



# vallee

*Consulting Engineers,  
Architects & Planners*

June 5<sup>th</sup>, 2026

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

**Attention: Alisha Cull BES, MCIP, RPP, Ec.D. | Manager of Planning Services**  
**Reference: 350 12<sup>th</sup> Concession Road**  
**Surplus Farm Dwelling Severance and Easement**  
**Our Project 24-167**

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Please accept this package as our formal submission for a Surplus Farm Dwelling Severance at 350 12<sup>th</sup> Concession Road on behalf of Southwest Tobacco c/o Danny Dehens.

Included in this submission are the following documents:

1. Signed Norfolk County Consent Application Form;
2. Planning Brief prepared by G. Douglas Vallee Limited, dated June 4<sup>th</sup>, 2026;
3. Severance Sketch prepared by Jewitt and Dixon, June 3<sup>rd</sup>, 2026;
4. On-site Sewage Evaluation Form prepared by Darlington Wiring and Plumbing Ltd, dated March 1st, 2024.

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

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

Thank you for your time and consideration.

Best regards,

James Canzano, BA Spec Hons  
Planner

**G. DOUGLAS VALLEE LIMITED**  
Consulting Engineers, Architects & Planners

H:\Projects\2024\24-167 Southwest Tobacco Ltd\Planning\Working\Severance 350\Submission (in progress)\0. Cover Letter.docx



be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the time of submission.

### **Grand River Conservation Authority**

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

### **Long Point Region Conservation Authority**

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

### **After the application is submitted**

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

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

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

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

### **Notification Sign Requirements**

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals.

It is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of the Committee of Adjustment meeting. Applicants are responsible for removing the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 8159 or [coa@norfolkcounty.ca](mailto:coa@norfolkcounty.ca)



**For Office Use Only:**

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

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

- ☐ Consent/Severance
- ☐ Surplus Farm Dwelling Consent/Severance
- ☐ Boundary Adjustment/Land Conveyance
- ☐ Easement/Right-of-Way Severance

**Property Assessment Roll Number:** \_\_\_\_\_

**A. Applicant Information**

**Name of Owner** \_\_\_\_\_

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

Address \_\_\_\_\_

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

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

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

Email \_\_\_\_\_

**Name of Authorized Applicant** \_\_\_\_\_

Address \_\_\_\_\_

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

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

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

Email \_\_\_\_\_



**Name of Authorized Agent**

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☐ Owner

☐ Agent

☐ Applicant

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

Municipal Civic Address: \_\_\_\_\_

Land acquisition date (if known): \_\_\_\_\_

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

Present Zoning: \_\_\_\_\_

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

☐ Yes ☐ No

If yes, please specify:

\_\_\_\_\_

3. Present use of the subject lands:

\_\_\_\_\_



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

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

5. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant?

Yes ☐ No ☐

If yes, identify and provide details of the building:

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

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7. Existing use of abutting properties:

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

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

☐ Yes ☐ No

If yes, describe the easement or restrictive covenant and its effect:

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

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

*Number of new lots to be created (not including retained lot): \_\_\_\_\_*

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

**i. Boundary Adjustment**

1. Proposed final lot size and frontage of the benefitting lot \_\_\_\_\_

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

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

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

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

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Date of Land Purchase: \_\_\_\_\_



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

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

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

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

**D. Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☐ No ☐ Unknown

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

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2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☐ No ☐ Unknown

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

☐ Yes ☐ No

#### **E. Provincial Policy**

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

☐ Yes ☐ No

If you answered no, please explain:

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2. It is the owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement ?

☐ Yes ☐ No

If you answered no, please explain:

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3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection?

☐ Yes ☐ No

If you answered no, please  
explain: \_\_\_\_\_

\_\_\_\_\_

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

**Livestock facility or stockyard**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Significant Woodland**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially Significant Wetland or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

## F. Servicing and Access

Indicate what services are available or proposed:

### Water Supply

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

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### Sewage Treatment

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

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### Storm Drainage

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

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Existing or proposed access to subject lands:

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

Name of road/street:

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## G. Other Information

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

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## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario regulation 197/96](#).

### **i) Sketch in Metric Units**

A sketch showing the following, in metric units:

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

### **ii) Technical studies**

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

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





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

## I. Transfers, Easements and Postponement of Interest

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

### Permission to Enter Subject Lands

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

### Freedom of Information

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

Dan Dehens.

Owner/Applicant/Agent Signature

April 14th, 2026

Date

## J. Owner's Authorization

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

I/We Southwest Tobacco c/o Danny Dehens am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited c/o Eldon Darbyson to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Dan Dehens.

Owner

April 14th, 2026

Date

Owner

Date

**\*Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

**K. Declaration**

I, Dan Dehens of Southwest Tobacco

solemnly declare that:

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

Declared before me at:

Simcoe

Dan Dehens

Owner/Applicant/Agent Signature

In The County of Norfolk

This 14th day of April

A.D., 2026

[Signature]  
A Commissioner, etc.

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





**Surplus Farm Dwelling Severance | Planning Brief**

**350 12<sup>th</sup> Concession Road**

Date: June 4, 2026

Project: 24-167



**vallee**  
*Consulting Engineers,  
Architects & Planners*

Surplus Farm Dwelling Severance | Planning Brief  
350 12<sup>th</sup> Concession Road

Table of Contents

Introduction ..... 1

Context..... 1

Proposal..... 1

Supporting Documents..... 2

    Onsite Sewage Evaluation.....2

Planning Review..... 2

    Provincial Planning Statement 2024 (PPS).....2

    Norfolk County Official Plan.....3

        MDS.....4

    Zoning By-law of Norfolk County 1-Z-2014 .....5

Discussion ..... 5

Conclusion.....Error! Bookmark not defined.



# Surplus Farm Dwelling Severance | Planning Brief

## 350 12<sup>th</sup> Concession Road

### Introduction

G. Douglas Vallee Limited has been retained by Southwest Tobacco, property owner of 350 12<sup>th</sup> Concession Road (Roll# 54201041700), to submit a formal application for a Surplus Farm Dwelling Severance as a result of consolidation for the above noted address.

Included with this submission are the following:

- Signed Norfolk County Consent Application Form;
- Severance Sketch prepared by Jewitt and Dixon, dated June 3<sup>rd</sup>, 2026
- On-site Sewage Evaluation prepared by Darlington Wiring and Plumbing LTD, dated March 2024.

### Context

The subject lands are approximately 48ha with frontage on the south side of 12<sup>th</sup> Concession Road between Norfolk County Road 23 and West Quarter Line Road.

The property is occupied by a single-detached dwelling, and several farm buildings. The greenhouse depicted in the aerial imagery has since been removed. The adjacent dwelling located at 352 12<sup>th</sup> Concession Road was severed from the subject lands under application BNPL2025368 which was approved on January 21<sup>st</sup>, 2026. The dwelling on the remnant parcel is the subject of this application (Figure 3).

The lands are actively used for farming rye, soybeans and corn. There are 5 wooded areas, 2 on the southern half of the subject lands and 3 on the northern half, with the northern most under LPRCA regulation area. The property is zoned and designated Agriculture and Hazard Lands.

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

### Proposal

The property owner is making application for a surplus farm dwelling severance for 350 12<sup>th</sup> Concession Road. The dwelling is surplus to the farming operation as a result of farm consolidation. The approximately 0.32ha severance includes the existing dwelling, a

