

Committee of Adjustment Application for Minor Variance

Complete Application

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

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

Before the Application is submitted

A pre-consultation meeting is not required for Committee of Adjustment applications; however, further information can be provided by Planning Department staff prior to the submission of an application. The purpose of communicating with a planner before you submit your application is: to review the proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff.

Online Application Process

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

User Fees

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

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

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque



payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the time of submission.

Grand River Conservation Authority

[Plan Review fees | Grand River Conservation Authority](#)

Long Point Region Conservation Authority

[Planning Fees - Long Point Region Conservation Authority](#)

After the application is submitted

In order for the application to be deemed complete, all of the components noted above are required. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once the application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is provided that is required to be posted on the subject lands summarizing the application and specifying the committee meeting date. The comments received from members of the community will be included in the planning report and given consideration.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. Any required peer reviews shall be at the expense of the applicant. The peer reviewer shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals.

It is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of the Committee of Adjustment meeting. Applicants are responsible for removing the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 8159 or coa@norfolkcounty.ca

**For Office Use Only:**

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

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

- ☐ Standard Minor Variance
☐ Complex Minor Variance (After the fact)
☒ Routine Minor Variance

Property Assessment Roll Number: 54501025200**A. Applicant Information****Name of Owner** Tony Mattan

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	<u>896 North Road</u>
Town and Postal Code	<u>Langton NOE 1G0</u>
Phone Number	<u>519.983.4455</u>
Cell Number	<u>519.875.2928</u>
Email	<u>tonymattan@gmail.com</u>

Name of Authorized Applicant Same as owner

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



Name of Authorized Agent

G. Douglas Vallee Limited c/o - James Canzano

Address

2 Talbot Street North

Town and Postal Code

Simcoe N3Y 3W4

Phone Number

519.426.6270x1009

Cell Number

Email

jamescanzano@gdvallee.ca

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

☒ Owner

☒ Agent

☐ Applicant

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

B. Location, Legal Description and Property Information

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

HGN CON ENR PT LOT 10

Municipal Civic Address: 944 North Road

Land acquisition date (if known): _____

Present Official Plan Designation(s): Agriculture, Hazard Lands

Present Zoning: Agriculture, Hazard Lands

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:

Agriculture

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

	Existing	Proposed
Type of Building	6	5 retained, 1 severed
Number of Storey(s)	1 - 2 storeys	
Number of Dwelling Units per lot	1	0 retained 1 severed
Buildings/Structures/ARDU Width (m)	see concept plan	
Building/ Structures /ARDU Length (m)	see concept plan	
Building/ Structures /ARDU Height (m)	see concept plan	
Usable Floor Area (sq.m)	see concept plan	
Lot coverage	see concept plan	

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

6. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant?

☐ Yes ☒ No

If yes, identify and provide details of the building:

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

Decades

8. Existing use of abutting properties:

Agriculture

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

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

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

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m ²)	40ha	~155,000m ²	~245,000m ²
Lot frontage (m)	30	>30m	
Lot depth (m)		n/a	
Front Yard Setback (m)		~11m	
Left Side Yard Setback (m)		~2m	
Right Side Yard Setback (m)		~150m	
Rear Yard Setback (m)		~280m	
Exterior side yard (if applicable) (m)			
Height (m)		1 storey	
Lot coverage (%)			
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m ²)			
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

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

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

☐ Yes ☒ No ☐ Unknown

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

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached?

☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

☒ Yes ☐ No

If you answered no, please explain:

2. It is the owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the Provincial Planning Statement ?

☒ Yes ☐ No

If no, please explain:

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 the subject lands are in an area of source water Wellhead Protection Area (WHPA) A, B or C, Issue Contributing Area, Intake Protection zone, please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Does the property have any significant environmental features on the subject land or within 500 metres:

☒ Yes ☐ No

If yes, indicate: ☒ Significant Woodland ☐ Provincially Significant Wetland ☐ Floodplain ☐ Other _____

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

☐ Yes ☒ No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☒ Individual wells

☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

North Road

G. Other Information

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.

Please see planning brief prepared by G. Douglas Vallee Limited

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario Regulation 200/96](#).

i. Sketch in Metric Units

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land.
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

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.

Tony Mattan

Owner/Applicant/Agent Signature

Oct 29 2025

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

I/We authorize G. Douglas Vallee Limited c/o Eldon Darbyson to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Tony Mattan

Owner

Oct 29 2025

Date

Owner

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, Tony Mather 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

Tony Mather
Owner/Applicant/Agent Signature

In Norfolk County

This 29th day of October

A.D., 2021



A Commissioner, etc.

JAMES JOHN CIARALLO-CANZANO,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires February 26, 2028.



vallee

*Consulting Engineers,
Architects & Planners*

November 17th, 2025

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

Attention: Alicia Cull | Manager of Planning Services
Reference: 944 North Road
Surplus Farm Dwelling Severance and Easement
Our Project 25-147

Please accept this package as our formal submission for a Surplus Farm Dwelling Severance and accompanying easement application at 944 North Road on behalf of Tony Mattan.

Included in this submission are the following documents:

1. Signed Norfolk County consent and easement application form;
2. Planning Brief prepared by G. Douglas Vallee Limited, dated October 16th, 2025;
 - a. Appendix A - Letter from property owner detailing servicing constraints for 896 North Road, dated October 6th, 2025;
3. Concept Plan prepared by G. Douglas Vallee Limited, dated November 11th, 2025;
4. Easement Sketch prepared by G. Douglas Vallee Limited, dated November 4th, 2025;
5. Norfolk County Building Department Inspection Report PRSEP20251354, Stamped October 3rd, 2025.

The submission has been made electronically through the CityView Portal, with payment of fees to follow once the application has been deemed complete. We trust that the materials included meet the requirements and expectations of Norfolk County.

Should you have any questions or require additional information, please do not hesitate to contact me.

Thank you for your time and consideration.

Best regards,

James Canzano, BA Spec Hons
Planning Technician
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

H:\Projects\2025\25-147 Mattan Disposal of Surplus Dwelling Langton\Planning\Working\Severance\2025.10.16 Cover Letter DRAFT JC.docx



Surplus Farm Dwelling Severance and Easement | Planning Brief

944 North Road

Date: November 17, 2025

Project: 25-147



vallee

*Consulting Engineers,
Architects & Planners*

Surplus Farm Dwelling Severance and Easement | Planning Brief
944 North Road

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Surplus Farm Dwelling Severance and Easement | Planning Brief

944 North Road

Introduction

G. Douglas Vallee Limited has been retained by property owner Tony Mattan to submit a formal application for a surplus farm dwelling severance of the property municipally known as 944 North Road Concession 7 (Part 2) as a result of consolidation. The property owner is also seeking to submit an easement application in favor of a parcel abutting the southern boundary of the subject lands, 896 North Road (Part 3)

, to permit the continued use of a water well which services both properties.

Included with this submission are the following:

- Commissioned Norfolk County Consent and Easement Application Form;
- Concept Plan prepared by G. Douglas Vallee Limited, dated November 11th, 2025;
- Easement Sketch prepared by G. Douglas Vallee Limited, dated November 4th, 2025
- Norfolk County Building Department Inspection Report PRSEP20251354, Stamped October 3rd, 2025

Context

Subject Lands

As shown in figure 1, the approximately 15.7ha parcel is located on the eastern side of North Road, between Norfolk County Road 45 and Beach Lane. It is zoned and designated as Agriculture and Hazard Lands. The hazard lands are located in the eastern side of the parcel and consists of an irrigation pond and approximately 1.43ha of woodlands that are regulated by the Long Point Regional Conservation Authority.

The farm operation consists of multiple farm parcels owned by the client. There is approximately 14.1ha of farmland present on the subject lands, which are used to farm watermelon, corn and beans. The dwelling present on the subject lands are privately serviced by a septic system and a water well (Appendix A). The water well also services the neighbouring property 896 North Road, where the property owner resides. The soils present on the farmland are classified as Class 3, 1 and 6 soils (figure 4) under the OMAFRA Soils Report. There is currently one dwelling present on the property as well as two barns, three accessory storage buildings, a small water tower, 15 concrete pads, and an agricultural silo.

Surrounding Context

The surrounding area is predominantly agricultural. The subject lands are located approximately 15 minutes from Port Rowan and 25 minutes from Tillsonburg, providing access to urban service centres.

Proposal

The client intends to submit a surplus farm dwelling severance application for 944 North Road as the dwelling is surplus to the farming operation as a result of



Figure 1 – Subject Lands

Surplus Farm Dwelling Severance and Easement | Planning Brief

944 North Road

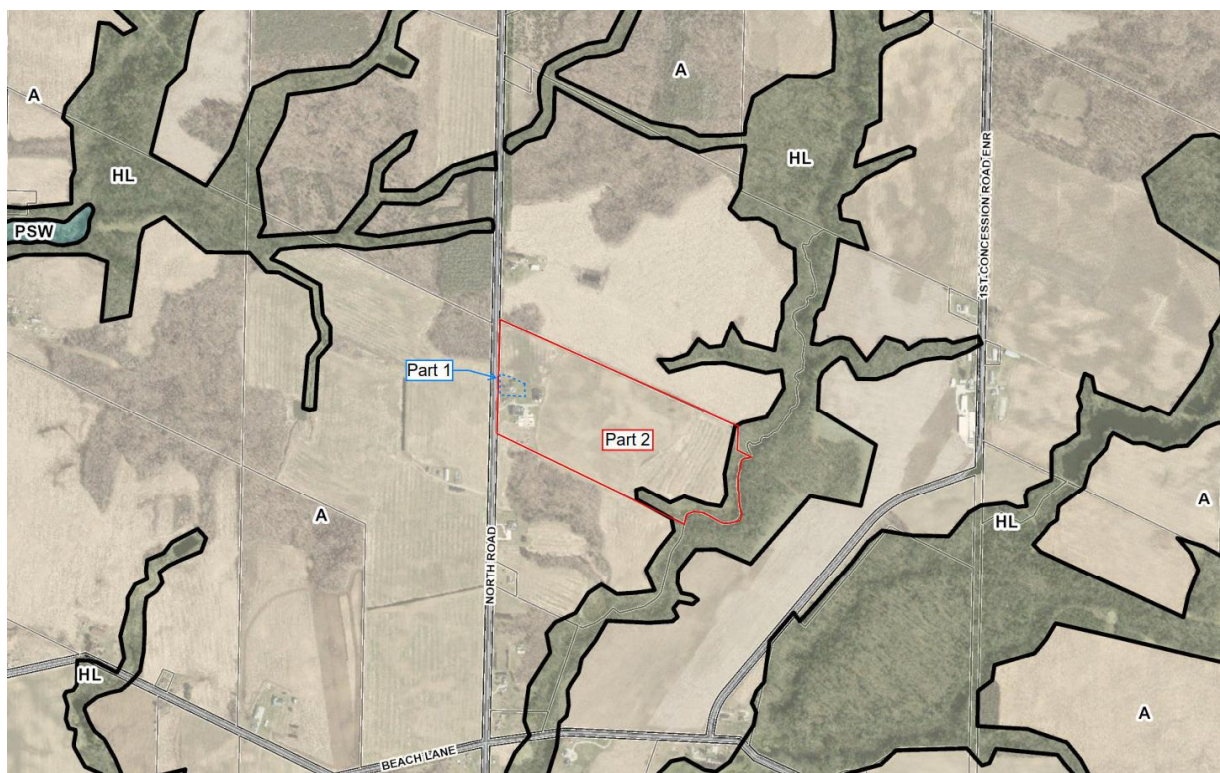


Figure 2 – Surrounding Context

farm consolidation. The proposed severance would encompass approximately 0.28ha (Part 1), including the existing dwelling, the existing septic system, and an existing water well. A small portion of land will be removed from agricultural production to ensure that the existing septic system and septic reserve area comply with the Ontario Building Code setbacks for Class 4 and 5 sewage systems.

Easement

An easement in favour of the abutting property to the south, 896 North Road, is proposed to formally recognize the existing well waterline that currently services 944 and 896 North Road. This easement is required due to existing constraints on water servicing at 896 North Road, where the feasibility of

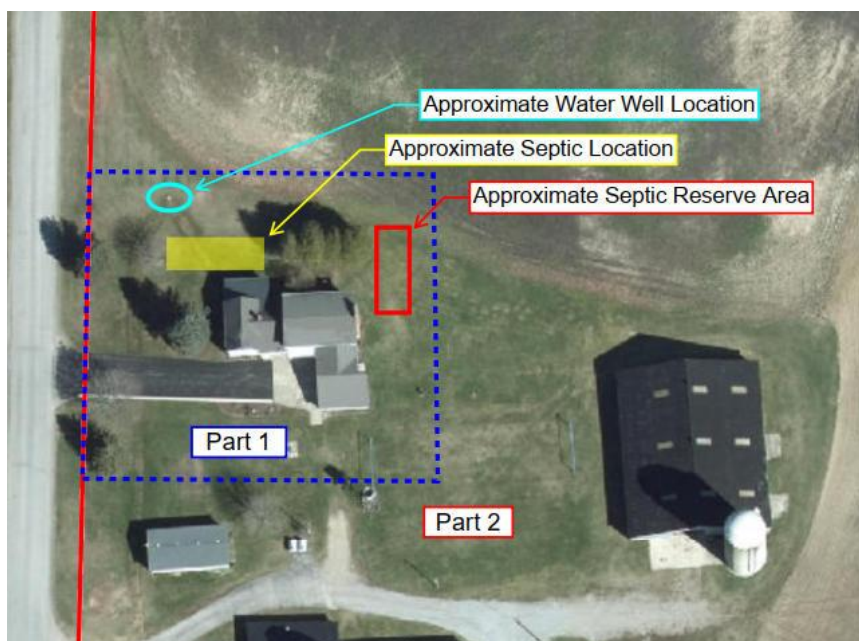


Figure 3 – Severed Lands

Surplus Farm Dwelling Severance and Easement | Planning Brief

944 North Road

establishing an additional private well is limited. The shared well arrangement has been implemented as a practical solution to address these servicing constraints. Further details are provided in the property owner's correspondence provided in Appendix A.

