

For Office Use Only:

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

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

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

Property Assessment Roll Number: _____**A. Applicant Information****Name of Owner** _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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):

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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

☐ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

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

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

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

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

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

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

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

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

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

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

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

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☐ Unknown

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

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

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

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

E. All Applications: Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

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

2. Existing or proposed access to subject lands:

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

G. All Applications: Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

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

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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

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

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

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

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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

Mary Shabatura
Owner/Applicant/Agent Signature

January 18, 2023

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 1000353576 ONTARIO LTD. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mary Shabatura 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.

Mary Shabatura
For 1000353576 ONTARIO LTD.
Owner

January 18, 2023

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, Mary Shabatura of Windham Centre, ON

solemnly declare that:

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

Declared before me at:

Hannelore Yager

Mary Shabatura
Owner/Applicant/Agent Signature

In Norfolk County

This 18th day of January

A.D., 2023

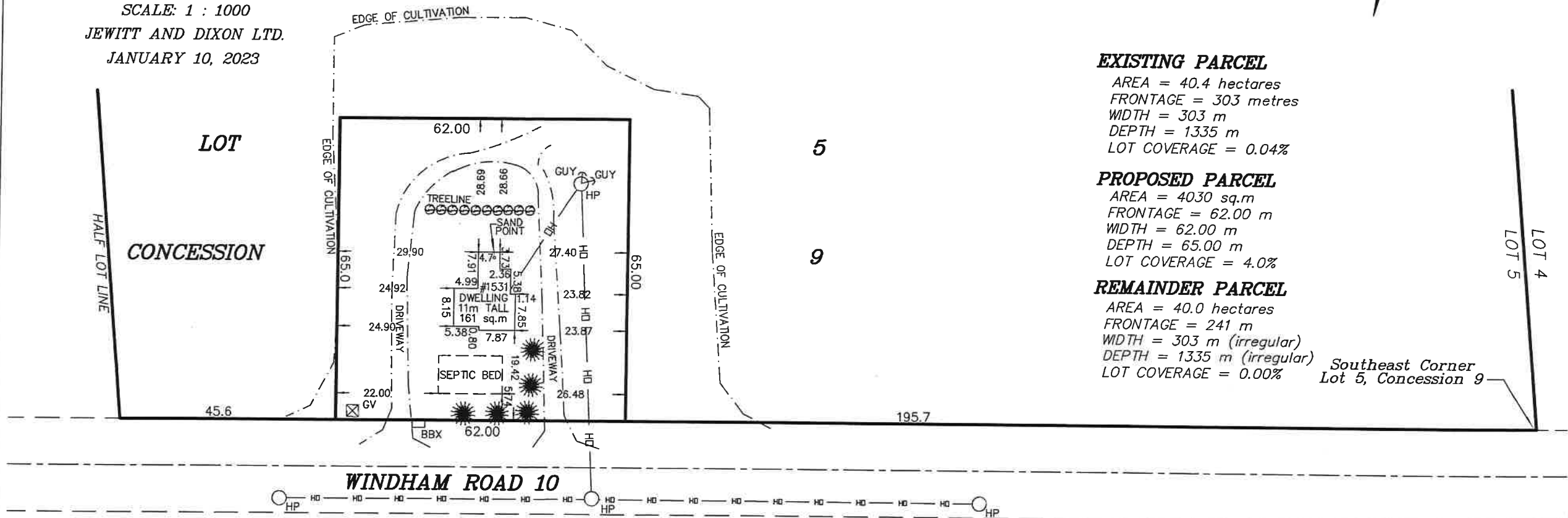
[Signature]
A Commissioner, etc.