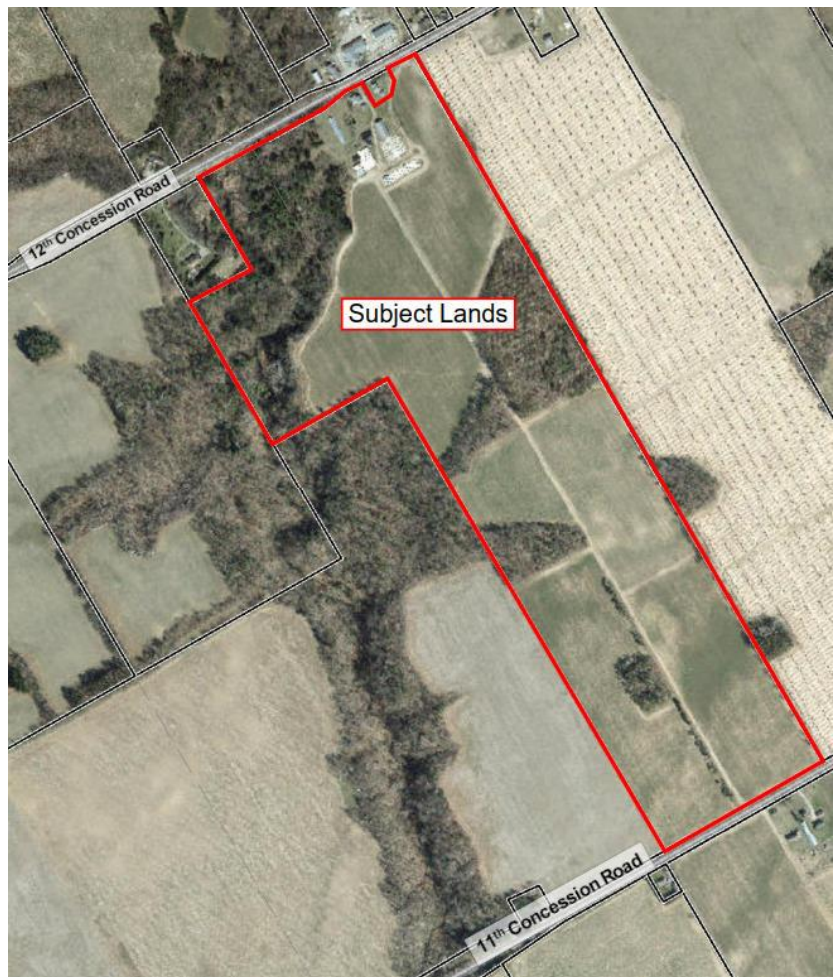
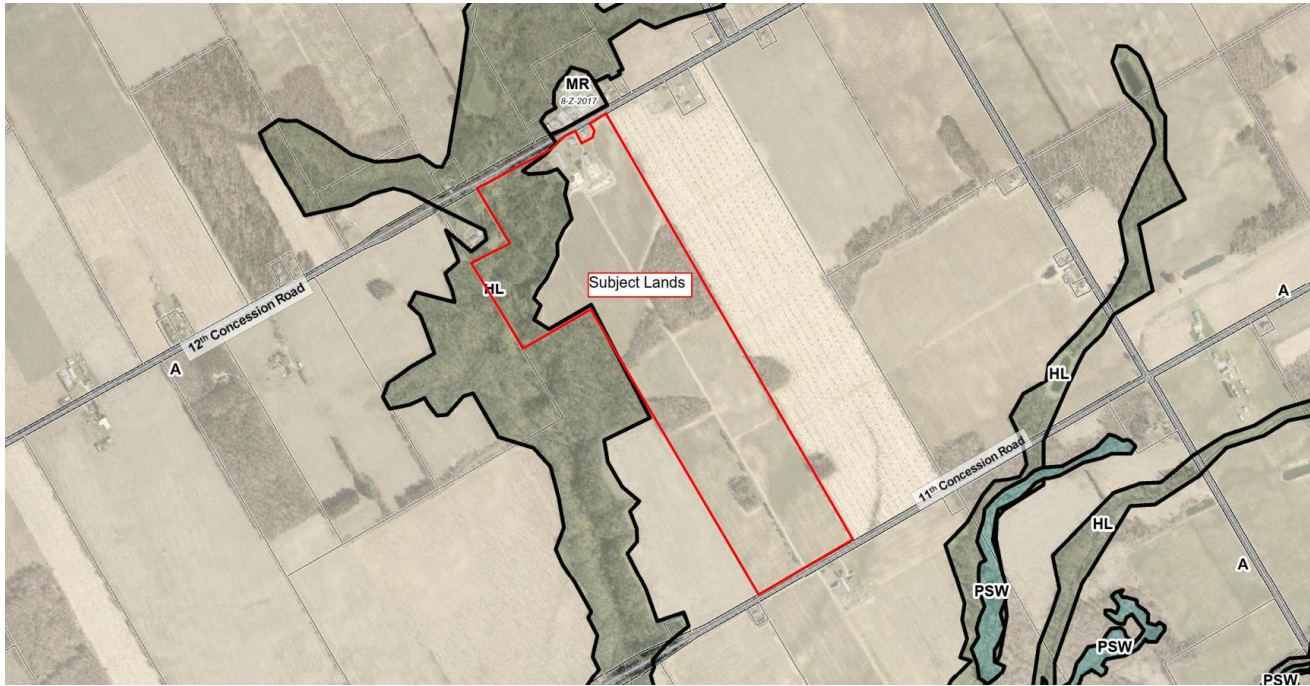


Figure 1 – Subject Lands

# Surplus Farm Dwelling Severance | Planning Brief

## 350 12<sup>th</sup> Concession Road



**Figure 2 – Surrounding Context**

detached garage, the existing septic system, and well. This severance will not remove agricultural land from active production. The greenhouse located on the western boundary of the proposed severance has been demolished.

### Supporting Documents

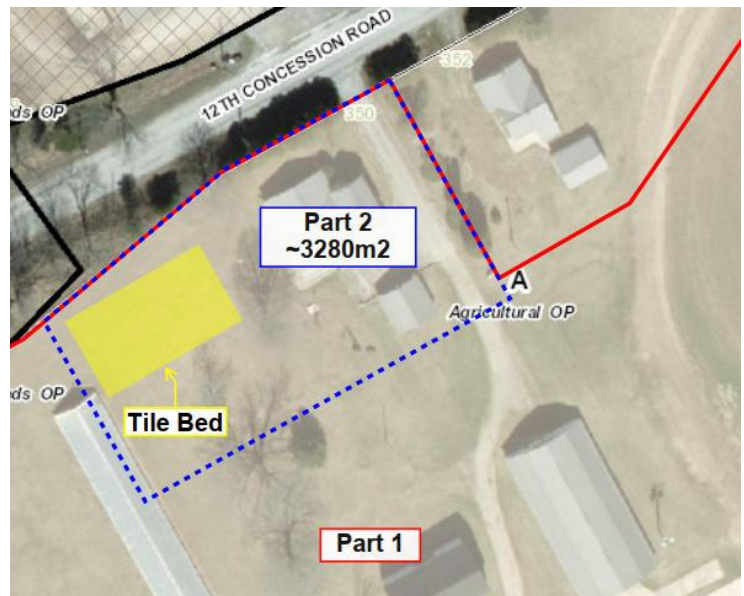
#### Onsite Sewage Evaluation

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

### Planning Review

#### Provincial Planning Statement 2024 (PPS)

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



**Figure 3 – Proposed Severance**



# Surplus Farm Dwelling Severance | Planning Brief

## 350 12<sup>th</sup> Concession Road

The subject lands are located in a prime agricultural area as defined by the PPS 2024. Section 4.3.3.1(c) of the PPS permits the creation of one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that the lot is limited to the minimum size needed to support the use and appropriate servicing, and that new residential uses are prohibited on the retained lands. The proposed severance meets these criteria. The lot is sized to accommodate the existing dwelling and its associated outbuilding along with private well and septic servicing. It is anticipated that a special provision to prevent the construction of a new dwelling on the retained lands will be applied by the County.

### Norfolk County Official Plan

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

Section 7.2.3(c) outlines conditions of approval for a consent granted under Section 7.2.3(a)(v). It states the County shall ensure the land is zoned such that no new residential dwelling will be permitted on the retained agricultural lot, and that the severed lot will not adversely affect any retained or adjacent farm operation or its viability. Criteria found under Section 7.2.3 can be found in Table 1 below:

| Table 1 – 7.2.3 Agricultural Lot Creation and Lot Adjustment Policies                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Policy                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Complies |
| b) As a condition of the approval of a consent granted under Section 7.2.3 a) v), the County shall ensure that the land is zoned in the Zoning By-law such that no new residential dwelling shall be permitted on the retained agricultural lot. No consent shall be granted unless it is demonstrated that the severed lot will not adversely affect the operation or viability of the farm operation on the retained lot or any adjacent land. | The dwelling has been surplus to the farming operation for decades and the requested severance does not remove any agricultural land from active production. As such, the requested severance does not adversely impact the agricultural operations of the retained lands or adjacent lands                                                                                                                                                                                      | ✓        |
| c) A consent to sever a currently habitable dwelling shall be subject to the following criteria:                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |
| i. the habitable dwelling shall be at least 10 years old at the date of application for a severance;                                                                                                                                                                                                                                                                                                                                             | The dwelling was constructed decades ago.                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓        |
| ii. the severed lot shall be of an appropriate size for the intended residential use, which shall be determined in the Zoning By-law, and shall minimize the amount of agricultural land removed from active production;                                                                                                                                                                                                                         | <p>The lands to be severed total approximately 0.32ha.</p> <p>The proposed lot size is the minimum lot size necessary to support the use as prescribed by the PPS and Official Plan including the private septic system and well as seen on the severance sketch including with this application.</p> <p>The current proposed configuration provides a lot that:</p> <ul style="list-style-type: none"> <li>Does not remove agricultural land from active production.</li> </ul> | ✓        |





