$2,178.00 fee

Atkinson 43 Albert St. Langton

For Office Use Only:

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

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

- ☐ 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)

Rezone a severed lot from A to RH

Obtain relief from minimum lot area within the RH Zone

Property Assessment Roll Number: 542010442000000

A. Applicant Information

Name of Owner J & J Atkinson Farms Inc.

Address 1873 Brantford Road

Town and Postal Code Vanessa ON N0E 1V0

Phone Number

Cell Number 519-428-8406

Email jimatkinsonfarms@gmail.com

Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent David Roe , Civic Planning Solutions Inc.

Address 61 Trailview Dr.

Town and Postal Code Tillsonburg, ON N4G 0C6

Phone Number

Cell Number 519-983-8154

Email dfrfez@me.com

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:

none

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
   Part Lot 11, Concession 11 (North Walsingham)

   Municipal Civic Address: 43 Albert St. Langton

   Present Official Plan Designation(s): Hamlet and Agricultural

   Present Zoning: A

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:
   Agricultural - tobacco and cash crops

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:
   dwelling and 2 sheds on portion to be severed
   barn (non-livestock) and 3 sheds

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.
   n/a

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
   nothing new proposed

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:
   Residential and Agricultural (no livestock operations in the area)

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:
   Proposed severance of a dwelling and other buildings which are part of a agricultural operation but are located within the Hamlet of Langton.
   The lot to be severed is zoned A and must be rezoned to RH.
   The lot area of the severed lot will be 2587m2, relief of 1413m2 is required.
2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
   The lands are presently zoned A but are located within the Hamlet designation
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: 41m
   Depth: 63.104m
   Width: 41m
   Lot Area: 2587m2
   Present Use: Agricultural
   Proposed Use: Residential
   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: 31.912m
   Depth: 680m+
   Width: 620m+
   Lot Area: 36.52ha
   Present Use: Agricultural
   Proposed Use: Agricultural
   Buildings on retained land: tobacco barn, 3 out buildings plus bulk kilns

7. Description of proposed right-of-way/easement: n/a
   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, m^2 or %		
Lot frontage	30m	41m, 31.9m
Lot depth		63.1m, 680m
Lot width		41m, 620m
Lot area		1587m2, 36.52ha
Lot coverage		8.12%, very small
Front yard		25.08m
Rear yard		26.22m
Left Interior side yard		10.85m
Right Interior side yard		14.77m
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		1
Building height		4m
Total ground floor area		135m2
Total gross floor area		135m2
Total useable floor area		135m2
11. Off Street Parking and Loading Facilities		
Number of off street parking spaces		2+
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Residential (if applicable)

Number of buildings existing: 1

Number of buildings proposed: 0

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	1	135m2
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:
   knowledge of owner
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:
   No change in use proposed

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:

   not within a water recharge area

   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

☐ Municipal piped water
☒ Individual wells
☐ Communal wells
☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

☒ Storm sewers
☐ Other (describe below)
☐ Open ditches

2. Existing or proposed access to subject lands:

☒ Municipal road
☐ Unopened road
☐ Provincial highway
☐ Other (describe below)

Name of road/street: 43 Albert St. Langton

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.

Septic system review report and a hydrogeologicial report attached

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: May 24th 2024

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 J & J Atkinson Farms Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe , Civic Planning Solutions 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.

Owner — Date: May 24 2024

I have power to bind the corporation

Owner — Date

N. Declaration

I, David Roe of Town of Tillsonburg

solemnly declare that:

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

Declared before me at:

Town of Delhi

Owner/Applicant Signature

In Norfolk County

This 24th day of May

A.D., 2024

A Commissioner, etc.

Susan Elaine McCauley, a Commissioner, etc.
Province of Ontario
for John R. Hanselman, Barrister and Solicitor
Expires May 11, 2025

SKETCH FOR
SEVERANCE APPLICATION

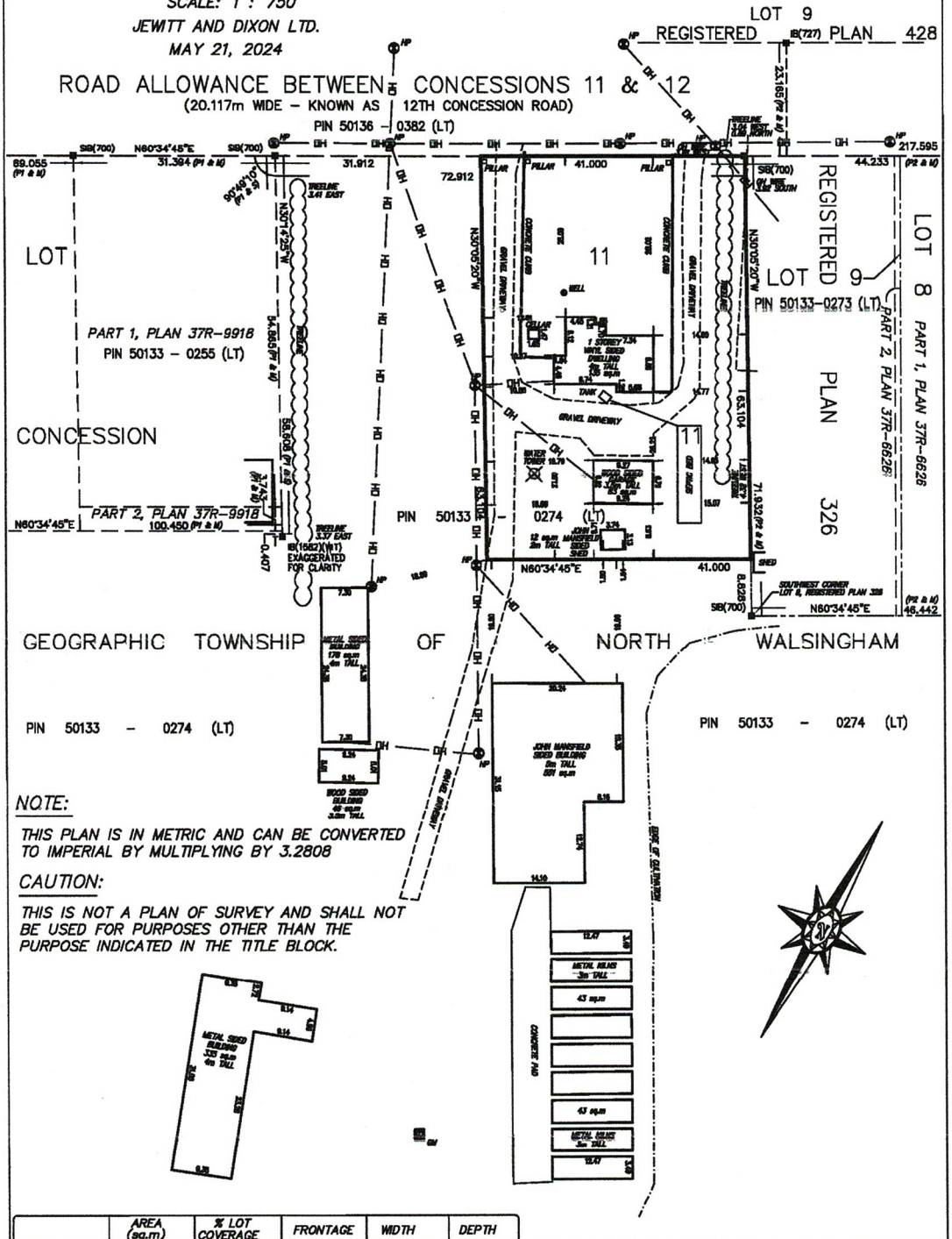
JIM ATKINSON

#43 ALBERT STREET
LANGTON

SCALE: 1 : 750
JEWITT AND DIXON LTD.
MAY 21, 2024

LEGAL DESCRIPTION

PART LOT 11, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF NORTH WALSINGHAM
PIN 50133 – 0274 (LT)



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

	AREA (sq.m)	% LOT COVERAGE	FRONTAGE	WIDTH	DEPTH
EXISTING	*36.78 Ha*	*0.46%*	*72.912*	*620m±*	*680m±*
PROPOSED	*2587 sq.m*	*8.12%*	*41.000*	*41.000*	*63.104*
REMAINDER	*36.52 Ha*	*0.41%*	*31.912*	*620m±*	*680m±*

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
650 IRELAND ROAD, SIMCOE, ONTARIO
N3Y 4K2
PHONE: (519) 426–0842
E–mail: info@jewittdixon.com

JOB # 23–3675 CLIENT : ATKINSON

43 ALBERT ST.

Existing
On-Site Sewage System

Evaluation Form

Norfolk County

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

Overall System Rating

☒ System working properly / no work required.

☐ System functioning / Maintenance required.

☐ System functioning / Minor repairs required

☐ System failure / Replacement required.

