

Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A completed, signed, and notarized application form
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N
4. 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.

Pre-Submission Consultation:

Norfolk County requires a Pre-Consultation Meeting for all applications; however, minor applications may be exempted depending on the nature of the proposal. The purpose of a Pre-Consultation Meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the Norfolk County and Agency staff to identify the application requirements. Application requirements, as detailed in the Pre-Consultation Meeting Comments, are valid for one year after the meeting date.

Development Application Process

Once an application has been deemed complete by a Planner, Norfolk County staff will circulate the application to adjacent landowners, public agencies, and internal departments for comment. The time involved in application processing varies depending on its complexity, acceptability to the other agencies, and statutory Planning Act decision time-frames.

Payment is required once your application is deemed complete. Pre-payments will not be accepted.

Norfolk County collects personal information submitted through this form under the Municipal Freedom of Information and Protection Act's authority. Norfolk County will use this information for the purposes indicated or implied by this form. You can direct questions about collecting personal information to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for the complete application shall be at the applicant's sole expense. Sometimes, 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.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee. Full refunds are only available before Norfolk County has circulated the application.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands.
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

For Office Use Only:

File Number	<u>ZNPL2024092</u>	Public Notice Sign	<u></u>
Related File Number	<u>-</u>	Application Fee	<u>12,178.00</u>
Pre-consultation Meeting	<u>Aug.16.2023</u>	Conservation Authority Fee	<u>Yes</u>
Application Submitted	<u>Mar.14.2024</u>	Well & Septic Info Provided	<u>Survey/Hydrogeo.</u>
Complete Application	<u></u>	Planner	<u>Hanne Yager</u>

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

- ☐ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired result of this application (for example, a special zoning provision on the subject lands to include additional use(s), changing the zone or official plan designation of the subject lands, creating a certain number of lots, or similar)

Property Assessment Roll Number:

A. Applicant Information

Name of Owner

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application to both 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):

Municipal Civic Address: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

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

☐ Yes ☐ No If yes, please specify corresponding number:

3. Present use of the subject lands:

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

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

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

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

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

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

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

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

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

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☐ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☐ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☐ Yes ☐ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information**Zoning****Proposed**

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

10. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

11. 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	_____	_____

12. Residential (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: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. 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:

14. Institutional (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):

15. 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

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

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

E. Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

1. 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) |
-

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) |
-

Storm Drainage

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

2. 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: _____

G. Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

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

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

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

- ☐ 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
- ☐ Environmental Impact Study

- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

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

I. Development Agreements

A development agreement may be required prior to site plan approval, subdivision and condominium 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, 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 for 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 purposes 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/Applicant Signature

Date

M. Owner's Authorization

If the 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 _____ am/are the registered owner(s) of the lands that is the subject of this application.

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

Owner

Date

Owner

Date

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 for 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 purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

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Bill Lawrence

Owner/Applicant Signature

March 14, 2024

Date

M. Owner's Authorization

If the 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 Bill & Heather Lawrence am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mary Elder of Elder Plans Inc. 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.

Bill Lawrence

Owner

March 14, 2024

Date

Heather Lawrence

Owner

March 14, 2024

Date

N. Declaration

I, _____ of _____

solemnly declare that:

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

Declared before me at:

Owner/Applicant Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

N. Declaration

I, Mary Elder of Norfolk County

solemnly declare that:

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

Declared before me at:

Hannelore Yager -

Mary Elder
Owner/Applicant Signature

In Norfolk County

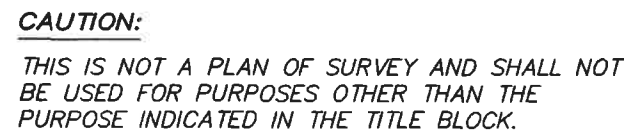
This 25th day of March 2024.

A.D., 2024.

Hannelore Yager
A Commissioner, etc.

Hannelore Tenley Yager, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires November 21, 2025.

SCALE: 1 : 750
JEWITT AND DIXON LTD.
NOTE: JANUARY 4, 2023
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808



	AREA (sq.m)	% LOT COVERAGE	FRONTAGE	WIDTH	DEPTH
EXISTING	13625.8	3.08%	149.41m	149.41m (IRREG.)	104.06m (IRREG.)
PROPOSED	3155.7	0.0%	30.48m	30.48m	103.68m (IRREG.)
REMAINDER	10,470.1	4.00%	118.93m	118.93m (IRREG.)	104.06m (IRREG.)

PHONE: (519) 426-0842
E-mail: info@jewittdixon.com



Pre-Submission Consultation Meeting Notes

Date: August 16th, 2023

Description of Proposal: Rezone the subject lands to conform to the Official Plan Designation, in order to facilitate a severance application to create a new lot within the Hamlet of Vittoria.

Property Location: 1601 Old Brock Street, Vittoria (Roll Number: 331049306010200)

Please read all the information in this document on the requirements for future development planning applications. As a result of the information shared at the pre-consultation meeting dated August 16th, 2023, the following applications and qualified professional documents/reports are required as part of a complete application. Please include all listed items with the application to ensure a complete application. The County reserves the right to change, reduce or add requirements for a complete application, particularly if the submission does not match the proposal as reviewed during the pre-submission consultation meeting.

Please note that various fees are associated with each application, and there are also costs for qualified professionals retained to complete various documents/reports. All requirements identified are minimum and determined as of the date of the pre-consultation meeting, with the information available at that time. As the proposal proceeds, more information is made public, additional applications, studies, reports, etc., may be required. The information in this document is applicable for a maximum of one (1) year from the meeting date.

Before you submit your application, please contact the assigned Planner to confirm submission requirements and the applicable fee.

As part of a complete application, a signed version of these meeting notes is required.

Proponent / Agent Name	Signature	Date
Bill and Heather Lawrence		
Mary Elder		

Attendance List

Proponent	Bill and Heather Lawrence (Property Owners) Mary Elder (Agent)
Community Development – Planning and Agreement	Tricia Givens, Director, Planning (Chair) Fabian Serra, Planner

Building and Zoning	Jonathan Weir, Building Inspector Roxanne Lambrecht, Zoning Administrator Hayley Stobbe, Zoning Administrator
Environment & Infrastructure Services – Development Engineering	Brett Hamm, Junior Development Technologist
Long Point Regional Conservation Authority	Isabel Johnson, Resource Planner

Privileged Information and Without Prejudice

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Proposal Summary

The proposal is to change the zoning of the subject lands from Agriculture to Hamlet Residential to conform to the Official Plan Hamlet Designation. The applicant then intends on applying for a severance application to create a new lot within the Hamlet Boundary of Vittoria.

List of Application Requirements* and General Comments

Planning Department

Planning application(s) required to proceed	Required
Official Plan Amendment Application	
Zoning By-law Amendment Application	x

Privileged Information and Without Prejudice

Site Plan Application		
Draft Plan of Subdivision Application		
Draft Plan of Condominium Application		
Part Lot Control Application		
Consent / Severance Application		x
Minor Variance Application		
Removal of Holding Application		
Temporary Use By-Law Application		
Other - Click here to enter text.		
Planning requirements for a complete application The items below are to be submitted as part of the identified Planning Application(s). ** electronic/PDF copies of all plans, studies and reports are required**	Required at OPA/ Zoning Stage	Required at Site Plan Stage
Agricultural Impact Assessment		
Air Treatment Control Study		
Archeological Assessment		
Contaminated Site Study		
Dust, Noise and Vibration Study		
Elevation Plan		
Environmental Impact Study		
Geotechnical Study		
Heritage Impact Assessment		
Hydrogeological Study (**)	x	
Landscaping Plan		
Market Impact Analysis		
Minimum Distance Separation Schedule		
MOE D-Series Guidelines Analysis		
Neighbourhood Plan		
Odour Mitigation Plan		
Parking Assessment		
Planning Justification Report/Impact Analysis	x	
Photometrics (Lighting) Plan		
Record of Site Condition		
Restricted Land Use Screening Form		
Site Plan/Drawing	x	
Topographical Survey	x	

Privileged Information and Without Prejudice

Additional Planning requirements	Required
Development Agreement	
Parkland Dedication/Cash-in-lieu of Parkland	

* Any changes to a proposal may necessitate changes to Planning Department submission requirements. Reports and studies are subject to peer review.

** The Hydrogeological Study is required as a part of the Severance application.

Community Development fees, applications, and helpful resources can be found can be found by visiting <https://www.norfolkcounty.ca/government/planning/>

Planning Comments

The subject lands are designated Hamlet in the Norfolk County Official Plan. The subject lands are zoned Agriculture in the Norfolk County Zoning By-Law 1-Z-2014.

The materials presented at the time of the pre-consultation meeting were to rezone the subject lands from Agriculture to Hamlet Residential, in order to bring the subject lands into conformity with the Official Plan Land Use Designation. In a subsequent application, the property owner is proposing to apply for a severance application in order to create a new lot within the Hamlet of Vittoria. The proposed lot size is 0.4 hectares (1 acre) with a lot frontage of 30 meters. Any lot deficiencies, would be addressed through the Zoning By-Law application.

To facilitate this proposal, the applicant would require a Zoning By-Law amendment application, a Planning Justification report, a Site Plan Drawing and a Survey. For the Severance application, the applicant would be required to submit a Site Plan Drawing, a Survey and a Hydrogeological Study.

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007 (ESA), O. Reg. 242/08 & O. Reg. 830/21. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Environment, Conservation and Parks provides the service of responding to species at risk information requests and project screenings. The proponent is responsible for discussing the proposed activity and having their project screened with MECP (Ministry of Environment, Conservation and Parks).

Please be advised that 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.

[see Appendix A for additional comments]

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Assigned Planner:

Fabian Serra

Fabian.serra@norfolkcounty.ca

519-426-5870x.8046

Development Engineering

Development Engineering requirements to proceed The below requirements are to be submitted as part of the Formal Development Planning application.	Required Zoning Stage	Required at Severance Stage	Potentially Required (See Notes Section)
General Requirements			
Concept Plan	X	X	
Lot Grading Plan		X	
General Plan of Services			X
Geotechnical Report			X
Functional Servicing Report			X
Storm Water Servicing Requirements – Section 7.0 and Section 8 Norfolk County Design Criteria and ISMP Section 4.0			
Municipal Drainage		X	
Transportation Requirements – Section 6.0 Norfolk County Design Criteria, ISMP Section 5.0, Section 6.0 and Appendix J			
Traffic Impact Study			
Improvements to Existing Roads & Sidewalk (urbanization, pavement structure, widening sidewalk replacement, upgrades, extension and accessibility)			X

Development engineering requirements that will be applicable at the severance stage

- 1. Due to its location within the brock street watershed, a Drainage Assessment reapportionment is to be undertaken in accordance with Section 65 of the Drainage Act, R.S.O. 1990 at the applicant's expense (Fee**

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will be based on 2023 Fee Schedule in the amount of **\$320.00**. (Condition)

2. **As per Norfolk County By-law 2016-32, an entrance permit and installation of entrance will be required for the severed parcel at time of building permit application.** (Comment).
2. As per Norfolk County By-law 2016-32, an entrance will need to be installed for the severed lands at time of building permit application. **According to Norfolk County records, there is currently a driveway cut in front of the proposed severance. This existing driveway cut is to be removed and restored to match the existing curb and gutter if this is not the location of a future driveway.** (Comment)
3. **As per Norfolk County By-law 2017-04, a lot grading plan will be required for the severed lands at time of building permit application.** (Comment).
4. **As per Norfolk County By-law 2016-32, if any modifications/changes are made to the existing entrance, an entrance permit and installation of modified entrance will be required at time of building permit application.** (Comment).
3. **Full Development Engineering comments will be provided at the time of severance.**

Brett Hamm
Junior Development
Technologist Extension 8122
Brett.Hamm@norfolkcounty.ca

Conservation Authority

Long Point Regional Conservation Authority

Conservation Authority requirements to proceed	May be Required	Required
Conservation Authority Permit		X
Slope Stability Analysis / Erosion Analysis		
Coastal Engineers Report		
Environmental Impact Study		X
Subwatershed Plan/Study		
Master Drainage Study		
Stormwater Management Report/Brief		
Grading Plan		X
Other		

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Notes:

Site Characteristics

The subject property contains a Provincially Significant Wetland and is subject to flooding and erosion hazards from Young's creek.

Provincial Policy Statement, 2020, Section 3.1 Natural Hazards

Conservation Authorities have been delegated responsibilities from the Minister of Natural Resources and Forestry to represent the provincial interests regarding natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2020 (PPS). The overall intent of Section 3.0 - Protecting Public Health and Safety of the PPS is to reduce the potential public cost or risk to Ontario's residents from natural or human-made hazards. As such, the PPS states "development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards."

The application is subject to the following subsections of section 3.1 of the Provincial Policy Statement:

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

Staff can advise that the proposed parcel to be severed is not subject to flooding or erosion hazards from Young's Creek. The proposed parcel to be retained will continue to contain the natural hazards with sufficient room to move the existing dwelling away from the hazards if necessary. Therefore, the proposal is consistent with section 3.1 of the Provincial Policy Statement, 2020.

Ontario Regulation 178/06 – Permission to Develop on Subject Lands

The subject lands are regulated by Long Point Region Conservation Authority under Ontario Regulation 178/06. Permission from this office is required prior to any development within the regulated area.

Development is defined as:

- the construction, reconstruction, erection or placing of a building or structure of any kind,
- any change to a building or structure that would have the

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effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,

- site grading, or
 - the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere
- (Conservation Authorities Act, R.S.O. 1990, c. 27, s. 28 (25))

An Environmental Impact Study is required prior to any development on the parcel proposed to be severed.

The Study must be completed by a qualified professional to the satisfaction of the LPRCA in conformance with the most current technical guidelines approved by the LPRCA. Please have the retained consultant contact LPRCA staff to determine the Terms of Reference. The completion of a study does not guarantee a favourable outcome and it should also be noted that the report conclusions may constrain the size and location of future development

Current Planning

Application Fees (2023)

Pre-consultation Fee - \$339

Zoning By-Law

Amendment- \$514.15*

Consent (severance)-

\$514.15*

Site Plan Control- \$514.15*

* Accompanied by 1 technical report- \$813.60, Accompanied by 2 technical reports- \$1,615.90

LPRCA fees, applications, and helpful resources can be found can be found by visiting <https://lprca.on.ca/planning-permits/planning-fees/>

Isabel Johnson, Resource Planner
Long Point Region Conservation Authority
ijohnson@lprca.on.ca

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Building

Zoning Administrator:

Pre-Con Comments

1601 Old Brock St

-Proposed rezoning from Agricultural to Hamlet Residential, construct a dwelling on newly severed lot.

-The new dwelling on the proposed severed land and would need to meet the RH zone provisions from by zoning bylaw

-Proposed severed land needs to be 0.4 hectares in lot area (showing 0.31 hectares on sketch), and have a lot frontage of at least 30m

-If the retained lot remains zoned AGR:

-would now have to meet the minimum lot area and frontage for an AGR lot as per section 12.1.2

-If retained lot is rezoned as Hamlet Residential:

-would need to go through another planning application for the existing accessory building as it does not meet the RH accessory building provisions. There is a minor variance from 2002 which gives relief for the accessory building in an AGR zone under the former bylaw.

Roxanne
Lambrecht
Zoning
Administrator
Extension
1839

Roxanne.Lambrecht@norfolkcounty.ca

Building Inspector:

The proposed construction is considered a Residential Group C as defined by the Ontario Building Code (OBC). You will need to retain the services of a qualified individual with BCIN House, HVAC House, an Architect and/or a Professional Engineer to complete the design documentation for this application.

If any of the proposed dwellings include an accessory dwelling unit this must be included as part of the design documents at time of building permit application. Any accessory dwelling units proposed after construction begins will require a separate building permit.

A qualified individual with BCIN qualifications for On-Site Sewage Systems will be

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required to complete the design for any proposed new septic system. The septic must be a Class 4 system with all required clearances from property lines, structures, wells on the property including neighboring properties and the water table.

Items for Building Permit

“New Residential” “Septic Systems” “ Applicable Law Checklist” Step by Step Guides have been attached to the minutes herein, they contain information on drawing requirements, designers, forms, contact information for Building Department etc. If you have any questions on the building permit process or plans required, please check out our website www.norfolkcounty.ca/business/building or call 519-426-5870 ext. 6016

Jonathan
Weir
Building
Inspector

EXT. 1832
jonathan.weir@norfolkcounty.ca

Corporate Support Services – Realty Services

Realty Services has no comments at this time.

