

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

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**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)

Agricultural zone amended to Hamlet Residential.

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**Property Assessment Roll Number:** 331049302011400

## A. Applicant Information

**Name of Owner** Henry Boer

**Address** 59 Decou Road

**Town and Postal Code** Simcoe, ON N3Y 4E2

**Phone Number** 519-426-1685

**Cell Number** 519-861-0915

**Email** boerhomes@live.com

**Name of Applicant** Henry Boer (same as owner)

**Address** \_\_\_\_\_

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

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

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

**Email** \_\_\_\_\_

**Name of Agent** Mary Elder, Elder Plans

**Address** 32 Miller Cres

**Town and Postal Code** Simcoe, ON N3Y 4R1

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

**Cell Number** 519-429-4933

**Email** elderplans2018@gmail.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:

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



## B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):  
CHR CON 9 PT LOT 13

Municipal Civic Address: 1904 Turkey Point Road

Present Official Plan Designation(s): Hamlet Residential

Present Zoning: Agricultural

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:

hamlet residential

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:

as shown on the survey sketch, there is a single detached dwelling, 4 sheds and a garage - all are to be removed

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:

on successful completion of a future severance application, 2 new single detached dwellings will be built, one on each lot

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:

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8. If known, the length of time the existing uses have continued on the subject lands:  
more than 20 years

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9. Existing use of abutting properties:  
hamlet residential

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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:

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### 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:

severing the existing parcel into two 0.4 ha lots with a single detached dwelling on each

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

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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:

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

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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):

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

Frontage: Part 1 - 31.19 m  
Depth: 128.43 m  
Width: 31.19 m  
Lot Area: 0.4 ha  
Present Use: Hamlet Residential  
Proposed Use: Hamlet 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: Part 2 - 30.19 m  
Depth: 129.80 m  
Width: 30.19 m  
Lot Area: 0.4 ha  
Present Use: Hamlet Residential  
Proposed Use: Hamlet Residential

Buildings on retained land: all to be removed

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):

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

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	62.39 m	31.19 & 31.19 m
Lot depth	128.43 m	varies
Lot width	62.35 m	varies
Lot area	0.8 ha	0.4 ha & 0.4 ha
Lot coverage		
Front yard	10.95 m existing	min. 6 m
Rear yard	100 m plus	min 9 m
Left Interior side yard	more than 14 m	min 1.2 m
Right Interior side yard	more than 20 m	min 1.2 m
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width	6.0 m	6.0 m
Exit access width		
Size of fencing or screening	trees or fence	
Type of fencing	part post & wire	post and wire

**10. Building Size**

Number of storeys	to be demolished	one storey
Building height	11 m	7.3 m
Total ground floor area		176.64 sq m
Total gross floor area		3150.9 sq m
Total useable floor area		276.89 sq m

**11. Off Street Parking and Loading Facilities**

Number of off street parking spaces	2 spaces	2 spaces per lot
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

## 12. Residential (if applicable)

Number of buildings existing: one single family dwelling to be demolished

Number of buildings proposed: one on each of two lots

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	<u>2</u>	<u>138.43 sq m main floor, basement same</u>
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):

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

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

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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:

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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:

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

If no, please explain:

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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: Turkey Point Road

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## G. Other Information

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

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

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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.

as the existing septic system is to be removed and new septic systems installed on the two  
new lots, no evaluation of the system to be decommissioned was completed.

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## **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


November 24 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 Mary Elder of Elder Plans Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mary Elder, 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.

  
\_\_\_\_\_  
Owner

November 24 2024  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. 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:

Norfolk cnty

Mary Elder  
Owner/Applicant/Agent Signature

In Simcoe

This 28 day of November

A.D., 2021

Olivia Davies

A Commissioner, etc.

Olivia Catherine Davies, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires May 23, 2027.



## Pre-Consultation Meeting Notes

**Date:** January 31, 2024

**Description of Proposal:** Rezoning the subject lands from Agricultural to Hamlet Residential to conform to Official Plan Designation and to facilitate a severance application for the creation of an infill lot within the Hamlet of Greens Corners.

**Property Location:** 1904 Turkey Point Road

**Roll Number:** 3310493020114000000

**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 January 31<sup>st</sup>, 2024, 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
Henry Boer, Owner		
Mary Elder, Agent		

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### Proposal Summary:

Rezoning the subject lands from Agricultural to Hamlet Residential to conform to Official Plan Designation and to facilitate a severance application for the creation of an infill lot within the Hamlet of Greens Corners.

### 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



**Privileged Information and Without Prejudice**

Minor Variance Application		
Removal of Holding Application		
Temporary Use By-Law Application		
Other - <a href="#">Click here to enter text.</a>		
<b>Planning requirements for a complete application</b> The items below are to be submitted as part of the identified Planning Application(s). <b>** electronic/PDF copies of all plans, studies and reports are required**</b>	<b>Required at OPA/ Zoning Stage</b>	<b>Required at Site Plan Stage</b>
Agricultural Impact Assessment		
Air Treatment Control Study		
Archeological Assessment		
Contaminated Site Study		
Dust, Noise and Vibration Study		
Elevation Plan		
Environmental Impact Study		
Geotechnical Study	x	
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/survey drawing	x	
Topographical Study		
Other:		
Other:		
<b>Additional Planning Requirements</b>		<b>Required</b>
Development Agreement		
Parkland Dedication/Cash-in-lieu of Parkland		
Other:		

\* Any changes to a proposal may necessitate changes to Planning Department submission

### **Privileged Information and Without Prejudice**

requirements. Reports and studies are subject to peer review.

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**

Rezoning the subject lands from Agricultural to Hamlet Residential to conform to Official Plan Designation and to facilitate a severance application for the creation of an infill lot within the Hamlet of Greens Corners.

The property is Designated Hamlet in the Norfolk County Official Plan and is Zoned Agricultural in the Norfolk County Zoning By-Law 1-Z-2014.

The proposal requires a zoning by-law amendment to change the zoning from agricultural to hamlet residential to conform to the official plan designation. In a subsequent application, a severance/consent application is required to sever the lots to create the two formal lots.

As a part of a complete application for a zoning by-law amendment, staff will require a zoning by-law application and a planning justification report.

For the consent application, staff require a consent application, a survey and a geotechnical and hydrogeological study for both lots to ensure that the lot sizes can support a well and septic.

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:**

Fabian Serra

Planner

8046

[Fabian.serra@norfolkcounty.ca](mailto:Fabian.serra@norfolkcounty.ca)

**Privileged Information and Without Prejudice**  
**Development Engineering**  
**Development Engineering – 1904 Turkey Point**  
**Rd.**

<b>Development Engineering requirements to proceed</b> The below requirements are to be submitted as part of the Formal Development Planning application.	<b>Required at Zoning Stage</b>	<b>Required at Severance Stage</b>	<b>Potentially Required (See Notes Section)</b>
<b>General Requirements</b>			
Concept Plan	X		
Lot Grading Plan		X	
Functional Servicing Report			X
<b>Storm Water Servicing Requirements – Section 7.0 and Section 8 Norfolk County Design Criteria and ISMP Section 4.0</b>			
Municipal Drainage		X	
<b>Transportation Requirements – Section 6.0 Norfolk County Design Criteria, ISMP Section 5.0, Section 6.0 and Appendix J</b>			
Traffic Impact Study	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 (FSR, SWM, TIS, Modelling, etc.) 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:**

All reports and studies are to be signed and sealed by a Professional Engineer and are to adhere to Norfolk County Design Criteria.

5. The following reports/studies will be required at time of Zoning By-law Amendment and Draft Plan of Subdivision Submission:

### **Privileged Information and Without Prejudice**

- a. Concept Plan;
  - b. Traffic Impact Brief (as per ISMP Appendix J – TIS Guidelines);
6. **Traffic Impact Brief.** Hence, as per Norfolk County's ISMP Appendix J - TIS Guidelines, a Traffic Impact Brief can be prepared based on the following sections of the Appendix J - TIS Guidelines:
- a. Section A1.3 – Existing Conditions;
  - b. Section A1.4 – Study Area;
  - c. Section A1.5 – Development Land Use Type & Site Plan;
  - d. Analysis:
    - i. Sightlines;
  - e. Conclusions and Recommendations

### **Required at Severance Stage:**

7. Drainage Assessment reapportionment may be undertaken pursuant to Section 65 of the Drainage Act, R.S.O. 1990 at the applicant's expense (Fee will be based on 2023 Fee Schedule).
2. As per Norfolk County By-law 2016-32, an entrance permit and installation of entrance will be required for the severed and retained parcel at time of building permit application. (Comment).
3. As per Norfolk County By-law 2017-04, a lot grading plan will be required for the severed and retained lands at time of building permit application.
8. Further Development Engineering comments will be provided at time of future Severance application stage.

### **Potentially Required**

4. Functional Servicing Report (as per Norfolk County Design Criteria);
- 5.

Brett Hamm  
Junior Development Technologist  
[Brett.Hamm@norfolkcounty.ca](mailto:Brett.Hamm@norfolkcounty.ca)

Stephen Gradish  
Development Technologist  
[Stephen.Gradish@norfolkcounty.ca](mailto:Stephen.Gradish@norfolkcounty.ca)

## **Privileged Information and Without Prejudice**

### **Building**

#### **Zoning Administrator:**

1904 turkey point road

Existing AGR lands, proposed to change to RH and demolish all structures and make to RH vacant lots

Refer to RH zone provisions Section 5.7

Ensure min lot area of 0.4ha (4000sqm)

Ensure min lot frontage of 30m

Roxanne Lambrecht

Zoning Administrator

Extension 1839

[Roxanne.Lambrecht@norfolkcounty.ca](mailto: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, or an Architect 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.

At time of permit application, it may be asked to confirm with the MTO if a building and land use permit is required from them, inquiries can be submitted at

[www.mto.gov.on.ca/english/highway-bridges/highway-corridor-management/index.shtml](http://www.mto.gov.on.ca/english/highway-bridges/highway-corridor-management/index.shtml)

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

### **MORE THAN 2 DWELLINGS-PLUMBING**

The Ontario Building Code (OBC) 7.6.3.4 requires a review of water service connection size at the time of application for projects connected to a water system with more than one dwelling unit. To help with this the Building Department has created an excel spread sheet. This is to be included with at time building permit application.

**Privileged Information and Without Prejudice**  
**FIRE FIGHTING REQUIREMENTS PART 9 BLDGS**

OBC Article 9.10.20.3. will require fire department access to buildings by means of a street, private roadway or yard taking into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

No Ontario Building Code review has been completed at this time and will be done at permit application stage.

**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](http://www.norfolkcounty.ca/business/building) or call 519-426-5870 ext. 6016

Jonathan Weir  
Building Inspector

Extension 1832  
[jonathan.weir@norfolkcounty.ca](mailto:jonathan.weir@norfolkcounty.ca)

**Corporate Support Services – Realty Services**

Realty Services has no comments at this time.

Alisha O'Brien, Corporate Services  
Generalist, Realty Services  
[realty.services@norfolkcounty.ca](mailto:realty.services@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](mailto:Katie.Ballantyne@norfolkcounty.ca)

## **Additional Agency Comments & Requirements**

### **Ministry of Transportation**

Thank you for providing the MTO with the opportunity to review and provide comments.

The proposed work within Norfolk County is not located adjacent to a provincial highway or within MTO's Permit Control Area, and as such, does not require MTO review, approval or permits.

As a result of this, please be advised that I will not be in attendance for the pre-con meeting being held on January 31, 2024. If you have any question or concerns, please feel free to contact me.

Michael Kilgore  
Project Manager  
519.851.1212  
[michael.kilgore@ontario.ca](mailto:michael.kilgore@ontario.ca)

### **Six Nations**

Six Nations of the Grand River requests that a Stage One Archaeological Assessment be completed for this development. Also, Six Nations requests trees be replaced at a 10:1 ratio.

Tanya Hill-Montour  
Archaeological Supervisor  
[Tanyahill-montour@sixnations.ca](mailto:Tanyahill-montour@sixnations.ca)

Daylon Gee  
Land Use Officer  
[Lrluo2@sixnations.ca](mailto:Lrluo2@sixnations.ca)

## **Privileged Information and Without Prejudice**

### **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**





# APPLICABLE LAW CHECKLIST

**The Building Code Act** prohibits the issuance of a building permit if the proposed construction or demolition will contravene an applicable law as defined by the Building Code. The questions below will help you to determine if an applicable law applies to your project. No timeframe for building permit review can be established until all required applicable law approvals are completed and the approval documents are submitted to the Building Division.

If the answer is **YES** to any question, the relevant approval documents must be submitted with this permit application. Where any required approval has **NOT** been obtained, the agencies listed on the back of this form must be contacted to obtain approval, and the declaration on the bottom of this form must state accordingly.

**Property Address:** \_\_\_\_\_ **Permit Number (office use)** \_\_\_\_\_

<b>Zoning By-Laws – Norfolk County Planning Department</b>	YES	NO
Is/was relief required to permit a minor zoning variance in your proposal?		
Is/was rezoning required to permit the proposed building or land use?		
Is a land division or subdivision required and not yet fully completed?		
Are municipal services required but not yet completed or available?		

<b>Planning Approval - Norfolk County Planning Department</b>	YES	NO
Is this property regulated by Site Plan Control under Section 41 of the Planning Act?		

<b>Heritage - Norfolk County Heritage and Culture Department</b>	YES	NO
Are you demolishing a building that is listed on the County's heritage inventory?		
Is the building designated or in the process of being designated?		
Is the property located in a heritage district or study area?		

<b>Construction and Fill Permits – Long Point Regional or Grand River Conservation Authority</b>	YES	NO
Is the property located within a regulated area (i.e. abutting a ravine, watercourse, wetland, or shoreline)?		

<b>Building and Land Use Permits - Ontario Ministry of Transportation</b>	YES	NO
Is the property within 45m of a highway or 180 m from any highway intersection?		
Is the property within 395m of a controlled highway intersection? (applies to Sign Permits)		
Is this a major traffic generating project located within 800m of a highway?		

<b>Clean Water Act – Public Works</b>	YES	NO
Is the property located within a Source Water Protection regulated area?		
If yes: does a Water Source Protection Plan restrict the land use you are proposing? (s.59 screening form may be required)		

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<b>Agriculture and Farms - Ontario Ministry of Agriculture and Food</b>	YES	NO
Is this a farm building that will house animals or manure?		
Is this a milk processing plant?		

<b>Crown Lands Work Permit – Ministry of Natural Resources</b>	YES	NO
Are you proposing to construct or place a structure or combination of structures that are in physical contact with more than 15 square meters of shore lands?		
Are you proposing to build on Crown Land?		

<b>Electrical Conductor Clearances - Electrical Safety Authority</b>	YES	NO
Are any overhead power lines located above or within 5.5 metres of the proposed building?		

<b>Environmental Approvals - Ministry of Environment, Conservation, Parks</b>	YES	NO
Is a Record of Site Condition required to be filed because of a change to more sensitive land use? Is the property a former waste disposal site?		
Is this project a major industrial, commercial, or government project?		
Is this a renewable energy project?		
Does this property have a Certificate of Property Use under the Environmental Protection Act?		

<b>Child Care Centres - Ministry of Education</b>	YES	NO
Is a daycare proposed in any part of the building?		

<b>Seniors Centres - Ministry of Children, Community and Social Services</b>	YES	NO
Is this a seniors project where Ontario Government funding is being sought?		

<b>Long Term Care Centres – Ministry of Health &amp; Long Term Care</b>	YES	NO
Construction, alteration or conversion of building used for a nursing home?		

<b>Education Act - Ministry of Education</b>	YES	NO
Is the project being carried out on the property of an educational facility?		
If so, is any or all building on the property being fully or partially demolished?		

DECLARATION – I have considered the list of applicable laws in the Ontario Building Code as described above, and do hereby declare that:

	None of these applicable law approvals apply to this project
	Applicable laws checked 'yes' apply to this project, and approval documents are submitted with this application.
	Applicable laws checked 'yes' apply to this project; however, all approval documents have not yet been obtained

The information provided on this form is true to the best of my knowledge. I have authority to act on behalf of the owner, corporation, or partnership with respect to this application (if applicable).

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Approvals from other agencies are required in many instances before a building permit can be processed and issued. These approvals are **NOT** administered by the Building Department. The fastest way to obtain a building permit is to ensure that all other required approvals are completed prior to permit application. The Building Department is required by law to prioritize applications that are fully complete in terms of applicable law approvals and document submissions. Building permit documents must be consistent with applicable law approvals. If you answer yes to any of the following question please reach out to these agencies for approvals.

#### **Zoning and Planning – Community Services Division – Norfolk County**

**Zoning** 519-426-5870 ext. 6064 or [zoning@norfolkcounty.ca](mailto:zoning@norfolkcounty.ca)

**Planning** 519-426-5870 ext. 1842 or [planning@norfolkcounty.ca](mailto:planning@norfolkcounty.ca)

##### **Planning Act, s.34, 34(5), 45, and Part VI**

Zoning By-laws restrict such things as land use, lot size, building size, and setbacks. If your project does not comply with any part of the Zoning By-law, a minor variance or rezoning must be obtained before any building permit can be issued. Zoning By-laws also restrict the issuance of permits until any associated land division, subdivision, or municipal servicing is complete.

##### **Planning Act, s.41**

Site Plan Approval applies to commercial, industrial, institutional, multi-residential and intensive livestock site plans. The site plan agreement must be registered before site plans will be approved.

#### **Conservation Authority Permits**

**Grand River Conservation Authority (GRCA)** 1-866-900-4722 or [grca@grandriver.ca](mailto:grca@grandriver.ca)

**Long Point Regional Conservation Authority (LPRCA)** 1-888-231-5408 or [conservation@lprca.on.ca](mailto:conservation@lprca.on.ca)

##### **Conservation Authorities Act s. 28 (1)(c), regulation 166/06**

Development within certain conservation regulated areas requires a construction and fill permit from the conservation authority before any building permit can be issued. GRCA or LPRCA will confirm if your property falls within their jurisdiction.

#### **Highway Corridor Building & Land Use Permits**

**Ministry of Transportation (MTO)** 1-800-268-4686 or

[www.mto.gov.on.ca/english/highway-bridges/highway-corridor-management/index.shtml](http://www.mto.gov.on.ca/english/highway-bridges/highway-corridor-management/index.shtml)

##### **Public Transportation and Highway Improvement Act, s.34, 38**

Ministry authorization is required for construction of all buildings within certain distances of a highway or intersection. The requirement for Ministry authorization extends to 800m from a highway where development will generate major traffic, such as a shopping centre.

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## Environmental Approvals

**Ministry of the Environment, Conservation and Parks (MECP)** 1-800-461-6290 or [www.ontario.ca](http://www.ontario.ca)

**Environmental Protection Act s. 46, 47.3, 168 and the Environmental Assessment Act s 5.**

Ministry of Environment approvals are required where a property of industrial or commercial use is changed to more sensitive residential or parkland use, for major government, industrial and commercial projects where defined by regulation, properties formerly used for landfill or waste disposal, or renewable energy projects.

## Electrical Conductor Clearances

**Electrical Safety Authority** 1-877-372-7233 or [www.esasafe.com](http://www.esasafe.com)

Subsection 3.1.19. of the Ontario Building Code prohibits buildings being located beneath or within a certain minimum distances of overhead electrical conductor wires, other than the power feed to the building.

## Source Water Protection – Environmental and Infrastructure Services – Norfolk County

**Environmental Services** – Stephanie Davis- Manager, Water & Wastewater Compliance- 519-426-5870 ext. 8037 or [Stephanie.Davis@norfolkcounty.ca](mailto:Stephanie.Davis@norfolkcounty.ca)

**Cambium Inc.** Racheal Doyle – [sourcewaterprotection@cambium-inc.com](mailto:sourcewaterprotection@cambium-inc.com)

**Clean Water Act s. 59**

Special land use restrictions may apply if a water source protection plan is in effect in the area where the building is located. Uses affected by these restrictions require the approval of the designated Risk Management Official

## Agriculture and Farms

**Ministry of Agriculture Food and Rural Affairs** 1-877-424-1300 or [www.omafra.gov.on.ca](http://www.omafra.gov.on.ca)

**Nutrient Management Act 2002 s.11 reg 267/03, Milk Act s.14**

Buildings or structures that house animals or store manure may trigger a requirement for a nutrient management strategy approved by the Ministry. The Ministry must determine that a milk processing plant is necessary and authorize it before a building permit can be issued.

## Child Care Centres

**Ministry of Education** (905) 895-9192 or [www.ontario.ca](http://www.ontario.ca)

**Child Care and Early Years Act, s. 14 reg 137/15**

Ministry plan approval is required if a new building is proposed to be used as a day nursery, an existing building is proposed to be used, altered or renovated for a day nursery, or if an existing day nursery is altered or renovated.

## Seniors Centres

**Ministry of Children, Community and Social Services** 1-888-789-4199 or [www.mcscs.gov.on.ca](http://www.mcscs.gov.on.ca)

**Elderly Persons Centres Act s. 6 of reg 314**

Reports must be submitted to the Minister and approval obtained for all seniors centres to which government funding applies.

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## Long Term Care Homes

**Ministry of Health & Long Term Care** 1-800-387-5559 or [www.health.gov.on.ca](http://www.health.gov.on.ca)

**Nursing Home Act s. 4, 5 reg 832**

**Homes for the Aged & Rest Homes Act s. 14**

The Long Term Health Care Act is designed to help ensure that residents of long-term care homes receive safe, consistent, high-quality, resident-centred care.

## Education

**Ministry of Education** (905) 895-9192 or [www.ontario.ca](http://www.ontario.ca)

**Education Act s. 194**

The board shall obtain approval from the Minister for the demolition of any buildings located on a school site regulated by the Education Act. App

## Crown Lands Works Permits

**Ministry of Natural Resources** [www.ontario.ca/page/crown-land-work-permits](http://www.ontario.ca/page/crown-land-work-permits)

**Ontario Regulation 239/13 s. 2, s. 5**

Ministry approval is required to construct a building on crown lands or to construct or place a structure along shorelines.



# SEWAGE SYSTEMS SEPTIC

## Septic Permit Package

A step by step guide for  
making a septic permit  
application



Norfolk County Building Department  
Community Development Division  
185 Robinson Street, Suite 200 Simcoe, Ontario, N3Y 5L6  
[norfolkcounty.ca](http://norfolkcounty.ca)



# Septic System Permit Application Permit Package / Worksheets

A septic permit is required to install a new septic system, repair or replace any part of the septic system. The daily design flow needs to be 10,000 litres/day or below for the whole site.

Sewage Works is required if the daily design flow exceed 10,000 litres/day for the whole site. An Environmental Compliance Certificate (ECA) is required from the Ministry of Environment, Conservation and Parks (MECP) for a sewage works. [Environmental Compliance Approval process can be found online.](#)

Ministry of Environment, Park and Conservation keep [well records](#).

## NEW CONSTRUCTION AND FULL SYSTEM REPLACEMENTS

### A COMPLETE SEPTIC SYSTEM APPLICATION INCLUDES:

#### Completed Forms.

- ☐ Application to Construct or Demolish,
- ☐ Schedule 1: Designers Information signed by system designer,
- ☐ Schedule 2: Septic System Installers Information signed by the applicant,
- ☐ Applicant Authorization Form if applicant is not the property owner.

#### Required Documents.

- ☐ Septic work sheets, plot plan and system cross section,
- ☐ Percolation time ('T' time) from a licensed soil testing agency,
- ☐ Building Material Evaluation Commission (BMEC) or CAN/ BNQ "Onsite Residential Wastewater Treatment Technologies" approvals (if applicable).

#### Fees.

- ☐ Septic Permit Fee.

## BUILDING ADDITIONS, RENOVATIONS AND CONSTRUCTION THAT AFFECT THE SEWAGE DISPOSAL SYSTEM

Renovations to existing buildings may reduce the performance level of the sewage system in the following situations

- The number of bedrooms in a dwelling are increased,
- If the proposed construction exceeds 15% of the gross area of the dwelling unit,
- New plumbing fixtures are added to the dwelling, or
- If the addition, expansion, alteration or change proposed encroaches on the sewage system or any of its components.

If any of the above apply, applicants must submit a completed septic application to Norfolk County Building Department for approval to renovate.

#### Collection of Personal Information.

Personal information submitted in this form is collected under the authority with the [Municipal Freedom of Information and Privacy Act](#), or for the purpose stated on the specific form being submitted. The information will be used by the Building Department administration for its intended submitted purpose.

Questions about the collection of personal information through this form may be directed to: Norfolk County's Chief Building Official, 185 Robinson Street, Simcoe, ON N3Y 5L6, 519-426-5870 ext. 2218, Information and Privacy Coordinator, 50 Colborne Street South, Simcoe ON N3Y 4H3, 519-426-5870 ext. 1261, or The contact names of the form being submitted.