# Surplus Farm Dwelling Severance | Planning Brief

## 350 12<sup>th</sup> Concession Road

|                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                       |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>Is in keeping with the configuration of residential lots in the surrounding area;</li> <li>Is appropriate for the residential use and servicing needs associated with the dwelling;</li> </ul> |   |
| iii. the severed lot shall be serviced by approved water supply and wastewater treatment facilities to be situated on the lot to be created;                                                                                                                                                                           | A private septic system and a well are present. A The on-site sewage evaluation confirms the existing septic system is in working order and meets setback requirements relative to the proposed property line.                        | ✓ |
| iv. subject to the appropriate policies of this Plan, the severed lot shall be an appropriate distance from existing pits and quarries, waste disposal sites, and other potential land use conflicts;                                                                                                                  | N/A                                                                                                                                                                                                                                   | ✓ |
| v. both the severed and retained lots shall be situated with frontage and safe and direct separate access onto a permanently maintained public road. Preference shall be given to locations on roads other than Provincial Highways or arterial roads;                                                                 | Both the severed and retained lots have sufficient frontage along a maintained public road.                                                                                                                                           | ✓ |
| vi. potential impacts of the consent on cultural heritage resources shall be assessed and mitigated where necessary;                                                                                                                                                                                                   | This application does not pose to create potential impacts as the use is existing.                                                                                                                                                    | ✓ |
| vii. the severed lot shall comply with the minimum distance separation formulae;                                                                                                                                                                                                                                       | Complies. See the MDS section below.                                                                                                                                                                                                  | ✓ |
| viii. The severed lot shall not be permitted within provincially significant features. Consents adjacent to provincially significant features, or within or adjacent to natural heritage features, shall be supported by and environmental impact study (EIS), prepared accordingly with the policies of Section 9.7.1 | The proposed severance is not within or adjacent to any provincially significant features.                                                                                                                                            | ✓ |
| ix. Severances to separate Accessory Rental Dwellings from the farm property will not be permitted [3-OP-2000, Amendment 124]                                                                                                                                                                                          | N/A                                                                                                                                                                                                                                   | ✓ |

### MDS

Section 7.2.3(c)(vii) of the Official Plan requires that all surplus farm dwelling severances comply with the minimum distance separation formulae. As per Guideline #9 of the MDS guidelines, where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy. This is because a potential odour conflict may already exist between



# Surplus Farm Dwelling Severance | Planning Brief

## 350 12<sup>th</sup> Concession Road

those surrounding livestock facilities or anaerobic digesters and the existing dwelling. A desktop analysis of the surrounding area has confirmed that there appears to be no livestock operations within 1500m of the subject lands. As such, MDS calculations are not required.

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

**Table 1 – 3.36 Surplus Farm Dwelling Severance**

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

| Policy                                                                                                                                                                                                                                                                                                                                                               | Comment                                                                                                                                                     | Complies |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| a) Notwithstanding the permitted uses in the Agricultural Zone (A), a single detached dwelling and home occupation shall not be permitted on the retained lands;                                                                                                                                                                                                     | Noted. It is understood that a special zoning provision will be applied by the County to prohibit the construction of a new dwelling on the retained lands. | ✓        |
| b) Any existing accessory buildings and structures existing on the severed lot at the time of severance, shall be deemed to be granted relief from the applicable building height and accessory building or structure lot coverage regulations existing at the time of severance and relief from the usable floor area regulation to a maximum of 200 square metres; | Useable floor area of accessory building is approximately 52m <sup>2</sup> .                                                                                | ✓        |
| c) Any existing residential dwelling on the severed lot shall be deemed to be granted relief from the front yard setback, interior side yard or exterior side yard setback provisions where a non-conformity exists at the time of severance;                                                                                                                        | None created.                                                                                                                                               | ✓        |
| d) Any new zoning deficiencies created by the severance of the severed lot, excluding those matters set out in paragraphs (b) and (c) above, shall require zoning relief through the approval of a planning application;                                                                                                                                             | None created.                                                                                                                                               | ✓        |
| e) For any lands that are subject to the provisions of this Subsection, a Special Provision of 14.898 shall be added to the appropriate Zoning By-Law map schedule to reference this General Provision and its applicability. These amendments may be permitted from time to time without further notice being required. [1-Z-2016]                                  | Noted.                                                                                                                                                      | ✓        |

### Discussion

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

This application to sever a 0.32ha lot is appropriately sized to accommodate the existing residential use and associated private servicing and does not remove agricultural land from active production. The dwelling is over



## Surplus Farm Dwelling Severance | Planning Brief

### 350 12<sup>th</sup> Concession Road

---

ten years old and is currently surplus to the needs of the agricultural operation. It is anticipated that a special provision to prevent the construction of a new dwelling on the retained lot will be applied by the County to the retained lands to satisfy Section 4.3.3.1(c)(2) of the PPS.

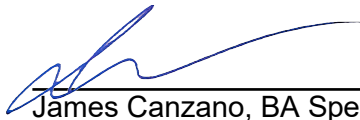
As such a decision by the Committee of Adjustment to permit the Surplus Farm Dwelling Severance of 350 12<sup>th</sup> Concession Road would be consistent with the PPS, Norfolk Official Plan and Zoning By-law.

#### Summary

The applicant is seeking a Surplus Farm Dwelling Severance to create a residential lot at 350 12th Concession Road. The approximately 0.32ha lot includes the existing dwelling, a detached garage, septic system and well. The requested severance will not remove agricultural land from active production and is the minimum land necessary to support the use and existing servicing for the lot. The greenhouse on the western boundary of the severance is set to be demolished. Additionally, it is anticipated that a special provision to prevent the construction of a new dwelling on the retained lands will be applied by the County.

As demonstrated in this brief, a decision by the Committee of Adjustment to approve this Surplus Farm Dwelling Severance would be consistent with the policies of the PPS, Norfolk County Official Plan, and Zoning By-law.

Brief prepared by:



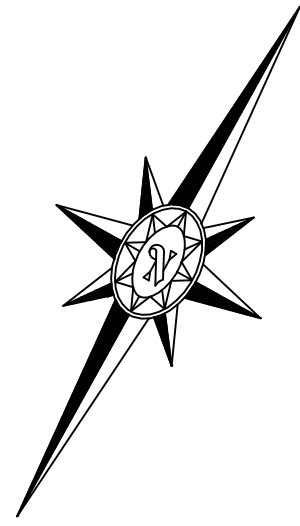
James Canzano, BA Spec Hons  
Planner

**G. DOUGLAS VALLEE LIMITED**

2 Talbot Street North, Simcoe Ontario, N3Y 3W4

H:\Projects\2024\04-167 SouthWest Tobacco Ltd\Planning\Working\Severance 350\2026.06.04 350 12th Concession Road Planning Brief.docx





PLAN OF SURVEY  
OF PART OF  
**LOT 5**  
**CONCESSION 11**  
IN THE GEOGRAPHIC  
**TOWNSHIP OF WALSHINGHAM**  
IN  
**NORFOLK COUNTY**  
SCALE: 1 : 500