Karen Lambrecht
Corporate Services Generalist
Realty Services
realty.services@norfolkcounty.ca

Corporate Support Services - Accessibility for Ontarians with Disabilities Act

No comments at this time

Sam McFarlane
Manager, Accessibility and Special Projects
Corporate Support Services
519-426-5870 x. 8099 Sam.McFarlane@norfolkcounty.ca

Fire Department

Norfolk County Fire Department does not have any concerns with this proposal at this

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time.

Katie Ballantyne
Community Safety
Officer
Katie.Ballantyne@[norfolkcounty.ca](mailto:Katie.Ballantyne@norfolkcounty.ca)

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Appendix A: Planning Reference Materials

Following is a summary of some land use planning reference materials. It is the requirement of the applicant to ensure compliance with applicable legislation, policies and regulations.

Provincial Policy Statement, 2020

<https://www.ontario.ca/page/provincial-policy-statement-2020>

Norfolk County Official Plan

<https://www.norfolkcounty.ca/government/planning/official-plan/>

Section 7.5 outlines policies in relation to the Hamlet Designation.

Section 9.6.1 outlines requirements in relation to requests to amend the Official Plan.

Section 9.6.2 outlines requirements in relation to requests to amend the Zoning By-law.

It is the responsibility of the proponent to review and ensure relevant Official Plan policies are addressed in any future development application.

Norfolk County Zoning By-Law 1-Z-2014

<https://www.norfolkcounty.ca/government/planning/new-zoning-by-law/>

The provisions of the Norfolk County Zoning By-Law shall apply to all lands within the boundaries of Norfolk County. No land, building or structure shall be used, erected, or altered in whole or in part except in conformity with the provisions of this By-Law. No land, building or structure shall be used or occupied except for uses that are specifically identified in the By-Law as permitted uses by the relevant zoning category.

Section 5.7.1 outlines the permitted uses for the Hamlet Residential Zone and Section 5.7.2 outlines the provisions for the Hamlet Residential Zone.

It is the responsibility of the proponent to review and ensure relevant Zoning By-law provisions are addressed in any future development application

1.0 Introduction

The purpose of this report is to provide planning rationale for a zoning amendment for lands located within the hamlet of Vittoria and with roll number 331049306010200.

The subject lands are located in the north-side of Old Brock Road and approximately 95 m east of the intersection of Old Brock Road and Water Street. In the Norfolk County Official Plan, they are designated Hamlet, Hazard Land and Provincially Significant Wetlands (PSW). The area proposed for a new residential lot is designated Hamlet. The lands proposed for severance are zoned "Agricultural" in the Norfolk County Zoning By-Law 1-Z-2014. On the east side of the existing parcel, on the lands being retained, there are Hazard Land and PSW zoned lands.

This report includes a review of the Provincial Policy Statement 2020, Norfolk County Official Plan and Norfolk County Zoning By-Law 1-Z-2014.

2.0 Site description and neighbouring land uses

The subject lands are a 0.32 ha part of a 1.36 ha (13,625.80 sq m) residential parcel. The parcel of land as it currently exists has a single detached dwelling with an attached garage and two accessory buildings located on it. The area to be rezoned and then severed is within the hamlet boundary and is vacant land. Hamlet residential uses are located to the west and south. Young's Creek and its associated wetlands and woodlands are located to the east and north of the subject lands.

3.0 Development Proposal

A zoning by-law amendment to change the zoning from Agriculture (A) to Hamlet Residential (RH) is proposed in order to facilitate the development of one hamlet residential lot fronting on Old Brock Road. Based on the attached hydrogeological report, permission to have a lot of a minimum 0.32 ha lot size is proposed. It is expected that other RH zone provisions can be met when the new owners of the lot design their development.

4.0 Policy Review

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement guides land uses planning for the entire province and the policies are to be read in their entirety. Decisions regarding land use planning matters are to be consistent with the Provincial Policy Statement. The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. The following is a review of pertinent policies for this development proposal.

Provincial Policy Statement	Comments
1.1.3.1 Settlement areas shall be the focus of growth and development.	This proposal is located in a designated hamlet settlement area.
1.1.4.1 Healthy, integrated and viable rural areas should be supported by: c) accommodating an appropriate range and mix of housing in rural settlement areas;	The proposal will add a single detached dwelling to a rural settlement area. This density is considered appropriate hamlet development.

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.	This proposal will add to the vitality of the rural settlement area where growth and development is to be focused.
1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development	Municipal services are not available, planned or feasible. A hydrogeological report has been submitted which indicates individual on-site water services and individual on-site sewage services can be accommodated in the native soils and on a 0.32 ha lot. No negative impacts are anticipated.

As the subject lands are in a designated hamlet settlement area and private on-site servicing can be provided, the proposed hamlet development is consistent with Provincial Policy.

4.2 Norfolk County Official Plan

The County Official Plan contains policy in Section 2 to achieve the vision, "Norfolk County strives to balance a commitment to the land and emerging opportunities for growth and development."

Norfolk County Official Plan	Comments
Section 2.2.3 Maintaining and Enhancing the Rural and Small Town Character	By adding 1 lot with a single detached dwelling to existing Hamlet development, the rural, small-town character of Vittoria is enhanced and maintained.
Section 2.2.4 Maintaining a High Quality of Life Provide for a variety of housing forms, tenures and levels of affordability through development, redevelopment, intensification and infilling projects Ensure the provision of appropriate privately owned water and waste water systems.	This development proposal adds an additional single detached dwelling to an established Hamlet. A hydrogeological study has been completed which indicates private water and waste water systems can be accommodated.
Section 5.3.1 Residential Intensification subsection c) Infilling and redevelopment are encouraged within the Courtland Urban Area and in the Hamlet Areas subject to the ability to provide adequate water and waste water services.	A hydrogeological study has been completed which indicates adequate private water and waste water services can be accommodated.

<p>Section 6.6 Hamlet Areas</p> <p>The County will promote limited growth in Hamlet Areas and support their rural character and evolving role as service and residential centres to the agricultural community in recognition of changing social and economic conditions. Limited growth will be permitted provided that the growth is within the Hamlet Area boundary designated on Schedule “B” to this Plan, will not be detrimental to the rural character of the surrounding agricultural and/or resource area, will not have adverse environmental or human health consequences, and will not have a negative impact on the County’s financial sustainability. Growth in the Hamlets will be carefully monitored.</p>	<p>One additional dwelling unit will provide for limited growth within the area designated for the hamlet of Vittoria and support its rural character. The small businesses may benefit from the additional population. The proposed development is not expected to have adverse environmental or human health consequences or a negative impact on the County financial stability. In fact, the applicable development charge should have a very small positive impact.</p>
<p>Section 7.5 Hamlet Designation</p> <p>7.5.1 a) Low density residential dwellings on lots suitably sized to accommodate private servicing systems shall be the main permitted use</p>	<p>The proposed development consists of one low density residential dwelling on a lot sized to accommodate private servicing. This is consistent with the main permitted use set out in the Official Plan.</p>
<p>Section 7.5.2 b) Designation of a Hamlet Area does not mean that the Hamlet Area is suitable for further development. The following criteria shall be addressed in the review of development applications within designated Hamlet Area boundaries:</p> <ul style="list-style-type: none"> i) availability of potable water; ii) a servicing feasibility study has been completed in accordance with the Ministry of the Environment and Climate Change guidelines which demonstrates that the proposal’s impact on ground and surface water will be within acceptable limits; iii) the proposed servicing will be appropriate for the proposed densities and land uses; iv) the pattern of new development will be a logical extension of the existing built-up area; v) the available community facilities, such as community centres, schools, convenience commercial, recreation or cultural facilities can accommodate the proposed development; 	<p>The proposal meets the following criteria:</p> <ul style="list-style-type: none"> i) Potable water is available; ii) The impact on ground and surface water is within acceptable limits as set out in the supporting studies; iii) On-site private servicing is appropriate according to Official Plan policy and the hydrogeological study; iv) The new lot is considered infilling development as it sits between 2 existing residences; v) Community facilities located in the hamlet or those nearby or Urban Areas should be able to accommodate the small increase in population; vi) There are no Provincially Significant Features or Hazard Lands located on the subject lands. Although Significant Woodlands show at the rear of the proposed lot in the County air photography, no trees were found by the surveyor in the area of the proposed lot; vii) Schedule C identifies the proposed lot is within the adjacent lands to

<p>vi) the area of the proposed development shall not be permitted in Provincially Significant Features or Hazard Lands, identified on Schedules “B” of this Plan;</p> <p>vii) the area of the proposed development shall not be permitted in or on adjacent land to the Natural Heritage Features identified on Schedule “C” and/or Tables 1 and 2 . . . , unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 3.5 (Natural Heritage Systems) of this Plan;</p> <p>viii) the area of the proposed development shall not be located within, and will not have a negative impact on, a Natural Resource Area identified on Schedule “J” to this Plan</p>	<p>Provincially Significant Wetlands. Despite this, no impact is anticipated as the existing dwelling and associated accessory buildings are between the PSW and proposed new lot and development.;</p> <p>viii) The proposed lot is identified on Schedule J as being part of a buried aggregate resource area. As there are no extraction sites in the vicinity and the proposed lot is between 2 existing residences located within the Hamlet of Vittoria and only 30 m wide, it is highly unlikely that buried aggregates will ever be extracted from these lands. See below for further policy allowing an exception.</p>
<p>4.6.1 Mineral Aggregates</p> <p>b) Aggregate Resource Areas shall be protected for future use. More precise boundaries of the Aggregate Resource Areas may be established through consultation with the Ministry of Natural Resources and Forestry. Subject to consultation with the Ministry, minor modifications to the boundaries of the Aggregate Resource Areas shall not require an amendment to this Plan.</p> <p>c) Development and changes in land use which would prevent future access, use or extraction shall not be permitted in and adjacent to identified Aggregate Resource Areas on Schedule “J, unless it can be demonstrated that:</p> <p>i) aggregate resources use would not be feasible; or</p> <p>ii) the proposed development and change in land use serves a greater long-term interest of the general public; and</p> <p>iii) issues of public health, public safety and environmental impact are addressed.</p> <p>g) The County shall generally not permit new pits and quarries in Natural Heritage Features, as identified on Schedule “J” to this Plan and listed on Table 2 of Section 3.5.2.</p>	<p>As the subject lands are within an established residential area designated for hamlet uses and only 30 m wide, extraction of buried aggregates is not feasible. The proximity of Young’s Creek and its valley and associated Provincially Significant Wetlands would also be considered if extraction was considered. It is in the greater long-term interest of the general public to continue residential development on the subject lands.</p> <p>It is my professional opinion that this policy justifies an exemption from the aggregate policy found in Section 7.5.2 b) of this Plan. It is good planning and in the public interest to allow an additional residential lot in this established residential area.</p>

<p>Section 7.9.1 Environmental Impact Study</p> <p>n circumstances where there is a low likelihood of impact on the natural environment, and/or intervening development between the land subject to the planning application and the feature triggering the EIS requirement, the County, in consultation with the appropriate Conservation Authority where required, may waive the requirement for the EIS. The decision to waive an EIS is at the sole discretion of the Director of Planning.</p> <p>The County may consider waiving the requirement for the preparation of an Environmental Impact Study where one or more of the following applies:</p> <ul style="list-style-type: none"> a) A development is subject to a duplicate or similar process, such as an environmental assessment (EA) where the EA addresses the same minimum requirements as an EIS; b) A development is minor in nature; for example, no new building or structure is proposed; c) A building or structure is being renovated or reconstructed on the same or similar footprint; d) The site conditions for a development are such that the preparation of an Environmental Impact Study would serve no useful purpose for the protection of natural heritage features in the context of the proposed development. 	<p>It is my professional opinion that the site conditions for this proposal are such that the preparation of an Environmental Impact Study would serve no useful purpose for the protection of natural heritage features. The existing single detached dwelling and associated accessory building are located between the PSW and the proposed new lot and new single detached dwelling. These existing structures may have had an impact already and will have had more impact than the proposed development.</p>
<p>Section 9.6.2 Zoning By-law Amendments</p> <p>Applications for Zoning By-law amendments shall be evaluated based on the same or similar criteria as those outlined for Official Plan amendments in Section 9.6.1.</p> <p>Section 9.6.1 - The County shall consider the following criteria when reviewing applications to amend this Plan:</p> <ul style="list-style-type: none"> i) the manner in which the proposed amendment conforms to prevailing Provincial policy and regulations; ii) the manner in which the proposed amendment conforms to the Strategic Plan prepared in support on this Plan; 	<p>The proposed zoning amendment changing the Agricultural Zone to Hamlet Residential for the proposed new lot is:</p> <ul style="list-style-type: none"> i) Consistent with the Provincial Policy and regulations as detailed in section 4.1 of this report; ii) The proposed development conforms to several strategic plan objectives, but particularly to “maintaining and enhancing the rural and small-town character”. More details are in the first part of section 4.2 of this report;

<p>iii) the manner in which the proposed amendment conforms to the Goals and Objectives, and policies of this Plan; iv) the impacts of the proposed amendment on the provision of and demand for municipal services, infrastructure and facilities; v) the adequacy of the proposed servicing solution with respect to the servicing policies of this Plan; vi) the impact of the proposed amendment on surrounding land uses, the transportation system, municipal services and community amenities and services; vii) the impact of the proposed amendment on the community structure and nature of the Urban Areas and/or Hamlet Areas; viii) the impact of the proposed amendment on cultural heritage resources and/or Natural Heritage Features; ix) the impact on agricultural uses and land; x) the impact of the proposed amendment on the financial sustainability of the County; and xi) any other information determined by the County, in consultation with the appropriate agencies, to be relevant and applicable.</p>	<p>iii) Again, see section 4.2 for detailed comments on how the proposed zoning amendment conforms to the Goals and Objectives of the Plan; iv) Private on-site services are proposed and the hydrogeological study supports this. The increased demands caused by one new residential lot on other municipal services, infrastructure and facilities is also expected to be minor; v) Private on-site servicing is permitted in hamlets; vi) The proposed zoning amendment will enable one additional dwelling unit within the hamlet designation. Negligible impact on the roads is expected from one new residence. Municipal services and community amenities should be able to absorb the additional use; vii) The zoning amendment will implement the Hamlet designation and strengthen the hamlet area and community structure; viii) No impact on cultural heritage resources or any Natural Heritage Features are anticipated; ix) Land designated for agricultural uses will continue in the uses it currently has; x) There should be no negative impact on the County financial situation. There should be a small positive impact on Development Charges; xi) No other information was requested.</p>
<p>Section 9.6.3.2 General Consent to Sever Land Policies In addition to the specific land division and consent policies associated with the</p>	<p>A plan of subdivision is not necessary for one infilling lot as long as the criteria are met:</p>

<p>underlying land use designation, the following policies shall apply to applications for consent:</p> <p>b) If a plan of subdivision is not deemed necessary, regard shall be had to the other policies within this Plan and to the following criteria when considering an application for consent:</p> <p>i) consents shall only be granted when the land fronts onto an existing, assumed public road that is maintained on a year-round basis;</p> <p>ii) consents shall have the effect of infilling in existing areas and not extending existing development;</p> <p>iii) creation of the lot does not compromise the long-term use of the remaining land or retained parcel;</p>	<p>i) The land fronts on Old Brock Road which is an existing, assumed public road that is maintained on a year-round basis;</p> <p>ii) The proposed lot is between two lots with residential uses established on them;</p> <p>iii) The retained parcel will continue to be utilized for residential use. This use will not be compromised;</p>
<p>d) The size of any parcel of land created by consent should be appropriate for the use proposed, considering the level of services available, the soil conditions, and other factors. No parcel shall be created which does not conform to the provisions of the Zoning By-law, except where a minor variance has been secured, in accordance with Section 9.6.3.1 (Minor Variances) of this Plan.</p>	<p>The new lot is proposed to be 0.32 ha and this size is supported by a hydrogeological study. This size will avoid the septic system for the existing dwelling and provide opportunity to meet all lot provisions except the lot size. Through the zoning amendment a special provision for the lot size is being requested.</p>
<p>e) A hydrogeological study to confirm soil conditions and suitability for potential future private services may be required where the retained or severed parcel(s) is(are) sufficiently large to accommodate subsequent lots</p>	<p>Based on the attached hydrogeological report a 0.315 ha lot can accommodate a dwelling, a well and a private septic system as well as a reserve area for replacement. Recommendations in the conclusion of the report are to be followed.</p>
<p>f) Consents for building purposes shall not be permitted under the following circumstances:</p> <p>i) the land is located within any Natural Heritage Features, as defined by this Plan, and a suitable building site cannot be found through the evaluation completed in an Environment Impact Study;</p> <p>ii) the land is located in a floodplain;</p> <p>iii) the land is located on or within 500 metres of a Bedrock Resource Area, 300 metres of a Sand and Gravel Resource Area, or 75 metres of mineral or petroleum</p>	<p>i) An existing dwelling and accessory buildings are located between the proposed lot and the Provincially Significant Wetland. The LPRCA has stated an EIS is not required (I. Johnson Jan 23/24 email).</p> <p>ii) The subject lands are not located in a flood plain;</p> <p>iii) Although the subject lands are shown to be on buried aggregate resources on Schedule J, there is little likelihood of any extraction as explained above</p>

resource deposits or an active petroleum well, as identified in the Oil, Gas and Salt Resources Library of the Ministry of Natural Resources and Forestry; iv) Provincial or County transportation objectives, standards or policies cannot be maintained; or v) the created and retained parcels cannot be provided with an adequate level of service	regarding section 4.6.1 Mineral Aggregates; iv) No impact on Provincial or County transportation is anticipated; v) Both the retained and proposed lots can be provided with adequate levels of service.
h) Compliance with the Minimum Distance Separation Formulae shall be required subject to the policies of Section 7.2 (Agricultural Designation).	A barn to the northeast with 5 riding horses was examined but the distance to it exceeds the MDS distance requirements. The proposal is in compliance with the MDS separation formula.

