

Development Application for Site Plan Control Approval

Complete Application

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

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. The required technical studies should be carried out prior to submission of the application.

Online Application Process

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

Pre-Consultation Meeting:

Pre-consultation is highly recommended for site plan applications. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed development, discuss opportunities and constraints, and for the County and Agency staff to identify the submission requirements. The requirements, as detailed in the pre-consultation meeting notes, are valid for one year after the meeting date.

User Fees:

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

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

An additional agency plan review fee may apply. Please see below for more information and forward fees directly to the applicable agency, as required:



Grand River Conservation Authority

Plan Review fees | Grand River Conservation Authority

Long Point Region Conservation Authority

Planning Fees - Long Point Region Conservation Authority

Development Application Process

Additional studies required for the complete application shall be prepared at the applicant's sole expense. Peer reviews may be necessary to review particular studies at the applicant's expense. In these cases, Norfolk County staff will select the company to complete the peer review.

The County will refund the original fee if applicants withdraw their applications before circulation. If your drawings are recirculated, there will be an additional fee. If more than three reviews of engineering drawings are requested due to revisions by the owner or failure to revise engineering drawings as requested, the County will charge an additional fee.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or planning@norfolkcounty.ca.

The information submitted on this form is collected under the authority of the Freedom of Information and Protection of Privacy Act (FIPPA) and Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) for Norfolk County employees to use for the purpose of preparing and registering a development agreement.

Questions about the collection of personal information through this form may be directed to the Agreement and Development Coordinator or Information and Privacy Coordinator, Corporation of Norfolk County, 50 Colborne Street South, Simcoe ON.

For Office Use Only:

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

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

- Site Plan – Regular
- Site Plan – Major
- Site Plan Minor or Amendment
- Site Plan for On-Farm Diversified Use

Please describe the proposed development

Small Scale Secondary business offering farm stays
that supplement primary agricultural production.

Property Assessment Roll Number: 493-040-18410-0000

A. Applicant Information

Note: It is the responsibility of the owner to notify the Planner of any changes in ownership or authorized applicant within 30 days of such a change

Registered Owner(s) 1001221059 Ontario Inc / Brian Sydorow
Address 1177 West Shore Dr
Town and Postal Code Mississauga, ON L5E 3H8
Phone Number 647-232-5731
Cell Number _____
Email abslimitedco@gmail.com

Name of Authorized Applicant _____
Address _____



Town and Postal Code _____
 Phone Number _____
 Cell Number _____
 Email _____

Name of Authorized Agent

Eldon Darbyson

Address

2 Talbot Street N

Town and Postal Code

Simcoe Ontario N3Y 3W4

Phone Number

519 426 6270 ext: 1008

Cell Number

Email

eldondarbyson@gdvallee.ca

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

Owner Agent Applicant

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

B. Location, Legal Description and Property Information

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

CHR CON 7 PT LOT 21 REG 38.16 Ac 100.00 FR D

Municipal address: 1657 Charlottesville Rd 7

Date of acquisition of the subject property (if known): May 2025

Present Official Plan Designation(s): Ag

Present Zoning: Agricultural

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

Yes No If yes, please specify the corresponding number:

3. Present use of the subject lands:

Agricultural Production, including cultivating
crops

4. Please describe **all existing** buildings **and** structures on the subject lands and whether they will be retained, demolished or removed.

Shed, wood shed, 3 trailers, and a sauna will be
retained.

5. If an addition to an existing building is being proposed, please explain what it will be used for. If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings **and** structures/additions on the subject lands.

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:

July 2025

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:

1. Has the subject property ever been or currently is the subject of a Planning Act application:

- Plan of Subdivision Yes No
- Official Plan Amendment Yes No
- Zoning Bylaw, or Zoning Order Amendment Yes No
- Site Plan Yes No
- Consent/Minor Variance Yes No

If yes, please indicate the file number and the status of the application _____

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

1. Please provide a review of the zoning by-law compliance for the proposed development

	Zoning by-law Requirement	Proposed
Lot frontage (m)	_____	_____
Lot depth (m)	_____	_____
Lot width (m)	_____	_____
Lot area (m ²)	_____	_____
Lot coverage %	_____	_____
Front yard (m)	_____	_____
Rear yard (m)	_____	_____
Left Interior side yard (m)	_____	_____
Right Interior side yard (m)	_____	_____
Exterior side yard (corner lot) (m)	_____	_____
Landscaped open space %	_____	_____