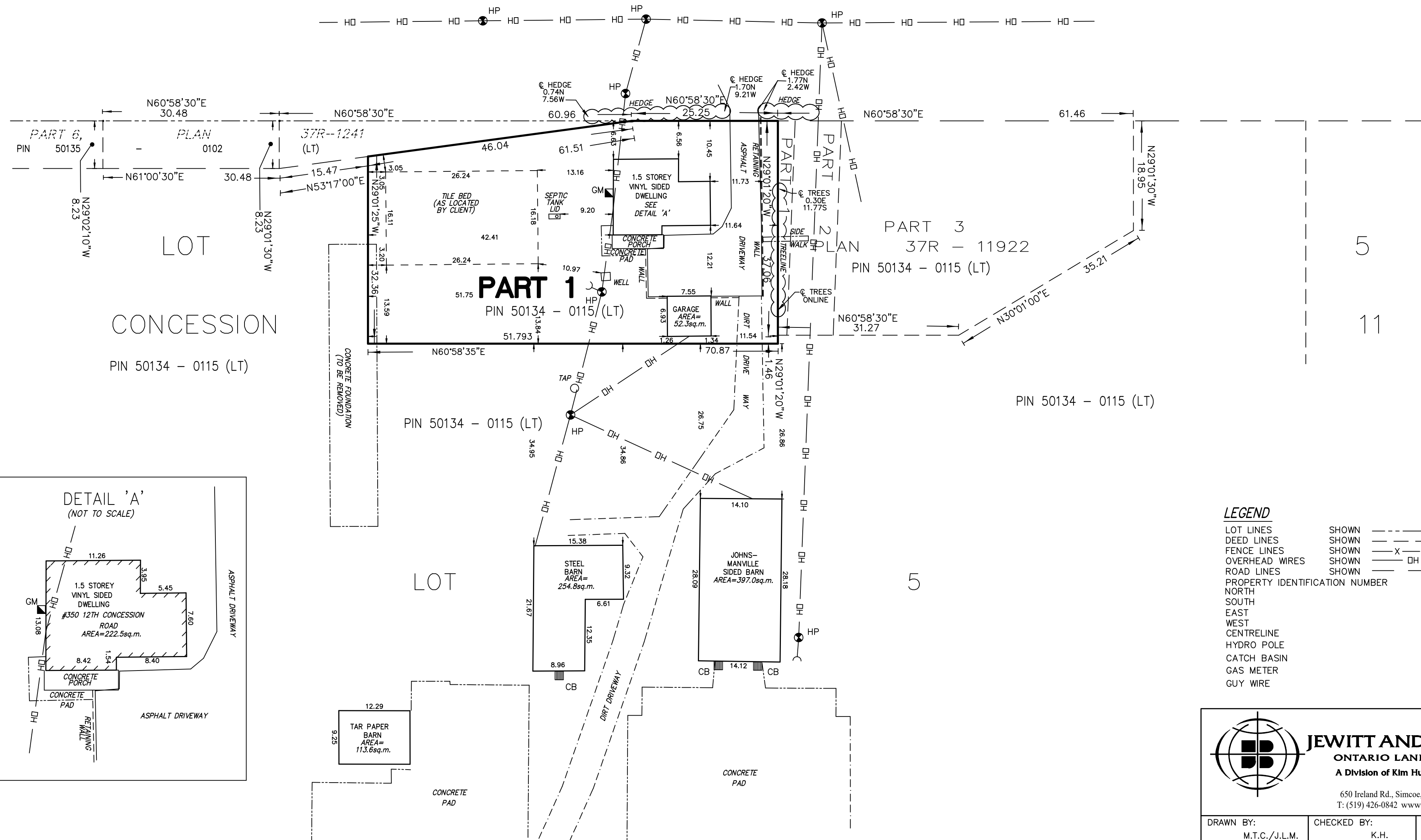


**METRIC NOTE:**

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

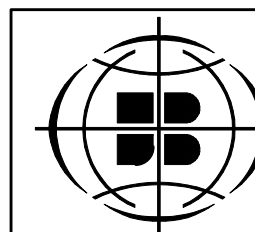
ROAD ALLOWANCE BETWEEN CONCESSION 11 & 12  
(KNOWN AS 12TH CONCESSION ROAD)

(VARIOUS WIDTHS AS WIDENED)  
PIN 50135 - 0102 (LT)



**LEGEND**

|                                |       |             |
|--------------------------------|-------|-------------|
| LOT LINES                      | SHOWN | ---         |
| DEED LINES                     | SHOWN | ---         |
| FENCE LINES                    | SHOWN | -X-X-X-X-X- |
| OVERHEAD WIRES                 | SHOWN | -OH-OH-OH-  |
| ROAD LINES                     | SHOWN | ---         |
| PROPERTY IDENTIFICATION NUMBER | SHOWN | PIN         |
| NORTH                          | SHOWN | N           |
| SOUTH                          | SHOWN | S           |
| EAST                           | SHOWN | E           |
| WEST                           | SHOWN | W           |
| CENTRELINE                     | SHOWN | CL          |
| HYDRO POLE                     | SHOWN | HP          |
| CATCH BASIN                    | SHOWN | CB          |
| GAS METER                      | SHOWN | GM          |
| GUY WIRE                       | SHOWN | -           |



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

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

|                            |                     |                                   |
|----------------------------|---------------------|-----------------------------------|
| DRAWN BY:<br>M.T.C./J.L.M. | CHECKED BY:<br>K.H. | REFERENCE NO.:<br>26-54-515-01-SK |
|                            |                     | DATED: JULY 24, 2026              |







# 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      | 350 con 12 Norfolk County |
| Assessment Roll Number | 542-010-41700-0000        |
| Date of Evaluation     | MAR 1 2024                |

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

|                                         |                                                                                      |
|-----------------------------------------|--------------------------------------------------------------------------------------|
| Gross building area: (m <sup>2</sup> ): | 2200 ft <sup>2</sup>                                                                 |
| Number of bedrooms:                     | 4                                                                                    |
| Number of fixture units:                | 17.5                                                                                 |
| Daily Design Flow: (Litres)             | 2000 L                                                                               |
| Is the building currently occupied?     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long? |

| Site Evaluation                 |                                                                                                           |
|---------------------------------|-----------------------------------------------------------------------------------------------------------|
| Soil type, percolation time (T) | 10                                                                                                        |
| Site slope                      | <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep |
| Soil condition:                 | <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry                                      |
| Surface discharge observed      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                       |
| Odour detected:                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                       |
| Weather at time of evaluation:  | 17°C Sunny                                                                                                |

| System Description                                                                                                                                                                                                                          |                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Class 1 - Privy <input type="checkbox"/> Class 2- Greywater <input type="checkbox"/> Class 3 - Cesspool <input checked="" type="checkbox"/> Class 4 - Leaching Bed <input type="checkbox"/> Class 5 - Holding Tank |                                                  |
| Type of leaching bed. Class 4 -Leaching Bed only - Complete & attach Worksheet E                                                                                                                                                            |                                                  |
| <input checked="" type="checkbox"/> A. Absorption Trench                                                                                                                                                                                    | <input type="checkbox"/> B. Filter Bed           |
| <input type="checkbox"/> D. Advance Treatment System                                                                                                                                                                                        | <input type="checkbox"/> E. Type A Dispersal Bed |
| <input type="checkbox"/> C. Shallow Buried Trench                                                                                                                                                                                           |                                                  |
| <input type="checkbox"/> F. Type B Dispersal Bed                                                                                                                                                                                            |                                                  |
| Existing Tank Size (litres): 3000 gallon.                                                                                                                                                                                                   |                                                  |
| <input checked="" type="checkbox"/> Pre-cast Concrete                                                                                                                                                                                       | <input type="checkbox"/> Plastic                 |
| <input type="checkbox"/> Wood                                                                                                                                                                                                               | <input type="checkbox"/> Fibreglass              |
| Pump: <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                              |                                                  |
| <input checked="" type="checkbox"/> In ground system                                                                                                                                                                                        | <input type="checkbox"/> Raised Bed system       |
| Height raised above original grade (metres)                                                                                                                                                                                                 |                                                  |
| Setbacks (metres)                                                                                                                                                                                                                           | Tank                                             |
| Distance to buildings & structures                                                                                                                                                                                                          | 30'                                              |
| Distance to bodies of water                                                                                                                                                                                                                 | N/A                                              |
| Distance to nearest well                                                                                                                                                                                                                    | 30'                                              |
| Distance to proposed property lines                                                                                                                                                                                                         | Front: 15' Left: 104' Right: 124' Rear: 10' 134' |
|                                                                                                                                                                                                                                             | Front: 11' Rear: 20' Left: 10' Right: 134'       |



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:                                                                                                 |                                                                                      |          |            |       |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------|------------|-------|
| Note:<br>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 <sup>2</sup> over 200m <sup>2</sup> up to 400m <sup>2</sup> |          | 100        |       |
|                                                                                                                              | Floor space for each 10m <sup>2</sup> over 400m <sup>2</sup> up to 600m <sup>2</sup> |          | 75         |       |
|                                                                                                                              | Floor space for each 10m <sup>2</sup> over 600m <sup>2</sup>                         |          | 50         |       |
| Or                                                                                                                           | Each Fixture Unit over 20 fixture Units<br>(Total of Worksheet B - 20 = Quantity)    |          | 50         |       |
| Subtotal (B)                                                                                                                 |                                                                                      |          |            |       |
| Subtotal A+B=Daily Design Flow (Q)                                                                                           |                                                                                      |          |            |       |

