other viability criteria relevant to the proposal shall be provided to the satisfaction of the County. The County may request a peer review of the information provided and/or consult with the Agricultural Advisory Board.;
 - iii) The proposed farm and the retained farm lot are eligible for farming business registration under the Farm Registration and Farm Organizations Funding Act and are eligible for the Farm Property Class Tax Rate Program under the Assessment Act;
 - iv) it shall be demonstrated that nearby lots of similar size to that proposed are not available and suitable for the intended agriculture use;
 - v) the suitability of both the severed and retained lots shall be assessed based on the type and size of agricultural operations in the area as well as the lot sizes typically associated with the agricultural operation proposed;
 - vi) it shall be demonstrated that both the severed and retained lots remain sufficiently large to permit a change in the commodity produced, an adjustment in the scale of operation, diversification or intensification; and
 - vii) both the severed and retained lot shall comply with the minimum distance separation formulae.
- b) A minimum agricultural lot size of 40 hectares shall be established in the Zoning By-law. The County shall consider a proposal to disassemble agricultural land to a lot size smaller than 40 hectares by way of applications for Zoning By-law amendment and consent, subject to Section 7.2.4(a). Where all criteria outlined in Section 7.2.4 a) are satisfied, a minor deviation from the minimum farm size may be approved through a minor variance.

The owner is requesting to divide the existing large farm parcel, which is approximately 75.46 hectares (186.47 acres), into two viable farm parcels, the north/west parcel being 38.66 hectares (95.53 acres), and the south/east parcel being 35.89 hectares (88.69 acres) in size. A conformity review of section 7.2.4 a is considered below:

Policy	Conformity?	Explanation
i) agriculture shall be the proposed use of both the severed and retained lots;	yes	The owner will continue to farm both agricultural parcels with either cash crop, vegetables, or specialty crops.

<p>ii) it shall be demonstrated that both the severed and retained lots will be flexible to respond to economic change. The applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land. Information pertaining to the scale and nature of the operation, projected revenue, expenses, financing, soil quality, water quality and quantity, and any other viability criteria relevant to the proposal shall be provided to the satisfaction of the County. The County may request a peer review of the information provided and/or consult with the Agricultural Advisory Board</p>		<p>yes</p>	<p>The owner is proposing to divide the existing large farm parcel of 75.46 hectares (186.47 acres), into two viable farm parcels, the north/west parcel being 38.66 hectares (95.53 acres), and the south/east parcel being 35.89 hectares (88.69 acres) in size. The size of the severed and retained farm parcels is of a size and scale that would still allow a viable cash crop, vegetable and/or specialty crop agricultural operation. Both farm parcels are made up of class 1 through 5 soils, where the workable lands are primarily class 1 and 2 soils, and thus quite viable for crop operations. The division line is also being proposed in a natural division location primarily along a natural heritage feature. The size of the severed and retained farm is sized appropriately to allow flexibility in farming operations to respond to economic change.</p>
<p>iii)The proposed farm and the retained farm lot are eligible for farming business registration under the Farm Registration and Farm Organizations Funding Act and are eligible for the Farm Property Class Tax Rate Program under the Assessment Act;</p>		<p>yes</p>	<p>Both the severed and retained farm are of a large size and would be eligible for a farming business registration number under the Farm Registration and Farm Organizations Funding Act. Additionally, the two farms would be eligible for the Farm Property Class Tax Rate program under the Assessment Act.</p>
<p>iv)it shall be demonstrated that nearby lots of similar size to that proposed are not available and suitable for the intended agriculture use;</p>		<p>yes</p>	<p>While there are agricultural lots of similar size within the area of the proposed severance, they are not currently available nor suitable for the intended agricultural use.</p>
<p>v)the suitability of both the severed and retained lots shall be assessed based on the type and size of agricultural operations in the area as well as the lot sizes typically associated</p>		<p>yes</p>	<p>The owner intends to continue to use the farm parcels for cash crop, vegetable and/or specialty crop agricultural operation. The proposed size of the severed and retained farm is of a size that would be suitable for</p>

with the agricultural operation proposed;			maintaining a viable farming operation.
vi)it shall be demonstrated that both the severed and retained lots remain sufficiently large to permit a change in the commodity produced, an adjustment in the scale of operation, diversification or intensification; and		yes	The proposed farm parcel sizes will allow flexibility to change the type of commodity produced. The owner regularly crop cycles the lands to maintain their nutrient viability. This farming practice would continue on both farm parcels.
vii)both the severed and retained lot shall comply with the minimum distance separation formulae.			A site visit was conducted on November 4 th , 2025. There were no livestock operations within at least 1 km of the proposed severance. Therefore, the severed and retained farm parcels are not subject to the MDS formulae.

The proposed farm split to sever the large farm parcel of 75.46 hectares (186.47 acres), into two viable farm parcels, the north/west parcel being 38.66 hectares (95.53 acres), and the south/east parcel being 35.89 hectares (88.69 acres) is in conformity with the Norfolk County Official Plan. As per section 7.2.4 b) a minor Zoning By-Law amendment will be required to bring the severed and retained farm parcels into compliance with the Norfolk County Zoning By-Law.

4.3 NORFOLK COUNTY ZONING BY-LAW, 1-Z-2014 FRAMEWORK & ANALYSIS

The Norfolk County Zoning By-law 1-Z-2014 (NCZB) is a regulatory document that controls the land in Norfolk County in terms of compatibility, character and appearance, and implements the NCOP. The NCZB identifies that no land, building or structures shall be used, erected, altered or occupied except in conformity with the provisions of the NCZB.

The current zoning of the subject lands is Agricultural (A) in the NCZB.

The following provisions apply to the Agricultural (A) Zone:

Provision	Requirement	Provided	Comment
Minimum lot area	40 ha (98.84 ac)	North/West (Retained): 38.66 hectares (95.53 acres), South/East (Severed) 35.89 hectares (88.69 acres)	Does not comply, minor Zoning By-law amendment is required

		Boundary adjusted lot: 4,907.35 sq m (lot of record)	
Minimum lot frontage	30 m (98.4 ft)	Retained: > 250 m Severed: 245 m Boundary adjusted lot: 62.39 m	Complies
Minimum front yard	13 m (42.65 ft)	Retained: 22.8 m Severed: N/A Boundary adjusted lot: N/A	Complies
Minimum exterior side yard	13 m (42.65 ft)	Retained: > 13m Severed: > 13m Boundary adjusted lot: N/A	Complies
Minimum interior side yard	3 m (9.84 ft)	Retained: >3 m Severed: N/A Boundary adjusted lot: N/A	Complies
Minimum rear yard	9 m (29.53 ft)	Retained: >9 m Severed: N/A Boundary adjusted lot: N/A	Complies
Minimum separation between a farm processing facility and a dwelling on an adjacent lot	30 m (98.4 ft)	n/a	n/a
Maximum building height	11 m (36.10 ft)	N/A	N/A

As a result of the proposed farm split consent application, retained and severed farms require relief from the minimum lot area provisions of the NCZB. A minor Zoning By-law amendment application for the severed and retained lots will be required as condition of approval for the requested farm split severance application.