Additional Comments:

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

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

Verification

Owner:

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

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

Owners Signature: James Atkinson

Date: JUNE 16 2023

Evaluator:

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

Evaluator Signature: Taylor Whiting

Date: JUNE 16 2023

Building Department Review

Comments:

Building Inspectors Name:

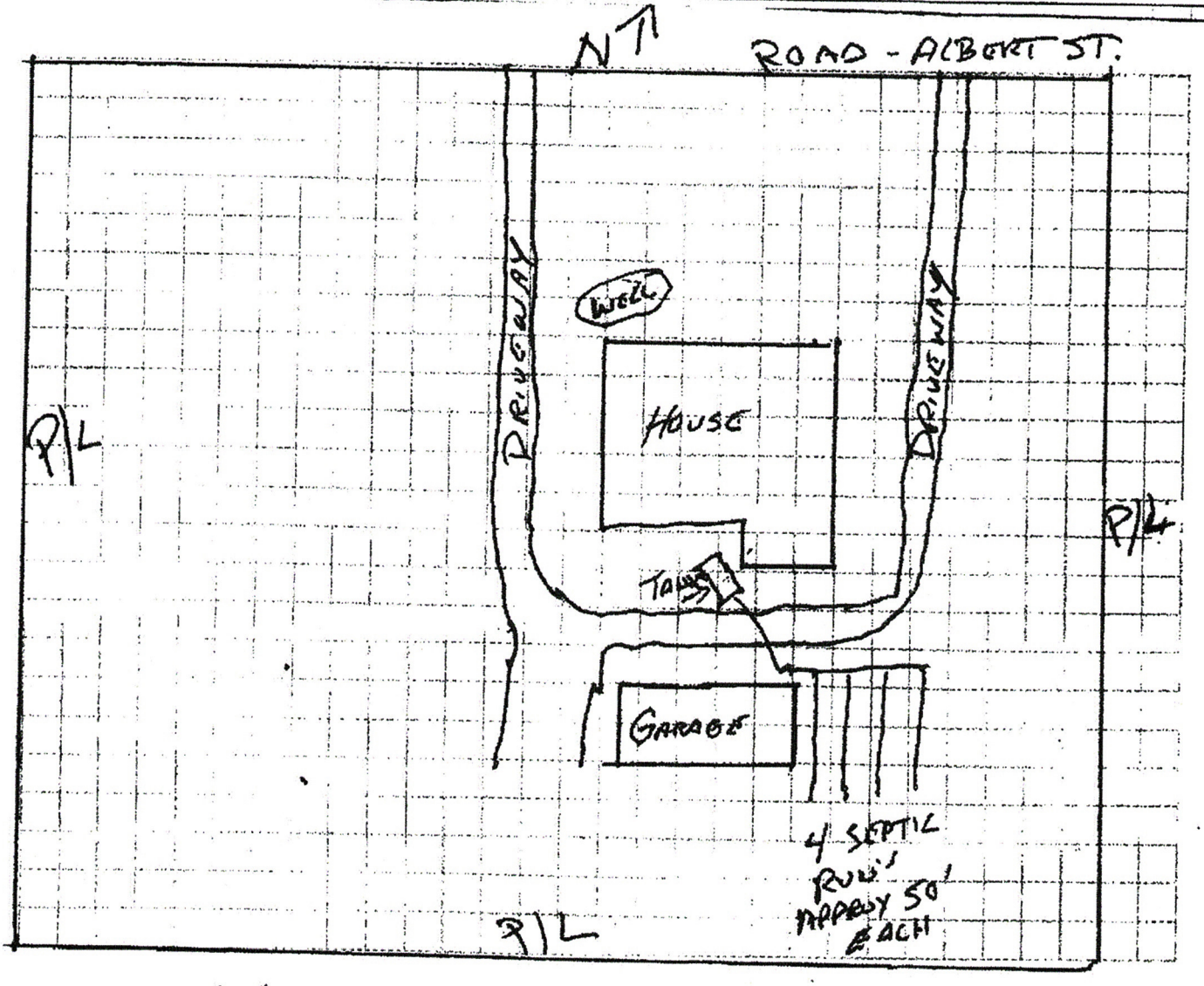
Building Inspector Signature:

Date:

Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

1. Location of sewage system and its components (e.g. tank, leaching bed, pump chamber)
2. Location of all buildings, pools and wells on the property and neighbouring properties
3. Locate and show minimum clearances for treatment units and distribution piping of items. Ontario Building Code, Division B, Table 8.2.1.6.A. and 8.2.1.6.B.
4. Location of property lines, easements, and utility corridors.



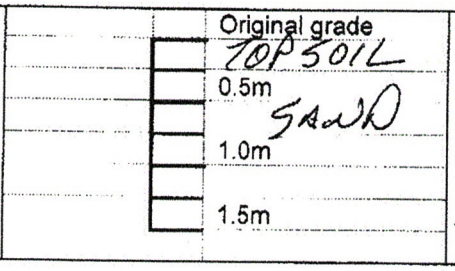
Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit

1. Soil sample to be taken at a depth of
2. Test pit to be a minimum 0.9m

Indicate level of rock and ground water level below original grade.

NOT FOUND.



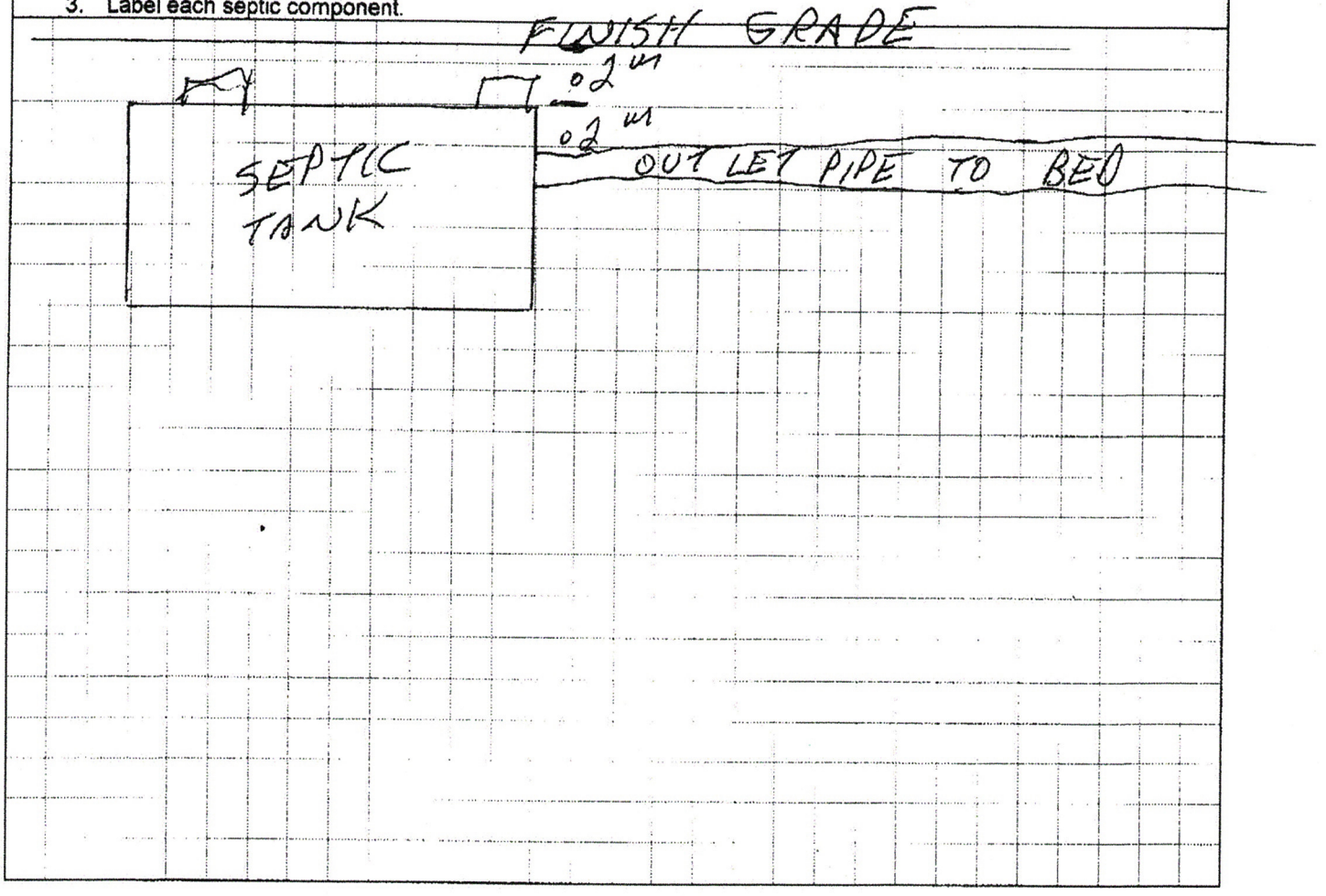
Soil and subgrade investigation.
Indicate soil types

CLEAN YELLOW SAND.

NO GROUND WATER OR BEDROCK FOUND

Cross sectional drawings are required for all septic systems

1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.



Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F

☐ A. Absorption Trench

Total length of distribution pipe	**Conventional** (Q x T) ÷ 200 = 48 m **Type I leaching chambers** (Q x T) ÷ 200 = _____ m **Type II leaching chambers** (Q x T) ÷ 300 = _____ m **Configured as:** 4 runs of 15 m Total: 60 m

☐ B. Filter Bed

Effective Area If Q ≤ 3000 litres per day use Q ÷ 75 If Q > 3000 litres per day use Q ÷ 50 Level II-IV treatment units, use Q ÷ 100 **Distribution Pipe** **Contact Area = (Q x T) ÷ 850** **Mantel** (see Part 1)	**Effective area:** _____ (Q) ÷ _____ (75, 50, or 100) = _____ m² Configured as: _____ m x _____ m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m **Contact Area:** (_____ (Q) X _____ (T)) ÷ 850 = _____ m² _____ m²

☐ C. Shallow Buried Trench

Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)
1 < T ≤ 20	Q ÷ 75 metres
20 < T ≤ 50	Q ÷ 50 metres
50 < T < 125	Q ÷ 30 metres

(L) = _____ (Q) ÷ _____ (75, 50, 30) = _____ m
Configured as: _____ runs of _____ m Total: _____ m

☐ D. Advance Treatment System

Provide description of system.