The proposed zoning amendment implements the Official Plan designation. All Official Plan policies are met with the development of this residential lot.

4.3 Norfolk County Zoning By-Law 1-Z-2014

The Norfolk County Zoning By-law regulates the use of lands, the frontage and depth of a parcel of land, the proportion of land occupied by a building or structure, the erection, use, height, bulk, size, floor area, spacing and location of building and structures, and the provision of parking facilities.

Norfolk County Zoning By-Law	Comments
Site is currently zoned "A"	The proposed Zoning amendment would change the zone to RH with a special provision for a reduced lot size.
Hamlet Residential Zone 5.7.2 a) minimum lot area: 0.4 hectares	Based on the attached hydrogeological report a lot size of 0.31 ha is adequate.
5.7.2. Zone Provisions except a)	It is expected that the new owner of the lot will be able to design the dwelling unit to meet the zone provisions.

It is reasonable to anticipate that all zone provisions, except minimum lot size, can be met. The hydrogeological report supports the provision of private on-site water and waste water services on the proposed 0.315 ha lot. For these reasons the zoning amendment should be supported.

5.0 Review Summary

The proposed area for the new lot is within the designated Vittoria Hamlet. The proposal is consistent with Provincial Policy and the Norfolk County Official Plan. Changing the zoning to Hamlet Residential will implement the Official Plan. Except for lot size, all provisions of the Zoning By-law can be met or exceeded. Based on the submitted Hydrogeological Report, a reduced lot size of 0.31 ha is able to accommodate individual on-site septic services and individual on-site water services. With the above in mind, this application should be supported. It is good planning and is in the public's interest.

Planning Rationale Report – Bill and Heather Lawrence

March 2024

An application for consent is proposed to follow approval of the zoning amendment.

Respectfully submitted,

Mary Elder MCIP RPP

October 17, 2023

Mr. Bill Lawrence
1601 Old Brock Street
Vittoria, ON
N0E 1W0

**Wilson
Associates**

Consulting Hydrogeologists

Dear Mr. Lawrence:

Re: Hydrogeological Assessment - Proposed Residential Lot
1601 Old Brock Street, Vittoria

It is proposed to create one residential lot by severance from the western portion of the existing ± 1.34 ha parcel of land located at 1601 Old Brock Street, Vittoria. The proposed lot is planned to be situated within the western 30m of the existing parcel, with an approximate area of 0.31ha (± 30 m x ± 103 m). The retained lot will be approximately 1.03ha in area. The attached map shows the location of the site.

It is proposed to service the lot with an individual water well and an individual subsurface sewage disposal system.

To support the development proposal, a hydrogeological study was conducted involving the following:

- Exploratory test holes were completed within the proposed lot areas to collect representative soil samples for percolation rate analyses and to identify shallow groundwater conditions.
- Sewage system development density assessment under current Ministry of the Environment, Conservation and Parks (MECP) Procedure D-5-4 "Technical Guideline For Individual On-Site Sewage Systems : Water Quality Impact Risk Assessment", commonly known as the "nitrate guideline".
- A review of water well records to provide comment regarding aquifer conditions and groundwater supply potential.
- Collection of a sample of potable water from the existing water source at 1601 Old Brock Street to confirm drinking water quality.

At your request, the above hydrogeologic investigative requirements were addressed through a test hole and groundwater sampling program conducted September 15, 2023 and a subsequent background hydrogeologic analysis. This report provides a summary of background hydrogeologic information, groundwater availability, upper aquifer water quality, the results of the soils suitability study and comment regarding sewage impact potential.

SITE SETTING, GEOLOGY AND HYDROGEOLOGY

The proposed lot is located within the eastern periphery of the Community of Vittoria, on the north side of Old Brock Street, about 105m east of Water Street. The subject lands are mostly cleared and in use as a residential yard. The proposed lot exhibits an overall relatively flat relief, with a slight surface slope to the north or northeast. Lands to the west and south are occupied by residential lots. Lands to the north and east are undeveloped forest in the valley of Young's Creek. Young's Creek forms the existing property's eastern property line.

The site is located within the eastern periphery of the Norfolk Sand Plain physiographic region of southern Ontario. According to the Ontario Geological Survey Map 2369 "Quaternary Geology of the Simcoe Area", the upper overburden in the vicinity of the site consists of sand. Glaciolacustrine deposits of varved clay are reported in the vicinity. According to the Ontario Geological Survey Map 2370 "Bedrock Topography of the Simcoe Area", the overburden in the vicinity of the site is about 40m deep. According to local water well records, the upper sands are relatively thin in the vicinity of the site (i.e. <2m) and are underlain by fine-grained deposits. An intermediate-overburden granular deposit is typically reported between 10m and 20m below grade. No information is locally available regarding the lower overburden, as all local wells are reported to have been completed in the upper to intermediate overburden. Regionally, the lower overburden is typically formed of fine-grained deposits.

The bedrock beneath the site consists of limestone and dolostone of the Dundee Formation.

The majority of local groundwater supplies are obtained from the granular deposits of the upper and intermediate overburden. Regionally, the lower overburden typically provides little to no potential for groundwater supply due to its fine-grained character, and the bedrock is less often utilized due to the expense of deep drilling and the potential of obtaining aesthetically poor-quality water.

Shallow groundwater on the site will follow local drainage patterns, likely locally to the northeast or east towards Young's Creek.

WELL POTENTIAL ANALYSIS

To establish well yield and basic water quality probabilities, up-to-date MECP records for water wells located within approximately 250 metres of the proposed lot were reviewed. Records for well abandonments, geotechnical or environmental monitoring wells are not included in the summary. The MECP water well record database contains the records for 35 water wells within the review area, however some wells in the area will be shallow dug or sandpoint wells, which often are unreported to the MECP. Photo-reduced copies of the water well records used in the preparation of the review are attached. The following summarizes the reported well record information within the review area.

Number of wells:	35
Drilled Construction:	30
Dug/Bored Construction:	0
Sandpoint Construction:	5
Unknown Construction:	0
Completed in Overburden:	35 (100%)
Completed in Bedrock:	0

The following summarizes the reported well performance data.

	Maximum	Minimum	Average
Well Depth (m)	26.5	3.7	15.4
Test Rate (L/min)	55	9	30
Test Period (Hours)	30	1	4.5

Reported Water Quality:

Fresh:	34 or 97% (no objectionable tastes or odours)
Sulphurous:	none
Mineralized/Saline:	none
Quality Not Reported:	none
Dry Well:	1 or 3% (screen set too deep, well re-drilled successfully)

The average reported well within about 250 metres of the proposed lot is of drilled construction, completed in the intermediate overburden sand aquifer to a depth of 26.5 metres and yields 30 litres of fresh-quality water per minute over an average period of 4.5 hours. This average yield significantly exceeds the maximum water demand of a normal four bedroom home specified by the MECP (i.e. 18L/min without inline storage). Overall groundwater conditions are favourable for domestic water requirements.

It should be noted that the above summary and analysis is based solely on information contained in the MECP water well record database as reported by drilling contractors and is not subject to quality control, however the overall analytical summary is favourable.

WATER QUALITY

To identify probable potable groundwater quality at the proposed lot, a sample of untreated groundwater was collected from the existing water supply well at 1601 Old Brock Street on September 15, 2023, and submitted to Bureau Veritas Laboratories for bacteriological and general chemistry analysis. The well supplying the house is reported to be a 6.8m deep dug well. The sample was collected in laboratory-supplied bottles, stored in an ice-packed cooler and submitted to the laboratory under chain of custody. The laboratory analytical report is attached.

The laboratory reported that the water from the on-site well contained no detectable Total Coliform, E.Coli bacteria or background bacteria.

The water from the on-site well is slightly alkaline, with a pH value of 8.24. The water from the well is moderately hard, with a hardness value of 270 mg/L as CaCO₃, which is typical of groundwater in the region.

The iron content of the water from the on-site well at 0.9mg/L exceeds the aesthetic Ontario Drinking Water Quality Standard of 0.3mg/L. Iron is not a health-related concern, however elevated levels of iron can induce staining of laundry and plumbing fixtures. If desired, iron is readily treated using a water softener or commercially available iron removal units.

All other chemical parameters were at acceptable levels under the Ontario Drinking Water Quality Standards.

SOILS INVESTIGATION

Test Holes:

Three exploratory test holes were excavated using a portable soil sampling auger within the proposed lot on September 15, 2023. The test holes were each completed to a depth of 1.2m, the soil profile was logged in each hole and representative soil samples were collected from each identified soil horizon for subsequent classification, analysis and storage. The attached diagram shows the approximate test hole locations. The following table provides a summary of the analytical results for representative soil samples.

Table 1 : Summary of Soil Analytical Data

Test Hole/ Sample	Depth (m)	Grain-Size Distribution				“k” (cm/sec)	T-Time (min/cm)
		Clay %	Silt %	Sand %	Gravel %		
TH1 S1	0.5	45	54	1	0	10 ⁻⁷	>50
TH2 S2	0.5	4	17	75	4	3x10 ⁻⁴	15
TH3 S3	1.0	12	34	54	0	3x10 ⁻⁵	25

Note: The above coefficients of permeability (“k” values) and T-times (percolation rates) are estimates based on field observation, laboratory grain-size analysis, experience with similar soils and guidelines of the Ontario Building Code.

In summary, the native soil profile at the northern two test holes (TH2 and TH3) consisted of a sand with some silt to a silty fine sand (Unified Soil Classification Types “SM” and “SC”), which is interpreted to exhibit a percolation rate in the range of 15 to 25 minutes/cm. Test Hole 1 encountered fine-grained silt and clay (probable fill), which is which is interpreted to exhibit a percolation rate in excess of 50 minutes/cm

The grain-size analysis curves are attached. The following provides a summary of the test hole logs:

TEST HOLE 1

Depth (m)

0 - 0.30

0.30 - 1.22

Material

probable FILL - brown topsoil

probable FILL - brown, dense, dry to wet SILT and CLAY with traces of sand (estimated T-time >50 min/cm)

TEST HOLE 2

Depth (m)

0 - 0.20

0.20 - 1.22

Material

dark brown TOPSOIL

brown, loose, dry to wet SAND with some silt and traces of gravel and clay (estimated T-time 15 min/cm)

TEST HOLE 3

Depth (m)

0 - 0.31

0.31 - 1.22

Material

dark brown TOPSOIL

brown, loose, dry to wet silty SAND with some clay (estimated T-time 25 min/cm)

Shallow Groundwater Conditions:

Emergent groundwater was observed in each test hole, at depths of 0.7m in Test Hole 1, 0.6m in Test Hole 2, and 0.7m in Test Hole 3.

Septic System Design:

Under the Ontario Building Code, for a Class 4 sewage disposal system to operate effectively, the leaching bed must be located in soil with a percolation rate (T-time) of between 1 and 50 minutes per centimetre and the base of the absorption trenches must be situated at least 0.9m above the high ground water table, bedrock or a soil with a permeability of greater than 50 minutes per centimetre. To achieve a normal, in-ground installation, the high groundwater table, rock or soil with a permeability of greater than 50 min/cm must be situated at least 1.5 to 1.8 metres below grade.

If the sewage system is located in the central or northern portions of the proposed lot, for preliminary design purposes, it is recommended that a native soil design percolation rate of 25min/cm is assumed. Due to elevated watertable conditions, for preliminary design purposes in the central or northern portions of the proposed lot, it is recommended that the bases of tile trenches should be set no lower than 0.3m above current grade.

If the sewage system is located in the southern portion of the proposed lot, the tile bed will be required to be fully raised due to low permeability fill soils. A fill soil design percolation rate of >50min/cm should be assumed in the southern portion of the lot.

In the central or northern portions of the proposed lot, a standard fill-based sewage disposal system will require a contact area based on a loading rate of $8\text{L}/\text{m}^2/\text{day}$ (i.e. 200m^2 for a standard 3-bedroom home with a design sewage flow of $1,600\text{L}/\text{day}$, or 250m^2 for a standard 4-bedroom home with a design sewage flow of $2,000\text{L}/\text{day}$).

In the southern portion of the proposed lot, a standard fill-based sewage disposal system will require a contact area based on a loading rate of $4\text{L}/\text{m}^2/\text{day}$ (i.e. 400m^2 for a standard 3-bedroom home with a design sewage flow of $1,600\text{L}/\text{day}$, or 500m^2 for a standard 4-bedroom home with a design sewage flow of $2,000\text{L}/\text{day}$).

It is understood that the County typically requires that a full sewage system reserve area be utilized in lot design. As the proposed lot will be in excess of $3,000\text{m}^2$ in area, sufficient area is available for a 200m^2 to 500m^2 primary sewage disposal area (depending on location and house design), 200m^2 or 500m^2 reserve sewage disposal area. Lot design will need to address setbacks to the house envelope and any on-site and nearby shallow wells (30m).

SEWAGE SYSTEM IMPACT ASSESSMENT

Under the current MECP "Technical Guideline For Individual On-Site Sewage Systems : Water Quality Impact Risk Assessment" (Procedure D-5-4, also known as the "nitrate guideline"), each proposed development of five lots or greater utilizing individual on-site sewage systems requires an assessment of groundwater impact potential. The purpose of the assessment is to ensure that the discharge from the individual on-site sewage systems will have a minimal effect on groundwater and the present or potential use of adjacent properties. The assessment involves a three-step process, with the need to advance to the next step dependant on the requirements of the previous step. Where the background nitrate content of shallow groundwater exceeds $10\text{ mg}/\text{L}$, additional development cannot normally be supported.

The water sample collected from the on-site well had no detectable nitrate content, and a background nitrate content of zero is assumed in the calculation below for the subject lands.

Under Step 1 of the guideline, for developments where the lot size for each private residence within the development is one hectare or larger (with no lots being less than 0.8ha in area), the risk that the limits imposed by the guideline may be exceeded is considered acceptable with no additional hydrogeologic assessment. Step 1 of the guideline is not applicable.

Step 2 of the guideline is applicable where groundwater resources can be confidently demonstrated to be hydraulically isolated from potential sewage pathways. Due to the presence of a shallow aquifer and dug wells in the vicinity, Step 2 of the guideline does not apply.

Under Step 3 of the guideline, a mass-balance calculation is used to determine the impact (nitrate) of the proposed lot. Under the current MECP guideline only infiltrating precipitation and the volume of water contained in the sewage may be considered as dilutants for the nitrate contained in septic effluent. To establish the infiltration rate, the percentage of the local water surplus which may infiltrate is calculated using the Rational Method approach. According to the soil evaluation, the soil profile consists of a mix of $\frac{2}{3}$ sandy loam and $\frac{1}{3}$ clay (blended infiltration factor 30%), the overall relief is flat (infiltration factor 30%) and the cover is cleared (infiltration

factor 10%), all resulting in an infiltration factor of 70%. According to the 2009 Long Point Region, Kettle Creek and Catfish Creek Integrated Water Budget Final Report, the water surplus for the area is in the range of 441mm per year (Young/Hay Creeks sub-watershed, precipitation 1004mm/year, evapotranspiration 563mm/year). As such, the annual infiltration rate will be 308mm (70% of 441mm), representing 31% of average annual precipitation in the sub-watershed.