Entrance access width (m) _____

Exit access width (m) _____

Size of fencing or screening _____

Type of fencing _____

Building Size _____

Number of storeys _____

Building height (m) _____

Total ground floor area (m²) _____

Total gross floor area (m²) _____

Total usable floor area (m²) _____

Off Street Parking and Loading Facilities

Number of off street parking spaces _____

Number of visitor parking spaces _____

Number of accessible parking spaces _____

Number of off street loading facilities _____

2. Please provide the following information for **proposed residential use** (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? Yes No

If yes, please describe: _____

Number of existing dwelling units per lot: _____

3. Please provide the following information for **proposed Commercial/Industrial Uses** (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? Yes No

If yes, describe: _____



Indicate the gross floor area by the type of use (for example: office, retail, or storage):
Seating Capacity (for assembly halls or similar):

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: Yes No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

Yes No

If yes, please describe: _____

4. Please provide the following information for **proposed institutional use** (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

5. Describe Recreational or Other Use(s) (if applicable)

D. Previous Use of the Property

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

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

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

Yes No Unknown

Please provide the information you used to determine the answers to the above questions:

3. If you answered yes to any of the above questions in Section D, a previous land use inventory showing all known former uses of the subject lands, and/or when applicable, the adjacent lands, is required.

Is the land use inventory of former land uses attached? Yes No

E. Provincial Planning Statement

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 no, please explain:

2. Complete the following Environmental Features, Infrastructure and Development Context table as required:

Environmental Features, Infrastructure and Development Context	On-site	Within 500 metres
Class I Industrial Use ¹	<input type="checkbox"/>	<input type="checkbox"/>
Class II Industrial Use ¹	<input type="checkbox"/>	<input type="checkbox"/>
Class III Industrial Use ¹	<input type="checkbox"/>	<input type="checkbox"/>

Landfill site	<input type="checkbox"/>	<input type="checkbox"/>
Sewage treatment plant and waste stabilization plant	<input type="checkbox"/>	<input type="checkbox"/>
Significant wetlands	<input type="checkbox"/>	<input type="checkbox"/>
Significant fish habitat, valley lands, areas of natural and scientific interest, wildlife habitat	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive groundwater recharge areas, headwaters and aquifers	<input type="checkbox"/>	<input type="checkbox"/>
Erosion hazards	<input type="checkbox"/>	<input type="checkbox"/>
Floodplains	<input type="checkbox"/>	<input type="checkbox"/>
Active railway line	<input type="checkbox"/>	<input type="checkbox"/>
Existing and/or planned controlled access highways or freeways	<input type="checkbox"/>	<input type="checkbox"/>
High voltage electric transmission line	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural operations	<input type="checkbox"/>	<input type="checkbox"/>
Mineral aggregate resource area	<input type="checkbox"/>	<input type="checkbox"/>
Mineral aggregate operations	<input type="checkbox"/>	<input type="checkbox"/>
Existing pits and quarries	<input type="checkbox"/>	<input type="checkbox"/>
Significant built and /or cultural heritage resources	<input type="checkbox"/>	<input type="checkbox"/>
Significant archaeological resources	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous sites ⁴	<input type="checkbox"/>	<input type="checkbox"/>
Source Water Protection (Wellhead Protection Area (WHPA) A, B or C; Issue Contributing Area; Intake Protection Zone	<input type="checkbox"/>	<input type="checkbox"/>

¹ Class 1, 2,3 Industrial Use – Refer to D-6-1 Industrial Categorization Criteria of the Ministry of the Environment Conservation and Parks

⁴ Hazardous sites - means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards.

- 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 Planning Statement ?

Yes No

If no, please explain: _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water

Individual wells

Communal wells

Sewage Treatment

Municipal sewers

Communal system

Septic tank and tile bed in good working order

Other (describe below):

Storm Drain

Storm sewers

Open ditches

Other (describe below):

Existing or proposed access to subject lands

Municipal road

Provincial highway

Unopened road

Name of road/street
Charlottesville Rd 7

Other (describe below):

G. Other Information

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

If yes, how many jobs are provided on the subject lands? 5

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

1. Site Plan Control applications will require the following supporting materials:

- i. An electronic version in PDF format
- ii. Securities prepared by the applicant's engineer when applicable
- iii. An estimate for Parkland dedication by a certified land appraiser
- iv. Property Identification Number (PIN) and legal description printout provided by the Land Registry Office

2. General required information for the site plan drawings

- Concept/Layout Plan
- All measurements in metric
- Scale, legend and north arrow
- Legal description and municipal address
- Development name
- Drawing title, number, original date and revision dates
- Owner's name, address and telephone number
- Engineer's name, address and telephone number
- Professional engineer's stamp
- Existing and proposed easements and right of ways
- Zoning compliance table – required versus proposed
- Parking space totals – required and proposed
- All entrances to parking areas marked with directional arrows
- Loading spaces, facilities and routes (for commercial developments)
- All dimensions of the subject lands
- Dimensions and setbacks of all buildings and structures
- Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
- Gross, ground and useable floor area
- Lot coverage
- Floor area ratio
- Building entrances, building type, height, grades and extent of overhangs
- Names, dimensions and location of adjacent streets including daylighting triangles
- Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- All exterior stairways and ramps with dimensions and setbacks
- Retaining walls including materials proposed
- Fire access and routes

- Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
- Location of mechanical room, and other building services (e.g. A/C, HRV)
- Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
- Winter snow storage location
- Landscape areas with dimensions
- Natural features, watercourses and trees
- Floodline boundaries
- Fire hydrants and utilities location
- Fencing, screening and buffering – size, type and location
- All hard surface materials
- Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
- Business signs (make sure they are not in sight lines)
- Sidewalks and walkways with dimensions
- Pedestrian access routes into site and around site
- Bicycle parking
- Architectural elevations of all building sides

All other requirements as per the pre-consultation meeting will apply. All final plans must include the owner's signature as well as the engineer's signature and seal.

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

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Architectural Plan
- Buildings Elevation Plan
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- Landscape Plan
- Photometric (Lighting) Plan

- Plan and Profile Drawings
- Site Servicing Plan
- Storm water Management Plan
- Street Sign and Traffic Plan
- Street Tree Planting Plan
- Tree Preservation Plan
- Archaeological Assessment
- Heritage Impact Assessment
- Environmental Impact Study
- Functional Servicing Report
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Noise or Vibration Study
- Record of Site Condition
- Stormwater Management Report
- Traffic Impact Study – please contact the Planner to verify the scope required



I. Development Agreements

A development agreement may be required prior to site plan control applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer(s), additional fees and securities.

J. Transfers, Easements and Postponement of Interest

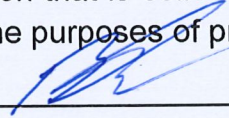
The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's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

K. 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.

L. Freedom of Information

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



Owner/Authorized Applicant Signature

March 6, 2026

Date

M. 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 1001221059 Ontario Inc am/are the registered and authorized owner(s) of the lands that is the subject of this application.

I/We authorize 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. This shall be your good and sufficient authorization for so doing.

[Signature]

March 6, 2026

Owner

Date

Owner

Date

N. Declaration

I, Brian Sydorow of Simcoe

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:

Town of Simcoe

[Signature]

Owner/Authorized Applicant Signature

In Norfolk County

This 6 day of March

A.D., 2026

[Signature]

A Commissioner, etc.



vallee

*Consulting Engineers,
Architects & Planners*

March 10, 2026

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

Attention: Alisha Cull, Manager of Planning Services

**Reference: 1657 Charlotteville Road 7, Simcoe
Application for OFDU
Our Project 25-246**

Dear Mrs. Cull,

Further to our letter dated January 28, 2026, we detailed the agricultural nature of the subject property at 1657 Charlotteville Road 7, Simcoe, and demonstrated that the proposed On-Farm Diversified Use (OFDU), consisting of three trailer sites and a sauna, is subordinate to the primary agro-forestry and horticultural farm operation and consistent with Norfolk County's Official Plan and Zoning By-law.

Your email of February 6, 2026 confirmed the use is permitted provided that we demonstrate that the farm is operational. We thank you for your cooperation. In response we are able to confirm the operational status of the farm as follows:

1. The property holds a valid **Farm Business Registration Number (FBRN)** because of the active and profit-making agricultural use, consistent with the Farm Business Registration (FBRO) requirements administered by Agricorp.
1. The owners are members of the **Ontario Woodlot Association**, registered with the **Norfolk County Woodlot Association**. They are actively managing their woodlot to sustain healthy growth, good forestry practices, which includes proper forest management and conservation of wildlife habitat. They administer proper stewardship principles which promote the wise use of the forest.
2. There is active **maple syrup production**.
3. There is an active **Tree harvesting operation** that forms part of the ongoing farm operations in the winter months, including: cutting fallen or dead trees into firewood and clearing the front for Christmas tree planting in spring. (The front is currently being cleared)



4. In addition to #2, a long-term **Forest Management Plan** is in development to enhance stewardship, harvesting, and replanting annually, thereby increasing sustainability and profitability.

Attached with this OFDU site plan application include:

- 1) Application form (executed)
- 2) This letter of explanation to verify active farm practices.
- 3) Site Plan Drawing (Includes 4th trailer site)
- 4) Copy of the Farm Business Registration
- 5) Copy of the membership for the Ontario Woodlot Association
- 6) Copy of an invoice for an order of 1100 White Cedar Seedlings and 15 Christmas Trees
- 7) Copy of septic and well design/drawings/specs (requested by Building Division)
- 8) A fee of \$1,472 will be provided upon request.

