

For Office Use Only:

| | | | |
|--------------------------|-------------------------|-----------------------------|----------------------------|
| File Number | <u>BNPL2023351</u> | Application Fee | <u>\$5920.00</u> |
| Related File Number | <u>ANPL2023354</u> | Conservation Authority Fee | <u>N/A</u> |
| Pre-consultation Meeting | <u>-</u> | Well & Septic Info Provided | <u>Yes - recent permit</u> |
| Application Submitted | <u>October 19, 2023</u> | Planner | <u>Hanne Yager</u> |
| Complete Application | <u>October 28, 2023</u> | Public Notice Sign | <u></u> |

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

- Consent/Severance/Boundary Adjustment
- Surplus Farm Dwelling Severance and Zoning By-law Amendment
- Minor Variance
- Easement/Right-of-Way

Property Assessment Roll Number: 33601009600

A. Applicant Information

Name of Owner Doug Poss

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

Address 831 Concession 3

Town and Postal Code Wilsonville, ON NOE 1Z0

Phone Number 226-567-8066

Cell Number 226-567-8066

Email NIA

Name of Applicant Robin Poss

Address 773 Concession 3

Town and Postal Code Wilsonville, ON NOE 1Z0

Phone Number 519-774-4166

Cell Number 519-774-4166

Email robin.poss@hotmail.com

Name of Agent Pam + Al Duesling
Address 882 Concession 3
Town and Postal Code Wilsonville, ON N0E1Z0
Phone Number 519-751-9090
Cell Number 519-751-9090
Email alamacplanning@outlook.com

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

Owner Agent Applicant

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

B. Location, Legal Description and Property Information

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

773 CONC 3 TOWNSEND
TWIN CON 2 PT LOT 10

Municipal Civic Address: 773 Concession 3 Wilsonville

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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

Yes No If yes, please specify:

3. Present use of the subject lands:

Dwelling, Accessory structure, Farm

C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application. (See planning justification)

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

| | Existing | Permitted | Provision | Proposed | Deficiency |
|---------------------------------|---------------------------------------------|---------------------|-----------|-------------------------|---------------------|
| Lot frontage | 288 m | 30 m | | 64.79m | / |
| Lot depth | 682 m | / | | 76.00m | / |
| Lot width | 288 m | 13 m | | 64.79m | / |
| Lot area | FARM - 20.601 HCT SUBS - / | 40 HCT 2,000 sqm | | 19.5 HCT 4,923.75sqm | 20.5 HCT 2,923.7 |
| Lot coverage | _____ | _____ | PERMITTED | 488.3 sqm | / |
| Front yard | 20.63m | 13 m | AS | 20.63 m | / |
| Rear yard | DWELLING 611 m ACCESSORY STRUCTURE 609 m | 9m 1.2m | AS | 51m 6.62m | 2 / 5 m |
| Height | DWELLING 11m ACCESSORY STRUCTURE 8 m | 11m 8m | SAME | 11 m 8 m | / |
| Left Interior side yard | 74m | 3 m | | 3.05m | / |
| Right Interior side yard | 201m | 3 m | | 3 m | / |
| Exterior side yard (corner lot) | _____ | _____ | | _____ | _____ |
| Parking Spaces (number) | _____ | _____ | | _____ | _____ |
| Aisle width | _____ | _____ | | _____ | _____ |
| Stall size | _____ | _____ | | _____ | _____ |
| Loading Spaces | _____ | _____ | | _____ | _____ |
| Other | | 30m | | 119m | / |

5 m separation between farm processing facility and a dwelling on an adjacent lot

Norfolk COUNTY

279 sqm
size of accessory structure 200 sqm

279 sqm 79 sqm

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

Existing undersized farm of 20 HCT
Existing Accessory structure of 279 sq m
Surplus Farm Dwelling lot is required to
be 4,923.7 sq m to include existing accessory structure

and sept:
tile
bed.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 64.79 m

Depth: 76 m

Width: 64.79 m

Lot Area: 4,923.7 sq m

Present Use: Residential / Dwelling + Accessory structure

Proposed Use: Residential / Dwelling + Accessory Structure

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: 51 m / 182 m = 233 m

Depth: 682 m

Width: 288 m

Lot Area: —

Present Use: Farm

Proposed Use: Farm

Buildings on retained land: —

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: —

Depth: —

Width: _____
Area: _____
Proposed Use: _____

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

Owners Name: Doug Poss/Roger Poss/Ruth Poss
Roll Number: 33601009600 - 773 Conc 3 Wilsonville/Townsend
Total Acreage: 20.23 hect / 50 ac
Workable Acreage: 19.5 hect / 48 ac
Existing Farm Type: (for example: corn, orchard, livestock) Corn/soya beans
Dwelling Present?: Yes No If yes, year dwelling built 1960's
Date of Land Purchase: 2007

Owners Name: Doug Poss/Roger Poss
Roll Number: 33601009500 - 883-877 Con 3 Wilsonville/Townsend
Total Acreage: 40.23 hect / 99.40 ac
Workable Acreage: 36 hect / 90 ac
Existing Farm Type: (for example: corn, orchard, livestock) dairy / corn / soya beans
Dwelling Present?: Yes No If yes, year dwelling built 1880's / 2020
Date of Land Purchase: multi generational (transferred to Doug/Roger in 1980's.

Owners Name: Doug Poss/Roger Poss
Roll Number: 33602008200 - 1143 Conc 2 Townsend
Total Acreage: 1456.7 hect / 140 ac
Workable Acreage: 45 hect / 113 ac
Existing Farm Type: (for example: corn, orchard, livestock) dairy / corn / soya bean
Dwelling Present?: Yes No If yes, year dwelling built 1870's
Date of Land Purchase: multi generational (transferred to Doug/Roger in 1980's.

Owners Name: Doug Poss / Roger Poss / Ruth Poss
 Roll Number: 336 0 2 00 0 700
 Total Acreage: 8.16 hect / 20.17 ac
 Workable Acreage: 7 hect / 17 ac
 Existing Farm Type: (for example: corn, orchard, livestock) corn / soya beans
 Dwelling Present?: Yes No If yes, year dwelling built _____
 Date of Land Purchase: 2009

Owners Name: Roger Poss
 Roll Number: 336 0 2 00 1 500
 Total Acreage: 23.91 hect / 59.08 ac
 Workable Acreage: 21 hect / 53 ac
 Existing Farm Type: (for example: corn, orchard, livestock) corn / soya beans
 Dwelling Present?: Yes No If yes, year dwelling built _____
 Date of Land Purchase: 2018

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

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? Yes No Unknown
 If yes, specify the uses (for example: gas station, or petroleum storage):

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

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



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. All Applications: Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

4. All Applications: 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 376 m

Wooded area

On the subject lands or within 500 meters – distance

Abutting Neighbouring

Municipal Landfill

On the subject lands or within 500 meters – distance

Woodlot (rear of retained farm)

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance

Not Significant

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

On the subject lands or within 500 meters – distance

670m from

Floodplain

On the subject lands or within 500 meters – distance

Propose surplus

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. All Applications: 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
- Open ditches
- Other (describe below)

2. Existing or proposed access to subject lands:

- Municipal road
- Unopened road
- Provincial highway
- Other (describe below)

Name of road/street:

G. All Applications: Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the 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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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:

- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or 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. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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

Doug Pass
Owner/Applicant/Agent Signature

Oct 18/23
Date

J. Owner's Authorization

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

I/We Doug / Roger / Ruth Pass am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Pam + Al Duesling 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.

Doug Pass
Owner

Oct 18/23
Date

Ruth Pass
Owner

Oct 18/23
Date

Roger Pass Owner

Oct 18/23 Date

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



K. Declaration

I, Pam Duesling 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:

SIMCOE, ONT

Doug Low
Owner/Applicant/Agent Signature

In NORFOLK COUNTY

Ruth Poss

This 29th day of NOVEMBER 2023

Ruth Poss
Pamela Duesling

A.D., 20
Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 16, 2026.

[Signature]

A Commissioner, etc.



Septic Permit PRSEP20231306

This permit is issued pursuant to the Building Code Act, S.O. 1992, c.23.
Issue date:

PROPERTY INFORMATION

ADDRESS 773 CONCESSION 3 TOWNSEND
ROLL NO. 3310336010096000000
LEGAL DESCRIPTION TWN CON 2 PT LOT 10, 50.00AC FR D, , ,
ZONING A - Agricultural [1-Z-2014]

PURPOSE OF CONSTRUCTION

REPLACING SEPTIC SYSTEM

PERMIT INFORMATION

CURRENT USE SEPTIC **CONSTRUCTION TYPE** 110-Single House, single detached home, bungalow, linked home (linked at foundation), single family dwelling
PROPOSED USE SEPTIC-NEW **COST OF CONSTRUCTION** \$560.00

CONTACT INFORMATION

OWNER POSS ROGER ANDERSON **APPLICANT** craig mcmillan
POSS JOHN DOUGLAS 531 mount pleasant road
POSS JOHN DOUGLAS POSS ROGER Brantford, ON N3T 5L5
ANDERSON POSS ROGER
ANDERSON
831 CONC 3 TOWNSEND RR 1
WILSONVILLE, ON N0E 1Z0

COMMENTS

Inspection requests: 226-NORFOLK, 226-667-3655 extension 4677 (INSP), inspections@norfolkcounty.ca, or Online Portal.

No person shall construct or demolish a building or cause a building to be constructed or demolished unless a permit has been issued therefore by the chief building official.

Except as authorized by the building code, a person shall not occupy or use a building or part of a building that is newly erected or installed or permit it to be occupied or used until a permit has been issued therefore by the chief building official.

Neither the issuance of this permit nor the carrying out of inspections by Norfolk County shall relieve the owner or contractor from full responsibility for compliance with all applicable statutes, regulations and by-laws, and with all agreements entered into by the owner or applicable said lands, pursuant to statutory law.

Subject to the provisions of the Building Code Act, the chief building official may revoke a permit issued under this Act if it was issued on mistaken, false or incorrect information; if, after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the chief building official, been seriously commenced; if the construction or demolition of the building is, in the opinion of the chief building official, substantially suspended or discontinued for a period of more than one year; if it was issued in error; if the holder requests in writing that it be revoked; or if a term of the agreement under clause 8.(3)(c) has not been complied with.

Pursuant to subsection 13.(1) of the Building Code Act, persons to whom this building permit is issued are instructed **NOT TO COVER CONSTRUCTION UNTIL THE REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED BY A NORFOLK COUNTY BUILDING INSPECTOR AS LISTED IN BY-LAW 2008-174 AS AMENDED.**

I have read and understand the above.

ISSUED BY: Josh Evans

AS PER:

Fritz R. Enzlin CBCO, CRBO
Chief Building Official
Director, Building

Signature of owner or authorized agent

Date

Signature of building inspector

Community Development Division – Building Department

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 • 226-NORFOLK (226-667-3655) Extension 6016

Building and By-Law
Simcoe: 185 Robinson Street
Suite 200
Simcoe, ON N3Y 5L6
519-426-5870 ext. 6016

Norfolk County Building Department Inspection Report **PRSEP20231306**

Inspection Date: October 18, 2023
Address: 773 CONCESSION 3 TOWNSEND

Building Inspector: Andrew Johnston
Inspection: Septic Backfill Inspection
Inspection Outcome: **Passed**

Deficiencies / Comments / Notes:

Craig on site at time of inspection

- 1) sand mantel installed
- 2) 5 rows of 20 feet long double header
- 3) 3600L Roswell tank cw T and filter
- 4) 3 inch slope from tank to header
- 5) 1 inch slope in bed
- 6) metal placed at corners of bed
- 7) as built and sand sheets to be submitted for final
- 8) final can be issued once paperwork is received and grass is growing

Ok to continue

Additional Items / Code References:

Andrew Johnston
Building Inspector II
(226) 667-3655 Ext. 1845
andrew.johnston@norfolkcounty.ca

Communications:

Inspection requests: Phone: 519-426-5870 ext. 4677 (INSP) and leave a message
Email: inspections@norfolkcounty.ca

Please include your name, civic address, permit number, type of inspection and the date of the inspection request. Inspection requests must be in by 3:00pm, 1-2 days in advance to be conducted. The inspector will contact you prior to the inspection to setup an approximate time.



SEPTIC PERMIT

PRSEP20231306

1. This permit is issued subject to conditions stated on this Septic Permit Placard and the Building Permit (if applicable).
2. This permit **MUST** be displayed on or in front of the Building for which it is issued in such a manner that it may be seen from the public road at all times until the Final Inspection is approved.
3. This permit **MAY** be revoked by the Chief Building Official if the subject construction is not seriously commenced within six months or when construction has been substantially suspended for one year.
4. Pursuant to subsection 13.(1) of the Ontario Building Code Act and article 2.4.5 of Ontario Building Code, persons to whom this building permit is issued are **ORDERED NOT TO COVER CONSTRUCTION UNTIL REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED BY AN INSPECTOR OF THE COUNTY'S BUILDING DIVISION**

ISSUED THIS: October 05, 2023 Josh Evans Per: Chief Building Official

INSPECTIONS MUST BE CALLED FOR ON THE FOLLOWING:

SEPTIC INSPECTIONS

1. MANTLE
2. BACKFILL
3. FINAL

INSPECTION REQUESTS by 3:00pm a day in advance,
226-NORFOLK, 226-667-3655 Extension 4677 (INSP) and leave a message,
Email: inspections@norfolkcounty.ca
Norfolk County Portal: <https://permits.norfolkcounty.ca/CityViewPortal/>

1. **Mantle Inspection:** This inspection is to be completed once the mantle area has been excavated, but prior to installing mantle sand.
 - a) Only to be complete where a mantle is required to be installed as part of the sewage system.

2. **Backfill Inspection:** A sewage system is to be inspected after all installation work is in place, **but prior to backfill.**
 - a) Check of clearances to wells, property lines, bodies of water, and structures.
 - b) Check plumbing connection from building to septic tank
 - c) Check of septic tank size, baffle installation, and effluent filter.
 - d) Check of distribution piping header. **Installer is to provide laser level, and measuring stick at time of inspection.**
 - e) Check of design and construction requirements of the sewage system.
 - f) Detection by magnetic means to be installed
 - g) Sand and stone sheets to be provided.
 - h) As constructed drawings to be provided

3. **Final Inspection:** A sewage system is to be inspected after all work is completed **and after backfill.**
 - a) Final site grading has been completed and seed or sod has been placed.
 - b) All paper work has been received.
 - c) Copy of signed maintenance agreements have been received if treatment units are part of the sewage system.

IMPORTANT: Failure to call for required inspections listed above may result in either:

1. An Order to Comply being issued against the property,
2. A Stop Work Order being issued if the Order to Comply is not complied with, and/or
3. Legal action being instituted against all parties involved.