Supporting Studies

Onsite Sewage Evaluation

A new septic system was installed by Barta Excavating on October 2nd, 2025. The On-Site Sewage Evaluation Form, included with this submission, confirms that the septic system is functioning adequately and is located at an appropriate distance from the proposed property line. The form was reviewed by the Building Department on October 3rd and stamped by Josh Evans. An inspection of the septic system was subsequently conducted by the Building Department on October 17th, 2025, and was approved by Building Inspector Kim Millen.

Planning Review

Planning Act

Table 1 - Planning Act Review	
Section	Comment
Section 2	<p>Lists matters of provincial interest which all land use decisions in Ontario shall have regard to.</p> <p>The proposed surplus farm dwelling severance has been reviewed against Section 2 of the planning act. Overall, the application is consistent with and has regard to all matters of provincial interest.</p>
Section 3	<p>Requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”</p> <p>As outlined in this report, the proposed surplus farm dwelling severance conforms to provincial plans.</p>
Section 53	<p>Permits a Committee of Adjustment to make decisions on applications for changes to land configuration in the form of Consents.</p>

Provincial Planning Statement 2024 (PPS)

The Provincial Planning Statement 2024 (PPS) is Ontario's key policy framework for guiding land use planning to promote efficient, sustainable, and equitable growth. It aims to encourage compact development, optimize the use of land and infrastructure, and create complete, inclusive communities with diverse housing, transportation, and employment options. The PPS also seeks to protect natural resources, mitigate environmental impacts, and ensure public health and safety. Additionally, it supports economic growth by safeguarding employment lands and promoting land use compatibility to prevent conflicts. Ultimately, the PPS balances Ontario's growth needs with long-term environmental, social, and economic sustainability.

The subject lands are located in a prime agricultural area as defined by the PPS. **Section 4.3** of the PPS requires planning authorities to take an *agricultural system* approach, based on provincial guidance, to enhance the agricultural land base, as well as support and foster the long-term economic prosperity and productive capacity of the *agri-food network*. While **Section 4.3.3.1** of the PPS generally discourages lot creation in prime agricultural areas, it permits lot creation in accordance with provincial guidance, **Section 4.3.3.1(c)** permits the creation of

Surplus Farm Dwelling Severance and Easement | Planning Brief

944 North Road

one residential lot per farm consolidation for the severance of a residence surplus to a farm operation provided that the lot will be limited to a minimum size needed to support the use and appropriate servicing.

Norfolk County Official Plan (NCOP)

Section 7.2.3(a)(v) Agricultural Lot Creation and Lot Adjustment Policies states that agricultural parcels of land with a currently habitable dwelling that is surplus to a farming operation may be severed as a result of the consolidation of farm properties, subject to policies of **Section 7.2.3(b)** and **(c)**.

Section 7.2.3(b) outlines conditions of approval of a consent granted under **Section 7.2.3(a)(v)**. It states the county shall ensure the land is zoned such that no new residential dwelling will be permitted on the retained agricultural lot, and that the severed lot will not adversely affect any retained or adjacent farm operation or its viability. Criteria found under **Section 7.2.3(c)** can be found in Table 2 below:

Table 2 – 7.2.3 Agricultural Lot Creation and Lot Adjustment Policies		
7.2.3 (c) A consent to sever a currently habitable dwelling shall be subject to the following criteria:		
Policy	Comment	Complies
i. the habitable dwelling shall be at least 10 years old at the date of application for a severance;	The dwelling was constructed decades ago.	✓
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 lands to be severed total approximately 2000m².</p> <p>The proposed lot size is the minimum lot size necessary to support the use as prescribed by the PPS and Official Plan</p> <p>The current proposed configuration provides a uniform lot that:</p> <ul style="list-style-type: none"> • Is in keeping with the configuration of residential lots in the surrounding area; • is appropriate for the residential needs and servicing associated with the dwelling; • Removes the minimum amount of farmland in active production necessary to support the use 	✓
iii. the severed lot shall be serviced by approved water supply and wastewater treatment facilities to be situated on the lot to be created;	Private Septic system and a well are present on the lot and have been confirmed to be in an adequate location and working order.	✓
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;	There are not pits and quarries, waste disposal sites or other potential land use conflicts in the area.	✓



Surplus Farm Dwelling Severance and Easement | Planning Brief

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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;	Both the severed and retained lots have sufficient frontage along a maintained public road, North Road.	✓
vi. potential impacts of the consent on cultural heritage resources shall be assessed and mitigated where necessary;	There does not appear to be any cultural heritage resources in the area.	✓
vii. the severed lot shall comply with the minimum distance separation formulae;	Complies. See the MDS section below.	✓
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 and environmental impact study (EIS), prepared accordingly with the policies of Section 9.7.1	Severance is not within or adjacent to any provincially significant features.	✓
ix. Severances to separate Accessory Rental Dwellings from the farm property will not be permitted [3-OP-2000, Amendment 124]	Noted.	✓

Zoning By-law of Norfolk County 1-Z-2014

Table 3 – 3.36 Surplus Farm Dwelling Severance

In addition to other provisions set out in this By-Law, where the Committee of Adjustment has approved the severance of a surplus farm dwelling lot (the “severed lot”) from an agricultural property (the “retained lands”) as a result of farm consolidation, the following provisions shall apply:

Policy	Comment	Complies
a) Notwithstanding the permitted uses in the Agricultural Zone (A), a single detached dwelling and home occupation shall not be permitted on the retained lands;	No new single detached dwelling and home occupation are proposed.	✓
b) Any existing accessory buildings and structures existing on the severed lot at the time of severance, shall be deemed to be granted relief from the applicable building height and accessory building or structure lot coverage regulations existing at the time of severance and relief from the usable floor area regulation to a maximum of 200 square metres;	No accessory buildings are proposed to be included with the severance	✓



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c) Any existing residential dwelling on the severed lot shall be deemed to be granted relief from the front yard setback, interior side yard or exterior side yard setback provisions where a non-conformity exists at the time of severance;	Noted. Non-conformity exists with Left Side Yard Setback (~2 m), Front Yard Setback (~11 m) and will require relief.	✓
d) Any new zoning deficiencies created by the severance of the severed lot, excluding those matters set out in paragraphs (b) and (c) above, shall require zoning relief through the approval of a planning application;	None created.	✓
e) For any lands that are subject to the provisions of this Subsection, a Special Provision of 14.898 shall be added to the appropriate Zoning By-Law map schedule to reference this General Provision and its applicability. These amendments may be permitted from time to time without further notice being required. [1-Z-2016]	Noted.	✓

MDS

As per Guideline #9 of the MDS guidelines - where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy. This is because a potential odour conflict may already exist between those surrounding livestock facilities or anaerobic digesters and the existing dwelling. Additionally, a desktop analysis of the surrounding area has confirmed that there appears to be one livestock operation within 1440 metres of the proposed severance. It



Figure 4.0 – MDS

appears to be a small scale horse farm based on the infrastructure present on the parcel, possibly for personal use. Given the distance of this livestock operation from the subject lands and its size there does not appear to be any existing or potential odour conflicts for the proposed severance.



Figure 4.1 – Livestock Operation

Surplus Farm Dwelling Severance and Easement | Planning Brief

944 North Road

Discussion

As demonstrated by the above policy compliance tables, this application satisfies the criteria outlined in both the Norfolk County Official Plan and Zoning By-law for a surplus farm dwelling severance resulting from farm consolidation. The intent of these policies is to minimize the removal of agricultural land from production, prevent the fragmentation of farmland, and maintain land use compatibility with surrounding and future rural uses. As part of the application process, the retained lands will be rezoned to include a special provision to ensure that the construction of a new dwelling and an additional residential unit are prohibited.

Surplus Farm Dwelling Severance and Easement

This application proposes a lot that is appropriately sized to accommodate the existing residential use and associated private servicing for a dwelling which has been established for over ten years and is currently surplus to the agricultural operation. While the application proposes to remove agricultural land from active production it is the minimum amount of land necessary to accommodate the severance.

An accompanying easement application has been submitted along with the surplus farm dwelling severance for 944 North Road in favour of 896 North Road 9. As the well located at 944 North Road services both dwellings, the easement is necessary to recognize the existing service connection to 896 North Road.

Removal of Active Farmland

Section 7.2.3(c)(ii) requires that surplus farm dwelling severances minimize the removal of actively farmed land from production. This application proposes to remove approximately 135m² agricultural land from active production to ensure that the existing septic system and septic reserve area for a future septic system complies with the Ontario Building Code setbacks for Class 4 sewage systems from property lines. **Section 4.3.3(c)(1)** of the PPS requires that lots be the minimum size necessary to support the intended use and appropriate sewage and water services. In this case, the removal of agricultural land from active production represents the minimum area required to accommodate the existing septic system. Accordingly, the proposed removal is consistent with the policies of the PPS.

Servicing Constraints

An additional well cannot be drilled on the property at 896 North Road due to limited water availability. The client has confirmed that the existing shared well arrangement has been necessary to address these constraints. As outlined in a letter from the property owner (Appendix A), the subsurface soil at 896 North Road consists primarily of sand and clay with a high sulphur content, which limits groundwater accessibility. The well at 944 North Road provides a flow rate of 25 gallons per minute and water quality sufficient to meet the needs of the two dwellings.

As such, a decision by the Committee of Adjustment to approve this application would be consistent with the intent and purpose of the PPS, Official Plan and Zoning By-law

Surplus Farm Dwelling Severance and Easement | Planning Brief

944 North Road

Summary

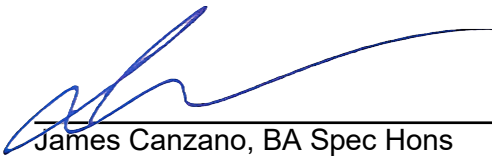
The applicant is seeking a Surplus Farm Dwelling Severance to sever approximately 0.28ha from an approximately 15.7ha agricultural parcel municipally known as 944 North Road. The severed parcel includes the existing dwelling with associated private services, and driveway. The retained farm parcel will be rezoned to include a special provision to prohibit the construction of a new dwelling and additional residential unit are prohibited.

The proposed severance is consistent with the policies of the PPS 2024 and conforms to the intent and purpose of both the Norfolk County Official Plan and Zoning By-law 1-Z-2014. The lot is appropriately sized to support residential use and an on-site septic system. Approximately 200m² of actively farmed agricultural land will be removed from production in order to ensure that the existing septic system complies with the Ontario Building Code setbacks for Class 4 and 5 sewage systems, representing the minimum area necessary to achieve compliance. The proposed severance will not adversely impact the ongoing farm operation. It is understood that a site-specific zoning provision to prohibit a new dwelling will be applied to the retained lands should this application be approved.

The existing water well on the subject lands also supplies 896 North Road as on-site water servicing is not feasible for that parcel. An easement will be required to recognize the existing water service connection between the two properties.

As such, a decision by the Committee of Adjustment to approve of the Surplus Farm Dwelling Severance and associated well easement for 944 North Road would be consistent with the intent and purpose of the PPS, Norfolk County Official Plan and conform to the applicable provisions of the Zoning By-law.

Brief prepared by:



James Canzano, BA Spec Hons
Planning Technician

G. DOUGLAS VALLEE LIMITED

2 Talbot Street North, Simcoe Ontario, N3Y 3W4

Phone: 519.426.6270x1009 | www.gdvallee.ca

H:\Projects\2025\25-147 Matten Disposal of Surplus Dwelling Landon\Planning\Working\Severance\2025.11.11 Planning Brief - ED edits applied.docx



Appendix A - Well Water Constraint Letter

October 6, 2025

To Whom It May Concern

We are on the North shore of Lake Erie. We are 4 miles North of Lake Erie. According to my well guy David Ross from Springfield, we are in a difficult area for water.

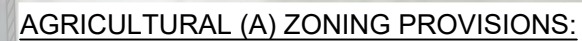
I am applying for a esment for a 2nd well at 944 North Road with servance. We have a new house at 896 North Road. A deep ravine curves around back of the house at 896 North Road. When David witched for water, he did not find a good vaine, so we witched on 944 North Road south of bunk house and west of the barn, he was satisfied with the vaine. We drilled 115 feet deep first and at 7 to 8 feet of sand, then clay. At 115 feet there was water below clay. He was not satisfied with the water quality sulfur. He sugested we pull pipe and try elsewhere. He said that he was not satisfied with the results and I would never be happy.

So we witched again North West of the house at 944 North Road, and he felt like it was a good vaine. Proceeded to drill and at 90 feet he hit 25 gallons a minute, a good well with good water quality. So there was plenty of water to share between the two houses, 944 North Road and 896 North Road. Not many wells with 25 gallons per minute in our area.