## Community Development Division - Building Department

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# Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority				
Application number:		Permit number (if different):		
Date received:		Roll number:		
Application submitted to: _____ (Name of municipality, upper-tier municipality, board of health or conservation authority)				
A. Project information				
Building number, street name			Unit number	Lot/con.
Municipality	Postal code	Plan number/other description		
Project value est. \$		Area of work (m <sup>2</sup> )		
B. Purpose of application				
New construction	Addition to an existing building	Alteration/repair	Demolition	Conditional Permit
Proposed use of building		Current use of building		
Description of proposed work				
C. Applicant				
Applicant is: Owner or Authorized agent of owner				
Last name		First name	Corporation or partnership	
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax	Cell number		
D. Owner (if different from applicant)				
Last name		First name	Corporation or partnership	
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax	Cell number		



<b>E. Builder (optional)</b>				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax		Cell number	
<b>F. Tarion Warranty Corporation (Ontario New Home Warranty Program)</b>				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			Yes	No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			Yes	No
iii. If yes to (ii) provide registration number(s): _____				
<b>G. Required Schedules</b>				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
<b>H. Completeness and compliance with applicable law</b>				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			Yes	No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			Yes	No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			Yes	No
iv) The proposed building, construction or demolition will not contravene any applicable law.			Yes	No
<b>I. Declaration of applicant</b>				
<p>I _____ declare that:</p> <p>(print name)</p> <ol style="list-style-type: none"> <li>The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.</li> <li>If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.</li> </ol> <p>_____</p> <p>Date Signature of applicant</p>				

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

## Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

<b>A. Project Information</b>				
Building number, street name			Unit no.	Lot/con.
Municipality	Postal code	Plan number/ other description		
<b>B. Individual who reviews and takes responsibility for design activities</b>				
Name		Firm		
Street address			Unit no.	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax number		Cell number	
<b>C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]</b>				
House	HVAC – House		Building Structural	
Small Buildings	Building Services		Plumbing – House	
Large Buildings	Detection, Lighting and Power		Plumbing – All Buildings	
Complex Buildings	Fire Protection		On-site Sewage Systems	
Description of designer's work				
<b>D. Declaration of Designer</b>				
<p>I _____ declare that (choose one as appropriate):</p> <p style="text-align: center;">(print name)</p> <p>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.</p> <p>Individual BCIN: _____</p> <p>Firm BCIN: _____</p> <p>I review and take responsibility for the design and am qualified in the appropriate category as an “other designer” under subsection 3.2.5. of Division C, of the Building Code.</p> <p>Individual BCIN: _____</p> <p>Basis for exemption from registration: _____</p> <p>The design work is exempt from the registration and qualification requirements of the Building Code.</p> <p>Basis for exemption from registration and qualification: _____</p> <p>I certify that:</p> <ol style="list-style-type: none"> <li>1. The information contained in this schedule is true to the best of my knowledge.</li> <li>2. I have submitted this application with the knowledge and consent of the firm.</li> </ol> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 30%;"> <p>_____</p> <p>Date</p> </div> <div style="width: 60%;"> <p>_____</p> <p>Signature of Designer</p> </div> </div>				

**NOTE:**

1. For the purposes of this form, “individual” means the “person” referred to in Clause 3.2.4.7(1) (c). of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

## Schedule 2: Sewage System Installer Information

<b>A. Project Information</b>			
Building number, street name		Unit number	Lot/con.
Municipality	Postal code	Plan number/ other description	
<b>B. Sewage system installer</b>			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
Yes (Continue to Section C)		No (Continue to Section E)	
Installer unknown at time of application (Continue to Section E)			
<b>C. Registered installer information (where answer to B is “Yes”)</b>			
Name		BCIN	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax		Cell number
<b>D. Qualified supervisor information (where answer to section B is “Yes”)</b>			
Name of qualified supervisor(s)		Building Code Identification Number (BCIN)	
<b>E. Declaration of Applicant:</b>			
I _____ declare that: (print name)			
I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;			
<u>OR</u>			
I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
_____		_____	
Date		Signature of applicant	

Project Address: \_\_\_\_\_

### Septic Permit System Summary / Overview

<b>Applicable Law</b>	<input type="checkbox"/> Conservation Authority Approval	<input type="checkbox"/> Site Plan Approval
Documents Attached	<input type="checkbox"/> Source Water Protection	<input type="checkbox"/> Minor Variance
(check all applicable)	<input type="checkbox"/> Construction in Hazard Lands	<input type="checkbox"/> Grading Plan (raised beds)

Total Number of Bedrooms _____	Total Number of Fixture Units _____
Total Finished Floor Area _____ m <sup>2</sup> _____ sq.ft	Daily Design Flow (Q) (litre/day) _____

<input type="checkbox"/> Residential (dwelling)	<input type="checkbox"/> Camp for the Housing of Workers	<input type="checkbox"/> Other occupancy (Identify) _____
---	--	---

<b>Water Supply:</b> <input type="checkbox"/> Municipal <input type="checkbox"/> Dug Well <input type="checkbox"/> Drilled well <input type="checkbox"/> Shallow Well Point <input type="checkbox"/> Other: _____	<b>Type of Native Soil:</b> _____ <input type="checkbox"/> Soils Analysis attached Percolation rate ('T' time): _____ Depth to water table: _____ Slope of land in tile bed area _____ %	<b>Type of Imported Fill:</b> _____ <input type="checkbox"/> Soils Analysis attached Percolation rate ("t" time): _____
--	---	--

<b>Class of System</b>	<input type="checkbox"/> Class 2 – Greywater	<input type="checkbox"/> Class 4 – Leaching Bed System	<input type="checkbox"/> Class 5 – Holding Tank
------------------------	--	--	---

<b>System Components</b> (Complete all that apply)	<input type="checkbox"/> Septic tank capacity (L) _____ <input type="checkbox"/> Pump capacity (L) _____ <input type="checkbox"/> Distribution Box _____ <input type="checkbox"/> Other (please specify) _____ <input type="checkbox"/> Advance Treatment Unit capacity: (L) _____ Manufacture and Model _____
---	---

<b>Method of Distribution Pipe Detection</b>	<input type="checkbox"/> magnetic means <input type="checkbox"/> tracer wire (14 gauge TW solid copper light coloured plastic coated) <input type="checkbox"/> other means (please specify) _____
--	---

### Complete A, B, C, D, E, or F – Class 4 Systems Only

<b>A. ABSORPTION TRENCH</b> <input type="checkbox"/> In- ground <input type="checkbox"/> Raised <input type="checkbox"/> Distribution pipe <input type="checkbox"/> Leaching chambers <input type="checkbox"/> Type I <input type="checkbox"/> Type II Length of pipe _____ m <input type="checkbox"/> Mantel Required Mantel Area _____ m <sup>2</sup>	<b>B. FILTER BED</b> <input type="checkbox"/> In- ground <input type="checkbox"/> Raised Effective Area: _____ m <sup>2</sup> Contact Area: _____ m <sup>2</sup> <input type="checkbox"/> Distribution pipe <input type="checkbox"/> Leaching chambers <input type="checkbox"/> Type I <input type="checkbox"/> Type II <input type="checkbox"/> Mantel Required Mantel Area _____	<b>C. SHALLOW BURIED TRENCH</b> Type: _____ Length of chamber: _____ m
<b>D. ADVANCE TREATMENT SYSTEM (BMEC &amp; CAN/BNQ)</b> <input type="checkbox"/> BMEC authorization provided <input type="checkbox"/> CAN/BNQ authorization provided <input type="checkbox"/> Service agreement provided Mantel area: _____ m <sup>2</sup> Stone layer area: _____ m <sup>2</sup> Sand layer area: _____ m <sup>2</sup> <input type="checkbox"/> System specifications provided <input type="checkbox"/> Manufacturer's installation manual provided	<b>E. TYPE A DISPERSAL BED</b> <input type="checkbox"/> In- ground <input type="checkbox"/> Raised Length of pipe _____ m Mantel Area _____ m <sup>2</sup> Stone layer area: _____ m <sup>2</sup> Sand layer area: _____ m <sup>2</sup>	<b>F. TYPE B DISPERSAL BED</b> <input type="checkbox"/> In- ground <input type="checkbox"/> Raised Stone layer area _____ m <sup>2</sup> Linear loading rate <input type="checkbox"/> 40 L/m <input type="checkbox"/> 50 L/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	
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			

B) Plus Additional Flow for:				
<b>Note:</b> Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.		Quantity	(Q) Litres	Total
Either	Each bedroom over 5		500	
Or	Floor space for each 10m <sup>2</sup> over 200m <sup>2</sup> up to 400m <sup>2</sup>		100	
	Floor space for each 10m <sup>2</sup> over 400m <sup>2</sup> up to 600m <sup>2</sup>		75	
	Floor space for each 10m <sup>2</sup> over 600m <sup>2</sup>		50	
Or	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)		50	
Subtotal (B)				
Subtotal A+B=Daily Design Flow (Q)				

## Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	=
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	=
Domestic washing machine	1.5	X	=
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	=
Other:			
Total Number of Fixture Units:			

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

## Worksheet C: Other occupancies types

Camp for the Housing of Workers	Number of Employees	(Q) Litres	Total
<b>Note:</b> building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
Daily Design Flow (Q)			

### Other Occupancy Daily Design Flow Calculation (Q)

To calculate the daily design flow for occupancies, please refer to Ontario Building Code Division B – Part 8 Table 8.2.1.3.B

Establishment	Operator Example: number of seats, per floor area, number of employees/students	Volume Litres	Total
Daily Design Flow (Q)			

## Work Sheet D: Septic Tank Size

Minimum septic tank size permitted by the Ontario Building Code is 3600 litres.

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
<b>Residential Occupancy</b> house, apartment, camp for housing of workers	x 2 =	
<b>All Other Occupancies</b>	x 3 =	

# Worksheet E: Leaching Bed Calculations (Class 4)

## Part 1: Complete All

### Type of leaching bed (select one)

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

Percolation rate of native soil (T):

Name of licensed testing agency:

- ☐ In ground system  
☐ Raised Bed system

Height raised above original grade (metres)

**Mantel (if applicable)** ☐ Imported ☐ Native Soil

Q/loading rate = \_\_\_\_\_ m<sup>2</sup> Configured as: \_\_\_\_\_ m X \_\_\_\_\_ m

## Part 2: Complete One of A, B, C, D, E, F

### ☐ A. Absorption Trench

Total length of distribution pipe

**Conventional**  $(Q \times T) \div 200 =$  \_\_\_\_\_ m  
**Type I leaching chambers**  $(Q \times T) \div 200 =$  \_\_\_\_\_ m  
**Type II leaching chambers**  $(Q \times T) \div 300 =$  \_\_\_\_\_ m  
**Configured as:** \_\_\_\_\_ runs of \_\_\_\_\_ m Total: \_\_\_\_\_ m

### ☐ B. Filter Bed

#### Effective Area

If  $Q \leq 3000$  litres per day use  $Q \div 75$   
 If  $Q > 3000$  litres per day use  $Q \div 50$   
 Level II-IV treatment units,  
 use  $Q \div 100$

#### Distribution Pipe

**Contact Area** =  $(Q \times T) \div 850$

**Mantel** (see Part 1)

**Effective area:** \_\_\_\_\_ (Q)  $\div$  \_\_\_\_\_ (75, 50, or 100) = \_\_\_\_\_ m<sup>2</sup>  
**Configured as:** \_\_\_\_\_ m x \_\_\_\_\_ m  
**Number of beds** \_\_\_\_\_

**Number of runs:** \_\_\_\_\_ **Spacing of runs:** \_\_\_\_\_ m  
**Contact Area:** ( \_\_\_\_\_ (Q) X \_\_\_\_\_ (T))  $\div$  850 = \_\_\_\_\_ m<sup>2</sup>

### ☐ C. Shallow Buried Trench

Percolation time (T) of soil in minutes:

Length of distribution pipe (metres)

$1 < T \leq 20$   
 $20 < T \leq 50$   
 $50 < T < 125$

$Q \div 75$  metres  
 $Q \div 50$  metres  
 $Q \div 30$  metres

**(L) =** \_\_\_\_\_ (Q)  $\div$  \_\_\_\_\_ (75, 50, 30) = \_\_\_\_\_ m  
**Configured as:** \_\_\_\_\_ runs of \_\_\_\_\_ m Total: \_\_\_\_\_ m

### ☐ D. Advance Treatment System

Provided BMEC or CAN/BNQ approval, and manufacturer's system design documentation.

### ☐ E. Type A Dispersal Bed

#### Stone Layer

If  $Q \leq 3000$  litres per day, use  $Q \div 75$   
 If  $Q > 3000$  litres per day, use  $Q \div 50$

#### Sand Layer

$1 < T \leq 15$  use  $(Q \times T) \div 850$   
 $T > 15$  use  $(Q \times T) \div 400$

**Stone Layer** = \_\_\_\_\_ (Q)  $\div$  \_\_\_\_\_ (75 or 50) = \_\_\_\_\_ m<sup>2</sup>

**Sand Layer** = ( \_\_\_\_\_ (Q) x \_\_\_\_\_ (T))  $\div$  (850 or 400) = \_\_\_\_\_ m<sup>2</sup>

### ☐ F. Type B Dispersal Bed

Area =  $(Q \times T) \div 400$

#### Linear Loading Rate (LLR)

$T < 24$  minutes, use 50 L/min  
 If  $T \geq 24$  minutes, use 40 L/min

**Area** = ( \_\_\_\_\_ (Q) x \_\_\_\_\_ (T))  $\div$  400 = \_\_\_\_\_ m<sup>2</sup>

**Pump chamber capacity** = \_\_\_\_\_ L

**Length**  $(Q \div \text{LLR}) =$  \_\_\_\_\_ m

**Bed configuration** = \_\_\_\_\_ m x \_\_\_\_\_ m = \_\_\_\_\_ m<sup>2</sup>

**Number of Beds** = \_\_\_\_\_

#### Distribution Pipe

**Configured as:** \_\_\_\_\_ runs of \_\_\_\_\_ m Total: \_\_\_\_\_ m

# Worksheet F: Cross Sectional Drawings

<b>Subsoil Investigation – Test pit</b> 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.	<div><div></div><div></div><div></div><div></div><div></div></div> <div>Original grade 0.5m 1.0m 1.5m</div>	Soil and subgrade investigation. Indicate soil types

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



## Worksheet G: Septic Plot Plan

**Please provide the following information on this work sheet:**

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

This image shows a full page of blank graph paper. The grid consists of small, evenly spaced squares formed by thin black lines. There are no margins, text, or other markings on the page.

# **NEW RESIDENTIAL** HOUSE, SEMI-DETACHED TOWNHOUSES

## **Building Permit Package**

A step by step guide for  
making a building permit  
application



Norfolk County Building Department  
Community Development Division  
185 Robinson Street, Suite 200 Simcoe, Ontario, N3Y 5L6  
[norfolkcounty.ca](http://norfolkcounty.ca)



## New Residential Permit Package Houses, Semi-detached, Townhomes

Building permits help protect you, your home, and the interests of your community by making sure the project is structurally sound and follows the Ontario Building Code, municipal zoning and other applicable laws.



There are multiple steps to the building permit process. The purpose of this permit package is to highlight these steps and provide guidance to the building permit process.

### **STEP 1: Applicable Law.**

Approvals from other agencies are required in many instances before a building permit can be processed and issued. These approvals are **NOT** administered by the Building Department. The fastest way to obtain a building permit is to ensure that all other required approvals are completed prior to permit application.

An Applicable Law Checklist is required as part of a complete application. Agency contacts are attached with this form. Our community mapping has many of these layers mapped to help you determine if additional approvals are required for your application.

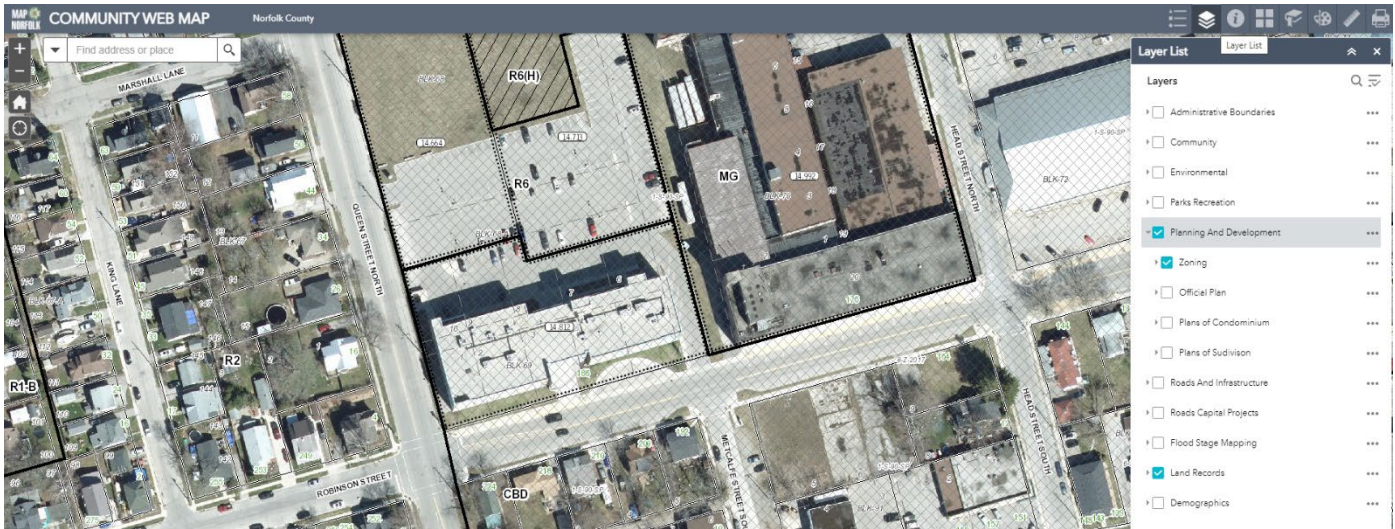
### **Community Development Division - Building Department**

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## Zoning Requirements.

Finding the zoning associated with your property is easy with our [GIS Community Web Map](#), position over your property and turn on the zoning layer by clicking layer list, planning, zoning.



[Norfolk County Zoning Bylaw](#) is available online.

To confirm your project conforms to the Zoning By-law you will need to provide a plot plan indicating:

- ☐ Property lines and lot dimensions,
- ☐ Location of building and all other structures on the lot,
- ☐ Location of all steps and landings,
- ☐ Distance from dwelling to property lines,
- ☐ Parking spots with dimensions,
- ☐ Location of septic system.

If your proposed building / structure does not comply with the zoning requirements, a planning application will be required. Zoning and Planning approval is required as part of a complete permit application.

Planning Department: [planning@norfolkcounty.ca](mailto:planning@norfolkcounty.ca) or 519-426-5870 ext. 1842.

Zoning: [zoning@norfolkcounty.ca](mailto:zoning@norfolkcounty.ca) or 519-426-5870 ext. 1000.

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Proposed grading plans and lot grading form shall be submitted with all building permit applications, under Norfolk County Grading and Drainage By-law.

- ☐ all surface features;
- ☐ existing and proposed structures;
- ☐ changes in grade and slopes in percent between such changes; and
- ☐ include sufficient information regarding adjacent properties to confirm conformance with this By-Law with respect to drainage onto those properties.

The site plan shows Lot 9, a rectangular lot measuring 12200mm by 12907mm. To the north of Lot 9 are Lot 8 and Lot 10, separated by a 1415mm wide strip. To the west of Lot 9 is an existing 2-storey brick and concrete dwelling (No. 36) measuring 6706mm by 59100mm. To the east is an existing 1-storey brick and concrete dwelling (No. 40) measuring 8435mm by 59100mm. Within Lot 9, there is an existing 1-storey brick and frame dwelling (No. 38) measuring 12045mm by 3050mm. A proposed 1-storey addition is shown on the north side of the existing dwelling, measuring 2440mm by 3050mm. A proposed deck is located on the north side of the addition, measuring 2440mm by 2440mm. A drainage swale is shown running along the north boundary of the existing dwelling. A driveway is shown running along the south boundary of the existing dwelling. A north arrow is located in the upper right corner of the plan.

**LOT 8** **LOT 9** **LOT 10**

EXISTING SHED

12200mm

1415mm

3050mm

12907mm

1525mm 2440mm

1830mm 1220mm 7930mm 3050mm 2440mm

MAINTAIN EXISTING DRAINAGE SWALE

PROPOSED DECK

2440mm

PROPOSED 1 STOREY ADDITION

3050mm

EXISTING 1 STOREY BRICK & FRAME DWELLING NO. 38

59100mm

12045mm

3050mm

EXISTING 2 STOREY BRICK & CONCRETE DWELLING NO. 36

6706mm

59100mm

EXISTING DRIVEWAY

7620mm

12200mm

EXISTING 1 STOREY BRICK & CONCRETE DWELLING NO. 40

8435mm

59100mm

**SITE PLAN**  
SCALE 1:200

SKETCH OF SURVEY OF LOT 9  
REG'D PLAN 4220  
CITY OF TORONTO  
B.C. TRANSIT. O.L.S.  
DECEMBER 31ST, 1999

**KHALMUR CRESCENT**

## **STEP 2: Preparing your application.**

A building permit application consists of many documents. The forms attached are to be completed, signed, and dated.

### **Who can design a house?**

As the property owner, you can complete the design yourself for a house, or have a qualified individual with a BCIN number in House, an Architect or a Professional Engineer complete the drawings.

Buildings containing multiple dwelling units may require qualified individuals to complete the design documents. Check with a Building Inspector prior to making application.

### **Drawings and Documents**

Drawings are to be legible and to scale. Use a ruler or computer aided drafting (CAD) software to complete your drawings. Provide enough information and detail to ensure compliance with the Ontario Building Code.

The [Ontario Building Code](#) is available online under the 'regulations under this act' tab.

Building Department staff are not permitted by law to provide design advice. It is the responsibility of the property owner or authorized agent to complete a design that meets the requirements of the Ontario Building Code (OBC) and the Building Code Act (BCA).

If you are unable to complete the application and provide the required documents, should retain a qualified designer to assist you in completing the application.

### **Building Permits – Application Checklist.**

#### **Completed Forms.**

- ☐ Building Permit Application Form.
- ☐ Schedule 1: Designer Information.
- ☐ Applicant Authorization Form, if application is not completed by the property owner.
- ☐ Applicable Law Checklist and supporting documents.
- ☐ Lot grading form or approved exemption.
- ☐ Water, storm sewer, sanitary sewer connection permit (where required).
- ☐ Evaluation of existing on-site septic system (where required).

#### **Required Documents.**

- ☐ Plot Plan:
  - Property lines and lot dimensions,
  - Location of building and all other structures on the lot,
  - Location of all steps and landings,
  - Distance from dwelling to property lines,
  - Parking spots with dimensions,
  - Location of septic system.
- ☐ Lot Grading Plan.

## **Community Development Division - Building Department**

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- ☐ Drawings of the Building:
  - Footing, foundations, anchorage details (where applicable),
  - Floor plans,
  - Room names, sizes and ceiling heights,
  - Door & window location and sizes,
  - Location of plumbing fixtures including laundry facilities,
  - Fire separations, fire wall design (if applicable),
  - Smoke alarms and/or fire alarm systems.
- ☐ Elevations.
- ☐ Cross sections of exterior wall from footing to roof.
- ☐ Roof truss layout or roof framing plan.
- ☐ Energy Efficiency Design Summary (EEDS), performance or prescriptive option.
- ☐ Engineered floor system layout (where required).
- ☐ Engineered beam details (i.e. LVL's, steel beams) (where required)
- ☐ Residential mechanical ventilation design summary.
- ☐ Ventilation duct design:
  - Heat Recovery Ventilator (HRV) duct sizing and layout,
  - Exhaust fan duct sizing and layout.
- ☐ Septic application (where required) This is a separate application, see septic.

### **Fees**

- ☐ Building Permit fee.
- ☐ Plumbing fee.
- ☐ Occupancy fee.
- ☐ Lot grading exemption fee (if applicable).
- ☐ Water/Sewer/Storm connection permit fee(if applicable).
- ☐ Water meter fee (if applicable).
- ☐ Civic address fee (if applicable).
- ☐ Development charges.

### **Septic Permits - Application Checklist.**

#### **Completed Forms.**

- ☐ Building Permit Application Form.
- ☐ Schedule 1: Designer Information.
- ☐ Schedule 2: Sewage System Installer Information.

#### **Required Documents.**

- ☐ Septic System Permit Application Information Package / Worksheets .
- ☐ Percolation time ('T' time) report from a licensed testing agency.

#### **Fees.**

- ☐ Septic Permit fee.

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### **STEP 3: Applying.**

**Online Portal:** Visit [Norfolk Permits Portal](#) and make your application online.



### **Building Department**

[Apply for a Building Permit](#)  
[Status and Fees](#)

**In Person:** Visit our service counter located at 185 Robinson Street, Suite 200 Simcoe Ontario.

Our Permit Coordinators will review your application and provide in writing any item which may be missing from the application and a cost break down for the permit fees and payment options.

### **Step 4: Plans Review.**

A Building Inspector will contact you in writing if there are building code concerns or missing information from your application.

A building permit is issued once all documentation has been received, fees are paid in full, and your plans are check for compliance with zoning by-law and the building code.

### **Step 5: Inspections.**

Once you have obtained a building permit, a building inspector needs to attend your site at several milestones in the construction process. For more information, please check the inspection section of Norfolk County's Building Department website. Once all inspections are complete and passed your permit is closed.

**Need Help?** If you have any question on the building permit process or plans required, please contact [permits@norfolkcounty.ca](mailto:permits@norfolkcounty.ca) or 519-426-5870 ext. 6016.

*Updated October 2022*

## **Community Development Division - Building Department**

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 • 519-426-5870 Ext. 6016





**GEOTECHNICAL STUDY AND  
HYDROGEOLOGICAL INVESTIGATION  
1904 TURKEY POINT ROAD  
SIMCOE, ONTARIO**  
for  
**BOER HOMES**

PETO MacCALLUM LTD.  
45 BURFORD ROAD  
HAMILTON, ONTARIO  
L8E 3C6  
Phone: (905) 561-2231  
Email: [hamilton@petomaccallum.com](mailto:hamilton@petomaccallum.com)

Distribution:  
1 cc: Boer Homes (PDF)  
1 cc: PML Hamilton

PML Ref.: 24HF008  
Report: 1 (Revised)  
November 28, 2024

November 28, 2024

PML Ref.: 24HF008  
Report: 1 (Revised)

Mr. Henry Boer  
Boer Homes  
59 Decou Road  
Simcoe, Ontario  
N3Y 4K2

Dear Mr. Boer

**Geotechnical Study and  
Hydrogeological Investigation  
Proposed Lot Severance  
1904 Turkey Point Road  
Simcoe, Ontario**

Peto MacCallum Ltd. (PML) is pleased to present the results of the geotechnical study and hydrogeological investigation completed for the above noted project. Authorization to proceed with this assignment was provided by Mr. Henry Boer of Boer Homes in a signed Engineering Services Agreement dated May 25, 2024.

It is understood that Boer Homes is proposing to sever an existing 8091 m<sup>2</sup> property located at 1904 Turkey Point Road, in Simcoe, Ontario into two new residential lots, with Part 1 (north lot) being 3977.2 m<sup>2</sup> (0.98 acres) and Part 2 (south lot) being 4113.6 m<sup>2</sup> (1.02 acres). The residential lots will be for new single-family dwellings and are proposed to be serviced by individual private on-site sewage treatment systems and individual potable water supply wells.

The purpose of the investigation was to determine the subsurface conditions at the site, and based on this, provide geotechnical recommendations for the house construction and also assess the feasibility of servicing the proposed two newly created lots with individual private water supply wells and private on-site sewage treatment systems.

Based on the findings of the investigation as detailed in the enclosed report, it has been concluded that the site is geotechnically suitable for the proposed construction of the new houses and that there are sufficient ground water resources in the study area to service the proposed lots with individual water supply wells.

Based on a predictive assessment of nitrate attenuation, individual on-site sewage treatment systems will require Ontario Building Code approved Advanced (Level IV) treatment systems with the capability to reduce nitrate concentrations in sewage effluent by at least 9% in order to meet the Ontario Drinking Water Quality Standard of 10 mg/L at the downgradient property boundary.

In summary, subject to the detailed recommendations contained in the attached report, it is our opinion that the proposed lots can be sustainably serviced with individual private water supply wells and individual on-site sewage treatment systems without adverse ground water impacts.



We trust this report has been completed within our terms of reference and is sufficient for your current needs.