5. CONCLUSION

It is my professional opinion that these planning applications for a minor boundary adjustment, farm split severance and minor Zoning By-law amendment represent good planning and should be approved as the planning justification has confirmed:

1. Consistency with the *Provincial Planning Statement*;
2. Conformity to the *Norfolk County Official Plan*;
3. Conformity to the *Norfolk County Zoning By-law*; and,

4. An understanding that a minor Zoning By-Law amendment will be required to seek compliance with the Norfolk County Zoning By-Law for the minor lot area deficiencies.

The agent looks forward to the expeditious processing of the subject application. Please do not hesitate to contact the undersigned should you have any questions related to this application.

Prepared and submitted by:

Kayla DeLeye, B.A MA, Ec.D, MCIP, RPP



December 18, 2025

Simon Barta
236 Beach Lane
Langton, ON

Subject: T-Time Analysis - Percolation Time Assessment
2296 Hazen Road RR#1, Langton, Ontario
Englobe reference: OC04-02512303.000-TU-L-0001

Englobe Corp. is pleased to submit this letter which provides the results of a particle size distribution analyses and percolation time assessment for a sample of soil submitted to our laboratory on December 1, 2025. It is understood that the sample was collected from the above-referenced property; however, we are unable to confirm the specific site location. Additionally, the soil sample submitted cannot be confirmed to be the predominant soil type for the sewage system design.

The results of the particle size distribution analyses are presented on Figure 1, appended, and indicate that the sample contains 0% gravel, 90% sand, 8% silt and 2% clay. The percolation time of the sample was assessed based on soil type as described by the Unified Soil Classification System in MMAH Supplementary Standard SB-6 "Percolation Time and Soil Descriptions" of the Ontario Building Code (OBC) and determined by the laboratory test results. The sample is classified as "SP", for which the OBC specifies a percolation time in the range of $T = 2$ to 8 min/cm. A minimum percolation time of $T = 8$ min/cm is appropriate for the sample.

In addition to gradation, the percolation time of the soil is dependent on many on-site factors that were *not considered as part of this assessment, such as density, structure and moisture content*. It is the responsibility of the sewage system designer to consider these factors prior to choosing a percolation time suitable for design, and to carry out field inspections at the time of sewage system installation to confirm that the soil and groundwater conditions are consistent with the design assumptions.

We trust that this letter is suitable for your present requirements. If you have any questions, please do not hesitate to contact our office.

Yours very truly,

Englobe Corp.

Thom Staples, C.E.T.
Senior Project Manager

Encl. Figure 1 – Particle Size Analysis

Project Number:	02512303.000	Project Name:	T-Time Analysis - 2296 Hazen Road, RR#1, Langton	Client:	Simon Barta Excavating
ROS:	21741	Sample ID:	On-site septic bed	Sample Depth:	-
Sampled By:	Client	Date Received:	December 1, 2025	Date Completed:	December 8, 2025
File Number:	04-02512303.000-MT-SH-001-00			Englobe Laboratory	Kitchener

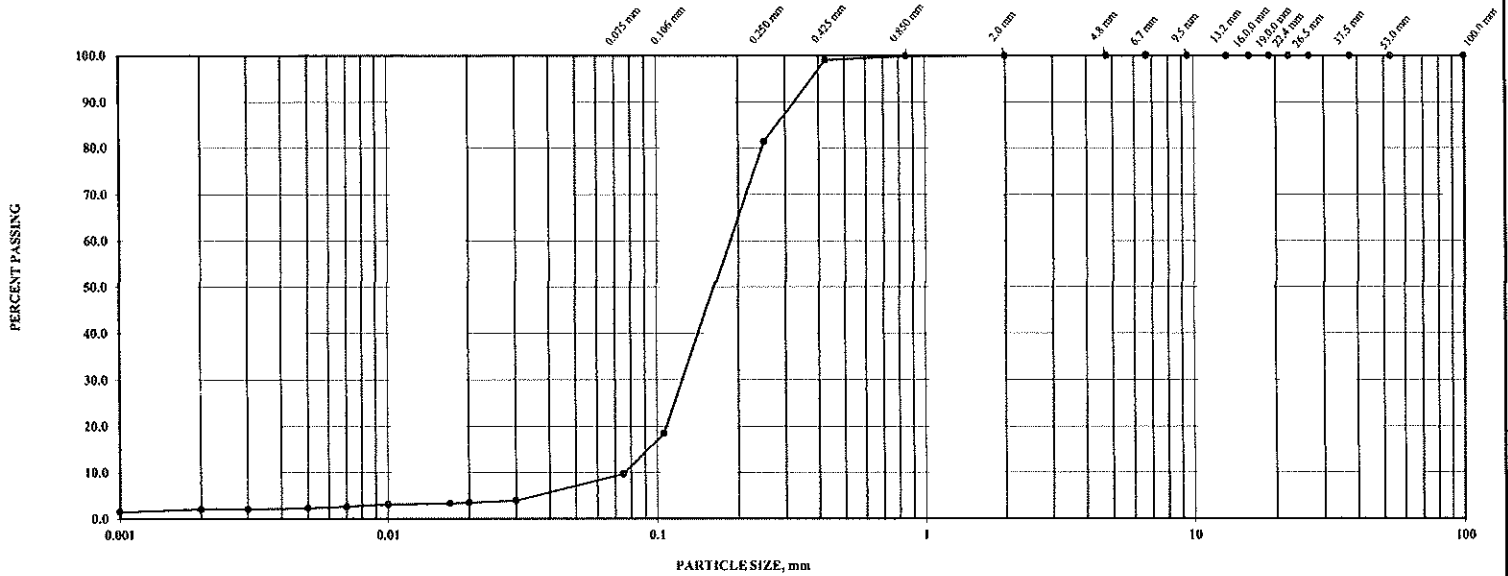
PARTICLE SIZE DISTRIBUTION, MTO LS-702

U.S. BUREAU OF SOILS CLASSIFICATION (AS USED IN MINISTRY OF TRANSPORTATION OF ONTARIO PAVEMENT DESIGNS)

CLAY	SILT	VERY FINE SAND	FINE SAND	MEDIUM SAND	COARSE SAND	FINE GRAVEL	GRAVEL
------	------	----------------	-----------	-------------	-------------	-------------	--------

UNIFIED SOILS CLASSIFICATION ASTM D 2487

FINES (SILT & CLAY)	FINE SAND	MEDIUM SAND	COARSE SAND	FINE GRAVEL	COARSE GRAVEL
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Coefficients

D60	0.201	D30	0.132	D10	0.076	Cc	1.143	Cu	2.64
-----	-------	-----	-------	-----	-------	----	-------	----	------