☐ E. Type A Dispersal Bed

Stone Layer If Q ≤ 3000 litres per day, use Q ÷ 75 If Q > 3000 litres per day, use Q ÷ 50 **Sand Layer** 1 < T ≤ 15 use (Q x T) ÷ 850 T > 15 use (Q x T) ÷ 400	**Stone Layer** = _____(Q) ÷ _____ (75 or 50) = _____ m² **Sand Layer** = (_____ (Q) x _____ (T)) ÷ (850 or 400) = _____ m²

☐ F. Type B Dispersal Bed

Area = (Q X T) ÷ 400 **Linear Loading Rate (LLR)** T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min **Distribution Pipe**	**Area** = (_____(Q) x _____ (T)) ÷ 400 = _____ m2 **Pump chamber capacity** = _____ L **Length (Q ÷ LLR)** = _____ m **Bed configuration** = _____m x _____ m = _____ m2 Number of Beds = _____ Configured as: _____ runs of _____ m Total: _____ m

Property Information	* 43 ALBERT ST.
Municipal Address	860 12th CON. NORTH WALSINGHAM
Assessment Roll Number	542 010 44200 0000
Date of Evaluation	JUNE 8th 2023

Evaluators Information		
Evaluators Name:	TAYLOR WHITING	
Company Name:		
Address:	19 KING ST S. OAKLAND ONT.	
Phone:	519 446 2915	
Email	southbrant@rogers.com	
BCIN #	17853	
Purpose of Evaluation	☐ Consent ☐ Zoning ☒ Minor Variance	☐ Site Plan ☐ Building Permit Application ☐ Other SEVERANCE
Building Information	☒ Residential ☐ Commercial	☐ Industrial ☐ Agricultural
Gross building area: (m^2):	148.64	
Number of bedrooms:	3	
Number of fixture units:	10.5	
Daily Design Flow: (Litres)	1600 LPD	
Is the building currently occupied?	☒ Yes ☐ No If No, how long?	

Site Evaluation	
Soil type, percolation time (T)	6
Site slope	☒ Flat ☐ Moderate ☐ Steep
Soil condition:	☐ Wet ☒ Dry
Surface discharge observed	☐ Yes ☒ No
Odour detected:	☐ Yes ☒ No
Weather at time of evaluation:	SUNNY - DRY - WARM

System Description

☐ Class 1 - Privy ☐ Class 2- Greywater ☐ Class 3 - Cesspool ☒ Class 4 - Leaching Bed) ☐ Class 5 - Holding Tank

Type of leaching bed. Class 4 –Leaching Bed only – Complete & attach Worksheet E

☒ A. Absorption Trench	☐ B. Filter Bed	☐ C. Shallow Buried Trench
☐ D. Advance Treatment System	☐ E. Type A Dispersal Bed	☐ F. Type B Dispersal Bed

Existing Tank Size (litres): 3600 L		
☒ Pre-cast Concrete	☐ Plastic	☐ Fibreglass
☐ Wood	☐ Other (specify):	Pump: ☐ Yes ☒ No

☒ In ground system	☐ Raised Bed system Height raised above original grade (metres)

Setbacks (metres)	**Tank**	**Distribution Pipe**
Distance to buildings & structures	5 m	6 m
Distance to bodies of water	NOT FOUND	NOT FOUND
Distance to nearest well	20 m	24 m
Distance to proposed property lines	Front: 33 Left: 20 m Rear: 33 Right: 66 m	Front: 39 m Left: 6 m Rear: 24 m Right: 66 m

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	1600
	4 Bedrooms	2000	
	5 Bedrooms	2500	
		Subtotal (A)	

B) Plus Additional Flow for: Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.		Quantity	(Q) Litres	Total
Either	Each bedroom over 5		500	
Or	Floor space for each 10m² over 200m² up to 400m²		100	
	Floor space for each 10m² over 400m² up to 600m²		75	
	Floor space for each 10m² over 600m²		50	
Or	Each Fixture Unit over 20 fixture Units *(Total of Worksheet B - 20 = Quantity)*		50	
			Subtotal (B)	
			Subtotal A+B=Daily Design Flow (Q)	1600

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units		How Many?		Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	1	=	6
Bathtub only(with or without shower)	1.5	X		=	
Shower stall	1.5	X		=	
Wash basin / Lavatory (1.5 inch trap)	1.5	X		=	
Water closet (toilet) tank operated	4.0	X		=	
Bidet	1.0	X		=	
Dishwasher	1.0	X		=	
Floor Drain (3 inch trap)	3.0	X		=	
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	1	=	1.5
Domestic washing machine	1.5	X	1	=	1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	1	=	1.5
Other:					
				Total Number of Fixture Units:	10.5

1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.

Langton Property
28A

Ian D. Wilson Associates Ltd
since 1974

Tel: 519.233.3500
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P. O. Box 299
Clinton, Ontario
N0M 1L0

March 13, 2024

Wilson Associates

Consulting Hydrogeologists

Mr. David Roe, MCIP, RPP
Civic Planning Solutions Inc.
599 Larch Street
Delhi, Ontario
N4B 3A7

Dear Mr. Roe:

Re: Hydrogeological Assessment
Proposed Residential Severance
43 Albert Street, Langton

It is proposed to create one ±2,587m^2 residential lot (the lot) by severance from the northern periphery of the existing 36.78ha parcel of land located at 43 Albert Street, Langton. The lot is planned to be situated within the northern ±63m of the existing parcel, with approximate dimensions of ±41m frontage x ±63m depth. The attached sketch shows the location of the lot.

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 pits were completed within the proposed new lot area 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 on-site water well to confirm drinking water quality.

As directed, the above hydrogeologic investigative requirements were addressed through a test pit program and groundwater sample collection January 24, 2024 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 lot is located within the southwest portion of the Community of Langton, on the south side of Albert Street, between the intersections with Goddwyn Lane and Knowles Lane. The lot is cleared and contains a single story detached dwelling and an accessory shed. The lot exhibits an overall relatively flat relief, with a slight surface slope to the west or northwest. Lands to the north, east and west are occupied by residential lots, and lands to the south are in agricultural use.

No surface water bodies are located on or in the close vicinity of the lot, the closest being Deer Creek about 175m to the northwest.

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 P.2624 "Quaternary Geology of the Port Burwell Area", the upper overburden in the vicinity of the site consists of glaciolacustrine sand. Local well records indicate that the upper sands are typically about 10m to 12m deep, although many local wells are completed in these sands to a depth of less than about 8m. According to the Ontario Geological Survey Map P.2583 "Bedrock Topography of the Port Burwell Area", the overburden in the vicinity of the site is about 75m deep. Regionally, the lower overburden typically consists of fine-grained deposits.

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

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 west or northwest towards Deer Creek.

WELL POTENTIAL ANALYSIS

To establish well yield and basic water quality probabilities, up-to-date MECP records for water wells located within approximately 500 metres of the 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 18 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: 18
Drilled Construction: 13
Dug/Bored Construction: 0
Sandpoint Construction: 5
Unknown Construction: 0
Completed in Overburden: 18 (100%)
Completed in Bedrock: 0

The following summarizes the reported well performance data.

	Maximum	Minimum	Average
Well Depth (m)	11.6	5.2	8.3
Test Rate (L/min)	151	18.9	53.3
Test Period (Hours)	6.75	0.5	1.9

Reported Water Quality:
Fresh: 17 or 94% (no objectionable tastes or odours)
Sulphurous: none
Mineralized/Saline: none
Quality Not Reported: 1 or 6%
Dry Well: none

The average reported well within about 500 metres of the lot is of drilled construction, completed in the upper overburden sand aquifer to a depth of 8.3 metres and yields 53 litres of fresh-quality water per minute over an average period of 1.9 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 lot, a sample of untreated groundwater was collected from the existing water supply well at the house on the lot on January 24, 2024, and submitted to Bureau Veritas Laboratories for bacteriological and general chemistry analysis. The well supplying the house is reported to be a sandpoint well located on the west side of the house, consistent with many other local wells, but is of unknown depth. 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 lot's well contained no detectable Total Coliform, E.Coli bacteria or background bacteria.

The water from the lot's well is slightly alkaline, with a pH value of 7.96. The water from the well is moderately hard, with a hardness value of 230 mg/L as $CaCO_3$, which is typical of groundwater in the region.

The sodium content of the water from the lot's well at 91mg/L is well below the aesthetic Ontario Drinking Water Quality Standard (ODWQS) of 200mg/L, however it exceeds the level at which the local Medical Officer of Health should be notified (20mg/L) so that physicians for persons on sodium-restricted diets can be notified. Elevated sodium levels in groundwater (i.e. above 20mg/L) are not uncommon.

All other chemical parameters were at acceptable levels under the Ontario Drinking Water Quality Standards. The nitrate content of the water from the lot's well was moderate at 4.32mg/L, below the ODWQS maximum acceptable level of 10mg/L.

SOILS INVESTIGATION

Test Pits:

Two exploratory test pits were excavated using a backhoe within the lot on January 24, 2024. The test pits were completed to a depth of 1.5m, the soil profile was logged in each pit and representative soil samples were collected from each identified soil horizon for subsequent classification, analysis and storage. The attached sketch shows the approximate test pit locations. The following table provides a summary of the analytical results for representative soil samples.