Please note that a 4th trailer is proposed at this time bringing the total size of the OFDU to 0.28% of the total land area. The following is a compliance chart reflecting Section 12.3.1 of the Zoning By-law.

Norfolk County Zoning By-law — Section 12.3.1: On-Farm Diversified Use (OFDU)

Prov.	Requirement (s. 12.3.1)	Project Data — Oliver Tiny Homes (25-246)	Compliance
a)	Permitted only on an existing farm operation.	The subject property at 1657 Charlotteville Road 7 is an active agro-forestry and horticultural farm operation with a valid Farm Business Registration Number (FBRN).	✓ Compliant
b)	Combined OFDU area: max. 2% of farm parcel, to a maximum of 1 ha.	Total property: 149,956 m ² 2% of 149,956 m ² = 2,999 m ² (well below 1 ha cap) Total OFDU land area: 420 m ² • 4 trailer sites @ 90 m ² each = 360 m ² (includes fire pit, sitting area, vehicle parking per site) • Sauna site: 60 m ² = 0.28% of parcel	✓ Compliant 0.28% < 2%
c)	Gross floor area of OFDU buildings: max. 20% of land area calculated under (b).	Max. GFA permitted: 599.8 m ² (20% of permitted OFDU area of 2,999 m ²) GFA proposed: 79.53 m ² • 2 trailers @ 6.10m x 2.44m (20x8 ft) = 14.86 m ² each = 29.73 m ² • 2 trailers @ 7.32m x 2.59m (24x8.5 ft) = 18.95 m ² each = 37.90 m ² • Sauna: 4.88m x 2.44m (16x8 ft) = 11.89 m ²	✓ Compliant 79.53 m ² < 599.8 m ²
d)	Land area and existing buildings used for OFDU may be discounted at 50%. Demolished building footprints may also be discounted by 50%.	No existing farm buildings are used for the OFDU. No demolished building footprints are proposed. The 50% discount provisions are not applicable.	✓ N/A No discount claimed or required.
e)	100% of area required for parking and outdoor storage for the OFDU is included in the area calculation.	Vehicle parking and outdoor amenity areas (fire pit, sitting area) are included within each 90 m ² site pad, which are fully included in the 420 m ² land area calculation at 100%.	✓ Compliant Included in full.
f)	Where an OFDU uses an existing farm laneway or parking area, that area is excluded from the area calculation.	The existing farm laneway serves the broader farm operation and is not attributed to the OFDU. It is excluded from the OFDU area calculation.	✓ Compliant Laneway excluded.

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

We would also request clarification on the following: should the owners wish to add additional trailer sites in the future, we respectfully ask whether an updated site plan drawing would be sufficient to reflect any such changes, or whether a new formal application and fee would be required?

It is our position that, where any future changes comply with the applicable zoning provisions, an updated drawing should be sufficient to verify compliance, and a new amendment application and associated fees should not be required.

Mr. Jeff Plunkett requested that septic and well information be provided with this submission. Kindly, circulate these documents to him for review and comment.

Finally, of most importance, while we anticipate that you will agree that the farm operational, would you kindly respond with your confirmation in this regard, as our clients would like to commission the well and address septic requirements with the building division as soon as possible.

Thank you for your attention to this matter. We look forward to working with you.

Yours truly,



Eldon Darbyson , RPP, MCIP
Director of Planning

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

From: no-reply@agricorp.com
Subject: FBR: Confirmation of registration
Date: Feb 24, 2026 at 2:30:06 PM
To: abslimitedco@gmail.com



An agency of the Government of Ontario

Confirmation

In accordance with the *Farm Registration and Farm Organizations Funding Act, 1993*, the farm business shown below has registered and paid the annual registration amount.

Business name (legal name)

Brian Sydorow

Business address

10 painted skimmer place

Simcoe ON N3Y 0H3

FBR number

5120738

Accredited farm organization

Christian Farmers Federation of Ontario

HST# 108077041 RT0001

Registration expiry date

March 1st, 2027

Renewal term

1 year

Registration amount paid

\$255.00 plus \$33.15 HST = \$288.15

For more information about Farm Business Registration, call Agricorp at 1-866-327-3678, Monday to Friday, 7 a.m. to 5 p.m.

You are receiving this email because you have provided Agricorp with your email address. Please do not reply to this email.