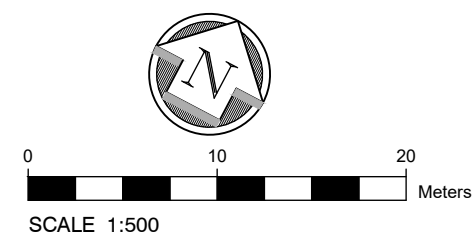
I hope this provides you the answer on the well.

Yours, truly

Tony Mattan



REQUIRED		PROPOSED
MINIMUM LOT AREA:	i) LOT - 40 HA ii) RESIDENTIAL LOT SURPLUS TO A FARM OPERATION - 2000 SQUARE METRES	0.25ha
MINIMUM LOT FRONTAGE:	i) INTERIOR AND CORNER LOTS - 30m	45.28m
MINIMUM FRONT YARD:	13m	20.43m
MINIMUM INTERIOR SIDE YARD:	13m	10.53m
MINIMUM EXTERIOR SIDE YARD:	3m	N/A
MINIMUM REAR YARD:	9m	12.23m
MINIMUM SEPERATION BETWEEN A FARM PROCESSING FACILITY AND A DWELLING ON AN ADJACENT LOT	30m	26.71m
MAXIMUM BUILDING HEIGHT:	11m	TO BE DETERMINED

[illegible]

Note: Lot boundaries and dimensions are preliminary and will be finalized to a final lot size of 0.28ha following the preparation of the Reference Plan (R-Plan).

Stamp

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION

**vallee**

Consulting Engineers,
Architects & Planners

G. DOUGLAS VALLEE LIMITED
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Project Title

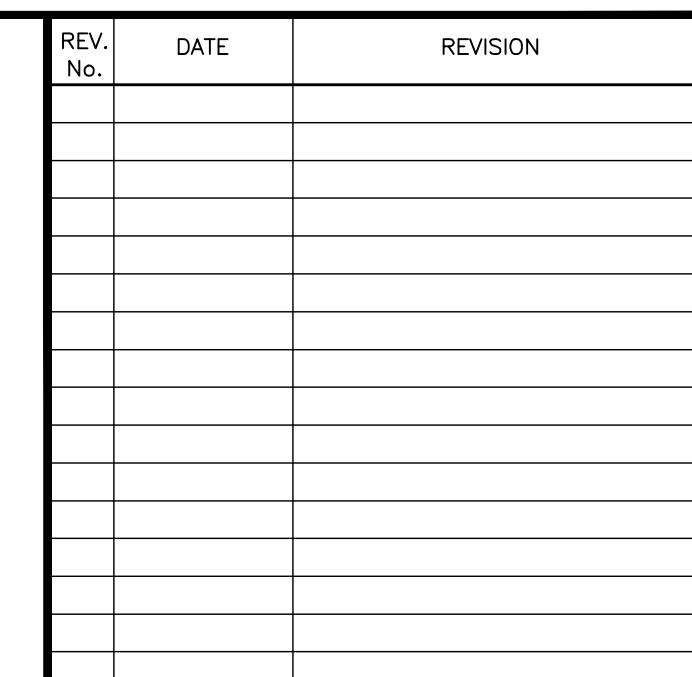
944 NORTH ROAD
SEVERANCE

LANGTON - NORFOLK COUNTY


Drawing Title

CONCEPT PLAN

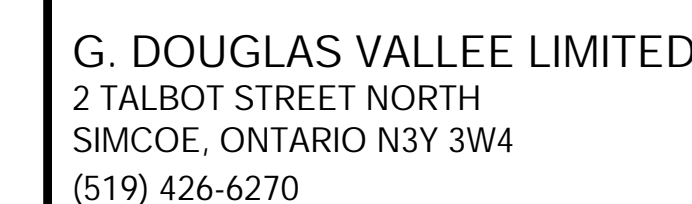
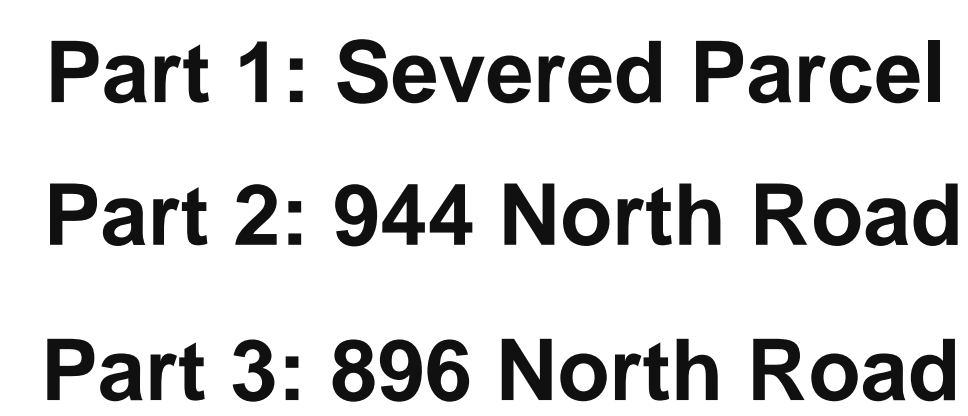
Designed by : NBN	Drawn By : NBN	Checked By : JTI
Scale : 1:500	Date : Dec 17, 2025	Drawing No. CP
Project No. 25-147		



SCALE:



HORIZONTAL = 1 : 750



944 NORTH ROAD
SEVERANCE
LANGTON - NORFOLK COUNTY

Project No.	25-147
-------------	--------

AS NOTED	EP
No. 05-147	

Norfolk County Building Department Inspection Report **PRSEP20251354**

Inspection Date: October 17, 2025

Address: 944 NORTH ROAD

Building Inspector: Kim Millen

Inspection: Septic Backfill Inspection

Inspection Outcome: **Passed**

Deficiencies / Comments / Notes:

Met installer Simon on site for inspection, overcast day 14deg, system installed as per approved plans, sand and stone reports and as built on file, picsnin file

Kim Millen

Building Inspector III

(226) 667-3655 Ext. 1823

kim.millen@norfolkcounty.ca

185 Robinson Street, Suite 100, Simcoe, ON

Inspection Requests:

Phone: 519-426-5870 | 226-NORFOLK ext. 4677 (INSP) and leave a message

Email: inspections@norfolkcounty.ca

Portal: <https://permits.norfolkcounty.ca/CityViewPortal/>

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.

Website:

<https://www.norfolkcounty.ca/business/building-in-norfolk-county/>

Community and Development Services- Building Department

12 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y 4N5 - 519-426-5870 | 226-NORFOLK Extension 6016



SEPTIC PERMIT

PRSEP20251354

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 03, 2025 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,
519-426-5870 | 226-NORFOLK, 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 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 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 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.



Septic Permit

PRSEP20251354

This permit is issued pursuant to the Building Code Act, S.O. 1992, c.23.
Issue date: October 3, 2025

PROPERTY INFORMATION

ADDRESS 944 NORTH ROAD
ROLL NO. 3310545010252000000
LEGAL
DESCRIPTION HGN CON ENR PT LOT 10, REG, 39.00AC FR D, ,
ZONING A - Agricultural [1-Z-2014]

PURPOSE OF CONSTRUCTION

REPLACEMENT 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	\$10,000.00

CONTACT INFORMATION

OWNER	MATTAN TONY DIRK 896 NORTH RD LANGTON, ON N0E 1G0	APPLICANT	MATTAN TONY DIRK 896 NORTH RD LANGTON, ON N0E 1G0
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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

Application for a Permit to Construct or Demolish

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

For use by Principal Authority			
Application number:		Permit number (if different):	
Date received:		Roll number:	
Application submitted to: <u>NORFOLK</u> (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A. Project information			
Building number, street name <u>944 NORTH RD RR5 LANGTON</u>		Unit number	Lot/con. <u>Lot 10</u>
Municipality <u>NORFOLK</u>	Postal code <u>N0E-1G0</u>	Plan number/other description	
Project value est. \$ <u>10,000</u>		Area of work (m ²) <u>29.3</u>	
B. Purpose of application			
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition to an existing building	<input checked="" type="checkbox"/> Alteration/repair	<input type="checkbox"/> Demolition
<input type="checkbox"/> Conditional Permit			
Proposed use of building <u>RESIDENTIAL OCCUPANCY</u>		Current use of building <u>RESIDENCE</u>	
Description of proposed work <u>INSTALL A CLASS 4 SEWAGE SYSTEM</u>			
C. Applicant			
Applicant is: <input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name <u>Mattan</u>		First name <u>Tony</u>	
Street address		Unit number	Lot/con. <u>Lot 10</u>
Municipality	Postal code	Province	E-mail <u>tonymattan@gmail.com</u>
Telephone number	Fax	Cell number	
D. Owner (if different from applicant)			
Last name <u>Mattan</u>		First name <u>Tony</u>	
Street address <u># 944 North Road RR# 5 Langton</u>		Unit number	Lot/con. <u>Lot 10</u>
Municipality <u>Haldimand Norfolk</u>	Postal code <u>N0E 1G0</u>	Province <u>ONT</u>	E-mail
Telephone number <u>519-875-2928</u>	Fax	Cell number	

E. Builder (optional)

Last name	First name	Corporation or partnership (if applicable)	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax	Cell number	

F. Tarion Warranty Corporation (Ontario New Home Warranties Program)

i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____		

G. Required Schedules

- i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.
- ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.

H. Completeness and compliance with applicable law

i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the <i>Building Code</i> (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

I. Declaration of applicant

I, Tony Matta (print name) SIMON BARTA declare that:

- The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
- If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

Oct 02 / 2025
Date

Tony Matta
Signature of applicant

Simon Barta

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

REVIEWED

JOSH EVANS

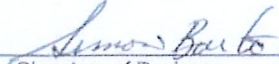
PRSEP20251354

OCTOBER 3, 2025

PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF NORFOLK COUNTY

Schedule 1: Designer Information

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

A. Project Information			
Building number, street name <u>944 NORTH RD RR#5 LANUTON</u>		Unit no.	Lot/con. <u>Lot 10</u>
Municipality <u>NORFOLK</u>	Postal code <u>N0E-1G0</u>	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name <u>SIMON BARTA</u>		Firm <u>BARTA EXCAVATING</u>	
Street address <u>236 BEACH LANE RR#5 LANUTON</u>		Unit no.	Lot/con. <u>9/1 EHR</u>
Municipality <u>NORFOLK</u>	Postal code <u>N0E-1G0</u>	Province <u>ONT.</u>	E-mail <u>sbartaex@gmail.com</u>
Telephone number	Fax number	Cell number <u>(519) 550-1205</u>	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings </div> <div> <input type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection </div> <div> <input type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input checked="" type="checkbox"/> On-site Sewage Systems </div> </div>			
Description of designer's work <u>CLASS 4 SEWAGE SYSTEM</u>			
D. Declaration of Designer			
I <u>SIMON BARTA</u> declare that (choose one as appropriate): <div style="text-align: center;">(print name)</div> <p>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.</p> <p>Individual BCIN: <u>112 560</u></p> <p>Firm BCIN: <u>113 747</u></p> <p>I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.</p> <p>Individual BCIN: _____</p> <p>Basis for exemption from registration: _____</p> <p>The design work is exempt from the registration and qualification requirements of the Building Code.</p> <p>Basis for exemption from registration and qualification: _____</p> <p>I certify that:</p> <ol style="list-style-type: none"> The information contained in this schedule is true to the best of my knowledge. I have submitted this application with the knowledge and consent of the firm. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;"> <u>Oct 02 / 2025</u> Date </div> <div style="text-align: center;">  Signature of Designer </div> </div>			

NOTE:

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

REVIEWED

JOSH EVANS
PRSEP20251354
OCTOBER 3, 2025

PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF NORFOLK COUNTY

Schedule 2: Sewage System Installer Information

A. Project Information			
Building number, street name 944 NORTH RD RR#5 LANIGTON ON		Unit number	Lot/con. Lot 10
Municipality NORFOLK	Postal code N0E-1G0	Plan number/ other description	
B. Sewage system installer			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, In accordance with Building Code Article 3.3.1.1, Division C?			
<input checked="" type="checkbox"/> Yes (Continue to Section C)		<input type="checkbox"/> No (Continue to Section E)	
		<input type="checkbox"/> Installer unknown at time of application (Continue to Section E)	
C. Registered installer information (where answer to B is "Yes")			
Name BARTA EXCAVATING		BCIN	
Street address 236 BEACH LANE RR#5 LANIGTON		Unit number	Lot/con.
Municipality NORFOLK	Postal code N0E-1G0	Province ONT	E-mail sbartaex@gmail.com
Telephone number	Fax	Cell number (519) 550-1205	
D. Qualified supervisor information (where answer to section B is "Yes")			
Name of qualified supervisor(s) SIMON BARTA.		Building Code Identification Number (BCIN) 112560	
E. Declaration of Applicant:			
I, <u>Tony Mattar</u> declare that: (print name)			
I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;			
OR			
I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
<u>Oct 2 2025</u> Date		<u>Tony Mattar</u> Signature of applicant	

REVIEWED

JOSH EVANS

PRSEP20251354

OCTOBER 3, 2025

PER CHIEF BUILDING OFFICIAL

THE CORPORATION OF NORFOLK COUNTY

Project Address:

944 NORTH RD RR#5 LANGTON NOE-160

Septic Permit System Summary / Overview

Applicable Law
Documents Attached
(check all applicable)

- ☐ Conservation Authority Approval
☐ Source Water Protection
☐ Construction in Hazard Lands

- ☐ Site Plan Approval
☐ Minor Variance
☐ Grading Plan (raised beds)

Total Number of Bedrooms 4

Total Number of Fixture Units 14.5

Total Finished Floor Area 210.16 m² 2263.5 sq.ft

Daily Design Flow (Q) (litre/day) 2200 ✓

☒ Residential (dwelling)

☐ Camp for the Housing of Workers

☐ Other occupancy (Identify) _____

Water Supply:

- ☐ Municipal
☐ Dug Well
☒ Drilled well
☐ Shallow Well Point
☐ Other: _____

Type of Native Soil:

SAND
☒ Soils Analysis attached
Percolation rate ("T" time): 10 ✓
Depth to water table: 6+
Slope of land in tile bed area 1 %

Type of Imported Fill:

☐ Soils Analysis attached
Percolation rate ("t" time): _____

Class of System

- ☐ Class 2 – Greywater ☒ Class 4 – Leaching Bed System ☐ Class 5 – Holding Tank

System Components
(Complete all that apply)

- ☐ Septic tank capacity (L) 4500L ✓
☐ Pump capacity (L) _____
☐ Distribution Box
☐ Other (please specify) _____
☐ Advance Treatment Unit capacity: (L) _____
Manufacture and Model _____

Method of Distribution
Pipe Detection

- ☒ magnetic means STEEL BARS ✓
☐ tracer wire (14 gauge TW solid copper light coloured plastic coated)
☐ other means (please specify) _____

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

A. ABSORPTION TRENCH

- ☐ In- ground ☐ Raised
☐ Distribution pipe
☐ Leaching chambers ☐ Type I
☐ Type II
Length of pipe _____ m
☐ Mantel Required
Mantel Area _____ m²

B. FILTER BED

- ☒ In- ground ☐ Raised
Effective Area: 29.3 m² ✓
Contact Area: 25.88 m² ✓
☒ Distribution pipe
☐ Leaching chambers ☐ Type I
☐ Type II
☐ Mantel Required
Mantel Area N.A.

C. SHALLOW BURIED TRENCH

Type: _____
Length of chamber: _____ m

D. ADVANCE TREATMENT SYSTEM (BMEC & CAN/BNQ)

- ☐ BMEC authorization provided
☐ CAN/BNQ authorization provided
☐ Service agreement provided
Mantel area: _____ m²
Stone layer area: _____ m²
Sand layer area: _____ m²
☐ System specifications provided
☐ Manufacturer's installation manual provided

E. TYPE A DISPERSAL BED

- ☐ In- ground ☐ Raised
Length of pipe _____ m
Mantel Area _____ m²
Stone layer area: _____ m²
Sand layer area: _____ m²

F. TYPE B DISPERSAL BED

- ☐ In- ground ☐ Raised
Stone layer area _____ m²
Linear loading rate ☐ 40 L/m
☐ 50 L/m

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JOSH EVANS

PRSEP20251354

OCTOBER 3, 2025

PER CHIEF BUILDING OFFICIAL
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	2000
	5 Bedrooms	2500	
Subtotal (A)			2000

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	2	200
	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)				200
Subtotal A+B=Daily Design Flow (Q)				2200

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X /	= 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 /	= 1.5
Water closet (toilet) tank operated	4.0	X /	= 4
Bidet	1.0	X	=
Dishwasher	1.0	X	=
Floor Drain (3 inch trap)	3.0	X	=
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X /	= 1.5
Domestic washing machine	1.5	X /	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	=
Other:			
Total Number of Fixture Units:			14.5

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

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	2200	$2200 \times 2 = 4400$ (4500 L TANK)
All Other Occupancies		$\times 3 =$

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PRSEP20251354
OCTOBER 3, 2025

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THE CORPORATION OF NORFOLK COUNTY

Worksheet E: Leaching Bed Calculations (Class 4)

Part 1: Complete All

Type of leaching bed (select one)

☐ A. Absorption trench

☒ B. Filter Bed

☐ C. Shallow Buried Trench

☐ D. Advance Treatment System

☐ E. Type A Dispersal Bed

☐ F. Type B Dispersal Bed

Percolation rate of native soil (T):

10 MIN/CM ✓

Name of licensed testing agency:

ENGLOBE

☒ In ground system

☐ Raised Bed system

Height raised above original grade (metres)

Mantel (if applicable) ☐ Imported ☒ Native Soil

Q/loading rate = _____ m²

Configured as: _____ m X _____ m

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

☐ A. Absorption Trench

Total length of distribution pipe

Conventional $(Q \times T) \div 200 =$ _____ m

Type I leaching chambers $(Q \times T) \div 200 =$ _____ m

Type II leaching chambers $(Q \times T) \div 300 =$ _____ m

Configured as: _____ runs of _____ m Total: _____ m

☐ B. Filter Bed

Effective Area

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

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

Level II-IV treatment units,
use $Q \div 100$

Distribution Pipe

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

Mantel (see Part 1)

Effective area: $\frac{2200}{75} (Q) \div 75 = 29.3$ m² ✓

Configured as: $\frac{2200}{3.66} \text{ m} \times \frac{9.15}{9.15} \text{ m} = 315.6 \text{ m}^2$ ✓

Number of beds: 1 (12x30') ✓

Number of runs: 4 Spacing of runs: 0.9 m ✓

Contact Area: $(\frac{2200}{m^2} (Q) \times 10 (T)) \div 850 = 25.88$ m² ✓

(278.7 m²)

☐ C. Shallow Buried Trench

Percolation time
(T) of soil in
minutes:

Length of
distribution pipe
(metres)

$1 < T \leq 20$

$Q \div 75$ metres

$20 < T \leq 50$

$Q \div 50$ metres

$50 < T < 125$

$Q \div 30$ metres

$(L) = (Q) \div (75, 50, 30) =$ _____ m

Configured as: _____ runs of _____ m Total: _____ m

☐ D. Advance Treatment System

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

☐ E. Type A Dispersal Bed

Stone Layer

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

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

Sand Layer

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

$T > 15$ use $(Q \times T) \div 400$

Stone Layer = _____ (Q) \div _____ (75 or 50) = _____ m²

Sand Layer = (_____ (Q) \times _____ (T)) \div (850 or 400) = _____ m²

☐ F. Type B Dispersal Bed

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

Linear Loading Rate (LLR)

$T < 24$ minutes, use 50 L/min

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

Area = (_____ (Q) \times _____ (T)) \div 400 = _____ m²

Pump chamber capacity = _____ L

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

Bed configuration = _____ m \times _____ m = _____ m²

Number of Beds = _____

Distribution Pipe

Configured as: _____ runs of _____ m Total: _____ m

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JOSH EVANS

PRSEP20251354

OCTOBER 3, 2025

PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF NORFOLK COUNTY

Gradation of Septic Stone Distribution Pipe for Absorption Trenches, Filter Beds & Type B Dispersal Beds [OBC 8.7.3.3]

Stone layer to be washed septic stone, free of fine material, with a gradation conforming to Table 8.7.3.3

Particle Size	Percent Passing
53 mm	100
19 mm	0-5
75 um	0-1

Stone testing sheets from a qualified testing company and weigh scale tickets are required at time of septic backfill inspection.

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.

6+'

SLIGHT
SILT →

Original grade

0.5m

1.0m

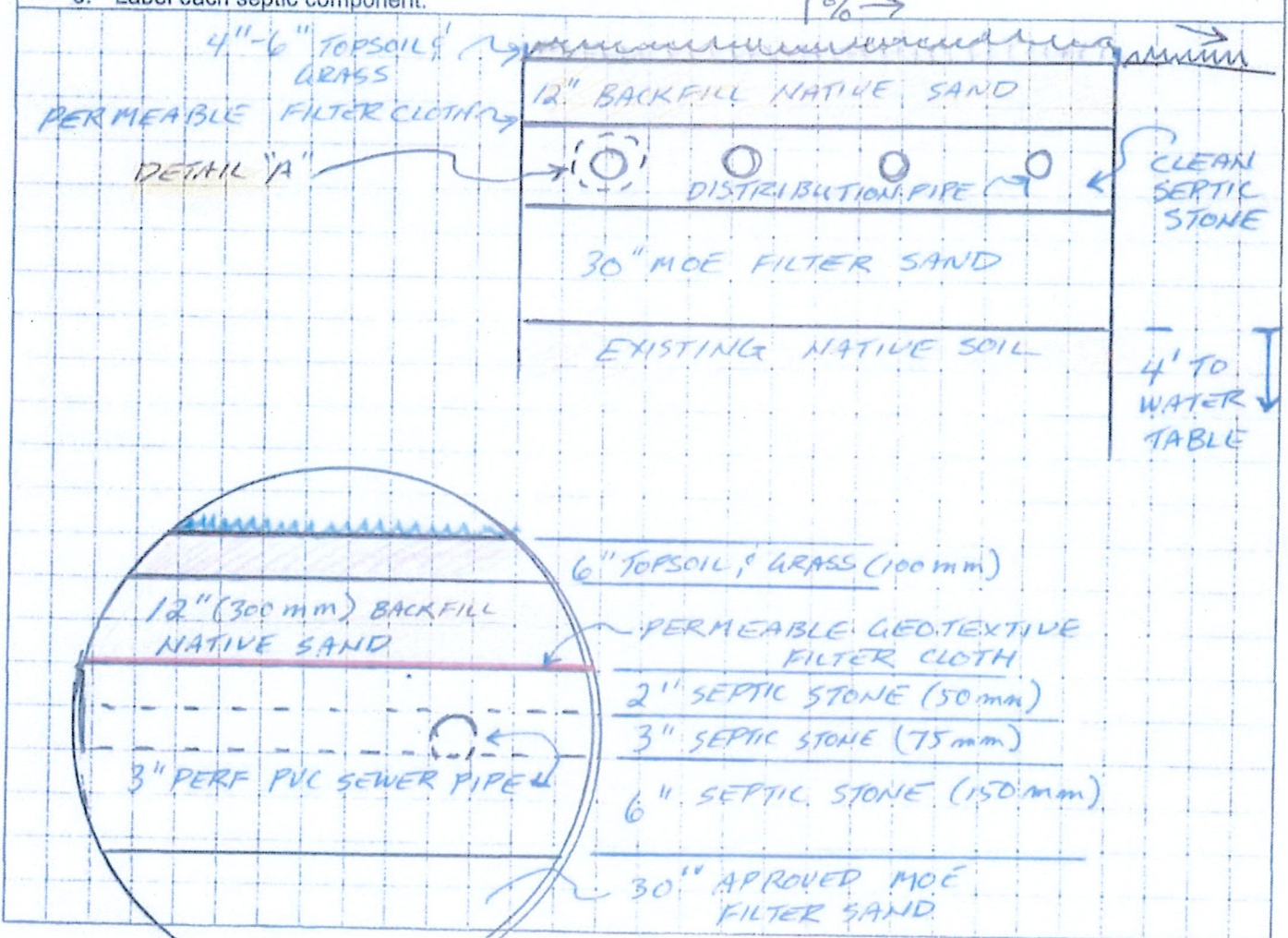
1.5m

Indicate soil types

SAND

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.



DETAIL "A"

closer than the minimum horizontal distances set out in Table 8.2.1.6.B. and these distances shall be increased when required by Sentence 8.7.4.2 (11).

Table 8.2.1.6.B.
Minimum Clearances for Distribution Piping and Leaching Chambers
Forming Part of Sentence 8.2.1.6 (2)

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

(1) Except as provided in Sentences 8.2.1.4 (1) and (2), a treatment unit shall not be located closer than the minimum horizontal distances set out in Table 8.2.1.6.A.