Should you have further questions, please do not hesitate to contact our office.

Sincerely

Peto MacCallum Ltd.

A handwritten signature in blue ink, appearing to read 'S. Jeffrey'.

Scott Jeffrey, P.Eng., QP<sub>ESA</sub>, LEED<sub>GA</sub>  
Director  
Regional Manager, Geotechnical and Geoenvironmental Services

SJ:ld



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Appendix A – Proposed Severance Sketch

Appendix B – MECP Water Well Records

Appendix C – Water Balance and Predictive Assessment Calculations

Appendix D – Engineered Fill



## **1. INTRODUCTION**

Peto MacCallum Ltd. (PML) is pleased to present the results of the hydrogeological investigation completed for the above noted project. Authorization to proceed with this assignment was provided by Mr. Henry Boer of Boer Homes in a signed Engineering Services Agreement dated May 25, 2024.

It is understood that Boer Homes is proposing to sever an existing 8091 m<sup>2</sup> property into two new lots, with Part 1 (north lot) being 3977.2 m<sup>2</sup> (0.98 acres) and Part 2 (south lot) being 4113.6 m<sup>2</sup> (1.02 acres). The residential lots will be for single family dwellings and are proposed to be serviced by individual private on-site sewage treatment systems and individual potable water supply wells. The appended Drawing 1 (Test Pit Location Plan) illustrates the location of the lands to be severed.

The property is located along Turkey Point Road in the Hamlet of Green's Corners, west of Simcoe, Ontario. The property is north of the intersection of Turkey Point Road and McDowell Road East.

PML understands no previous geoenvironmental, geotechnical or hydrogeological reports have been completed for the lands to be developed.

## **2. TERMS OF REFERENCE**

The objective of this study is to define the subsurface soil and ground water conditions at the site and based on this information, provide an assessment of the capability for on-site treatment of domestic sewage, mitigation of the nutrient loading from the sewage treatment system and the off-site impact of infiltration of septic effluent on the ground water resource in the area, as well as a preliminary evaluation of the feasibility of developing a potable water supply for each of the proposed lots based on a review of surrounding water well records.

It should be noted that a full assessment for domestic water supply will require the installation of test wells and the completion of pumping tests. This can be completed once the severance is approved and septic system requirements are finalized.



### **3. STUDY METHODOLOGY**

The objectives of the study were accomplished by:

- Attending the site to visually examine the terrain on and in the vicinity of the lands to be severed.
- Review of geotechnical reports conducted in the area, Ontario Ministry of Environment Conservation and Parks (MECP) well records, published geological data/maps to determine the hydrostratigraphy and hydrogeological conditions in the area.
- Conducting a house-to-house survey of residents within 0.5 km of the property to determine pertinent details of their wells (type, depth, quality and quantity).
- Excavating six (6) test pits to provide coverage of the site to depths of about 1.5 m to define the subsurface conditions and depth to and direction of shallow ground water flow on site.
- Conducting two (2) particle size distribution analyses on soil samples retrieved from the test pits to determine appropriate soil permeability parameters for septic bed design.
- Conducting a water balance sturdy and engineering analysis to determine the nitrate loading from septic effluent infiltration on the lots to be severed and determine the minimum lot size required to treat on-site domestic sewage.
- Preparing one technical report to address the factual aspects of the study, summarize the hydrogeologic conditions, document the results of the house-to-house survey, provide hydrogeological comments regarding the general feasibility of drilling new wells to supply potable water to the proposed houses, as well as to assess the minimum lot size capable of treating on-site domestic sewage.



## **4. SITE SETTING**

### **4.1 Location and Current Land Use**

The land parcels that are the subject of this assessment are described in the following paragraphs and shown on Drawing 1. The entire property at 1904 Turkey Point Road is referred to herein as the “Site”. It is located along Turkey Point Road in the Hamlet of Green’s Corners, west of Simcoe, Ontario. The property is north of the intersection of Turkey Point Road and McDowell Road East.

The proposed severance will create 2 new lots from the existing 8091 m<sup>2</sup> (2 acres) property, with Part 1 (north lot) being 3977.2 m<sup>2</sup> (0.98 acres) and Part 2 (south lot) being 4113.6 m<sup>2</sup> (1.02 acres). The proposed severance sketch for the property showing the two proposed lots is provided in Appendix A.

The existing Site is currently developed as a single rural residential property with one dwelling, detached garage, and a few smaller shed structures. It is understood these structures will be demolished to make way for the construction of two new detached dwellings.

Adjacent land use includes residential dwellings to the north, south and west. To the east of the Site are generally agricultural lands.

### **4.2 Physiographic and Geologic Setting**

The Site is situated within the physiographic region known as the Norfolk Sand Plain. The sands and silts of this region were deposited as a delta in glacial Lakes Whittlesey and Warren (Chapman and Putnam, 1984). The physiography of the study is shown on Drawing 2.

Ontario Base Map (OBM) data published in 2004 on the Geography Network Canada online GIS service was reviewed and topographic contours indicate the grade of the Site is relatively flat at about elevation 234 to 235 (metric, geodetic). The topography of the surrounding area generally slopes gradually down to the west/southwest. The topography of the study area is shown on Drawing 3.





### **4.3 Hydrogeologic Setting**

#### **4.3.1 Surface Water**

Lake Erie is located approximately 14.0 km south of the Site. No other significant sources of surface water were situated around the Site.

#### **4.3.2 Aquifers and Local Ground Water Use**

The site is located within the regulatory boundary of the Long Point Region Conservation Authority (LPRCA) within the Lynn-Black Creek watershed. As per the Long Point Region Source Protection Area Approved Assessment Report (May 2020), the subject site is located within a highly vulnerable aquifer area, or well protection area which encompasses the majority of Norfolk County. The location of the site with respect to identified highly vulnerable aquifers is shown on Drawing 4. The Site is not located within any municipal well head protection areas.

Published water well records were obtained from Ontario Ministry of Environment, Conservation and Parks (MECP) Environmental Monitoring and Reporting Branch, Water Well Records Management for the Site and adjacent lands. These records were reviewed in order to establish the general hydrogeological environment in the area and determine anticipated well capacities.

Based on water well information obtained from the MECP, 35 wells were reported to be located within an approximate 0.5 km radius of the centroid of the Site as shown on Drawing 5. A summary of the 35 well records is included in Appendix B.

Based on the records, we note the following:

- The 35 wells were drilled from a date range of 1963 to 2022.
- 27 of the wells are indicated to be for domestic use with the remainder being for irrigation, stock or monitoring.
- The majority of the wells were terminated in the sand overburden at depths of 4.6 to 10.7 m and generally encountered water at 0.9 to 7.3 m.



- Pump tests were conducted at 31 of the wells following the installation in the overburden. The pump tests indicated pumping rates to be between about 22.7 and 151.4 L/min.
- The water quality reported on all the overburden well records was fresh.

Based on the static water levels documented in the well records and general elevation of the Site, the ground water flow direction is south, towards Lake Erie.

## **5. SUMMARIZED SUBSURFACE CONDITIONS**

Field work was carried out on July 17, 2024 and consisted of six (6) test pits advanced to depths in the range of 1.5 m to 2.4 m.

The test pit locations were selected by a technical representative of PML and established in the field by PML. Geodetic, metric ground surface elevations and UTM co-ordinates at the test pit locations were determined PML using a Sokkia GCX3 GNSS Receiver.

The test pits were machine excavated, under the full-time supervision of a member of PML's engineering staff.

Representative samples of the overburden were recovered at frequent depth intervals.

The ground water conditions at the test pit locations were assessed during excavation by visual examination of the soil samples and short-term monitoring of the open test pits upon completion.

All of the recovered samples were returned to our laboratory for detailed visual examination and classification on selected samples.

Reference is made to the appended Logs of Test Pits for details of the subsurface conditions including soil classifications, inferred stratigraphy, ground water observations, and the results of laboratory moisture content determinations and grain size analysis.



It is important to note that the depth demarcations on the test pit logs must be viewed as transitional zones between layers and should not be construed as exact geologic boundaries between layers. PML would be pleased to assist in defining geologic boundaries during construction if required.

The site soil stratigraphy typically comprises a surficial silty topsoil layer underlain by silty sand.

#### 5.1.1 Topsoil

A surficial layer of topsoil was contacted at all borehole locations. The topsoil ranged in thickness from 200 to 250 mm and comprised brown silty sand with occasional rootlets and organics.

#### 5.1.2 Fine Sand

Fine sand was contacted below the topsoil in all test pits and extended until the test pit termination depths ranging from 1.5 to 1.8 m (elevation 232.4 to 232.8). The silty sand was judged to be loose to compact with laboratory moisture contents in the range of about 15 to 23 %.

Particle size distribution testing was completed for two (2) test pit samples (TP1 AS2 and TP 3 AS2). The results of the sieve and hydrometer testing, completed using MTO LS-702 standards for this soil type are shown in Figures 1 and 2. The soil samples comprised 77 and 72% sand, respectively. The balance of the soil fraction is comprised of fines with the majority being silt sized particles with trace clay.

#### 5.1.3 Ground Water

Upon completion of the test pits, free water was observed at the base of the test pits at depths ranging from about 1.5 to 1.8 m or between about elevation 232.4 to 232.8.



## **6. GEOTECHNICAL RECOMMENDATIONS**

### **6.1 Footings on Native Soil**

In general, footings for the new houses and any ancillary structures must extend below all topsoil, fill or otherwise disturbed soil to native undisturbed soil. Based on the subsurface conditions encountered in the test pits, the new houses can be supported on conventional shallow strip and spread footings founded on the native undisturbed loose to compact sand at a minimum depth of 0.6 m below existing grades. Footings at this level should be proportioned in accordance with the requirements of the 2012 Ontario Building Code using an allowable bearing pressure of 75 kPa.

The total settlement of foundations designed in accordance with the foregoing recommendations is not expected to exceed 25 mm. Differential settlement is expected to be less than 75% of this value.

In general, where founding levels of adjacent footings vary, the founding elevation between footings should be stepped in maximum 600 mm steps at a maximum inclination of 7 vertical to 10 horizontal (7V:10H). If adequate stepping of the footings is not possible due to site or design limitations, the need for underpinning of the existing foundations or services should be evaluated.

Prior to placement of structural concrete, all foundation excavations should be examined by geotechnical personnel from PML to verify that the founding stratum is in accordance with the assumptions and recommendations of this report.

All footings subject to frost action should be provided with a minimum of 1.2 m of soil cover or equivalent thermal insulation. A 25 mm thick layer of polystyrene insulation is thermally equivalent to 600 mm of soil cover.



## **6.2 Footings on Engineered Fill**

Alternatively, where it is desirable to place footings at a higher elevation such as in the case where grades are to be raised, footings may be supported on engineered structural fill placed and compacted to a minimum of 98% Standard Proctor Maximum Dry Density in accordance with the recommendations in Appendix D.

For engineered fill, the existing unsuitable topsoil, fill, loose and otherwise deleterious soil must be removed within the engineered fill pad area to reach native undisturbed soil at the levels. This excavation work should be inspected by a PML representative in order to determine the limits of the required removals and to confirm subgrade conditions prior to fill placement.

Approved engineered fill may then be placed and compacted under full-time geotechnical supervision and testing to the proposed underside of footings. The minimum extent of engineered fill below footings should be as per the guideline provided in Appendix D.

Foundations supported on approved engineered fill may be designed using an allowable bearing pressure of 75 kPa.

## **6.3 Slab-On-Grade Floors**

Construction of the floor slab as a conventional slab-on-grade on adequately compacted fill is considered to be feasible.

Preparation of the floor slab subgrade should include stripping of the topsoil, loose fill, and other deleterious material followed by proofrolling of the exposed subgrade with a heavy roller to ensure uniform adequate support. Excessively loose/soft or compressible materials revealed during the proofrolling operations should be sub excavated and replaced with well compacted approved material.

Fill placed under the floor slab to achieve finished subgrade levels or as foundation excavation backfill should comprise approved inorganic material having a moisture content within 3% of the optimum value, placed in maximum 200 mm thick lifts, and compacted to at least 98% of SPMDD.



A minimum 100 mm thick layer of well compacted coarse clean granular material containing not more than 10% of material that will pass a 4 mm sieve should be provided directly beneath the slab-on-grade. A polyethylene vapour barrier is recommended to be placed under the slab if a moisture sensitive finish is to be placed on the floor.

Exterior grades should be maintained at least 150 mm below the ground floor level and sloped to promote drainage away from the building.

#### **6.4 Lateral Earth Pressures and Foundation Drainage**

It is assumed that the proposed buildings will include a basement level. In this case, all subsurface walls, which contain the building interior (i.e., basement walls) should be provided with adequate drainage systems and dampproofing as required by the 2012 Ontario Building Code. It is recommended that the area adjacent to the foundation walls should be backfilled with free draining granular material or installed with prefabricated drainage systems to minimize the build-up of hydrostatic pressure behind the wall. Provided that free-draining granular backfill or prefabricated drainage systems are employed and hydrostatic pressure is not allowed to develop, the lateral earth pressure,  $p$ , acting on the basement walls should be computed using the following equation, assuming a triangular pressure distribution:

$$p = K(\gamma h + q)$$

where  $K$  = lateral earth pressure coefficient  
= 0.5 for wall restrained at both top and bottom  
 $\gamma$  = unit weight of free-draining granular material  
= 21.0 kN/m<sup>3</sup>  
 $h$  = depth below final grade (m)  
 $q$  = surcharge load (kPa), if present

The majority of the excavated in situ soil will be comprised native sand is considered to be relatively free draining and it is generally considered feasible to utilize select native excavated soil for exterior foundation backfill; however, the native material contains a variable silt content which may affect drainage and therefore a drainage board product installed as per Ontario Building Code is recommended.



The perforated perimeter drainage is required at the bottom of every foundation wall that contains the building interior. The drainage pipe should be a minimum of 100 mm in diameter and surrounded by a properly designed graded granular filter or wrapped with approved geotextile to prevent migration of fines into the system. The perforated drainage pipe should be placed on a positive grade and lead to a frost-free sump or outlet.

Additionally, it is recommended that underfloor drains be provided below basement level slab-on-grade floors. Underfloor drains should consist of 100 mm diameter perforated drainage pipe surrounded by 150 mm of clear stone wrapped in approved geotextile filter should be installed at a spacing of approximately 5 m. The invert of the underfloor drains should be at least 200 mm below the underside of the floor slab. The underfloor drains should be installed separately from the perimeter drainage system and connected by positive drainage to a frost-free sump or outlet.

General guidelines for perimeter and underfloor drainage are provided in Figure 3.

#### Ground Water

In general, it will be desirable to maintain basement levels above the high ground water level which was observed at elevation 232.8 in the test pits. The possibility of higher seasonal fluctuations should also be considered.

### **6.5 Excavations and Backfilling**

It is anticipated that the excavated material will generally consist of topsoil and native sand.

Provided adequate ground water control is achieved, the in-situ soil above the water table is classified as Type 3 soil according to the Occupational Health and Safety Act (OHSA). Therefore, trench and excavation sidewalls should be cut at a maximum inclination of 1H:1V from the base of the excavation. It may be necessary to further flatten the trench side slopes if excessively loose/soft conditions or concentrated seepage zones are encountered locally.

All work should be carried out in accordance with the Occupational Health and Safety Act (Ontario Regulation 213/91) and with local regulations.



Topsoil within building areas should be excavated separately and set aside for reuse in landscaping areas. It is envisaged that the majority of the site-excavated native sand from above the water table will be suitable for reuse as general backfill and site grading, subject to evaluation at time of construction. Depending on seasonal conditions, some moisture content adjustments to the backfill materials may be required. The on-site soils have a variable silt content and are considered to be moderately frost susceptible. These soils are generally considered unsuitable for use where free draining granular backfill is required or at locations where frost related movement would present a concern.

In general, backfill should comprise inorganic, debris free material having a moisture content within 3% of the optimum value. Further, should construction extend into the winter season, particular attention must be given to ensure that frozen material is not used as backfill.

In areas that underlie slabs, pavements and/or walkways, backfill should be compacted to at least 98% SPMDD. In landscaped areas, compaction to at least 92% SPMDD will be adequate.

Full time site observation should be carried out by PML to examine and approve backfill material, to carefully inspect placement operations, and to verify the compaction by in situ density testing using nuclear gauges.

## **7. POTABLE WATER SUPPLY ASSESSMENT**

### **7.1 House-to-House Well Survey**

The survey was carried out to document the existence and reported performance of water wells within about 0.5 km of the centroid of the Site. It consisted of a house-to-house survey along Turkey Point Road, and McDowell Road.

On July 17, 2024, approximately 45 well survey questionnaires were distributed to the homes along the above-mentioned streets. The survey form requested information regarding well locations, depths, accessibility, water quality, quantity and other pertinent details.

No data/responses to the survey were received from any of the residents.





## 7.2 Water Quantity

The following table summarizes the well installations and recommended pumping rates for the five wells located closest to the Site on Turkey Point Road:

Well No.	Water Found at (m)	Well Screen Depth Range (m)	Soil Description Over Screened Interval	Recommended Pump Setting (m)	Recommended Pumping Rate (L/min)
4402252	3.0	4.3 to 5.5	Sand	1.5	18.9
4404667	3.0	4.6 to 5.5	Sand	1.5	56.8
4404746	2.4	4.9 to 5.8	Sand	1.5	18.9
4405215	0.9	4.9 to 5.8	Sand	1.5	37.8
4403167	2.4	4.3 to 5.5	Sand	-	22.7

Based on the above data, the recommended sustainable pumping rates in the vicinity of the Site are in the range of 18.9 to 56.8 L/min. The MECP considers a well to be sustainable with a minimum yield of 13.7 L/min based on a minimum four-bedroom dwelling.

Further pump tests will be required to confirm the specific well construction that will be required to provide an adequate water supply at each lot and to determine the sustained pumping rate which will not have an adverse impact on other wells in the area.

## 7.3 Water Quality

Requests were made to obtain water samples from wells within the Study Area, however no well owners agreed to allow sampling of their well water. Given that the existing dwellings in the Study Area are all supplied by private water supply wells for domestic use, it is assumed that, in general, water quality in the area is not likely to be a concern.



It is notable that PML conducted ground water sampling in the vicinity of the site for a previous investigation of a neighbouring property in 2022. This included sampling of raw untreated water from three monitoring wells installed in the overburden aquifer. The samples were tested for turbidity, hardness, pH, E.coli, total coliforms and Schedule 23 inorganic parameters including nitrate. In general the samples met the Ontario Drinking Water Quality Standards (ODWS) with the exception of one E.coli exceedance which was attributed to an undisinfected monitoring. An elevated hardness of 109 mg/L was reported for one well which exceeds Operational Guidelines (OG). Also, one sample reported an elevated concentration of aluminum at 197 ug/L above the OG of 100 ug/L.

The maximum concentration of nitrate in the three samples from the 2022 sampling of the neighbouring property was reported as 0.145 mg/L.

Once on-Site water wells are constructed, it is recommended that the water be sampled and tested for turbidity, hardness, pH, E. coli, total coliform and Schedule 23 inorganic parameters, which includes nitrate. This will identify the need for any special water treatment (e.g. filtration, disinfection, water softeners) that may be required to develop a potable water supply. It is noted that based on our experience with other properties in the vicinity of the site, water softeners are commonly used.

For any water treatment system installed, it recommended that a sample of the treated drinking water be obtained and tested regularly to ensure the treatment system is functioning properly and the quality of the water meets the Ontario Drinking Water Quality Standards (ODWQS).

## **8. ASSESSMENT OF POTENTIAL SEWAGE SYSTEM IMPACTS**

PML has carried out an assessment of the potential impacts to ground water from septic effluent from private on-site sewage treatment systems. The assessment was conducted in accordance with the following documents:

- Procedure D-5-4 – Technical Guideline for Individual On Site Sewage Systems: Water Quality Impact Assessment (Ontario Ministry of Environment and Energy, MOEE April 1996);



- Hydrogeological Technical Information Requirements for Land Development  
Chapter 4, Section 4.5 (MOEE April 1995).

Calculations were completed in accordance with the predictive assessment model outlined in MOEE Procedure D-5-4. In this model, total nitrogen converted to nitrate-nitrogen is considered as the critical contaminant. The model is used to predict the theoretical nitrate concentration in ground water at the downstream property boundary resulting from a conventional Class IV septic system.

The model assumes that the nitrate concentration within the septic effluent is attenuated by dilution with infiltrating surface water.

The predictive assessment procedure involves a three-step process:

- i) A water budget analysis to compute the 'water surplus' (total rainfall – evapotranspiration).
- ii) Selection of infiltration factors for the conditions at this particular Site to compute the rate of infiltration (sum of infiltration factors x water surplus).
- iii) Computation of the nitrate loading on the ground water resource.

## **8.1 Water Balance**

The water budget analysis was conducted using the Thornthwaite and Mather procedure noted in the MECP information document. This method is based on classic storm water management principles. Since the equations employed to compute the volume of surface water runoff were developed for heavy rainfall events of short duration, and a large volume of the precipitation occurs at a light to moderate rate over an extended period of time, the procedure over-estimates the volume of runoff and yields a conservative assessment of the infiltration rate. Inputs to the Thornthwaite and Mather procedure are based on the Environment Canada 30 year (1991 to 2020) Climate Normals for Delhi Station. The water balance calculation for the Site is provided in Appendix C and summarized as follows:

Monitoring Station	Annual Precipitation (mm)	Water Surplus (mm/year)
Delhi	965	348

## 8.2 Infiltration Rates

The infiltration rates for the site were computed from rainfall data provided by Environment Canada and the infiltration factors noted in the Ontario Ministry of Environment and Energy (MOEE) Hydrogeological Technical Information Requirements for Land Development Applications, April 1995.

Description of Area/Development Site	Value of Infiltration Factor
Topography: <ul style="list-style-type: none"> <li>Flat land, average slope not exceeding 0.6 m per km</li> <li>Rolling land, average slope of 2.8 m to 3.8 m per km</li> <li>Hilly Land, average slope of 28 m to 47 m per km</li> </ul>	0.30 0.20 0.10
Soil: <ul style="list-style-type: none"> <li>Tight impervious clay</li> <li>Medium combinations of clay and loam</li> <li>Open sandy loam</li> </ul>	0.10 0.20 0.40
Cover: <ul style="list-style-type: none"> <li>Cultivated Land</li> <li>Woodland</li> </ul>	0.1 0.2

The subject Site is characterized by relatively flat topography which can be considered to be between “flat land” and “rolling land”, therefore an intermediate topography infiltration factor of 0.25 was selected.

The soil conditions at the site comprise fine sand with some silt and trace clay and would be classified as a sandy loam to loamy sand, therefore a soil infiltration factor of 0.4 was selected.

The vegetative cover at the site is expected to be typical for residential properties comprising predominantly turf grass and gardens, therefore the infiltration factor of 0.1 for cultivated land was selected.



Based on the above the combined infiltration factor for the Site is taken as the sum of the three subcomponent values for topography (0.25), soil type (0.4) and vegetative cover (0.1). A combined infiltration factor of 0.75 has been selected.

The infiltration available for Nitrate dilution is obtained by multiply the calculated water surplus from the water balance by the infiltration factor for the site.

Water Surplus <sup>(1)</sup> (mm/year)	Infiltration Factor	Infiltration Rate <sup>(2)</sup> (mm/year)
348	0.75	261

1. Water Surplus available for infiltration/runoff computed by the Thornthwaite and Mather Method

2. Water Surplus x sum of infiltration factors

### 8.3 Nitrate Loading Calculation

The nitrate loading computation was based on the following equation and input parameters noted in the MECP Procedure.

$$N_C = \frac{N_E Q_E + N_B V_D}{Q_E + V_D}$$

where  $N_C$  = predicted nitrate loading at the property boundary (mg/L)

$N_E$  = nitrate concentration in septic effluent (40 mg/L per MOEE Procedure)

$N_B$  = background nitrate concentration (assume 0.145 mg/L)

$Q_E$  = total effluent sewage flow volume (L/day)  
(1000 L/day per MECP Procedure)

$V_D$  = infiltration volume (L/day)  
(infiltration rate x land area)/365 days  
infiltration rate = 261 mm/year

land area = 3978 m<sup>2</sup> less 5% impermeable surfaces = 3779 m<sup>2</sup>

As per the MOEE Procedure, an expected actual sewage effluent flow of 1000 L/day is to be assumed with a nitrate concentration of 40 mg/L. It should be noted that the effluent flow used in the dilution calculation is less than the estimated sewage flow that is used in sizing of the on-site sewage treatment system.



The assumed background nitrate concentration of 0.145 mg/L is based on ground water testing by PML for a neighbouring property in 2022. This value is consistent with typical background nitrate concentrations for precipitation.

The area available for infiltration is to exclude impermeable areas such as roofs, paved areas, pools and the like. A detailed site plan was not available at the time of this report; however, it is assumed that, the majority of impermeable areas will discharge to adjacent permeable surfaces and therefore this volume will be available for recharge. An allowance of 5% impermeable areas not contributing to recharge has been assumed in the dilution calculations.

#### 8.3.1 Conventional Septic System Calculation

Based on the calculations for the proposed smallest lot size of 3977.2 m<sup>2</sup> and assuming 10% impermeable surfaces, the predicted nitrate concentration in ground water at the property boundary is 10.9 mg/L which exceeds Ontario Drinking Water Quality Guideline limit of 10.0 mg/L. A copy of the calculation is provided in Appendix C, Case 1.

For comparison, the minimum calculated lot size that results in a predicted nitrate concentration in ground water at the property boundary not exceeding the ODWQ Guideline of 10 mg would be 4400 m<sup>2</sup>, assuming a conventional treatment system.

#### 8.3.2 Advanced Treatment With Nitrate Reduction

In order to meet the ODWQ Guideline of 10 mg/L at the down gradient property boundary for the proposed lot size of 3978 m<sup>2</sup>, it will be necessary to utilize an advanced treatment system capable of nitrate reduction. There are various commercial systems approved under the Ontario Building Code for Level IV effluent quality which have the capability to reduce nitrate concentrations by up to 50% or more. A minimum reduction of 9 % representing a nitrate concentration in effluent of 36.4 mg/L is required to meet the ODWG Guideline Limit of 10 mg/L. For example, an advance treatment system such as System O)) Nested Pipe Configuration Enviro-Septic treatment system meeting BMEC Authorization 23-06-408 dated July 26, 2023 can achieve a nitrate reduction of over 30%. This would result in a predicted nitrate concentration of 7.7 mg/L at the downstream property boundary. A copy of the calculation is provided in Appendix C, Case 2.