Project Address:

773 CONC 3 WILSONVILLE

| Septic Permit System Summary / Overview | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicable Law Documents Attached (check all applicable) | <input type="checkbox"/> Conservation Authority Approval <input type="checkbox"/> Source Water Protection <input type="checkbox"/> Construction in Hazard Lands | <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Minor Variance <input type="checkbox"/> Grading Plan (raised beds) |
| Total Number of Bedrooms <u>3</u> | Total Number of Fixture Units <u>10</u> | |
| Total Finished Floor Area <u>102.19</u> m ² <u>1100</u> sq.ft | Daily Design Flow (Q) (litre/day) <u>1600</u> ✓ | |
| <input checked="" type="checkbox"/> Residential (dwelling) | <input type="checkbox"/> Camp for the Housing of Workers | <input type="checkbox"/> Other occupancy (Identify) _____ |
| Water Supply: <input type="checkbox"/> Municipal <input type="checkbox"/> Dug Well <input checked="" type="checkbox"/> Drilled well <input type="checkbox"/> Shallow Well Point <input type="checkbox"/> Other: _____ | Type of Native Soil: <u>SILTY LOAM</u> <input checked="" type="checkbox"/> Soils Analysis attached Percolation rate ("T" time): <u>39</u> ✓ Depth to water table: <u>6'</u> Slope of land in tile bed area <u>2</u> % | Type of Imported Fill: <u>N/A</u> <input type="checkbox"/> Soils Analysis attached Percolation rate ("t" time): _____ |
| Class of System | <input type="checkbox"/> Class 2 – Greywater | <input checked="" type="checkbox"/> Class 4 – Leaching Bed System |
| | <input type="checkbox"/> Class 5 – Holding Tank | |
| System Components (Complete all that apply) | <input type="checkbox"/> Septic tank capacity (L) <u>3600L</u> ✓ | |
| | <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 _____ | |
| Method of Distribution | <input type="checkbox"/> magnetic means | |
| Pipe Detection | <input type="checkbox"/> tracer wire (14 gauge TW solid copper light coloured plastic coated) | |
| | <input checked="" type="checkbox"/> other means (please specify) <u>REDAL CORNERS OF PIPE</u> ✓ | |
| Complete A, B, C, D, E, or F – Class 4 Systems Only | | |
| A. ABSORPTION TRENCH <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 ² | B. FILTER BED <input type="checkbox"/> In- ground <input checked="" type="checkbox"/> Raised Effective Area: <u>40.82</u> m ² ✓ Contact Area: <u>276</u> m ² ✓ <input checked="" type="checkbox"/> Distribution pipe <input type="checkbox"/> Leaching chambers <input type="checkbox"/> Type I <input type="checkbox"/> Type II <input checked="" type="checkbox"/> Mantel Required Mantel Area <u>276</u> ✓ | C. SHALLOW BURIED TRENCH Type: _____ Length of chamber: _____ m |
| D. ADVANCE TREATMENT SYSTEM (BMEC & CAN/BNQ) <input type="checkbox"/> BMEC authorization provided <input type="checkbox"/> CAN/BNQ authorization provided <input type="checkbox"/> Service agreement provided Mantel area: _____ m ² Stone layer area: _____ m ² Sand layer area: _____ m ² <input type="checkbox"/> System specifications provided <input type="checkbox"/> Manufacturer's installation manual provided | E. TYPE A DISPERSAL BED <input type="checkbox"/> In- ground <input type="checkbox"/> Raised Length of pipe _____ m Mantel Area _____ m ² Stone layer area: _____ m ² Sand layer area: _____ m ² | F. TYPE B DISPERSAL BED <input type="checkbox"/> In- ground <input type="checkbox"/> Raised Stone layer area _____ m ² Linear loading rate <input type="checkbox"/> 40 L/m <input type="checkbox"/> 50 L/m |

REVIEWED

JOSH EVANS

PRSEP20231306

OCTOBER 5, 2023

PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF NORFOLK COUNTY

Worksheet E: Leaching Bed Calculations (Class 4)

| | | |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------|
| Part 1: Complete All | | |
| Type of leaching bed (select one) | | |
| <input type="checkbox"/> A. Absorption trench | <input checked="" type="checkbox"/> B. Filter Bed | <input type="checkbox"/> C. Shallow Buried Trench |
| <input type="checkbox"/> D. Advance Treatment System | <input type="checkbox"/> E. Type A Dispersal Bed | <input type="checkbox"/> F. Type B Dispersal Bed |
| Percolation rate of native soil (T): <u>35 min/cm</u> | | |
| Name of licensed testing agency: <u>NORFOLK SOILS ANALYSIS</u> | | |
| <input type="checkbox"/> In ground system | Height raised above original grade (metres) <u>1.45 m</u> ✓ | |
| <input checked="" type="checkbox"/> Raised Bed system | | |
| Mantel (if applicable) <input type="checkbox"/> Imported <input type="checkbox"/> Native Soil | | |
| Q/loading rate = <u>26.67</u> m ² ✓ Configured as: <u>12</u> m X <u>23</u> m ✓ | | |

| | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Part 2: Complete One of A, B, C, D, E, F | | |
| <input type="checkbox"/> 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 | |
| <input type="checkbox"/> 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: <u>1600</u> (Q) \div <u>75</u> (75, 50, or 100) = <u>2133</u> m ² ✓ Configured as: <u>504</u> m x <u>8.1</u> m ✓ Number of beds <u>1</u> Number of runs: <u>5</u> Spacing of runs: <u>7696.1</u> m ✓ Contact Area: <u>(1600)</u> (Q) X <u>35</u> (T) \div 850 = <u>6589</u> m ² ✓ 127.92 m ² | |
| <input type="checkbox"/> C. Shallow Buried Trench 200 sq. m MINIMUM | | |
| Percolation time (T) of soil in minutes: 1 < T ≤ 20 20 < T ≤ 50 50 < T < 125 | Length of distribution pipe (metres) Q + 75 metres Q + 50 metres Q + 30 metres | $(L) =$ _____ (Q) \div _____ (75, 50, 30) = _____ m Configured as: _____ runs of _____ m Total: _____ m |
| <input type="checkbox"/> D. Advance Treatment System | | |
| Provided BMEC or CAN/BNQ approval, and manufacturer's system design documentation. | | |
| <input type="checkbox"/> 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 ≤ 15 use $(Q \times T) \div 850$ T > 15 use $(Q \times T) \div 400$ | Stone Layer = _____ (Q) \div _____ (75 or 50) = _____ m ² Sand Layer = (_____ (Q) x _____ (T)) \div (850 or 400) = _____ m ² | |
| <input type="checkbox"/> F. Type B Dispersal Bed | | |
| Area = $(Q \times T) \div 400$ Linear Loading Rate (LLR) T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min | Area = (_____ (Q) x _____ (T)) \div 400 = _____ m ² Pump chamber capacity = _____ L Length $(Q \div \text{LLR}) =$ _____ m Bed configuration = _____ m x _____ m = _____ m ² Number of Beds = _____ | |
| Distribution Pipe <u>JOSH EVANS</u> | Configured as: _____ runs of _____ m Total: _____ m | |

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THE CORPORATION OF NORFOLK COUNTY

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) | 1600 ✓ |

| B) Plus Additional Flow for: | | | |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------|-----------------------------------------------------|
| Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero. | | | |
| | Quantity | (Q) Litres | Total |
| Either | Each bedroom over 5 | 500 | |
| Or | Floor space for each 10m ² over 200m ² up to 400m ² | 100 | |
| | Floor space for each 10m ² over 400m ² up to 600m ² | 75 | |
| | Floor space for each 10m ² over 600m ² | 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) 1600L/day |

Worksheet B: Dwellings Fixture Unit Count

| Fixtures | Units | | How Many? | Total |
|---------------------------------------------------------------------------------------------------------------------|-------|---|-----------|-------|
| Bath group (toilet, sink, tub or shower) with flush tank | 6.0 | X | 1 | = 6 |
| Bathtub only(with or without shower) | 1.5 | X | | = |
| Shower stall | 1.5 | X | | = |
| Wash basin / Lavatory (1.5 inch trap) | 1.5 | X | | = |
| Water closet (toilet) tank operated | 4.0 | X | | = |
| Bidet | 1.0 | X | | = |
| Dishwasher | 1.0 | X | 1 | = 1 |
| Floor Drain (3 inch trap) | 3.0 | X | | = |
| Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap) | 1.5 | X | 1 | = 1.5 |
| Domestic washing machine | 1.5 | X | | = |
| Combination sink and laundry tray single or double (installed on 1.5 inch trap) | 1.5 | X | 1 | = 1.5 |
| Other: | | | | |
| Total Number of Fixture Units: | | | | 10 ✓ |

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.

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Worksheet C: Other occupancies types

| Camp for the Housing of Workers | Number of Employees | (Q) Litres | Total |
|-------------------------------------------------------------------------------------------------------------------------|---------------------|------------|-------|
| Note: 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) |
|----------------------------------------------------------------------------------|-----------------------|-----------------------|
| Residential Occupancy house, apartment, camp for housing of workers | 1600 | x 2 = 3200 ✓ |
| All Other Occupancies | | x 3 = |

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Worksheet G: Septic Plot Plan

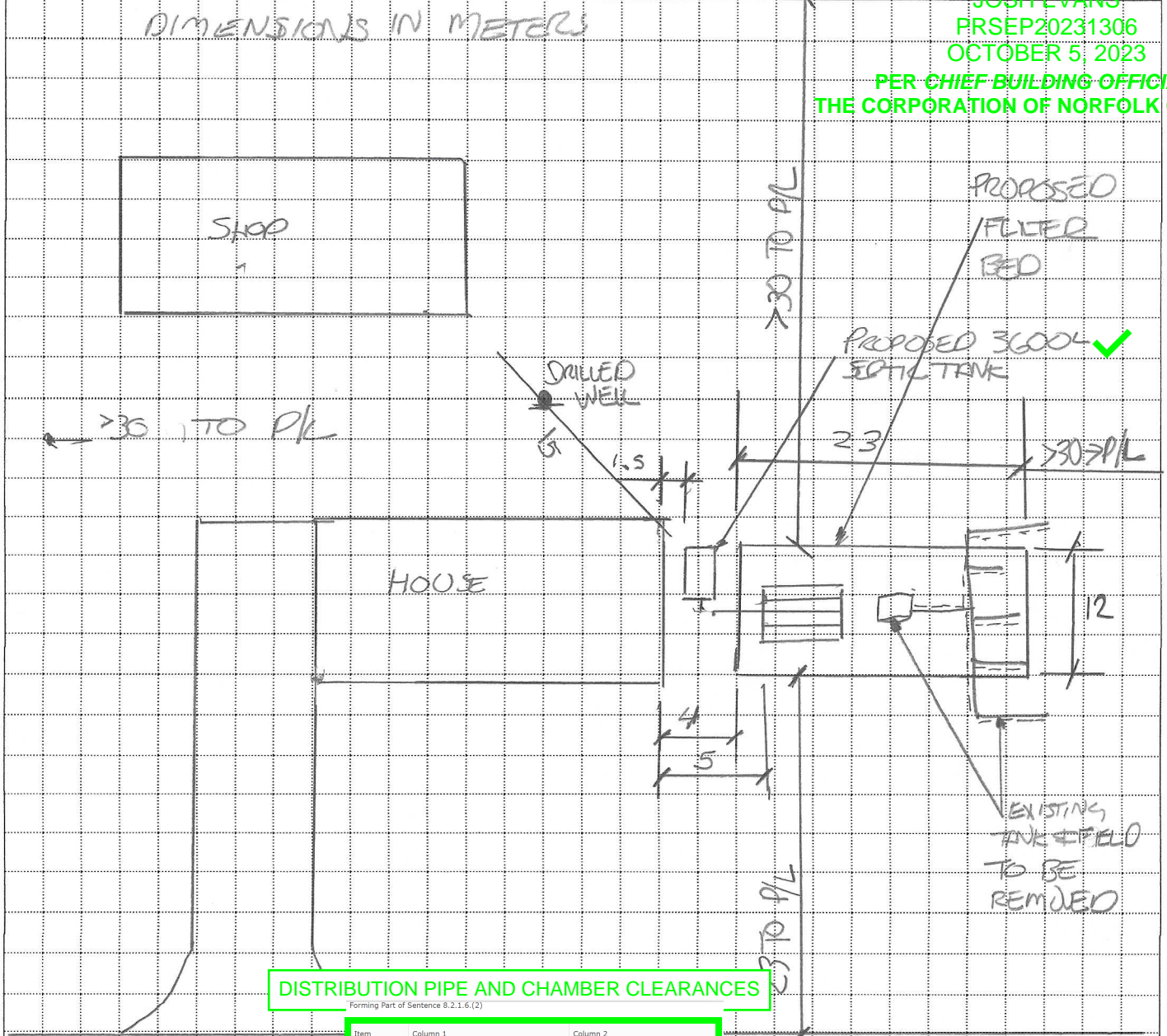
Please provide the following information on this work sheet:

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.

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DISTRIBUTION PIPE AND CHAMBER CLEARANCES
Forming Part of Sentence 8.2.1.6.(2)

TREATMENT UNIT CLEARANCES

| Item | Object | Minimum Clearance, m |
|------|---------------|----------------------|
| 1. | Structure | 1.5 |
| 2. | Well | 15 |
| 3. | Lake | 15 |
| 4. | Pond | 15 |
| 5. | Reservoir | 15 |
| 6. | River | 15 |
| 7. | Spring | 15 |
| 8. | Stream | 15 |
| 9. | Property Line | 3 |

| Item | Column 1 Object | Column 2 Minimum Clearance, m |
|------|----------------------------------------------------------|-------------------------------|
| 1. | Structure | 5 |
| 2. | Well with a watertight casing to a depth of at least 6 m | 15 |
| 3. | Any other well | 30 |
| 4. | Lake | 15 |
| 5. | Pond | 15 |
| 6. | Reservoir | 15 |
| 7. | River | 15 |
| 8. | Spring not used as a source of potable water | 15 |
| 9. | Stream | 15 |
| 10. | Property Line | 3 |

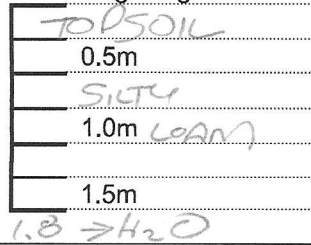
Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit

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

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

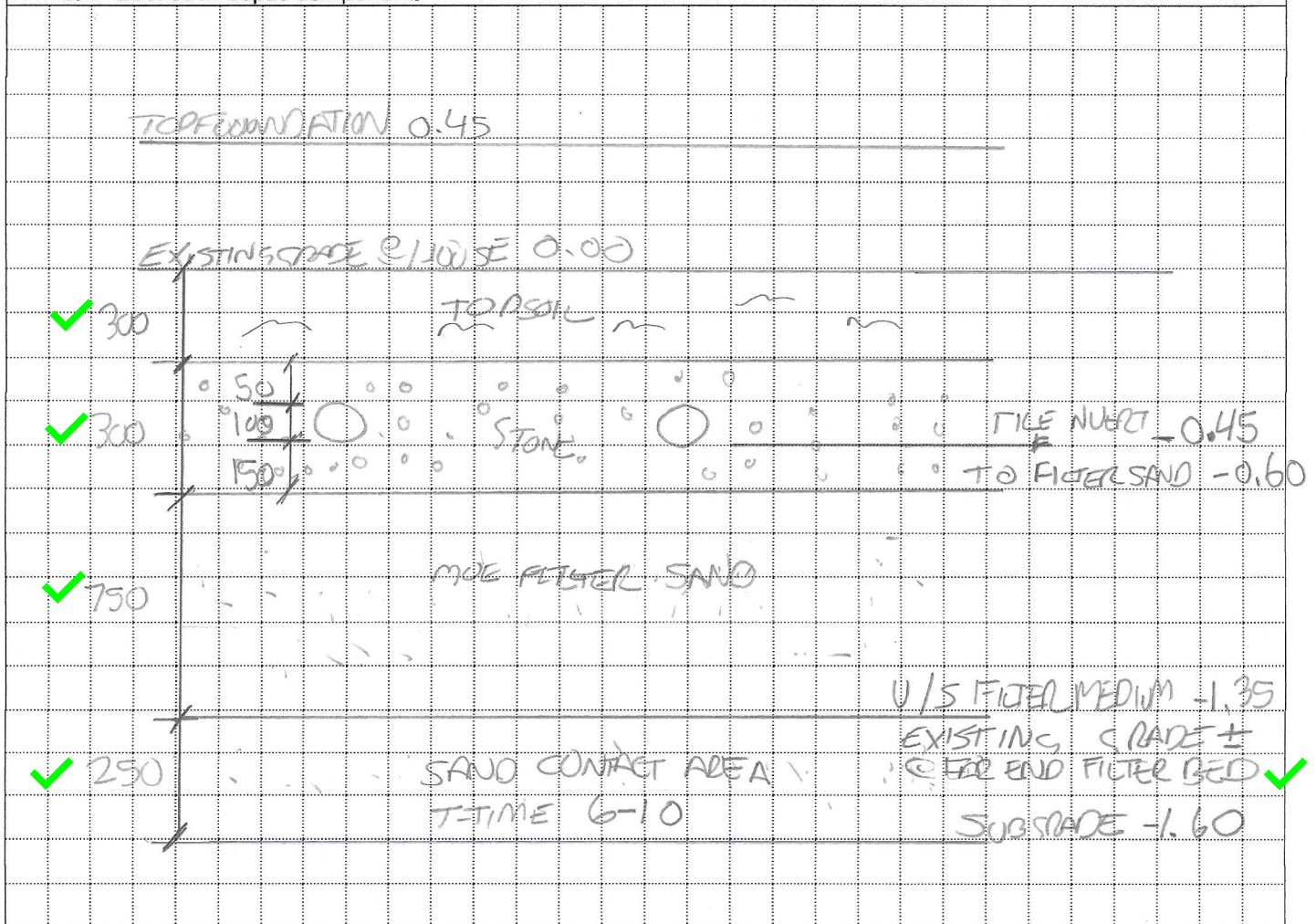
Original grade



Soil and subgrade investigation. Indicate soil types

Cross sectional drawings are required for all septic systems

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



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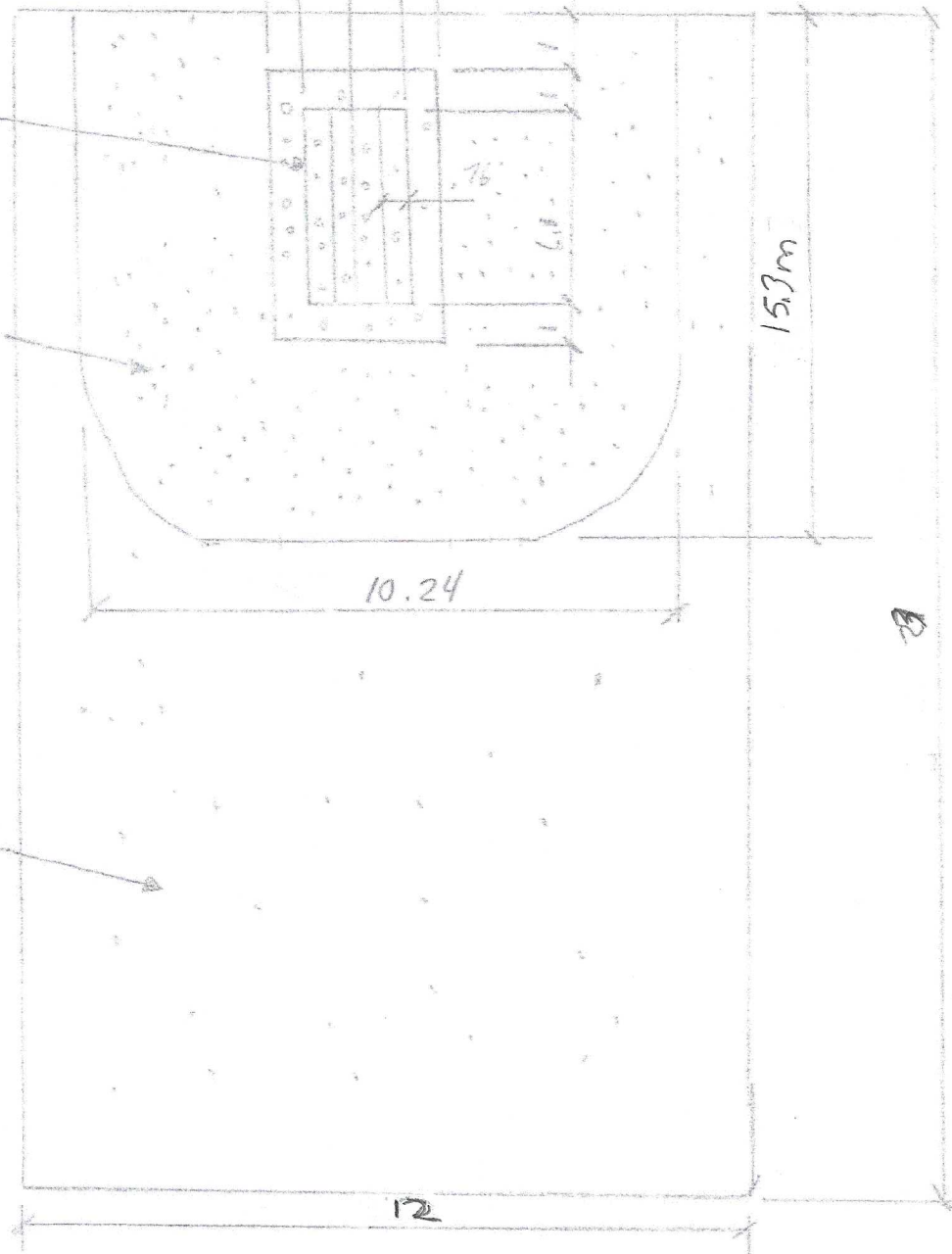
FILTER BED

TO 300L
SEPTIC TANK

1.0 3.04 1.0

✓ 5 ROWS
0.61 m
SPACED @ .76m
4" PVC

FILTER MEDIUM



✓ RAISED SAND
CONTACT AREA
WITH .25 m
MIN. DEPTH
+ TIME
10 MIN / CM

NOTES NOT TO SCALE

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OCTOBER 5, 2023

PER CHIEF BUILDING OFFICIAL

THE CORPORATION OF NORFOLK COUNTY

NORFOLK SOILS ANALYSIS

(a division of 002068251 Ontario Inc.)

55 Gibson Drive, Simcoe ON N3Y3L1, 519 410 6111, email: norfolksoils@gmail.com

September 19, 2023

Invoice 2023127

To: McMillan Excavating
531 Mount Pleasant Rd
Brantford, ON N3T 5L5

Project: Soils Analysis: Property Owner; Robin Poss, 773 Concession 3 Wilsonville ON, Norfolk County

Soils analysis in accordance with Section 8.2.1.2 of the Ontario Building Code, The Unified soil Classification System, and ASTM D6913 of which the distribution graph representing the sample provided is attached.

Based on the testing of the materials as provided for testing, It is our opinion that the **Percolation Rate is $T = 35 \text{ min/cm}$** . The drainage characteristics of the soil for the proposed septic system appears to be MARGINALLY suitable for an in-ground leeching bed system.

The Laboratory Classification of the soils SC – Clayey sands, with moderate fines >12% specifically 38.79 % of soil passing the No #200 sieve.

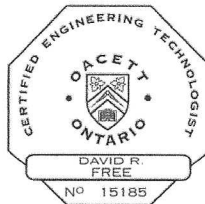
The Coefficient of Uniformity = 11.11
Coefficient of Curvature = 1.64

I trust this meets with your requirements for the soil sample provided.

Yours Truly,

D Free

D. R. Free, MBA, CPA, CET
BCIN 109582



Encls

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JOSH EVANS

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OCTOBER 5, 2023

**PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF NORFOLK COUNTY**

**NORFOLK SOILS ANALYSIS
Sieve Analysis Data Sheet
ASTM D422-63(2007)**

Project Name: SA2023127 Tested By: DRF Date: 2023-09-19

Location: 773 Concession 3 Wilsonville ON, Norfolk County DRF BCIN 109582 Date: 2023-09-19

Client: McMillan Excavating 531 Mount Pleasant Rd Brantford, ON N3T 5L5 Property Owner: Robin Poss

Boring No: NA Test Number: 1

Sample Depth: NA Gnd Elev.: NA

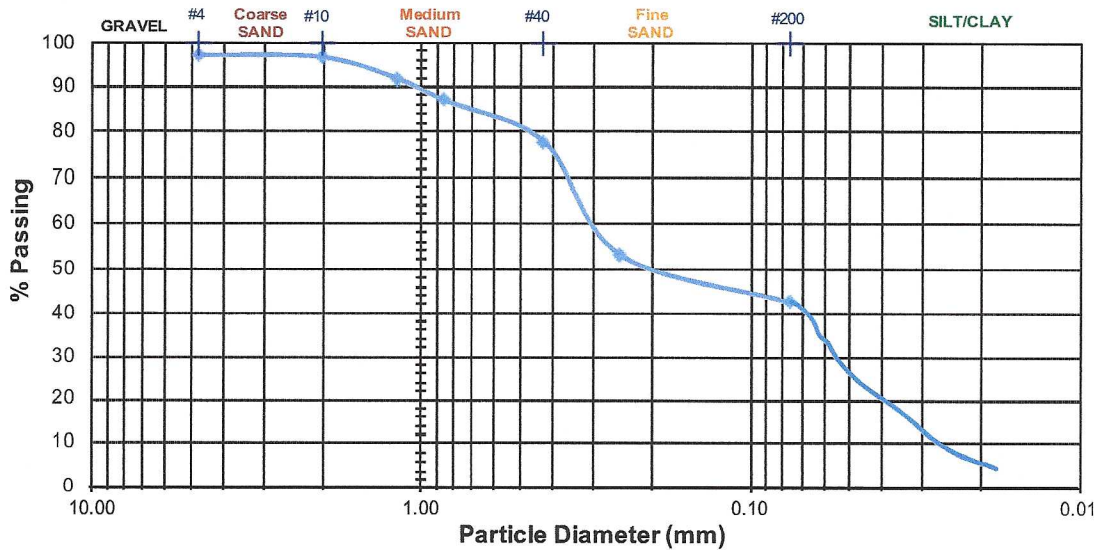
USCS Soil Classification: **SC - Clayey Sands, fines >12%**

AASHTO Soil Classification: **A-1-a**

Weight of Container (g): 240.6 Weight of Container & Soil (g): 1112.2

Weight of Dry Sample (g): 819.3 Moisture Content %: 6.0%

| Sieve Number | Diameter (mm) | Mass of Sieve (g) | Mass of Sieve & Soil (g) | Soil Retained (g) | Soil Retained (%) | Soil Passing (%) |
|---------------|---------------|-------------------|--------------------------|-------------------|-------------------|------------------|
| #4 | 4.75 | 749.6 | 773.3 | 23.7 | 2.9 | 97.1 |
| #10 | 2.00 | 670.0 | 698.1 | 28.1 | 3.4 | 96.6 |
| #16 | 1.18 | 653.0 | 697.8 | 44.8 | 5.5 | 91.6 |
| #30 | 0.85 | 582.6 | 622.0 | 39.4 | 4.8 | 86.8 |
| #50 | 0.43 | 561.6 | 636.9 | 75.3 | 9.2 | 77.6 |
| #100 | 0.25 | 529.2 | 730.6 | 201.4 | 24.6 | 53.1 |
| #200 | 0.075 | 513.1 | 601.9 | 88.8 | 10.8 | 42.2 |
| Pan | | 283.1 | 600.9 | 317.8 | 38.8 | 0.0 |
| TOTAL: | | | | 819.3 | 100.0 | |



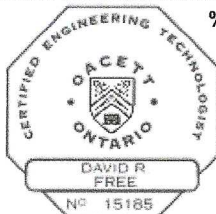
Grain Size Distribution Curve Results:

% Gravel: 2.900 D₁₀: 0.027 C_u: 11.11

% Sand: 58.311 D₃₀: 0.055 C_c: 1.636

% Fines: 38.789 D₆₀: 0.300

100.000



Notice to Reader & Limitations:

These test results are unique to this soil sample and for the client as identified on the date for which the tests were performed. These test results cannot be used by any other party other than the client stated above within the text of this report without the consultants prior written approval.



October 15, 2023

Planning Department - Norfolk County
185 Robinson Street, Suite 200
Simcoe, ON

Please accept the following application for a Surplus Farm Dwelling Severance / Zoning By-law Amendment and corresponding Minor Variance for 773 Concession 3, Townsend, Norfolk County (Roll Number 33601009600).

Included in the submission is:

- Planning Application for Surplus Farm Dwelling Severance and Zoning By-law Amendment/ Minor Variance
- Planning Justification
- MDS Calculation
- Survey Sketch by Jewitt & Dixon Ltd.
- OSSDS Information – New Septic System Installed (paperwork and permit included)
- Parcel Registration for Property Identifier/ Property Index Map by Cobb & Jones LLP

I met with Miranda Ivany – Planner on August 15, 2023, who outlined her support for the application including the variance of the surplus farm dwelling lot size and accessory structure and suggested that the corresponding Zoning By-law Amendment could also include recognition of the undersized retained farm parcel. Miranda suggested submitting the application to Andrew Wallace – Planner for review.

Please confirm completeness and I will provide a hard copy of the application with notarized signature, accompany documents and appropriate application fees to the Norfolk County Planning Office.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Pam Duesling PhD, RPP, MCIP, Ec D.





October 15, 2023

Planning Department
Norfolk County
185 Robinson Street, Suite 200
Simcoe, ON

PLANNING JUSTIFICATION FOR A SURPLUS FARM DWELLING SEVERANCE/ ZONING BY-LAW AMENDMENT & MINOR VARIANCE AT 773 CONCESSION 3, TOWNSEND, NORFOLK COUNTY

1.0 INTRODUCTION

Alamac Planning Inc. (“Agent”) has been retained by Robin Poss (“Applicant”) and Doug and Roger Poss (“Owners”) to assist in obtaining the required planning approvals to facilitate a Surplus Farm Dwelling Severance and Zoning By-law Amendment in combination with a Minor Variance for 773 Concession 3, Townsend, Norfolk County or legally described as TWN CON 2 PT LOT 10.

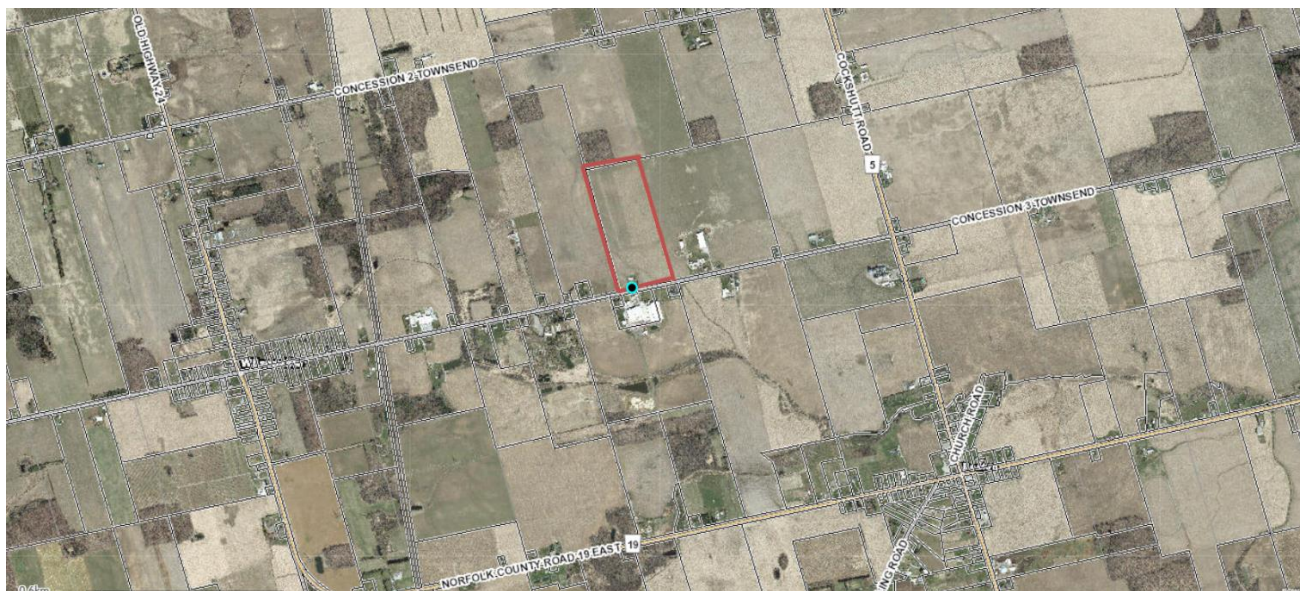
The accompanying application intends to sever the surplus farm dwelling and accessory structure as a result of farm consolidation. The deficiencies of lot area size and size of accessory structure are also being sought after through a minor variance application.