Table 1 : Summary of Soil Analytical Data

Test Pit/ Sample	Depth (m)	Grain-Size Distribution				"k" (cm/sec)	T-Time (min/cm)
		Clay %	Silt %	Sand %	Gravel %		
TP1 S1	0.6	0	7	93	0	$1x10^{-2}$	8
TP2 S2	1.2	0	4	96	0	$1x10^{-2}$	7

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 consisted of a sand with traces of silt (Unified Soil Classification Type "SP"), which is interpreted to exhibit a percolation rate in the range of 7 to 8 minutes/cm.

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

TEST PIT 1 (south)

Depth (m)	Material
0 - 0.25	dark brown TOPSOIL
0.25 - 1.27	red-brown, loose, dry fine SAND with traces of silt (estimated T-time 8 min/cm)
1.27 - 1.52	grey, loose, dry fine SAND with traces of silt (estimated T-time 7 min/cm)

TEST PIT 2 (north)

Depth (m)	Material
0 - 0.28	dark brown TOPSOIL
0.28 - 0.66	red-brown, loose, dry fine SAND with traces of silt (estimated T-time 8 min/cm)
0.66 - 1.52	grey, loose, dry fine SAND with traces of silt (estimated T-time 7 min/cm)

Shallow Groundwater Conditions:

No emergent groundwater was observed in the test pits. Evidence of seasonal peak groundwater levels (i.e. soil discolouration and/or mottling) was observed in each test pit below 1.4m below grade.

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.

Due to indications of slightly elevated seasonal watertable conditions, it is recommended that the bases of tile trenches should be set no lower than 0.5m below current grade. A native soil design percolation rate of 8min/cm can be assumed, as applicable to the selected tile bed design.

A standard fill-based sewage disposal system will require a contact area based on a loading rate of 10L/m^2/day (i.e. 160m^2 for a standard 3-bedroom home with a design sewage flow of 1,600L/day, or 200m^2 for a standard 4-bedroom home with a design sewage flow of 2,000L/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 about 2,587m^2 in area, sufficient area is available for a 160m^2 to 200m^2 primary sewage disposal area (depending on location and house design), and a 160m^2 to 200m^2 reserve sewage disposal area. Lot design will need to

address setbacks to the house envelope and to any on-site and on-site and nearby shallow wells without a watertight casing to 6m (setback 30m), or any other well (setback 15m).

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 mg/L, additional development cannot normally be supported.

The water sample collected from the lot's well had a nitrate content of 4.32mg/L, which is assumed in the calculation below. As shallow groundwater flow is likely to originate locally from the agricultural lands to the south or east, much of the background nitrate level is due to agricultural practice upgradient of the site.

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 sandpoint 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 sand (infiltration factor 40%), the overall relief is flat (infiltration factor 30%) and the cover is cleared (infiltration factor 10%), all resulting in an infiltration factor of 80%. 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 430mm per year (Big Creek above Walsingham sub-watershed, precipitation 993mm/year, evapotranspiration 563mm/year). As such, the annual infiltration rate will be 344mm (80% of 430mm), representing 35% 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 = 0.2587ha) 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 (344mm/year x ±0.2587ha x 10,000L/mm/ha = 8.9×10^5L/yr)
C_P = Nitrate content of shallow groundwater (4.32mg/L, see above)

Therefore:
$(3.65 \times 10^5 \text{L/yr} + 8.9 \times 10^5 \text{L/yr}) \times C_T = (3.65 \times 10^5 \text{L/yr} \times 40 \text{mg/L}) + (8.9 \times 10^5 \text{L/yr} \times 4.32 \text{mg/L})$
C_T = 14.7mg/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 344mm/year, the impact of the proposed lot (±0.2587ha total) under the MECP guideline is 14.7mg/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. An N-I rated system will be required due to the size of the lot, and is required to be 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 ±0.2587ha 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 concentration
Q_S = Volume of sewage (1000 L/day/lot, per MECP guideline)
C_S = Nitrate content of sewage (20 mg/L, CAN/BNQ 3680-600 N-I)
Q_P = Infiltration (344mm/year x ±0.2587ha x 10,000L/mm/ha = 8.9×10^5L/yr)

C_P = Nitrate content of shallow groundwater (4.32mg/L, see above)

Therefore:

$(3.65x10^5L/yr + 8.9x10^5L/yr) \times C_T = (3.65x10^5L/yr \times 20mg/L) + (8.9x10^5L/yr \times 4.32mg/L)$

$C_T = 8.9mg/L$

At 8.8mg/L nitrate, the sewage impact will be less than the maximum acceptable level of 10mg/L nitrate using a CAN/BNQ 3680-600 N-I system, and therefore the proposed lot is viable using a sewage system equipped with nitrate reduction technology (N-I level).

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 N-I Certified Treatment Technologies for total nitrogen reduction) are required to be capable of a nitrate reduction of 50% (or 20mg/L nitrate). Municipal support and long-term maintenance agreements for the individual sewage treatment unit are required.

CONCLUSIONS AND RECOMMENDATIONS

1. The average reported well within about 500 metres of the lot is of drilled construction, completed in the upper overburden sand aquifer to a depth of 8.3 metres and yields 53 litres of fresh-quality water per minute over an average period of 1.9 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 sodium content of the water from the lot's well at 91mg/L is well below the aesthetic Ontario Drinking Water Quality Standard (ODWQS) of 200mg/L, however it exceeds the level at which the local Medical Officer of Health should be notified (20mg/L) so that physicians for persons on sodium-restricted diets can be notified. Elevated sodium levels in groundwater (i.e. above 20mg/L) are not uncommon.

3. Due to indications of slightly elevated seasonal watertable conditions, it is recommended that the bases of tile trenches should be set no lower than 0.5m below current grade. A native soil design percolation rate of 8min/cm can be assumed, as applicable to the selected tile bed design.

4. A standard fill-based sewage disposal system will require a contact area based on a loading rate of $10L/m^2/day$ (i.e. $160m^2$ for a standard 3-bedroom home with a design sewage flow of 1,600L/day, or $200m^2$ for a standard 4-bedroom home with a design sewage flow of 2,000L/day).

5. 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 about 2,587m^2 in area, sufficient area is available for a 160m^2 to 200m^2 primary sewage disposal area (depending on location and house design), and a 160m^2 to 200m^2 reserve sewage disposal area. Lot design will need to address setbacks to the house envelope and the on-site and any nearby shallow wells without a 6m deep watertight casing (30m) or any other well (15m).

6. 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 (meeting CAN/BNQ 3680-600 N-I Certified Treatment Technologies for total nitrogen reduction, capable of a nitrate reduction of 50% (or 20mg/L nitrate)).

7. 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.

PROFESSIONAL GEOSCIENTIST
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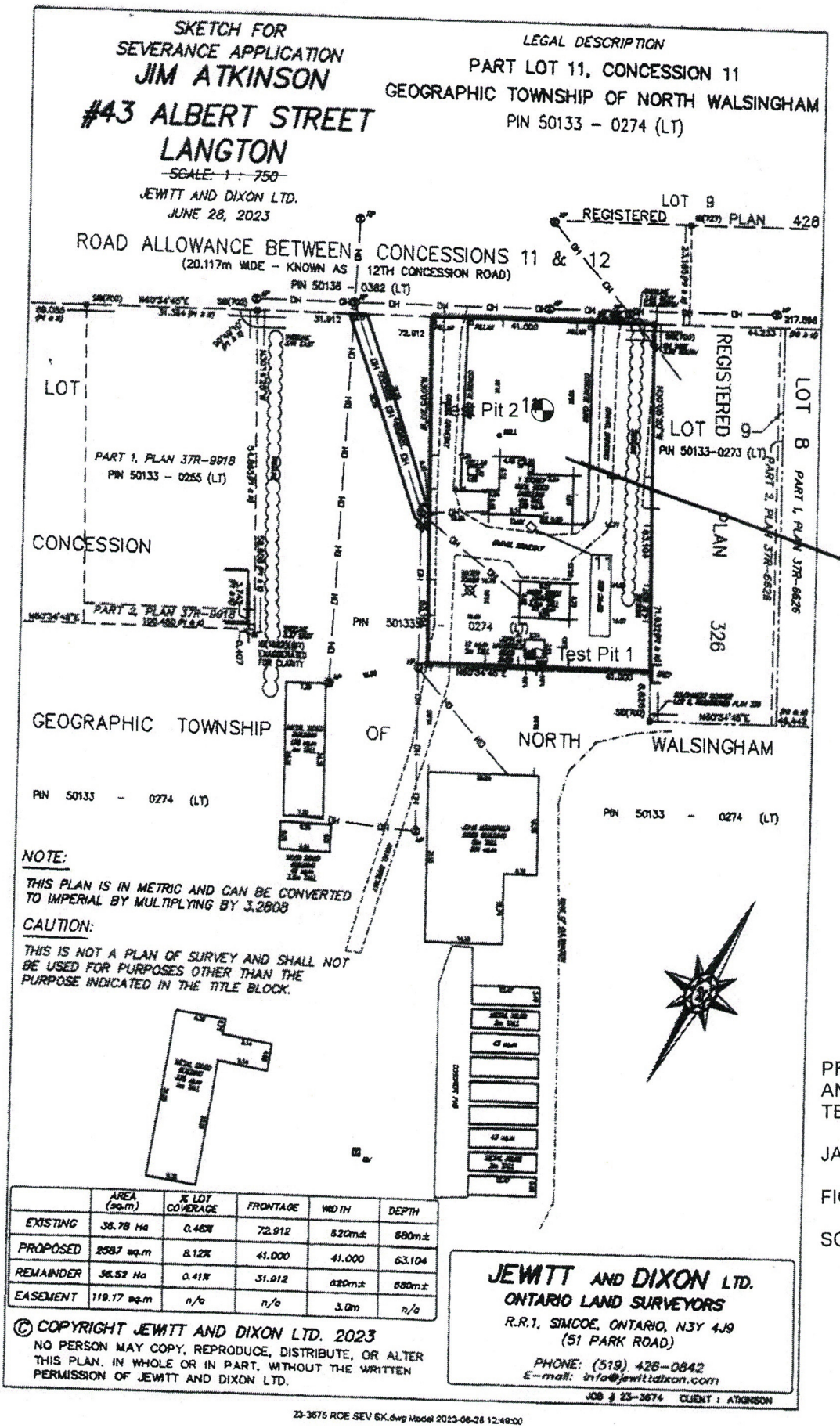


	AREA (sq.m)	% LOT COVERAGE	FRONTAGE	WIDTH	DEPTH
EXISTING	35.78 Ha	0.46%	72.912	520m±	680m±
PROPOSED	2587 sq.m	8.12%	41.000	41.000	63.104
REMAINDER	36.52 Ha	0.41%	31.912	620m±	680m±
EASEMENT	119.17 sq.m	n/a	n/a	3.0m	n/a

PROPOSED SITE LAYOUT AND APPROXIMATE TEST PIT LOCATIONS

JANUARY 24, 2024

FIGURE 1

SCALE 1:1,000 (approx.)