Sieve Analysis		Hydrometer Analysis	
Sieve Size, mm	% Passing	Diameter, mm	% Passing
53	100.0	0.030	3.9
37.5	100.0	0.020	3.5
26.5	100.0	0.017	3.3
22.4	100.0	0.010	3.1
19	100.0	0.007	2.6
16	100.0	0.005	2.3
13.2	100.0	0.002	2.1
9.5	100.0	0.001	1.5
6.7	100.0	Atterberg Limits	
4.75	100.0		
2.00	100.0		
0.850	99.9		
0.425	99.0	Liquid Limit	
0.250	81.3	Plastic Limit	
0.106	18.4	Plastic Index	
0.075	9.6		

GRAIN SIZE PROPORTIONS, %		
% Gravel (> 4.75 mm):		
% Sand (75 µm to 4.75 mm):	90.4	
% Silt (2 µm to 75 µm):	7.5	
% Clay (<2 µm):	2.1	
Group Symbol / Soil Description	SP	SAND, trace Silt & Clay
Remarks		
Coefficient of Permeability:		10-1 to 10-3 cm/sec
Estimated 'T' Time:		8 mins/cm
<p><small>- The percolation time of the soil is dependent on many on-site factors that were not considered as part of this assessment, such as density, structure and moisture content. It is the responsibility of the sewage system designer to consider these factors prior to choosing a percolation time suitable for design, and carry out field inspections at the time of sewage system installation to confirm that the soil and groundwater conditions are consistent with the design assumptions</small></p>		

Figure: 1

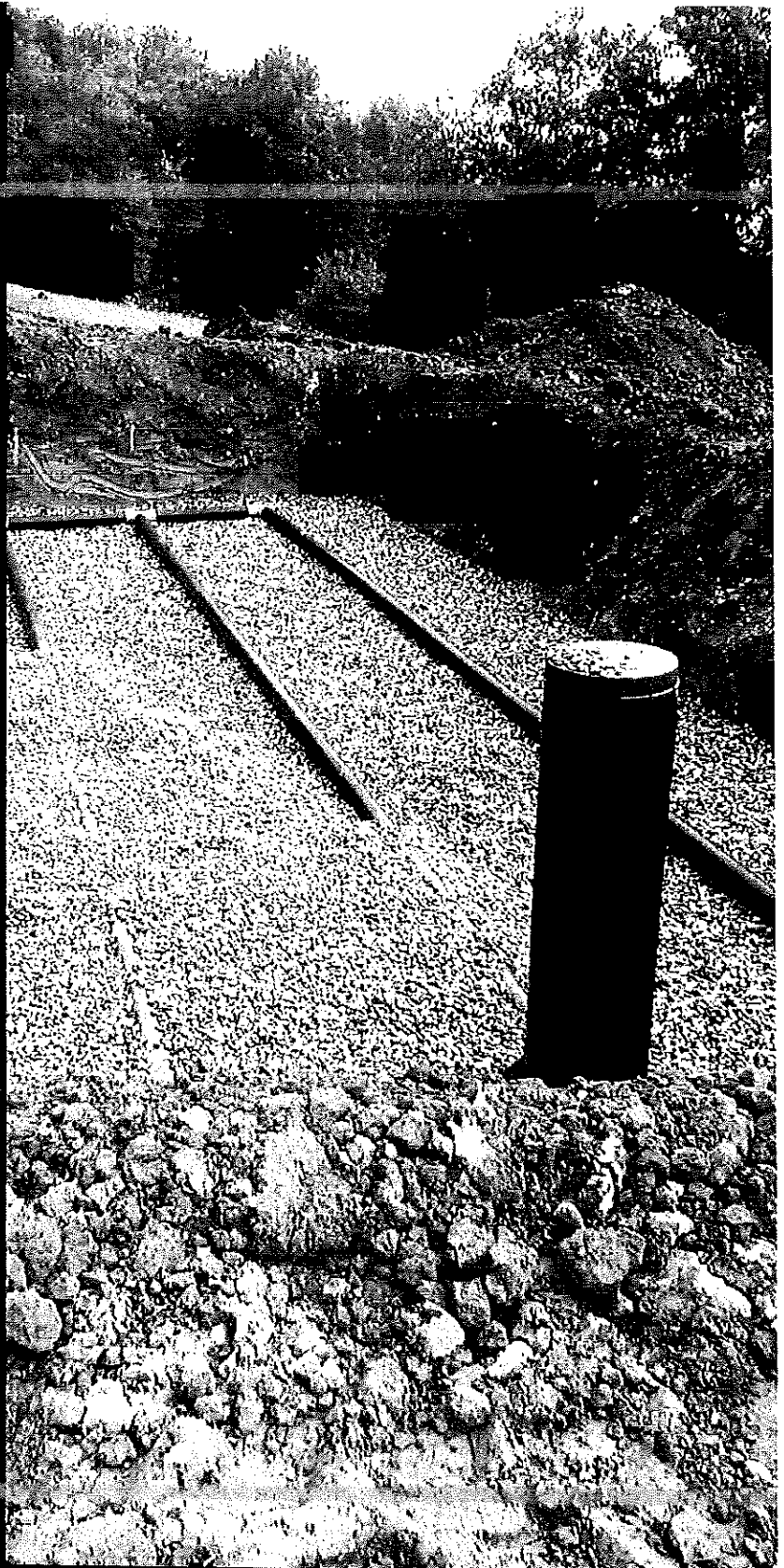
Tested By:	Greeni Patel Laboratory Technician	Reviewed By:	Jason Taylor, B.A.Sc. - Senior Laboratory Technician	Date:	Thursday, December 18, 2025
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Reporting of these test results constitutes a testing service only. Engineering interpretation or evaluation of test results is provided only on written request

Kitchener Office: 353 Bridge Street East; Kitchener, ON, N2K 2Y5 - Ph: (519) 741-1313

Existing
On-Site Sewage
System

**Evaluation
Form**



Norfolk County Building Department
Community Development Division
185 Robinson Street, Suite 200 Simcoe, Ontario, N3Y 5L6
norfolkcounty.ca



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	2296 HAZEN RD, RR#1 LANGTON, ON
Assessment Roll Number	
Date of Evaluation	Nov 22 / 2025

Evaluators Information	
Evaluators Name:	SIMON BARTIA
Company Name:	BARTA EXCAVATING.
Address:	236 BEACH LANE, RR#5 LANGTON
Phone:	(519) 550-1205
Email	sbartaex@gmail.com
BCIN #	INDIVIDUAL 112560 FIRM 113747
Purpose of Evaluation	<input 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):	185.7
Number of bedrooms:	4
Number of fixture units:	17.5
Daily Design Flow: (Litres)	2000
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)	8 min/cm
Site slope	<input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition:	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weather at time of evaluation:	CLOUDY

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):			
<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 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	HOUSE 15 M, BARN 27 M	7.23 SHED, 25 BARN	
Distance to bodies of water	NONE NEAR	M NONE NEAR	
Distance to nearest well	21.9 M	43.9	
Distance to proposed property lines	Front: 38+- Rear: 250+	Left: 308m+- Right: 128.4+-	Front: 61m+- Rear: 250+ Left: 308m+- Right: 120m+-