This Planning Justification aims to provide details for the creation of the new lot and minor variance and provide an overview of the planning merits associated with these planning applications.

2.0 SUBJECT LAND DESCRIPTION

The subject lands are located at 773 Concession 3 Townsend which is located in Wilsonville, Norfolk County. The property is located on the north side of Concession 3 Road, to the west of Cockshut Road and to the east of Old Highway 24. See the property location shown in Map 1 below:

Map 1 – Location of Subject Lands

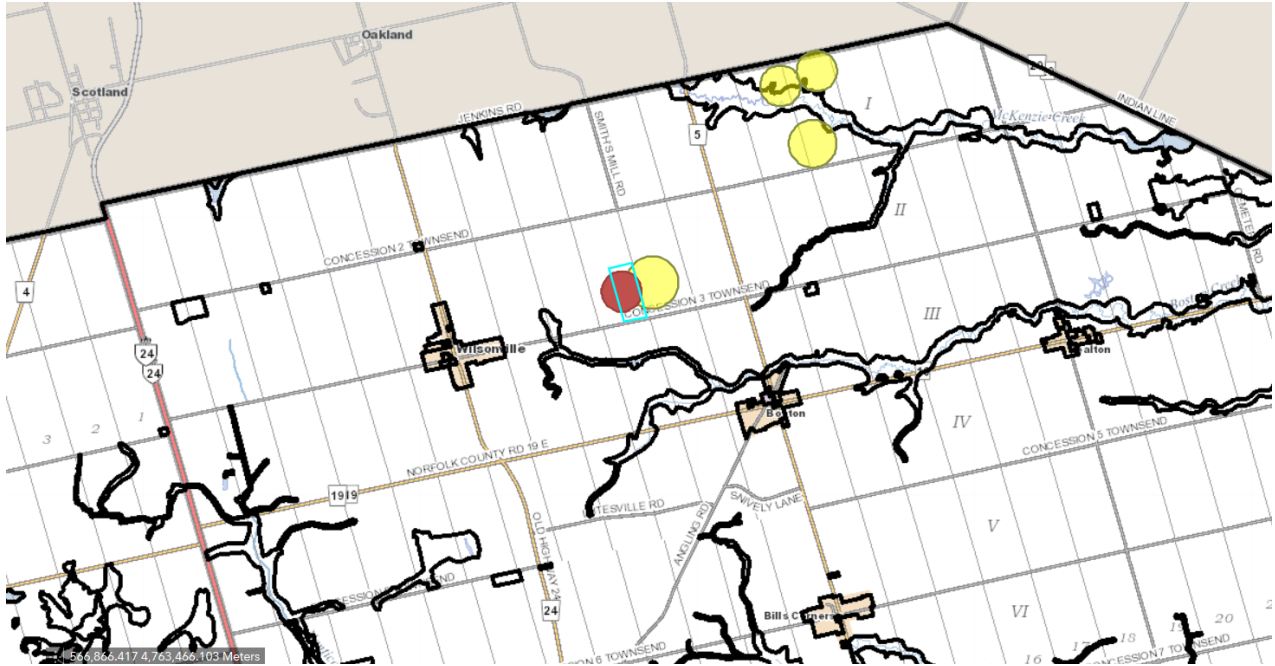


The subject lands are 20.23 hectares (50.00 acres) in size and have been part of the Poss Family Farm Operations for approximately 16 years. The Poss Family Farm Operations includes 5 farms in Norfolk County which are outlined in detail in Figure 1 below and identified on Map 2 below (please note the red highlighted farm is the subject lands).

Figure 1 – Poss Family Farm Operation Description (subject lands highlighted)

| Farm Address | Size | Farm Description | Dwelling/ Buildings on Farm |
|------------------------------------------------------------------------------------|---------------------------------|--------------------------------|-----------------------------------------------------------|
| 831 / 833 Concession 3, Townsend TWN CON 2 PT LOT 11 Roll # - 33601009500 | 40.23 hectares (99.40 acres) | Dairy Barn Corn/ Soya Beans | Two dwellings (one farm help) Two Barns Coverall |
| 773 Concession 3, Townsend TWN CON 2 PT LOT 10 Roll # - 33601009600 | 20.23 hectares (50.00 acres) | Corn/ So ya Beans | Dwelling and Accessory Structure |
| 1143 Concession 2, Townsend TWN CON 1 PT LOT 15 Roll # - 33602008200 | 56.7 hectares (140.00 acres) | Corn/ Soya Beans | Dwelling Barn |
| TWN CON 1 PT LOT 14 PT LOT 15 PLUS R O W Roll # - 33602000700 | 8.16 hectares (20.17 acres) | Corn/ Soya Beans | No Dwelling |
| 55 Jenkins Road TWN CON 1 PT LOT 15 Roll # - 33602001500 | 23.91 hectares (59.08 acres) | Corn/ Soya Beans | No Dwelling |

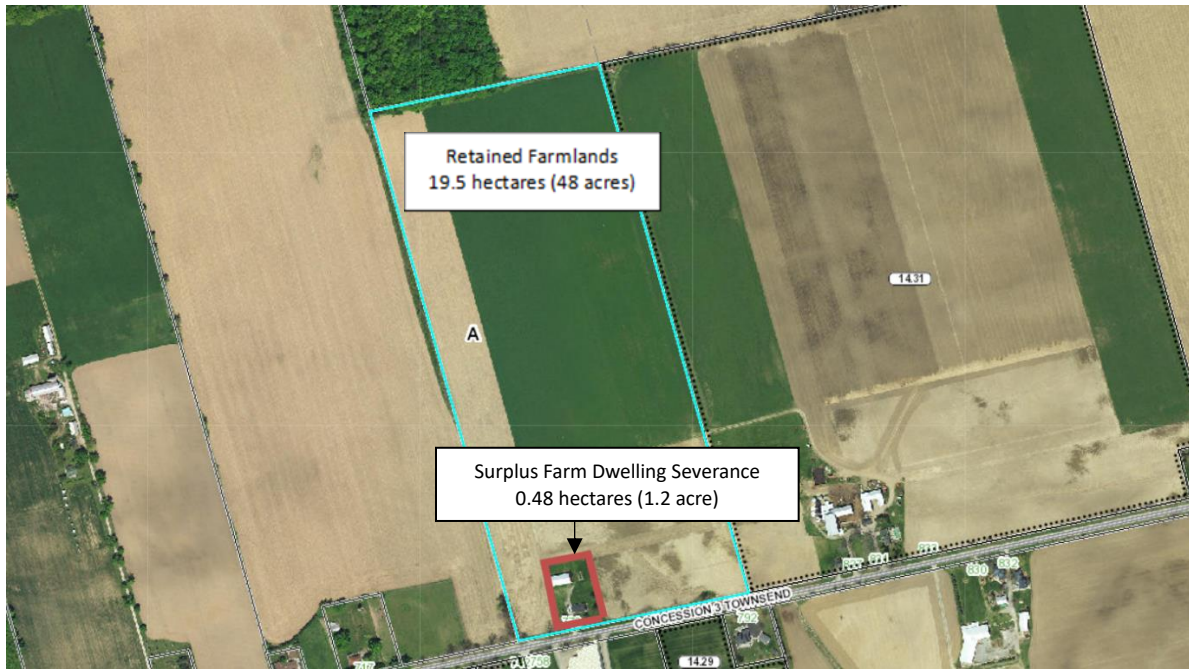
Map 2 – Poss Family Farm Operation Locations



The main farm located at 831/833 Concession 3, Townsend is a dairy operation which milks approximately 80 cows a day. The remaining farms grow hay to support the dairy operation and a rotation of cash crops including corn and soya beans. The Poss Family Farm is operated by 4 family employees. One of those family employees has lived in the dwelling on the subject lands for 16 years. The dwelling is now too small for his growing family, and he has recently moved off the farming operation. The dwelling on the subject lands is no longer needed as part of the farm operation and has become surplus to the farm operation's needs.

The subject lands (773 Concession 3, Townsend) include a dwelling that was built in the 1960's and an accessory structure used for storing vehicles. The lands to be severed as a surplus farm dwelling severance include the dwelling, accessory structure, septic, well and approximately 0.48 hectares (1.2 acre) of yard as identified in Map 3 below. The remaining 19.5 hectares (48 acres) are workable lands and are currently in cash crop rotation of corn and soya beans. The retained farmlands will continue as part of the Poss Family Farm Operation.

Map 3 – Lands to be Severed as a Surplus Farm Dwelling Severance



Official Plan Designation & Zoning By-law Provisions

The subject lands are designated Agriculture in the Norfolk County Official Plan (NCOP) and also zoned Agriculture in the Norfolk County Zoning By-law 1-Z-2014 (NCZB) as shown below in Maps 4 and 5 below.

Map 4 –Norfolk County Official Plan Designation of the Subject Lands - Agriculture



Map 5 – Norfolk County Zoning By-law Zoning of Subject Lands - Agriculture



As per the NCOP, Agriculture is one of the primary components of the County's economy and productive agricultural lands covers most of the County. The County will preserve and foster a thriving agricultural industry and the associated rural lifestyle. The protection of agriculture is vital to Norfolk County.

Most of the land within Norfolk County is designated Agricultural. Lands designated as Agricultural are comprised predominantly of Class 1 - 3 soils as identified in the Canada Land Inventory.

Permitted uses in the Agricultural designation include growing crops and raising animals as well as farm dwellings and associated farm buildings and structures, seasonal or temporary farm accommodations, agriculture related uses that retain or bring value to farm products, limited agriculture events, extraction of aggregates, forestry, garden suites, home occupations and home industries, on-farm diversified uses and an accessory residential dwelling subject to other specific policies.

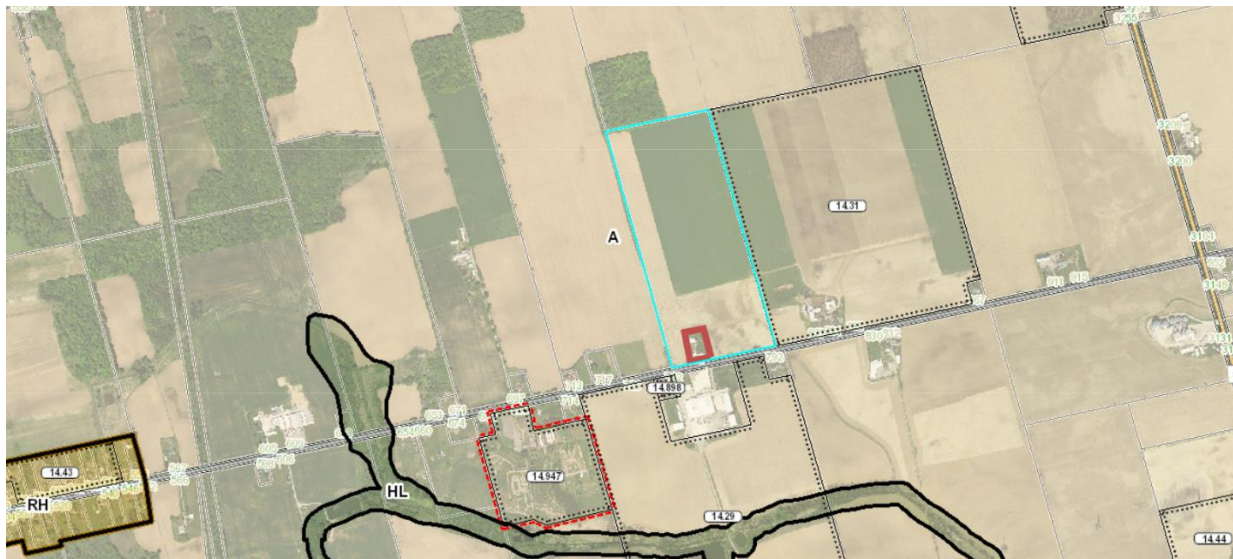
More specifically, the NCZB permits the following uses in the Agricultural Zone subject to specific provisions:

- a) animal kennel
- b) bed & breakfast
- c) bunk house
- d) Cannabis Production and Processing
- e) dwelling, single detached
- f) farm

- g) farm brewery
- h) farm distillery
- i) farm experience activity
- j) farm processing
- k) farm processing-value added
- l) farm produce outlet
- m) farm winery
- n) home industry
- o) home occupation
- p) on-farm diversified use
- q) seasonal storage of recreational vehicles and recreational equipment as a secondary use to a farm.
- r) accessory residential dwelling unit

The surrounding land uses of the subject lands are also predominately agriculture as per the NCOP and the NCZB. With the exception of neighbouring Whistling Gardens which has a special provision (14.947) to additionally permit wedding ceremonies and a café with a maximum of 30 seats (indoor and outdoor) as illustrated in Map 6 below.

Map 6 – Surrounding Agriculture Uses of the Subject Lands



3.0 PROPOSED DEVELOPMENT

The subject lands are 20.23 hectares (50.00 acres) in size and include a dwelling, accessory structure used for storing vehicles. The lands to be severed as a surplus farm dwelling severance include the dwelling, accessory structure, septic, well and approximately 0.48 hectares (1.2 acre) of yard as outlined in Map 7 below. The property is serviced by hydro and electric. The severed parcel will continue to be accessed from the existing entrance to Concession 3 Townsend while the retained agricultural parcel will be primarily accessed through the neighbouring Poss Family Farm operation. There is no new construction proposed as part of this application.