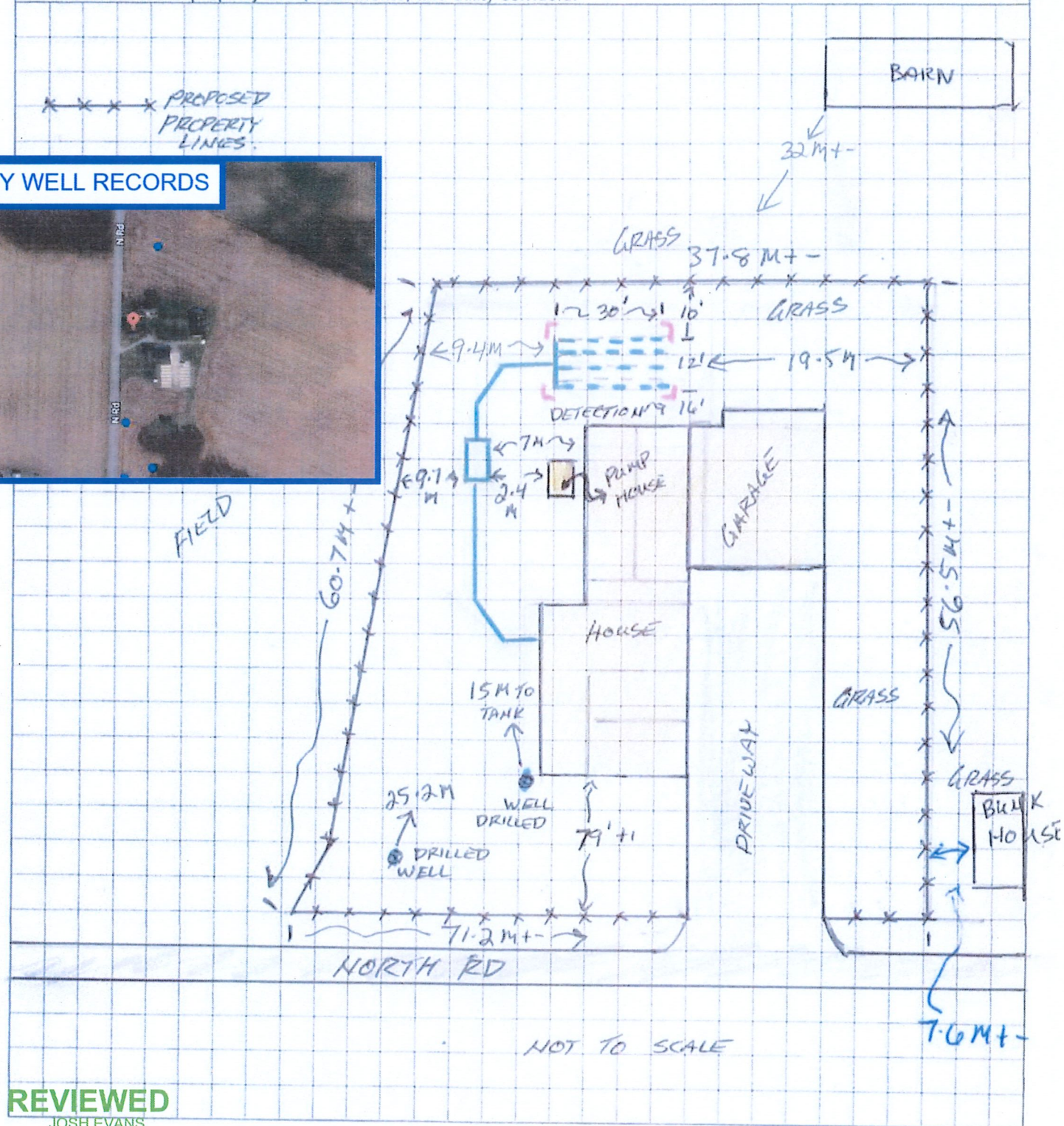
Table 8.2.1.6.A.
Minimum Clearances for Treatment Units
Forming Part of Sentence 8.2.1.6 (1)

Item	Column 1 Object	Column 2 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

Code, Division B, Table 8.2.1.6.A. and 8.2.1.6.B.

4. Location of property lines, easements, and utility corridors.

NEARBY WELL RECORDS



REVIEWED

JOSH EVANS

PRSEP20251354

OCTOBER 3, 2025

PER CHIEF BUILDING OFFICIAL

THE CORPORATION OF NORFOLK COUNTY



October 1, 2025

Simon Barta
236 Beach Lane
Langton, ON

REVIEWED

JOSH EVANS
PRSEP20251354
OCTOBER 3, 2025
PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF NORFOLK COUNTY

Subject: T-Time Analysis - Percolation Time Assessment
944 N Road, Langton, Ontario
Englobe reference: OC04-02509813 000-TU-L-0001 01

Englobe Corp. is pleased to submit this letter which provides the results of a particle size distribution analyses and percolation time assessment for a sample of soil submitted to our laboratory on September 25, 2025. It is understood that the sample was collected from the above-referenced property; however, we are unable to confirm the specific site location. Additionally, the soil sample submitted cannot be confirmed to be the predominant soil type for the sewage system design.

The results of the particle size distribution analyses are presented on Figure 1, appended, and indicate that the sample contains 0% gravel, 84% sand, 14% silt and 2% clay. The percolation time of the sample was assessed based on soil type as described by the Unified Soil Classification System in MMAH Supplementary Standard SB-6 "Percolation Time and Soil Descriptions" of the Ontario Building Code (OBC) and determined by the laboratory test results. The sample is classified as "SM", for which the OBC specifies a percolation time in the range of $T = 8$ to 20 min/cm. A minimum percolation time of $T = 10$ min/cm is appropriate for the sample.

In addition to gradation, the percolation time of the soil is dependent on many on-site factors that were not considered as part of this assessment, such as density, structure and moisture content. It is the responsibility of the sewage system designer to consider these factors prior to choosing a percolation time suitable for design, and to carry out field inspections at the time of sewage system installation to confirm that the soil and groundwater conditions are consistent with the design assumptions.

We trust that this letter is suitable for your present requirements. If you have any questions, please do not hesitate to contact our office.

Yours very truly,

Englobe Corp.

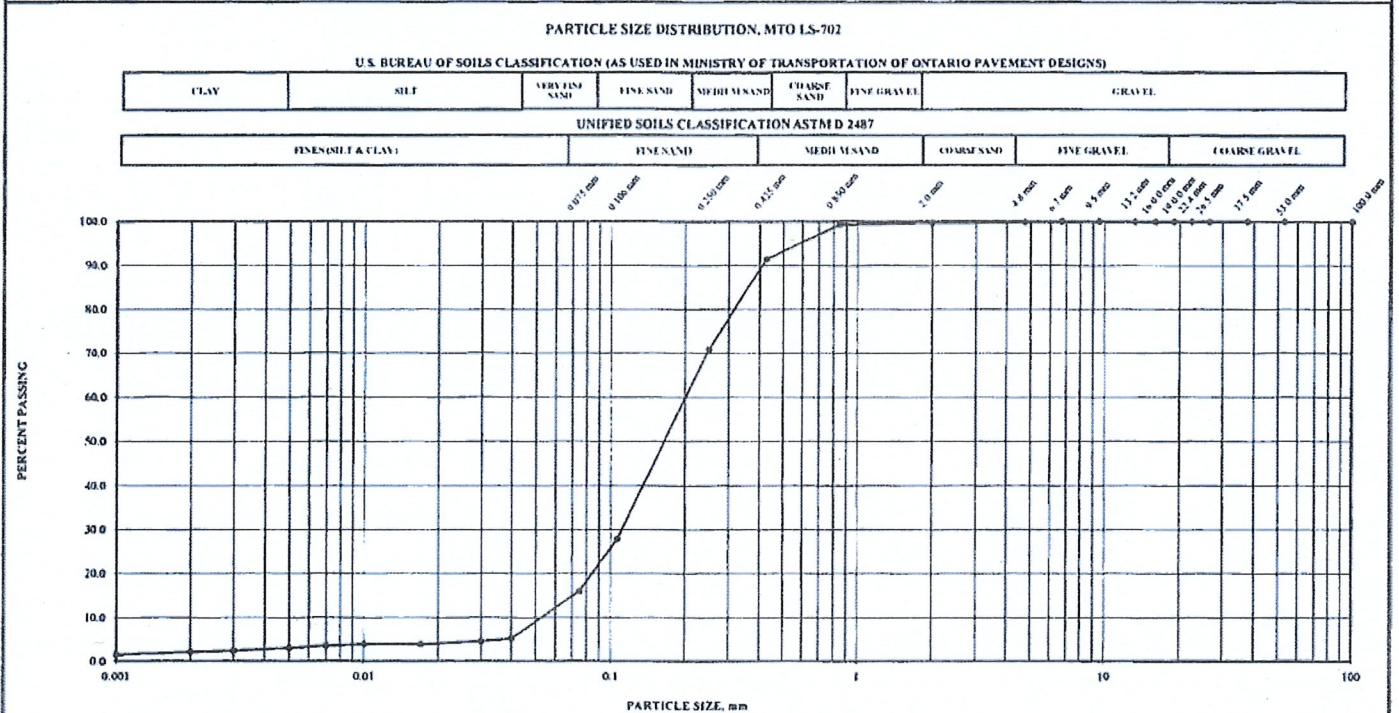
Thom Staples, C.E.T.
Senior Project Manager

Encl. Figure 1 – Particle Size Analysis



GRAIN SIZE AND HYDROMETER ANALYSIS REPORT LS-602, 702 & 703/704

Project Number:	02509813.000	Project Name:	T-Tina Analysis	Client:	Barta Excavating
ROS:	20221	Sample ID:	944 North Road, Langton, Ontario	Sample Depth:	
Sampled By:		Client:		Date Received:	September 26, 2025
File Number:	04-02509813.000.MT-SH-001-00			Date Completed:	September 30, 2025
				Englobe Laboratory	Kitchener



Coefficients							
D60	0.214	D30	0.113	D10	0.055	Cc	1.078
						Cu	3.85

Sieve Analysis		Hydrometer Analysis	
Sieve Size, mm	% Passing	Diameter, mm	% Passing
53	100.0	0.040	5.2
37.5	100.0	0.030	4.5
26.5	100.0	0.017	3.9
22.4	100.0	0.010	3.9
19	100.0	0.007	3.5
18	100.0	0.005	3.0
13.2	100.0	0.002	2.1
9.5	100.0	0.001	1.5
6.7	100.0	Atterberg Limits	
4.75	99.9		
2.00	99.7	Liquid Limit	
0.850	99.3		
0.425	91.5	Plastic Limit	
0.250	70.9		
0.106	27.9	Plastic Index	
0.075	18.0		

GRAIN SIZE PROPORTIONS, %	
% Gravel (> 4.75 mm):	0.1
% Sand (75 µm to 4.75 mm):	83.9
% Silt (2 µm to 75 µm):	13.9
% Clay (< 2 µm):	2.1
Group Symbol / Soil Description	SM SAND, some Silt, trace Clay
Remarks	
Coefficient of Permeability:	10-3 to 10-5 cm/sec
Estimated 'T' Time:	10 mins/cm
• The percolation time of the soil is dependent on many on-site factors that were not considered as part of this assessment, such as density, structure and moisture content. It is the responsibility of the sewage system designer to consider these factors prior to choosing a percolation time suitable for design, and carry out field inspections at the time of sewage system installation to confirm that the soil and groundwater conditions are consistent with the design assumptions.	

Tested By:	Green Patel Laboratory Technician	Reviewed By:	David McKay, C.E.T. Laboratory Supervisor	Date:	October 1, 2025
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Reporting of these test results constitutes a testing service only. Engineering interpretation or evaluation of test results is provided only on written request.

Kitchener Office: 353 Bridge Street East, Kitchener, ON, N2K 2Y5 - Ph: (519) 741-1313

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.
Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la société.

None.

6. The classes and any maximum number of shares that the corporation is authorized to issue:
Catégories et nombre maximal, s'il y a lieu, d'actions que la société est autorisée à émettre :

Unlimited number of Class A Common Shares.

Unlimited number of Class B Common Shares.

Unlimited number of Class A Special Shares.

Unlimited number of Class B Special Shares.

7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series:
Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions qui peut être émise en série :

CLASS A COMMON SHARES

The Class A Common Shares of the Corporation shall have attached thereto the following rights, privileges, restrictions and conditions:

1. Dividends

Subject to the prior rights of the Class A Special Shares and Class B Special Shares, and to any other shares ranking senior to the Class A Common Shares with respect to priority in the payment of dividends, the holders of Class A Common Shares shall be entitled to receive dividends and the Corporation shall pay dividends thereon, as and when declared by the board of directors of the Corporation out of moneys properly applicable to the payment of dividends, in such amount and in such form as the board of directors may from time to time determine and all dividends which the directors may declare on the Class A Common Shares shall be declared and paid in equal amounts per share on all Class A Common Shares at the time outstanding.

2. Limitation on Payment of Dividends

The declaration and payment of dividends on the Class A Common Shares is restricted in that dividends shall not be declared on the Class A Common Shares or the amount of the dividend declared shall be limited if, following payment of a dividend on the Class A Common Shares, the net realizable value of the assets of the Corporation would not be sufficient to redeem all issued and outstanding Class A Special Shares and Class B Special Shares (collectively the "Special Shares").

3. Dissolution

In the event of the dissolution, liquidation or winding-up of the Corporation, whether voluntary or involuntary, or any other distribution of assets of the Corporation among its shareholders for the purpose of winding up its affairs, subject to the prior rights of the holders of the Class A Special Shares and Class B Special Shares and to any other share ranking senior to the Class A Common Shares with respect to priority in the distribution of assets upon dissolution, liquidation or winding-up, the holders of the Class A Common Shares and the Class B Common Shares (collectively hereafter referred to as the "Common Shares") shall be entitled to receive the remaining property and assets of the Corporation, *pari passu* one with the other.

4. Voting Rights

The holders of the Class A Common Shares shall be entitled to receive notice of and to attend all meetings of the shareholders of the Corporation and shall have one (1) vote for each Common Share held at all meetings of the shareholders of the Corporation, except for meetings at which only holders of another specified class or series of shares of the Corporation are entitled to vote separately as a class or series.

CLASS B COMMON SHARES

The Class B Common Shares of the Corporation shall have attached thereto the following rights, privileges, restrictions and conditions:

1. Dividends

Subject to the prior rights of the Class A Special Shares and Class B Special Shares and to any other shares ranking senior to the Class B Common Shares with respect to priority in the payment of dividends, the holders of Class B Common Shares shall be entitled to receive dividends and the Corporation shall pay dividends thereon, as and when declared by the board of directors of the Corporation out of moneys properly applicable to the payment of dividends, in such amount and in such form as the board of directors may from time to time determine and all dividends which the directors may declare on the Class B Common Shares shall be declared and paid in equal amounts per share on all Class B Common Shares at the time outstanding.