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	
		Subtotal (A)	2000

B) Plus Additional Flow for:		Quantity	(Q) Litres	Total
Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.				
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)	0
			Subtotal A+B=Daily Design Flow (Q)	2000

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units		How Many?		Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	2	=	12
Bathtub only (with or without shower)	1.5	X		=	
Shower stall	1.5	X		=	
Wash basin / Lavatory (1.5 inch trap)	1.5	X		=	
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:					17.5

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	2000	X 2 = 4000 (4500 L TANK)
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 $(Q \times T) \div 200 = \frac{(2000 \times 8)}{200} = 80$ m Type I leaching chambers $(Q \times T) \div 200 =$ _____ m Type II leaching chambers $(Q \times T) \div 300 =$ _____ m Configured as: <u>7</u> runs of <u>12.2</u> m Total: <u>85.4</u> 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: _____ (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)) \div 850 = _____ m ²								
□ C. Shallow Buried Trench									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Percolation time (T) of soil in minutes:</td> <td style="width: 30%;">Length of distribution pipe (metres)</td> </tr> <tr> <td>$1 < T \leq 20$</td> <td>$Q \div 75$ metres</td> </tr> <tr> <td>$20 < T \leq 50$</td> <td>$Q \div 50$ metres</td> </tr> <tr> <td>$50 < T < 125$</td> <td>$Q \div 30$ metres</td> </tr> </table>	Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)	$1 < T \leq 20$	$Q \div 75$ metres	$20 < T \leq 50$	$Q \div 50$ metres	$50 < T < 125$	$Q \div 30$ metres	$(L) =$ _____ (Q) \div _____ (75, 50, 30) = _____ m Configured as: _____ runs of _____ m Total: _____ m
Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)								
$1 < T \leq 20$	$Q \div 75$ metres								
$20 < T \leq 50$	$Q \div 50$ metres								
$50 < T < 125$	$Q \div 30$ metres								
□ 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 $T \geq 24$ minutes, use 40 L/min	Area = (_____ (Q) x _____ (T)) \div 400 = _____ m ² Pump chamber capacity = _____ L Length $(Q \div \text{LLR}) =$ _____ m Bed configuration = _____ m x _____ m = _____ m ² Number of Beds = _____								
Distribution Pipe	Configured as: _____ runs of _____ m Total: _____ m								

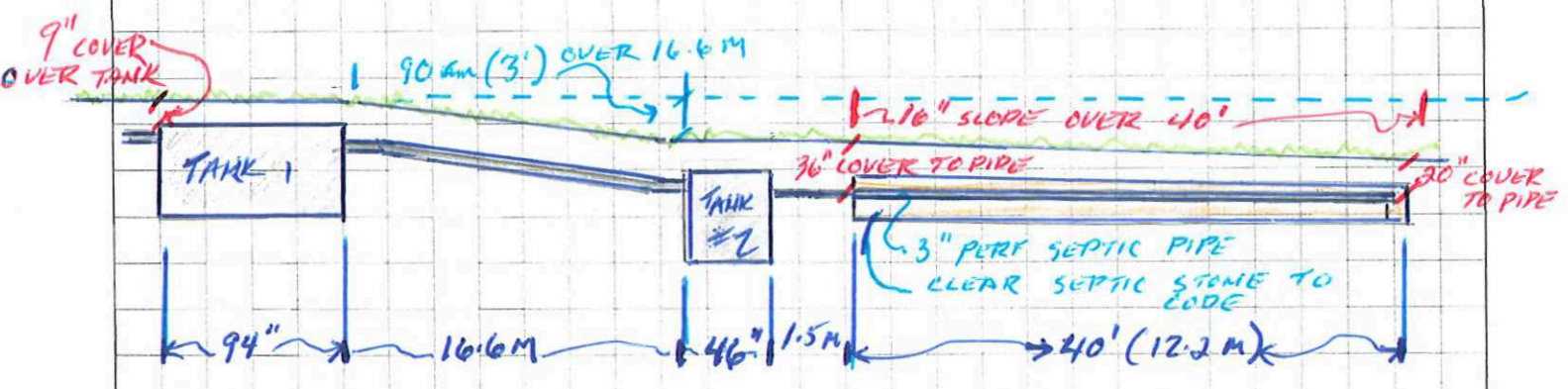
Worksheet F: Cross Sectional Drawings

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	Soil and subgrade investigation. Indicate soil types
	0.5m	
	1.0m	
	1.5m	

SAND.

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.