## 9. PRELIMINARY SEPTIC SYSTEM DESIGN

### 9.1 Assessment of Site-Specific Infiltration Rates

Two soil samples from the test pits were submitted for particle size analysis. The results are included in Figures 1 and 2. Based on these results, infiltration rate and estimated percolation times are as follows:

Sample No.	Sample Depth (m)	Soil Type	Estimated Hydraulic Conductivity (K, cm/s)	Estimated Infiltration Rate (mm/hour)	Estimated Percolation Time (T, min/cm)
TP1 AS2	0.25 – 0.76	Sand, some silt	$2.8 \times 10^{-5}$	33	18
TP3 AS2	0.25 – 0.76	Sand, some silt	$2.8 \times 10^{-5}$	33	18

As per the above table, it is expected that the native fine sand soil on the lands to be severed will exhibit a coefficient of permeability, K in the order of  $10^{-5}$  cm/sec. It is considered that the fine sand at the Site is considered to be capable of treating domestic sewage. A percolation rate, T, of 20 min/cm is recommended for septic system design purposes.

### 9.2 Ground Water Considerations

Ground water was observed in the test pits at depths of between 1.5 and 2.4 m (elevation 232.4 to 232.8). Site grading and septic system location must consider that the leaching bed must be not less than 900 mm above the high ground water table.

### 9.3 Septic System Loading

The leaching bed should be designed based on the expected maximum daily sewage effluent loading. For example, the total daily sewage flow (Q) for a typical four-bedroom 230 m<sup>2</sup> house with up to 26 fixture units is 2,300 L/day, based on the criteria noted in the 2012 Ontario Building Code (Table 8.2.1.3.A).



#### 9.4 Septic System Selection and Sizing

For preliminary planning purposes, and to demonstrate feasibility, we have considered the System O)) Nested Pipe Configuration Enviro-Septic treatment system meeting BMEC Authorization 23-06-408 dated July 26, 2023. This system will meet the required nitrate reduction and will have the additional benefit of having a smaller footprint than a conventional system.

For this system, the required number of Enviro-Septic Units (total length of pipe,  $L_{Total}$ ) is determine based on the larger of the following:

1.  $L_{Total} = Q \div 126 \text{ L/day/unit} \times \text{Length of unit for each pipe (3.05 m)}$ ; or
2.  $L_{Total} = Q \div 75 \text{ (for } 1 < T \leq 20 \text{)}$
3. At least 30 m

Based on the above the following System O)) with nested pipe configuration may be considered:

Design Flow, Q (L/day)	Criteria 1 $L_{Total} = Q \div 126$ L/day/unit x 3.05 m/unit	Criteria 2 $L_{Total} =$ $Q \div 75$	Proposed Piping Layout @ 2 m spacing	Contact Area
2300	55.7 m (18.25 pipes)	30.6 m (10.1 pipes)	4 runs of 5 pipes	6.6 m x 15.85 m

The layout and positioning of the septic system components must be in accordance with the Ontario Building Code and/or local regulations. This includes meeting all of the following minimum clearances apply:

#### MINIMUM CLEARANCES FOR TREATMENT UNITS

As per OBC Table 8.2.1.6.A and B

Object	Minimum Clearance for Treatment Units (m)	Minimum Clearance for Distribution Piping and Leaching Chambers (m)
Structure	1.5	5
Well with a watertight casing to a depth of at least 6 m	15	15





Object	Minimum Clearance for Treatment Units (m)	Minimum Clearance for Distribution Piping and Leaching Chambers (m)
Any other well	15	30
Lake	15	15
Pond	15	15
Reservoir	15	15
River	15	15
Spring	15	15
Stream	15	15
Property Line	3	3

Based on the proposed lot sizes and dimensions and considering the preliminary septic system sizing and the required minimum clearances, it is feasible to service the proposed severed and retained lots with individual on-site sewage treatment systems. This includes sufficient space for a replacement system, if needed.

## 10. DISCUSSION AND RECOMMENDATIONS

Based on the findings of this study, our summarized comments are provided below.

1. Based on the findings of the investigation as detailed in this report, it is concluded that there are sufficient ground water resources in the study area to service the proposed lots with individual water supply wells and it is likely that the ground water aquifer on this Site will be capable of meeting the water demand for the proposed two lots.

Pump tests will be required to confirm the aquifer characteristics, yield and the recommended configuration.

2. Conventional water treatment systems are recommended for water supply wells to ensure compliance with ODWQS. It is recommended that a sample of the treated drinking water be obtained and tested to ensure the treatment system is functioning properly and the quality of the water meets the ODWQS.



3. The nitrate loading from a conventional sewage system constructed to service a four-bedroom dwelling on the proposed lot size of 3978 m<sup>2</sup> was determined to be 10.9 mg/L, which exceeds the regulatory requirement of 10 mg/L. An advance treatment unit/system with demonstrated nitrate reduction of at least 9% will be required in order to meet the ODWQS guideline limit of 10 mg/L at the downgradient property boundary. There are readily available Ontario Building Code approved advanced (Level IV) systems such as System O)) Enviro-Septic pipes that have demonstrated capability to reduce nitrate levels by 30% or more.
4. It is considered that infiltration of septic effluent from the severed and/or retained lots will not have significant impact on the ground water resource provided that an advanced on-site sewage treatment system (Level 1V) with nitrate reduction of at least 9% is used.
5. Based on preliminary assumed septic loading for a four bedroom, 230 m<sup>2</sup> dwelling with up to 26 fixture units and a septic loading of 2300 L/day, it is feasible to locate a private on-site sewage treatment system on each of the proposed lots including a provision for a replacement location.
6. Detailed septic system design will be required once the house designs and site grading plans are determined. The sewage treatment system should be designed and constructed in accordance with the Ontario Building Code and local regulations.



## 11. CLOSURE

We trust the information presented in this report is sufficient for your present purposes. Please do not hesitate to contact our office should you have any questions.

Sincerely

Peto MacCallum Ltd.



Scott Jeffrey, P.Eng., QP<sub>ESA</sub>, LEED<sub>GA</sub>  
Director  
Regional Manager, Geotechnical and Geoenvironmental Services

SJ:ld



## **References**

### **Topographic and Other Maps**

Ontario Basic Maps (OBM) ArcIMS Service, Environmental Systems Research Institute Canada, 2004, <http://www.geographynetwork.ca/>

Google Earth™, <http://www.google.com/earth/index.html>

Chapman, L.J., and Putnam, D.F., 1984: The Physiography of Southern Ontario; Ontario. Ontario Research Foundation.

M2369; Quaternary Geology, Simcoe, Southern Ontario; Ministry of Natural Resources; 1976; Scale: 1:50 000.

M2370; Bedrock Topography of the Simcoe Area, Southern Ontario; Ontario Department of Mines, 1976; Scale: 1:50,000.

M2371; Drift Thickness Series, Simcoe Sheet, Southern Ontario; Ontario Department of Mines, 1976; Scale: 1:50,000.

P2234; Paleozoic Geology, Simcoe, Southern Ontario; Ontario Division of Mines, 1980; Scale: 1:50 000.

### **Publications**

Aqua Resource Inc., Long Point Region, Kettle Creek and Catfish Creek Integrated Water Budget - Final Report, April 2009

Long Point Region Source Protection Area Approved Assessment Report (May 2020)

Ministry of Environment and Energy (MOEE) Hydrogeological Technical Information Requirements for Land Development Applications, April 1995, Her Majesty the Queen in Right of Ontario as Represented by the Minister of Environment and Energy.

Ministry of the Environment and Energy (MOEE), Procedure D-5-4 – Technical Guideline for Individual on Site Sewage Systems: Water Quality Impact Assessment, April 1996.

O. Reg. 169/03 Ontario Drinking Water Quality Standards, Safe Drinking Water Act, 2002.

O. Reg. 170/03 Drinking Water Systems, Safe Drinking Water Act, 2002.

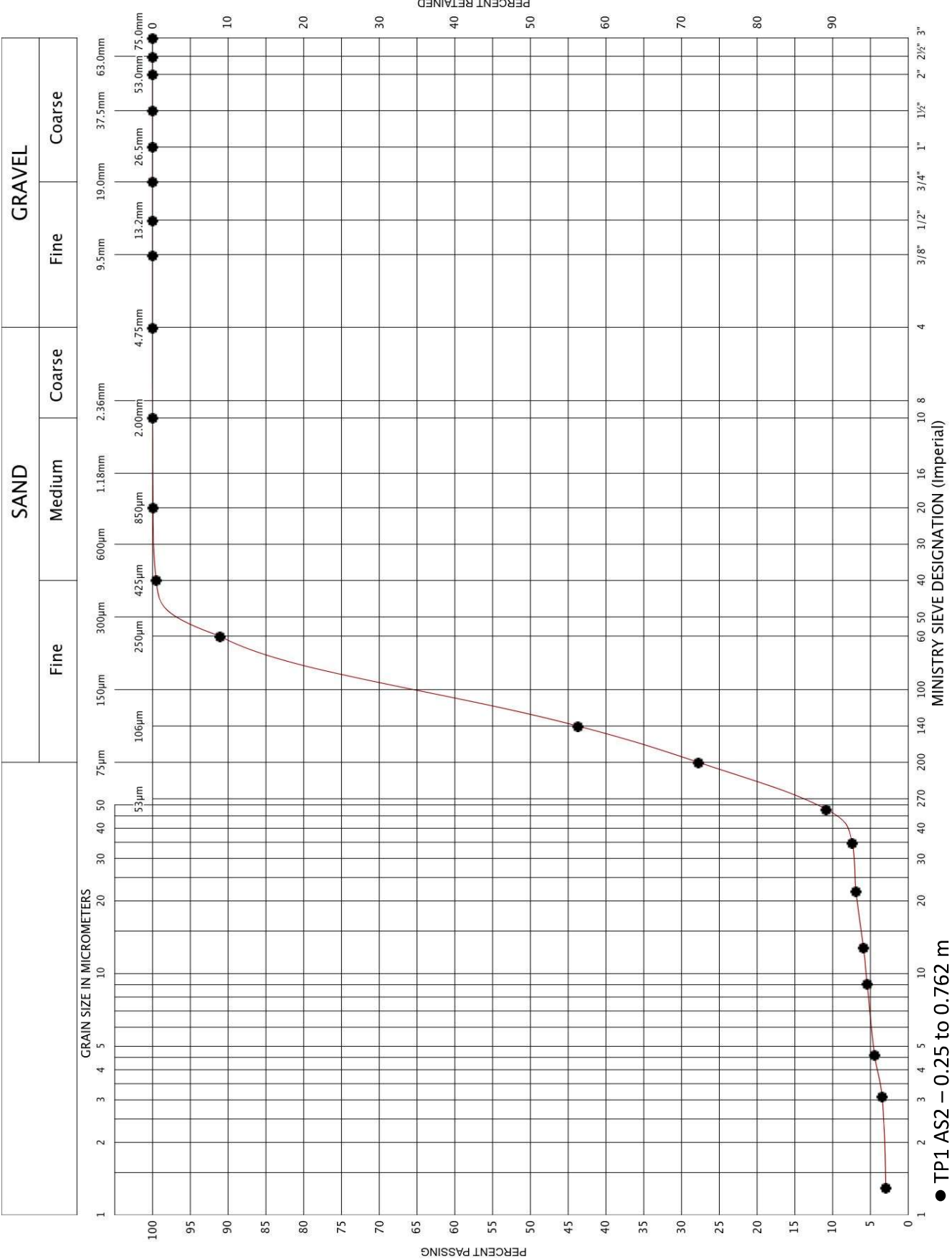
### **Well Records**

Ontario Ministry of the Environment Conservation and Parks (MECP) Environmental Monitoring and Reporting Branch, Water Well Records Management

SOIL: SAND

24HF008

UNIFIED SOIL CLASSIFICATION SYSTEM  
FIGURE: 1

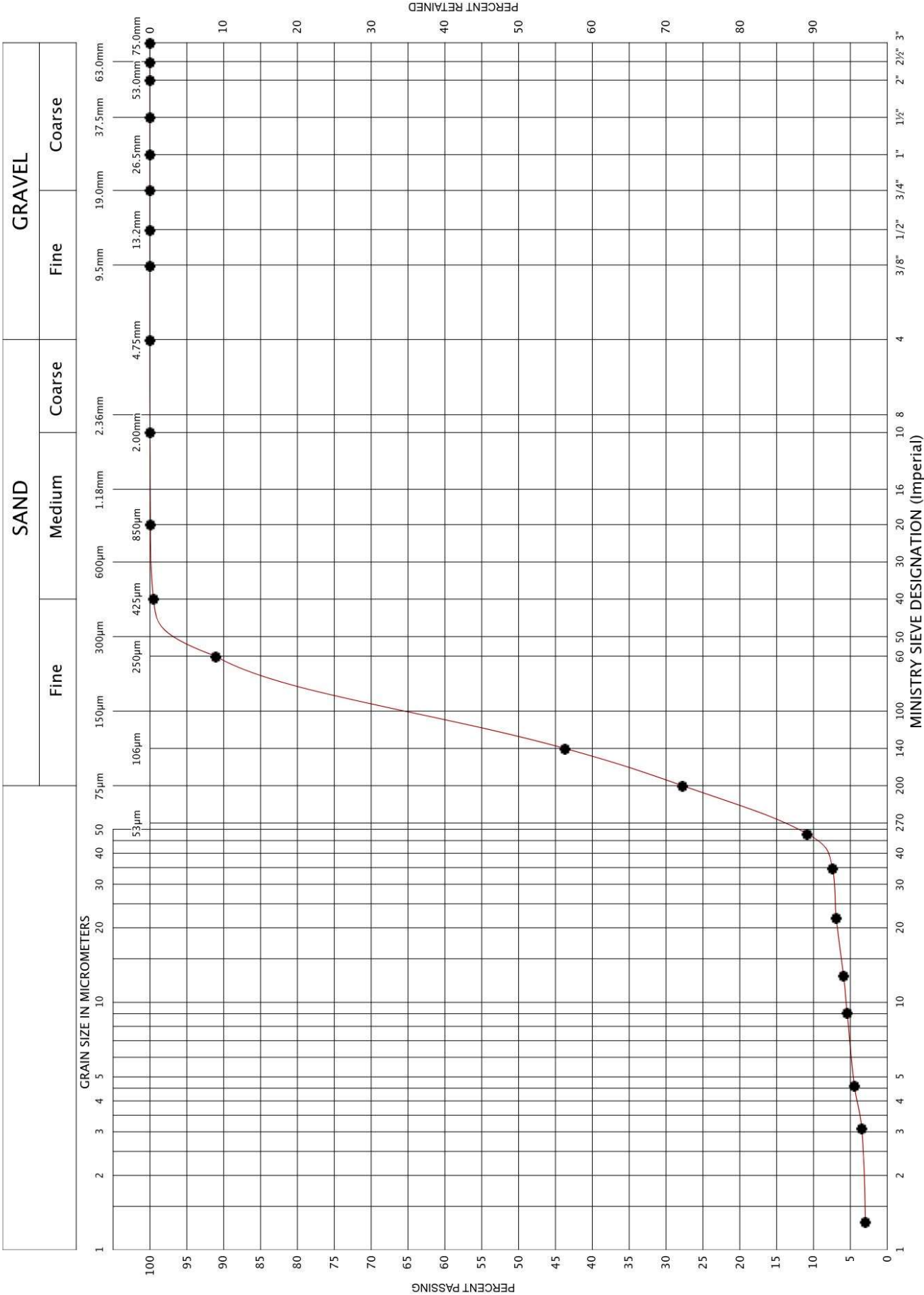


SOIL: SAND

24HF008

FIGURE: 2

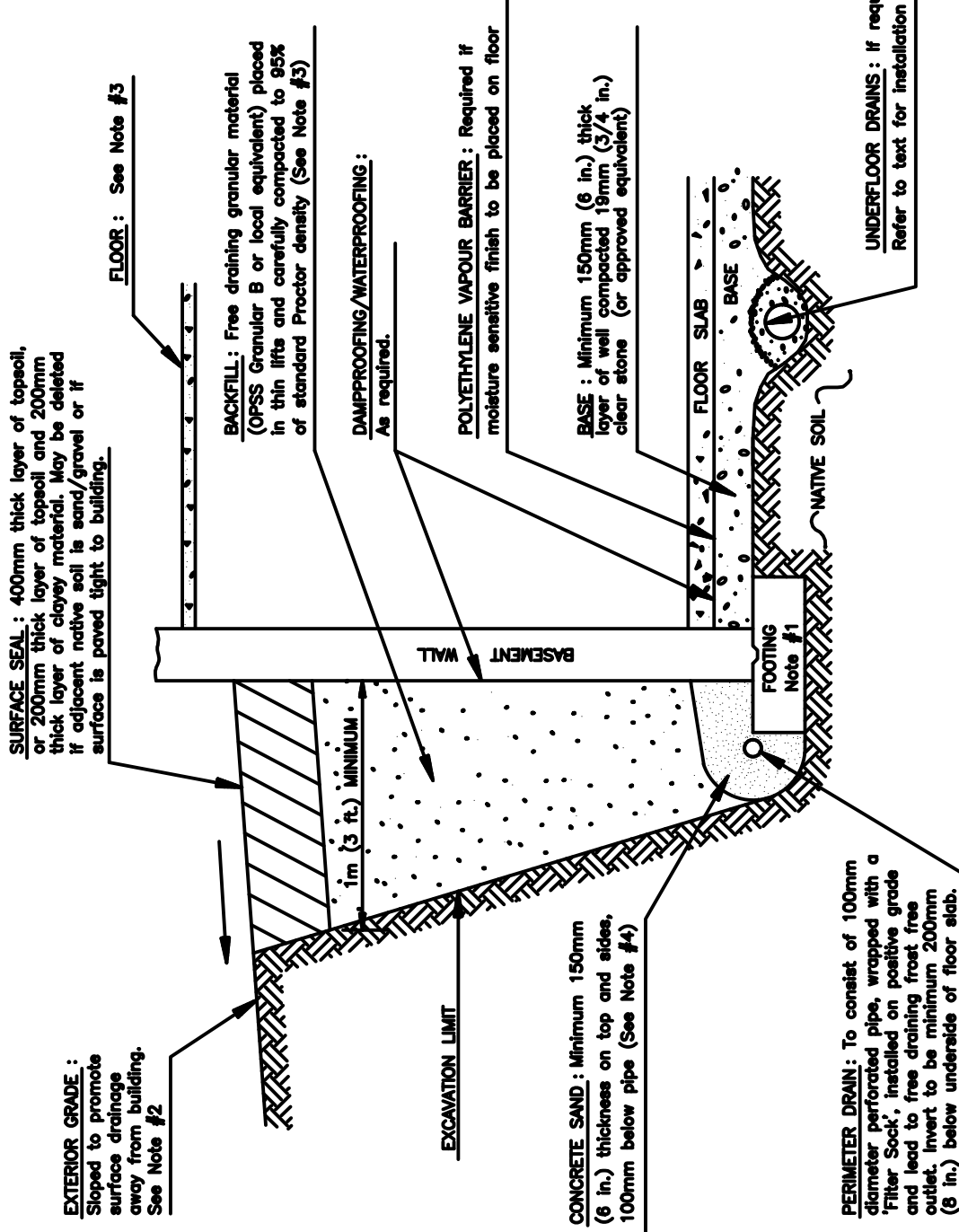
UNIFIED SOIL CLASSIFICATION SYSTEM



● TP3 AS2 – 0.25 to 0.762 m

# NOTES

1. Footing may be constructed by placement of structural concrete next against natural soil. Drain to be installed in a similar manner immediately above footing maintaining 200mm (8 in.) distance between top of drain and underside of floor slab.
2. Exterior grade to be minimum 300mm (12 in.) below interior floor slab, or other means established to prevent entry of surface water into building through building openings.
3. Basement wall to be supported by floor system or interior bracing prior to commencement of backfill placement. Heavy construction equipment should not be permitted within a distance from the foundation wall equivalent to half the wall height. Overcompaction of backfill to be avoided as excessive lateral earth pressure may result. Approved drainage board product may be used in lieu of free draining granular.
4. Concrete sand may be replaced with clear stone, if wrapped in approved geotextile.
5. Refer to text for details regarding founding levels, competent bearing material and construction details specific to particular site.



## STANDARD DRAWING

### GENERAL RECOMMENDATIONS REGARDING DRAINAGE AND BACKFILL REQUIREMENTS FOR BASEMENT WALLS AND FLOOR SLABS



**Peto MacCallum Ltd.**  
CONSULTING ENGINEERS

DRAWN: SR	DATE	SCALE	JOB NO.	FIGURE NO.
CHECKED: SR	NOV 2024	N.T.S.	24HF008	3
APPROVED: SJ				

# LIST OF ABBREVIATIONS



## PENETRATION RESISTANCE

Standard Penetration Resistance N: - The number of blows required to advance a standard split spoon sampler 0.3 m into the subsoil. Driven by means of a 63.5 kg hammer falling freely a distance of 0.76 m.

Dynamic Penetration Resistance: - The number of blows required to advance a 51 mm, 60 degree cone, fitted to the end of drill rods, 0.3 m into the subsoil. The driving energy being 475 J per blow.

## DESCRIPTION OF SOIL

The consistency of cohesive soils and the relative density or denseness of cohesionless soils are described in the following terms:

<u>CONSISTENCY</u>	<u>N (blows/0.3 m)</u>	<u>c (kPa)</u>	<u>DENSENESS</u>	<u>N (blows/0.3 m)</u>
Very Soft	0 - 2	0 - 12	Very Loose	0 - 4
Soft	2 - 4	12 - 25	Loose	4 - 10
Firm	4 - 8	25 - 50	Compact	10 - 30
Stiff	8 - 15	50 - 100	Dense	30 - 50
Very Stiff	15 - 30	100 - 200	Very Dense	> 50
Hard	> 30	> 200		
WTLL	Wetter Than Liquid Limit			
WTPL	Wetter Than Plastic Limit			
APL	About Plastic Limit			
DTPL	Drier Than Plastic Limit			

## TYPE OF SAMPLE

SS	Split Spoon	ST	Slotted Tube Sample
WS	Washed Sample	TW	Thinwall Open
SB	Scraper Bucket Sample	TP	Thinwall Piston
AS	Auger Sample	OS	Oesterberg Sample
CS	Chunk Sample	FS	Foil Sample
GS	Grab Sample	RC	Rock Core
	PH	Sample Advanced Hydraulically	
	PM	Sample Advanced Manually	

## SOIL TESTS

Qu	Unconfined Compression	LV	Laboratory Vane
Q	Undrained Triaxial	FV	Field Vane
Qcu	Consolidated Undrained Triaxial	C	Consolidation
Qd	Drained Triaxial		



# LOG OF TEST PIT NO. 1

17T 547797E 4738697N

**PROJECT** Hydrogeological Investigation

**LOCATION** 1904 Turkey Point Road, Simcoe, Ontario

**EXCAVATION METHOD** Excavator

**EXCAVATION DATE** July 17, 2024

**PML REF.** 24HF008

**ENGINEER** SJ

**TECHNICIAN** SP

SOIL PROFILE			SAMPLES			SHEAR STRENGTH (kPa)		PLASTIC LIMIT		NATURAL MOISTURE CONTENT		LIQUID LIMIT		UNIT WEIGHT kN/m <sup>3</sup>	GROUND WATER OBSERVATIONS AND REMARKS
DEPTH ELEV (metres)	DESCRIPTION	STRAT PLOT	NUMBER	TYPE	"N" VALUES	+ FIELD VANE   Δ TORVANE   ○ Qu		w <sub>p</sub>	w	w <sub>L</sub>	w <sub>p</sub>	w	w <sub>L</sub>		
						▲ POCKET PENETROMETER   ○ Q	DYNAMIC CONE PENETRATION STANDARD PENETRATION TEST   ×								
						50	100	150	200						
						20		40	60	80					
0.0	SURFACE ELEVATION 234.2														
0.25	TOPSOIL: Loose dark brown silty sand topsoil, trace gravel, moist ; occasional rootlets, tree branches		1	AS											
233.95	SAND: Loose to compact brown fine sand, some silt, trace clay, moist; occasional rootlets, oxidation staining		2	AS											
0.76	becoming greyish brown, wet														
233.44			3	AS											
1.5	TESTPIT TERMINATED AT 1.52 m														
232.7															
2.0															
3.0															
4.0															

**NOTES**

▼ GROUND WATER STRIKE

## LOG OF TEST PIT NO. 2

17T 547816.8E 4738667N

**PROJECT** Hydrogeological Investigation

**LOCATION** 1904 Turkey Point Road, Simcoe, Ontario

**EXCAVATION METHOD** Excavator




**PML REF.** 24HF008

**ENGINEER** SJ

**TECHNICIAN** SP

**EXCAVATION DATE** July 17, 2024

SOIL PROFILE			SAMPLES			SHEAR STRENGTH (kPa)				PLASTIC LIMIT				NATURAL MOISTURE CONTENT				LIQUID LIMIT				UNIT WEIGHT kN/m <sup>3</sup>	GROUND WATER OBSERVATIONS AND REMARKS
DEPTH ELEV (metres)	DESCRIPTION	STRAT PLOT	NUMBER	TYPE	"N" VALUES	DYNAMIC CONE PENETRATION STANDARD PENETRATION TEST				WATER CONTENT (%)													
						50 100 150 200				w <sub>p</sub> w w <sub>L</sub>													
						+ FIELD VANE   Δ TORVANE   ○ Qu																	
						▲ POCKET PENETROMETER   ○ Q																	
						x																	
						●																	
						20 40 60 80				10 20 30 40													

0.0	SURFACE ELEVATION 234.3		1	AS		234															
0.25	TOPSOIL: Loose dark brown silty sand topsoil, trace gravel, moist ; occasional rootlets, tree branches																				
234.05	SAND: Loose to compact brown fine sand, some silt, trace clay, moist; occasional rootlets, oxidation staining		2	AS																	
0.76	becoming greyish brown, wet																				
233.54			3	AS		233															
1.5	TESTPIT TERMINATED AT 1.52 m																				
232.8																					
												</									