CIVIC PLANNING SOLUTIONS INC.
Urban & Rural Land Use Planning
599 Larch Street,
Delhi, Ontario N4B 3A7

May 27, 2024

Mohammad Alam MCIP, RPP
Norfolk County
Supervisor, Development Planning
12 Gilbertson Dr.
Simcoe, ON N3Y 3N3

Dear Mohammad:

Subject: Application for Zoning By-law Amendment
Part Lot 11, Concession 11 former Township of North Walsingham
43 Albert St. Langton
J & J Atkinson Farms

The purpose of this report is to support a severance and a rezoning application. The propose of the rezoning and severance will be to sever the existing house and two sheds located within the Hamlet designation but retain frontage and access within the Hamlet designation for the bulk of the retained farmlands located within the Agricultural designation. The lands to be severed are wholly within the Hamlet designation. The application for a zoning amendment will rezone the lot to be severed from A - Agriculture to HR - Hamlet Residential.

The owner operates a farm containing 36.78ha (90.88 acres) located at 43 Albert St. in Langton. This farm property is part of a larger farm operation located within Norfolk County. The parcel is somewhat unique in that access to the farm parcel is though lands that are located within the hamlet of Langton. The lands have a frontage of 72.9m, overall depth of 688m, width of 620m. The lands contain a dwelling, shed, pack barn, bulk kilns, a shed and a small barn. The farmlands are used for growing tobacco as well as field crops.

The proposed lot to be severed and rezoned will have a frontage of 41m and a depth of 63.104m and an area of 2587m2.

The lot to be severed is presently serviced by on-site well and a septic system. The well and the septic system are wholly located on the lands to be severed. There is existing electrical power to the site. The owner will install a separate electrical power connect from the street to the house. The existing power supply will continue to service the barn and other out-buildings that remain on the retained portion following the severance. Access is presently by two driveways. The westerly driveway will be relocated further west on the retained parcel.

The owner has had a septic evaluation for the existing septic system and it was found to be in good working order. A hydro-geological assessment was completed by Wilson and Associated and dated March 13, 2024. The report concluded that the proposed lot will be of adequate size to accommodate the septic system including an alternative location for a replacement tile bed if needed in the future. It did also recommend that a septic system be equipped with a tertiary treatment capable to remove nitrate reduction of 50% (or 20mg/l nitrate). As the present system is in good working order it is proposed that no change to the septic system be required at this time.

The following planning documents have been reviewed with respect to the proposed zoning by-law amendment: the Provincial Policy Statement 2020, Norfolk County Official Plan and the Norfolk County Zoning by-law:

Provincial Policy Statement (PPS) 2020

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be the focus of growth and development.

Comments:

The proposed severance is consistent with the policies of the PPS in that the lands are located within a designated settlement area which permits residential development.

Norfolk County Official Plan

7.5 Hamlet Designation

There are 42 Hamlet Areas located within the County. These Hamlets originated as service centres for the surrounding agricultural areas and as residential centres. The Hamlet Areas represent an alternative to the Urban Areas. These roles shall be encouraged to continue. Hamlet development, in the form of residential, commercial, industrial, recreational and institutional facilities provide important services to the surrounding Rural Area. Hamlet development is a preferred alternative to scattered non-farm development that reduces the impact of development on farming operations in the Rural Area

7.5.1 Permitted Uses

Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Hamlet on Schedule "B".
a) Low density residential dwellings on lots suitably sized to accommodate private servicing systems shall be the main permitted use.

9.6.2 Zoning By-law Amendments

Pursuant to Section 9.4.1 (Zoning By-law) of this Plan, the County shall prepare a Zoning By-law. The Zoning By-law shall be maintained and administered by the County, and may be amended at Council's discretion provided the amendments are in keeping with this Plan. The County shall consider all applications to amend the Zoning By-law and shall provide notice of such application in accordance with the provisions of the Planning Act. 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.

9.6.1 Official Plan Amendments

The County shall consider all applications to amend this Official Plan, and shall notify the public and various Provincial Ministries and other agencies in accordance with the requirements of the Planning Act.

The following shall be the policy of the County:

a) Applications to amend this Plan shall include a planning rationale report for the proposed change, prepared by the applicant. This shall include, but not be limited to, information regarding the proposed use, servicing, density if applicable, floor area if applicable, lot layout, site plans as appropriate and applicable, and the criteria outlined in Section 9.6.1(c) of this Plan. The County, at its sole discretion, may waive the requirement for a planning rationale report for minor and/or site-specific amendments.

b) Any specific Official Plan amendment procedures outlined in the policies of this Plan shall apply to the consideration of the application.

c) The County shall consider the following criteria when reviewing applications to amend this Plan:

- *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;*
- *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

i) any other information determined by the County, in consultation with the appropriate agencies, to be relevant and applicable.

Comments:

The proposed severance of an existing residential dwelling is permitted within a designated hamlet area. I have reviewed the policies related to zoning by-law amendments Section 9.6.1 and 9.6.2. It is my opinion that the proposed zoning by-law amendment complies with the intent of these policies.

Norfolk County Zoning By-law

5.7 Hamlet Residential Zone (RH)

5.7.1 Permitted Uses

In an RH Zone, no land, building or structure shall be used except in accordance with the following uses:

a) dwelling, single detached
b) bed & breakfast, subject to Subsection 3.4
c) day care nursery
d) home industry
e) home occupation
f) accessory residential dwelling unit, subject to Subsection 3.2.3 [7-Z-2020]

5.7.2 Zone Provisions

In an RH Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

a) minimum lot area: 0.4 hectares
b) minimum lot frontage:
    i) interior lot 30 metres
    ii) corner lot 30 metres
c) minimum front yard: 6 metres
d) minimum exterior side yard: 6 metres
e) minimum interior side yard:
    i) attached garage 1.2 metres each side
    ii) detached garage 3 metres and 1.2 metres

f) minimum rear yard: 9 metres
g) maximum building height: 11 metres [8-Z-2017]

Comments:

The lands are presently zoned A - Agriculture. The zoning by-law amendment will rezone the lot to be severed to RH - Hamlet Residential Zone. The proposed lot will comply with all the Hamlet Residential Zone Provisions except for Subsection a) minimum lot area of 4000m2. The proposed lot will have an area of 2587m2. It will therefore be necessary to rezone the proposed lot to be severed Hamlet Residential (RH) zone with a special provision to permit a minimum lot area of 2587m2.

Summary and Conclusions:

I am satisfied that the proposed severance application and zoning by-law amendment are consistent with the policies of the Provincial Policy Statement 2020 being the severance and rezoning of an existing residential dwelling located within a designated settlement area. I am also satisfied that the proposed severance and zoning by-law amendment complies with the policies of the Norfolk County Official Plan. The proposed reduction in lot area is acceptable based upon the septic system evaluation and the hydrogeological report.