Worksheet B: Dwellings Fixture Unit Count

| Fixtures                                                                                                               | Units |   | How Many? |   | Total |
|------------------------------------------------------------------------------------------------------------------------|-------|---|-----------|---|-------|
| Bath group (toilet, sink, tub or shower) with flush tank                                                               | 6.0   | X | 2         | = | 12    |
| Bathtub only(with or without shower)                                                                                   | 1.5   | X | 1         | = | 1.5   |
| 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<br>(with/without garbage grinder, domestic and other small type<br>single, double or 2 single with a common trap) | 1.5   | X | 1         | = | 1     |
| Domestic washing machine                                                                                               | 1.5   | X | 1         | = | 1     |
| Combination sink and laundry tray single or double<br>(installed on 1.5 inch trap)                                     | 1.5   | X | 1         | = | 1     |
| 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 |
|-------------------------------------------------------------------------------------------------------------------------|---------------------|------------|-------|
| <b>Note:</b> 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<br>Example: number of seats, per floor area,<br>number of employees/students | Volume<br>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) |
|----------------------------------------------------------------------------------|-----------------------|-----------------------|
| <b>Residential Occupancy</b><br>house, apartment,<br>camp for housing of workers | 2000 l X 2 =          | 4000 l                |
| <b>All Other Occupancies</b>                                                     | X 3 =                 |                       |
| <b>Holding Tank</b>                                                              | X 7 =                 |                       |

13,000 l  
actual

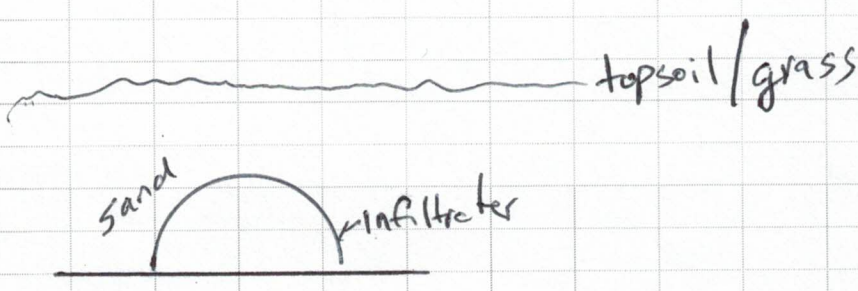
Worksheet E: Leaching Bed Calculations (Class 4)

|                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                               |                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Complete One of A, B, C, D, E, F                                                                                                                                                                                                                |                                                                                                                                                                                                                                                               |                                                                                                              |
| A. Absorption Trench                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                               |                                                                                                              |
| Total length of distribution pipe                                                                                                                                                                                                               | Conventional $(Q \times T) + 200 =$ _____ m<br>Type I leaching chambers $(Q \times T) + 200 =$ _____ m<br>Type II leaching chambers $(Q \times T) + 300 =$ <u>80m</u> m<br>Configured as: _____ runs of _____ m Total: _____ m (122m actual)                  |                                                                                                              |
| B. Filter Bed                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                               |                                                                                                              |
| Effective Area<br>If $Q \leq 3000$ litres per day use $Q + 75$<br>If $Q > 3000$ litres per day use $Q + 50$<br>Level II-IV treatment units,<br>use $Q + 100$<br>Distribution Pipe<br>Contact Area = $(Q \times T) + 850$<br>Mantel (see Part 1) | Effective area: _____ $(Q) \div$ _____ (75, 50, or 100) = _____ $m^2$<br>Configured as: _____ m x _____ m<br>Number of beds _____<br><br>Number of runs: _____ Spacing of runs: _____ m<br>Contact Area: ( _____ $(Q) \times$ _____ $(T) + 850 =$ _____ $m^2$ |                                                                                                              |
| C. Shallow Buried Trench                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                               |                                                                                                              |
| Percolation time<br>(T) of soil in<br>minutes:<br>1 < T ≤ 20<br>20 < T ≤ 50<br>50 < T < 125                                                                                                                                                     | Length of<br>distribution pipe<br>(metres)<br>Q + 75 metres<br>Q + 50 metres<br>Q + 30 metres                                                                                                                                                                 | $(L) =$ _____ $(Q) \div$ _____ (75, 50, 30) = _____ m<br>Configured as: _____ runs of _____ m Total: _____ m |
| D. Advance Treatment System                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                               |                                                                                                              |
| Provide description of system.                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                               |                                                                                                              |
| E. Type A Dispersal Bed                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                               |                                                                                                              |
| Stone Layer<br>If $Q \leq 3000$ litres per day, use $Q + 75$<br>If $Q > 3000$ litres per day, use $Q + 50$<br>Sand Layer<br>1 < T ≤ 15 use $(Q \times T) + 850$<br>T > 15 use $(Q \times T) + 400$                                              | Stone Layer = _____ $(Q) \div$ _____ (75 or 50) = _____ $m^2$<br><br>Sand Layer = ( _____ $(Q) \times$ _____ $(T) + (850 \text{ or } 400) =$ _____ $m^2$                                                                                                      |                                                                                                              |
| F. Type B Dispersal Bed                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                               |                                                                                                              |
| Area = $(Q \times T) + 400$<br>Linear Loading Rate (LLR)<br>T < 24 minutes, use 50 L/min<br>If T ≥ 24 minutes, use 40 L/min                                                                                                                     | Area = ( _____ $(Q) \times$ _____ $(T) + 400 =$ _____ $m^2$<br>Pump chamber capacity = _____ L<br>Length $(Q + LLR) =$ _____ m<br>Bed configuration = _____ m x _____ m = _____ $m^2$<br>Number of Beds = _____                                               |                                                                                                              |
| Distribution Pipe                                                                                                                                                                                                                               | Configured as: _____ runs of _____ m Total: _____ m                                                                                                                                                                                                           |                                                                                                              |



Worksheet F: Cross Sectional Drawings

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

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

# 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.

Att.



## Overall System Rating

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

Additional Comments:

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

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

## Verification

### Owner:

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

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

Owners Signature: Dan Dehens

Date: MARCH 1 / 2024

### Evaluator:

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

Evaluator Signature: Scott Darlington

Date: MARCH 1 / 2024

## Building Department Review

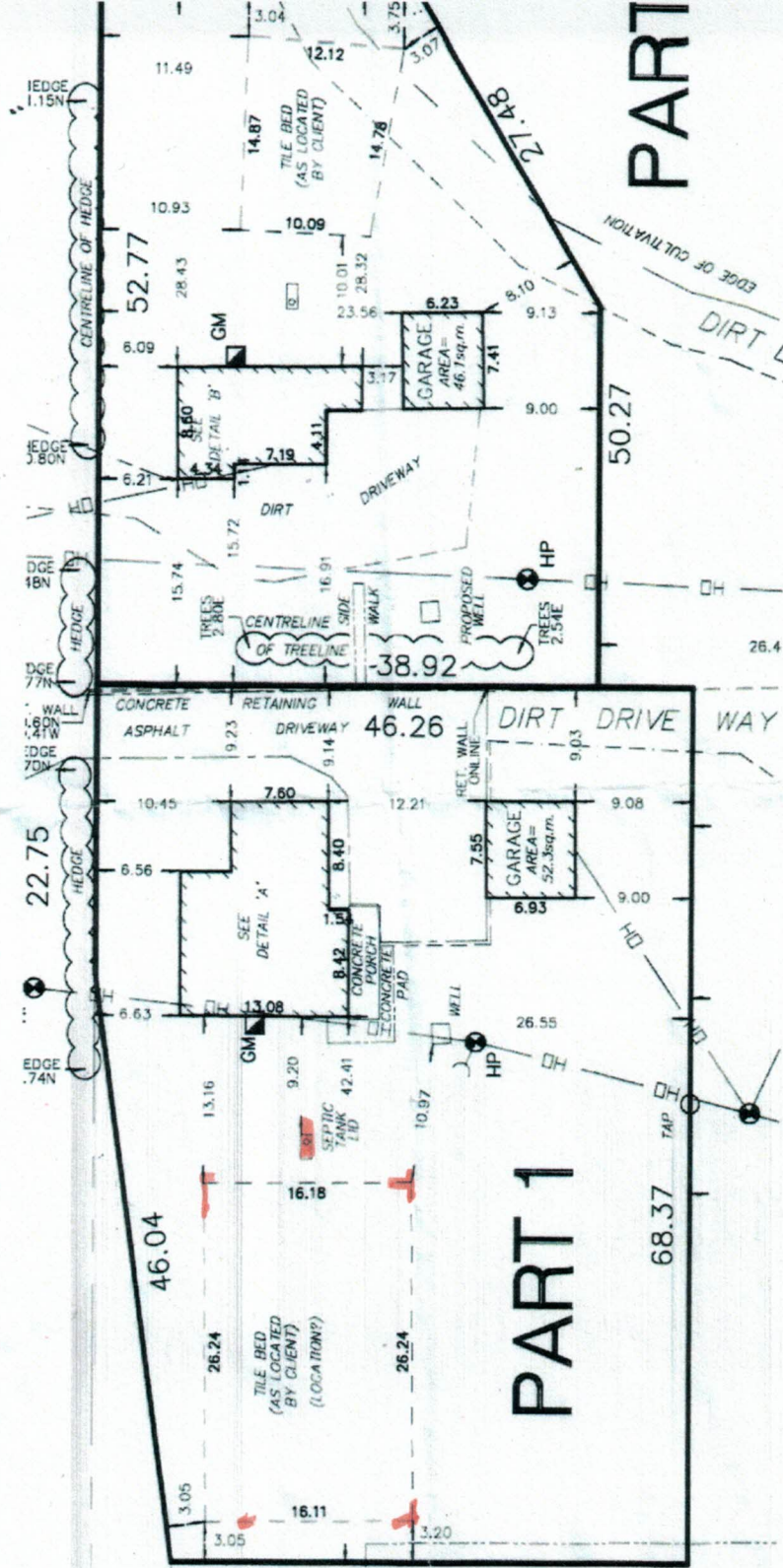
Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

# PART 1



80



Date Received: \_\_\_\_\_



Working together  
with our community  
to provide quality services.