[Privacy](#) | contact@agricorp.com | Phone [1-866-327-3678](tel:1-866-327-3678)

Agricorp, 1 Stone Rd. W., PO Box 3660, Stn Central, Guelph ON N1H 8M4

Membership details

Membership card



ONTARIO
WOODLOT
ASSOCIATION

Brian Sydorow

Member ID: 96496005

Valid until 15 Sep 2026

Image optimized for smartphones

INVOICE

1657 Charlottesville Rd 7
Simcoe, ON
N3Y 4K5

1001221059 ONTARIO INC / Brian
Sydorow

Bill To Lewis Czobit
1018 Whites Rd
Port Carling, ON
POB 1J0

Invoice Num 5482
Date Nov 3, 2025
Due Date On Receipt

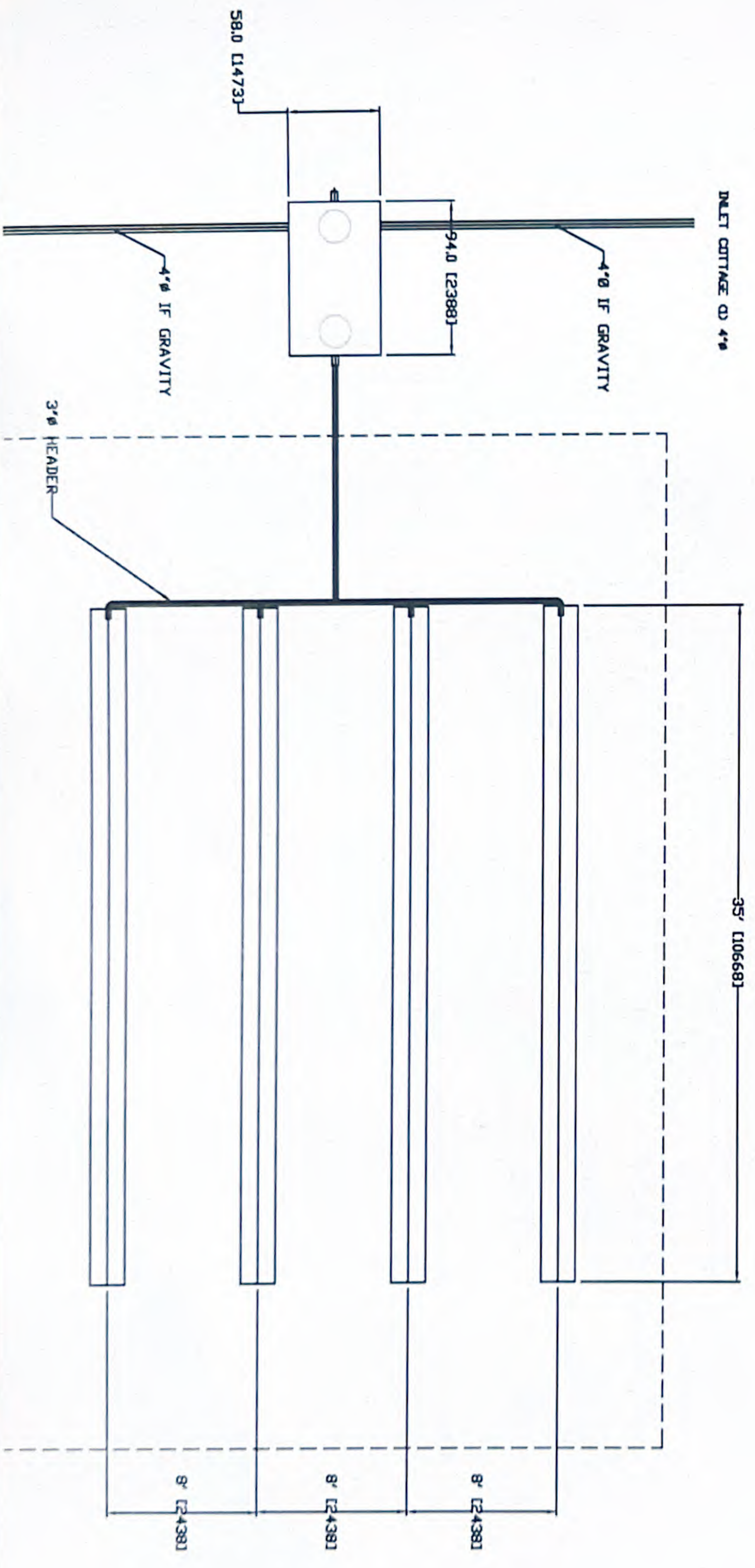
Ship To

Ship Date Nov 3, 2025
Tracking No
Ship Via
FOB

Description	Quantity	Rate	Amount
White Cedar Seedlings 5"	1100	\$1.00	\$1,100.00
Christmas Trees 6'	15	\$50.00	\$750.00
Please send EMT to: abslimitedco@gmail.com	Subtotal:		\$1,850.00
Thank you for your business.	Total:		\$1,850.00
	Paid:		\$0.00
	Balance Due		\$1,850.00