2. Limitation on Payment of Dividends

The declaration and payment of dividends on the Class B Common Shares is restricted in that dividends shall not be declared on the Class B Common Shares or the amount of the dividend declared shall be limited if, following payment of a dividend on the Class B Common Shares, the net realizable value of the assets of the Corporation would not be sufficient to redeem all issued and outstanding Class A Special Shares and Class B Special Share (collectively, the "Special Shares").

3. Dissolution

In the event of the dissolution, liquidation or winding-up of the Corporation, whether voluntary or involuntary, or any other distribution of assets of the Corporation among its shareholders for the purpose of winding up its affairs, subject to the prior rights of the holders of the Class A Special Shares and Class B Special Shares and to any other share ranking senior to the Class B Common Shares with respect to priority in the distribution of assets upon dissolution, liquidation or winding-up, the holders of the Class B Common Shares and the Class A Common Shares shall be entitled to receive the remaining property and assets of the Corporation.

4. Voting Rights

The holders of the Class B Common Shares shall **NOT** be entitled to vote at any meetings of the shareholders of the Corporation, except as expressly provided under the *Business Corporations Act* (Ontario), but shall be entitled to notice of meetings of shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale of its undertaking or a substantial part thereof.

CLASS A SPECIAL SHARES

The Class A non-cumulative, redeemable, retractable, voting Special Shares (the "Class A Special Shares") shall have the following rights, preferences, restrictions, limitations, prohibitions and conditions attaching thereto:

1. For the purpose of these provisions:
 - (a) "Act" means the Ontario *Business Corporations Act*, R.S.O. 1990, c.B.16, as amended.
 - (b) "Redemption Amount" means the amount of \$100.00 per Class A Special Share.

Dividends

3. The holders of the Class A Special Shares shall in each year, in the discretion of the directors, but always in preference and priority to any payment of dividends on the Class B Special Shares and the Common Shares for such year, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative cash dividends at the rate per share determined by the board of directors in their sole and absolute discretion from time to time, provided, however, such rate per share shall not exceed six per cent (6%) per annum on the Redemption Amount. Dividends may be declared and become payable on a monthly basis. The holders of the Class A Special Shares shall not be entitled to any dividends other than or in excess of the preferential non-cumulative cash dividends hereinbefore provided.

Redemption

3. The Corporation may, upon giving notice as hereinafter provided, redeem at any time the Class A Special Shares on payment for each share to be redeemed of the redemption price, being the aggregate of the Redemption Amount together with all declared and unpaid preferential non-cumulative cash dividends thereon. Unless all of the holders of the Class A Special Shares to be redeemed have waived notice of redemption, the Corporation shall, at least thirty (30) days before the date specified for redemption, mail to the registered holders of the Class A Special Shares a notice in writing of the intention of the Corporation to redeem such share. Such notice shall be mailed by ordinary prepaid post, addressed to the last address of such holder as it appears on the records of the Corporation, or in the event of the address of such holder not so appearing, then to the last known address of such holder. The accidental failure or omission to give any such notice to one or more of such holders shall not affect the validity of the redemption of Class A Special Shares to be redeemed. Such notice shall set out the redemption price and the date on which redemption is to take place and if part only of the Class A Special Shares held by such holder is to be redeemed, the number thereof so to be redeemed. On or after the date so specified for redemption, the Corporation shall pay or cause to be paid to or to the order of the holders of the Class A Special Shares to be redeemed, the redemption price thereof on presentation and surrender at the registered office of the Corporation, or any other place designated in such notice, of the certificate(s) representing the Class A Special Shares so called for redemption. Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada (far northern branches excepted). If a part only of the Class A Special Shares represented by any certificate shall be redeemed,

a new certificate for the balance shall be issued at the expense of the Corporation. From and after the date specified for redemption in any such notice, if given or waived, the holders of the Class A Special Shares called for redemption shall cease to be entitled to dividends and shall not be entitled to exercise any of the rights of shareholders in respect thereof, unless payment of the redemption price shall not be made upon presentation of the certificate in accordance with the foregoing provisions, in which case the rights of the holders shall remain unaffected. The Corporation shall have the right, at any time after the mailing of notice of its intention to redeem any Class A Special Shares as aforesaid if given or waived, to deposit the redemption price of the Class A Special Shares so called for redemption or such of the said shares represented by certificates as have not at the date of such deposit been surrendered by the holders thereof in connection with such redemption, into a special account in any chartered bank or any trust company in Canada named in such notice, to be paid without interest to or to the order of the respective holders of such Class A Special Shares called for redemption upon presentation and surrender to such bank or trust company of the certificates representing the same, and upon such deposit being made or upon the date specified for redemption in such notice, whichever is the later, the Class A Special Shares in respect whereof such deposit shall have been made shall be redeemed and the rights of the holders thereof after such deposit or such redemption date, as the case may be, shall be limited to receiving without interest their proportionate part of the total redemption price so deposited, against presentation and surrender of the said certificates held by them respectively. Any interest allowed on any such deposit shall belong to the Corporation. In the event of any disruption in the postal service in Canada, the notice of the intention of the Corporation to redeem the Class A Special Shares shall be communicated to the persons entitled to such notice in such manner as the directors of the Corporation may determine. If less than all of the Class A Special Shares are to be redeemed at any time, the Class A Special Shares to be redeemed shall be selected as nearly as may be on a pro rata basis (disregarding fractions of share) according to the number of Class A Special Shares registered in the name of each holder.

Notwithstanding anything herein contained, the Corporation may, with the consent of all of the holders of the Class A Special Shares called for redemption, satisfy the redemption price by tendering therefor such other security in lieu of cash as the Corporation and all holders of the Class A Special Shares called for redemption shall approve.

Retraction

4. Subject to the provisions of applicable law, a holder of Class A Special Shares shall be entitled to require the Corporation to redeem at any time the whole or from time to time any part of the Class A Special Shares registered in the name of such holder on the books of the Corporation, by tendering to the Corporation at its registered office a certificate or certificates representing Class A Special Shares which the registered holder desires to have the Corporation redeem, together with a request in writing specifying:

- (a) the number of Class A Special Shares represented by such certificate or certificates which the registered holder desires to have redeemed by the Corporation; and
- (b) the business day on which the holder desires to have the Corporation redeem such Class A Special Shares, which shall not be less than three (3) days after the day on which the request in writing is given to the Corporation.

Upon receipt of a certificate or certificates representing Class A Special Shares which the registered holder desires to have the Corporation redeem, together with such a request, the Corporation shall on the redemption date redeem such Class A Special Shares by paying to such registered holder for each share to be redeemed an amount equal to the redemption price, being the aggregate of the Redemption Amount plus any preferential non-cumulative dividends thereof theretofore declared payable and remaining unpaid.

Notwithstanding anything herein contained, the Corporation may, with the consent of all of the holders of the Class A Special Shares who have called for redemption of the Class A Special Shares, satisfy the redemption price by tendering therefor such other security in lieu of cash as the Corporation and all holders of the Class A Special Shares calling for redemption of Class A Special Shares shall approve.

Adjustment

5. In the event that any governmental taxing authority having jurisdiction shall assert by assessment, reassessment or otherwise, that the fair market value of the Issued Shares is an amount different than the aggregate Redemption Amount of the Class A Special Shares issued as consideration for such Issued Shares or issues or proposes to issue assessments or reassessments of additional liability for taxes or any other subject by reason of asserting that the fair market value of the Issued Shares is greater than or less than the aggregate Redemption Amount of the Class A Special Shares issued as consideration for such Issued Shares, or that the aggregate Redemption Amount of the Class A Special Shares is greater than or less than the aggregate fair market value of the Issued Shares, then the Redemption Amount shall be increased or decreased so that the aggregate Redemption Amount of all of the Class A Special Shares is equal to an amount agreed to by the taxing authority, the directors of the Corporation and the beneficial owners of the Class A Special Shares as being equal to the aggregate fair market value of the Issued Shares, or failing such agreement, is established by a court having jurisdiction in the matter after all rights of appeal have been exhausted or all times for appeal have expired without appeals having been taken by such taxing authority or the Corporation or the holders of the Class A Special Shares as being equal to the aggregate fair market value of the Issued Shares. In the event that there is an adjustment to the aggregate Redemption Amount as aforesaid, such adjustment shall be made *nunc pro tunc* with effect to the date on which the Class A Special Shares were issued.

In the event that all or a portion of the Class A Special Shares have been redeemed and the Redemption Amount is subsequently determined pursuant to the procedure set out herein, (i) to be less than the Redemption Amount paid, the Corporation shall be entitled to receive from the holders of the Class A Special Shares so redeemed the amount of such overpayment and such overpayment shall be deemed to be and to have been a debt owing to the Corporation by each such holder of the Class A Special Shares, or (ii) to be greater than the Redemption Amount paid, the Corporation shall be required to pay forthwith to the holders of the Class A Special Shares so redeemed the amount of such underpayment and such underpayment shall be deemed to be and to have always been a debt owing to each such holder of the Class A Special Shares by the Corporation, as applicable, without interest. In the event that the Redemption Amount is adjusted pursuant to the terms hereof, any dividends paid or payable shall be recalculated on the basis of the adjusted Redemption Amount from the date of the issuance and any overpayment shall be refunded or deficiencies paid.

6. Save to the extent authorized in Paragraphs 3, 4 and 5 hereof, the Corporation shall not purchase or otherwise acquire any of the Class A Special Shares.

Rights on Dissolution

7. In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, or other distribution of the assets of the Corporation among shareholders for the purpose of winding up its affairs, the holders of the Class A Special Shares shall be entitled to receive, before any amount shall be paid to or any distribution of any part of the assets of the Corporation among the holders of the Class B Special Shares and Common Shares and any other shares of the Corporation ranking junior to the Class A Special Shares, for each share held, the Redemption Amount, together with all preferential non-cumulative cash dividends thereon declared and unpaid, but are not entitled to any further participation in the profits or assets of the Corporation.

Voting Rights

8. The Class A Special Shares shall entitle the holders thereof to cast one (1) vote in respect of each Class A Special Share held at all meetings of the shareholders of the Corporation (except meetings to which only holders of a specified class of shares are entitled to vote).

9. Any amendment to the articles of the Corporation to delete or vary any preference, right, condition, restriction, limitation or prohibition attaching to the Class A Special Shares or to create shares ranking in priority to or on a parity with the Class A Special Shares is not effective unless, in addition to the authorization by a special resolution as defined in the Act, it is authorized by at least two-thirds of the votes cast at a meeting of the holders of the Class A Special Shares duly called for that purpose.

Priority

10. The Class B Special Shares and Common Shares of the Corporation shall rank junior to the Class A Special Shares and shall be subject in all respects to the preferences, rights conditions, restrictions, limitations and prohibitions attaching to the Class A Special Shares.

CLASS B SPECIAL SHARES

The Class B non-cumulative, redeemable, retractable non-voting Special Shares (the "Class B Special Shares") shall have the following rights, preferences, restrictions, limitations, prohibitions and conditions attaching thereto:

1. For the purpose of these provisions:

(a) "Act" means the Ontario *Business Corporations Act*, R.S.O. 1990, c.B.16, as amended.

(b) "Redemption Amount" means the amount of \$100.00 per Class B Special Share.

Dividends

2. The holders of the Class B Special Shares shall in each year, in the discretion of the directors, but always in preference and priority to any payment of dividends on the Common Shares for such year, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative cash dividends at the rate per share determined by the board of directors in their sole and absolute discretion from time to time; provided however, such rate per share shall not exceed six per cent (6%) per annum on the Redemption Amount. Dividends may be declared and become payable on a monthly basis. The holders of the Class B Special Shares shall not be entitled to any dividends other than or in excess of the preferential non-cumulative cash dividends hereinbefore provided.