**NOTES**

▼ GROUND WATER STRIKE

# LOG OF TEST PIT NO. 3

17T 547850.3E 4738690N

**PROJECT** Hydrogeological Investigation

**LOCATION** 1904 Turkey Point Road, Simcoe, Ontario

**EXCAVATION METHOD** Excavator

**EXCAVATION DATE** July 17, 2024

**PML REF.** 24HF008

**ENGINEER** SJ

**TECHNICIAN** SP

SOIL PROFILE			SAMPLES			SHEAR STRENGTH (kPa)		PLASTIC LIMIT		NATURAL MOISTURE CONTENT		LIQUID LIMIT		UNIT WEIGHT kN/m <sup>3</sup>	GROUND WATER OBSERVATIONS AND REMARKS
DEPTH ELEV (metres)	DESCRIPTION	STRAT PLOT	NUMBER	TYPE	"N" VALUES	+ FIELD VANE   Δ TORVANE   ○ Qu		w <sub>p</sub>	w	w <sub>L</sub>	WATER CONTENT (%)				
						▲ POCKET PENETROMETER   ○ Q	DYNAMIC CONE PENETRATION STANDARD PENETRATION TEST   ×				GR SA   SI & CL				
0.0	SURFACE ELEVATION 234.5					50	100	150	200						
0.25 234.25	TOPSOIL: Loose dark brown silty sand topsoil, trace gravel, moist ; occasional rootlets, tree branches		1	AS		20	40	60	80						
0.76 233.74	SAND: Loose to compact brown fine sand, some silt, trace clay, moist; occasional rootlets, oxidation staining		2	AS											
0.76 233.74	becoming greyish brown, wet														
1.8 232.7	TESTPIT TERMINATED AT 1.83 m		3	AS											
2.0															
3.0															
4.0															

**NOTES**

▼ GROUND WATER STRIKE

# LOG OF TEST PIT NO. 4

17T 547885.4E 4738704N

**PROJECT** Hydrogeological Investigation

**LOCATION** 1904 Turkey Point Road, Simcoe, Ontario

**EXCAVATION METHOD** Excavator

**PML REF.** 24HF008

**ENGINEER** SJ

**TECHNICIAN** SP

**EXCAVATION DATE** July 17, 2024

SOIL PROFILE			SAMPLES			ELEVATION SCALE	SHEAR STRENGTH (kPa)				PLASTIC LIMIT w <sub>p</sub>	NATURAL MOISTURE CONTENT w	LIQUID LIMIT w <sub>L</sub>	UNIT WEIGHT kN/m <sup>3</sup>	GROUND WATER OBSERVATIONS AND REMARKS
DEPTH ELEV (metres)	DESCRIPTION	STRAT PLOT	NUMBER	TYPE	"N" VALUES		+ FIELD VANE   Δ TORVANE   ○ Qu ▲ POCKET PENETROMETER   ○ Q								
							DYNAMIC CONE PENETRATION STANDARD PENETRATION TEST   ×								
						50	100	150	200	WATER CONTENT (%)					
						20	40	60	80	10	20	30	40		
0.0	SURFACE ELEVATION 235.0		1	AS											
0.20	TOPSOIL: Loose dark brown silty sand topsoil, trace gravel, damp ; occasional rootlets														
234.80	SAND: Loose to compact brown fine sand, some silt, trace clay, moist; occasional rootlets, oxidation staining		2	AS											
1.0						234									
1.2	becoming greyish brown, wet														
233.8			3	AS											
2.0						233									
2.4	TESTPIT TERMINATED AT 2.4 m														
3.0															
4.0															

**NOTES**

▼ GROUND WATER STRIKE

## LOG OF TEST PIT NO. 5

17T 547865.1E 4738738N

**PROJECT** Hydrogeological Investigation

**LOCATION** 1904 Turkey Point Road, Simcoe, Ontario

**EXCAVATION METHOD** Excavator

**PML REF.** 24HF008

**ENGINEER** SJ

**TECHNICIAN** SP

**EXCAVATION DATE** July 17, 2024

SOIL PROFILE			SAMPLES			SHEAR STRENGTH (kPa)		PLASTIC LIMIT		NATURAL MOISTURE CONTENT		LIQUID LIMIT		UNIT WEIGHT kN/m <sup>3</sup>	GROUND WATER OBSERVATIONS AND REMARKS
DEPTH ELEV (metres)	DESCRIPTION	STRAT PLOT	NUMBER	TYPE	"N" VALUES	+ FIELD VANE   Δ TORVANE   ○ Qu		w <sub>p</sub>	w	w <sub>L</sub>	WATER CONTENT (%)				
						▲ POCKET PENETROMETER   ○ Q	DYNAMIC CONE PENETRATION STANDARD PENETRATION TEST   ×				GR SA   SI & CL				
0.0	SURFACE ELEVATION 234.2		1	AS		234									
0.25 233.95	TOPSOIL: Loose dark brown silty sand topsoil, trace gravel, moist ; occasional rootlets, tree branches		2	AS											
0.91 233.29	SAND: Loose to compact brown fine sand, some silt, trace clay, moist; occasional rootlets, oxidation staining		3	AS		233									
1.0	becoming grey, wet														
1.8 232.4	TESTPIT TERMINATED AT 1.83 m														
2.0															
3.0															
4.0															

**NOTES**

▼ GROUND WATER STRIKE

# LOG OF TEST PIT NO. 6

17T 547832.9E 4738717N

**PROJECT** Hydrogeological Investigation

**LOCATION** 1904 Turkey Point Road, Simcoe, Ontario

**EXCAVATION METHOD** Excavator

**EXCAVATION DATE** July 17, 2024

**PML REF.** 24HF008

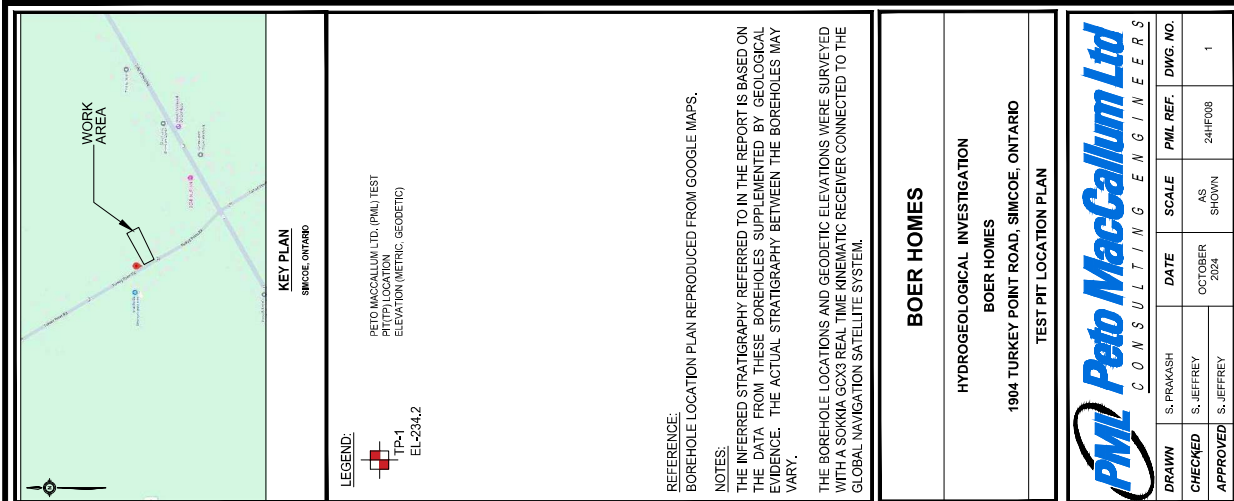
**ENGINEER** SJ

**TECHNICIAN** SP

SOIL PROFILE			SAMPLES			SHEAR STRENGTH (kPa)		PLASTIC LIMIT		NATURAL MOISTURE CONTENT		LIQUID LIMIT		UNIT WEIGHT	GROUND WATER OBSERVATIONS AND REMARKS
DEPTH ELEV (metres)	DESCRIPTION	STRAT PLOT	NUMBER	TYPE	"N" VALUES	+ FIELD VANE   Δ TORVANE   ○ Qu		w <sub>p</sub>	w	w <sub>L</sub>	WATER CONTENT (%)				
						▲ POCKET PENETROMETER   ○ Q	DYNAMIC CONE PENETRATION STANDARD PENETRATION TEST   ×				GR SA	SI & CL			
0.0	SURFACE ELEVATION 234.3					50	100	150	200						
0.25	TOPSOIL: Loose dark brown silty sand topsoil, trace gravel, moist ; occasional rootlets, tree branches		1	AS		20	40	60	80						
234.05	SAND: Loose to compact brown fine sand, some silt, trace clay, moist; occasional rootlets, oxidation staining		2	AS											
0.91	becoming greyish brown, wet		3	AS											
233.39															
1.8	TESTPIT TERMINATED AT 1.83 m														
232.5															
2.0															
3.0															
4.0															

**NOTES**

▼ GROUND WATER STRIKE



**LEGEND:**

TP-1  
EL-234.2

**KEY PLAN**  
SIMCOE, ONTARIO

PETO MACCALLUM LTD. (PML) TEST  
PIT/TP LOCATION  
ELEVATION (METRIC, GEODETIC)

**REFERENCE:**  
BOREHOLE LOCATION PLAN REPRODUCED FROM GOOGLE MAPS.

**NOTES:**  
THE INFERRED STRATIGRAPHY REFERRED TO IN THE REPORT IS BASED ON THE DATA FROM THESE BOREHOLES SUPPLEMENTED BY GEOLOGICAL EVIDENCE. THE ACTUAL STRATIGRAPHY BETWEEN THE BOREHOLES MAY VARY.

THE BOREHOLE LOCATIONS AND GEODETIC ELEVATIONS WERE SURVEYED WITH A SOKKIA GCX3 REAL TIME KINEMATIC RECEIVER CONNECTED TO THE GLOBAL NAVIGATION SATELLITE SYSTEM.

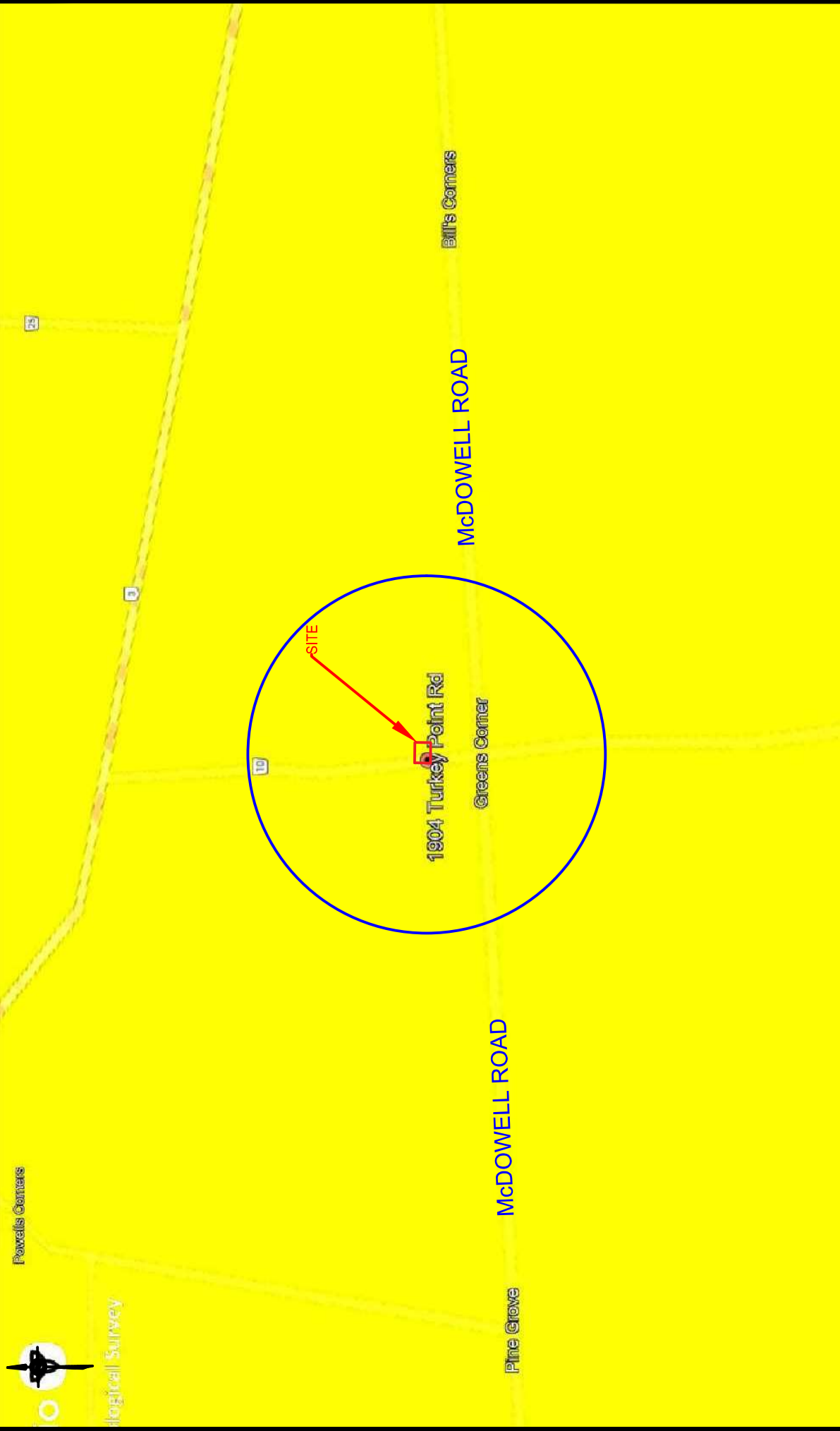
**BOER HOMES**

**HYDROGEOLOGICAL INVESTIGATION**

**BOER HOMES**  
1904 TURKEY POINT ROAD, SIMCOE, ONTARIO

**TEST PIT LOCATION PLAN**

<b>PML Peto MacCallum Ltd</b> CONSULTING ENGINEERS			
<b>DRAWN</b>	S. PRANASH	<b>DATE</b>	OCTOBER 2024
<b>CHECKED</b>	S. JEFFREY	<b>SCALE</b>	AS SHOWN
<b>APPROVED</b>	S. JEFFREY	<b>PML REF.</b>	24HF08
		<b>DWG. NO.</b>	1



**LEGEND:**

SITE BOUNDARY

500 m RADIUS WATER WELL STUDY AREA

SAND PLAINS

REFERENCE:  
THIS DRAWING WAS REPRODUCED FROM ONTARIO GEOLOGICAL SURVEY.


BOER HOMES

HYDROGEOLOGICAL INVESTIGATION

BOER HOMES

1904 TURKEY POINT ROAD, SIMCOE, ONTARIO

PHYSIOGRAPHY OF THE STUDY AREA

**Peto MacCallum Ltd.**  
CONSULTING ENGINEERS

DRAWN	SP	DATE	SCALE	PML REF.	DRAWING NO.
CHECKED	SJ	OCT 2024	AS SHOWN	24HF008	2
APPROVED	SJ				






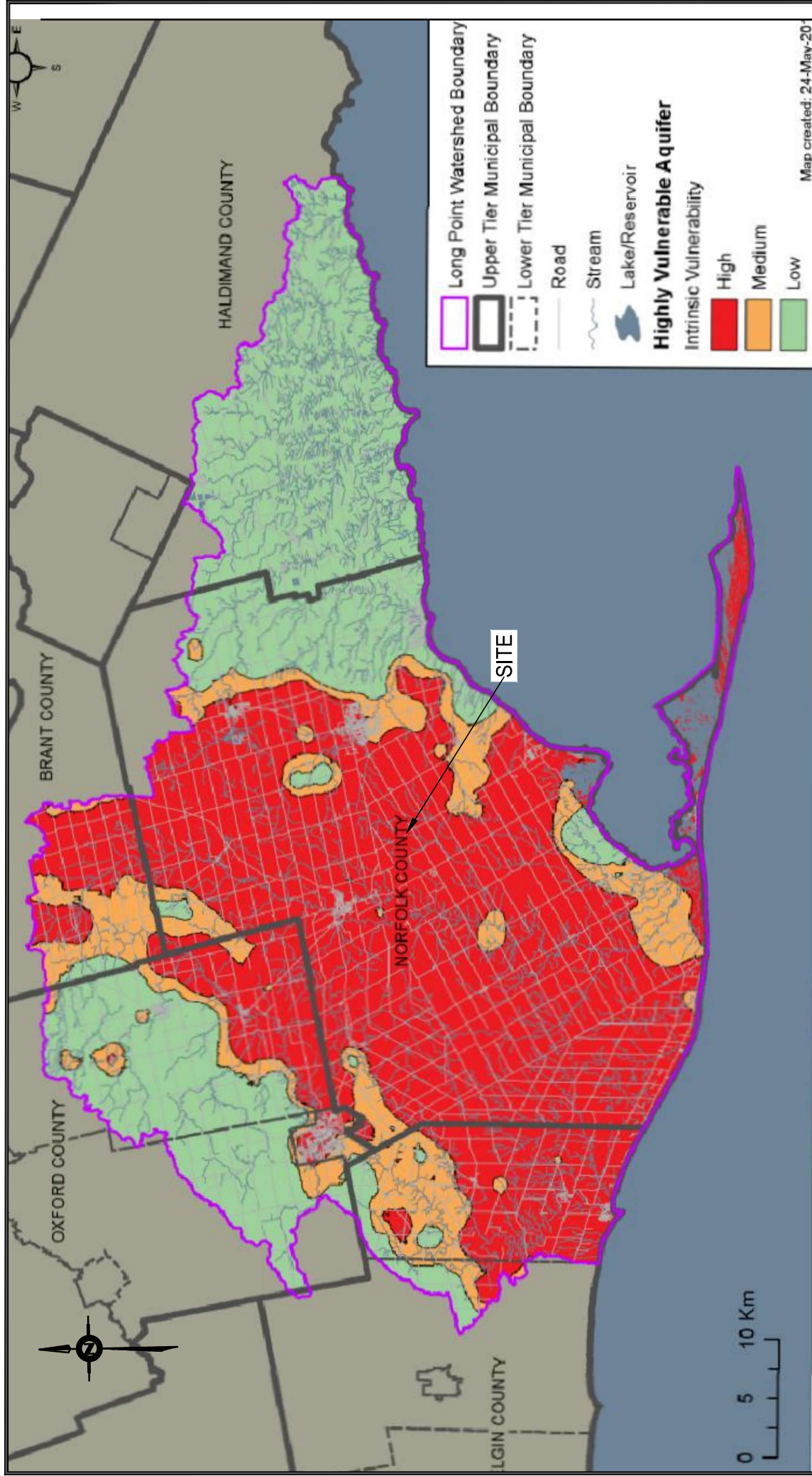
**LEGEND:**  
 — SITE BOUNDARY


REFERENCE:  
 PLAN PRODUCED FROM FROM 2018 NATURAL RESOURCES CANADA-THE  
 ATLAS OF CANADA

BOER HOMES  
 HYDROGEOLOGICAL INVESTIGATION  
 BOER HOMES  
 1904 TURKEY POINT ROAD, SIMCOE, ONTARIO  
 TOPOGRAPHY OF THE STUDY AREA

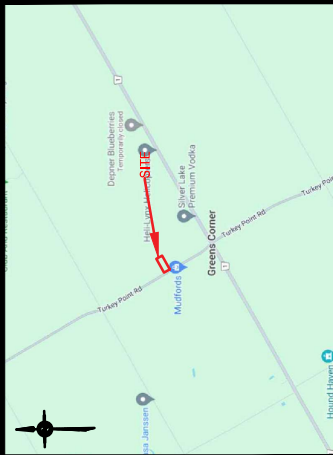
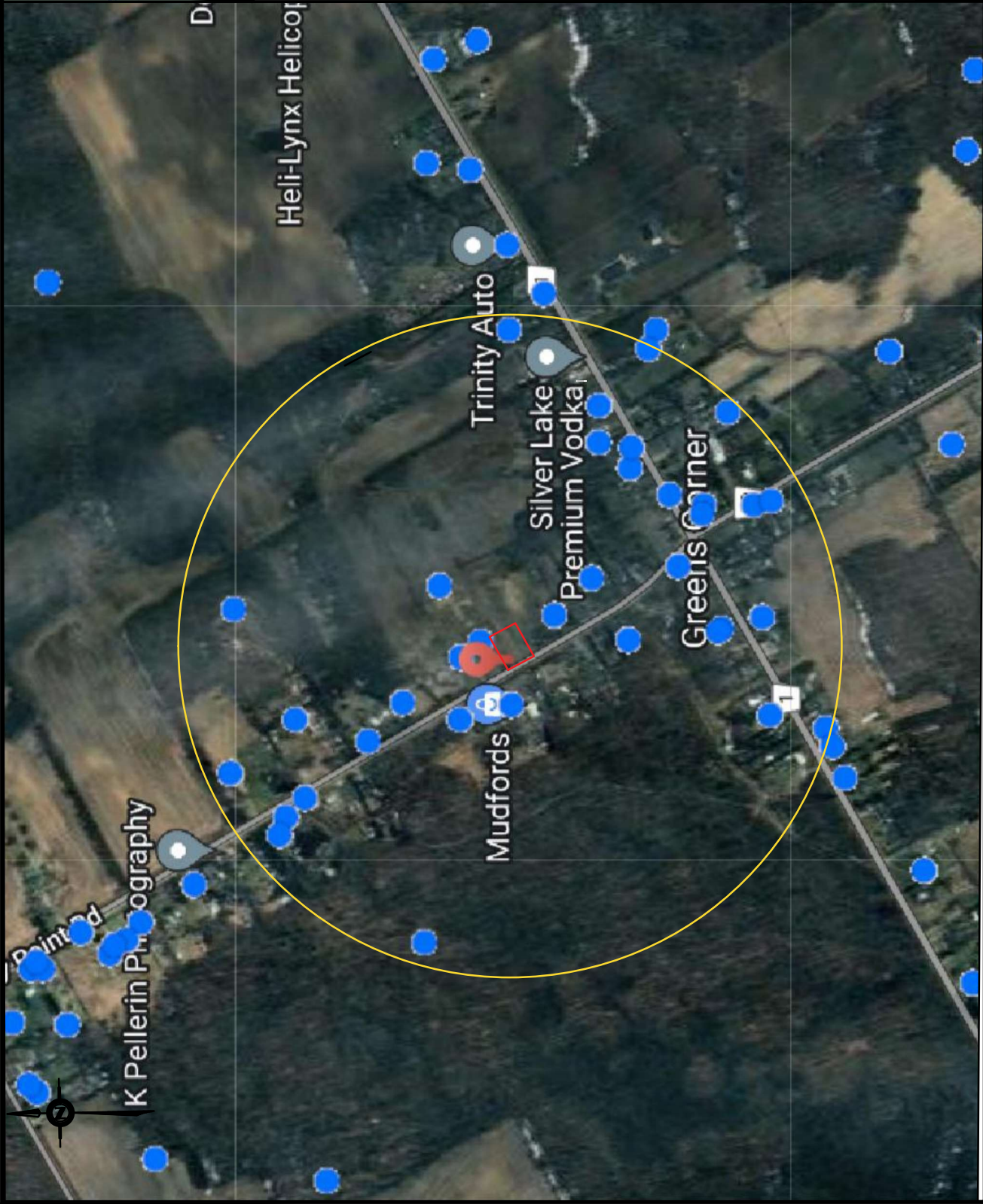

**Peto MacCallum Ltd.**  
 CONSULTING ENGINEERS

DRAWN	SP	DATE	SCALE	PML REF.	DRAWING NO.
CHECKED	SJ	OCT 2024	1:4,000	24HF008	3
APPROVED	SJ				



BOER HOMES		 <b>Peto MacCallum Ltd.</b> CONSULTING ENGINEERS	
HYDROGEOLOGICAL INVESTIGATION		DATE	SCALE
BOER HOMES		OCT 2024	AS SHOWN
1904 TURKEY POINT ROAD, SIMCOE, ONTARIO		PM REF.	DRAWING NO.
VULNERABLE AQUIFERS		24HF008	4





**KEY PLAN**  
SIMCOE, ONTARIO


**LEGEND:**

- LOCATION OF MECF RECORDED WATER WELL INSIDE OF 500 m RADIUS FROM SITE
- SITE BOUNDARY
- 500 m RADIUS WATER WELL STUDY AREA

**NOTES:**

1. DIMENSIONS ARE IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE SHOWN. STATIONS ARE IN METRES.

REFERENCE:  
PLAN PRODUCED FROM MECF RECORDED WATER WELL RECORDS AND MAP

BOER HOMES			
HYDROGEOLOGICAL INVESTIGATION			
BOER HOMES			
1904 TURKEY POINT ROAD, SIMCOE, ONTARIO			
MECF WATER WELL LOCATION MAP			
			
DRAWN	SP	DATE	SCALE
CHECKED	SJ	OCT 2024	AS SHOWN
APPROVED	SJ		
PML REF.			DRAWING NO.
24HF008			5



## **APPENDIX A**

### Proposed Severance Sketch

# PROPOSED SEVERANCE SKETCH

FOR:

BOER HOMES  
#1904 TURKEY  
POINT ROAD

SCALE: 1 : 750



DECEMBER 6, 2023

## NOTES

- PART OF LOT 1 = 3977.2 SQUARE METRES
- DWELLING AREA, GARAGE & PORCH = 136.4 SQ.M
- DWELLING COVERAGE = 3.4%
- PART OF LOT 2 = 4113.6 SQUARE METRES
- DWELLING AREA, GARAGE & PORCH = 58.5 SQ.M
- DWELLING COVERAGE = 1.4%
- ALL STRUCTURES TO BE REPLACED WITH NEW STRUCTURES
- ALL SEPTIC AND WATER SYSTEMS TO BE REPLACED WITH NEW SYSTEMS

GEOGRAPHIC

OF

CONCESSION

LOT

PART 2, PLAN 37R--11408

PART 1, PLAN 37R--5678

PIN 50192 - 0370 (LT)