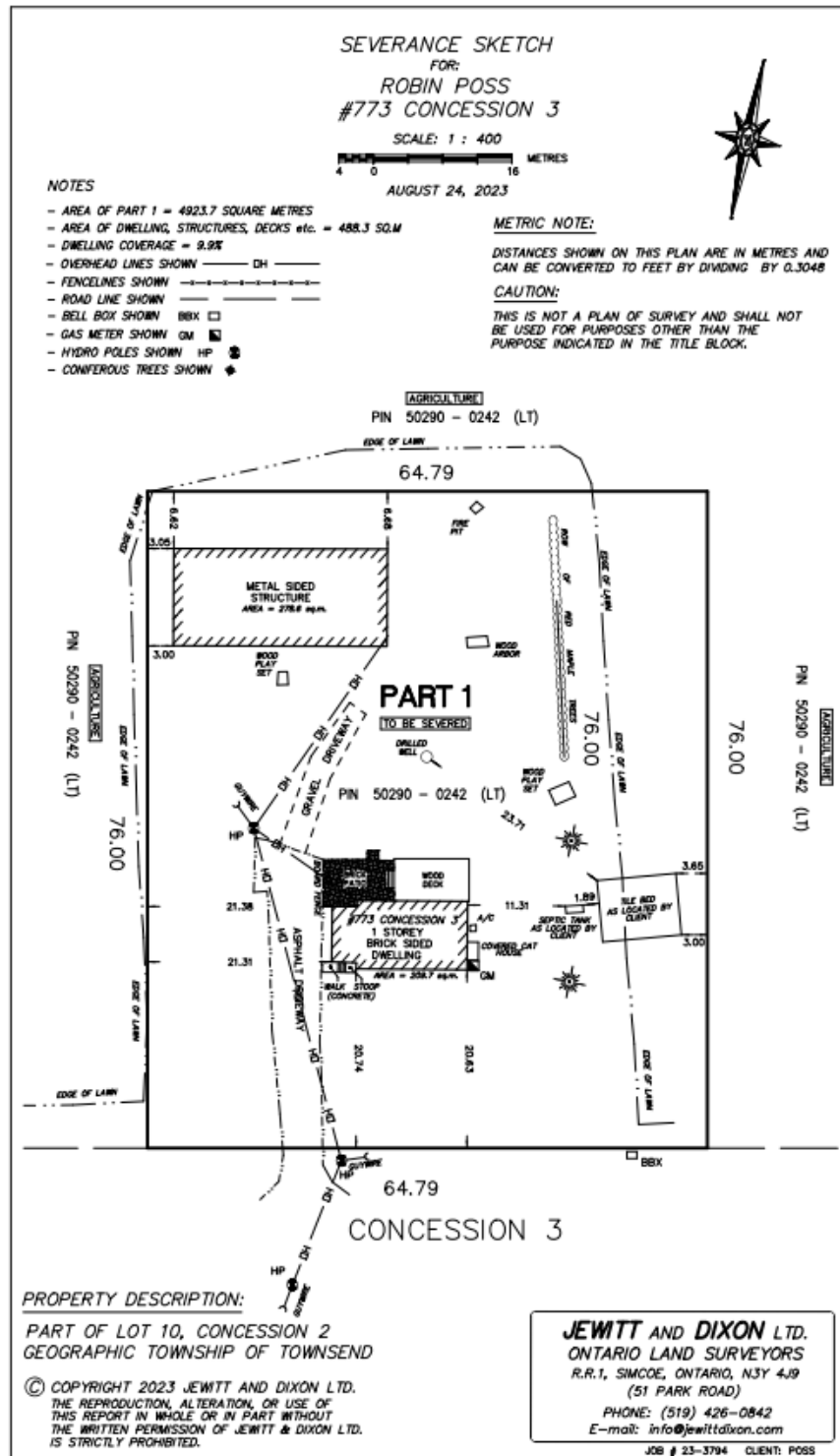
Map 7 – Proposed Surplus Farm Dwelling Severance Lands



Please note that the proposed property lines including a reduced rear yard and additional right-side yard allow for a new septic system (in the right-side yard) while maintaining the approximate lot size and appropriate setbacks.

More specifically, a survey sketch from Jewitt and Dixon Ltd. Has been included to identify specific setbacks and lot size. A formal survey will be conditional of severance approval.

Map 8 – Survey Sketch of the Proposed Surplus Farm Dwelling Severance Lands



4.0 LAND USE PLANNING POLICY FRAMEWORK & ANALYSIS

The surplus farm dwelling severance and associated minor variance applications were reviewed under several policy and regulatory documents including:

- 1 – Planning Act, R.S.O., 1990;
- 2 – Provincial Policy Statement, 2020;
- 3 – Norfolk County Official Plan, 2021;
- 4 - Norfolk County Zoning By-law 1-Z-2014; and
- 5 – Minimum Distance Separation Guidelines, 2017

A detailed land use planning policy framework and analysis is included below:

4.1 PLANNING ACT, R.S.O., 1990 FRAMEWORK & ANALYSIS

The Planning Act is provincial legislation that sets the ground rules for lands use planning in Ontario and it sets the rules for how, where and when land use changes can occur.

The purpose of the Act is to:

- Provide for planning processes that are fair, accessible, inclusive and efficient;
- Promote sustainable economic development in a healthy natural environment;
- Integrate matters of provincial interest;
- Encourage co-operation and co-ordination amount various interests;
- Provide a land use planning policy led by provincial policy; and
- Recognize a decision-making authority for accountable municipal planning decisions.

Section 2 of the Planning Act outlines the provincial and municipal responsibilities which land use decisions shall have regard to. As per Section 51 (24) of the Planning Act, the following is a chart which identifies these responsibilities and how this proposed surplus farm dwelling severance and minor variance application meet these criteria:

Figure 2: Planning Act Criteria met for Proposed Surplus Farm Dwelling Severance & Minor Variance

| Section 2 Criteria of the Planning Act | How these applications meet these criteria |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) the protection of ecological systems, including natural areas, features and functions; | The proposed surplus farm dwelling severance and associated minor variance protects the ecological systems of the agricultural area as per the continued use of agricultural preservation for farming practices including the protection of natural areas such as a drainage course and surrounding natural features and functions. |

| | |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (b) the protection of the agricultural resources of the Province; | The proposed surplus farm dwelling severance and associated minor variance maintains and continues a generational family farm in Norfolk County. |
| (c) the conservation and management of natural resources and the mineral resource base; | The proposed surplus farm dwelling severance and associated minor variance allows the Poss family farm operation to continue good conservation and best management practices of the natural resources. |
| (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; | The proposed surplus farm dwelling severance and associated minor variance requires no change of current conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. |
| (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; | The proposed surplus farm dwelling severance and associated minor variance requires no change of current transportation and water systems and has improved the sewage system as a new septic system has been installed as a result of these planning applications. |
| (g) the minimization of waste; | The proposed surplus farm dwelling severance and associated minor variance requires no change to waste collection. |
| (h) the orderly development of safe and healthy communities; | The proposed surplus farm dwelling severance and associated minor variance continues the orderly development of safe and healthy communities by ensuring all provisions are required for residential living neighbouring a working farm operation. |
| (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies; | The proposed surplus farm dwelling severance and associated minor variance requires no change toward the accessibility for persons with disabilities to facilities and services. |
| (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; | The proposed surplus farm dwelling severance and associated minor variance requires no change to the adequate provision and distribution of educational, health, social, cultural and recreational facilities. |
| (j) the adequate provision of a full range of housing, including affordable housing; | The proposed surplus farm dwelling severance and associated minor variance |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | assists with opportunities for additional attainable housing in the rural area of Norfolk County. The newly created lot and existing residential dwelling will be sold at market value to create a new home for an existing or new Norfolk County resident. |
| (k) the adequate provision of employment opportunities; | The proposed surplus farm dwelling severance and associated minor variance requires no change to the adequate provision of employment opportunities. |
| (l) the protection of the financial and economic well-being of the Province and its municipalities; | The proposed surplus farm dwelling severance and associated minor variance assists in the protection of financial and economic well-being of the Province and Norfolk County as a new opportunity is created for additional tax revenue. |
| (m) the co-ordination of planning activities of public bodies; | The proposed surplus farm dwelling severance and associated minor variance requires no change to the co-ordination of planning activities of public bodies. |
| (n) the resolution of planning conflicts involving public and private interests; | The proposed surplus farm dwelling severance and associated minor variance public planning process ensures the opportunity for all public and private interests to be heard and taken into consideration. |
| (o) the protection of public health and safety; | The proposed surplus farm dwelling severance and associated minor variance requires no change to the protection of public health and safety. |
| (p) the appropriate location of growth and development; | The proposed surplus farm dwelling severance and associated minor variance allows for minor and appropriate residential growth and development in the rural area. |
| (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; | The proposed surplus farm dwelling severance and associated minor variance requires no change to the development of sustainable public transit pedestrian traffic. |
| (r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and | The proposed surplus farm dwelling severance and associated minor variance assists with a well-designed rural area and contributes to a sense of place in the Norfolk |

| | |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; | County landscape that is safe, accessible, attractive and vibrant. |
| (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. | The proposed surplus farm dwelling severance and associated minor variance requires no change toward the mitigation of greenhouse gas emissions and adaptation to a changing climate. |

Overall, this surplus farm dwelling severance and minor variance has regard for the relevant criteria of the Planning Act.

4.2 PROVINCIAL POLICY STATEMENT, 2020 FRAMEWORK & ANALYSIS

The Provincial Policy Statement (PPS) is a consolidated statement of the government’s interests and policies on land use planning in Ontario. It provides provincial policy direction for appropriate development and includes key land use planning issues that affect communities, such as building strong and healthy communities, the wise use and management of resources, and the protection of public health and safety. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS is issued under section 3 of the Planning Act and according to the Act all decisions affecting planning matters shall be consistent with the PPS. Municipalities are the primary decision-makers for local communities. They implement provincial policies through municipal official plans, zoning by-laws and planning-related decisions.

As per section 2.3 of the PPS, prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate and includes Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area.

As per section 2.3.3 (.1, .2 and .3) of the PPS, in prime agricultural areas, agricultural uses (including farm buildings and a residence) are permitted. Furthermore, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected, and the creation of new lots shall comply with the minimum distance separation (MDS) formula.

Section 2.3.4 (c) of the PPS discourages lot creation unless a residence surplus to a farming operation is a result of farm consolidation, provided that:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

The proposed surplus farm dwelling severance and associated minor variance application is consistent with the PPS as the retained farmlands are considered prime agricultural lands (class 1 – 3 soils) and will continue to be protected for long-term agricultural use.

Furthermore, the applications are for a residence surplus to a farming operation as a result of farm consolidation. The new lot will be limited to 0.48 hectares (1.2 acre) to include only the residential dwelling, accessory structure and septic and well. Through condition of consent, it is understood that Norfolk County will impose a special provision in the NCZB to prohibit any new residential dwellings on the retained farmlands.

4.3 NORFOLK COUNTY OFFICIAL PLAN, 2021 FRAMEWORK & ANALYSIS

The Norfolk County Official Plan (NCOP) is the local municipal planning policy which describes how land in Norfolk County should be used. It is prepared with input from the community and helps manage growth and development within the County until 2036. The NCOP provides a policy framework to guide economic, environmental and social decisions that have implications for the use of land.

The purpose of the NCOP is to provide an overall policy framework establishing clear development principles and policies including land use designations to:

- promote orderly growth and development;
- provide guidance to Council;
- ensure the financial sustainability of the County;
- establish goals and objectives to provide appropriate services;
- respond to population and economic change;
- implement monitoring, review and updates to policy as per new provincial interests; and
- assist in co-ordinating and integrating planning activities with cross-jurisdictional implications including:
 - ecosystem,
 - shoreline and watershed planning;
 - natural heritage planning;
 - management of resources;
 - transportation and infrastructure planning;
 - regional economic development;
 - cultural heritage planning,
 - air and water quality monitoring; and
 - waste management.

The current designation of the subject lands are Agriculture in the NCOP.

According to Section 7.2 of the NCOP, the Agricultural Designation is intended to strengthen the agricultural community in the County. The policies are designed to protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to agricultural practices.

More specifically, new lots in the agricultural designation shall only be permitted in accordance with the agricultural consent and consolidation policies of Section 7.2.3 (Lot Creation and Lot Adjustment Policies). These policies allow agricultural land to be severed if:

- a) v - a currently habitable farm dwelling surplus to a farming operation as a result of the consolidation of farm properties located within Norfolk County and adjacent municipalities, subject to Sections 7.2.3(b) and (c).

- b) As a condition of the approval of a consent, the County shall ensure that the land is zoned in the Zoning By-law such that no new residential dwelling shall be permitted on the retained agricultural lot. No consent shall be granted unless it is demonstrated that the severed lot will not adversely affect the operation or viability of the farm operation on the retained lot or any adjacent land and

- c) a consent to sever a currently habitable dwelling shall be subject to the following criteria:

The following is a chart which identifies how these NCOP Section 7.2.3 a) v) c) criteria have been met.

Figure 3: Criteria of NCOP Section 7.2.3 a) v) c) met for Proposed Surplus Farm Dwelling Severance & Minor Variance

| Section 7.2.3 a) v) c) Criteria of the NCOP | How these applications meet these criteria |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| i) the habitable dwelling shall be at least 10 years old at the date of application for a severance; | The habitable dwelling was built in the 1960's. |
| ii) the severed lot shall be of an appropriate size for the intended residential use, which shall be determined in the Zoning By-law, and shall minimize the amount of agricultural land removed from active production; | <p>The proposed lot to be severed is an appropriate size for the intended residential use and includes the dwelling, accessory structure, well, septic and tile bed.</p> <p>The Norfolk County Zoning By-law allows a residential lot surplus to a farm operation at a size of 2,000 sqm (0.40 hect/ 1.0 ac). The surplus farm dwelling severance proposed is beyond this size at 4,923.7 sqm (0.48 hect/ 1.2 ac). This is to accommodate the larger than permitted accessory structure and septic/ tile bed. The lot conformity has existed for more than 60 years and conforms well with the surrounding agricultural community. A minor variance application is included to recognize</p> |

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>the additional size of the proposed surplus arm dwelling severance. Please see the Minor Variance section below for details.</p> <p>The proposed lot severance does not change or alter the amount of agricultural lands utilized for active production.</p> |
| iii) the severed lot shall be serviced by approved water supply and wastewater treatment facilities to be situated on the lot to be created; | <p>The proposed lot to be severed is by a well, septic and tile bed.</p> <p>It should be noted that a new septic bed has been installed as a result of this surplus farm dwelling severance application.</p> |
| iv) subject to the appropriate policies of this Plan, the severed lot shall be an appropriate distance from existing pits and quarries, waste disposal sites, and other potential land use conflicts; | N/A – There are no existing pits and quarries, waste disposal sites, and other potential land use conflicts in proximity. |
| v) both the severed and retained lots shall be situated with frontage and safe and direct separate access onto a permanently maintained public road. Preference shall be given to locations on roads other than Provincial Highways or arterial roads; | <p>Both the proposed severed and retained lots are well situations with frontage:</p> <ul style="list-style-type: none"> • Retained Lot is 288m where 30 m is required • Proposed Severed Lot is 64.79 m where 30 m is required. <p>A driveway from the proposed severed surplus farm dwelling provides safe and direct separate access onto Concession 3 Road which is a permanently maintained public road.</p> <p>Primary access to the retained agricultural farm lands will be connected through the neighboring home farm operation which the Poss family farm also owns. Additionally, there is also a farm access to Concession 3 Road which again is a permanently maintained public road.</p> |
| vi) potential impacts of the consent on cultural heritage resources shall be assessed and mitigated where necessary | N/A |
| vii) the severed lot shall comply with the minimum distance separation formulae; and | The proposed severed lot complies with the minimum distance separation (MDS) formulae as the attached and below AgriSuite description identifies that the building base of the new severed lot shall be 289m (948 ft) |

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | from the neighboring livestock barn (which is located on the Poss home farm operation) and 361 m (1,184 ft) from the manure storage. These requirements are exceeded as the lot is located 376 m (1,235ft) from the neighboring livestock barn and 434 m (1,424 ft) from the manure storage. Please see below MDS section for more details. |
| viii) the severed lot shall not be permitted within Provincially Significant Features. Consents adjacent to Provincially Significant Features, or within or adjacent to Natural Heritage Features, shall be supported by an EIS, prepared in accordance with the policies of Section 9.7.1 (Environmental Impact Study). | NA – there are no Provincially Significant Features in proximity. |
| ix) Severances to separate Accessory Residential Dwellings from the farm property will not be permitted. [3-OP-2020, Amendment 124] | NA – there are no Accessory Residential Dwellings. |

Additionally, the NCOP outlines in Section 7.2.4 a) Agricultural Lot Size Policies outline that the expansion of farm holdings through lot assembly is encouraged wherever possible, however the lots remain viable for agriculture uses, are of a size appropriate for the type of agriculture uses that are common in Norfolk County, and are sufficiently large to maintain flexibility for future changes in economic conditions and in the type or size of agricultural operations. The minimum agricultural lot size shall generally be 40 hectares. The County may consider applications to assemble and disassemble agricultural land into agricultural lots that are less than approximately 40 hectares in size.