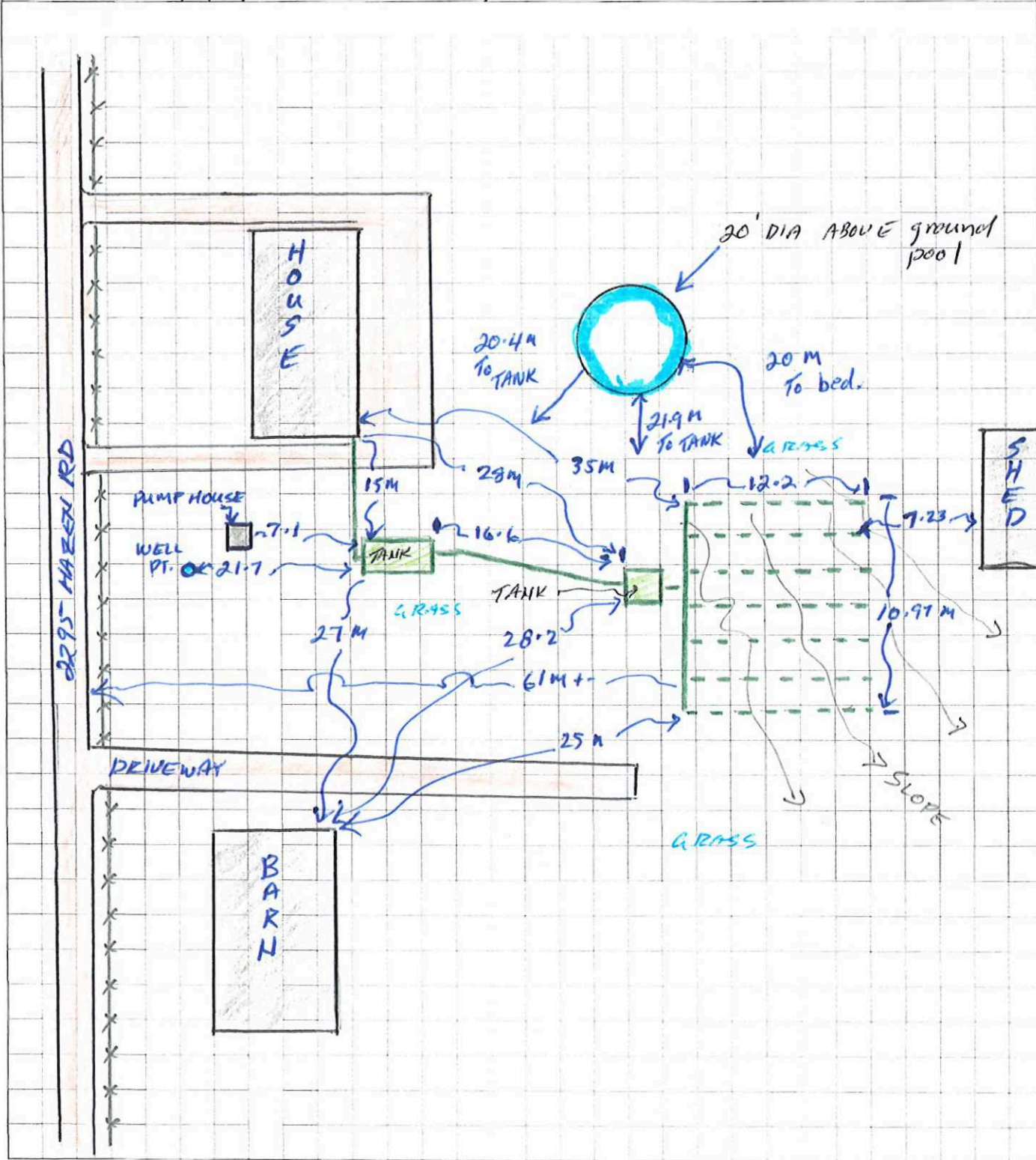


TANK #1 - 58" X 94" L CAPACITY 3600L } 4455 L TOTAL
 TANK #2 46" X 46" CAPACITY 855L }
 SLOPE IS FLAT OVER EACH TANK.
 7+ FT TO WATER TABLE

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: *HOUSE IS ON A HILL. TANKS AND SYSTEM WAS INSTALLED AT A MORE "WORKABLE" LEVEL (MORE ROOM + LESS SLOPE) AT THE BOTTOM OF THE HILL. NO PROBLEMS WITH THE SYSTEM AS IT SHOWS NO INDICATIONS OF ABUSE OR OVERLOADING.*

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, SIMON BARTA 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: *Simon Barta*

Date: *December 22, 2025*

Building Department Review

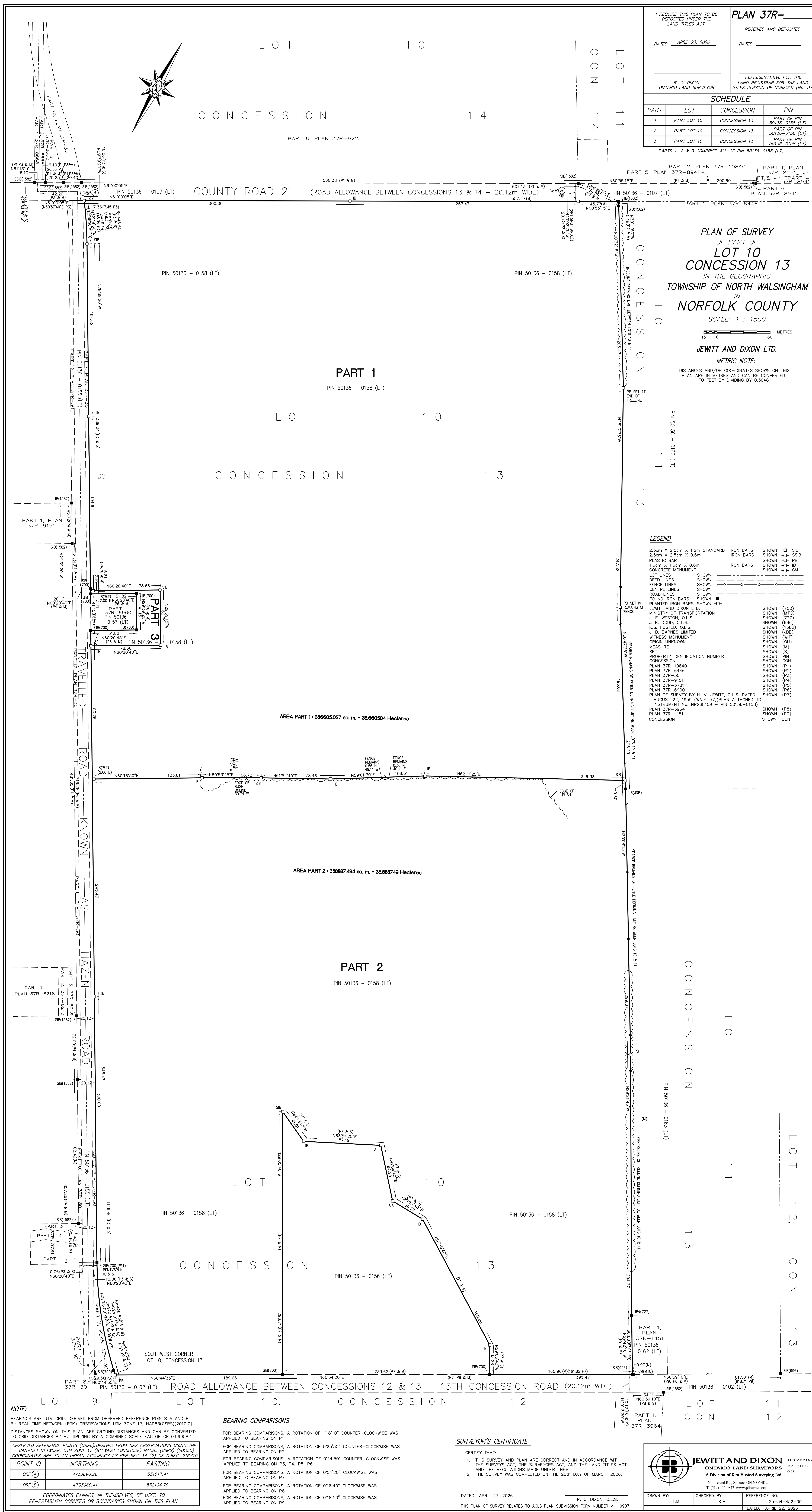
Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

*PLEASE NOTE, EVALUATION DONE ON 11/02/25
RESULTS FINALLY FROM T-TIME
ANALYSIS RECEIVED DEC 18, 25*



PLAN 37R-
RECEIVED AND DEPOSITED

DATED: APRIL 23, 2026

R. C. DIXON
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART LOT 10	CONCESSION 13	PART OF PIN 50136-0158 (LT)
2	PART LOT 10	CONCESSION 13	PART OF PIN 50136-0158 (LT)
3	PART LOT 10	CONCESSION 13	PART OF PIN 50136-0158 (LT)

PARTS 1, 2 & 3 COMPRISE ALL OF PIN 50136-0158 (LT)