David Roe MCIP, RPP
May 27, 2024

SKETCH FOR
SEVERANCE APPLICATION

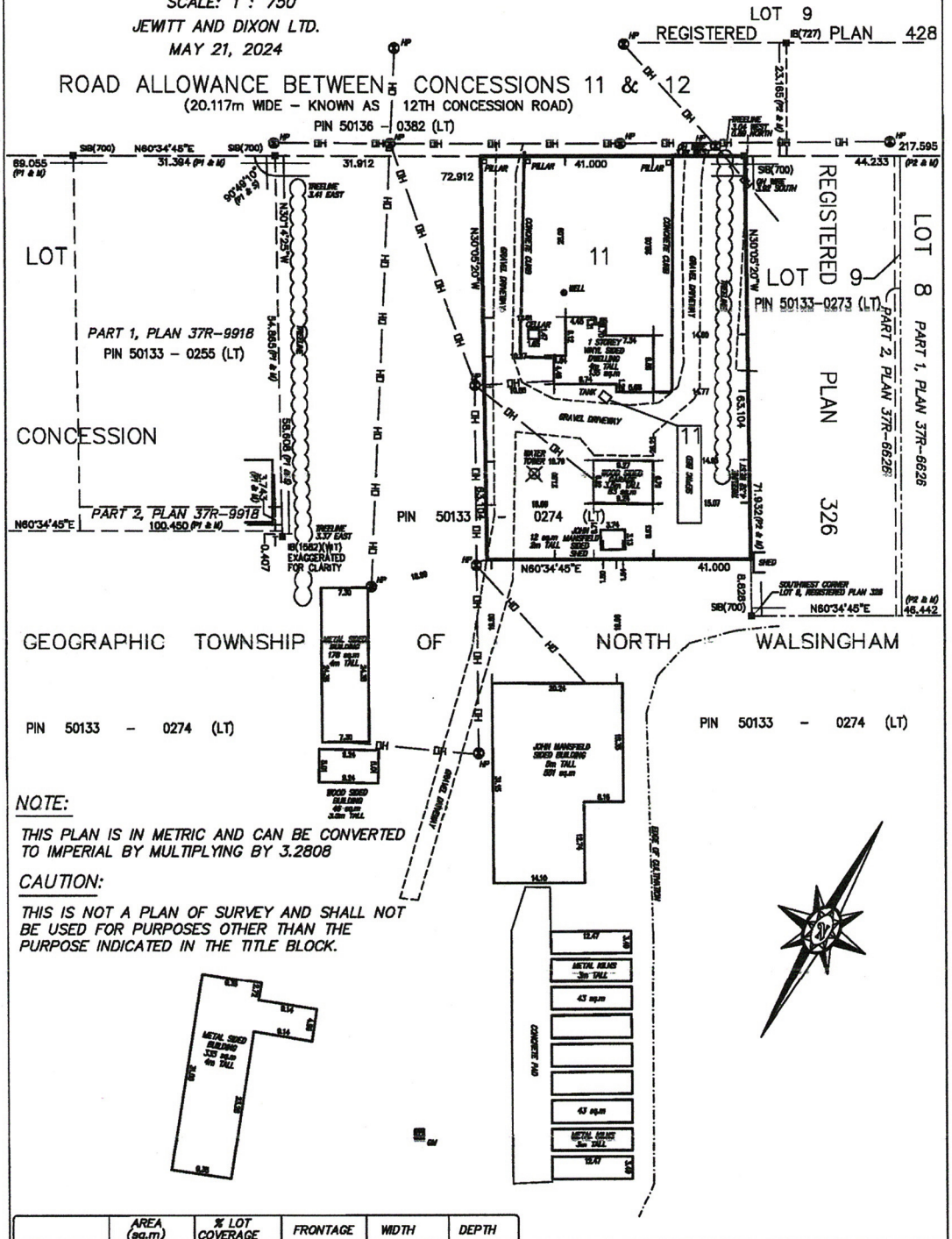
JIM ATKINSON

#43 ALBERT STREET
LANGTON

SCALE: 1 : 750
JEWITT AND DIXON LTD.
MAY 21, 2024

LEGAL DESCRIPTION

PART LOT 11, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF NORTH WALSINGHAM
PIN 50133 – 0274 (LT)



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

	AREA (sq.m)	% LOT COVERAGE	FRONTAGE	WIDTH	DEPTH
EXISTING	*36.78 Ha*	*0.46%*	*72.912*	*620m±*	*680m±*
PROPOSED	*2587 sq.m*	*8.12%*	*41.000*	*41.000*	*63.104*
REMAINDER	*36.52 Ha*	*0.41%*	*31.912*	*620m±*	*680m±*

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
650 IRELAND ROAD, SIMCOE, ONTARIO
N3Y 4K2
PHONE: (519) 426–0842
E–mail: info@jewittdixon.com

JOB # 23–3675 CLIENT : ATKINSON

Norfolk COUNTY

Pre-Consultation Meeting Notes

Date: December 6, 2023

Description of Proposal: Sever existing dwelling.

Property Location: 43 Albert Street, Langton

Roll Number: 3310542010442000000

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 December 6, 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. Fees will not be accepted until the submission has been reviewed and confirmed by the Planning Department.

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

Proponent / Agent Name	Signature	Date
J & J Atkinson Farms, Owner		
David Roe, Agent		May 27/24

Attendance List

Proponent	David Roe, Agent
Community Development – Planning and Agreement	Mohammad Alam, Supervisor, Development Planning (Chair) Hannelore Yager, Planner Kendall Wharton, Junior Planner

Building and Zoning	Jonathan Weir, Building Inspector Roxanne Lambrecht, Zoning Administrator
Environment & Infrastructure Services – Development Engineering	Tim Dickhout, Project Manager, Development

Table of Contents

Proposal Summary:

Propose to sever the existing dwelling and shed which is located within the area designated Hamlet (Langton) in the Official Plan. Propose to rezone the proposed lot from A to HR.

The retained lands will remain zoned A.
Relief will be required for the proposed severed lot to be zoned HR.
Proposed lot area will be 2587 sq. m. where a minimum lot area of 4000 sq. m. is required.
Relief of 1412 sq. m. will be required.

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
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 -		
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 Consent 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 submitted	X	X
Heritage Impact Assessment		
Hydrogeological Study		
Landscaping Plan		
Market Impact Analysis		
Minimum Distance Separation Schedule n/a	X **	X **
MOE D-Series Guidelines Analysis		
Neighbourhood Plan		
Odour Mitigation Plan		
Parking Assessment		
Planning Justification Report/Impact Analysis submitted	X	
Photometrics (Lighting) Plan		
Record of Site Condition		
Restricted Land Use Screening Form		
Site Plan/Drawing submitted - attached to application	X	X
Topographical Study		
Other: On-Site Sewage Evaluation Form submitted - attached to application		X
Other:		
Additional Planning Requirements		**Required**

Development Agreement		
Parkland Dedication/Cash-in-lieu of Parkland		
Other:		

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

** If applicable.

Summary of Fees, Forms, and other information pertaining to the Planning process can found by visiting https://www.norfolkcounty.ca/government/planning/

See Appendix A for additional information

Planning Comments

Planning comments are as follows for the Zoning By-law Amendment and Consent Application:

- Staff recommend a Zoning By-Law amendment be submitted first to facilitate the use and any site-specific provisions, followed by consent to sever. A Zoning By-Law Amendment can be used to address a deficiency in lot area for the severed (in the RH Zone) as Part 1 and deficiency in lot area for the retained (in the A Zone) as Part 2.

- For both Zoning By-Law amendment and consent to sever, please include a Planning Justification Report, Site Plan, Geotechnical Study as supporting documents.

- An OSSE form will be required for the severed lands' septic system.

- A condition of approval for the severance will be that the shared driveway shown in the concept plan submitted is disconnected.

- Staff would support the alternative configuration (wherein the interior lot line is amended to retain one driveway with the retained lands) proposed verbally a the meeting, provided any shared connections are separated.

- Staff would also support the alternative configuration (wherein the rear lot line is contiguous with lot to the west) – recognizing a Geotechnical study will show how the lot size is viable from a technical standpoint.

Items to show on a concept plan submitted at time of Zoning By-Law Amendment should include (but are not limited to):

- Location of septic system and set-back to well, lot lines, and existing buildings/structures.
- Set-back of existing building and structures to proposed lot lines on severed and retained lands.
- Location of existing driveways.

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.

Assigned Planner:

Hannelore Yager, Planner
Ext. 8095
Hannelore.yager@norfolkcounty.ca

Development Engineering

Development Engineering – 43 Albert St. Langton

Development Engineering requirements to proceed The below requirements are to be submitted as part of the Formal Development Planning application.	**Required at Zoning Stage**	**Required at Severance Stage**	**Potentially Required (See Notes Section)**
General Requirements			
Concept Plan	X		
Area Rough Grading Plan			
Lot Grading Plan		X	
Siltation and Erosion Control Plan			
General Plan of Services	X		X
Plan and Profile Drawings			
Utility Plan			
Geotechnical Report			
Functional Servicing Report			

Storm Water Servicing Requirements – Section 7.0 and Section 8 Norfolk County Design Criteria and ISMP Section 4.0			
Storm Water Management Design Report (including calculations)			
Storm Water Drainage Plan			
Storm Sewer Design Sheet			
Establish/Confirm Legal and Adequate Outlet			
Anticipated Flow/Analysis to Receiving Collection System			
Extension of Storm Water Mainline			
Easement and/or Block Registration			
Municipal Drainage		X	

General Notes:

1. All reports and drawings are to be signed and stamped by a Professional Engineer (P. Eng) and adhere to Norfolk County's Design Criteria and Integrated Sustainable Master Plan (ISMP). A copy of these criteria is available upon request.
2. Recommendations from all reports must be incorporated into the design and be constructed at the developer's expense.
3. All applicable permits and inspections to be issued by Public Works
4. As per Norfolk County By-Law 2016-32, only one entrance is permitted per residential lot.

Required at Zoning By-Law Amendment Application Stage:

5. Concept Plan

6. General Plan of Services

Required Severance Stage:

7. Drainage Assessment reapportionment be undertaken pursuant to Section 65 of the Drainage Act, R.S.O. 1990 at the applicant's expense. (Condition)

8. As per Norfolk County By-law 2016-32, an entrance permit and installation of entrance will be required for the retained parcel. (Condition).

9. 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).

10. As per Norfolk County By-law 2017-04, a lot grading plan will be required for the retained lands at time of building permit application. (Comment).

11. Further Development Engineering comments will be provided at time of future planning application stage. (Comment)

Tim Dickhout
Project Manager, Development
Tim.Dickhout@norfolkcounty.ca

Development Agreement

If performance securities are required by the County to secure any internal and external development works, a recommended condition for your planning application approval will be to enter into a development agreement with the County. The agreement will be registered on title to the subject lands, at the owner's expense. The additional requirements for an agreement could include, but are not limited to the following:

- Engineering drawing review
- Engineer's schedule of costs for the works
- Clearance letter and supporting documentation to support condition clearance
- User fees and performance securities
- Current property identification number (PIN printout)
- Owner's commercial general liability insurance certificate
- Professional liability insurance certificate
- Postponement of interest
- Transfers and / or transfer easements along with registered reference plan

All the best with your development.