Redemption

3. The Corporation may, upon giving notice as hereinafter provided, redeem at any time the Class B Special Shares on payment for each share to be redeemed of the redemption price, being the aggregate of the Redemption Amount together with all declared and unpaid preferential non-cumulative cash dividends thereon. Unless all of the holders of the Class B Special Shares to be redeemed have waived notice of redemption, the Corporation shall, at least thirty (30) days before the date specified for redemption, mail to the registered holders of the Class B Special Shares a notice in writing of the intention of the Corporation to redeem such shares. Such notice shall be mailed by ordinary prepaid post, addressed to the last address of such holder as it appears on the records of the Corporation, or in the event of the address of such holder not so appearing, then to the last known address of such holder. The accidental failure or omission to give any such notice to one or more of such holders shall not affect the validity of the redemption of Class B Special Shares to be redeemed. Such notice shall set out the redemption price and the date on which redemption is to take place and if part only of the Class B Special Shares held by such holder is to be redeemed, the number thereof so to be redeemed. On or after the date so specified for redemption, the Corporation shall pay or cause to be paid to or to the order of the holders of the Class B Special Shares to be redeemed, the redemption price thereof on presentation and surrender at the registered office of the Corporation, or any other place designated in such notice, of the certificate(s) representing the Class B Special Shares so called for redemption. Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada. If a part only of the Class B Special Shares represented by any certificate shall be redeemed, a new certificate for the balance shall be issued at the expense of the Corporation. From and after the date specified for redemption in any such notice, if given or waived, the holders of the Class B Special Shares called for redemption shall cease to be entitled to dividends and shall not be entitled to exercise any of the rights of shareholders in respect thereof, unless payment of the redemption price shall not be made upon presentation of the certificate in accordance with the foregoing provisions, in which case the rights of the holders shall remain unaffected. The Corporation shall have the right, at any time after the mailing of notice of its intention to redeem any Class B Special Shares as aforesaid if given or waived, to deposit the redemption price of the Class B Special Shares so called for redemption or such of the said shares represented by certificates as have not at the date of such deposit been surrendered by the holders thereof in connection with such redemption into a special account in any chartered bank or any trust company in Canada named in such notice, to be paid without interest to or to the order of the respective holders of such Class

B Special Shares called for redemption upon presentation and surrender to such bank or trust company of the certificates representing the same, and upon such deposit being made or upon the date specified for redemption in such notice, whichever is the later, the Class B Special Shares in respect whereof such deposit shall have been made shall be redeemed and the rights of the holders thereof after such deposit or such redemption date, as the case may be, shall be limited to receiving without interest their proportionate part of the total redemption price so deposited; against presentation and surrender of the said certificates held by them respectively. Any interest allowed on any such deposit shall belong to the Corporation. In the event of any disruption in the postal service in Canada, the notice of the intention of the Corporation to redeem the Class B Special Shares shall be communicated to the persons entitled to such notice in such manner as the directors of the Corporation may determine. If less than all of the Class B Special Shares are to be redeemed at any time, the Class B Special Shares to be redeemed shall be selected as nearly as may be on a pro rata basis (disregarding fractions of share) according to the number of Class B Special Shares registered in the name of each holder.

Notwithstanding anything herein contained, the Corporation may, with the consent of all of the holders of the Class B Special Shares called for redemption, satisfy the redemption price by tendering therefor such other security in lieu of cash as the Corporation and all holders of the Class B Special Shares called for redemption shall approve.

Retraction

4. Subject to the provisions of applicable law, a holder of Class B Special Shares shall be entitled to require the Corporation to redeem at any time the whole or from time to time any part of the Class B Special Shares registered in the name of such holder on the books of the Corporation, by tendering to the Corporation at its registered office a certificate or certificates representing Class B Special Shares which the registered holder desires to have the Corporation redeem, together with a request in writing specifying:

- (a) the number of Class B Special Shares represented by such certificate or certificates which the registered holder desires to have redeemed by the Corporation; and
- (b) the business day on which the holder desires to have the Corporation redeem such Class B Special Shares, which shall not be less than three (3) days after the day on which the request in writing is given to the Corporation.

Upon receipt of a certificate or certificates representing Class B Special Shares which the registered holder desires to have the Corporation redeem, together with such a request, the Corporation shall on the redemption date redeem such Class B Special Shares by paying to such registered holder for each share to be redeemed an amount equal to the redemption price, being the aggregate of the Redemption Amount plus any preferential non-cumulative dividends thereof theretofore declared payable and remaining unpaid.

Notwithstanding anything herein contained, the Corporation may, with the consent of all of the holders of the Class B Special Shares who have called for redemption of the Class B Special Shares, satisfy the redemption price by tendering therefor such other security in lieu of cash as the Corporation and all holders of the Class B Special Shares calling for redemption of Class B Special Shares shall approve.

Adjustment

5. In the event that any governmental taxing authority having jurisdiction shall assert by assessment, reassessment or otherwise, that the fair market value of the Issued Shares is an amount different than the aggregate Redemption Amount of the Class B Special Shares issued as consideration for such Issued Shares, or issues or proposes to issue assessments or reassessments of additional liability for taxes or any other subject by reason of asserting that the fair market value of the Issued Shares is greater than or less than the aggregate Redemption Amount of the Class B Special Shares issued as consideration for such Issued Shares, or that the aggregate Redemption Amount of the Class B Special Shares is greater than or less than the aggregate fair market value of the Issued Shares, then the Redemption Amount shall be increased or decreased so that the aggregate Redemption Amount of all of the Class B Special Shares is equal to an amount agreed to by the taxing authority, the directors of the Corporation and the beneficial owners of the Class B Special Shares as being equal to the aggregate fair market value of the Issued Shares, or failing such agreement, is established by a court having jurisdiction in the matter after all rights of appeal have been exhausted or all times for appeal have expired without appeals having been taken by such taxing authority or the Corporation or the holders of the Class B Special Shares as being equal to the aggregate fair market value of the Issued Shares. In the event that there is an adjustment to the aggregate Redemption Amount as aforesaid, such adjustment shall be made *nunc pro tunc* with effect to the date on which the Class B Special Shares were issued.

In the event that all or a portion of the Class B Special Shares have been redeemed and the Redemption Amount is subsequently determined pursuant to the procedure set out herein, (i) to be less than the Redemption Amount paid, the Corporation shall be entitled to receive from the holders of the Class B Special Shares so redeemed the amount of such overpayment and such overpayment shall be deemed to be and to have been a debt owing to the Corporation by each such holder of the Class B Special Shares, or (ii) to be greater than the Redemption Amount paid, the Corporation shall be required to pay forthwith to the holders of the Class B Special Shares so redeemed the amount of such underpayment and such underpayment shall be deemed to be and to have always been a debt owing to each such holder of the Class B Special Shares by the Corporation, as applicable, without interest. In the event that the Redemption Amount is adjusted pursuant to the terms hereof, any dividends paid or payable shall be recalculated on the basis of the adjusted Redemption Amount from the date of the issuance and any overpayment shall be refunded or deficiencies paid.

6. Save to the extent authorized in Paragraphs 3, 4 and 5 hereof, the Corporation shall not purchase or otherwise acquire any of the Class B Special Shares.

Rights on Dissolution

7. In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, or other distribution of the assets of the Corporation among shareholders for the purpose of winding up its affairs, the holders of the Class B Special Shares shall be entitled to receive, before any amount shall be paid to or any distribution of any part of the assets of the Corporation among the holders of the Common Shares and any other shares of the Corporation ranking junior to the Class B Special Shares, for each share held, the Redemption Amount, together with all preferential non-cumulative cash dividends thereon declared and unpaid, but are not entitled to any further

participation in the profits or assets of the Corporation.

Voting Rights

8. Except as otherwise specifically provided in the Act and in Paragraph 10 hereof, the holders of the Class B Special Shares shall not have any voting rights whatsoever, nor, except as provided in Paragraphs 9 and 10 hereof, shall they be entitled to receive notice of or attend meetings of the shareholders of the Corporation.

9. The holders of the Class B Special Shares are entitled to notice of meetings of shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale of its undertaking or a substantial part thereof.

10. Any amendment to the articles of the Corporation to delete or vary any preference, right, conditions, restriction, limitation or prohibition attaching to the Class B Special Shares or to create shares ranking in priority to or on a parity with the Class B Special Shares is not effective unless, in addition to the authorization by a special resolution as defined in the Act, it is authorized by at least two-thirds of the votes cast at a meeting of the holders of the Class B Special Shares duly called for that purpose.

Priority

11. The Common Shares of the Corporation shall rank junior to the Class B Special Shares and shall be subject in all respects to the preferences, rights, conditions, restrictions, limitations and prohibitions attaching to the Class B Special Shares.

8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:
L'émission, le transfert ou la propriété d'actions est/n'est pas restreint. Les restrictions, s'il y a lieu, sont les suivantes :

No shares of the capital of the Corporation shall be transferred without either:

- a. the sanction of the directors of the Corporation expressed either by a resolution or by an instrument or instruments in writing, signed by a majority of the directors; or,
- b. the sanction of the shareholders of the Corporation expressed either by a resolution or by an instrument or instruments in writing, signed by the holders of a majority of the outstanding shares in the capital of the Corporation.

9. Other provisions if any:
Autres dispositions, s'il y a lieu :

1. The number of shareholders of the Corporation, exclusive of persons who are in its employment and exclusive of persons who, having been formerly in the employment of the Corporation were, while in that employment and have continued after the termination of that employment to be, shareholders of the Corporation, is limited to not more than fifty (50), two (2) or more persons who are the joint registered owners of one (1) or more shares being counted as one (1) shareholder.
2. Any invitation to the public to subscribe for any securities of the Corporation is hereby prohibited.
3. The directors may, without authorization of the shareholders:
 - i. borrow money on the credit of the Corporation;
 - ii. issue, re-issue, sell or pledge debt obligations of the Corporation;
 - iii. subject to the provisions of the Ontario Business Corporations Act, as amended or re-enacted from time to time, give a guarantee on behalf of the Corporation to secure performance of an obligation of any person;
 - iv. mortgage, hypothecate, pledge or otherwise create a security interest in all or any property of the Corporation owned or subsequently acquired, to secure any obligation of the Corporation; and,
 - v. by resolution, delegate any or all such powers to a director, a committee of directors, or an officer of the Corporation.

10. The names and addresses of the Incorporators are:
Noms et adresses des fondateurs :

First name, middle names and surname or corporate name
*Prénom, autres prénoms et nom de famille ou
 dénomination sociale*


Full address for service or if a corporation, the address of
 the registered or head office giving street & No. or R.R.
 No., municipality, province, country and postal code
*Domicile élu au complet ou, dans le cas d'une société,
 adresse du siège social ou adresse de l'établissement
 principal, y compris la rue et le numéro ou le numéro de
 la R.R., la municipalité, la province, le pays et le code
 postal*

Thomas Lucey

6 Cedar Springs Drive
 Richmond Hill, Ontario L4S 2B1

These articles are signed in duplicate.
Les présents statuts sont signés en double exemplaire.

Full name(s) and signature(s) of incorporator(s). In the case of a corporation set out the name of the corporation and the
 name and office of the person signing on behalf of the corporation
*Nom(s) au complet et signature(s) du ou des fondateurs. Si le fondateur est une société, indiquer la dénomination sociale
 et le nom et le titre de la personne signant au nom de la société*


 Signature / signature

Thomas Lucey

Name of incorporator (or corporation name & signatories name and office)
Nom du fondateur (ou dénomination sociale et nom et titre du signataire)

Signature / signature

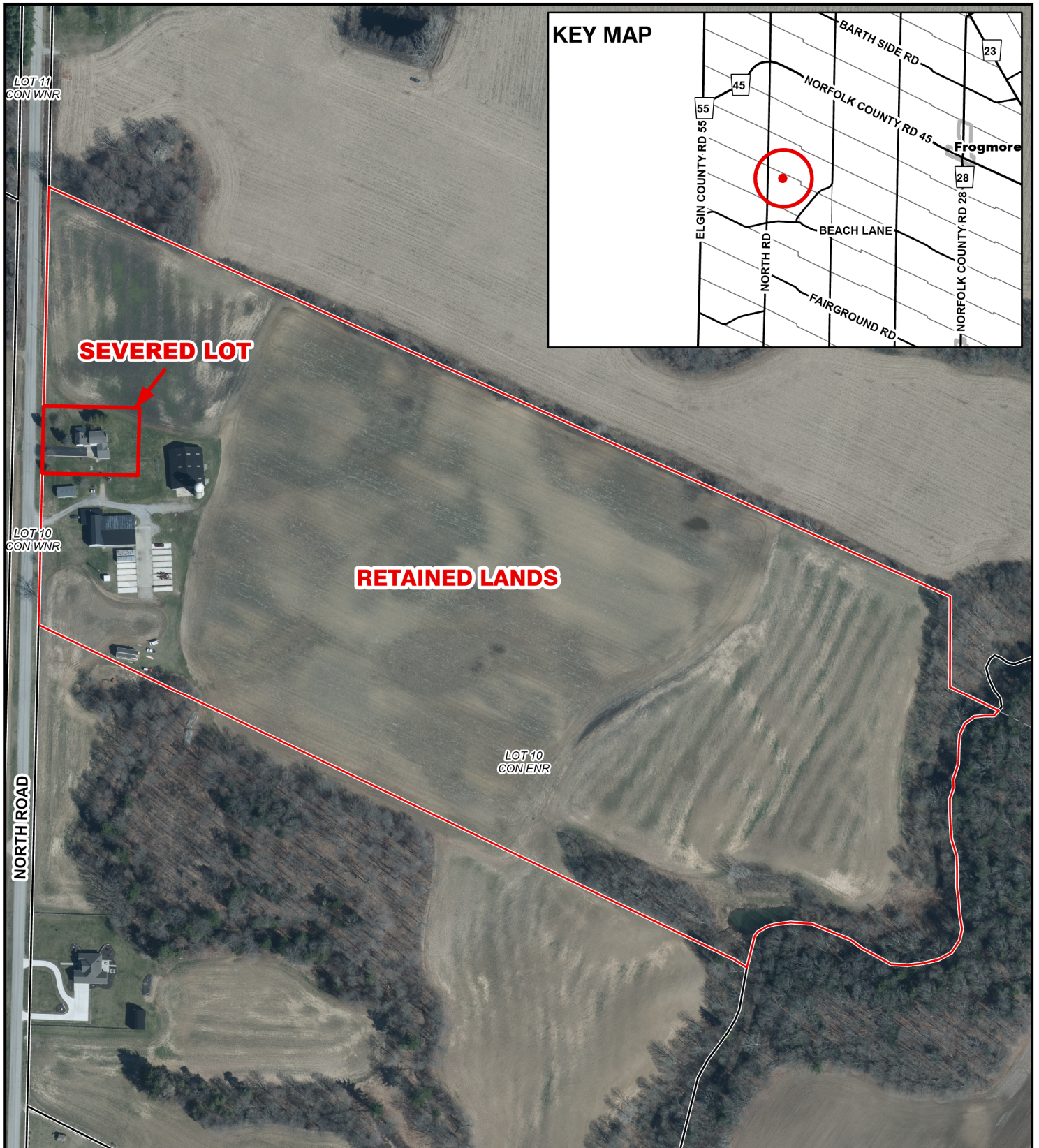
Name of incorporator (or corporation name & signatories name and office)
Nom du fondateur (ou dénomination sociale et nom et titre du signataire)