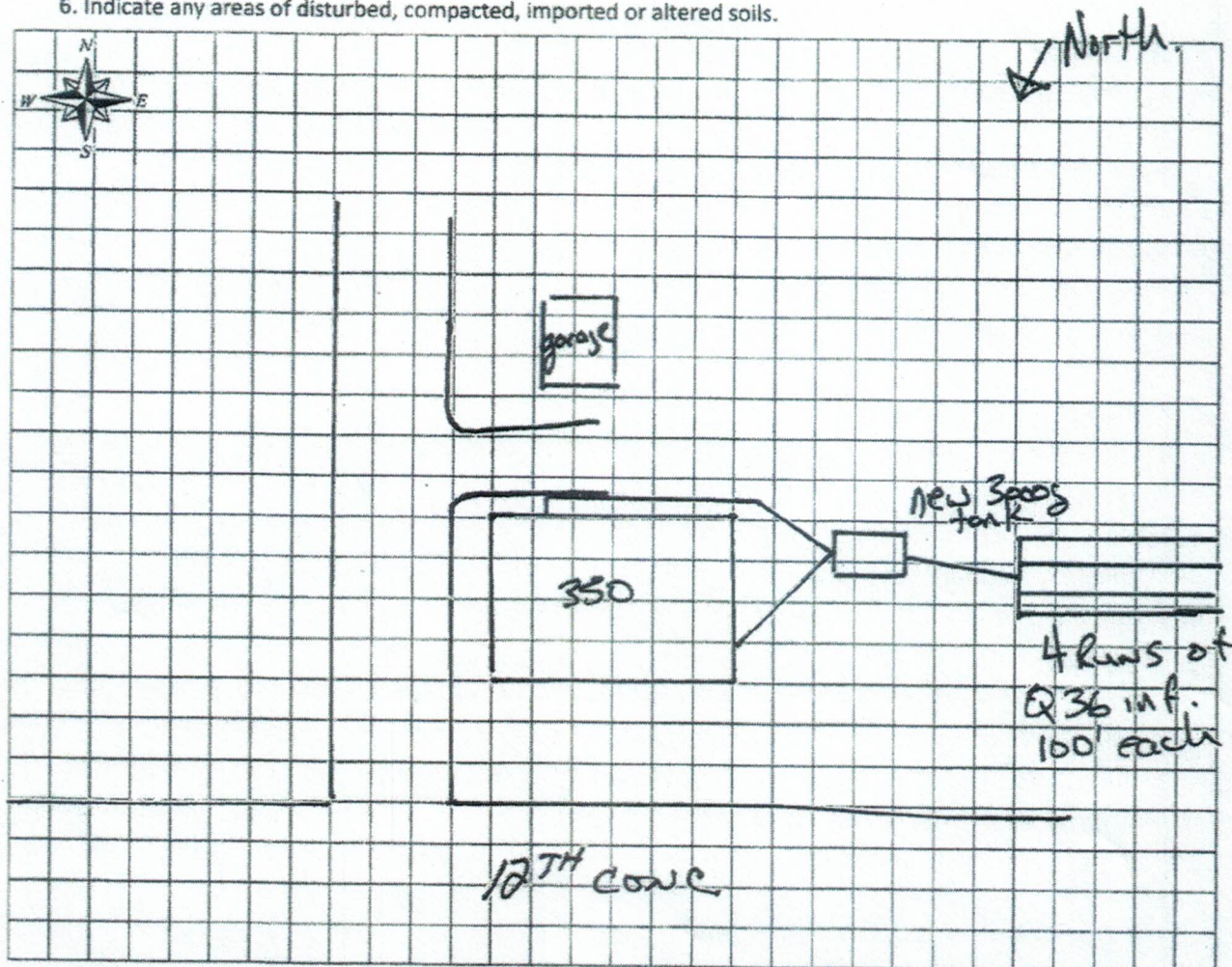
### SEPTIC SYSTEM LOCATION PLAN

OWNER DAN PETTENS EVALUATOR SCOTT DARUNBROW

PROPERTY ADDRESS 350 12<sup>TH</sup> CON LANCEN.

Please provide a **DIMENSIONED** sketch drawing indicating;

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

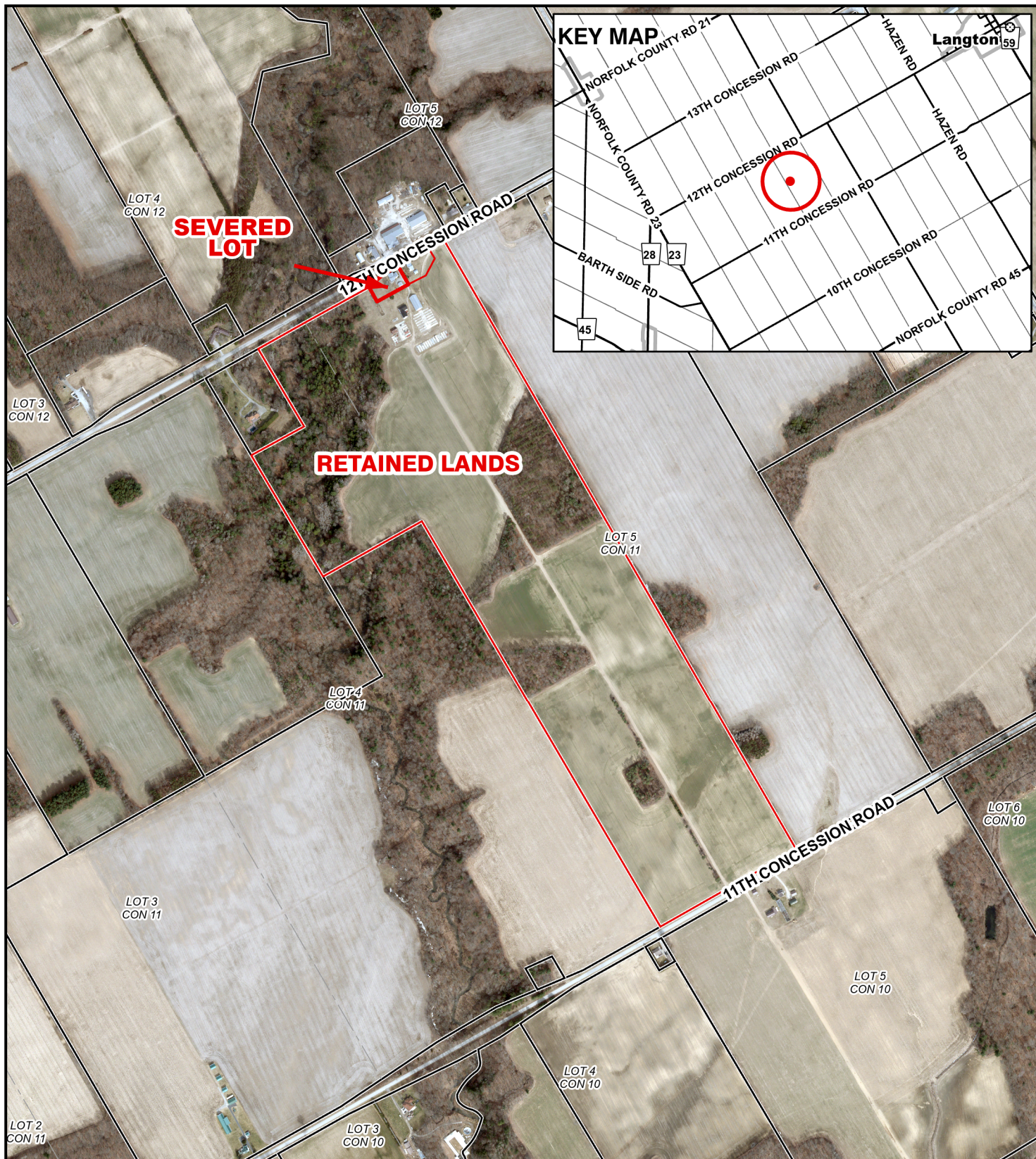


PREPARED BY: \_\_\_\_\_ NOTE: The above sketch is not to exact scale.