NOTE:
 ESTIMATED DAILY FLOW RATE 850 Lpd
 ESTIMATED PERCOLATION TIME T=12
 RECREATIONAL VEHICLE OR CAMPGROUND PARK
 2 SITES WITH WATER AND SEWER HOOK-UP
 SEPTIC TANK SIZE (COMMERCIAL) 3X DAILY FLOW RATED 3600
 NATIVE SOIL PERCOLATION RATE T=12 NON/CN/D
 42.7M OF EGGS INFILTRATOR CHAMBER
 4 RUNS OF 10.7M EACH ON 24M CENTERS



INLET COTTAGE (D) 4\"/>

4\"/>

94.0 [2388]

58.0 [1473]

4\"/>

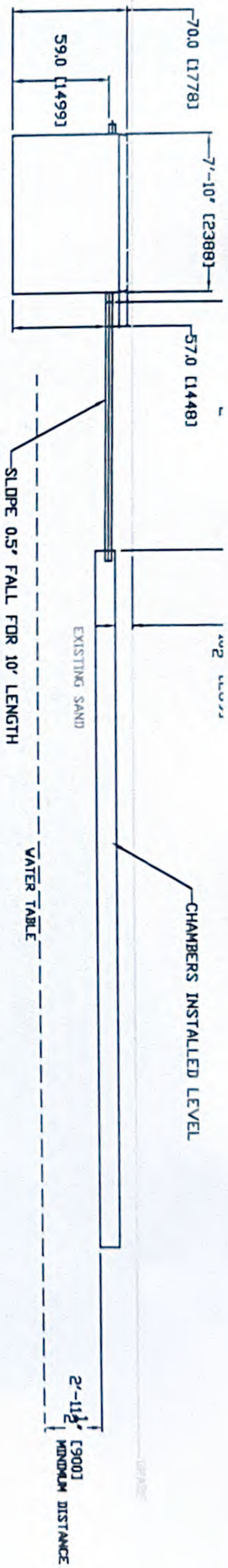
3\"/>

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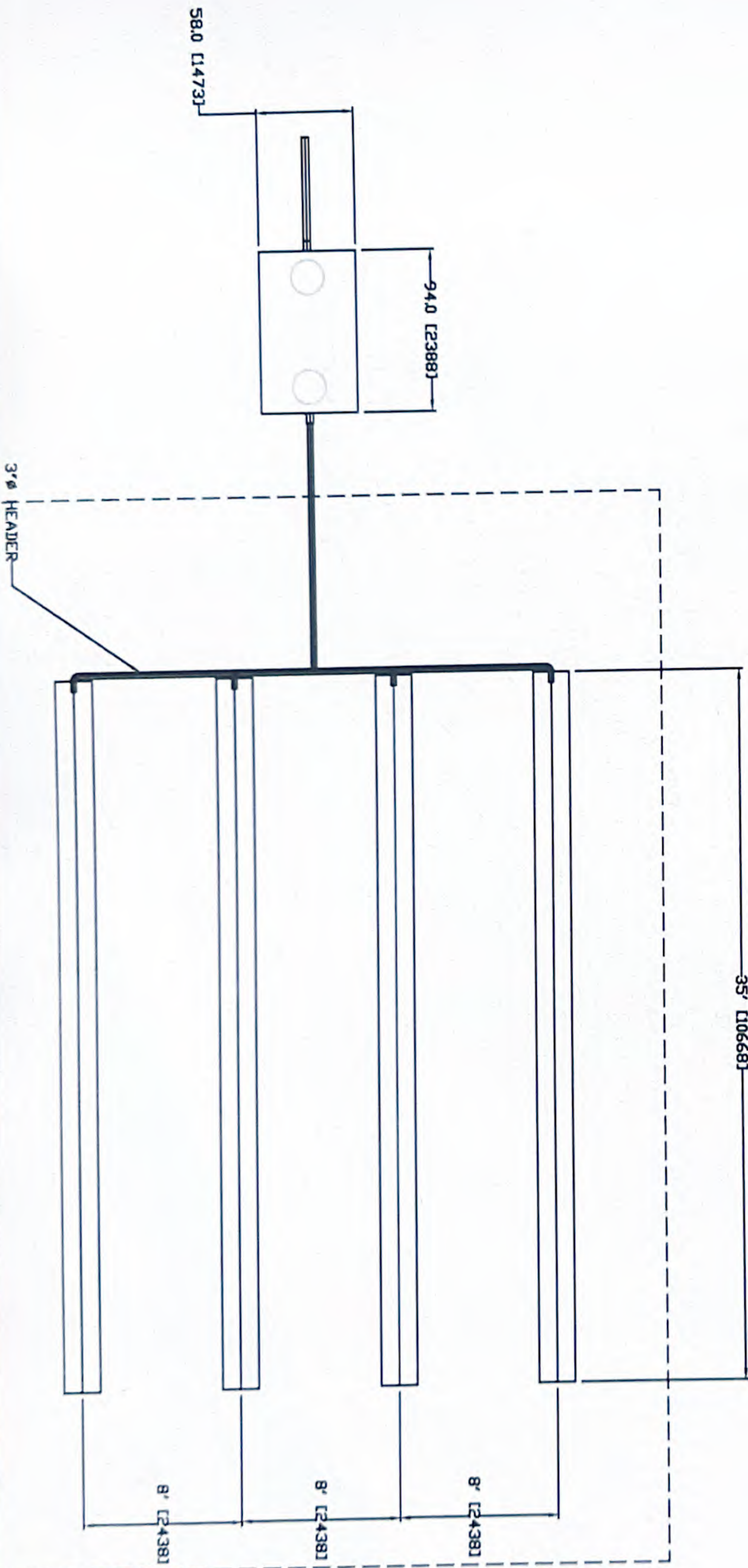
8' [2438]