PLAN OF SURVEY
OF PART OF
LOT 10
CONCESSION 13
IN THE GEOGRAPHIC
TOWNSHIP OF NORTH WALSHINGHAM
IN
NORFOLK COUNTY
SCALE: 1 : 1500

JEWITT AND DIXON LTD.
METRIC NOTE:
DISTANCES AND/OR COORDINATES SHOWN ON THIS
PLAN ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD IRON BARS	SHOWN	CI-SIB
2.5cm X 2.5cm X 0.6m PLASTIC BAR	SHOWN	CI-S8B
1.6cm X 1.6cm X 0.6m IRON BARS	SHOWN	CI-RB
CONCRETE MONUMENT	SHOWN	CI-IB
LOT LINES	SHOWN	CI-CM
DEED LINES	SHOWN	
FENCE LINES	SHOWN	
CENTRE LINES	SHOWN	
ROAD LINES	SHOWN	
FOUND IRON BARS	SHOWN	
PLANTED IRON BARS	SHOWN	
JEWITT AND DIXON LTD.	SHOWN	(700)
MINISTRY OF TRANSPORTATION	SHOWN	(MTO)
J. F. WESTON, O.L.S.	SHOWN	(727)
J. B. DODD, O.L.S.	SHOWN	(996)
K.S. HUSTED, O.L.S.	SHOWN	(1582)
J. D. BARNES LIMITED	SHOWN	(453)
WITNESS MONUMENT	SHOWN	(WT)
ORIGIN UNKNOWN	SHOWN	(O)
MEASURE	SHOWN	(M)
PROPERTY IDENTIFICATION NUMBER	SHOWN	(PIN)
CONCESSION	SHOWN	(CON)
PLAN 37R-10840	SHOWN	(P1)
PLAN 37R-6446	SHOWN	(P2)
PLAN 37R-30	SHOWN	(P3)
PLAN 37R-9151	SHOWN	(P4)
PLAN 37R-5785	SHOWN	(P5)
PLAN 37R-6900	SHOWN	(P6)
PLAN OF SURVEY BY H. V. JEWITT, O.L.S. DATED AUGUST 22, 1959 (WA-4-57) (PLAN ATTACHED TO INSTRUMENT No. W288105 - PIN 50136-0158)	SHOWN	(P7)
PLAN 37R-3864	SHOWN	(P8)
PLAN 37R-1451	SHOWN	(P9)
CONCESSION	SHOWN	(CON)

NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, NAD83(CRS)2011-0. DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999582

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK (UTM ZONE 17 (RTN WEST (CONTRIBUTOR) MODE) (CRS) (2010.0) COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF OREG. 216/20

POINT ID	NORTHING	EASTING
ORP(A)	4733690.26	531617.41
ORP(B)	4733690.41	532104.79

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING COMPARISONS

FOR BEARING COMPARISONS, A ROTATION OF 176°10' COUNTER-CLOCKWISE WAS APPLIED TO BEARING ON P1

FOR BEARING COMPARISONS, A ROTATION OF 0°25'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARING ON P2

FOR BEARING COMPARISONS, A ROTATION OF 0°24'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARING ON P3, P4, P5, P6

FOR BEARING COMPARISONS, A ROTATION OF 0°54'20" CLOCKWISE WAS APPLIED TO BEARING ON P7

FOR BEARING COMPARISONS, A ROTATION OF 0°18'40" CLOCKWISE WAS APPLIED TO BEARING ON P8

FOR BEARING COMPARISONS, A ROTATION OF 0°18'50" CLOCKWISE WAS APPLIED TO BEARING ON P9

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 26th DAY OF MARCH, 2026.

DATED: APRIL 23, 2026

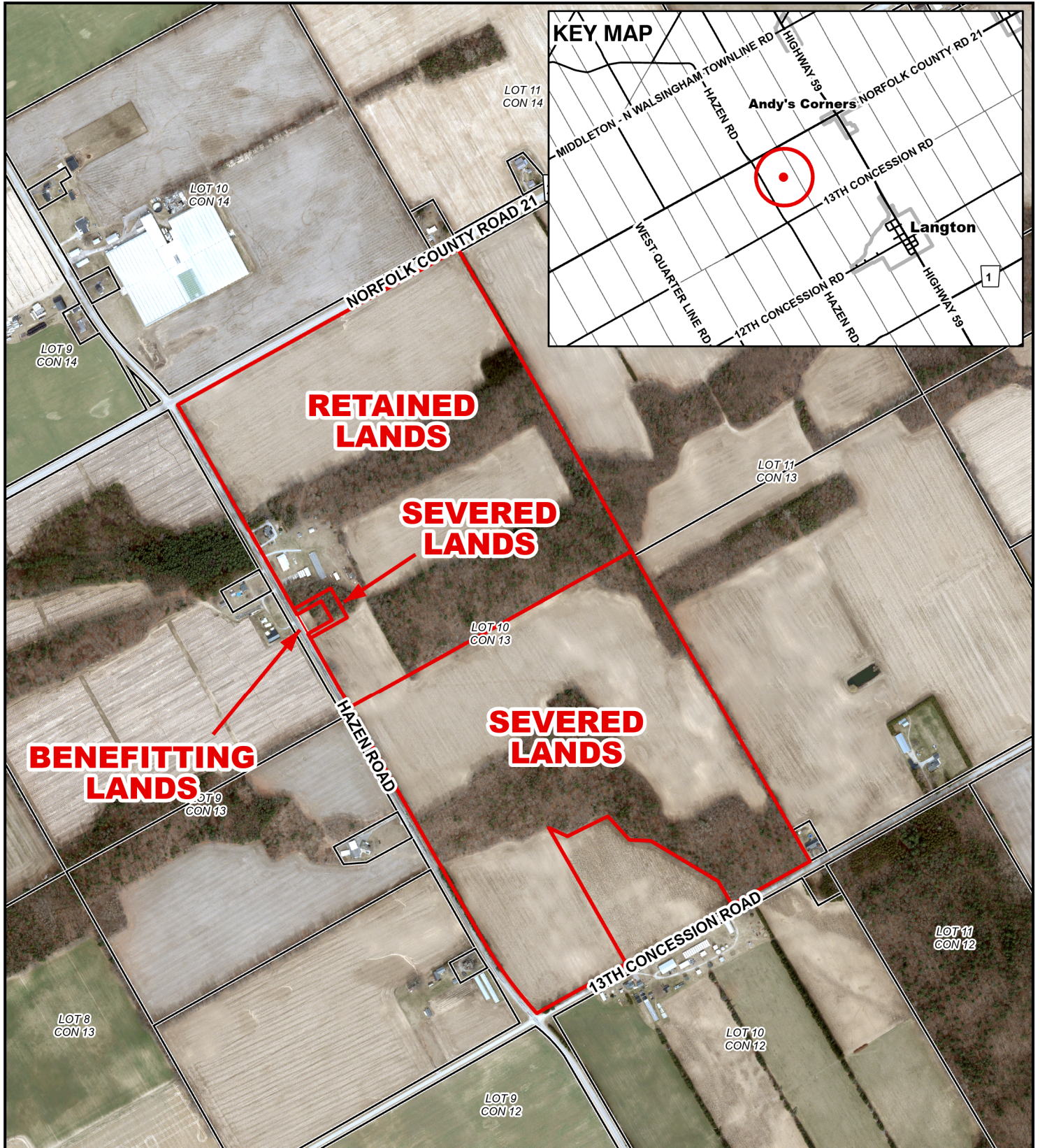
R. C. DIXON, O.L.S.