Signature / signature



Name of incorporator (or corporation name & signatories name and office)
Nom du fondateur (ou dénomination sociale et nom et titre du signataire)

Signature / signature

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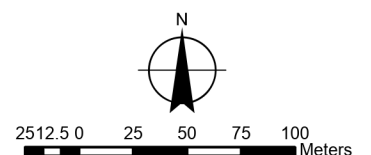


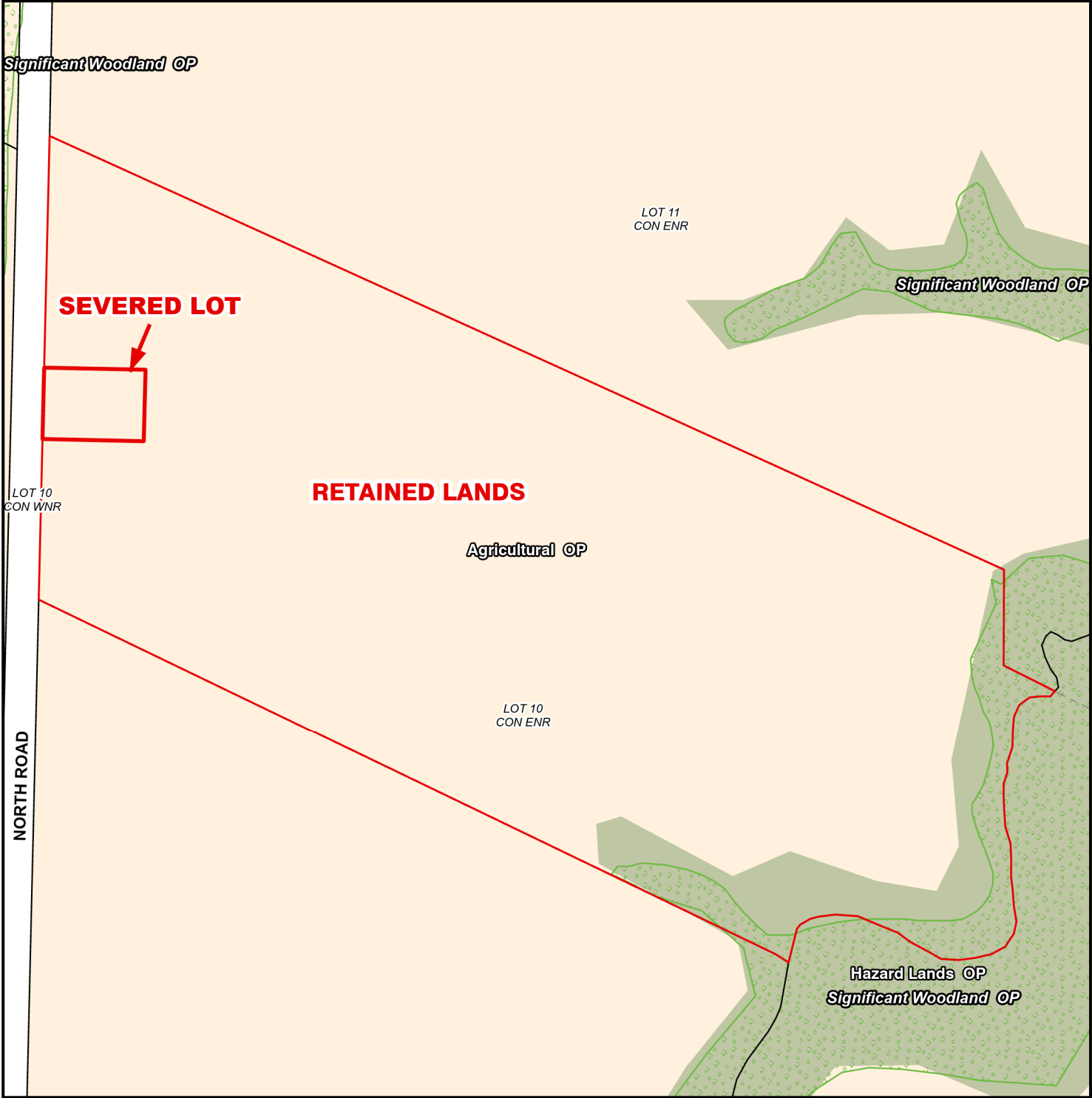
Legend

-  Subject Lands
-  Lands Owned



2020 Air Photo

1/12/2026








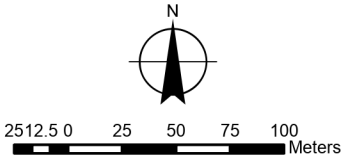
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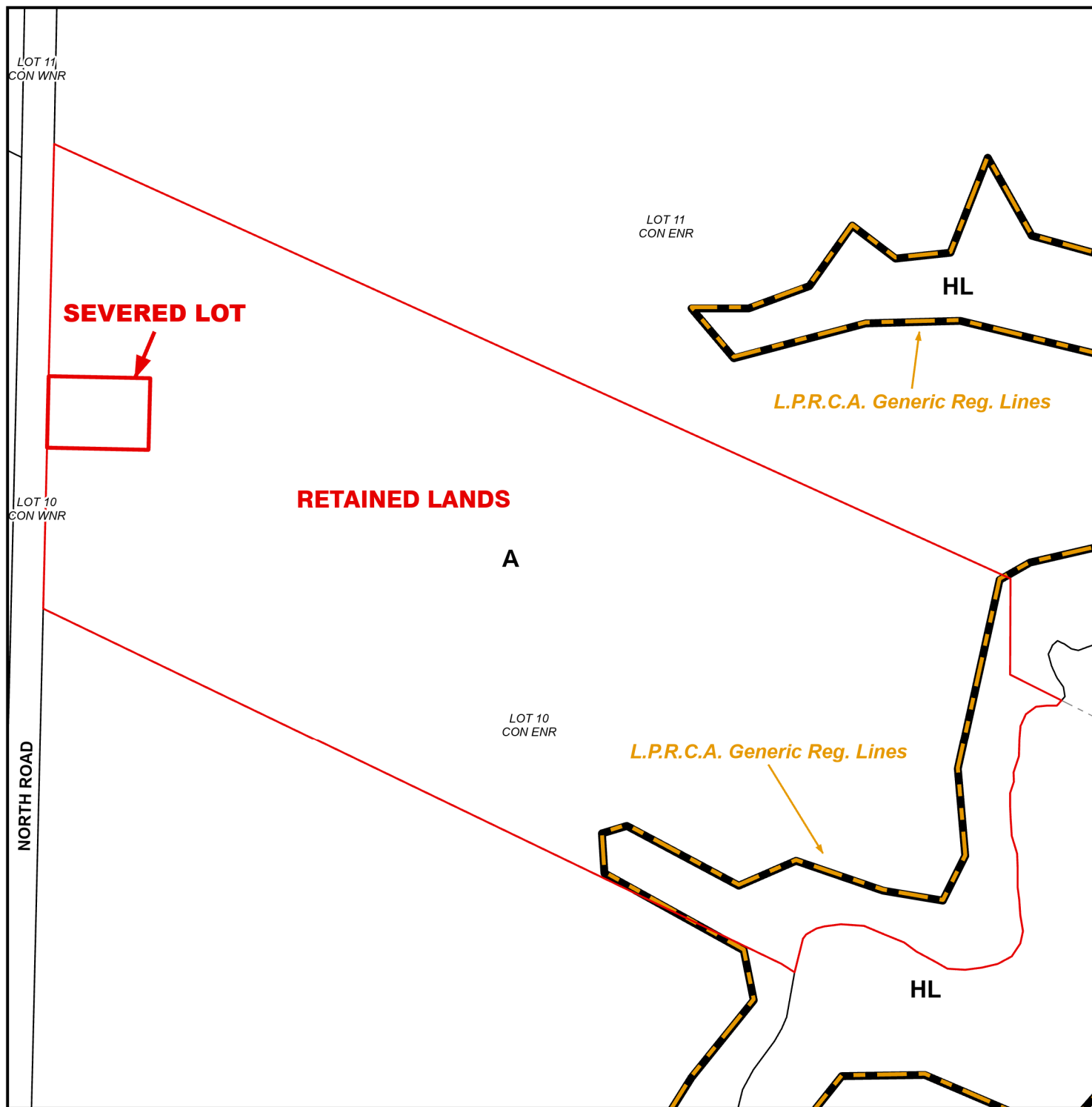
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Significant Woodland

1/12/2026





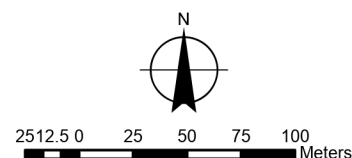
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

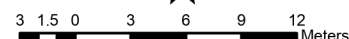
1/12/2026

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone



Geographic Township of HOUGHTON

ANPL2026004



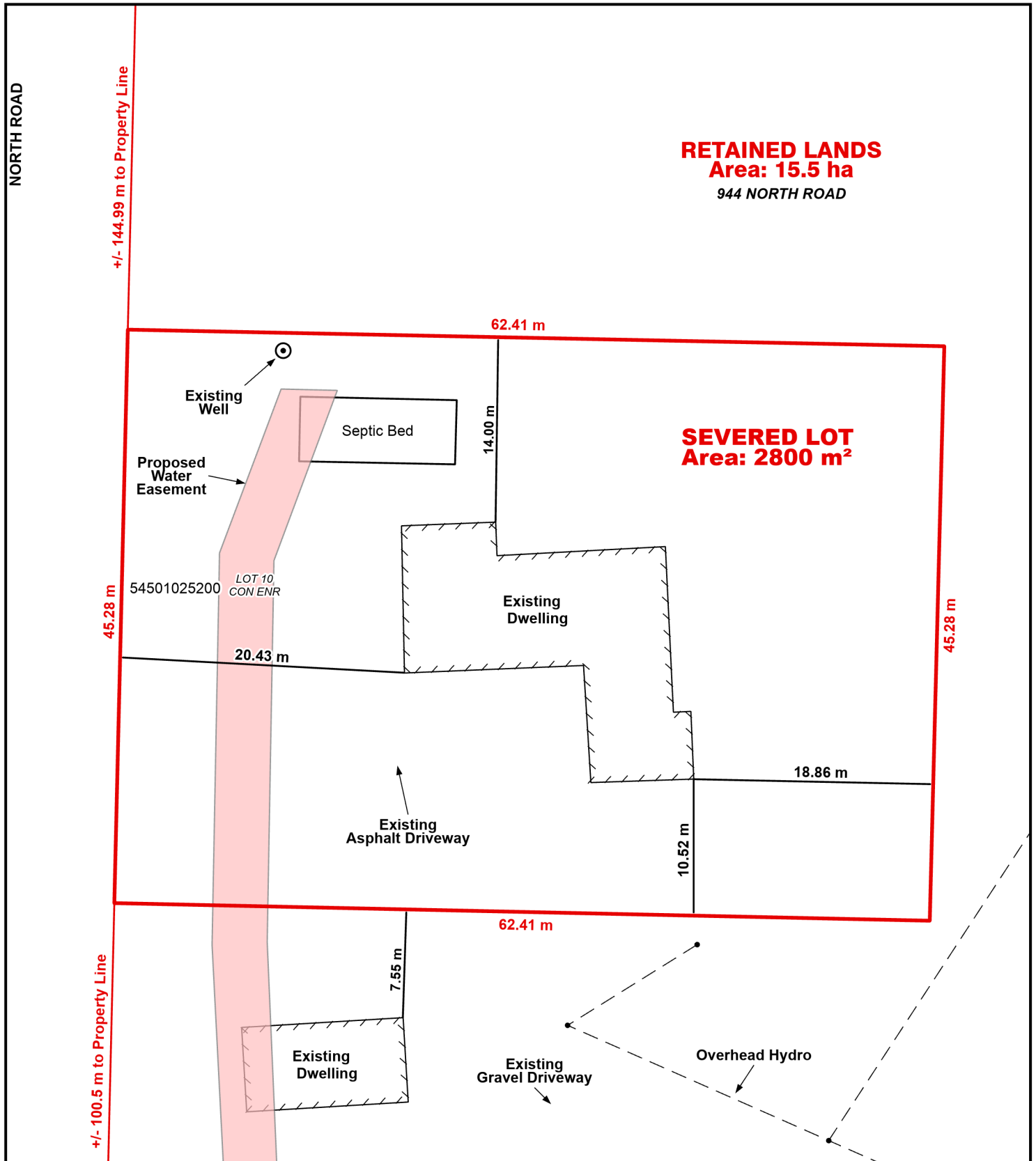
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of HOUGHTON

BNPL2025356

ANPL2026004



Legend

- Subject Lands
- Proposed Easement
- Lands Owned

1/12/2026