8' [2438]

8' [2438]



NOTE:
 ESTIMATED DAILY FLOW RATE 425 Lpd
 ESTIMATED PERCOLATION TIME, T=12
 RECREATIONAL VEHICLE OR CAMPGROUND PARK
 ONE SITE WITH WATER AND SEWER HOOK-UP
 SEPTIC TANK SIZE COMMERCIAL, 3X DAILY FLOW RATE 3600L
 NATIVE SOIL PERCOLATION RATE, T=12 MIN/DAY
 42.7M DEEP INFILTRATOR CHAMBER
 4 RUNS OF 10.7M EACH ON 24M CENTERS



Van Kessel Waterwells

P.O. Box 646
 18 grigg dr
 Simcoe
 ON N3Y 4T2

Phone #5194264152

Invoice

Date	Invoice #
19/09/2025	7549

Invoice To
Brians Plumbing Contractor 1657 Char. rd 7 Simcoe, Ontario N3Y4K1

P.O. No.	Terms	Project
CHEQUE/CASH	Due on receipt	

Qty	Description	Rate	Amount
50	Drilling 5" well/ft.	68.00	3,400.00T
	5" driveshoe	65.00	65.00T
	5" fig k packer	96.00	96.00T
	4" black plug	60.00	60.00T
1	2ft screen nipple	68.00	68.00T
2	5"x4ft. slot 6 SS screen	605.00	1,210.00T
	4" stainless close nipple	110.00	110.00T
	vermin proof well cap	82.00	82.00T
1	Bag of hole plug	25.00	25.00T

Sales Tax Summary

HST (ON)@13.0% 665.08
 Total Tax 665.08

GST/HST No. 863646618

2% interest per month 24% per annum

Total \$5,781.08



Measurements recorded in: Metric Imperial

Page _____ of _____

Well Owner's Information

First Name: B. KIANIS, Last Name/Organization: M. Mumbung, E-mail Address: [blank], Mailing Address: 1657 Char. Rd 7, Municipality: Simcoe, Province: ON, Postal Code: N3Y4J5, Telephone No.: [blank]

Well Location

Address of Well Location: 1657 Char. Rd 7, Township: Char., Lot: 21, Concession: VII, County/District/Municipality: YORK/FOLK, City/Town/Village: Simcoe, Province: Ontario, Postal Code: N3Y4J5, UTM Coordinates: NAD 83, Zone: 18, Easting: 1175513755, Northing: 4738892

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

Table with columns: General Colour, Most Common Material, Other Materials, General Description, Depth (m/ft) From, To. Rows include: Blue Topsoil (0-2), Brown Sand (2-16), Brown Fine Sand (16-19), Brown Clay (19-22), Grey Silt (22-38), Grey Fine Sand (38-50).

Annular Space table with columns: Depth Set at (m/ft) From, To; Type of Sealant Used (Material and Type); Volume Placed (m³/ft³). Row: 0 to 20, QUICKGROUT, .27.

Results of Well Yield Testing table with columns: Time (min), Water Level (m/ft), Recovery Time (min), Water Level (m/ft). Includes draw down and recovery data for various depths.

Method of Construction and Well Use checkboxes. Method of Construction: Cable Tool, Rotary, Boring, etc. Well Use: Domestic, Commercial, Industrial, etc.