THIS PLAN OF SURVEY RELATES TO AGLS PLAN SUBMISSION FORM NUMBER 4-119907

JEWITT AND DIXON SURVEYING
MAPPING
GIS
A Division of Kim Husted Surveying Ltd.

617 Bedford Rd., Simcoe, ON N3Y 4K2
T: (519) 521-9612 www.jdw.com

DRAWN BY: J.L.M. CHECKED BY: K.H. REFERENCE NO: 25-54-452-00
DATED: APRIL 23, 2026

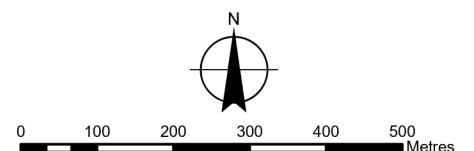


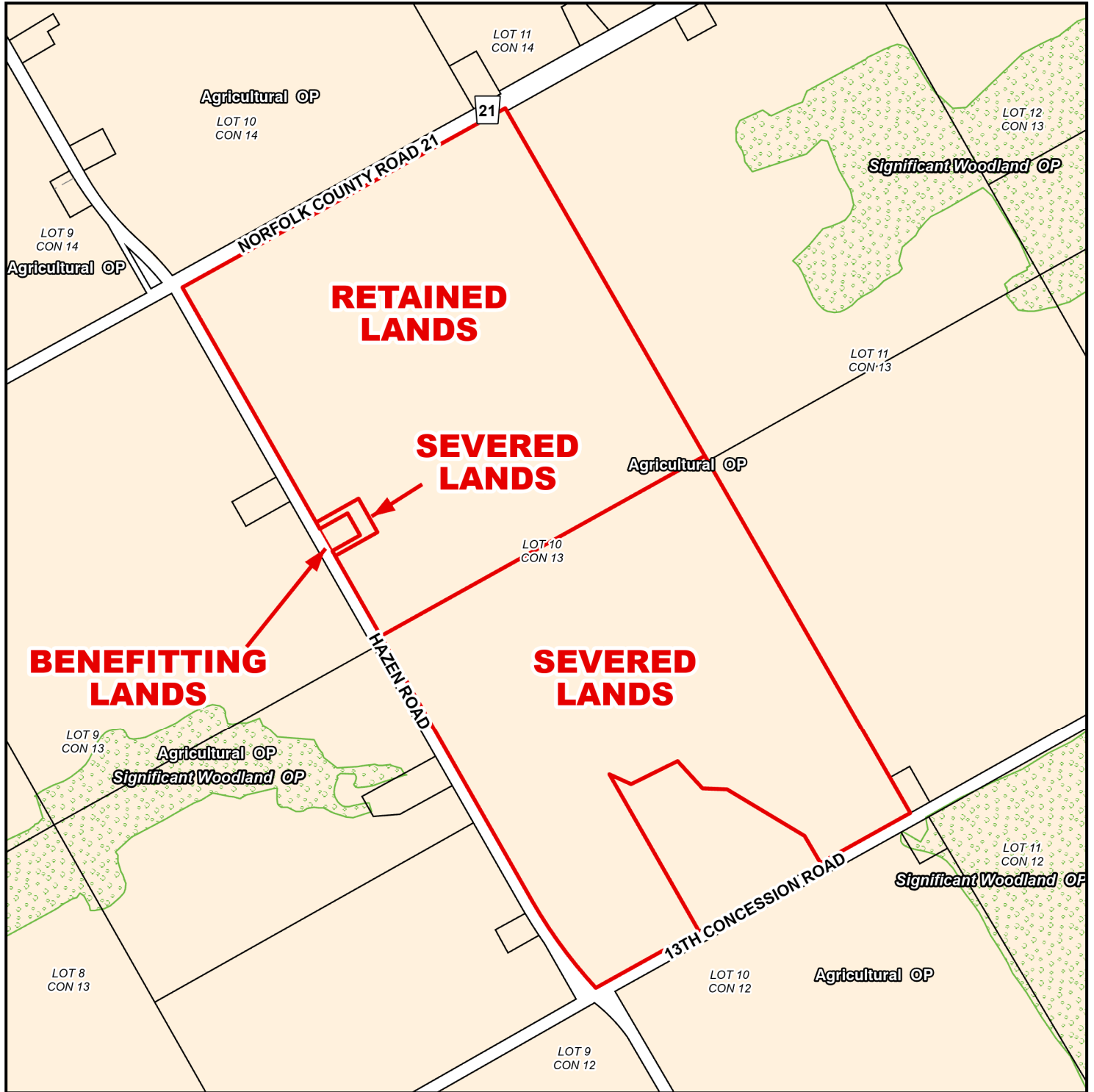
Legend

- Subject Lands
- Lands Owned

6/11/2026

2025 Air Photo





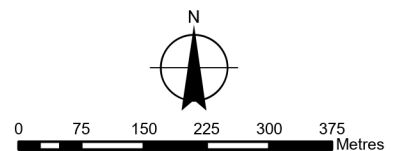