Annette Helmig
Agreement and Development Coordinator
Annette.Helmig@norfolkcounty.ca

Building

Zoning Administrator:

43 Albert Street Precon

- Severance of a lot in the AGR zone to convert to hamlet, not a surplus farm dwelling severance.
- Relief of lot area has been proposed for the RH zone. The frontage meets the RH zone requirements for the new lot, the setbacks of the house and buildings meet the bylaw for RH and accessory structures, for retained accessory structures, we have two buildings that are under 6m in height, and total useable floor area less than 100sqm, therefore also meet the bylaw for RH zone accessory structures.
- For the retained lot, you have provided a frontage of 31.9m which is acceptable as the frontage of an AGR zoned parcel must be min of 30m.

- The retained lot area is now 36.52 hectares, where the area required for the AGR zone is min 40 hectares, the original lot was 36.78 hectares which was already deficient, and since you are making it more deficient the retained lands will require relief of lot area from 40 hectares to 36.52 hectares.

Roxanne Lambrecht
Zoning Administrator
Extension 1839
Roxanne.Lambrecht@norfolkcounty.ca

Building Inspector:

For fire safety reasons, farm buildings are required to have spatial separation calculations completed when located less than 30m from a property line. This is to protect neighboring properties from the damaging effects of radiant heat and minimizing the risk of fire spread. With the creation of a new property line, the resulting buildings are required to be brought into compliance where the spatial separation calculations are concerned.

The site plan needs to clearly show the distance between the proposed rear property line and the farm building, the site plan document provided is difficult to read in the presentation. This will result in a determination if a Designer is required for spatial separation calculations at the planning comment circulation stage. It is also understood that the existing farm buildings do not contain livestock.

The septic evaluation provided indicating the existing septic tank and tile bed clearances to the proposed property lines needs to be clear (dimensions are in meters?) and also be shown on the site plan, these two documents need to match.

No Ontario Building Code review has been completed at this time.
If you have any questions on the building 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

Extension 1832
jonathan.weir@norfolkcounty.ca

Corporate Support Services – Realty Services

If you are required to enter into a Development Agreement, please note that this Agreement would be registered on title to your property. The County would require a postponement of any Charge(s)/Mortgage(s) on title to the County's Development Agreement.

Alisha O'Brien, 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 time.

Katie Ballantyne
Community Safety Officer
Katie.Ballantyne@norfolkcounty.ca

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 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.

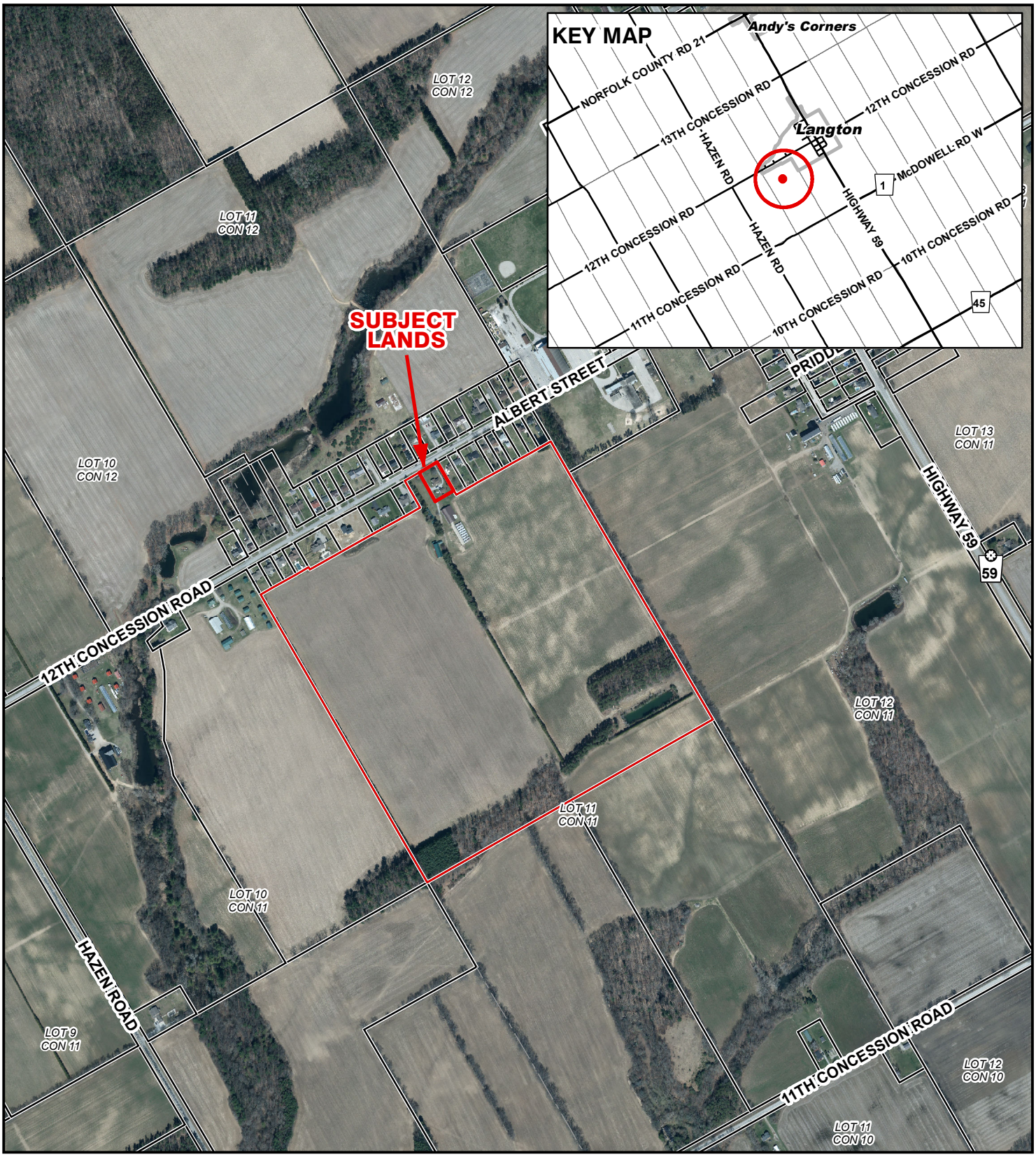
It is the responsibility of the proponent to review and ensure relevant Zoning By-law provisions are addressed in any future development application

MAP A

ZNPL2024185

CONTEXT MAP

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

2020 Air Photo

7/22/2024

N

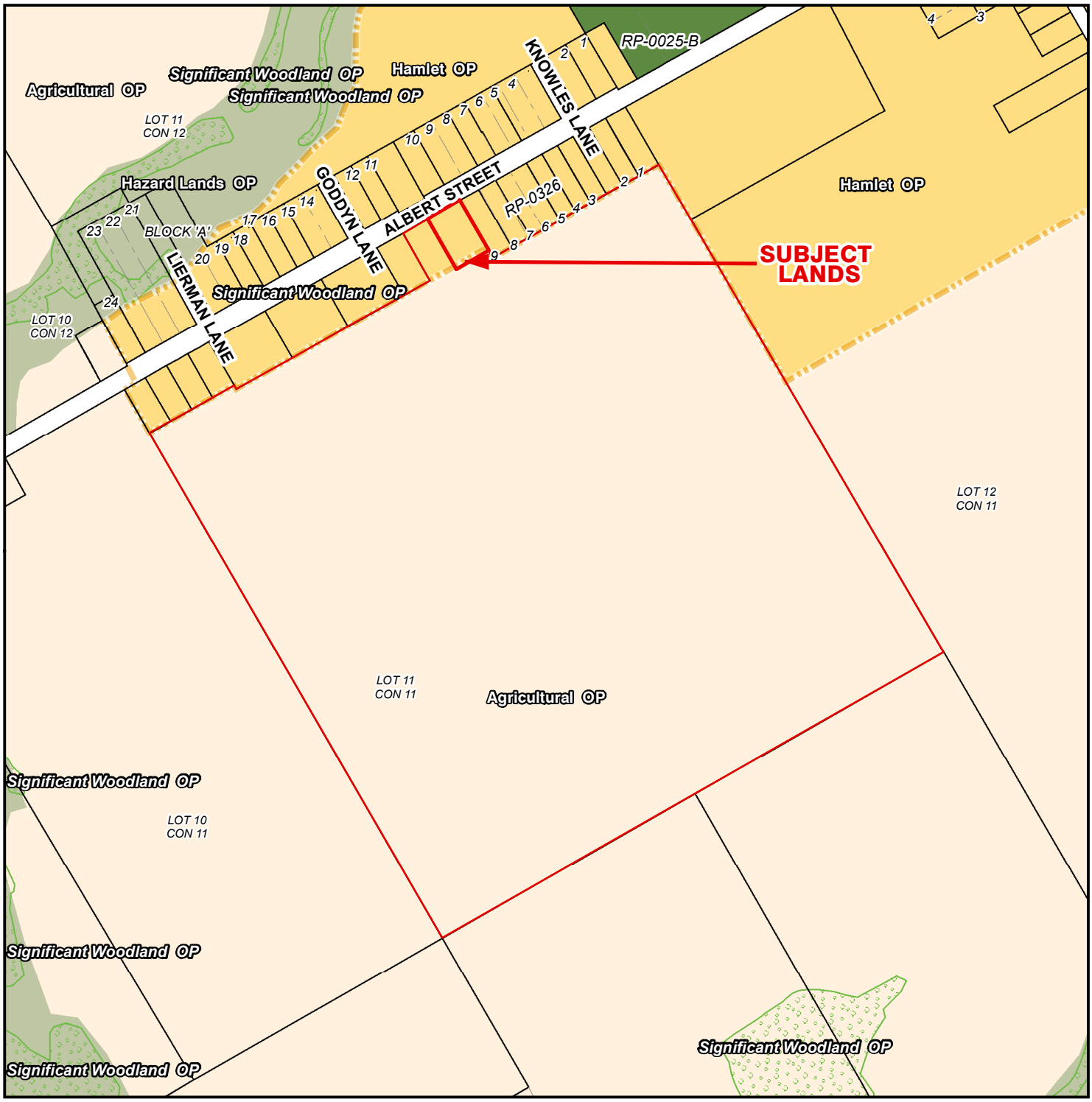
80 40 0 80 160 240 320 Meters

MAP B

ZNPL2024185

OFFICIAL PLAN MAP

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Hamlet
- Parks & Open Space
- Hamlet Area Boundary
- Significant Woodland