The following mass-balance formula is used to calculate the impact of the proposed lot (total area of parcel = 0.31ha) under the MECP guideline:

$$Q_T C_T = Q_S C_S + Q_P C_P$$

Where:

Q_T = Sum of Q_S and Q_P

C_T = Nitrate concentration

Q_S = Volume of sewage (1000 L/day/lot, per MECP guideline)

C_S = Nitrate content of sewage (40 mg/L)

Q_P = Infiltration (308mm/year x 0.31ha x 10,000L/mm/ha = 9.54x10⁵L/yr)

C_P = Nitrate content of shallow groundwater (0mg/L, see above)

Therefore:

$$(3.65 \times 10^5 \text{ L/yr} + 9.54 \times 10^5 \text{ L/yr}) \times C_T = (3.65 \times 10^5 \text{ L/yr} \times 40 \text{ mg/L}) + (9.54 \times 10^5 \text{ L/yr} \times 0 \text{ mg/L})$$

$$C_T = 11.1 \text{ mg/L}$$

Based on the MECP-specified daily volume of sewage for the purposes of the Procedure D-5-4 assessment, and an infiltration rate of 308mm/year, the impact of the proposed lot (±0.31ha total) under the MECP guideline is 11.1 mg/L nitrate using a conventional sewage disposal system. As this impact exceeds the maximum acceptable impact of 10mg/L nitrate, the proposed lot is not supportable using a conventional sewage disposal system.

The above assessment approach, conducted in accordance with MECP guidelines, does not consider sewage dilution by groundwater flow-through nor does it consider denitrification processes in the subsurface. As such, the assessment will over-estimate the actual degree of groundwater impact of the proposed lot, this considered a safety factor.

For the proposed lot to be viable under the guideline, the lot will be required to utilize an individual subsurface sewage disposal system equipped with tertiary treatment capable of nitrate reduction. The use of such systems is not contemplated for this purpose (or any other purpose) in the MECP guidelines due to the age of the guidelines (ca. 1996), however nitrate reducing treatment systems are now commonly used in the Province under CAN/BNQ 3680-600 Certified Treatment Technologies for total nitrogen reduction. The systems (N-I rated) are commonly capable of a nitrate reduction in the order of 50%, or 20mg/L. The above mass-balance formula is revised to determine the sewage impact of using nitrate-reduction technology on the ±0.31ha lot.

$$Q_T C_T = Q_S C_S + Q_P C_P$$

Where:

Q_T = Sum of Q_S and Q_P

C_T = Nitrate Impact

Q_S = Volume of sewage (1,000 L/day/lot = 3.65×10^5 L/year/lot)

C_S = Nitrate content of sewage (20mg/L using a treatment system)

Q_P = Infiltration (308mm/year \times ± 0.31 ha \times 10,000L/mm/ha = 9.54×10^5 L/yr)

C_P = Nitrate content of groundwater (0mg/L)

Therefore:

$$(3.65 \times 10^5 \text{ L/year/lot} + 9.54 \times 10^5 \text{ L/yr}) \times C_T = (3.65 \times 10^5 \text{ L/year/lot} \times 20 \text{ mg/L}) + (9.54 \times 10^5 \text{ L/yr} \times 0 \text{ mg/L})$$

$$C_T = 5.5 \text{ mg/L}$$

At 5.5mg/L nitrate, the sewage impact will be less than the maximum acceptable level of 10mg/L nitrate, and therefore the proposed lot is viable using a sewage system equipped with nitrate reduction technology.

Based on the above, the sewage system on the proposed lot will be required to utilize nitrate reduction technology capable of an average nitrate reduction of at least 50% (i.e. 20mg/L nitrate). Commercially-available sewage treatment systems (meeting CAN/BNQ 3680-600 Certified Treatment Technologies for total nitrogen reduction) are typically demonstrated to be capable of a nitrate reduction of 50% (or 20mg/L nitrate), and are capable of higher rates of reduction with additional treatment measures. Municipal support and long-term maintenance agreements for individual sewage treatment units are required.

CONCLUSIONS AND RECOMMENDATIONS

1. The average reported well within about 250 metres of the proposed lot is of drilled construction, completed in the intermediate overburden sand aquifer to a depth of 26.5 metres and yields 30 litres of fresh-quality water per minute over an average period of 4.5 hours. This average yield significantly exceeds the maximum water demand of a normal four bedroom home specified by the MECP (i.e. 18L/min without inline storage). Overall groundwater conditions are favourable for domestic water requirements.
2. The quality of water from the on-site well was acceptable. The iron content of the water from the on-site well at 0.9mg/L exceeds the aesthetic Ontario Drinking Water Quality Standard of 0.3mg/L. Iron is not a health-related concern, however elevated levels of iron can induce staining of laundry and plumbing fixtures. If desired, iron is readily treated using a water softener or commercially available iron removal units.
3. If the sewage system is located in the central or northern portions of the proposed lot, for preliminary design purposes, it is recommended that a native soil design percolation rate of 25min/cm is assumed. Due to elevated watertable conditions, for preliminary design purposes in the central or northern portions of the proposed lot, it is recommended that the bases of tile trenches should be set no lower than 0.3m above

current grade.

4. If the sewage system is located in the southern portion of the proposed lot, the tile bed will be required to be fully raised due to low permeability fill soils. A fill soil design percolation rate of $>50\text{min/cm}$ should be assumed in the southern portion of the lot.
5. In the central or northern portions of the proposed lot, a standard fill-based sewage disposal system will require a contact area based on a loading rate of $8\text{L/m}^2/\text{day}$ (i.e. 200m^2 for a standard 3-bedroom home with a design sewage flow of $1,600\text{L/day}$, or 250m^2 for a standard 4-bedroom home with a design sewage flow of $2,000\text{L/day}$).
6. In the southern portion of the proposed lot, a standard fill-based sewage disposal system will require a contact area based on a loading rate of $4\text{L/m}^2/\text{day}$ (i.e. 400m^2 for a standard 3-bedroom home with a design sewage flow of $1,600\text{L/day}$, or 500m^2 for a standard 4-bedroom home with a design sewage flow of $2,000\text{L/day}$).
7. It is understood that the County typically requires that a full sewage system reserve area be utilized in lot design. As the proposed lot will be in excess of $3,000\text{m}^2$ in area, sufficient area is available for a 200m^2 to 500m^2 primary sewage disposal area (depending on location and house design), 200m^2 or 500m^2 reserve sewage disposal area. Lot design will need to address setbacks to the house envelope and any on-site and nearby shallow wells (30m).
8. Under MECP Procedure D-5-4, for the proposed lot to be viable, the lot will be required to utilize an individual subsurface sewage disposal system equipped with tertiary treatment capable of nitrate reduction.
9. Based on the findings of the preceding analysis, development of the subject lands as a residential lot serviced by a private sewage disposal system is considered viable, subject to the conclusions, limitations and recommendations outlined in this report.

Should there be any questions regarding the above information and discussion, please do not hesitate to contact this office.

IAN D. WILSON ASSOCIATES LIMITED


Geoffrey Rether, B.Sc., P.Geo.



MAP NORFOLK - Community Web Map



10/17/2023, 11:35:29 AM

- ☐ Land Parcels
 - ☐ Civic Address
 - ☐ Plan Lines
 - ☐ Reg Plan Lot Numbers
 - ☐ Road Labels
 - ☐ DraftPlan

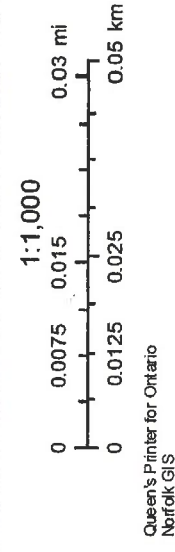
SITE LAYOUT AND APPROXIMATE TEST HOLE LOCATIONS

1601 OLD BROCK STREET, VICTORIA

FIGURE 1

SCALE: as shown

SCALE: as shown

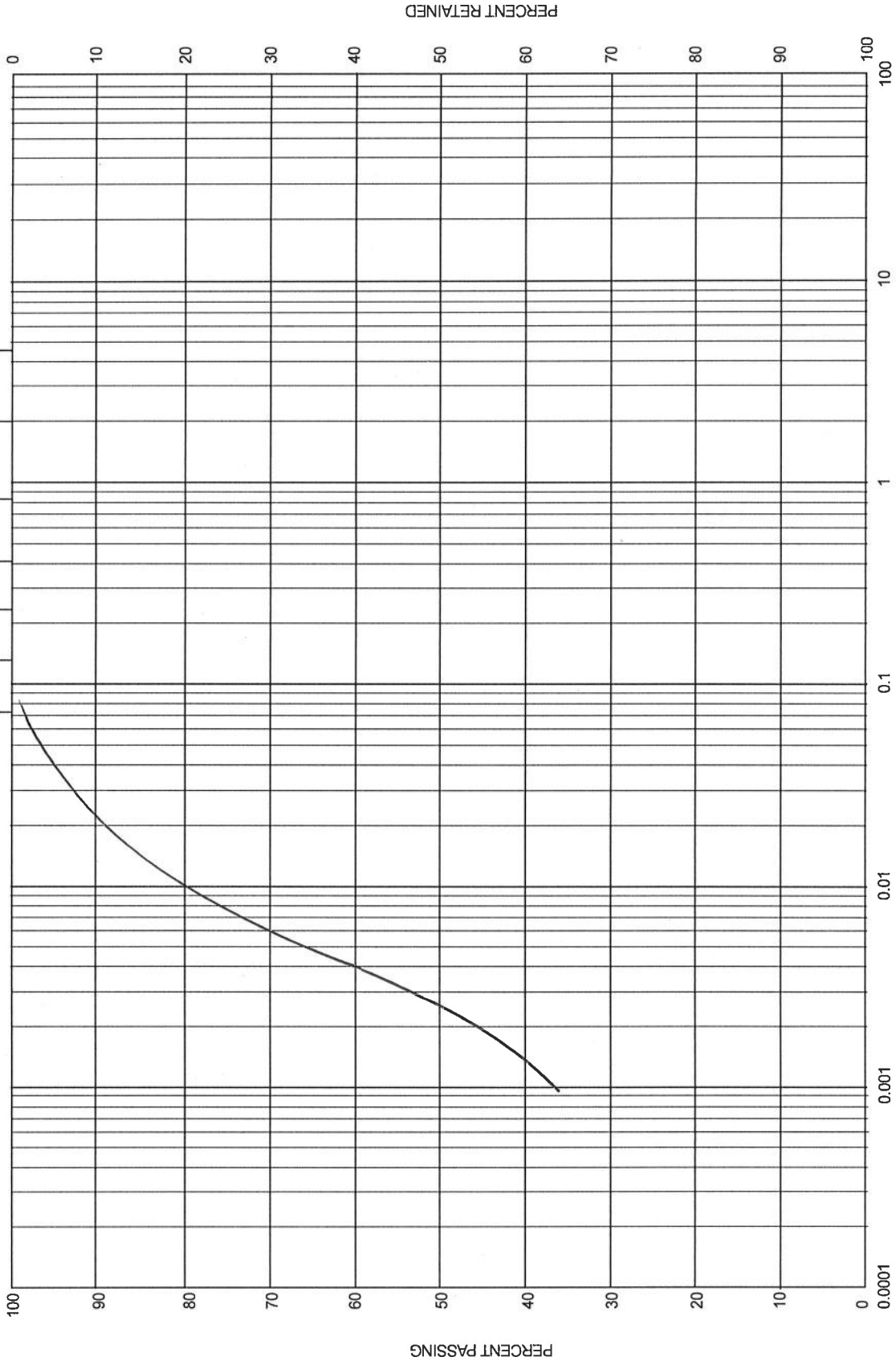


GRAIN SIZE DISTRIBUTION CHART

PROJECT / SAMPLE

1601 Old Brock Street, Vittoria - Test Hole 1, Sample 1

HYDROMETER ANALYSIS ← SIEVE NUMBER (US STANDARD SIEVE SIZES) →



CLAY SIZE	SILT SIZE	SAND SIZE	GRAVEL SIZE	COBBLE SIZE
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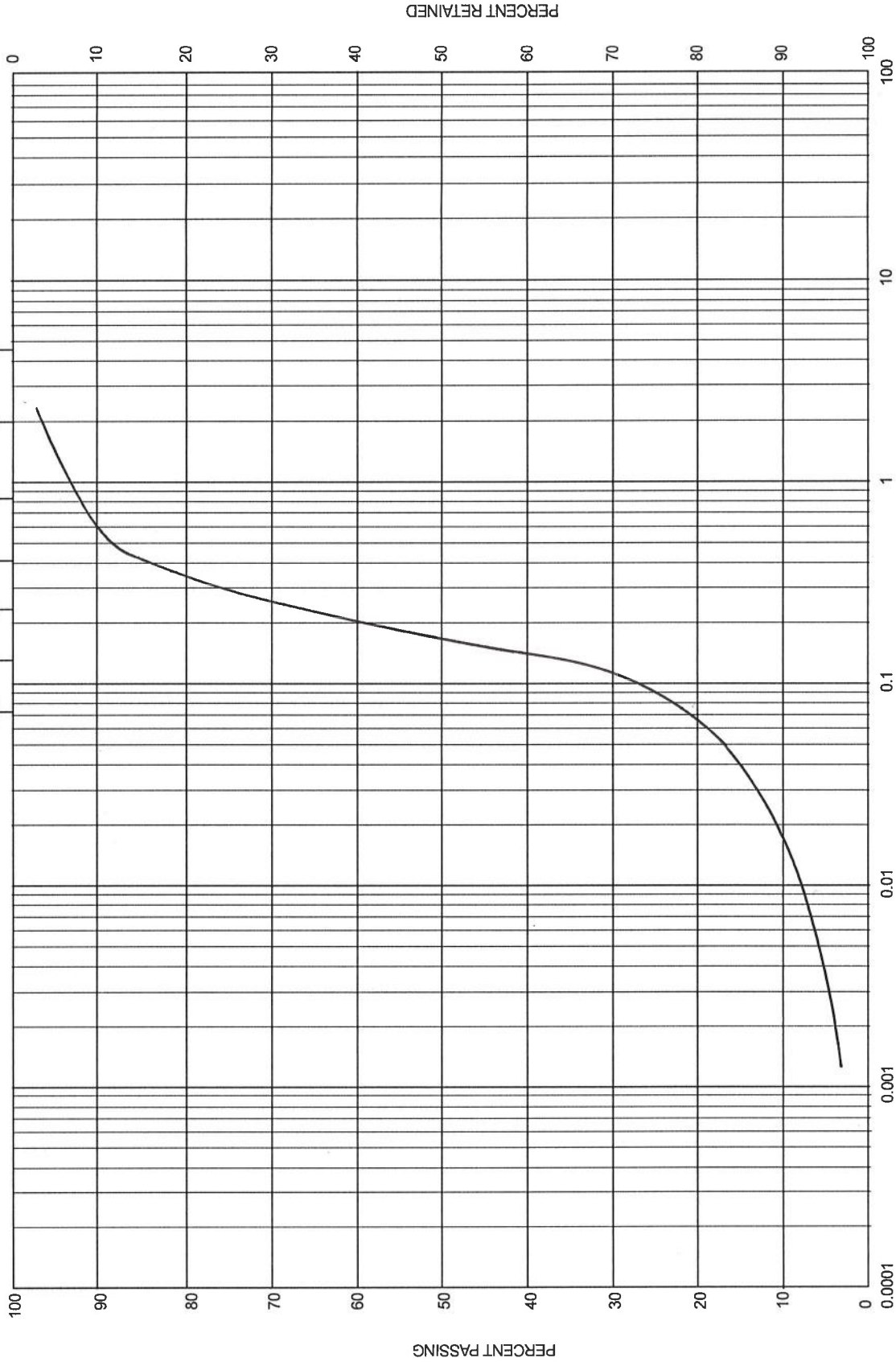
IAN D. WILSON ASSOCIATES LIMITED