128.43

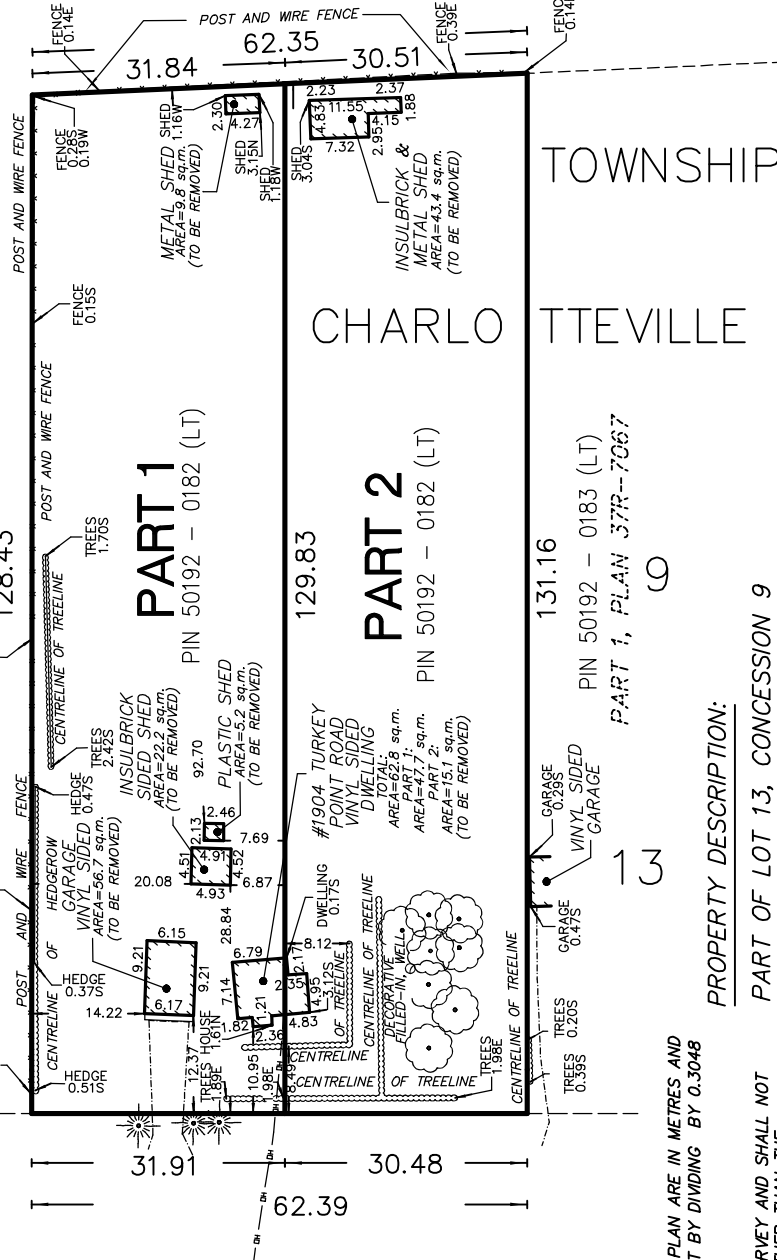
PART 1, PLAN 37R--5678  
PIN 50192 - 0370 (LT)

TURKEY POINT  
ROAD

PIN 50192 - 0101 (LT)

CHARLOTTEVILLE

TOWNSHIP



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**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--3900 CLIENT: BOER

## METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## CAUTION:

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

## PROPERTY DESCRIPTION:

PART OF LOT 13, CONCESSION 9  
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE



## **APPENDIX B**

### MECP Water Well Records

TOWNSHIP CON LOT				Summary of MECP Water Well Records with 500 m of the Subject Site					FORMATION	
UTM ZONE	EASTING	NORTHING	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	
17	547879	4738827	2022/04 7242						7420137 (C51500) A312476 P	
17	547790	4738761	2022/03 7193						7446187 (2352923) A310784 P	
17	547764	4738792	2022/03 7193						7446186 (2352926) A310783 P	
17	547662	4739058	2021/08 7702						7398894 (2371572) A325651 P	
17	548029	4738457	2017/04 7356	1.25 FR 0024	12/13/10	DO	0025 3		7308962 (2244355) A214357	BRWN LOAM 0002 BRWN SAND 0016 BRWN CLAY SAND LYRD 0024 BRWN SAND MSND 0028 BRWN CLAY 0030
17	547833	4738307	2007/06 7193	1.25 FR 0005	5/9/20/10	DO	0016 4		7049573 (227043) A056495	BLACK LOAM 0001 BRWN LOAM SNDY 0010 GREY CLAY 0011 GREY FSND 0035
17	547689	4738885	2003/05 6808	1 FR 0011	5/15/11	IR	0025 3		407917 (258334)	BLACK LOAM 0002 BRWN SAND 0006 BRWN MSND SAND 0015 BRWN MSND 0020
17	547302	4738847	2000/03 5201	1 FR 0008	6/10/20/10	IR	0016 4		4407354 (212002)	BLACK LOAM 0002 BRWN SAND 0006 BRWN MSND SAND 0015 BRWN MSND 0020
17	548022	4738294	1997/11 5201	1 FR 0008	8/15/15/10	DO	0022 4		4406938 (178525)	BLACK LOAM 0002 BRWN SAND 0006 BRWN MSND SAND 0015 BRWN MSND 0020
17	547840	4739159	1997/03 5201	1 FR 0005	5/10/8/10	DO	0022 3		4406779 (178479)	BLACK LOAM 0002 BRWN SAND 0006 BRWN MSND SAND 0015 BRWN MSND 0020
17	548106	4738519	1996/08 5201	1 FR 0011	11/17/20/10	DO	0021 4		4406779 (168586)	BLACK LOAM 0002 BRWN SAND 0006 BRWN MSND SAND 0015 BRWN MSND 0020
17	547624	4738191	1990/09 5201	1 FR 0006	6/6/20/10	DO	0016 4		4405724 (78423)	BRWN LOAM 0002 BRWN SAND 0006 GREY FSND 0020
17	547999	4738405	1989/11 5201	5 FR 0005	5/5/40/20	DO	0022 5		4405576 (65814)	BRWN LOAM 0002 BRWN SAND 0006 BRWN FSND 0020 GREY MSND 0027
17	547687	4738210	1988/05 5201	1 FR 0003	3/3/18/10	DO	0016 3		4405215 (25325)	BRWN SAND 0003 GREY MSND WBRG 0019
17	548267	4738493	1987/07 5201	1 FR 0007	7/7/20/10	DO	0013 4		4405087 (10728)	BLACK LOAM 0002 BRWN SAND 0007 GREY SAND WBRG 0017
17	547627	4738941	1987/07 5201	1 FR 0004	4/4/20/10	DO	0014 4		4405088 (10725)	BRWN SAND 0004 GREY SAND WBRG 0015
17	548165	4738365	1986/03 5201	2 FR 0004	4/4/35/130	IR	0015 4		4404968 (1)	BLACK LOAM 0002 BRWN SAND 0005 BRWN MSND 0010 GREY SAND 0019
17	547834	4738642	1983/12 5201	1 FR 0008	10/11/10/130	DO	0016 3		4404724 (1)	BLACK LOAM 0002 BRWN SAND 0005 BRWN MSND 0010 GREY SAND 0019
17	547654	4738202	1983/07 5201	1 FR 0006	5/6/15/130	DO	0017 3		4404724 (1)	BLACK LOAM 0002 BRWN SAND 0005 BRWN MSND 0010 GREY SAND 0020
17	547794	4738522	1983/02 5201	1 FR 0010	10/20/230	DO	0015 3		4404667 (1)	BLACK LOAM 0002 YLLW SAND 0005 BLUE SILT SAND 0010 GREY FSND 0018
17	547474	4739082	1982/11 5201	1 FR 0006	6/6/10/130	DO	0012 3		4404642 (1)	BLACK LOAM 0002 BRWN SAND 0006 GREY FSND 0016
17	548074	4738522	1981/04 5201	1 FR 0009	9/9/20/230	DO	0016 4		4404466 (1)	BLACK LOAM 0002 BRWN SAND 0009 GREY SAND 0020
17	548014	4738402	1980/04 5201	1 UK 0010	12/140/230	ST	0015 5		4404285 (1)	BLACK LOAM 0003 YLLW SAND 0012 GREY SAND 0020
17	548014	4738322	1977/02 5201	4 FR 0016	18/170/230	DO	0019 4		4403793 (1)	YLLW LOAM 0002 BRWN SAND 0015 BRWN GRVL 0016 BLUE SILT 0018 GREY MSND 0023
17	547809	4738377	1974/10 3310	1 FR 0008	8/8/10/10	DO	0019 4		4403365 (1)	BRWN SAND 0004 GREY MSND 0022
17	547894	4738582	1973/10 5201	1 FR 0008	8/8/10	DO	0014 4		4403167 (1)	BLACK LOAM 0002 BRWN SAND 0015 BRWN GRVL 0016 BLUE SILT 0018 GREY FSND 0018
17	547504	4739072	1970/05 5201	1 FR 0009	9/1/10/20	DO	0014 4		4402570 (1)	BLACK LOAM 0003 WHIT FSND 0018
17	547534	4739042	1969/12 5201	2 FR 0006	1/8/15/20	DO	0013 3		4402448 (1)	BLACK LOAM 0001 YLLW MSND 0004 GREY MSND 0017
17	547664	4738792	1968/10 5201	1 FR 0010	10/10/10/20	DO	0014 4		4402252 (1)	LOAM 0001 YLLW FSND 0010 GREY FSND 0018
17	548174	4738572	1967/03 3310	2 FR 0016	6/15/15/20	DO	0018 4		PRDG 0008 FSND 0025	PRDG 0008 FSND 0025
17	548114	4738572	1967/02 3310	1 FR 0004	4/4/25/10	DO	0015 2		4400328 (1)	PRDG 0004 FSND 0025
17	547674	4738292	1966/08 5201	1 FR 0008	8/8/15/130	DO	0011 4		4400325 (1)	LOAM 0002 BRWN MSND 0015
17	547814	4738372	1964/07 5201	1 FR 0010	10/10/10/20	DO	0018 3		4400323 (1)	LOAM 0002 BRWN MSND 0015
17	547914	4738442	1963/09 3510	1 FR 0023	19/16/20	P5 DO	0024 4		4400326 (1)	FSND 0021
17	547572	4738172	7100	6.11 FR 0019 FR 6/10/10/10	DO	0019 8			7379973 (2309652) A266945	BRWN MSND 0004 CLAY HPAN 0006 BRWN MSND 0013 BRWN CLAY 0015 BRWN MSND 0018 BRWN CLAY 0023 GREY MSND 0028

IM 1172 3T47650  
4R 14713185710

Con TX  
Lot 13  
CODED



4402252

401/60

7

The Ontario Water Resources Commission Act

WATER RESOURCES  
DIVISION  
18 1968

lev. 5R 10765

# WATER WELL RECORD

asin 231

County or District NORFOLK

Township, Village, Town or City CHARLOTTEVILLE

Con. 18

Lot 13

Date completed 9 16 68

Address R.R. 1

## Casing and Screen Record

Inside diameter of casing 1 1/4  
Total length of casing 14 Ft  
Type of screen 4 Ft JOHNSON  
Length of screen 4 Ft  
Depth to top of screen 14 Ft  
Diameter of finished hole 2

## Pumping Test

Static level 10 Ft  
Test-pumping rate 20 G.P.M.  
Pumping level 10 Ft  
Duration of test pumping 2 HRS  
Water clear or cloudy at end of test CLEAR  
Recommended pumping rate 5 G.P.M.  
with pump setting of 5 feet below ground surface

## Well Log

## Water Record

### Overburden and Bedrock Record

From ft.

To ft.

Depth(s) at which water(s) found

Kind of water (fresh, salty, sulphur)

TOP SOIL  
FINE YELLOW SAND  
FINE GRAY WATER SAND

0  
1  
10

1  
10  
18

10 Ft

FRESH

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

Ted McKenney  
179 Sherman  
Dumfries

Licence Number 3015

Name of Driller or Borer

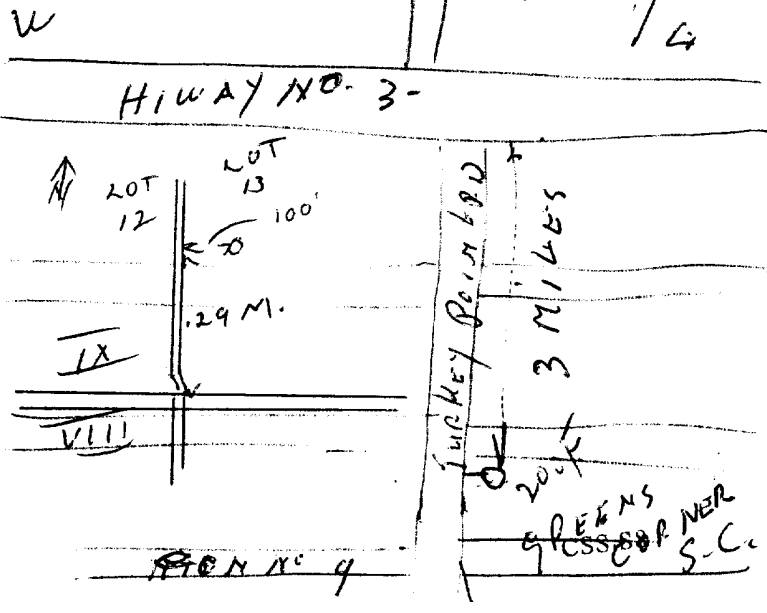
Address name

Date Oct 19/68

(Signature of Licensed Drilling or Boring Contractor)

## Location of Well

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









Ontario

Ministry  
of the  
Environment

The Ontario Water Resources Act

40116d

## WATER WELL RECORD

4404746

MUNICIP

44001

CON

C0N

09

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

(11)

COUNTY OR DISTRICT N. B. DELHI	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE DELHI (CHARLOTTEVILLE)	CON. BLOCK TRACT SURVEY ETC. IX	DATE COMPLETED 013 25-27 13
R.1 SIMCOE ONT.		DAY 12 MO 12 YR 83	
NG 38.420	RC 14	ELEVATION 07.70	RC 4
23	23	23	23

## LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
	TOP SOIL			0	2
BROWN	SAND			2	5
MED. BROWN	WATER SAND			5	10
GREY	WATER SAND			10	19

MAY 26 1985

31	0003 02	0005 628	0010 607	0019 228
32				

41 WATER RECORD	
WATER FOUND AT - FEET	KIND OF WATER
10-13	<input checked="" type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
15-18	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
20-23	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
25-28	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL
30-33	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD			
INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET
10-11	<input type="checkbox"/> STEEL <input checked="" type="checkbox"/> GALVANIZED	1/8	0 0019
17-18	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED		
24-25	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED		

SCREEN	SIZE (S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
	006	04000	03
MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN	
S.S. JOHNSON		0016	

61 PLUGGING & SEALING RECORD	
DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT LEAD PACKER, ETC.)
10-13	
18-21	
26-29	

71 PUMPING TEST	PUMPING TEST METHOD	10 PUMPING RATE	11-14 DURATION OF PUMPING
	<input checked="" type="checkbox"/> PUMP <input type="checkbox"/> BAILER	0010	01 15-16 HOURS 30
	STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING
	010 FEET	011 FEET	15 MINUTES 26-28 FEET
	IF FLOWING GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
	5 FEET	1 CLEAR <input type="checkbox"/> CLOUDY	
	RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
	<input checked="" type="checkbox"/> SHALLOW <input type="checkbox"/> DEEP	005 FEET	0005 GPM

FINAL STATUS OF WELL	1 <input checked="" type="checkbox"/> WATER SUPPLY	5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY
	2 <input type="checkbox"/> OBSERVATION WELL	6 <input type="checkbox"/> ABANDONED POOR QUALITY
	3 <input type="checkbox"/> TEST HOLE	7 <input type="checkbox"/> UNFINISHED
WATER USE	1 <input checked="" type="checkbox"/> DOMESTIC	5 <input type="checkbox"/> COMMERCIAL
	2 <input type="checkbox"/> STOCK	6 <input type="checkbox"/> MUNICIPAL
	3 <input type="checkbox"/> IRRIGATION	7 <input type="checkbox"/> PUBLIC SUPPLY
METHOD OF DRILLING	4 <input type="checkbox"/> INDUSTRIAL	8 <input type="checkbox"/> COOLING OR AIR CONDITIONING
	5 <input type="checkbox"/> OTHER	9 <input type="checkbox"/> NOT USED
	1 <input checked="" type="checkbox"/> CABLE TOOL	6 <input type="checkbox"/> BORING
2 <input type="checkbox"/> ROTARY (CONVENTIONAL)	7 <input type="checkbox"/> DIAMOND	
3 <input type="checkbox"/> ROTARY (REVERSE)	8 <input type="checkbox"/> JETTING	
4 <input type="checkbox"/> ROTARY (AIR)	9 <input type="checkbox"/> DRIVING	
5 <input type="checkbox"/> AIR PERCUSSION		

1212	LOCATION OF WELL
IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.	
DRILLERS REMARKS	

CONTRACTOR	NAME OF WELL CONTRACTOR	LICENCE NUMBER
	TED VANKESSEL	5201
	ADDRESS	
	179 SHERMAN ST. SIMCOE	
NAME OF DRILLER OR BORER	M. VANKESSEL + M. MCGUIRE	
	SIGNATURE OF CONTRACTOR	
	SUBMISSION DATE	
DAY 12 MO 12 YR 83		

OFFICE USE ONLY	DATA SOURCE	58 CONTRACTOR	59-62 DATE RECEIVED
	1	5201	160284
	DATE OF INSPECTION	INSPECTOR	
	Aug 8/85	KM	
REMARKS		CSS.88	

MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 0506-4-77 FORM 7





Ontario

## WATER WELL RECORD

401/6d

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11

4403167

MUNICIPALITY 44001

CON. Cdn

09

COUNTY OR DISTRICT 16 E 16	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE Chesleyville	CON. BLOCK, TRACT, SURVEY, ETC. 1X	LOT 013
DATE COMPLETED DAY 31 MO 10 YR 73		48-53	
R R 1 SINCUE		420-4874	
38360	4	0770	4 23

## LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
black	topsoil			0	2
Brown	sand			2	10
gray	sand		fine	10	18

31	0002802	0010638	0018208
32			

41 WATER RECORD	
WATER FOUND AT - FEET	KIND OF WATER
10-13	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERAL
15-18	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERAL
20-23	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERAL
25-28	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERAL
30-33	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD			
INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET
10-13	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	1/8"	0/0014
15-18	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE		
20-23	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE		
25-28	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE		
30-33	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE		

SCREEN	SIZE(S) OF OPENING (SLOT NO.)	DIAM. 01250	LENGTH 39-40
		INCHES 0.4	FEET
MATERIAL AND TYPE		Johnson Redhead 0014	

61 PLUGGING & SEALING RECORD	
DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT LEAD PACKER, ETC.)
10-13	14-17
18-21	22-25
26-29	30-33

71 PUMPING TEST	
PUMPING METHOD 1 <input checked="" type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER	PUMPING RATE GPM 0008
STATIC LEVEL 19-21 FEET 0008	WATER LEVELS DURING 2 <input type="checkbox"/> RECOVERY 15 MINUTES 22-24 30 MINUTES 26-28 45 MINUTES 29-31 60 MINUTES 32-34 35-37
IF FLOWING, GIVE RATE GPM	WATER AT END OF TEST 42 1 <input type="checkbox"/> CLEAR 2 <input type="checkbox"/> CLOUDY
RECOMMENDED PUMP TYPE 1 <input type="checkbox"/> SHALLOW 2 <input type="checkbox"/> DEEP	RECOMMENDED PUMP SETTING 43-45 FEET 0006

54 FINAL STATUS OF WELL 1 <input checked="" type="checkbox"/> WATER SUPPLY 2 <input type="checkbox"/> OBSERVATION WELL 3 <input type="checkbox"/> TEST HOLE 4 <input type="checkbox"/> RECHARGE WELL	5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY 6 <input type="checkbox"/> ABANDONED, POOR QUALITY 7 <input type="checkbox"/> UNFINISHED
55-56 WATER USE 1 <input checked="" type="checkbox"/> DOMESTIC 2 <input type="checkbox"/> STOCK 3 <input type="checkbox"/> IRRIGATION 4 <input type="checkbox"/> INDUSTRIAL 5 <input type="checkbox"/> OTHER	5 <input type="checkbox"/> COMMERCIAL 6 <input type="checkbox"/> MUNICIPAL 7 <input type="checkbox"/> PUBLIC SUPPLY 8 <input type="checkbox"/> COOLING OR AIR CONDITIONING 9 <input type="checkbox"/> NOT USED
57 METHOD OF DRILLING 1 <input checked="" type="checkbox"/> CABLE TOOL 2 <input type="checkbox"/> ROTARY (CONVENTIONAL) 3 <input type="checkbox"/> ROTARY (REVERSE) 4 <input type="checkbox"/> ROTARY (AIR) 5 <input type="checkbox"/> AIR PERCUSSION	6 <input type="checkbox"/> BORING 7 <input type="checkbox"/> DIAMOND 8 <input type="checkbox"/> JETTING 9 <input type="checkbox"/> DRIVING

LOCATION OF WELL	
N	
CONTR	
RET 13	
house.	
15km	
GREENSBORO	
9	
DRILLER'S REMARKS:	

CONTRACTOR	NAME OF WELL CONTRACTOR Ted Van Kessel	LICENCE NUMBER 5201
	ADDRESS Sherman St. Sincue	
	NAME OF DRILLER OR BORER Hansie Richards	LICENCE NUMBER
	SIGNATURE OF CONTRACTOR Ted Van Kessel	SUBMISSION DATE DAY 10 MO 3 YR 73

OFFICE USE ONLY	DATE OF INSPECTION 04 12 73	CONTRACTOR 5201	DATE RECEIVED 04 12 73
REMARKS: house rented. no exact well location		CSSL88	



## **APPENDIX C**

### Water Balance and Predictive Assessment Calculations

Water Budget Summary (Using Thornthwaite Empirical Approach)								
Month	Mean Daily Average Daily Temp, t <sup>(1)</sup> (°C)	Heat Index, i <sup>(2)</sup>	Mean Monthly Precipitation, P <sup>(1)</sup> (mm)	Days in Month, d	Average Daylight Hours, N <sup>(3)</sup>	Unadjusted Potential Evapotranspiration, PE <sub>unadj</sub> <sup>(4)</sup> (mm)	Adjusted Evapotranspiration Adjusted for Month and Daylight, PE <sup>(5)</sup> (mm)	Actual Water Balance, P - PE (mm)
January	-5.0	0.00	81.3	31	9.45	0.00	0.00	81.30
February	-4.5	0.00	58.0	28	10.57	0.00	0.00	58.00
March	0.3	0.01	70.8	31	11.98	0.84	0.87	69.93
April	6.8	1.59	87.4	30	13.44	28.83	32.29	55.11
May	13.6	4.55	87.6	31	14.67	63.17	79.81	7.79
June	19.0	7.55	81.5	30	15.28	92.23	117.47	-35.97
July	21.2	8.91	88.6	31	14.95	104.41	134.39	-45.79
August	20.1	8.22	79.5	31	13.85	98.30	117.20	-37.70
September	16.4	6.04	85.8	30	12.45	78.08	81.00	4.80
October	10.0	2.86	86.1	31	11.00	44.61	42.27	43.83
November	3.9	0.69	82.5	30	9.74	15.37	12.47	70.03
December	-1.7	0.00	76.3	31	9.09	0.00	0.00	76.30
Totals		40.41	965.4			525.8	617.8	347.6

Annual Heat Index, I	40.41
$\alpha$ <sup>(3)</sup>	1.13

Notes:

- <sup>(1)</sup> Data from Environment Canada 1991-2020 Climate Normals - Delhi Station (1991-2020 Data)
- <sup>(2)</sup> Monthly Heat Index, i =  $(T/5)^{1.514}$ ; I = Annual Heat Index = sum of monthly heat indices
- <sup>(3)</sup> from US Naval Observatory web site
- <sup>(3)</sup>  $\alpha = (6.75 \times 10^{-7} \times I^3) - (7.71 \times 10^{-5} \times I^2) + (0.01792 \times I) + .49239$  Where I = Annual Heat Index
- <sup>(4)</sup>  $PE_{unadj} = 16 \times (10 \times t / I) \alpha$  Where: t= Degrees C; I= Annual heat index;  $\alpha$  = factor based on heat index
- <sup>(5)</sup>  $PE = PE_{unadj} \times (N / 12) \times (d / 30)$  Where N = number of daylight hours in that month; d = number of days in the month

## MECP D-5-4 PREDICTIVE ASSESSMENT CALCULATIONS

### CASE 1:

3977.2 m<sup>2</sup> Lot with 5% impervious space serviced by a conventional treatment unit without Nitrate reduction

### Water Budget Calculations

Annual Precipitation, P	0.965	m/yr	<i>Environment Canada 1991 to 2020 Climate Normals, Delhi Station</i>
Evapotranspiration, E	0.618	m/yr	<i>Thornthwaite Mather Water Balance</i>
Water Surplus, S	0.348	m/yr	$[S = P - E]$

### Infiltration Calculations

*Infiltration Factors based on MOEE Hydrogeological Technical Information Requirements for Land Development Applications (April 1995)*

<u>Topography, I<sub>T</sub></u>	<u>Soil Type, I<sub>S</sub></u>	<u>Vegetative Cover, I<sub>V</sub></u>
Flat 0.3	Tight Impervious Clay 0.1	Cultivated 0.1
Rolling 0.2	Medium (Clay & Loam) 0.2	Woodland 0.2
Hilly 0.1	Open Sandy Loam 0.4	
Selected: I <sub>T</sub> = 0.25	I <sub>S</sub> = 0.4	I <sub>V</sub> = 0.1
Combined Infiltration Factor, I	0.75	$[I = I_T + I_S + I_V]$
Infiltration Rate, IR	0.2607 m/yr	$[IR = S \times I]$
Site Area, A <sub>S</sub>	3977.2 m <sup>2</sup>	
Percent Impervious Areas	5 %	
Impervious Areas, A <sub>I</sub>	199 m <sup>2</sup>	
Pervious Area, A <sub>P</sub>	3778 m <sup>2</sup>	$[A_P = A_S - A_I]$
Dilution Volume, V <sub>D</sub>	2699 L/day	$[V_D = IR \times AP] \times 1000 \text{ L/m}^3 \div 365 \text{ days/year}]$

### Nitrate Loading

Number of Lots, L	1 Lots	
Daily Effluent Flow per lot, Q <sub>E</sub>	1000 L/day	<i>Default as per MOEE Technical Guideline</i>
Total Effluent Flow, Q <sub>T</sub>	1000 L/day	$[Q_T = L \times Q_E]$
Nitrate Concentration in Effluent, N <sub>E</sub>	40 mg/L	<i>Default concentration without treatment as per MOEE Technical Guideline</i>
Nitrate Reduction with Advanced Treatment	0 %	<i>Conventional treatment unit without Nitrate reduction</i>
Nitrate Concentration in Effluent, N <sub>E</sub>	40 mg/L	
Background Nitrate Concentration, N <sub>B</sub>	0.145 mg/L	<i>Assumed background concentration</i>

### Predictive Assessment

Nitrate Concentration at Property Boundary, N<sub>C</sub>

$$N_C = \frac{(N_E \times Q_E) + (N_B \times V_D)}{(Q_E + V_D)} \quad \text{MOEE D-5-4 Guidelines for Residential Developments}$$

$$N_C = 10.9 \text{ mg/L} \quad \text{*** Exceeds ODWQ Guideline Limit of 10 mg/L}$$

## MECP D-5-4 PREDICTIVE ASSESSMENT CALCULATIONS

### CASE 1:

3977.2 m<sup>2</sup> Lot with 5% impervious space serviced by an advance treatment unit with Nitrate reduction

### Water Budget Calculations

Annual Precipitation, P	0.965	m/yr	<i>Environment Canada 1991 to 2020 Climate Normals, Delhi Station</i>
Evapotranspiration, E	0.618	m/yr	<i>Thornthwaite Mather Water Balance</i>
Water Surplus, S	0.348	m/yr	$[S = P - E]$

### Infiltration Calculations

*Infiltration Factors based on MOEE Hydrogeological Technical Information Requirements for Land Development Applications (April 1995)*

<u>Topography, I<sub>T</sub></u>	<u>Soil Type, I<sub>S</sub></u>	<u>Vegetative Cover, I<sub>V</sub></u>
Flat 0.3	Tight Impervious Clay 0.1	Cultivated 0.1
Rolling 0.2	Medium (Clay & Loam) 0.2	Woodland 0.2
Hilly 0.1	Open Sandy Loam 0.4	
Selected: I <sub>T</sub> = 0.25	I <sub>S</sub> = 0.4	I <sub>V</sub> = 0.1
Combined Infiltration Factor, I	0.75	$[I = I_T + I_S + I_V]$
Infiltration Rate, IR	0.2607 m/yr	$[IR = S \times I]$
Site Area, A <sub>S</sub>	3977.2 m <sup>2</sup>	
Percent Impervious Areas	5 %	
Impervious Areas, A <sub>I</sub>	199 m <sup>2</sup>	
Pervious Area, A <sub>P</sub>	3778 m <sup>2</sup>	$[A_P = A_S - A_I]$
Dilution Volume, V <sub>D</sub>	2699 L/day	$[V_D = IR \times AP] \times 1000 \text{ L/m}^3 \div 365 \text{ days/year}]$

### Nitrate Loading

Number of Lots, L	1 Lots	
Daily Effluent Flow per lot, Q <sub>E</sub>	1000 L/day	<i>Default as per MOEE Technical Guideline</i>
Total Effluent Flow, Q <sub>T</sub>	1000 L/day	$[Q_T = L \times Q_E]$
Nitrate Concentration in Effluent, N <sub>E</sub>	40 mg/L	<i>Default concentration without treatment as per MOEE Technical Guideline</i>
Nitrate Reduction with Advanced Treatment	30 %	<i>Nitrate reduction using Level IV Advanced Treatment Unit</i>
Nitrate Concentration in Effluent, N <sub>E</sub>	28 mg/L	
Background Nitrate Concentration, N <sub>B</sub>	0.145 mg/L	<i>Assumed background concentration</i>

### Predictive Assessment

Nitrate Concentration at Property Boundary, N<sub>C</sub>

$$N_C = \frac{(N_E \times Q_E) + (N_B \times V_D)}{(Q_E + V_D)} \quad \text{MOEE D-5-4 Guidelines for Residential Developments}$$

$$N_C = 7.7 \text{ mg/L} \quad \text{O.K. - Meets ODWQ Guideline Limit of 10 mg/L}$$





## **APPENDIX D**

### Engineered Fill

The information presented in this appendix is intended for general guidance only. Site specific conditions and prevailing weather may require modification of compaction standards, backfill type or procedures. Each site must be discussed, and procedures agreed with Peto MacCallum Ltd. prior to the start of the earthworks and must be subject to ongoing review during construction. This appendix is not intended to apply to embankments. Steeply sloping ravine residential lots require special consideration.