7/22/2024

N

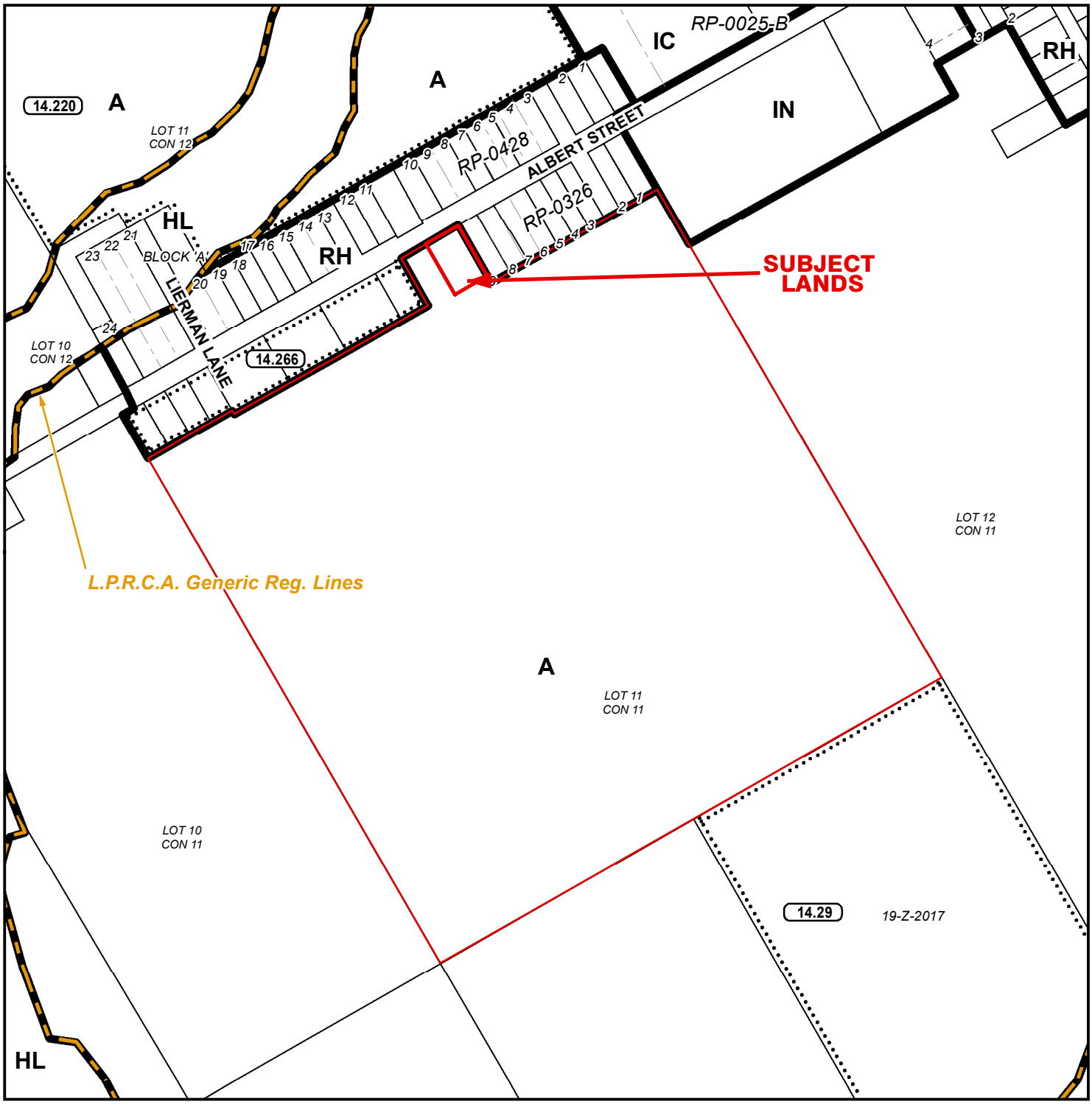
40 20 0 40 80 120 160 Meters

MAP C

ZNPL2024185

PROPOSED ZONING BY-LAW AMENDMENT MAP

Geographic Township of NORTH WALSINGHAM



ZONING BY-LAW 1-Z-2014

7/22/2024

LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

From: A
To: RH

- (H) - Holding
- A - Agricultural Zone
- IC - Community Institutional Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone

N

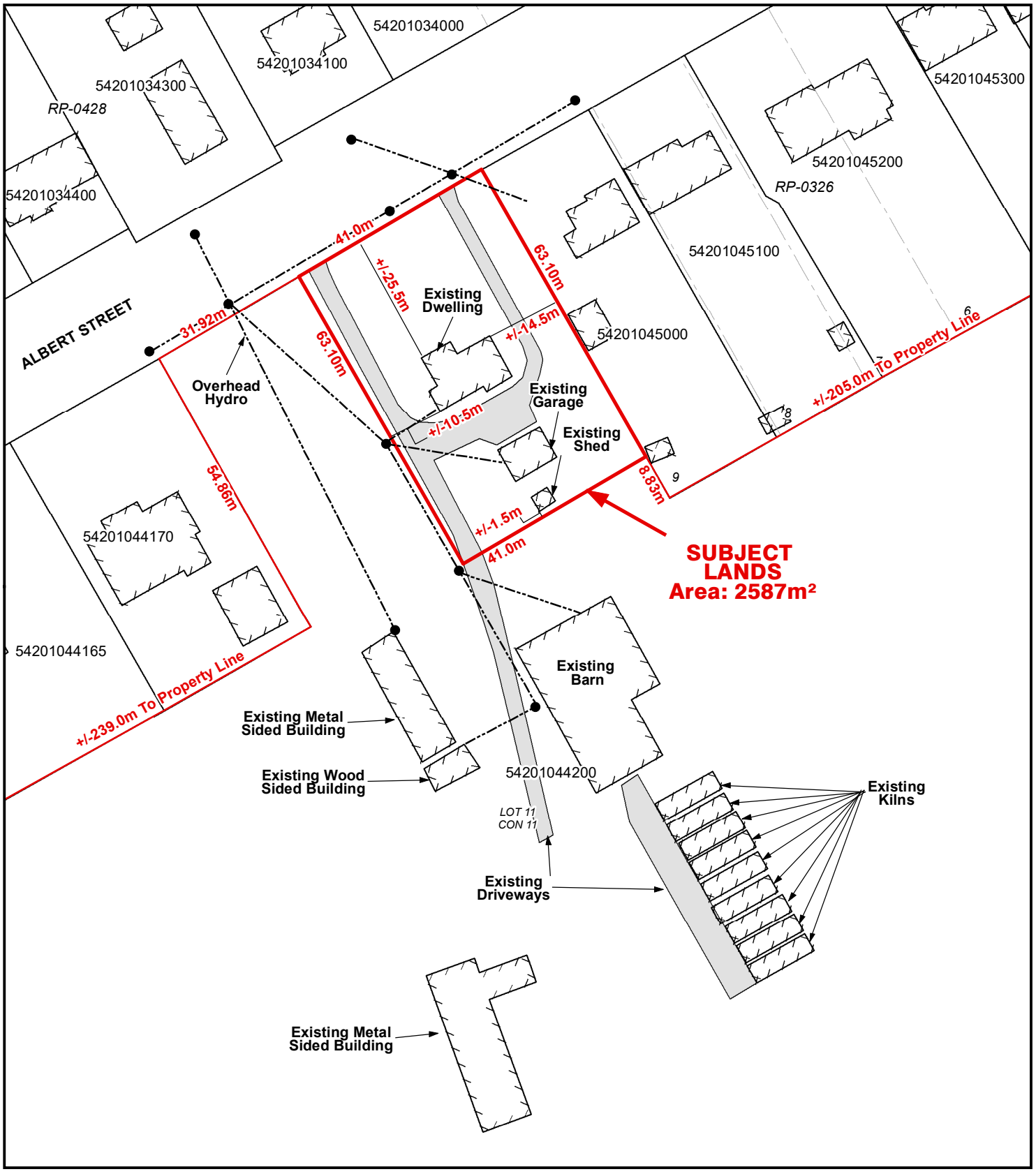
40 20 0 40 80 120 160 Meters

MAP D

ZNPL2024185

CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

7/22/2024

N

8 4 0 8 16 24 32 Meters