GRAIN SIZE DISTRIBUTION CHART

PROJECT / SAMPLE

1601 Old Brock Street, Vittoria - Test Hole 2, Sample 2

HYDROMETER ANALYSIS SIEVE NUMBER (US STANDARD SIEVE SIZES)



GRAIN SIZE IN MILLIMETRES

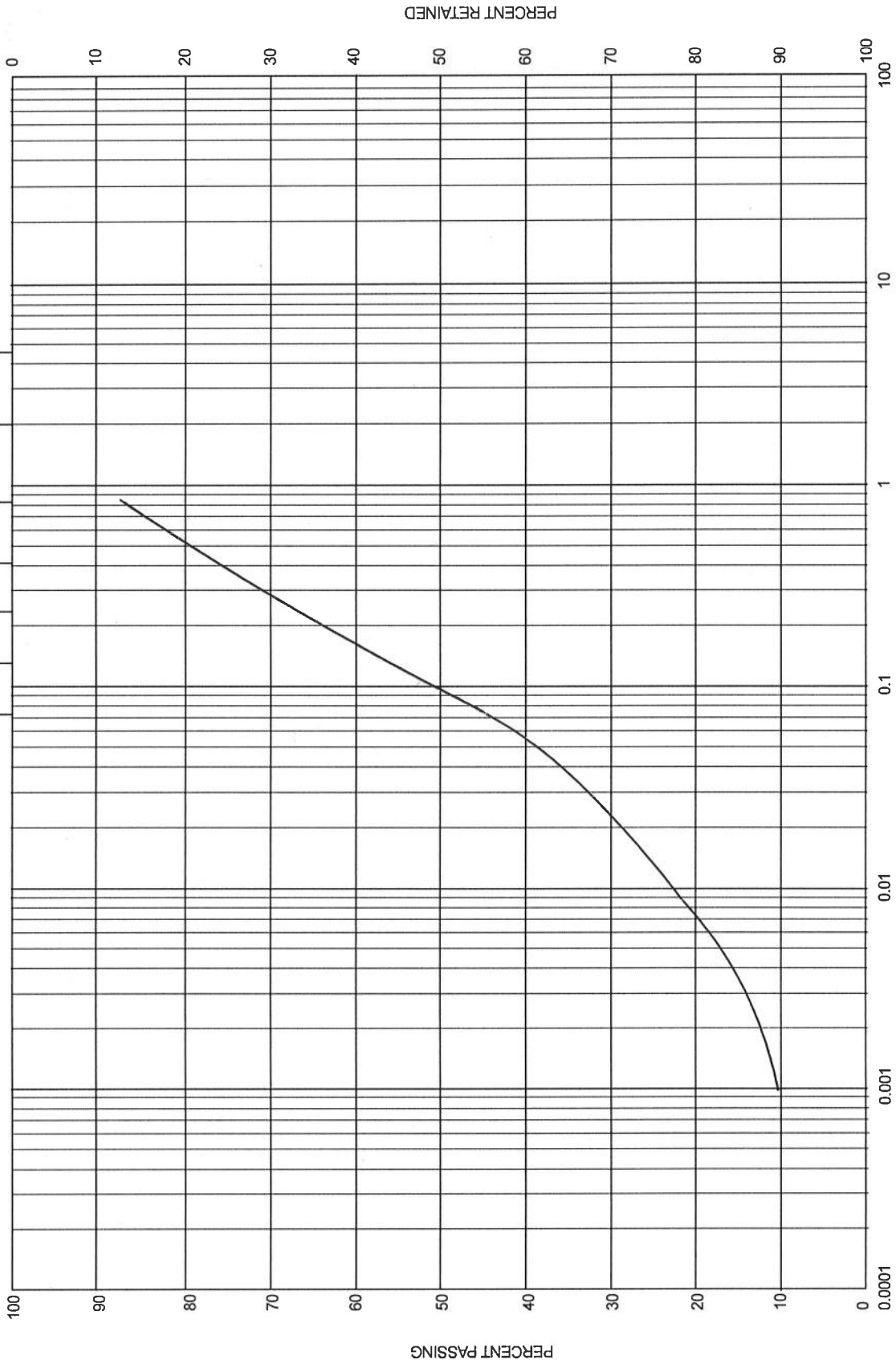
CLAY SIZE	SILT SIZE	SAND SIZE	GRAVEL SIZE	COBBLE SIZE

GRAIN SIZE DISTRIBUTION CHART

PROJECT / SAMPLE

1601 Old Brock Street, Vittoria - Test Hole 3, Sample 3

HYDROMETER ANALYSIS ← → SIEVE NUMBER (US STANDARD SIEVE SIZES)



GRAIN SIZE IN MILLIMETRES

CLAY SIZE	SILT SIZE	SAND SIZE	GRAVEL SIZE	COBBLE SIZE
-----------	-----------	-----------	-------------	-------------

IAN D. WILSON ASSOCIATES LIMITED



Site Location: Vittoria Lawrence
Your C.O.C. #: 767631

Attention: Geoff Rether

Ian D Wilson Associates Ltd
PO Box 299
76722 Airport Rd
Clinton, ON
CANADA NOM 1LO

Report Date: 2023/09/22
Report #: R7826374
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C355078

Received: 2023/09/15, 15:52

Sample Matrix: Water
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Alkalinity	1	N/A	2023/09/19	CAM SOP-00448	SM 23 2320 B m
Carbonate, Bicarbonate and Hydroxide	1	N/A	2023/09/19	CAM SOP-00102	APHA 4500-CO2 D
Chloride by Automated Colourimetry	1	N/A	2023/09/18	CAM SOP-00463	SM 23 4500-Cl E m
Conductivity	1	N/A	2023/09/19	CAM SOP-00414	SM 23 2510 m
Dissolved Organic Carbon (DOC) (1)	1	N/A	2023/09/19	CAM SOP-00446	SM 23 5310 B m
Hardness (calculated as CaCO3)	1	N/A	2023/09/19	CAM SOP 00102/00408/00447	SM 2340 B
Metals Analysis by ICPMS (as received) (2)	1	N/A	2023/09/18	CAM SOP-00447	EPA 6020B m
Ion Balance (% Difference)	1	N/A	2023/09/19		
Anion and Cation Sum	1	N/A	2023/09/19		
Total Coliforms/ E. coli, CFU/100mL	1	N/A	2023/09/15	CAM SOP-00551	MECP-E3407
Total Ammonia-N	1	N/A	2023/09/21	CAM SOP-00441	USGS I-2522-90 m
Nitrate & Nitrite as Nitrogen in Water (3)	1	N/A	2023/09/18	CAM SOP-00440	SM 23 4500-NO3I/NO2B
pH	1	2023/09/16	2023/09/19	CAM SOP-00413	SM 4500H+ B m
Orthophosphate	1	N/A	2023/09/18	CAM SOP-00461	SM 23 4500-P E m
Sat. pH and Langelier Index (@ 20C)	1	N/A	2023/09/19		Auto Calc
Sat. pH and Langelier Index (@ 4C)	1	N/A	2023/09/19		Auto Calc
Sulphate by Automated Turbidimetry	1	N/A	2023/09/18	CAM SOP-00464	SM 23 4500-SO42- E m
Total Dissolved Solids (TDS calc)	1	N/A	2023/09/19		Auto Calc

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCCFP, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or



Site Location: Vittoria Lawrence
Your C.O.C. #: 767631

Attention: Geoff Rether

Ian D Wilson Associates Ltd
PO Box 299
76722 Airport Rd
Clinton, ON
CANADA NOM 1LO

Report Date: 2023/09/22
Report #: R7826374
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3S5078

Received: 2023/09/15, 15:52

implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) Dissolved Organic Carbon (DOC) present in the sample should be considered as non-purgeable DOC.

(2) Metals analysis was performed on the sample 'as received'.

(3) Values for calculated parameters may not appear to add up due to rounding of raw data and significant figures.

Encryption Key



Bureau Veritas
22 Sep 2023 15:40:15

Please direct all questions regarding this Certificate of Analysis to:

Archana Gothoskar, B.Sc., Project Manager

Email: archana.gothoskar@bureauveritas.com

Phone# (905) 817-5700

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Bureau Veritas Job #: C3S5078
Report Date: 2023/09/22

Ian D Wilson Associates Ltd
Site Location: Vittoria Lawrence
Sampler Initials: GR

RCAP - COMPREHENSIVE (DRINKING WATER)

Bureau Veritas ID		WZU284			
Sampling Date		2023/09/15 14:30			
COC Number		767631			
	UNITS	1601	RDL	MDL	QC Batch
Calculated Parameters					
Anion Sum	me/L	5.58	N/A	N/A	8919768
Bicarb. Alkalinity (calc. as CaCO ₃)	mg/L	220	1.0	0.20	8919769
Calculated TDS	mg/L	310	1.0	0.20	8919780
Carb. Alkalinity (calc. as CaCO ₃)	mg/L	3.6	1.0	0.20	8919769
Cation Sum	me/L	5.85	N/A	N/A	8919768
Hardness (CaCO ₃)	mg/L	270	1.0	1.0	8919665
Ion Balance (% Difference)	%	2.31	N/A	N/A	8919767
Langelier Index (@ 20C)	N/A	1.04			8919770
Langelier Index (@ 4C)	N/A	0.793			8919779
Saturation pH (@ 20C)	N/A	7.20			8919770
Saturation pH (@ 4C)	N/A	7.45			8919779
Inorganics					
Total Ammonia-N	mg/L	1.1	0.050	0.0080	8930093
Conductivity	umho/cm	510	1.0	0.20	8921827
Dissolved Organic Carbon	mg/L	0.54	0.40	0.070	8921839
Orthophosphate (P)	mg/L	ND	0.010	0.0020	8922176
pH	pH	8.24			8921825
Dissolved Sulphate (SO ₄)	mg/L	32	1.0	0.10	8922177
Alkalinity (Total as CaCO ₃)	mg/L	230	1.0	0.20	8921830
Dissolved Chloride (Cl ⁻)	mg/L	13	1.0	0.30	8922175
Nitrite (N)	mg/L	ND	0.010	0.0020	8921759
Nitrate (N)	mg/L	ND	0.10	0.010	8921759
Metals					
Aluminum (Al)	ug/L	ND	4.9	1.0	8921831
Antimony (Sb)	ug/L	ND	0.50	0.10	8921831
Arsenic (As)	ug/L	ND	1.0	0.20	8921831
Barium (Ba)	ug/L	150	2.0	1.0	8921831
Beryllium (Be)	ug/L	ND	0.40	0.10	8921831
Boron (B)	ug/L	32	10	2.0	8921831
Cadmium (Cd)	ug/L	ND	0.090	0.020	8921831
Calcium (Ca)	ug/L	74000	200	40	8921831
Chromium (Cr)	ug/L	ND	5.0	1.0	8921831
RDL = Reportable Detection Limit QC Batch = Quality Control Batch N/A = Not Applicable ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.					



BUREAU
VERITAS

Bureau Veritas Job #: C355078
Report Date: 2023/09/22

Ian D Wilson Associates Ltd
Site Location: Vittoria Lawrence
Sampler Initials: GR

RCAP - COMPREHENSIVE (DRINKING WATER)

Bureau Veritas ID		WZU284			
Sampling Date		2023/09/15 14:30			
COC Number		767631			
	UNITS	1601	RDL	MDL	QC Batch
Cobalt (Co)	ug/L	ND	0.50	0.10	8921831
Copper (Cu)	ug/L	61	0.90	0.20	8921831
Iron (Fe)	ug/L	920	100	20	8921831
Lead (Pb)	ug/L	2.9	0.50	0.10	8921831
Magnesium (Mg)	ug/L	20000	50	10	8921831
Manganese (Mn)	ug/L	20	2.0	0.40	8921831
Molybdenum (Mo)	ug/L	1.2	0.50	0.20	8921831
Nickel (Ni)	ug/L	ND	1.0	0.20	8921831
Phosphorus (P)	ug/L	ND	100	20	8921831
Potassium (K)	ug/L	1200	200	40	8921831
Selenium (Se)	ug/L	ND	2.0	0.40	8921831
Silicon (Si)	ug/L	11000	50	10	8921831
Silver (Ag)	ug/L	ND	0.090	0.020	8921831
Sodium (Na)	ug/L	8400	100	20	8921831
Strontium (Sr)	ug/L	220	1.0	0.20	8921831
Thallium (Tl)	ug/L	ND	0.050	0.010	8921831
Titanium (Ti)	ug/L	ND	5.0	1.0	8921831
Uranium (U)	ug/L	ND	0.10	0.020	8921831
Vanadium (V)	ug/L	ND	0.50	0.20	8921831
Zinc (Zn)	ug/L	38	5.0	1.0	8921831
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.					



BUREAU
VERITAS

Bureau Veritas Job #: C3S5078

Report Date: 2023/09/22

Ian D Wilson Associates Ltd

Site Location: Vittoria Lawrence

Sampler Initials: GR

MICROBIOLOGY (WATER)

Bureau Veritas ID		WZU284		
Sampling Date		2023/09/15 14:30		
COC Number		767631		
	UNITS	1601	MDL	QC Batch
Microbiological				
Background	CFU/100mL	0	N/A	8921307
Total Coliforms	CFU/100mL	0	N/A	8921307
Escherichia coli	CFU/100mL	0	N/A	8921307
QC Batch = Quality Control Batch				
N/A = Not Applicable				



BUREAU
VERITAS

Bureau Veritas Job #: C3S5078
Report Date: 2023/09/22

Ian D Wilson Associates Ltd
Site Location: Vittoria Lawrence
Sampler Initials: GR

TEST SUMMARY

Bureau Veritas ID: WZU284
Sample ID: 1601
Matrix: Water

Collected: 2023/09/15
Shipped:
Received: 2023/09/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Alkalinity	AT	8921830	N/A	2023/09/19	Surinder Rai
Carbonate, Bicarbonate and Hydroxide	CALC	8919769	N/A	2023/09/19	Automated Statchk
Chloride by Automated Colourimetry	KONE	8922175	N/A	2023/09/18	Massarat Jan
Conductivity	AT	8921827	N/A	2023/09/19	Surinder Rai
Dissolved Organic Carbon (DOC)	TOCV/NDIR	8921839	N/A	2023/09/19	Gyulshen Idriz
Hardness (calculated as CaCO ₃)		8919665	N/A	2023/09/19	Automated Statchk
Metals Analysis by ICPMS (as received)	ICP/MS	8921831	N/A	2023/09/18	Arefa Dabhad
Ion Balance (% Difference)	CALC	8919767	N/A	2023/09/19	Automated Statchk
Anion and Cation Sum	CALC	8919768	N/A	2023/09/19	Automated Statchk
Total Coliforms/ E. coli, CFU/100mL	PL	8921307	N/A	2023/09/15	Paramjit Paramjit
Total Ammonia-N	LACH/NH ₄	8930093	N/A	2023/09/21	Shivani Shivani
Nitrate & Nitrite as Nitrogen in Water	LACH	8921759	N/A	2023/09/18	Chandra Nandlal
pH	AT	8921825	2023/09/16	2023/09/19	Surinder Rai
Orthophosphate	KONE	8922176	N/A	2023/09/18	Massarat Jan
Sat. pH and Langelier Index (@ 20C)	CALC	8919770	N/A	2023/09/19	Automated Statchk
Sat. pH and Langelier Index (@ 4C)	CALC	8919779	N/A	2023/09/19	Automated Statchk
Sulphate by Automated Turbidimetry	KONE	8922177	N/A	2023/09/18	Massarat Jan
Total Dissolved Solids (TDS calc)	CALC	8919780	N/A	2023/09/19	Automated Statchk



BUREAU
VERITAS

Bureau Veritas Job #: C3S5078

Report Date: 2023/09/22

Ian D Wilson Associates Ltd

Site Location: Vittoria Lawrence

Sampler Initials: GR

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	12.0°C
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Results relate only to the items tested.