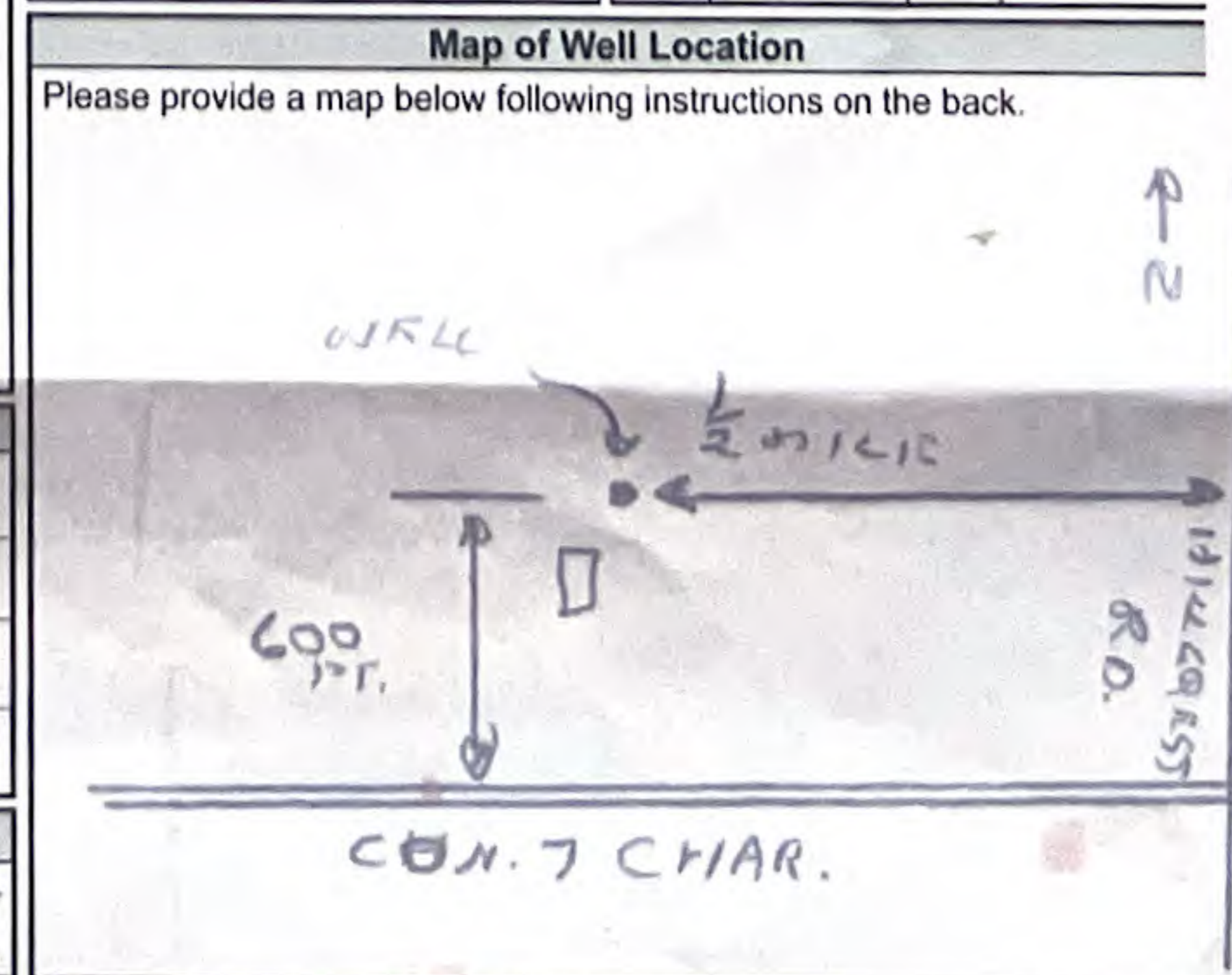
Construction Record - Casing table with columns: Inside Diameter (cm/in), Open Hole OR Material, Wall Thickness (cm/in), Depth (m/ft) From, To. Row: 5 1/8 STEEL, .188, 0 to 42.

Construction Record - Screen table with columns: Outside Diameter (cm/in), Material, Slot No., Depth (m/ft) From, To. Row: 5 S. STEEL, 6, 42 to 50.

Water Details and Hole Diameter table. Water found at Depth: 16 (m/ft), Kind of Water: Fresh. Hole Diameter: 8 1/2 (cm/in) at 0-20m, 5 1/2 (cm/in) at 0-50m.

Well Contractor and Well Technician Information. Business Name: VanKessel Water Wells, Well Contractor's Licence No.: 711913, Business Address: Box 646, Municipality: Simcoe.

Well Technician's Licence No., Signature of Technician and/or Contractor, Date Submitted: Y|Y|Y|Y|M|M|D|D.



Ministry Use Only section with Audit No. Z437393, Date Package Delivered, Date Work Completed, and Received signature.