Additionally, the NCOP outlines in Section 7.2.4 b) outline that the County shall consider a proposal to disassemble agricultural land to a lot size smaller than 40 hectares by way of applications for Zoning By-law amendment and consent, subject to Section 7.2.4(a) and where all criteria outlined in Section 7.2.4 a) are satisfied, a minor deviation from the minimum farm size may be approved through a minor variance. Although the size of the retained farmlands at 19.5 hectare (48 acres) in size is not a minor deviation of the 40 hectares (100 acres), the farm has existed at this size for many, many years and may be considered a legal-nonconforming use. A Minor Variance application is needed to recognize the size of the larger than permitted surplus farm dwelling lot and accessory structure. As part of the Surplus Farm Dwelling Severance a Zoning By-law Amendment is needed to not permit any further building opportunities on the retained farmlands. It is also recommended that this Zoning By-law recognize the existing undersized Agricultural property of 19.5 hectare (48 acres).

Overall, the proposed surplus farm dwelling severance complies with the NCOP with the exception of Section 7.2.3 a) v) c) ii) which will be addressed through a corresponding Minor Variance application and Section 7.2.4 which could be recognized in the corresponding Zoning By-law Amendment.

4.4 NORFOLK COUNTY ZONING BY-LAW, 1-Z-2014 FRAMEWORK & ANALYSIS

The Norfolk County Zoning By-law 1-Z-2014 (NCZB) is a regulatory document that controls the land in Norfolk County including compatibility, character and appearance of community and implements the NCOP. The NCZB identifies that no land, building or structures shall be used, erected, altered or occupied except in conformity with the provisions of the NCZB.

The current zoning of the subject lands is Agriculture (A) in the NCZB

According to Section 12.1.1 a single detached dwelling and farm are permitted uses.

There is no new construction proposed as part of this application. The proposed surplus farm dwelling severance is mostly compatible with the provisions of the Agriculture Zone and the Accessory Uses to Residential Use Provisions as per the below Figures 5 and 6:

Figure 5: Provisions of NCZB Section 12.1.1 for Proposed Surplus Farm Dwelling Severance & Minor Variance

| 12.1.2 Agricultural Zone Provisions of the NCZB | Required | Proposed | Comment |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------------|--------------------------------------------------|
| a) minimum lot area: i) lot ii) residential lot surplus to a farm operation [27-Z-2016] | 40 hect <i>*Note existing farm is 20 hect</i> 2,000 sqm | 19.5 hect 4,923.7 sqm | ZBA to recognize Minor Variance Submitted |
| b) minimum lot frontage i) interior and corner lots | 30 m | 64.79 m | Complies |
| c) minimum front yard: | 13 m | 20.63 m | Complies |
| d) minimum exterior side yard: | 13 m | NA | NA |
| e) minimum interior side yard: | 3 m | Left – 3.05 m Right – 3 m | Complies Complies |
| f) minimum rear yard | 9 m | 51 m | Complies |
| g) minimum separation: between a farm processing facility and a dwelling on an adjacent lot | 30 m | 119 m | Complies |
| h) maximum building height: | 11 m | <11 m | Complies |

Figure 6: Provisions of NCZB Section 3.2 for Proposed Surplus Farm Dwelling Severance & Minor Variance

| 3.2 Accessory Uses to Residential Use Provisions of the NCZB | Required | Proposed | Comment |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|--------------------------|
| a) exceed a building height of 8 metres in the Agricultural Zone [8-Z-2020]; | 8 m | 8 m | Complies |
| e) be nearer than 1.2 metres of an interior lot line within a rear yard | 1.2 m | 6.62 m | Complies |
| g) occupy more than 10 percent of the lot area, for all accessory buildings together, to a maximum of ... Agricultural Zone (A) where a maximum size of 200 square metres of usable floor area is permitted to a maximum of 10 percent of the lot area. [7-Z-2018] | 200 sqm | 279sqm | Minor Variance Submitted |

As the figures above show, most of the proposed surplus farm dwelling severance and accessory Uses to residential use provisions and can be met as set out in the NCZB with the exception of the minimum lot area and the size of the accessory building. A minor variance is proposed to address both of these requirements as appropriate.

4.4.1 MINOR VARIANCE INFORMATION

The request of the variation of the minimum lot area and size of the accessory building are minor in nature as they meet the four below tests of a Minor Variance under the Planning Act - Section 45 (1) including:

1 – Is the application minor?

The application is minor in nature as the unit measurement is a small deviation from the requirements of the NCZB and the lot size and accessory structure are both existing at this size today. In fact, the configuration of the lot and accessory structure have existed for some 60 years as the existing size. No new construction is contemplated.

Yes. The minimum lot area cannot be accommodated at 2,000 sqm as the long time existing residential area including the accessory structure and the septic/ tile bed extends the limits of

the lot to 4,923.7 sqm. The proposed severed lots are limited to the appropriate size to accommodate the private on-site services and the accessory structure. The accessory structure which stores residential vehicles and residential equipment exists at 279sqm where 200sqm is permitted. The accessory building is not a barn and provides storage for residential uses. The current owner stores recreational vehicles and children's play/ recreational equipment.

2 – Is the application desirable for the appropriateness of the development or the lands in question?

Yes. The application for a surplus farm dwelling severance is desirable as the subject lands dwelling is surplus to the farm operations needs. The Poss family farm will retain the farmlands as part of their on-going farming operation. The retained farmlands will continue to grow hay, corn and beans on a rotational basis. The size of the proposed surplus farm dwelling lot and accessory structure have existed at this size for approximately 60 years. The size of the existing lot and accessory structure maintain the agricultural character of the rural community, work well in collaboration with neighbors and do not hinder the surrounding agricultural operations.

3 – Does the application meet the general intent of the Zoning By-law?

Yes. As outlined above most of the provisions of the Agricultural Zone and Accessory Uses to Residential Use in the NCZB can be met and the uses of single detached dwelling and farm are permitted.

4 - Does the application meet the general intent of the Official Plan?

Yes. As outlined above the provisions of the Agricultural Designation in the NCOP can be met with the exception of the size of the retained farm which exists at 20 hectares today.

Overall, the four tests of a minor variance are satisfied and the larger than permitted surplus farm dwelling severance lot and accessory building are appropriate.

4.5 MINIMUM DUSTANCE SEPERATION GUIDELINES, 2017 FRAMEWORK & ANALYSIS

An MDS Calculation was required as a neighboring barn is in close proximity to the proposed surplus farm dwelling severance.

MDS 1 Calculation was required as the setback were to be determined between the proposed new development and existing livestock barns and manure storages.

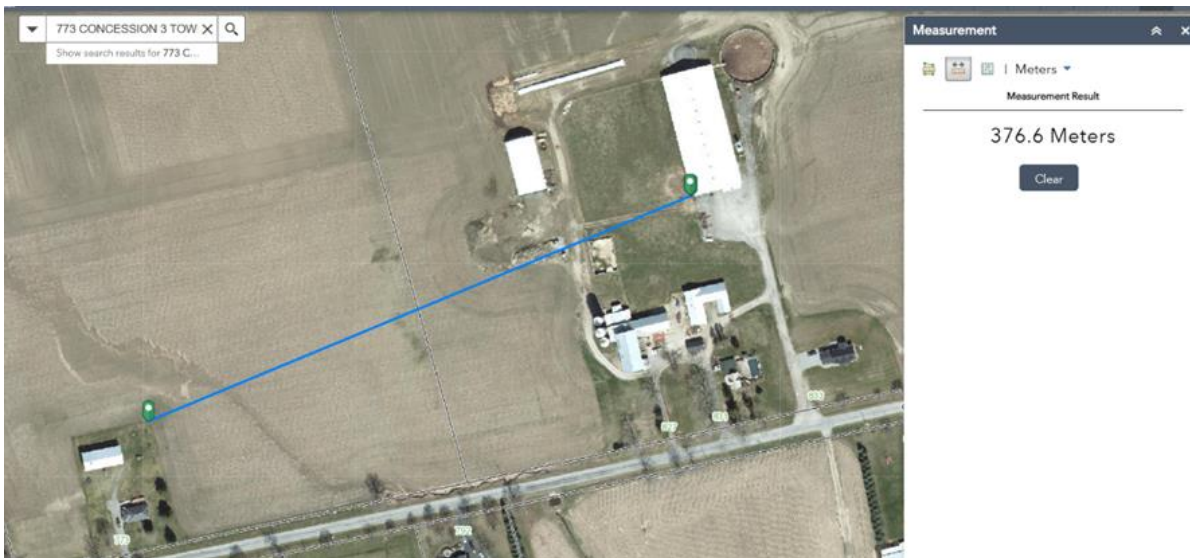
As per attachment 1, the AgriSuite program was utilized to calculate the following:

Figure 7: MDS Calculations

| MDS | Required | Proposed | Comments |
|--------------------------------------|------------------|------------------|----------|
| Setback from livestock barn | 289 m (948 ft) | 376 m (1,235ft) | Complies |
| Minimum Distance from manure Storage | 361 m (1,184 ft) | 434 m (1,424 ft) | Complies |

The following figures depict the setback are met as appropriate.

Map 9: Setback from livestock barn Required at 289 m (948 ft)



Map 10: Minimum Distance from manure Storage Required at 361 m (1,184 ft)



Therefore, the MDS from the proposed surplus farm dwelling severance to the neighbouring livestock barn and the manure storage are appropriate.

6.0 CONCLUSION

It is my professional opinion that this planning application for a surplus farm dwelling severance/ zoning by-law amendment and minor variance represents good planning and should be approved as the planning justification has confirmed:

1. Regard for the *Planning Act*;
2. Is consistent with the *Provincial Policy Statement*;
3. Conforms to the *Norfolk County Official Plan*; and
4. Conforms to the *Norfolk County Zoning By-law*.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Pam Duesling PhD, RPP, MCIP, Ec D.



Attachment 1 – MDS Calculation

MDS I

General information

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Application date Aug 31, 2023 | Municipal file number | Proposed application Lot creation for a residence surplus to a farming operation (i.e. surplus dwelling severance) |
| Applicant contact information Robin Poss Pass Farm 773 Concession 3 RR1 Wilsonville, ON Norfolk County, ON N0E 1Z0 519-774-4166 robinposs@hotmail.com | Location of subject lands County of Norfolk County of Norfolk TOWNSEND Concession 2, Lot 10 Roll number: 3310 33601009600 | |

Calculations

Poss Farm - Surplus

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Farm contact information Robin Poss Poss Farm 773 Concession 3 RR1 Wilsonville, ON Norfolk County, ON N0E 1Z0 519-774-4166 robinposs@hotmail.com | Location of existing livestock facility or anaerobic digester County of Norfolk County of Norfolk TOWNSEND Concession 2, Lot 11 Roll number: 331033601009500 | Total lot size 100 ac |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|

Livestock/manure summary

| Manure Form | Type of livestock/manure | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|-----------------------------------------------------------------------------------------------|-------------------------|------------------------------|-------------------------------|
| Liquid | Dairy, Milking-age Cows (dry or milking) Small Frame (364 - 455 kg) (eg. Jerseys), Free Stall | 100 | 100 NU | 9000 ft ² |
| Liquid | Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins) | 20 | 3.3 NU | 700 ft ² |

Setback summary

| | | | |
|--------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------|--------|
| Existing manure storage | M1. Liquid, outside, no cover, straight-walled storage | | |
| Design capacity | 103.3 NU | | |
| Potential design capacity | 310 NU | | |
| Factor A (odour potential) | 0.7 | Factor B (design capacity) | 469.15 |
| Factor D (manure type) | 0.8 | Factor E (encroaching land use) | 1.1 |
| Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn) | 289 m (948 ft) | | |
| Actual distance from livestock barn | NA | | |

Storage base distance 'S'
(minimum distance from manure storage)

361 m (1184 ft)

Actual distance from manure storage

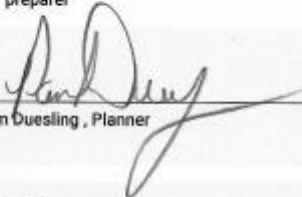
NA

Preparer signoff & disclaimer

Preparer contact information

Pam Duesling
Alamac Planning Inc
831 Concession 3
RR1 Wilsonville, ON
Norfolk County, ON
NOE 1Z0
519-751-9090
alamacplanning@outlook.com

Signature of preparer


Pam Duesling, Planner

16/08/2023
Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

SEVERANCE SKETCH

FOR:

ROBIN POSS

#773 CONCESSION 3

SCALE: 1 : 400



NOTES

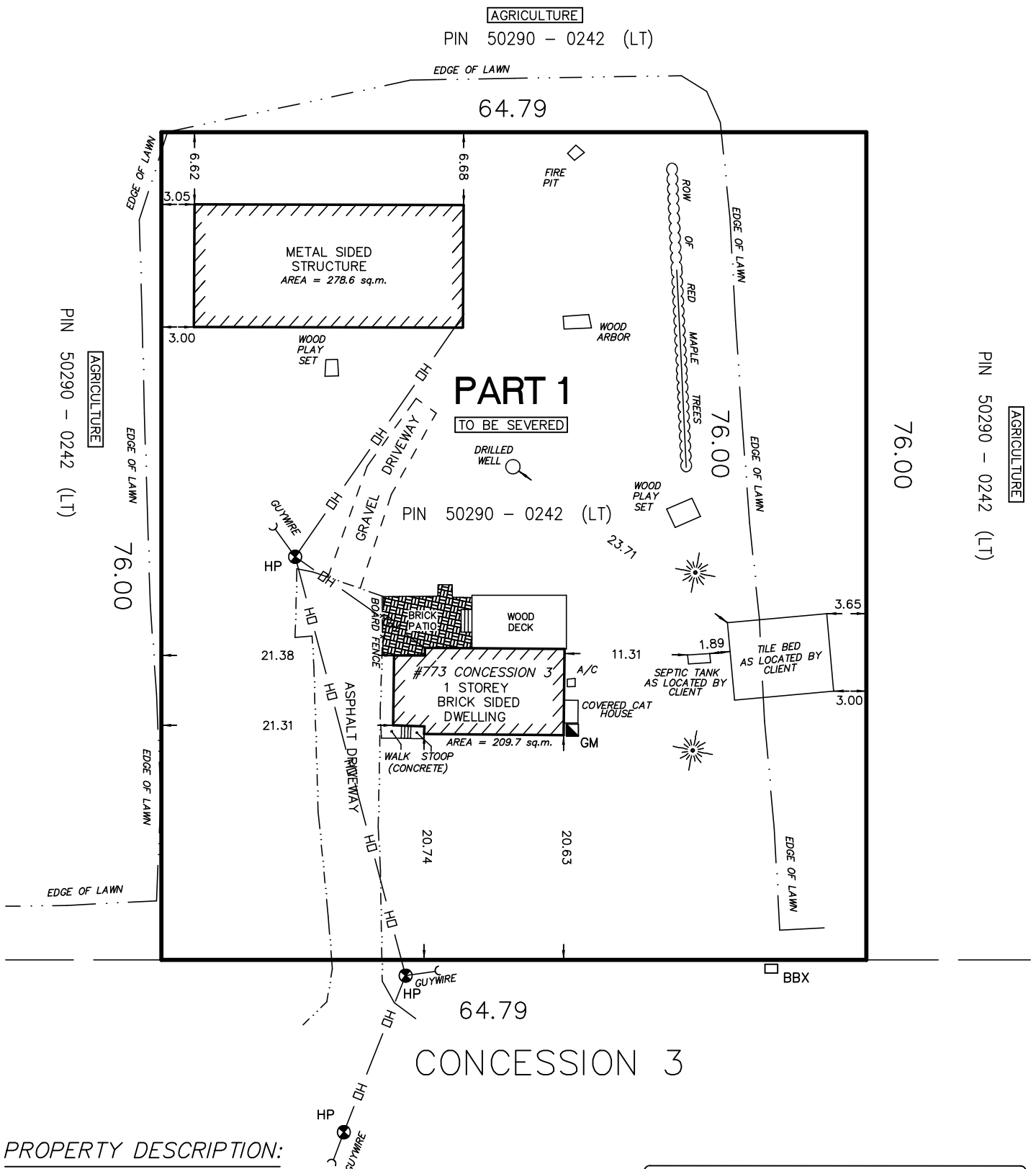
- AREA OF PART 1 = 4923.7 SQUARE METRES
- AREA OF DWELLING, STRUCTURES, DECKS etc. = 488.3 SQ.M
- DWELLING COVERAGE = 9.9%
- OVERHEAD LINES SHOWN ———— □H ————
- FENCE LINES SHOWN -x-x-x-x-x-x-x-x-x-x-
- ROAD LINE SHOWN ————
- BELL BOX SHOWN BBX □
- GAS METER SHOWN GM ■
- HYDRO POLES SHOWN HP ●
- CONIFEROUS TREES SHOWN *

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.