For fill to be classified as engineered fill suitable for supporting structural loads, a number of conditions must be satisfied, including but not necessarily limited to the following:

## 1. Purpose

The site specific purpose of the engineered fill must be recognized. In advance of construction, all parties should discuss the project and its requirements and agree on an appropriate set of standards and procedures.

## 2. Minimum Extent

The engineered fill envelope must extend beyond the footprint of the structure to be supported. The minimum extent of the envelope should be defined from a geotechnical perspective by:

- at founding level, extend a minimum 1.0 m beyond the outer edge of the foundations, greater if adequate layout has not yet been completed as noted below; and
- extend downward and outward at a slope no greater than 45° to meet the subgrade

All fill within the envelope established above must meet the requirements of engineered fill in order to support the structure safely. Other considerations such as survey control, or construction methods may require an envelope that is larger, as noted in the following sections.

Once the minimum envelope has been established, structures must not be moved or extended without consultation with Peto MacCallum Ltd. Similarly, Peto MacCallum Ltd. should be consulted prior to any excavation within the minimum envelope.

## 3. Survey Control

Accurate survey control is essential to the success of an engineered fill project. The boundaries of the engineered fill must be laid out by a surveyor in consultation with engineering staff from Peto MacCallum Ltd. Careful consideration of the maximum building envelope is required.

During construction it is necessary to have a qualified surveyor provide total station control on the three dimensional extent of filling.

## 4. Subsurface Preparation

Prior to placement of fill, the subgrade must be prepared to the satisfaction of Peto MacCallum Ltd. All deleterious material must be removed and in some cases, excavation of native mineral soils may be required.

Particular attention must be paid to wet subgrades and possible additional measures required to achieve sufficient compaction. Where fill is placed against a slope, benching may be necessary and natural drainage paths must not be blocked.

## 5. Suitable Fill Materials

All material to be used as fill must be approved by Peto MacCallum Ltd. Such approval will be influenced by many factors and must be site and project specific. External fill sources must be sampled, tested and approved prior to material being hauled to site.

## 6. Test Section

In advance of the start of construction of the engineered fill pad, the Contractor should conduct a test section. The compaction criterion will be assessed in consultation with Peto MacCallum Ltd. for the various fill material types using different lift thicknesses and number of passes for the compaction equipment proposed by the Contractor.

Additional test sections may be required throughout the course of the project to reflect changes in fill sources, natural moisture content of the material and weather conditions.

The Contractor should be particularly aware of changes in the moisture content of fill material. Site review by Peto MacCallum Ltd. is required to ensure the desired lift thickness is maintained and that each lift is systematically compacted, tested and approved before a subsequent lift is commenced.

## 7. Inspection and Testing

Uniform, thorough compaction is crucial to the performance of the engineered fill and the supported structure. Hence, all subgrade preparation, filling and compacting must be carried out under the full time inspection by Peto MacCallum Ltd.

All founding surfaces for all buildings and residential dwellings or any part thereof (including but not limited to footings and floor slabs) on structural fill or native soils must be inspected and approved by PML engineering personnel prior to placement of the base/subbase granular material and/or concrete. The purpose of the inspection is to ensure the subgrade soils are capable of supporting the building/house foundation and floor slab loads and to confirm the building/house envelope does not extend beyond the limits of any structural fill pads.

## 8. Protection of Fill

Fill is generally more susceptible to the effects of weather than natural soil. Fill placed and approved to the level at which structural support is required must be protected from excessive wetting, drying, erosion or freezing. Where adequate protection has not been provided, it may be necessary to provide deeper footings or to strip and recompact some of the fill.

## 9. Construction Delay Time Considerations

The integrity of the fill pad can deteriorate due to the harsh effects of our Canadian weather. Hence, particular care must be taken if the fill pad is constructed over a long time period.

It is necessary therefore, that all fill sources are tested to ensure the material compactability prior to the soil arriving at site. When there has been a lengthy delay between construction periods of the fill pad, it is necessary to conduct subgrade proof rolling, test pits or boreholes to verify the adequacy of the exposed subgrade to accept new fill material.

When the fill pad will be constructed over a lengthy period of time, a field survey should be completed at the end of each construction season to verify the areal extent and the level at which the compacted fill has been brought up to, tested and approved.

In the following spring, subexcavation may be necessary if the fill pad has been softened attributable to ponded surface water or freeze/thaw cycles.

A new survey is required at the beginning of the next construction season to verify that random dumping and/or spreading of fill has not been carried out at the site.

## 10. Approved Fill Pad Surveillance

It should be appreciated that once the fill pad has been brought to final grade and documented by field survey, there must be ongoing surveillance to ensure that the integrity of the fill pad is not threatened.

Grading operations adjacent to fill pads can often take place several months or years after completion of the fill pad.

It is imperative that all site management and supervision staff, the staff of Contractors and earthwork operators be fully aware of the boundaries of all approved engineered fill pads.

Excavation into an approved engineered fill pad should never be contemplated without the full knowledge, approval and documentation by the geotechnical consultant.

If the fill pad is knowingly built several years in advance of ultimate construction, the areal limits of the fill pad should be substantially overbuilt laterally to allow for changes in possible structure location and elevation and other earthwork operations and competing interests on the site. The overbuilt distance required is project and/or site specified.

Iron bars should be placed at the corner/intermediate points of the fill pad as a permanent record of the approved limits of the work for record keeping purposes.

## 11. Unusual Working Conditions

Construction of fill pads may at times take place at night and/or during periods of freezing weather conditions because of the requirements of the project schedule. It should be appreciated therefore, that both situations present more difficult working conditions. The Owner, Contractor, Design Consultant and Geotechnical Engineer must be willing to work together to revise site construction procedures, enhance field testing and surveillance, and incorporate design modifications as necessary to suit site conditions.

When working at night there must be sufficient artificial light to properly illuminate the fill pad and borrow areas.

Placement of material to form an engineered fill pad during winter and freezing temperatures has its own special conditions that must be addressed. It is imperative that each day prior to placement of new fill, the exposed subgrade must be inspected and any overnight snow or frozen material removed. Particular attention should be given to the borrow source inspection to ensure only nonfrozen fill is brought to the site.

The Contractor must continually assess the work program and have the necessary spreading and compacting equipment to ensure that densification of the fill material takes place in a minimum amount of time. Changes may be required to the spreading methods, lift thickness, and compaction techniques to ensure the desired compaction is achieved uniformly throughout each fill lift.

The Contractor should adequately protect the subgrade at the end of each shift to minimize frost penetration overnight. Since water cannot be added to the fill material to facilitate compaction, it is imperative that densification of the fill be achieved by additional compaction effort and an appropriate reduced lift thickness. Once the fill pad has been completed, it must be properly protected from freezing temperatures and ponding of water during the spring thaw period.

If the pad is unusually thick or if the fill thickness varies dramatically across the width or length of the fill pad, Peto MacCallum Ltd. should be consulted for additional recommendations. In this case, alternative special provisions may be recommended, such as providing a surcharge preload for a limited time or increase the degree of compaction of the fill.



## Profile Report

CLARENCE BOER CONSTRUCTION LIMITED as of November 28, 2024

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	CLARENCE BOER CONSTRUCTION LIMITED
Ontario Corporation Number (OCN)	307436
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation/Amalgamation	June 27, 1975
Registered or Head Office Address	59 Decou Road, Simcoe, Ontario, N3Y 4K2, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Active Director(s)

Minimum Number of Directors	[Not Provided]
Maximum Number of Directors	[Not Provided]

Name	HENRY BOER
Address for Service	59 Decou Road, Simcoe, Ontario, N3Y 4K2, Canada
Resident Canadian	Yes
Date Began	February 01, 1993

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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**Active Officer(s)**

<b>Name</b>	HENRY BOER
<b>Position</b>	President
<b>Address for Service</b>	59 Decou Road, Simcoe, Ontario, N3Y 4K2, Canada
<b>Date Began</b>	September 19, 1995

<b>Name</b>	HENRY BOER
<b>Position</b>	Secretary
<b>Address for Service</b>	59 Decou Road, Simcoe, Ontario, N3Y 4K2, Canada
<b>Date Began</b>	May 24, 2015

<b>Name</b>	HENRY BOER
<b>Position</b>	Treasurer
<b>Address for Service</b>	59 Decou Road, Simcoe, Ontario, N3Y 4K2, Canada
<b>Date Began</b>	May 24, 2015

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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### Corporate Name History

Name

Effective Date

CLARENCE BOER CONSTRUCTION LIMITED

Refer to Corporate Records

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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Additional historical information may exist in paper or microfiche format.

**Active Business Names**

<b>Name</b>	BOER HOMES
<b>Business Identification Number (BIN)</b>	1000524906
<b>Registration Date</b>	May 03, 2023
<b>Expiry Date</b>	May 02, 2028

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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Expired or Cancelled Business Names

Name	BOER HOMES
Business Identification Number (BIN)	280302332
Status	Inactive - Expired
Registration Date	March 16, 2018
Expired Date	March 15, 2023

Name	BOER HOMES
Business Identification Number (BIN)	220395099
Status	Inactive - Expired
Registration Date	April 11, 2012
Expired Date	April 10, 2017

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*V. Quintanilla W.*

Director/Registrar

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## Document List

Filing Name	Effective Date
Annual Return - 2023 PAF: HENRY BOER	November 27, 2023
Annual Return - 2022 PAF: HENRY BOER	January 13, 2023
Annual Return - 2013 PAF: HENRY BOER - DIRECTOR	October 02, 2016
Annual Return - 2014 PAF: HENRY BOER - DIRECTOR	October 02, 2016
Annual Return - 2015 PAF: HENRY BOER - DIRECTOR	October 02, 2016
Annual Return - 2016 PAF: HENRY BOER - DIRECTOR	October 02, 2016
Annual Return - 2016 PAF: HENRY BOER - DIRECTOR	September 20, 2016
CIA - Notice of Change PAF: THOMAS N. WHITE - OTHER	March 23, 2016
Annual Return - 2015 PAF: HENRY BOER - DIRECTOR	September 26, 2015
CIA - Notice of Change PAF: THOMAS N. WHITE - OTHER	June 11, 2015
Annual Return - 2014 PAF: HENRY BOER - DIRECTOR	October 04, 2014
Annual Return - 2013 PAF: HENRY BOER - DIRECTOR	December 21, 2013
CIA - Notice of Change PAF: THOMAS N WHITE - OTHER	September 13, 2013

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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Annual Return - 2012 PAF: HENRY A BOER - DIRECTOR	January 04, 2013
Annual Return - 2011 PAF: HENRY ANTHONY BOER - DIRECTOR	December 30, 2011
CIA - Notice of Change PAF: TOM WHITE - OTHER	February 06, 2009
Annual Return - 2008 PAF: HENRY BOER	December 13, 2008
Annual Return - 2007 PAF: HENRY BOER	February 11, 2008
Annual Return - 2006 PAF: HENRY BOER	January 20, 2007
Annual Return - 2003 PAF: HENRY BOER - DIRECTOR	December 04, 2004
Annual Return - 2002 PAF: HENRY BOER - DIRECTOR	November 02, 2003
Annual Return - 2001 PAF: HENRY BOER - DIRECTOR	November 24, 2002
Annual Return - 2001 PAF: HENRY BOER - DIRECTOR	January 22, 2002
Annual Return - 2000 PAF: HENRY BOER - DIRECTOR	December 02, 2001
CIA - Notice of Change PAF: HENRY BOER - DIRECTOR	June 21, 2000
CIA - Notice of Change PAF: HENRY BOER - DIRECTOR	January 23, 1996
BCA - Articles of Amendment	September 19, 1995
Annual Return - 1994	July 20, 1995
Other - SPECIAL NOTICE 2	August 12, 1994

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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PAF: OFFICER

Other - SPECIAL NOTICE  
PAF: CLARENCE BOER - Director

August 23, 1993

BCA - Articles of Amendment

February 04, 1993

CPCV - Corporate Conversion ADD

June 27, 1992

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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# Clarence Boer Construction Limited

## DIRECTORS' REGISTER

Name of Director	Date Elected	Date Resigned
CLARENCE BOER	Jun 27, 1975	Sep 19, 1995
GERDY BOER	Jun 27, 1975	Sep 19, 1995
HENRY BOER 43 Donly Drive North Simcoe, Ontario N3Y 4W3	Feb 1, 1993	
CHRISTINE BOER	Sep 19, 1995	May 24, 2015

# Clarence Boer Construction Limited

## OFFICERS' REGISTER

Name of Officer	Office Held	Date Elected	Date Resigned
<b>CLARENCE BOER</b>	President	Jun 27, 1975	Sep 19, 1995
<b>GERDY BOER</b>	Secretary	Jun 27, 1975	Sep 19, 1995
<b>HENRY BOER</b>	Treasurer	Feb 1, 1993	Sep 19, 1995
<b>HENRY BOER</b> 43 Donly Drive North Simcoe, Ontario N3Y 4W3	President	Sep 19, 1995	
<b>CHRISTINE BOER</b>	Secretary-Treas.	Sep 19, 1995	May 24, 2015
<b>HENRY BOER</b> 43 Donly Drive North Simcoe, Ontario N3Y 4W3	Secretary	May 24, 2015	
<b>HENRY BOER</b> 43 Donly Drive North Simcoe, Ontario N3Y 4W3	Treasurer	May 24, 2015	



# Clarence Boer Construction Limited

## SHAREHOLDERS' REGISTER

Date	Name	No. of Shares	Class Of Shares Held
Jul 1, 1995	<b>Henry Boer</b> 43 Donly Drive North Simcoe, Ontario N3Y 4W3	100	Common
Sep 19, 1995	<b>Henry Boer</b> 43 Donly Drive North Simcoe, Ontario N3Y 4W3	1,098	Class "B" Special
May 24, 2015	<b>Henry Boer</b> 43 Donly Drive North Simcoe, Ontario N3Y 4W3	100	Common

## STOCK TRANSFER REGISTER

Document prepared using *Fast Company* by Do Process Software Ltd.

## 1.0 Introduction

The purpose of this report is to provide planning rationale for changing the zoning on a parcel of land located on the east side of Turkey Point Road within the hamlet of Green's Corner's, to a Hamlet Residential Zone.

The subject lands are located at 1904 Turkey Point Road and, in the Norfolk County Plan, designated Hamlet. These lands are zoned "Agricultural" in the Norfolk County Zoning By-Law 1-Z-2014.

This report includes a review of the Planning Act, Provincial Policy Statement 2024, Norfolk County Official Plan and Norfolk County Zoning By-Law 1-Z-2014.

## 2.0 Site description and neighbouring land uses

The site is a 0.80 ha (1.98AC) parcel of rather level land. It has 62.39 m frontage on Turkey Point Road. All existing buildings are to be removed. There are a few isolated trees on site mostly on the edge of the parcel. Residential lots with single detached dwellings are located to the west, north and south. To the east, a residential subdivision has been draft-approved.

## 3.0 Development Proposal

Residential development is proposed in the form of two hamlet residential lots fronting on Turkey Point Road, each with a new single detached dwelling. Following approval of the proposed zoning amendment a consent application will be submitted to create a 4020.9 sq m north lot with 31.19 m frontage and a 4069.9 sq m south lot with frontage of 31.19 m.



## 4.0 Policy Review

### 4.1 Planning Act

Section 2 of the Planning Act lists areas of Provincial interest. These areas include such general matters as;

- the orderly development of safe and healthy communities,
- the adequate provision of a full range of housing, including affordable housing, and
- the appropriate location of growth and development.

Section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. This will be dealt with in the next section regarding the Provincial Planning Statement.

**Comment on justification:** The proposed zoning change which will permit residential land use within a hamlet which will assist in orderly development and provide for additional housing in an appropriate location.

### 4.2 Provincial Planning Statement 2024

On August 20, 2024, the Province released the new Provincial Planning Statement 2024 which came into effect on October 20, 2024. It replaces the Provincial Policy Statement 2020. The Provincial Planning Statement guides land use 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 Planning Statement. The following is a review of pertinent policies for this development proposal.

Provincial Planning Statement (2024)	Justification Comments
<b>2.1 Planning for People and Homes</b>	
2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.	Growth projections undertaken in the recent County Comprehensive Review and related Official Plan update forecast population growth. In order to accommodate those population projections, policy changes, revised intensification targets and settlement area expansions have been adopted by Norfolk County Council in Official Plan amendment #163. This amendment has been sent to the Province for approval. Although not specific to this proposal, this work shows a need for more residential land.
3. At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but	With the update to the Norfolk County Official Plan, the subject lands continue to be within the Hamlet of Green's Corners. As such the subject lands form part of the

not more than 30 years, informed by provincial guidance.	land needed to meet projected needs for hamlet residential development.
<p>4. To provide for an appropriate range and mix of <i>housing options</i> and densities required to meet projected requirements of current and future residents of the <i>regional market area</i>, planning authorities shall:</p> <p>maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are <i>designated and available</i> for residential development; and</p> <p>maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.</p>	<p>Hamlet development, on private on-site water and sewage servicing, is one component of the range of housing options available to meet the County's projected needs. Using the subject lands for residential use will contribute to achieving the County housing targets.</p>
<b>2.2 Housing</b>	
<p>1. Planning authorities shall provide for an appropriate range and mix of <i>housing options</i> and densities to meet projected needs of current and future residents of the <i>regional market area</i> by:</p> <p>a) establishing and implementing minimum targets for the provision of housing that is <i>affordable to low and moderate income households</i>, and coordinating land use planning and planning for housing with Service Managers to address the full range of <i>housing options</i> including <i>affordable</i> housing needs;</p> <p>b) permitting and facilitating:</p> <ul style="list-style-type: none"> <li>i. all <i>housing options</i> required to meet the social, health, economic and wellbeing requirements of current and future residents, including <i>additional needs housing</i> and needs arising from demographic changes and employment opportunities; and</li> <li>ii. all types of residential <i>intensification</i>, including the <i>development</i> and <i>redevelopment</i> of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential</li> </ul>	<p>Norfolk County provides for a range of housing options, including urban housing in many forms, and less dense hamlet housing. The proposed zoning change will enable two hamlet residential lots, likely affordable to a moderate-income household.</p> <p>Given the size of the subject lands, two residential lots are the most efficient use of these hamlet lands.</p>

<p>use, development and introduction of new <i>housing options</i> within previously developed areas, and <i>redevelopment</i>, which results in a net increase in residential units in accordance with policy 2.3.1.3;</p> <p>c) promoting densities for new housing which efficiently use land, resources, <i>infrastructure</i> and <i>public service facilities</i>, and support the use of <i>active transportation</i>; and</p>	
<b>2.3 Settlement Areas and Settlement Area Boundary Expansions</b> <b>General Policies for Settlement Areas</b>	
<p>1. <i>Settlement areas</i> shall be the focus of growth and development. Within <i>settlement areas</i>, growth should be focused in, where applicable, <i>strategic growth areas</i>, including <i>major transit station areas</i>.</p>	<p>The subject lands are within the hamlet of Green's Corners which is one of the settlement areas where the focus of development should be.</p>
<p>2. Land use patterns within <i>settlement areas</i> should be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> <li>a) efficiently use land and resources;</li> <li>b) optimize existing and planned <i>infrastructure</i> and <i>public service facilities</i>;</li> <li>c) support <i>active transportation</i>;</li> <li>d) are <i>transit-supportive</i>, as appropriate; and</li> <li>e) are <i>freight-supportive</i>.</li> </ul>	<p>Given the existing residential lots fronting on Turkey Point Road, the proposed residential zoning will enable two additional residential dwellings. This is an efficient use of the subject lands, local resources, the existing infrastructure and public service facilities.</p>
<p>3. Planning authorities shall support general <i>intensification</i> and <i>redevelopment</i> to support the achievement of <i>complete communities</i>, including by planning for a range and mix of <i>housing options</i> and prioritizing planning and investment in the necessary <i>infrastructure</i> and <i>public service facilities</i>.</p>	<p>Two additional residential dwellings are part of general intensification. It adds another housing option to the mix.</p> <p>The additional tax contribution from these new residences is small but would contribute to any needed infrastructure or public service facilities.</p>
<b>Rural Areas in Municipalities</b>	
<p>1. Healthy, integrated and viable <i>rural areas</i> should be supported by:</p> <ul style="list-style-type: none"> <li>building upon rural character, and leveraging rural amenities and assets;</li> <li>promoting regeneration, including the <i>redevelopment</i> of <i>brownfield sites</i>;</li> <li>accommodating an appropriate range and mix of housing in rural <i>settlement areas</i>;</li> </ul>	<p>Through the proposed zoning amendment, two new residential dwellings located on an established residential street is enabled within a rural settlement area.</p>

2. In <i>rural areas</i> , <i>rural settlement areas</i> shall be the focus of growth and development and their vitality and regeneration shall be promoted.	Adding new residential development in Green's Corners, which is a rural settlement area, supports this policy.
3. When directing development in <i>rural settlement areas</i> in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.	As most of Turkey Point Road, within the hamlet, is already developed with single detached dwellings, it is appropriate to add more residential dwellings. Private on-site servicing has been used for the other residential lots and is proposed for the subject lands. Other residential lots in the area are of a similar size.
<b>Chapter 3: Infrastructure and Facilities</b>	
<b>3.6 Sewage, Water and Stormwater</b>	
4. Where <i>municipal sewage services</i> and <i>municipal water services</i> or <i>private communal sewage services</i> and <i>private communal water services</i> are not available, planned or feasible, <i>individual on-site sewage services</i> and <i>individual on-site water services</i> may be used provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i> .	Individual on-site sewage services and individual on-site water services are proposed and permitted. As others on the street already utilize individual on-site services and the subject lands are similar, the site conditions are expected to be suitable for such services with no negative impacts. This is supported by a favourable hydrogeologic report.
<b>Chapter 6: Implementation and Interpretation</b>	
<b>6.1 General Policies for Implementation and Interpretation</b>	
6. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and the Provincial Planning Statement by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.	Norfolk County has established its Zoning By-law and continues efforts to keep it up to date. Changing the zoning on the subject lands will permit appropriate Hamlet residential development according to the established RH zone provisions.

Population growth is anticipated and the County is required to provide housing options to address that growth. Low density residential development on individual on-site private water and sewage services is permitted and encouraged within rural settlement areas. The subject lands are within Green's Corners, a rural settlement area. The proposed zoning amendment is consistent with the Provincial Planning Statement 2024 and therefore should be supported.

## 2.3 Norfolk County Official Plan

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



Plan contains six strategic themes furthered advanced by several goals and objectives in order to attain this vision. The four most specific objectives relating to Hamlet residential development are;

- Maintain and enhance the rural character of Norfolk’s many Hamlet Areas through appropriate infill development.
- 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.
- Ensure the responsible use of land by encouraging the redevelopment, intensification and infilling of underutilized land and the efficient use of greenfield lands in Urban Areas.

More specific policy based on the above objectives provides direction for proposals such as this change from an Open Space zone to a Hamlet Residential zone.

Norfolk County Official Plan	Comments
<b>5.3 Housing</b> a) At all times, the County shall maintain the ability to accommodate residential growth for a minimum of 10 years through land which is designated and available for residential development. Additionally, the County shall ensure that where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned in the Zoning By-law and available for development or redevelopment.	With the Hamlet Residential zone change, two single detached dwellings could be built on the subject lands. This would assist in a small way in having the ability to accommodate 10 years of residential growth.
b) The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.	Should two single detached dwelling be built on the subject lands, they will form a small part of the full range of housing types.
<b>6.6 Hamlet Areas</b> 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	The subject lands are a lot within the Hamlet Area boundary. No detriment to the rural character of the surrounding agricultural uses or resource area is anticipated. No adverse consequences or negative impacts are expected.