**BUREAU
VERITAS**

Bureau Veritas Job #: C3S5078
Report Date: 2023/09/22

Ian D Wilson Associates Ltd
Site Location: Vittoria Lawrence
Sampler Initials: GR

QUALITY ASSURANCE REPORT

QA/QC	Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
8921759	C_N	Matrix Spike		Nitrite (N)	2023/09/18		102	%	80 - 120
				Nitrate (N)	2023/09/18		98	%	80 - 120
8921759	C_N	Spiked Blank		Nitrite (N)	2023/09/18		102	%	80 - 120
				Nitrate (N)	2023/09/18		97	%	80 - 120
8921759	C_N	Method Blank		Nitrite (N)	2023/09/18	ND, RDL=0.010		mg/L	
				Nitrate (N)	2023/09/18	ND, RDL=0.10		mg/L	
8921759	C_N	RPD		Nitrate (N)	2023/09/18	5.0		%	20
8921825	SAU	Spiked Blank		pH	2023/09/19		102	%	98 - 103
8921825	SAU	RPD		pH	2023/09/19	0.28		%	N/A
8921827	SAU	Spiked Blank		Conductivity	2023/09/19		101	%	85 - 115
8921827	SAU	Method Blank		Conductivity	2023/09/19	ND, RDL=1.0		umho/cm	
8921827	SAU	RPD		Conductivity	2023/09/19	0		%	10
8921830	SAU	Spiked Blank		Alkalinity (Total as CaCO ₃)	2023/09/19		97	%	85 - 115
8921830	SAU	Method Blank		Alkalinity (Total as CaCO ₃)	2023/09/19	ND, RDL=1.0		mg/L	
8921830	SAU	RPD		Alkalinity (Total as CaCO ₃)	2023/09/19	0.62		%	20
8921831	ADA	Matrix Spike		Aluminum (Al)	2023/09/18		100	%	80 - 120
				Antimony (Sb)	2023/09/18		101	%	80 - 120
				Arsenic (As)	2023/09/18		99	%	80 - 120
				Barium (Ba)	2023/09/18		98	%	80 - 120
				Beryllium (Be)	2023/09/18		96	%	80 - 120
				Boron (B)	2023/09/18		95	%	80 - 120
				Cadmium (Cd)	2023/09/18		98	%	80 - 120
				Calcium (Ca)	2023/09/18		NC	%	80 - 120
				Chromium (Cr)	2023/09/18		93	%	80 - 120
				Cobalt (Co)	2023/09/18		103	%	80 - 120
				Copper (Cu)	2023/09/18		98	%	80 - 120
				Iron (Fe)	2023/09/18		99	%	80 - 120
				Lead (Pb)	2023/09/18		97	%	80 - 120
				Magnesium (Mg)	2023/09/18		104	%	80 - 120
				Manganese (Mn)	2023/09/18		98	%	80 - 120
				Molybdenum (Mo)	2023/09/18		102	%	80 - 120
				Nickel (Ni)	2023/09/18		97	%	80 - 120
				Phosphorus (P)	2023/09/18		105	%	80 - 120
				Potassium (K)	2023/09/18		105	%	80 - 120
				Selenium (Se)	2023/09/18		100	%	80 - 120
				Silicon (Si)	2023/09/18		99	%	80 - 120
				Silver (Ag)	2023/09/18		101	%	80 - 120
				Sodium (Na)	2023/09/18		96	%	80 - 120
				Strontium (Sr)	2023/09/18		99	%	80 - 120
				Thallium (Tl)	2023/09/18		110	%	80 - 120
				Titanium (Ti)	2023/09/18		102	%	80 - 120
				Uranium (U)	2023/09/18		99	%	80 - 120
				Vanadium (V)	2023/09/18		95	%	80 - 120
				Zinc (Zn)	2023/09/18		98	%	80 - 120
				Aluminum (Al)	2023/09/18		96	%	80 - 120
				Antimony (Sb)	2023/09/18		100	%	80 - 120
				Arsenic (As)	2023/09/18		99	%	80 - 120
				Barium (Ba)	2023/09/18		100	%	80 - 120



BUREAU
VERITAS

Bureau Veritas Job #: C3S5078

Report Date: 2023/09/22

Ian D Wilson Associates Ltd

Site Location: Vittoria Lawrence

Sampler Initials: GR

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Beryllium (Be)	2023/09/18		101	%	80 - 120
			Boron (B)	2023/09/18		102	%	80 - 120
			Cadmium (Cd)	2023/09/18		97	%	80 - 120
			Calcium (Ca)	2023/09/18		97	%	80 - 120
			Chromium (Cr)	2023/09/18		96	%	80 - 120
			Cobalt (Co)	2023/09/18		98	%	80 - 120
			Copper (Cu)	2023/09/18		100	%	80 - 120
			Iron (Fe)	2023/09/18		96	%	80 - 120
			Lead (Pb)	2023/09/18		100	%	80 - 120
			Magnesium (Mg)	2023/09/18		102	%	80 - 120
			Manganese (Mn)	2023/09/18		98	%	80 - 120
			Molybdenum (Mo)	2023/09/18		100	%	80 - 120
			Nickel (Ni)	2023/09/18		98	%	80 - 120
			Phosphorus (P)	2023/09/18		107	%	80 - 120
			Potassium (K)	2023/09/18		103	%	80 - 120
			Selenium (Se)	2023/09/18		100	%	80 - 120
			Silicon (Si)	2023/09/18		96	%	80 - 120
			Silver (Ag)	2023/09/18		99	%	80 - 120
			Sodium (Na)	2023/09/18		101	%	80 - 120
			Strontium (Sr)	2023/09/18		99	%	80 - 120
			Thallium (Tl)	2023/09/18		111	%	80 - 120
			Titanium (Ti)	2023/09/18		98	%	80 - 120
			Uranium (U)	2023/09/18		97	%	80 - 120
			Vanadium (V)	2023/09/18		95	%	80 - 120
			Zinc (Zn)	2023/09/18		99	%	80 - 120
8921831	ADA	Method Blank	Aluminum (Al)	2023/09/18	ND, RDL=4.9		ug/L	
			Antimony (Sb)	2023/09/18	ND, RDL=0.50		ug/L	
			Arsenic (As)	2023/09/18	ND, RDL=1.0		ug/L	
			Barium (Ba)	2023/09/18	ND, RDL=2.0		ug/L	
			Beryllium (Be)	2023/09/18	ND, RDL=0.40		ug/L	
			Boron (B)	2023/09/18	ND, RDL=10		ug/L	
			Cadmium (Cd)	2023/09/18	ND, RDL=0.090		ug/L	
			Calcium (Ca)	2023/09/18	ND, RDL=200		ug/L	
			Chromium (Cr)	2023/09/18	ND, RDL=5.0		ug/L	
			Cobalt (Co)	2023/09/18	ND, RDL=0.50		ug/L	
			Copper (Cu)	2023/09/18	ND, RDL=0.90		ug/L	
			Iron (Fe)	2023/09/18	ND, RDL=100		ug/L	
			Lead (Pb)	2023/09/18	ND, RDL=0.50		ug/L	
			Magnesium (Mg)	2023/09/18	ND, RDL=50		ug/L	



BUREAU
VERITAS

Bureau Veritas Job #: C3S5078

Report Date: 2023/09/22

Ian D Wilson Associates Ltd

Site Location: Vittoria Lawrence

Sampler Initials: GR

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Manganese (Mn)	2023/09/18	ND, RDL=2.0		ug/L	
			Molybdenum (Mo)	2023/09/18	ND, RDL=0.50		ug/L	
			Nickel (Ni)	2023/09/18	ND, RDL=1.0		ug/L	
			Phosphorus (P)	2023/09/18	ND, RDL=100		ug/L	
			Potassium (K)	2023/09/18	ND, RDL=200		ug/L	
			Selenium (Se)	2023/09/18	ND, RDL=2.0		ug/L	
			Silicon (Si)	2023/09/18	ND, RDL=50		ug/L	
			Silver (Ag)	2023/09/18	ND, RDL=0.090		ug/L	
			Sodium (Na)	2023/09/18	ND, RDL=100		ug/L	
			Strontium (Sr)	2023/09/18	ND, RDL=1.0		ug/L	
			Thallium (Tl)	2023/09/18	ND, RDL=0.050		ug/L	
			Titanium (Ti)	2023/09/18	ND, RDL=5.0		ug/L	
			Uranium (U)	2023/09/18	ND, RDL=0.10		ug/L	
			Vanadium (V)	2023/09/18	ND, RDL=0.50		ug/L	
			Zinc (Zn)	2023/09/18	ND, RDL=5.0		ug/L	
8921831	ADA	RPD	Lead (Pb)	2023/09/18	NC		%	20
8921839	GID	Matrix Spike	Dissolved Organic Carbon	2023/09/19		96	%	80 - 120
8921839	GID	Spiked Blank	Dissolved Organic Carbon	2023/09/18		97	%	80 - 120
8921839	GID	Method Blank	Dissolved Organic Carbon	2023/09/18	ND, RDL=0.40		mg/L	
8921839	GID	RPD	Dissolved Organic Carbon	2023/09/18	0.82		%	20
8922175	MJ1	Matrix Spike	Dissolved Chloride (Cl-)	2023/09/18		107	%	80 - 120
8922175	MJ1	Spiked Blank	Dissolved Chloride (Cl-)	2023/09/18		105	%	80 - 120
8922175	MJ1	Method Blank	Dissolved Chloride (Cl-)	2023/09/18	ND, RDL=1.0		mg/L	
8922175	MJ1	RPD	Dissolved Chloride (Cl-)	2023/09/18	4.9		%	20
8922176	MJ1	Matrix Spike	Orthophosphate (P)	2023/09/18		98	%	75 - 125
8922176	MJ1	Spiked Blank	Orthophosphate (P)	2023/09/18		98	%	80 - 120
8922176	MJ1	Method Blank	Orthophosphate (P)	2023/09/18	ND, RDL=0.010		mg/L	
8922176	MJ1	RPD	Orthophosphate (P)	2023/09/18	NC		%	20
8922177	MJ1	Matrix Spike	Dissolved Sulphate (SO4)	2023/09/18		97	%	75 - 125
8922177	MJ1	Spiked Blank	Dissolved Sulphate (SO4)	2023/09/18		91	%	80 - 120
8922177	MJ1	Method Blank	Dissolved Sulphate (SO4)	2023/09/18	ND, RDL=1.0		mg/L	
8922177	MJ1	RPD	Dissolved Sulphate (SO4)	2023/09/18	1.1		%	20
8930093	SSV	Matrix Spike	Total Ammonia-N	2023/09/21		96	%	75 - 125
8930093	SSV	Spiked Blank	Total Ammonia-N	2023/09/21		101	%	80 - 120



BUREAU
VERITAS

Bureau Veritas Job #: C3S5078

Report Date: 2023/09/22

Ian D Wilson Associates Ltd

Site Location: Vittoria Lawrence

Sampler Initials: GR

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC	Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
8930093	SSV		Method Blank	Total Ammonia-N	2023/09/21	ND, RDL=0.050		mg/L	
8930093	SSV	RPD		Total Ammonia-N	2023/09/21	0.36 (1)		%	20

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference $\leq 2 \times$ RDL).

(1) TKN < NH₄: Both values fall within acceptable RPD limits for duplicates and are likely equivalent.



BUREAU
VERITAS

Bureau Veritas Job #: C3S5078

Report Date: 2023/09/22

Ian D Wilson Associates Ltd

Site Location: Vittoria Lawrence

Sampler Initials: GR

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

Paramjit

Paramjit Paramjit, Analyst I

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

UTM: 12 14 5 5 7 1 15 E 44 No 153

WATER WELL RECORD

Basin: NORFOLK 40 I / 16 W ENCA

County or District: NORFOLK

Township, Village, Town or City: VICTORIA

Date completed: 25

Static level: 48"

Test-pumping rate: 4

Pumping level: 36

Duration of test pumping: 2 hrs

Water clear or cloudy at end of test: CLEAR

Recommended pumping rate with pump setting of: 48 feet below ground surface

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Kind of water found (fresh, salty, sulphur)
0 - A. TOP SOIL	0	4	
CLAY	4	5	
BROWN SAND	5	12	
CLAY GRAY	12	38	
FINE GRAY SAND	38	48	FRESH

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.

For what purpose(s) is the water to be used? HOME

Is well on upland, in valley, or on hillside?

Drilling or Boring Firm: ROBERT MCKENZIE

Address: VICTORIA PO BOX 971

License Number: 971

Name of Driller or Borer: AS ABOVE

Address:

Date: Feb 25/63

Signature of Licensed Drilling or Boring Contractor: Robert McKenzie

Form 7 10M-52-1152

OWRC COPY

UTM: 17 14 5 5 5 7 1 15 E 44 No 154

WATER WELL RECORD

Basin: NORFOLK 40 I / 16 W ENCA

County or District: NORFOLK

Township, Village, Town or City: CHARLETTVILLE

Date completed: 12

Static level: 8.5 ft

Test-pumping rate: 2

Pumping level: 44

Duration of test pumping: 2 HOURS

Water clear or cloudy at end of test: CLEAR

Recommended pumping rate with pump setting of: 44 feet below ground surface

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Kind of water found (fresh, salty, sulphur)
GLAY & SAND	0	12	
CLAY	12	35	
SAND	35	46	FRESH

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.

For what purpose(s) is the water to be used? HOUSE LEVEL

Is well on upland, in valley, or on hillside?

Drilling or Boring Firm: ELGIN A MITCHELL

Address: ELIZABETH ST

License Number: 2406

Name of Driller or Borer: RE MORRIS

Address:

Date: Feb 11/67

Signature of Licensed Drilling or Boring Contractor: Elgin Mitchell

Form 7 13M-52-1138

OWRC COPY

UTM 17 4 16 5 5 8 0 0 1 E
 44 No 158
 ELEV 17 4 16 5 5 8 0 0 1 E
 BASIN 17 4 16 5 5 8 0 0 1 E
 COUNTY 17 4 16 5 5 8 0 0 1 E
 TOWNSHIP 17 4 16 5 5 8 0 0 1 E
 VILLAGE 17 4 16 5 5 8 0 0 1 E
 DATE COMPLETED 15 July 1967
 ADDRESS 17 4 16 5 5 8 0 0 1 E



Ontario Water Resources Commission Act

WATER WELL RECORD

INSIDE DIAMETER OF CASING 1 1/4
 TOTAL LENGTH OF CASING 8'6"
 TYPE OF SCREEN -
 LENGTH OF SCREEN -
 DEPTH TO TOP OF SCREEN -
 DIAMETER OF FINISHED HOLE -

Casing and Screen Record

Static level 3'
 Test-pumping rate 2
 Pumping level -
 Duration of test pumping -
 Water clear or cloudy at end of test -
 Recommended pumping rate -
 with pump setting of -

Pumping Test

Inside diameter of casing 1 1/4
 Total length of casing 8'6"
 Type of screen -
 Length of screen -
 Depth to top of screen -
 Diameter of finished hole -

Well Log

Overburden and Bedrock Record
 SAND
 Blue clay
 Very fine sand

Water Record

Depth (s) at which water(s) found
 To ft. 3'
 From ft. 3'
 Kind of water (fresh, salty, sulphur) F

Location of Well

For what purpose(s) is the water to be used? Abundant
 Is well on upland, in valley, or on hillside? Upland
 Drilling or Boring Firm Self Drilling
 Address Vittoria
 Licence Number 2641
 Name of Driller or Borer DA above
 Address -
 Date July 15, 1967
 Signature Self Drilling
 (Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138
 O W R C COPY

UTM 17 4 16 5 5 8 0 0 1 E
 44 No 158
 ELEV 17 4 16 5 5 8 0 0 1 E
 BASIN 17 4 16 5 5 8 0 0 1 E
 COUNTY 17 4 16 5 5 8 0 0 1 E
 TOWNSHIP 17 4 16 5 5 8 0 0 1 E
 VILLAGE 17 4 16 5 5 8 0 0 1 E
 DATE COMPLETED 15 July 1967
 ADDRESS 17 4 16 5 5 8 0 0 1 E



Ontario Water Resources Commission Act

WATER WELL RECORD

INSIDE DIAMETER OF CASING 1 1/4
 TOTAL LENGTH OF CASING 12'6"
 TYPE OF SCREEN 2 - well point 60 days
 LENGTH OF SCREEN 3'6"
 DEPTH TO TOP OF SCREEN 8'6"
 DIAMETER OF FINISHED HOLE 1 1/4

Casing and Screen Record

Static level 4'6"
 Test-pumping rate 250
 Pumping level 4'6"
 Duration of test pumping 2 HRS.
 Water clear or cloudy at end of test cloudy
 Recommended pumping rate 250
 with pump setting of 250

Pumping Test

Inside diameter of casing 1 1/4
 Total length of casing 12'6"
 Type of screen 2 - well point 60 days
 Length of screen 3'6"
 Depth to top of screen 8'6"
 Diameter of finished hole 1 1/4