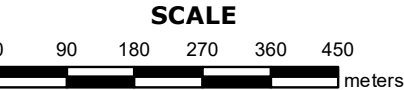
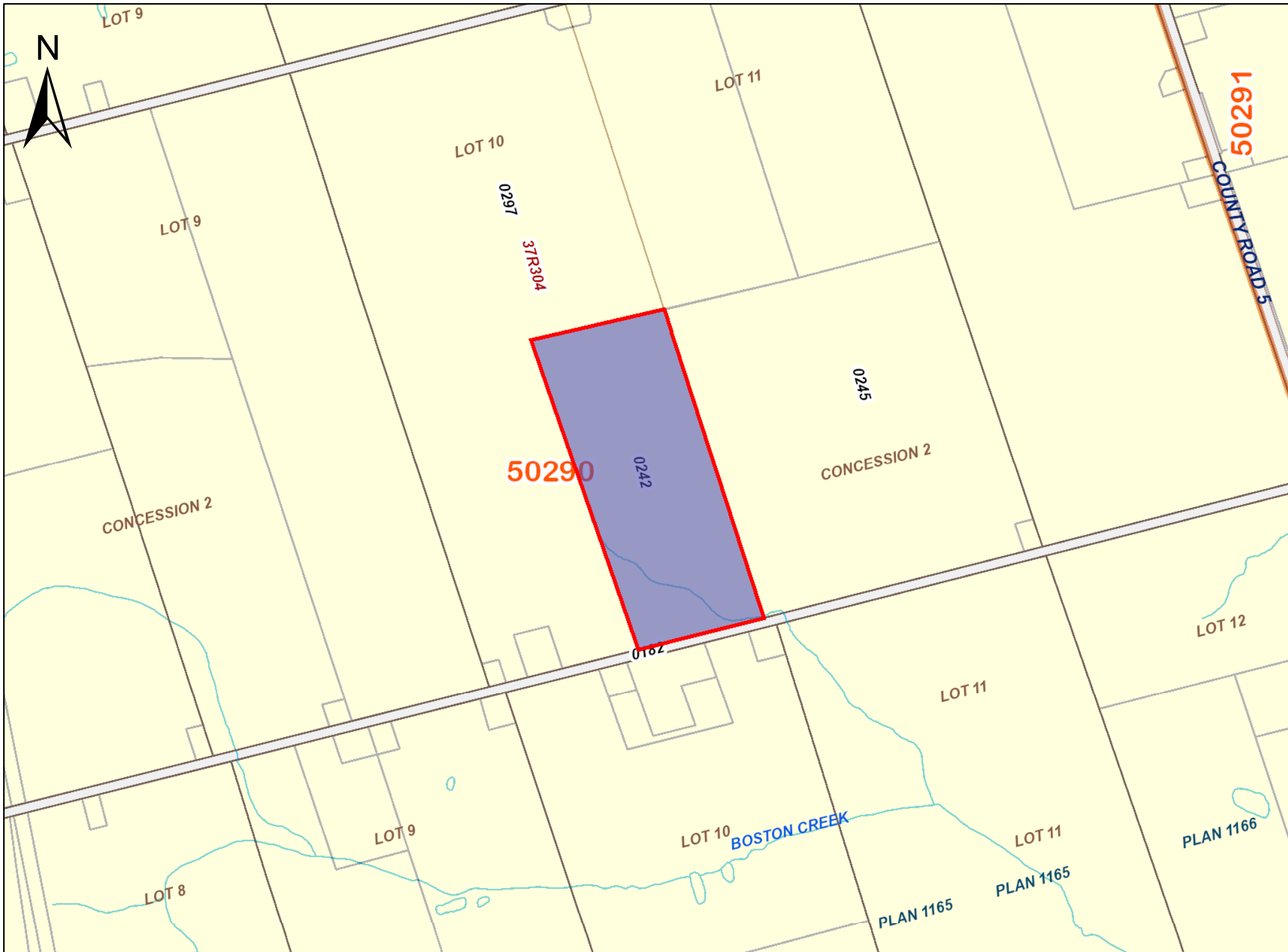


PROPERTY DESCRIPTION:

PART OF LOT 10, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF TOWNSEND

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 R.R.1, SIMCOE, ONTARIO, N3Y 4J9
 (51 PARK ROAD)
 PHONE: (519) 426-0842
 E-mail: info@jewittdixon.com



PROPERTY INDEX MAP
NORFOLK(No. 37)

LEGEND

| | |
|----------------------------------|-------|
| FREEHOLD PROPERTY | |
| LEASEHOLD PROPERTY | |
| LIMITED INTEREST PROPERTY | |
| CONDOMINIUM PROPERTY | |
| RETIRED PIN (MAP UPDATE PENDING) | |
| PROPERTY NUMBER | 0449 |
| BLOCK NUMBER | 08050 |
| GEOGRAPHIC FABRIC | |
| EASEMENT | |

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



PROPERTY DESCRIPTION: PT LT 10 CON 2 TOWNSEND AS IN NR567680; NORFOLK COUNTY

PROPERTY REMARKS: CORRECTION: INSTRUMENT NUMBER NR389756 WAS OMITTED FROM THIS PROPERTY IN ERROR AND WAS ADDED AND CERTIFIED ON 2007/11/01 BY CHARLENE BUCHAN.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2007/07/23

OWNERS' NAMES
POSS, JOHN DOUGLAS
POSS, RUTH EVELYN
POSS, ROGER ANDERSON
POSS, JANET MARYLOU

CAPACITY SHARE
JTEN 50% PART
JTEN 50% PART
JTEN 50% PART
JTEN 50% PART

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|-----------------------------------------------------------------------------------------------------------------|------------|------------------|--------|--------------------------------------------------------|-----------------------------------------|-----------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/07/20 ** | | | | | | |
| **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: | | | | | | |
| ** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * | | | | | | |
| ** AND ESCHEATS OR FORFEITURE TO THE CROWN. | | | | | | |
| ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF | | | | | | |
| ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY | | | | | | |
| ** CONVENTION. | | | | | | |
| ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. | | | | | | |
| **DATE OF CONVERSION TO LAND TITLES: 2007/07/23 ** | | | | | | |
| NR389756 | 1979/03/23 | NOTICE AGREEMENT | | | | C |
| REMARKS: DRAINAGE | | | | | | |
| CORRECTIONS: 'INSTRUMENT TYPE' CHANGED FROM 'AGREEMENT' TO 'NOTICE AGREEMENT' ON 2007/11/01 BY CHARLENE BUCHAN. | | | | | | |
| NR524683 | 1997/05/22 | NOTICE OF LEASE | | *** DELETED AGAINST THIS PROPERTY *** | RICHARDSON, SHERMAN | |
| NR567680 | 2003/01/23 | TRANSFER | | *** COMPLETELY DELETED *** | DEMIANIW, DANIEL MICHAEL | |
| NK6871 | 2007/10/26 | APL (GENERAL) | | *** COMPLETELY DELETED *** DEMIANIW, DANIEL MICHAEL | | |
| NK6872 | 2007/10/26 | TRANSFER | | *** COMPLETELY DELETED *** DEMIANIW, DANIEL MICHAEL | POSS, JOHN DOUGLAS POSS, RUTH EVELYN | |

LAND
 REGISTRY
 OFFICE #37

50290-0242 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|-----------|----------------------------------------|------------------------|--------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------|
| NK7073 | 2007/11/01 <i>REMARKS: ADDING</i> | LR'S ORDER NR389756 | | LAND REGISTRAR | POSS, ROGER ANDERSON POSS, JANET MARYLOU | C |
| NK49831 | 2012/01/31 | CHARGE | | *** COMPLETELY DELETED *** POSS, JANET MARYLOU POSS, JOHN DOUGLAS POSS, ROGER ANDERSON POSS, RUTH EVELYN | THE TORONTO-DOMINION BANK | |
| NK54021 | 2012/07/03 | TRANSFER | \$1 | POSS, JANET MARYLOU POSS, JOHN DOUGLAS POSS, ROGER ANDERSON POSS, RUTH EVELYN | POSS, JOHN DOUGLAS POSS, RUTH EVELYN POSS, ROGER ANDERSON POSS, JANET MARYLOU | C |
| NK84849 | 2015/11/25 <i>REMARKS: NK49831.</i> | DISCH OF CHARGE | | *** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK | | |

MDS I

General information

| | | |
|-----------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Application date Aug 31, 2023 | Municipal file number | Proposed application Lot creation for a residence surplus to a farming operation (i.e. surplus dwelling severance) |
|-----------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------|

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant contact information Robin Poss Pass Farm 773 Concession 3 RR1 Wilsonville, ON Norfolk County, ON N0E 1Z0 519-774-4166 robinposs@hotmail.com | Location of subject lands County of Norfolk County of Norfolk TOWNSEND Concession 2 , Lot 10 Roll number: 3310 33601009600 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|

Calculations

Poss Farm - Surplus

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Farm contact information Robin Poss Poss Farm 773 Concession 3 RR1 Wilsonville, ON Norfolk County, ON N0E 1Z0 519-774-4166 robinposs@hotmail.com | Location of existing livestock facility or anaerobic digester County of Norfolk County of Norfolk TOWNSEND Concession 2 , Lot 11 Roll number: 331033601009500 | Total lot size 100 ac |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|

Livestock/manure summary

| Manure Form | Type of livestock/manure | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|-----------------------------------------------------------------------------------------------|-------------------------|------------------------------|-------------------------------|
| Liquid | Dairy, Milking-age Cows (dry or milking) Small Frame (364 - 455 kg) (eg. Jerseys), Free Stall | 100 | 100 NU | 9000 ft ² |
| Liquid | Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins) | 20 | 3.3 NU | 700 ft ² |

Setback summary

| | | | |
|----------------------------|--------------------------------------------------------|---------------------------------|--------|
| Existing manure storage | M1. Liquid, outside, no cover, straight-walled storage | | |
| Design capacity | 103.3 NU | | |
| Potential design capacity | 310 NU | | |
| Factor A (odour potential) | 0.7 | Factor B (design capacity) | 469.15 |
| Factor D (manure type) | 0.8 | Factor E (encroaching land use) | 1.1 |

| | |
|--------------------------------------------------------------------------------------|----------------|
| Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn) | 289 m (948 ft) |
| Actual distance from livestock barn | NA |

Storage base distance 'S'
(minimum distance from manure storage)

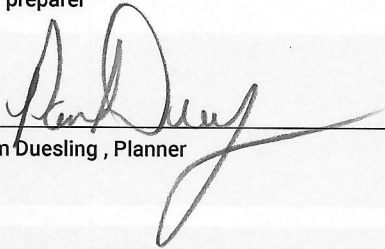
361 m (1184 ft)

Actual distance from manure storage

NA

Preparer signoff & disclaimer**Preparer contact information**

Pam Duesling
Alamac Planning Inc
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RR1 Wilsonville, ON
Norfolk County, ON
N0E 1Z0
519-751-9090
alamacplanning@outlook.com

Signature of preparer

Pam Duesling , Planner

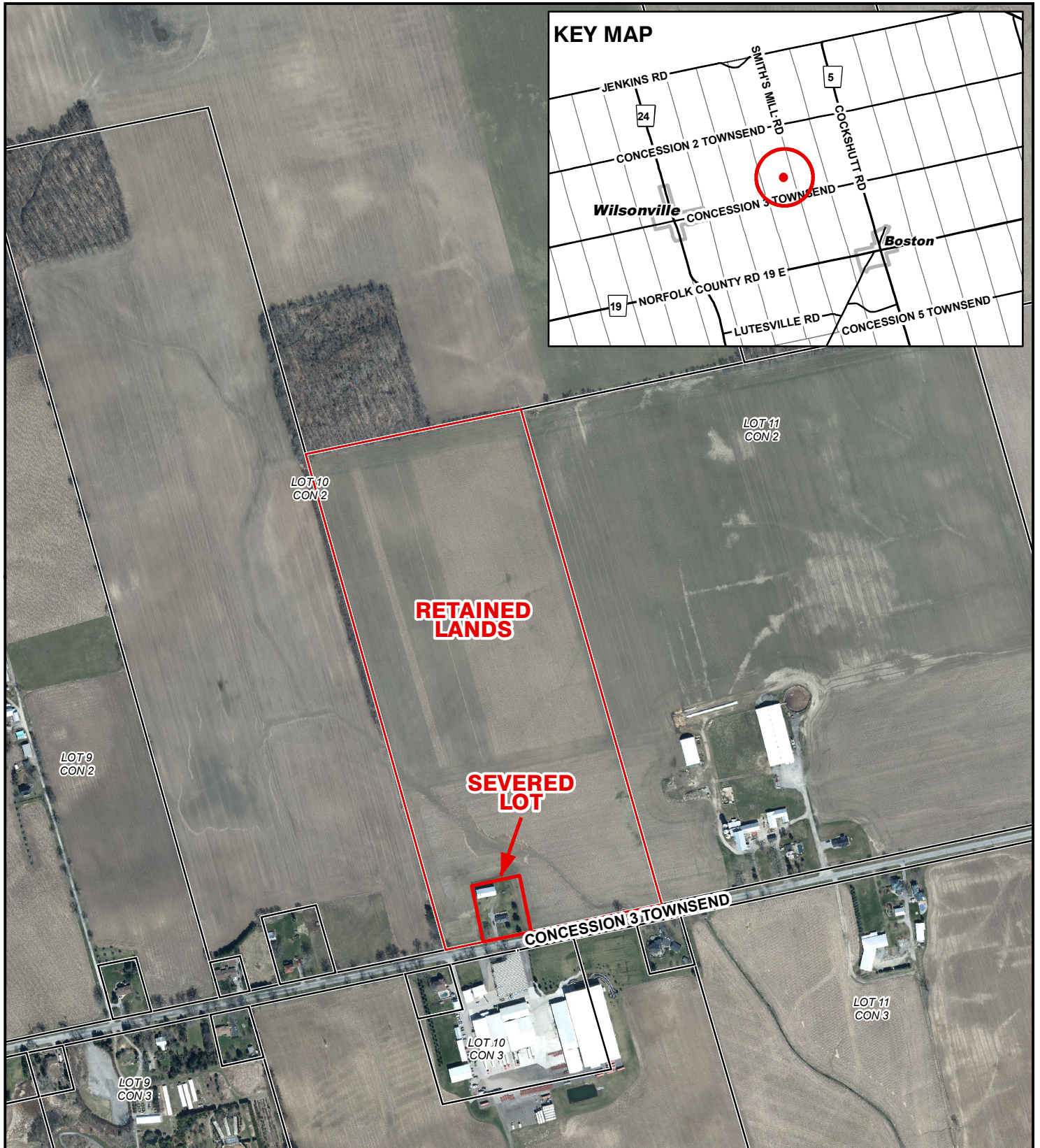
10/08/2023

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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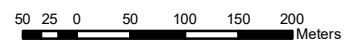
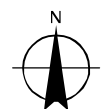