CONTEXT MAP

Geographic Township of NORTH WALSINGHAM

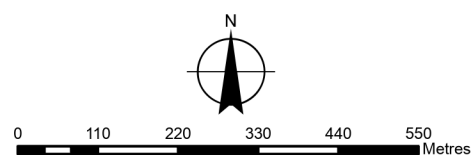


Legend

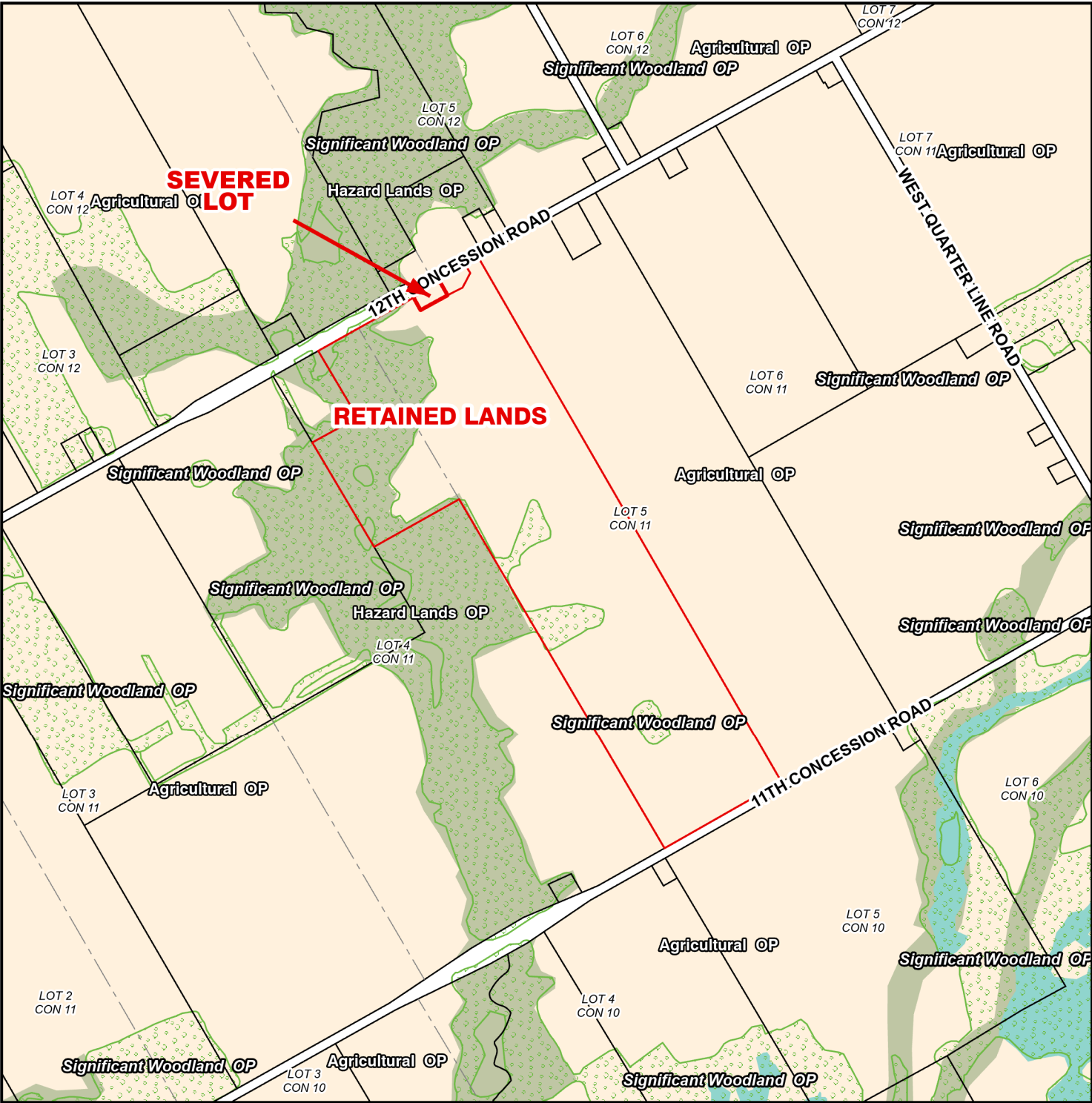
- Subject Lands
- Lands Owned

8/5/2026

2025 Air Photo







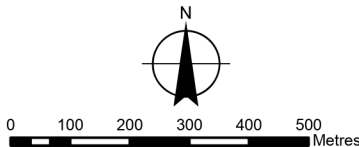
**Legend**

-  Subject Lands
-  Lands Owned

**Official Plan Designations**

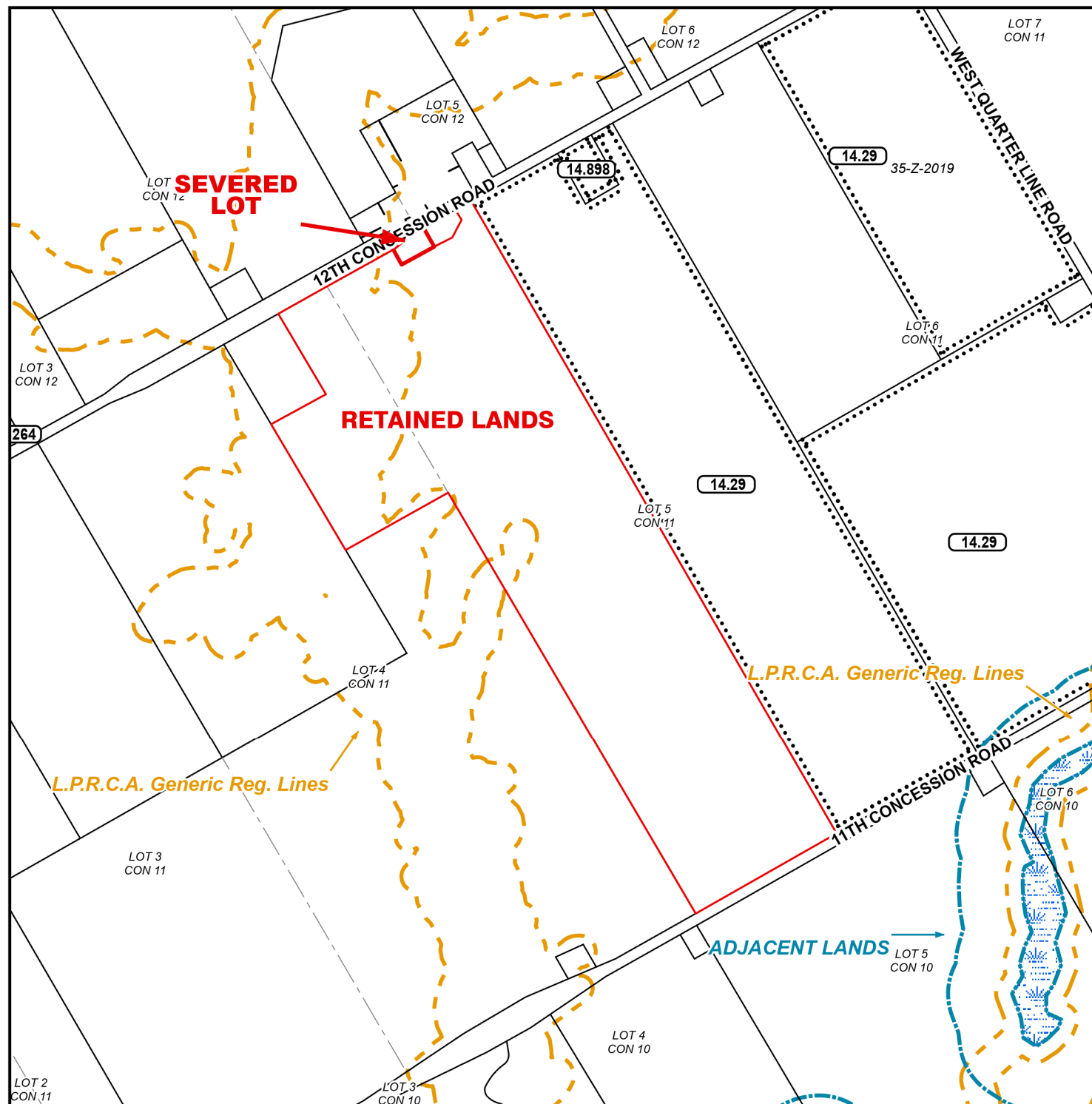
-  Agricultural
-  Hazard Lands
-  Provincially Significant Wetland
-  Significant Woodland