<p>consequences, and will not have a negative impact on the County's financial sustainability. Growth in the Hamlets will be carefully monitored.</p>	
<p><b>7.5 Hamlet Designation</b>  <b>7.5.1 Permitted Uses</b>  a) Low density residential dwellings on lots suitably sized to accommodate private servicing systems shall be the main permitted use.</p>	<p>The proposal is consistent with this policy as low density single detached dwellings are likely to be constructed. Norfolk County has previously found lots of 0.4 ha suitably sized for private servicing systems and therefore set the minimum lot size in the zoning by-law at that level. The proposed new lots will both be just over 0.4 ha in size.</p>
<p>7.5.2 Land Use Policies  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:  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;  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;  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 or on Schedule "G" and Table 6 of the Lakeshore Special Policy Area Secondary Plan, 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</p>	<p>The proposed change in zoning from Agricultural to Hamlet Residential is suitable as</p> <ul style="list-style-type: none"> <li>i) The Hydrogeological Investigation report indicates there is potable water available. Nitrate reduction treatment is recommended;</li> <li>ii) Again the Hydrogeological Investigation report has concluded that on-site private servicing is appropriate in this situation. An unacceptable impact is not anticipated. The 0.4 ha lot size is appropriate for private serving;</li> <li>iii) Private servicing is appropriate for low density hamlet development;</li> <li>iv) This residential use should be considered infilling between developed hamlet lots;</li> <li>v) It is reasonable to assume the additional residents can be accommodated in the community facilities;</li> <li>vi) No Provincially Significant Features or Hazard Lands impact the subject land;</li> <li>vii) No adjacent lands to Natural Heritage Features are associated with the subject land;</li> <li>viii) There subject lands are located in a petroleum resource area. identified on Schedule J of the Official Plan. Section 4.6 2 c) of the Plan permits development where b) the proposed development and change in land use</li> </ul>

<p>(Natural Heritage Systems) and Section 11 (Lakeshore Special Policy Area Secondary Plan) of this Plan; 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>serves a greater long-term interest of the general public; and c) issues of public health, public safety and environmental impact are addressed. Due to the existing and approved residential development surrounding the subject lands, adding two more dwelling units serves the greater long-term interest and avoids creating public health, safety and environmental impacts.</p>
<p>d) Additional residential development within a Hamlet Area shall be encouraged to occur through infilling or in-depth development. Provision shall be made at appropriate locations to provide access from the main road to an additional tier of lots behind existing development. The County shall strongly discourage linear development along roads.</p>	<p>As there are hamlet residential lots to the north, west and south and a draft-approved plan of subdivision to the east of the subject lands, developing the proposed two lots for residential use is encouraged. Development of these lands is considered infill development. This proposal is consistent with this policy.</p>
<p>f) Development within the Hamlet Designation shall also be subject to the policies of Section 6.6 (Hamlet Areas) of this Plan.</p>	<p>See above where Section 6.6 was covered.</p>
<p><b>8.9.2 Services Outside of Urban Areas</b> a) The primary means of waste water disposal in the Rural Area and the Hamlet Areas, is the septic tank and weeping tile system. It is anticipated that such systems or other private waste water disposal systems will continue to be the principal means of waste water disposal outside of Urban Areas. The installation of septic systems is subject to the approval of the authority having jurisdiction.</p>	<p>With the zone being changed to Hamlet Residential, a consent application proposing to sever the subject lands into 2 hamlet residential lots will be submitted. Once the two lots are created the owner of each lot can apply to Norfolk County’s Building Department for a building permit for a single detached dwelling and one for a septic system. The Hydrogeological Investigation report will be part of that. Approval will be needed before construction begins.</p>
<p><b>9.6.2 Zoning By-law Amendments</b> 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>See the discussion below regarding the evaluation of the proposed zoning amendment.</p>
<p>9.6.1 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;</p>	<p>The zoning amendment changing the A zone to RH should be supported as; i) The proposal conforms to the Planning Act and Provincial Planning Statement 2024 as outlined above;</p>

<p>ii) the manner in which the proposed amendment conforms to the Strategic Plan prepared in support on this Plan;</p> <p>iii) the manner in which the proposed amendment conforms to the Goals and Objectives, and policies of this Plan;</p> <p>iv) the impacts of the proposed amendment on the provision of and demand for municipal services, infrastructure and facilities;</p> <p>v) the adequacy of the proposed servicing solution with respect to the servicing policies of this Plan;</p> <p>vi) the impact of the proposed amendment on surrounding land uses, the transportation system, municipal services and community amenities and services;</p> <p>vii) the impact of the proposed amendment on the community structure and nature of the Urban Areas and/or Hamlet Areas;</p> <p>viii) the impact of the proposed amendment on cultural heritage resources and/or Natural Heritage Features;</p> <p>ix) the impact on agricultural uses and land;</p> <p>x) the impact of the proposed amendment on the financial sustainability of the County; and</p> <p>xi) any other information determined by the County, in consultation with the appropriate agencies, to be relevant and applicable.</p>	<p>ii) The Strategic Plan is conformed to as the rural character of the hamlet is enhanced through this infill project, another housing option is provided, private servicing can be accommodated and responsible use of land is encouraged;</p> <p>iii) The Goals and Objectives of the Plan are upheld as the rural character of Green's Corners is added to through infill development. Housing in hamlets on private servicing is one form of local housing which adds to landowners' range of choices. Responsible use of lands designated for Hamlet use through infilling is enabled through the proposed zoning amendment.</p> <p>iv) Little demand is anticipated demand for municipal services, infrastructure and facilities as private on-site servicing is to be utilized and other infrastructure and facilities are already in place;</p> <p>v) Individual on-site services are anticipated and permitted;</p> <p>vi) As the subject lands are surrounded on three sides by residential uses, little impact is anticipated. The new dwellings will add support to the transportation system and community amenities and services;</p> <p>vii) The amendment will enable two new residential lots which will add to the residential character and community structure;</p> <p>viii) Little or no impact is anticipated on cultural heritage resources or Natural Heritage Features as there are none on site or adjacent to the site:</p>
--	---

	<p>ix) No impact on agricultural uses or land is expected as the subject lands do not abut agricultural land;</p> <p>x) The proposed amendment could add two lots to the residential tax base, which could have a small positive financial impact;</p> <p>xi) No additional information was required.</p>
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The proposed zoning amendment is consistent with Official Plan policy in that the subject lands are within a hamlet designation where growth is to occur, another housing option is provided, the potential residential use will add to the hamlet character and support other community services and infrastructure and private on-site servicing can be accommodated.

## 2.4 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 "Agricultural"	The Agricultural zone permits a residential dwelling and other agricultural uses. The minimum lot size cannot be achieved. This zone is not consistent with the Hamlet designation.
Hamlet residential zone (RH)	This zone permits a single detached dwelling and associated residential type uses.
Hamlet Residential Zone Provisions <ul style="list-style-type: none"> <li>• Lot area 0.4 ha</li> <li>• Lot frontage 30 m</li> <li>• Front yard setback 6 m</li> <li>• Rear yard setback 9 m</li> </ul>	0.4 ha lot sizes are proposed 31.19 m lot frontage is proposed It is reasonable to assume that the other zone provisions can be met.

The Hamlet Residential zone implements the Official Plan's Hamlet designation and provides for appropriate land uses and zone provisions. Orderly development is enabled.

### **3 Review Summary**

The proposed zoning amendment is supported by the Provincial interests outlined in the Planning Act, consistent with Provincial Planning policy, does not offend the policies of the Norfolk Official Plan and changes the zoning on the subject lands to a more suitable land use compatible with its size and abutting land uses. The Hamlet Residential zone provisions set out in the Norfolk County Zoning By-law 1-Z-2014 should be able to be met.

With the above in mind, this application should be supported. Permitting this zoning amendment is in the public interest and is good planning.

**Respectfully submitted,**

**Mary Elder MCIP RPP**

**From:** Darnell Lambert <[darnell.lambert@norfolkcounty.ca](mailto:darnell.lambert@norfolkcounty.ca)>  
**Sent:** Wednesday, April 3, 2024 8:04 AM  
**To:** Scott Puillandre <[Scottpuillandre@gdvallee.ca](mailto:Scottpuillandre@gdvallee.ca)>  
**Cc:** Brett Hamm <[Brett.Hamm@norfolkcounty.ca](mailto:Brett.Hamm@norfolkcounty.ca)>; Stephen Gradish <[Stephen.Gradish@norfolkcounty.ca](mailto:Stephen.Gradish@norfolkcounty.ca)>  
**Subject:** RE: 1904 Turkey Point Road - Traffic Impact Brief

Morning Scott:

In this circumstance, given the proposal is for the creation of a single new lot and that the road geometry provides clear sight lines for any new driveway in this location, we do not need a TIS study or and Operational Brief. The cost of such studies or briefs is not a factor in our decision but rather a matter of practical need.

Trust this suffices your request.

Thanks,

Darnell

**Darnell Lambert, C.E.T.**

Director, Engineering  
Engineering

185 Robinson St.  
Suite 200, Simcoe, Ontario, N3Y 5L6  
519-426-5870 x1094

PROPOSED  
SEVERANCE SKETCH

FOR:

BOER HOMES  
#1904 TURKEY  
POINT ROAD

SCALE: 1 : 750



OCTOBER 30, 2024

METRES

LOT

PART 2, PLAN 37R--11408

PART 1, PLAN 37R--5678

PIN 50192 - 0370 (LT)

CONCESSION

GEOGRAPHIC

CHARLOTTETOWN

TOWNSHIP

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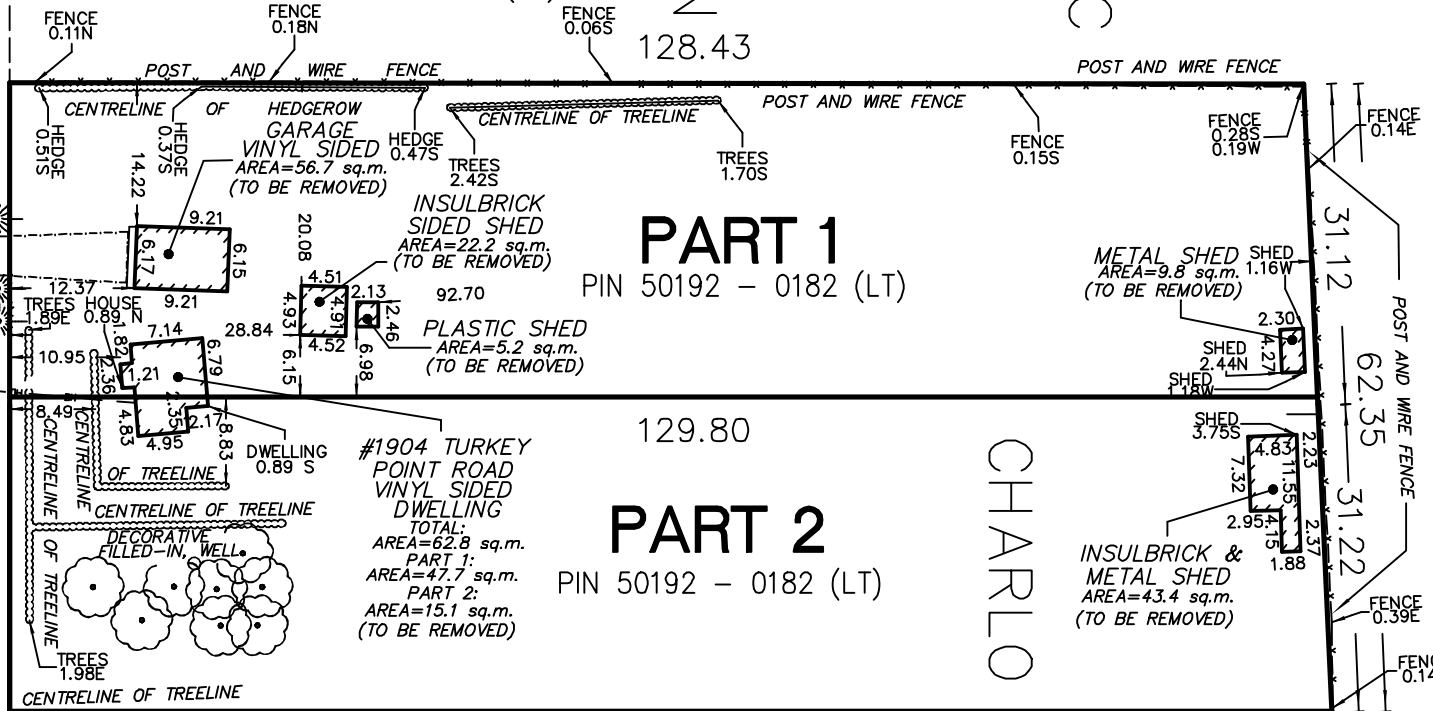
NOTES

- PART OF LOT 1 = 4020.9 SQUARE METRES
- DWELLING AREA, GARAGE & PORCH = 136.4 SQ.M
- DWELLING COVERAGE = 3.4%
- PART OF LOT 2 = 4069.9 SQUARE METRES
- DWELLING AREA, GARAGE & PORCH = 58.5 SQ.M
- DWELLING COVERAGE = 1.4%
- ALL STRUCTURES TO BE REPLACED  
WITH NEW STRUCTURES
- ALL SEPTIC AND WATER SYSTEMS TO BE  
REPLACED WITH NEW SYSTEMS



TURKEY POINT  
ROAD  
PIN 50192 - 0101 (LT)

31.19  
62.39  
31.19



PART 1, PLAN 37R--5678  
PIN 50192 - 0370 (LT)

#1904 TURKEY  
POINT ROAD  
VINYL SIDED  
DWELLING  
TOTAL:  
AREA=62.8 sq.m.  
PART 1:  
AREA=47.7 sq.m.  
PART 2:  
AREA=15.1 sq.m.  
(TO BE REMOVED)

PART 2  
PIN 50192 - 0182 (LT)

PIN 50192 - 0183 (LT)  
PART 1, PLAN 37R--7067

13

METRIC NOTE:

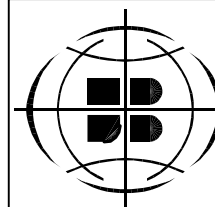
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION:

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

PROPERTY DESCRIPTION:

PART OF LOT 13, CONCESSION 9  
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE



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

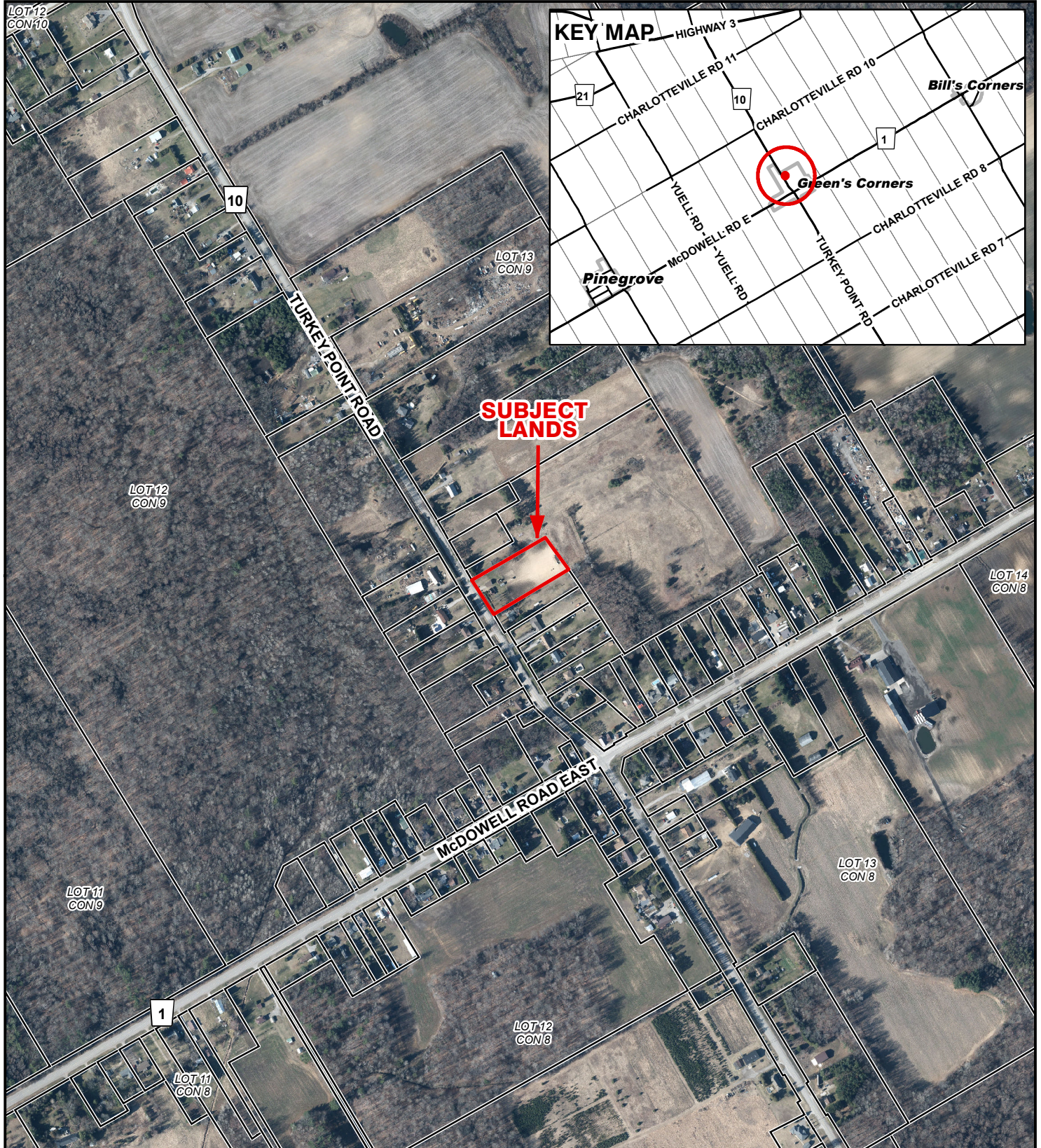
650 Ireland Rd., Simcoe, ON N3Y 4K2  
T: (519) 426-0842 www.jdbarnes.com

DRAWN BY: J.L.M.	CHECKED BY: K.S.H.	REFERENCE NO.: 24-54-069-00
		DATED: OCTOBER 30, 2024




**MAP A**  
**CONTEXT MAP**  
Geographic Township of CHARLOTTEVILLE

ZNPL2024396

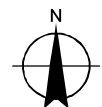


**Legend**

 Subject Lands

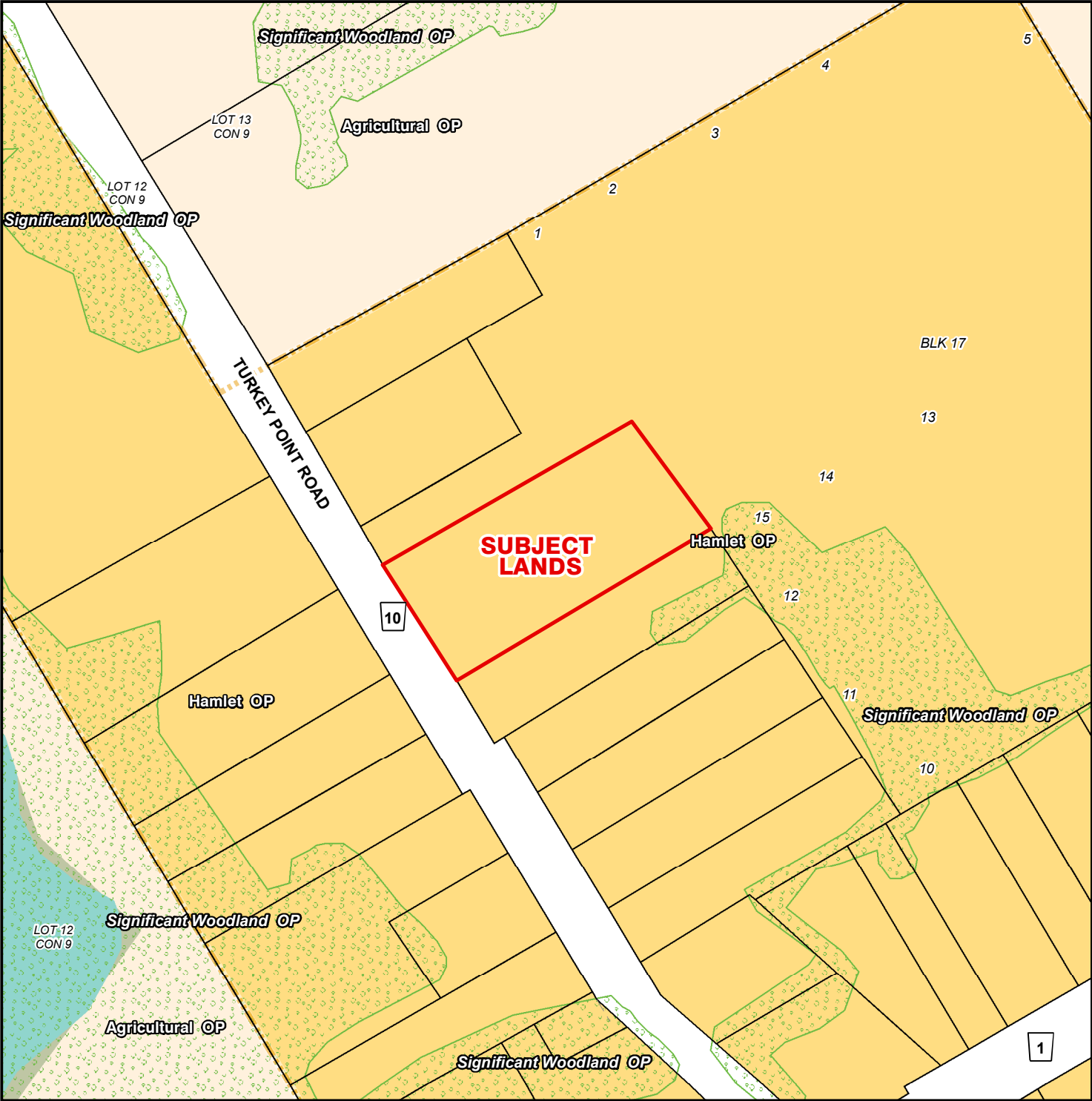
2020 Air Photo

12/4/2024




50 25 0 50 100 150 200  
Meters











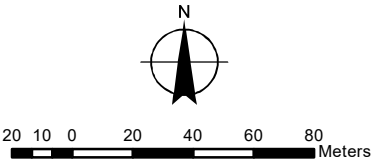
**Legend**

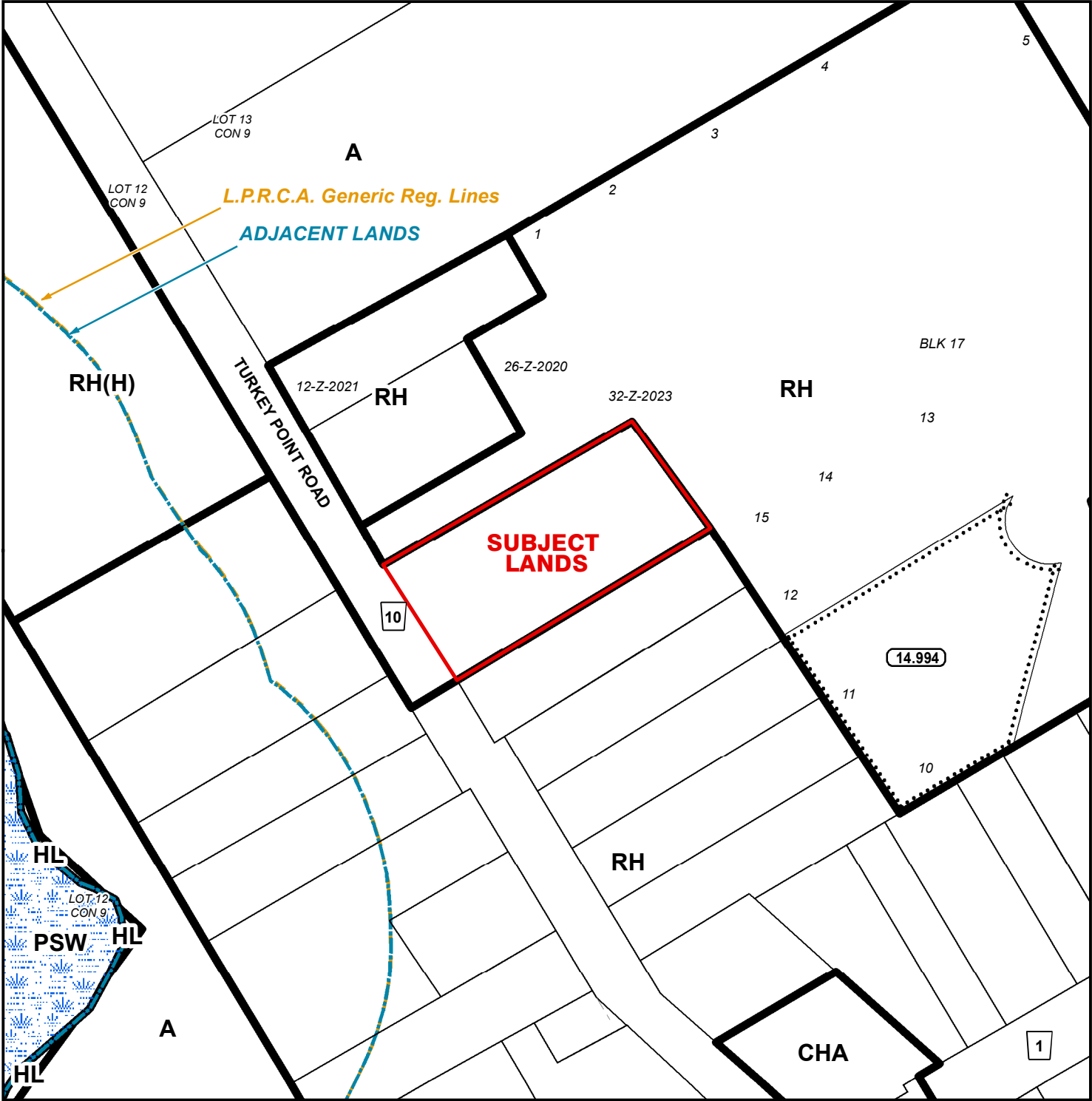
 Subject Lands

**Official Plan Designations**

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

12/4/2024





LEGEND

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

ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

CHA - Hamlet Commercial Zone

RH - Hamlet Residential Zone

HL - Hazard Land Zone

PSW - Provincially Significant Wetland Zone

From: A  
To: RH

12/4/2024