Legend

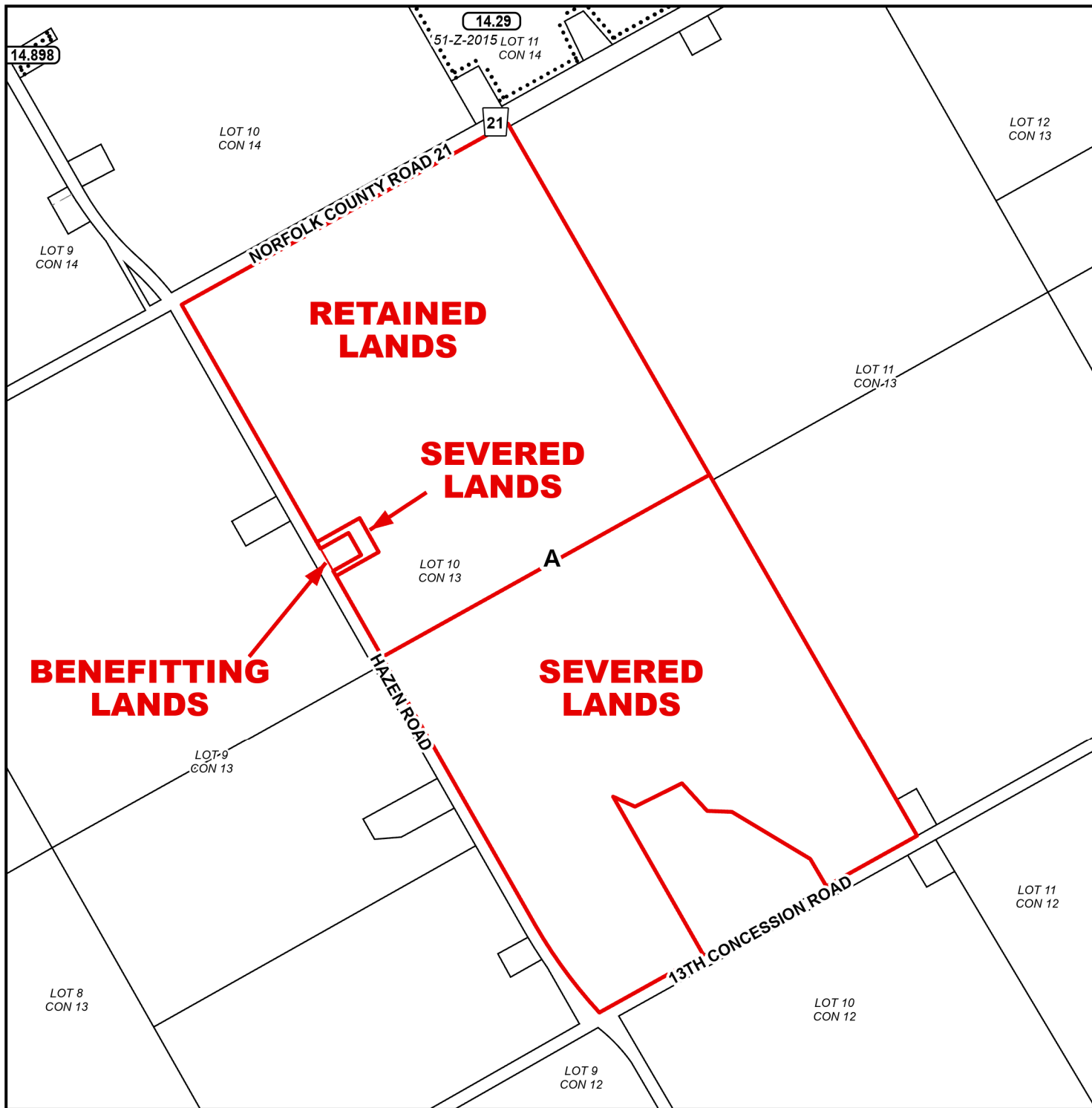
- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Significant Woodland

6/11/2026





LEGEND

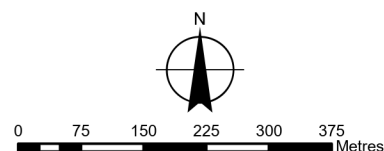
- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

6/11/2026

(H) - Holding

A - Agricultural Zone



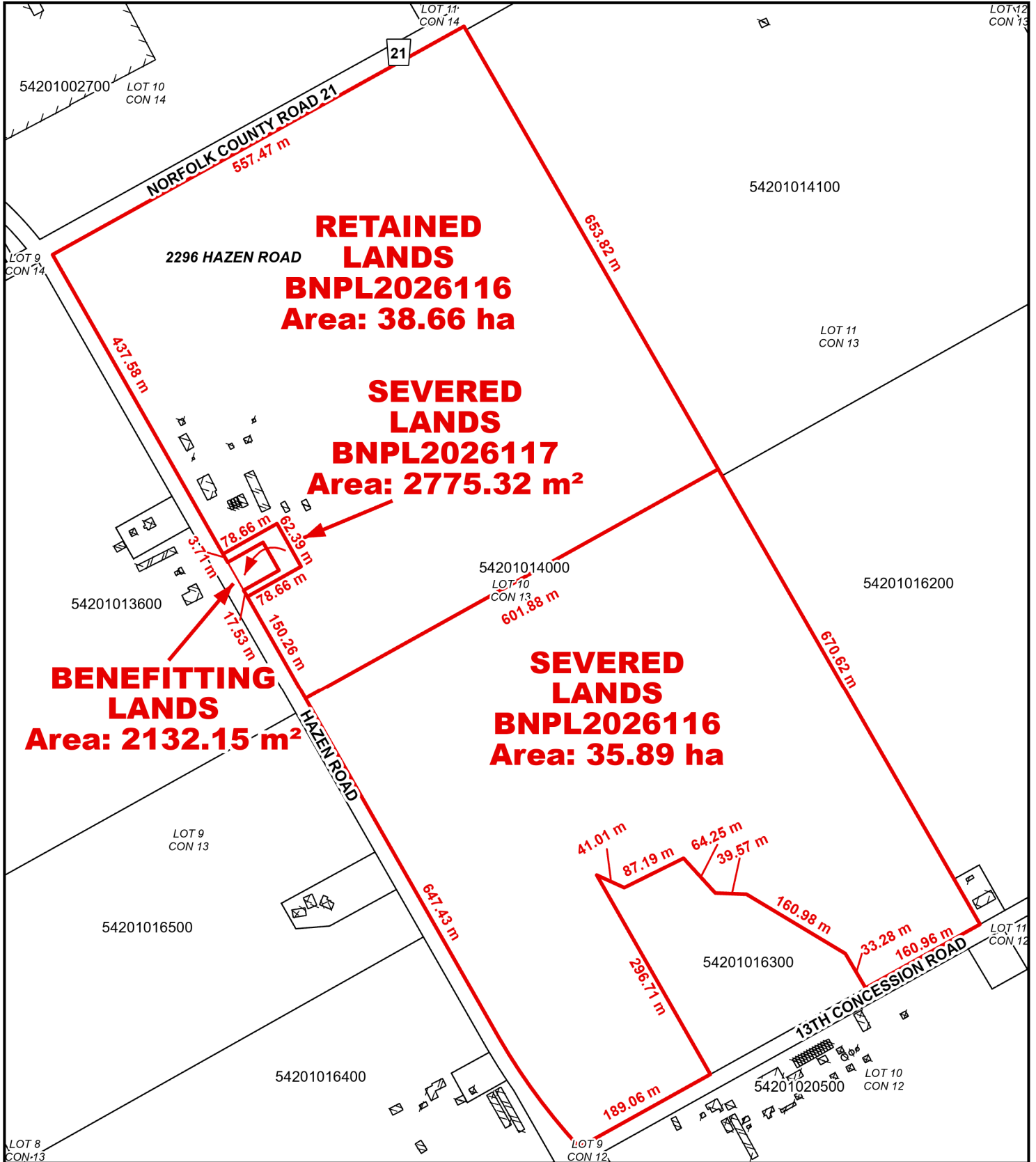
MAP D

CONCEPTUAL PLAN



Geographic Township of NORTH WALSINGHAM

BNPL2026116

BNPL2026117



Legend

-  Subject Lands
-  Lands Owned

6/11/2026