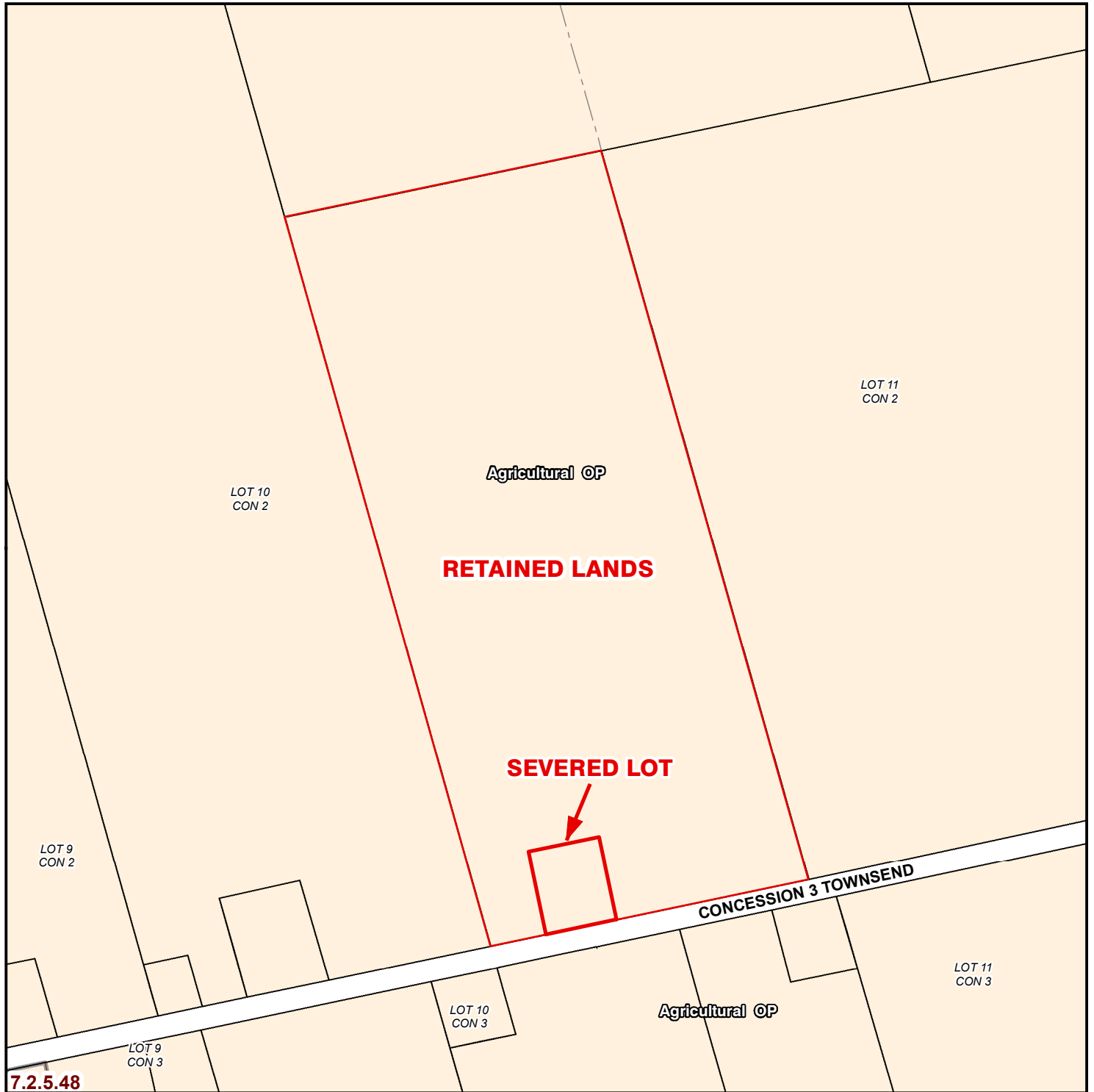
Legend

- Subject Lands
- Lands Owned



2020 Air Photo

12/1/2023





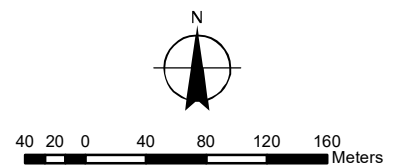
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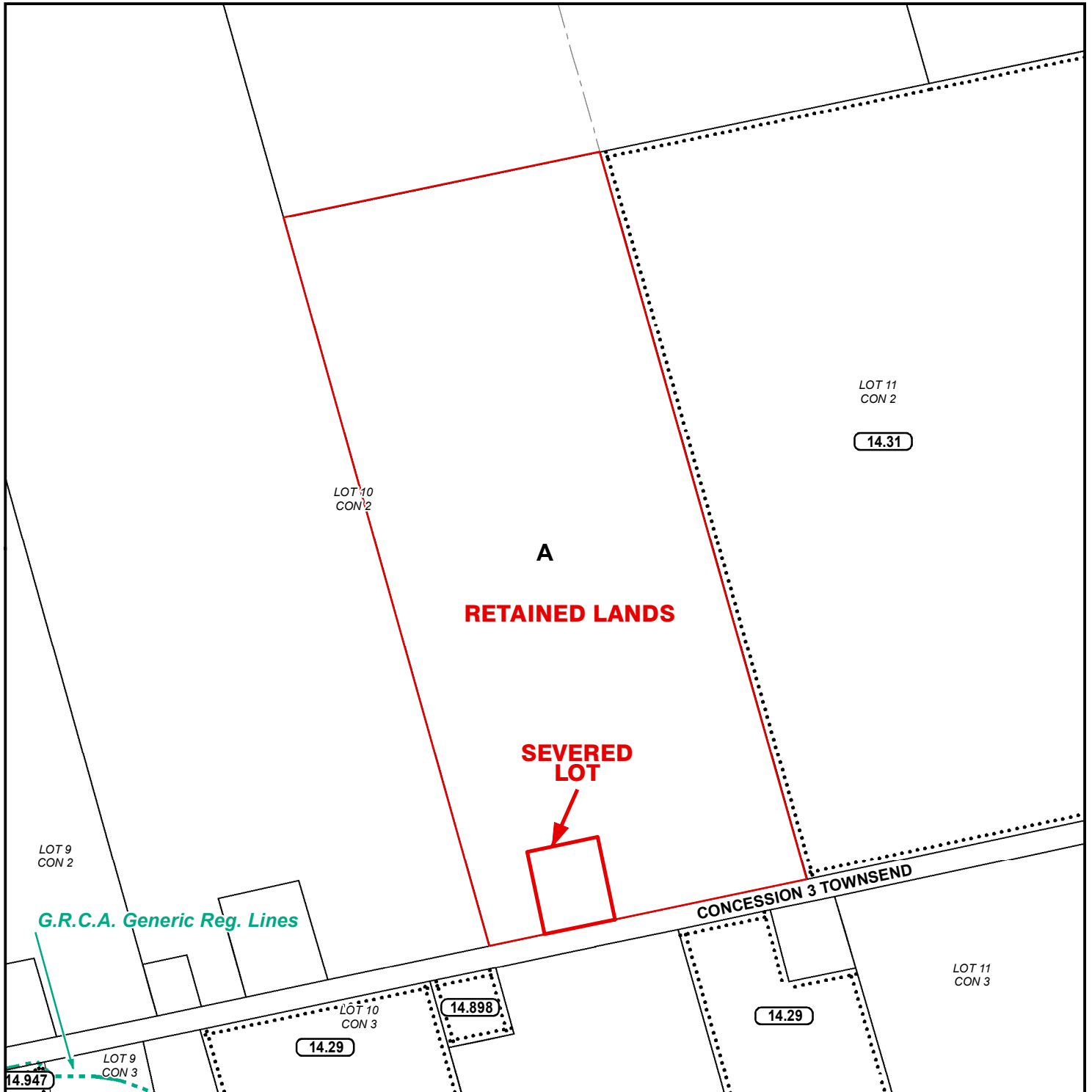
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural

12/1/2023





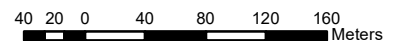
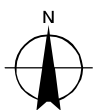
LEGEND

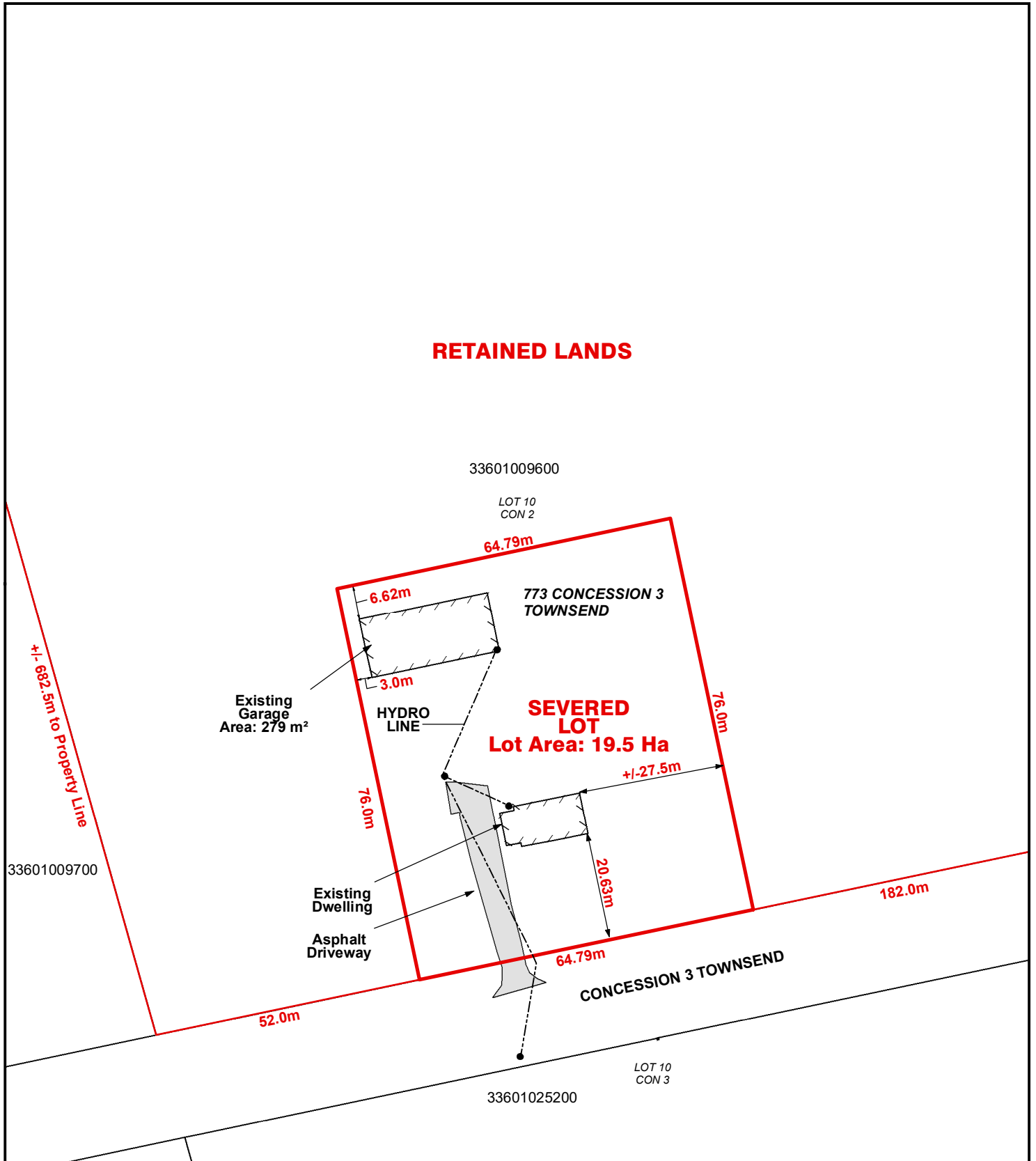
- Subject Lands
- Lands Owned
- GRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

12/1/2023

(H) - Holding
 A - Agricultural Zone

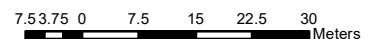
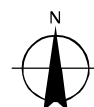




Legend

-  Subject Lands
-  Lands Owned

12/1/2023



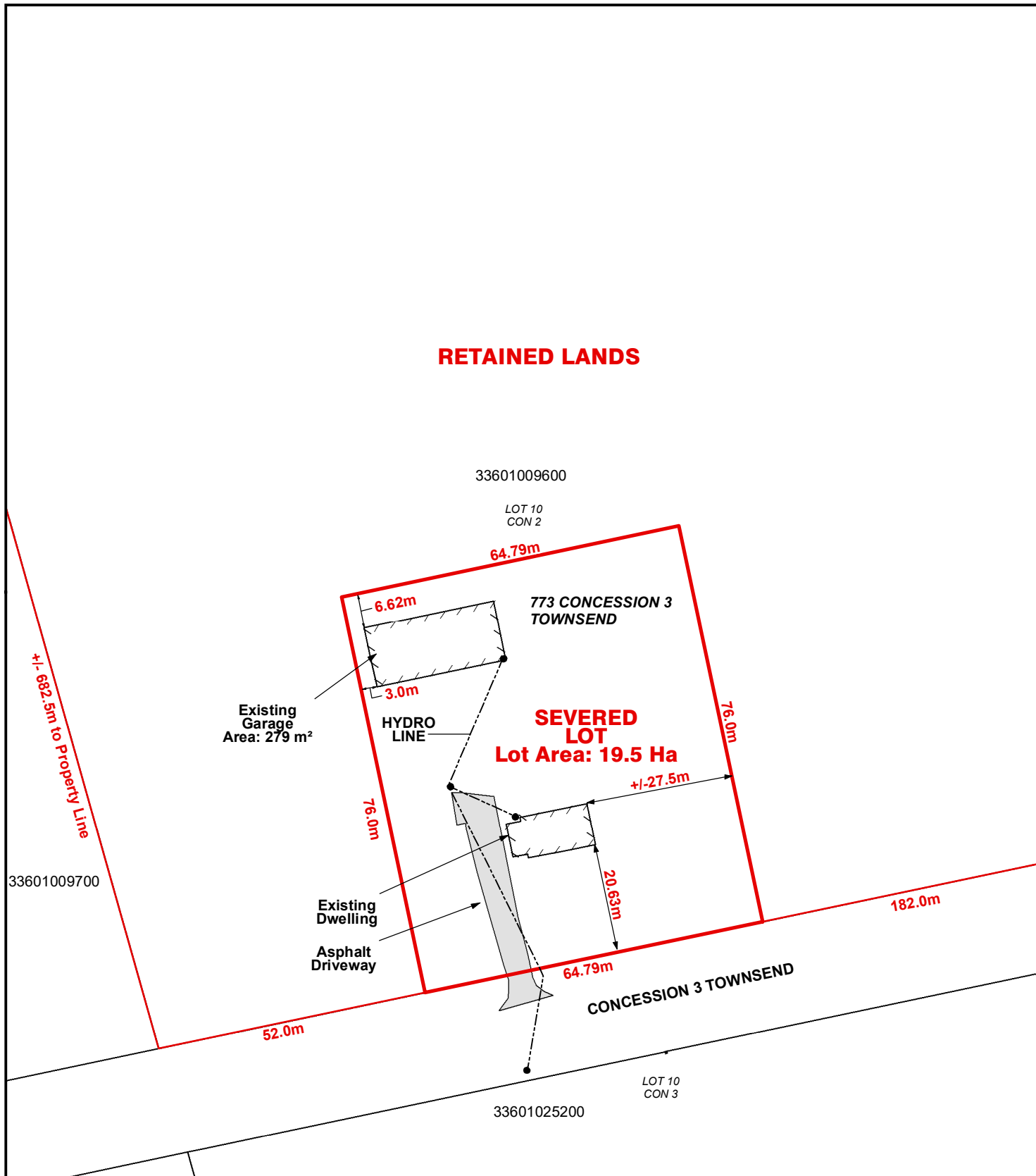
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN


Geographic Township of TOWNSEND

BNPL2023351

ANPL2023354



Legend

-  Subject Lands
-  Lands Owned

12/1/2023