8/5/2026



## ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM



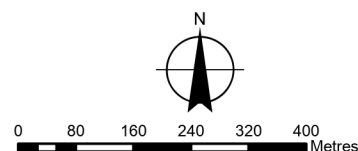
### LEGEND

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

ZONING BY-LAW 1-Z-2014

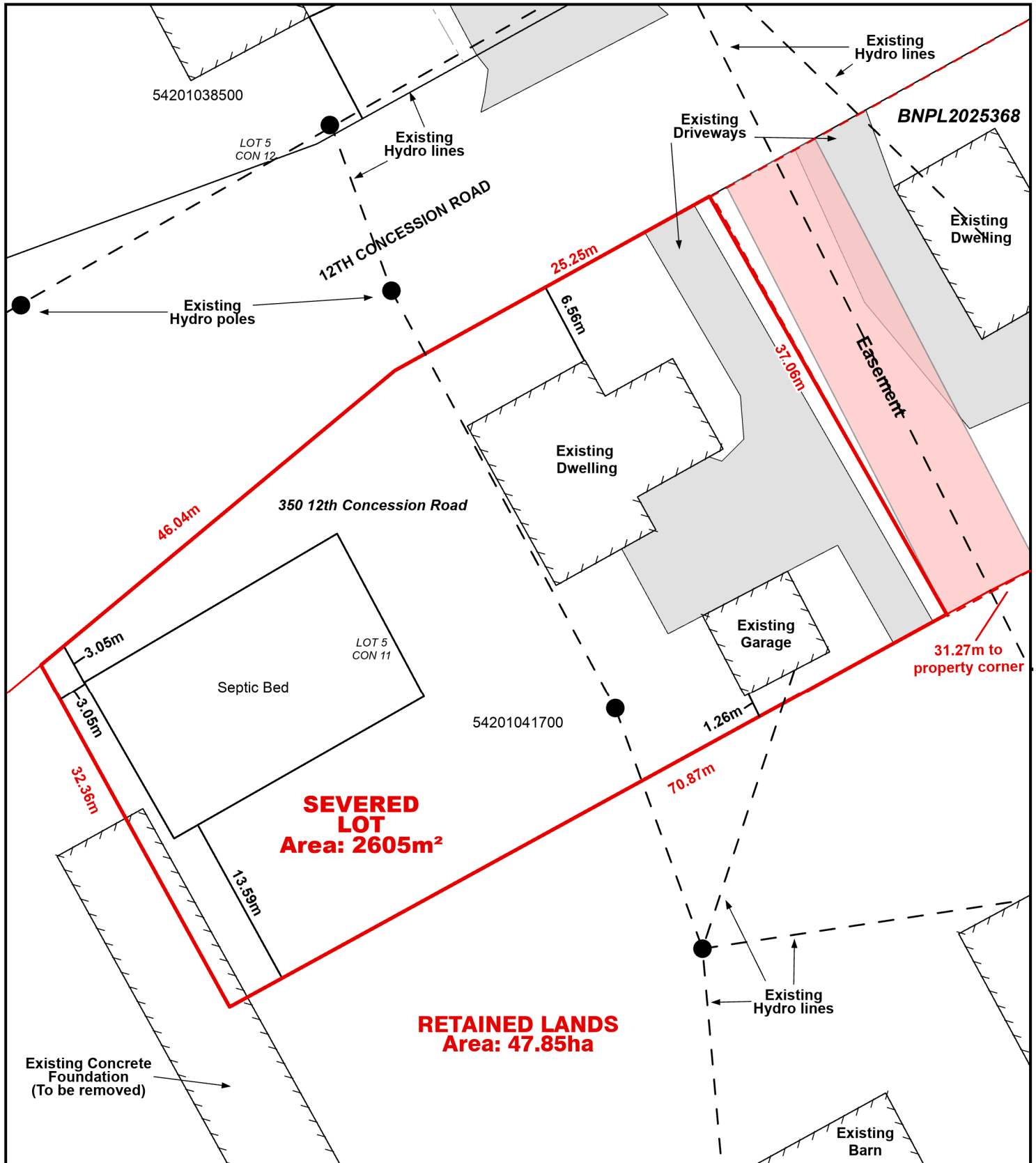
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- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- MR - Rural Industrial Zone



**CONCEPTUAL PLAN**

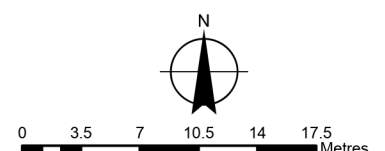
Geographic Township of NORTH WALSINGHAM



**Legend**

- Subject Lands
- Easements
- Lands Owned

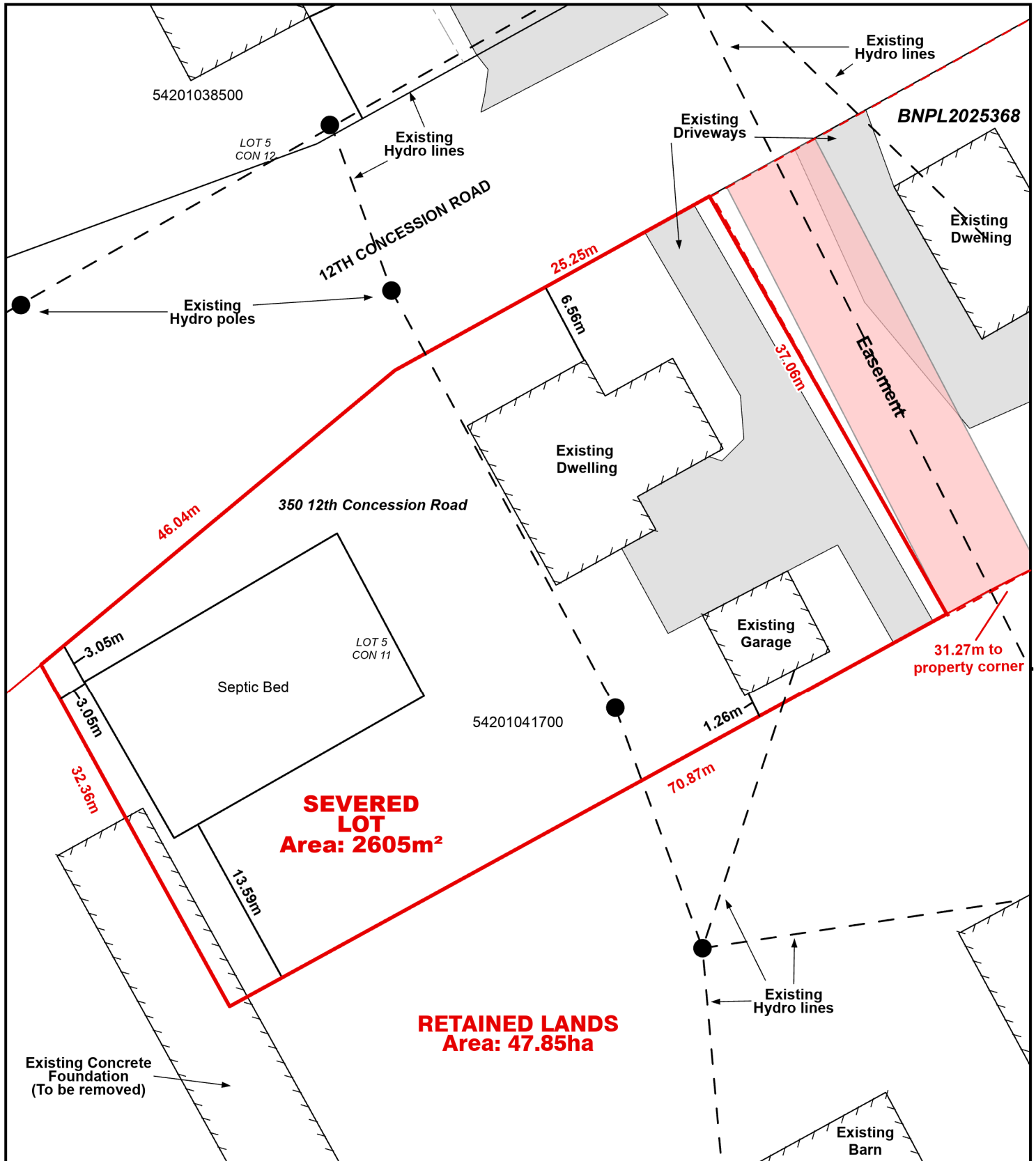
8/5/2026





## CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



### Legend

- Subject Lands
- Easements
- Lands Owned

8/5/2026