Well Log

Overburden and Bedrock Record
 SAND
 Very fine sand

Water Record

Depth (s) at which water(s) found
 To ft. 4'
 From ft. 0'
 Kind of water (fresh, salty, sulphur) F

Location of Well

For what purpose(s) is the water to be used? House
 Is well on upland, in valley, or on hillside? Upland
 Drilling or Boring Firm Self Drilling
 Address 179 SHERMAN STREET
 Licence Number 155
 Name of Driller or Borer Self Drilling
 Address -
 Date July 16, 1967
 Signature Self Drilling
 (Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-5030
 O W R C COPY

UTM 17 4 16 5 5 8 0 0 1 E
 44 No 158
 ELEV 17 4 16 5 5 8 0 0 1 E
 BASIN 17 4 16 5 5 8 0 0 1 E
 COUNTY 17 4 16 5 5 8 0 0 1 E
 TOWNSHIP 17 4 16 5 5 8 0 0 1 E
 VILLAGE 17 4 16 5 5 8 0 0 1 E
 DATE COMPLETED 15 July 1967
 ADDRESS 17 4 16 5 5 8 0 0 1 E



Ontario Water Resources Commission Act

WATER WELL RECORD

INSIDE DIAMETER OF CASING 1 1/4
 TOTAL LENGTH OF CASING 12'6"
 TYPE OF SCREEN 2 - well point 60 days
 LENGTH OF SCREEN 3'6"
 DEPTH TO TOP OF SCREEN 8'6"
 DIAMETER OF FINISHED HOLE 1 1/4

Casing and Screen Record

Static level 4'6"
 Test-pumping rate 250
 Pumping level 4'6"
 Duration of test pumping 2 HRS.
 Water clear or cloudy at end of test cloudy
 Recommended pumping rate 250
 with pump setting of 250

Pumping Test

Inside diameter of casing 1 1/4
 Total length of casing 12'6"
 Type of screen 2 - well point 60 days
 Length of screen 3'6"
 Depth to top of screen 8'6"
 Diameter of finished hole 1 1/4

Well Log

Overburden and Bedrock Record
 SAND
 Very fine sand

Water Record

Depth (s) at which water(s) found
 To ft. 4'
 From ft. 0'
 Kind of water (fresh, salty, sulphur) F

Location of Well

For what purpose(s) is the water to be used? House
 Is well on upland, in valley, or on hillside? Upland
 Drilling or Boring Firm Self Drilling
 Address 179 SHERMAN STREET
 Licence Number 155
 Name of Driller or Borer Self Drilling
 Address -
 Date July 16, 1967
 Signature Self Drilling
 (Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-5030
 O W R C COPY

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ONE OR MORE AS APPLICABLE

Ontario
Municipality: **WATERLOO**
City/Town/Village: **WATERLOO**
County: **WATERLOO**
District: **WATERLOO**
Municipality: **WATERLOO**
City/Town/Village: **WATERLOO**
County: **WATERLOO**
District: **WATERLOO**
Municipality: **WATERLOO**
City/Town/Village: **WATERLOO**
County: **WATERLOO**
District: **WATERLOO**

GENERAL COLOUR	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET
BROWN SAND	GRAVEL	0	18
BROWN SAND & CLAY	GRAVEL	18	45
BROWN WATER SAND	GRAVEL	45	55
BROWN CLAY	GRAVEL	55	60

WATER RECORD	CASING & OPEN HOLE RECORD	PLUGGING & SEALING RECORD
04-5 05-0 05-5	00-0 01-0 01-5	00-0 01-0 01-5

LOCATION OF WELL 5334 N

18. DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINES. INDICATE NORTH BY ARROW.

CONTRACTOR: **David Mitchell**
Address: **179 Glenhurst**
City: **Waterloo**
Province: **Ont**
Postal Code: **N2L 2G5**
Phone: **3653**
Fax: **3653**
E-mail: **3653**

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ONE OR MORE AS APPLICABLE

Ontario
Municipality: **WATERLOO**
City/Town/Village: **WATERLOO**
County: **WATERLOO**
District: **WATERLOO**
Municipality: **WATERLOO**
City/Town/Village: **WATERLOO**
County: **WATERLOO**
District: **WATERLOO**
Municipality: **WATERLOO**
City/Town/Village: **WATERLOO**
County: **WATERLOO**
District: **WATERLOO**

GENERAL COLOUR	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET
BROWN SAND	GRAVEL	0	18
BROWN SAND & CLAY	GRAVEL	18	45
BROWN WATER SAND	GRAVEL	45	55
BROWN CLAY	GRAVEL	55	60

WATER RECORD	CASING & OPEN HOLE RECORD	PLUGGING & SEALING RECORD
04-5 05-0 05-5	00-0 01-0 01-5	00-0 01-0 01-5

LOCATION OF WELL 5334 N

18. DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINES. INDICATE NORTH BY ARROW.

CONTRACTOR: **David Mitchell**
Address: **179 Glenhurst**
City: **Waterloo**
Province: **Ont**
Postal Code: **N2L 2G5**
Phone: **3653**
Fax: **3653**
E-mail: **3653**

Map: Well records

This map allows you to search and view well record information from reported wells in Ontario. Full dataset is available in the Open Data catalogue (<https://data.ontario.ca/dataset/well-records>).

Go back to Map

WELL ID

Well ID Number - 430706

Well Name - "Well 1"

Well Type - "Other"

This table contains information from the reported well record and any subsequent updates.

Well Location

Address of Well Location

Township

QUINCY TOWNSHIP

Lot

021

Concession

CON 04

County/District/Municipality

NORFOLK

City/Town/Village

Province

ON

Postal Code

N7

UTM Coordinates

MOG5 - Zone 17

Easting: 650000

Northing: 4700000

Municipal Plan and Section Number

Other

Construction and Bedrock Material Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
	PGC			0 ft	19 ft
BROWN	MOG	BLACK		19 ft	25 ft
GREEN	PGC			25 ft	30 ft

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealing Material and Type	Volume
------------	----------	-----------------------------------	--------

Method of Construction & Well Use

Method of Construction

Well Use

Color Tool

Domestic

Commercial

Water Details

Water Found at Depth

Kind

Frack

2 ft

Well Diameter

Depth

From

Depth

To

Diameter

Related

Wells are a Ministry of the Environment and Climate Change Canada regulated activity. Please refer to the relevant legislation and regulations for more information.

Information on the Environment and Climate Change Canada website: <https://www.ec.gc.ca/eeac/>

Information on the Environment and Climate Change Canada website: <https://www.ec.gc.ca/eeac/>

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Information on the Environment and Climate Change Canada website: <https://www.ec.gc.ca/eeac/>

WATER WELL RECORD

[illegible]

DWRC COPY

WATER WELL RECORD

[illegible]

Public Copy



WATER WELL RECORD

46/162

[illegible]

WATER WELL RECORD

40-T-16C

[illegible]

Map: Well records

This map allows you to search and view well record information from reported wells in Ontario. Full dataset is available in the Open Data Catalogue (<http://data.ontario.ca/dataset/well-records>).

Go Back to Map

WELL ID

Well ID Number: 403766

Well Name: 403766

Well Type: 403766

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location

Terminology

CONQUIN WELL TOWNSHIP

Lot

CONQUIN

CONQUIN

CONQUIN

CONQUIN

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Water Details

Water Found at Depth

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Water Details

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Water Details

Water Found at Depth

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Depth

32 ft

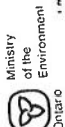
Depth

32 ft

Depth

WATER WELL RECORD

4404463



LOTTEVILLE
WHITE STREET
Beckley Cess
Simcoe
4 0090 4 0090

LOG OF OVERBURDEN AND BEDROCK MATERIALS	
GENERAL COLUMN	DEPTH (FEET)
Black Top Soil	0 2
Brown Sand	2 15
Clay	15 30
Grey water Sand	30 45

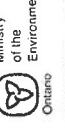
31	WATER RECORD	32	CASING & OPEN HOLE RECORD	33	PLUGGING & SEALING RECORD
030	030	030	030	030	030

34	PUMPING TEST	35	LOCATION OF WELL
030	030	030	030

36	CONTRACTOR	37	OFFICE USE ONLY
TED VAN KESSEL	5201	5201	5201

WATER WELL RECORD

4404717



LOTTEVILLE
WHITE STREET
Beckley Cess
Simcoe
4 0090 4 0090

LOG OF OVERBURDEN AND BEDROCK MATERIALS	
GENERAL COLUMN	DEPTH (FEET)
Black Top Soil	0 2
Blue Clay	2 35
Grey Fine water Sand	35 50

31	WATER RECORD	32	CASING & OPEN HOLE RECORD	33	PLUGGING & SEALING RECORD
030	030	030	030	030	030

34	PUMPING TEST	35	LOCATION OF WELL
030	030	030	030

36	CONTRACTOR	37	OFFICE USE ONLY
TED VAN KESSEL	5201	5201	5201

WATER WELL RECORD
4405086
HALL - NORFOLK DELHI (CHARLOTTEVILLE)
Vittoria Baptist Church
11
20
8-87

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	DEPTH	DESCRIPTION	DEPTH	DESCRIPTION
Black Top Soil	0	2		
Brown Clay	2	10		
Brown Course sand	10	40		
Brown Sandy Clay	40	60		
Grey Fine water sand	60	75		

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	DEPTH	DESCRIPTION	DEPTH	DESCRIPTION
Black Top Soil	0	2		
Brown Clay	2	10		
Brown Course sand	10	40		
Brown Sandy Clay	40	60		
Grey Fine water sand	60	75		

31 WATER RECORD

32 CASING & OPEN HOLE RECORD

33 PLUGGING & SEALING RECORD

34 LOCATION OF WELL

35 PUMPING TEST

36 FINAL STATUS OF WELL

37 WATER USE

38 METHOD OF CONSTRUCTION

39 CONTRACTOR

40 OFFICE USE ONLY

CONTRACTOR
Ted van Kessel
179 Sherman St. Simcoe
500-2-1010
SEP 23 1987
CSSES

WATER WELL RECORD
4405742
HALL - NORFOLK DELHI (CHARLOTTEVILLE)
Vittoria Baptist Church
11
20
8-87

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	DEPTH	DESCRIPTION	DEPTH	DESCRIPTION
Black Top Soil	0	2		
Brown Clay	2	10		
Brown Course sand	10	40		
Brown Sandy Clay	40	60		
Grey Fine water sand	60	75		

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	DEPTH	DESCRIPTION	DEPTH	DESCRIPTION
Black Top Soil	0	2		
Brown Clay	2	10		
Brown Course sand	10	40		
Brown Sandy Clay	40	60		
Grey Fine water sand	60	75		

31 WATER RECORD

32 CASING & OPEN HOLE RECORD

33 PLUGGING & SEALING RECORD

34 LOCATION OF WELL

35 PUMPING TEST

36 FINAL STATUS OF WELL

37 WATER USE

38 METHOD OF CONSTRUCTION

39 CONTRACTOR

40 OFFICE USE ONLY

CONTRACTOR
Ted van Kessel
179 Sherman St. Simcoe
500-2-1010
SEP 23 1987
CSSES

Ministry of the Environment Ontario NORFOLK The Ontario Water Resources Act **WATER WELL RECORD** 4406312 44001 CON 104

11 CHARLOTTEVILLE
11 VICTORIA
DATE COMPLETED 21 OCT 10 93
DATE 10 93

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLUMN	CONSTRUCTION	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH (FEET)
BLACK TOP SOIL	0			2
BROWN CLAY	2			10
BROWN COARSE SAND	10			13
BROWN FINE SAND & SILT	13			36
GREY FINE SAND	36			46

31 WATER RECORD

DATE	TIME	WATER LEVEL (FEET)	WATER LEVEL (FEET)	WATER LEVEL (FEET)
13	5	188	0	46

32 CASING & OPEN HOLE RECORD

DATE	TIME	WATER LEVEL (FEET)	WATER LEVEL (FEET)	WATER LEVEL (FEET)
5	5	188	0	46

33 PLUGGING & SEALING RECORD

DATE	TIME	WATER LEVEL (FEET)	WATER LEVEL (FEET)	WATER LEVEL (FEET)
5	5	188	0	46

34 LOCATION OF WELL

INDICATE LOCATION OF WELL FROM ROAD AND LOT LINE

INDICATE NORTH BY ARROW

133788

35 PUMPING TEST

DATE	TIME	WATER LEVEL (FEET)	WATER LEVEL (FEET)	WATER LEVEL (FEET)
13	5	188	0	46

36 FINAL STATUS OF WELL

WATER USE

METHOD OF CONSTRUCTION

CONTRACTOR

19 SHERMAN ST. SIMCOE

MARK VAN KESSEL

133788

37 OFFICE USE ONLY

DATE 18 OCT 1993

5201

133788

CSS-ES

38 MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 506 (11-90) FORM 8

Ministry of the Environment Ontario NORFOLK The Ontario Water Resources Act **WATER WELL RECORD** 4406404 44001 CON 103

11 CHARLOTTEVILLE
11 VICTORIA
DATE COMPLETED 21 OCT 10 93
DATE 10 93

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLUMN	CONSTRUCTION	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH (FEET)
BLACK TOP SOIL	0			2
BROWN CLAY	2			10
BROWN COARSE SAND	10			13
BROWN FINE SAND & SILT	13			36
GREY FINE SAND	36			46

31 WATER RECORD

DATE	TIME	WATER LEVEL (FEET)	WATER LEVEL (FEET)	WATER LEVEL (FEET)
13	5	188	0	46

32 CASING & OPEN HOLE RECORD

DATE	TIME	WATER LEVEL (FEET)	WATER LEVEL (FEET)	WATER LEVEL (FEET)
5	5	188	0	46

33 PLUGGING & SEALING RECORD

DATE	TIME	WATER LEVEL (FEET)	WATER LEVEL (FEET)	WATER LEVEL (FEET)
5	5	188	0	46

34 LOCATION OF WELL

INDICATE LOCATION OF WELL FROM ROAD AND LOT LINE

INDICATE NORTH BY ARROW

143920

35 PUMPING TEST

DATE	TIME	WATER LEVEL (FEET)	WATER LEVEL (FEET)	WATER LEVEL (FEET)
13	5	188	0	46

36 FINAL STATUS OF WELL

WATER USE

METHOD OF CONSTRUCTION

CONTRACTOR

19 SHERMAN ST. SIMCOE

MARK VAN KESSEL

143920

37 OFFICE USE ONLY

DATE 27 APR 1994

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143920

CSS-ES

38 MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 506 (11-90) FORM 8

[illegible][illegible]

Address of Well Location (Street, Municipality, Township, County, Province, Postal Code)
 #337 Water St. North York, Ontario M6H 1A7
 City: North York
 Township: North York
 County: York
 Province: Ontario
 Postal Code: M6H 1A7

Well Name: #337
 Well ID: 155565434908
 Well Type: ☒ Domestic ☐ Industrial ☐ Other
 Well Use: ☒ Domestic ☐ Industrial ☐ Other
 Well Depth: 30.35 m
 Well Diameter: 100 mm
 Well Construction: ☒ Concrete ☐ Steel ☐ Other
 Well Completion: ☒ Open ☐ Sealed ☐ Other
 Well Status: ☒ Active ☐ Inactive ☐ Other

General Description: black top soil, brown sand, brown clay, grey med sand
 Other Materials:

Anemometer Station		Results of Well Tests	
Depth (m)	Wind Speed (m/s)	Time (min)	Water Level (m)
0.20	3	15	2.5
1.0	3	20	3.15
2.0	3	25	3.15
3.0	3	30	3.15
4.0	3	35	3.15
5.0	3	40	3.15
6.0	3	45	3.15
7.0	3	50	3.15
8.0	3	55	3.15
9.0	3	60	3.15
10.0	3	65	3.15
11.0	3	70	3.15
12.0	3	75	3.15
13.0	3	80	3.15
14.0	3	85	3.15
15.0	3	90	3.15
16.0	3	95	3.15
17.0	3	100	3.15
18.0	3	105	3.15
19.0	3	110	3.15
20.0	3	115	3.15
21.0	3	120	3.15
22.0	3	125	3.15
23.0	3	130	3.15
24.0	3	135	3.15
25.0	3	140	3.15
26.0	3	145	3.15
27.0	3	150	3.15
28.0	3	155	3.15
29.0	3	160	3.15
30.0	3	165	3.15
31.0	3	170	3.15
32.0	3	175	3.15
33.0	3	180	3.15
34.0	3	185	3.15
35.0	3	190	3.15
36.0	3	195	3.15
37.0	3	200	3.15
38.0	3	205	3.15
39.0	3	210	3.15
40.0	3	215	3.15
41.0	3	220	3.15
42.0	3	225	3.15
43.0	3	230	3.15
44.0	3	235	3.15
45.0	3	240	3.15
46.0	3	245	3.15
47.0	3	250	3.15
48.0	3	255	3.15
49.0	3	260	3.15
50.0	3	265	3.15
51.0	3	270	3.15
52.0	3	275	3.15
53.0	3	280	3.15
54.0	3	285	3.15
55.0	3	290	3.15
56.0	3	295	3.15
57.0	3	300	3.15
58.0	3	305	3.15
59.0	3	310	3.15
60.0	3	315	3.15
61.0	3	320	3.15
62.0	3	325	3.15
63.0	3	330	3.15
64.0	3	335	3.15
65.0	3	340	3.15
66.0	3	345	3.15
67.0	3	350	3.15
68.0	3	355	3.15
69.0	3	360	3.15
70.0	3	365	3.15
71.0	3	370	3.15
72.0	3	375	3.15
73.0	3	380	3.15
74.0	3	385	3.15
75.0	3	390	3.15
76.0	3	395	3.15
77.0	3	400	3.15
78.0	3	405	3.15
79.0	3	410	3.15
80.0	3	415	3.15
81.0	3	420	3.15
82.0	3	425	3.15
83.0	3	430	3.15
84.0	3	435	3.15
85.0	3	440	3.15
86.0	3	445	3.15
87.0	3	450	3.15
88.0	3	455	3.15
89.0	3	460	3.15
90.0	3	465	3.15
91.0	3	470	3.15
92.0	3	475	3.15
93.0	3	480	3.15
94.0	3	485	3.15
95.0	3	490	3.15
96.0	3	495	3.15
97.0	3	500	3.15
98.0	3	505	3.15
99.0	3	510	3.15
100.0	3	515	3.15

Water Level: 3.15 m
 Water Temperature: 10.0°C
 Water Quality: ☒ Good ☐ Fair ☐ Poor
 Water Source: ☒ Surface ☐ Groundwater ☐ Other
 Water Use: ☒ Domestic ☐ Industrial ☐ Other
 Water Status: ☒ Active ☐ Inactive ☐ Other

Well Owner: MTA Pump Service
 Well ID: 7049
 Well Type: ☒ Domestic ☐ Industrial ☐ Other
 Well Use: ☒ Domestic ☐ Industrial ☐ Other
 Well Depth: 30.35 m
 Well Diameter: 100 mm
 Well Construction: ☒ Concrete ☐ Steel ☐ Other
 Well Completion: ☒ Open ☐ Sealed ☐ Other
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7.0	3	50	3.15
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16.0	3	95	3.15
17.0	3	100	3.15
18.0	3	105	3.15
19.0	3	110	3.15
20.0	3	115	3.15
21.0	3	120	3.15
22.0	3	125	3.15
23.0	3	130	3.15
24.0	3	135	3.15
25.0	3	140	3.15
26.0	3	145	3.15
27.0	3	150	3.15
28.0	3	155	3.15
29.0	3	160	3.15
30.0	3	165	3.15
31.0	3	170	3.15
32.0	3	175	3.15
33.0	3	180	3.15
34.0	3	185	3.15
35.0	3	190	3.15
36.0	3	195	3.15
37.0	3	200	3.15
38.0	3	205	3.15
39.0	3	210	3.15
40.0	3	215	3.15
41.0	3	220	3.15
42.0	3	225	3.15
43.0	3	230	3.15
44.0	3	235	3.15
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64.0	3	335	3.15
65.0	3	340	3.15
66.0	3	345	3.15
67.0	3	350	3.15
68.0	3	355	3.15
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70.0	3	365	3.15
71.0	3	370	3.15
72.0	3	375	3.15
73.0	3	380	3.15
74.0	3	385	3.15
75.0	3	390	3.15
76.0	3	395	3.15
77.0	3	400	3.15
78.0	3	405	3.15
79.0	3	410	3.15
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86.0	3	445	3.15
87.0	3	450	3.15
88.0	3	455	3.15
89.0	3	460	3.15
90.0	3	465	3.15
91.0	3	470	3.15
92.0	3	475	3.15
93.0	3	480	3.15
94.0	3	485	3.15
95.0	3	490	3.15
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“Archaeological potential” is a term used to describe the likelihood that a property contains archaeological resources. This checklist is intended to assist non-specialists screening for the archaeological potential of a property where site alteration is proposed.

Note: for projects seeking a Renewable Energy Approval under Ontario Regulation 359/09, the Ministry of Tourism and Culture has developed a separate checklist to address the requirements of that regulation.

Project Name			
Vittoria lot for B & H Lawrence			
Project Location			
1604 Old Brock Street, Vittoria			
Proponent Name			
Bill and Heather Lawrence			
Proponent Contact Information			
1604 Old Brock Street, Vittoria email whlawrence@execulink.com			
Known Archaeological Sites	Yes	Unknown	No
1. Known archaeological sites within 300 m of property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Physical Features	Yes	Unknown	No
2. Body of water within 300 m of property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what kind of water? Young's Creek			
a) Primary water source (lake, river, large creek, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Secondary water source (stream, spring, marsh, swamp, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Past water source (beach ridge, river bed, relic creek, ancient shoreline, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Topographical features on property (knolls, drumlins, eskers, or plateaus)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Pockets of sandy soil (50 m ² or larger) in a clay or rocky area on property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Distinctive land formations on property (mounds, caverns, waterfalls, peninsulas, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Features	Yes	Unknown	No
6. Known burial site or cemetery on or adjacent to the property (cemetery is registered with the Cemeteries Regulation Unit)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Food or scarce resource harvest areas on property (traditional fishing locations, agricultural/berry extraction areas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Indications of early Euro-Canadian settlement within 300 m of property (monuments, cemeteries, structures, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Early historic transportation routes within 100 m of property (historic road, trail, portage, rail corridor, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property-specific Information	Yes	Unknown	No
10. Property is designated and/or listed under the <i>Ontario Heritage Act</i> (municipal register and lands described in Reg. 875 of the <i>Ontario Heritage Act</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Local knowledge of archaeological potential of property (from aboriginal communities, heritage organisations, municipal heritage committees, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Recent deep ground disturbance [†] (post-1960, widespread and deep land alterations)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

[†] Archaeological potential can be determined not to be present for either the entire property or a part(s) of it when the area under consideration has been subject to widespread and deep land alterations that have severely damaged the integrity of any archaeological resources. Deep disturbance may include quarrying or major underground infrastructure development. Activities such as agricultural cultivation, gardening, minor grading and landscaping are not necessarily considered deep disturbance. Alterations can be considered to be extensive or widespread when they have affected a large area, usually defined as the majority of a property.

Scoring the results:

If Yes to any of 1, 2a, 2b, 2c, 6, 10, or 11	→ high archaeological potential – assessment is required
If Yes to two or more of 3, 4, 5, 7, 8, or 9	→ high archaeological potential – assessment is required
If Yes to 12 or No to all of 1 - 10	→ low archaeological potential – assessment is not required
If 3 or more Unknown	→ an archaeological assessment is required (see note below)

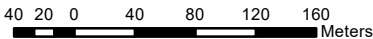
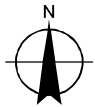
[†] **Note:** If information requested in this checklist is unknown, a consultant archaeologist licensed under the *Ontario Heritage Act* should be retained to carry out at least a Stage 1 archaeological assessment to further explore the archaeological potential of the property and to prepare a report on the results of that assessment. The Ministry of Tourism and Culture reviews all such reports prepared by consultant archaeologists against the ministry's Standards and Guidelines for Consultant Archaeologists. Once the ministry is satisfied that, based on the available information, the report has been prepared in accordance with those guidelines, the ministry issues an acceptance letter to the consultant archaeologist and places the report into its registry where it is available for public inspection.

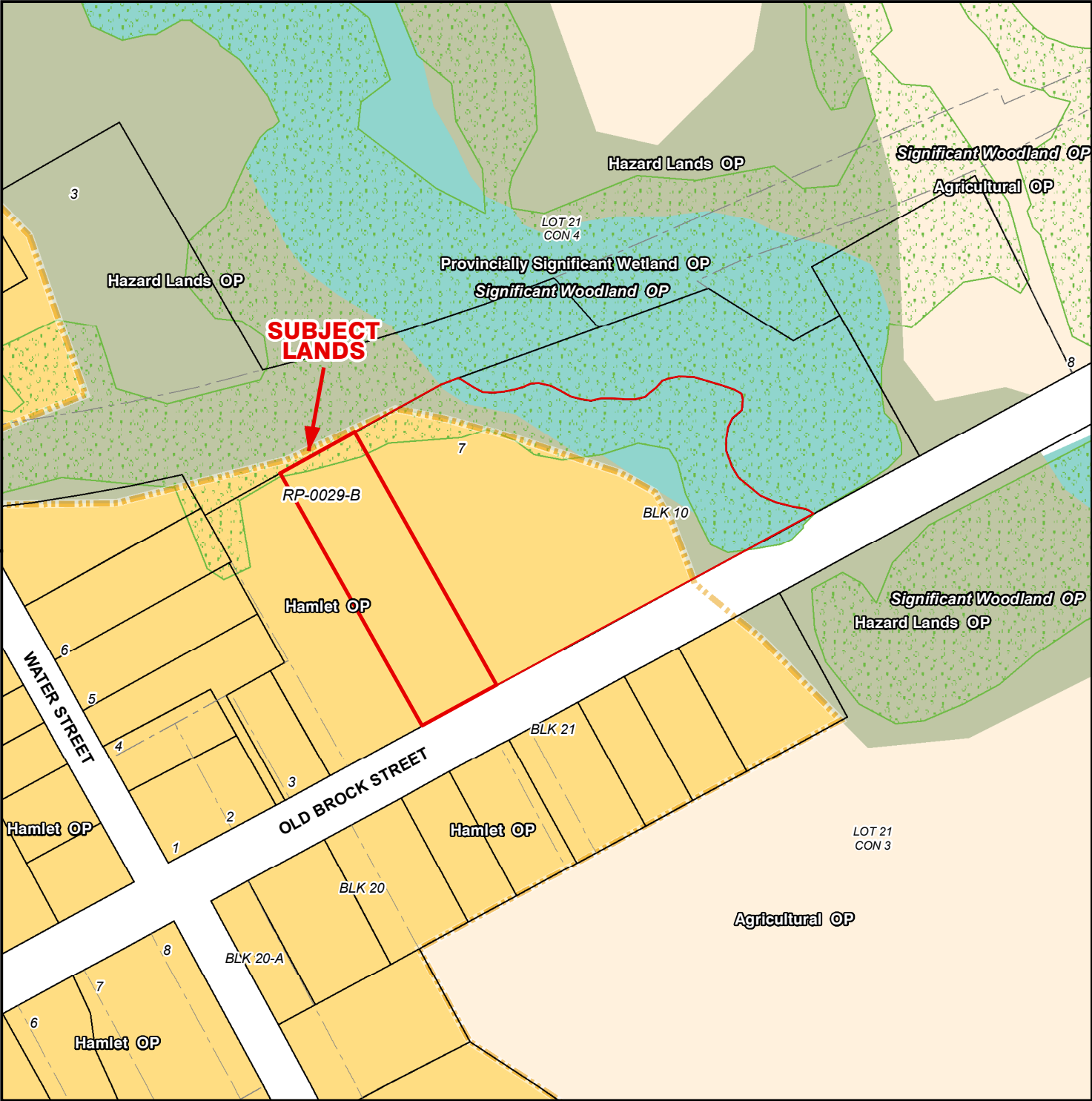


- Legend
-  Subject Lands
 -  Lands Owned

2020 Air Photo

4/4/2024





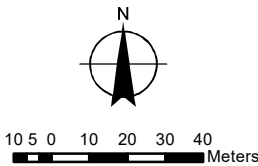
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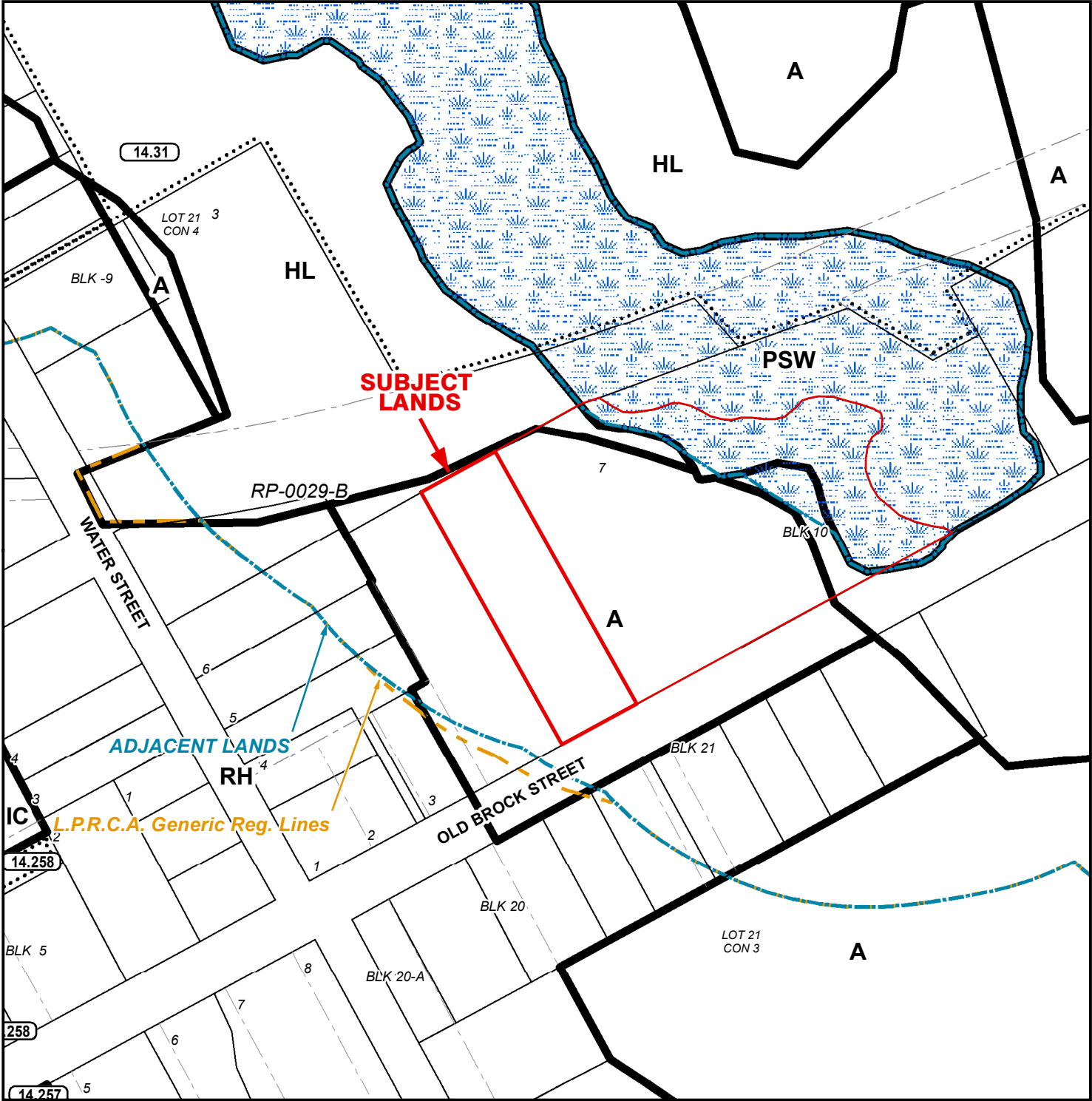
- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Hamlet
- Hamlet Area Boundary
- Significant Woodland

4/4/2024





LEGEND

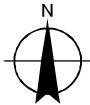
- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- IC - Community Institutional Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone

From: A
To: RH With Special Provision

4/4/2024

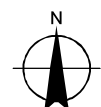


10 5 0 10 20 30 40
Meters

Geographic Township of CHARLOTTEVILLE



4/4/2024



8 4 0 8 16 24 32 Meters