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

SKETCH FOR
SEVERANCE APPLICATION

SHABATURA FARMS
#1531 WINDHAM ROAD 10
WINDHAM CENTRE

SCALE: 1 : 1000
JEWITT AND DIXON LTD.
JANUARY 10, 2023



EXISTING PARCEL
AREA = 40.4 hectares
FRONTAGE = 303 metres
WIDTH = 303 m
DEPTH = 1335 m
LOT COVERAGE = 0.04%

PROPOSED PARCEL
AREA = 4030 sq.m
FRONTAGE = 62.00 m
WIDTH = 62.00 m
DEPTH = 65.00 m
LOT COVERAGE = 4.0%

REMAINDER PARCEL
AREA = 40.0 hectares
FRONTAGE = 241 m
WIDTH = 303 m (irregular)
DEPTH = 1335 m (irregular)
LOT COVERAGE = 0.00% Southeast Corner
Lot 5, Concession 9

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

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

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN, IN WHOLE
OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net
JOB # 21-3332 CLIENT: 2773662 Ontario Ltd.

Property Information	
Municipal Address	1531 WINDHAM ROAD #10
Assessment Roll Number	1 SHABATURA
Date of Evaluation	NOVEMBER 1/2022

Evaluators Information	
Evaluators Name:	ED DOVE
Company Name:	STEALTH ENVIRONMENTAL INC.
Address:	1809 8TH CONCESSION ROAD LANGTON, ON
Phone:	519-426-7108
Email	EdDove@stealthenvironmental.ca
BCIN #	
Purpose of Evaluation	<input type="checkbox"/> Consent <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Building Permit Application <input type="checkbox"/> Minor Variance <input checked="" type="checkbox"/> Other SEWERANCE
Building Information	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agricultural

Gross building area: (m ²):	1800 FT ²
Number of bedrooms:	3
Number of fixture units:	18
Daily Design Flow: (Litres)	1,600 L/DAY
Is the building currently occupied?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	UNKNOWN - SANDY SOIL - ESTIMATED 8-10
Site slope	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition:	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weather at time of evaluation:	SUNNY AND DRY

System Description			
<input type="checkbox"/> Class 1 - Privy <input type="checkbox"/> Class 2 - Greywater <input type="checkbox"/> Class 3 - Cesspool <input checked="" type="checkbox"/> Class 4 - Leaching Bed <input type="checkbox"/> Class 5 - Holding Tank			
Type of leaching bed. Class 4 - Leaching Bed only - Complete & attach Worksheet E			
<input checked="" type="checkbox"/> A. Absorption Trench	<input type="checkbox"/> B. Filter Bed	<input type="checkbox"/> C. Shallow Buried Trench	
<input type="checkbox"/> D. Advance Treatment System	<input type="checkbox"/> E. Type A Dispersal Bed	<input type="checkbox"/> F. Type B Dispersal Bed	
Existing Tank Size (litres): 3600 L			
<input checked="" type="checkbox"/> Pre-cast Concrete	<input type="checkbox"/> Plastic	<input type="checkbox"/> Fibreglass	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other (specify):	Pump: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input checked="" type="checkbox"/> In ground system	<input type="checkbox"/> Raised Bed system Height raised above original grade (metres)		
Setbacks (metres)	Tank	Distribution Pipe	
Distance to buildings & structures	15 FT	20 FT	
Distance to bodies of water	N/A	N/A	
Distance to nearest well	45 FT	50 FT	
Distance to proposed property lines	Front: 50 FT Rear: 60 FT	Left: 20 FT Right: 70 FT	Front: 20 FT Rear: 80 FT Left: 20 FT Right: 60 FT

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	1,600 L
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			1,600 L

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

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X 2	= 12
Bathtub only(with or without shower)	1.5	X	=
Shower stall	1.5	X	=
Wash basin / Lavatory (1.5 inch trap)	1.5	X 2	= 3
Water closet (toilet) tank operated	4.0	X	=
Bidet	1.0	X	=
Dishwasher	1.0	X 1	= 1
Floor Drain (3 inch trap)	3.0	X	=
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	=
Domestic washing machine	1.5	X 1	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X 1	= 1.5
Other:			
Total Number of Fixture Units:			19

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.

Minimum holding tank size permitted by the Ontario Building Code is 9000 litres.

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
Residential Occupancy house, apartment, camp for housing of workers	1,600 L	X 2 = 3200 L
All Other Occupancies		X 3 =
Holding Tank		X 7 =

Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F		
<input type="checkbox"/> A. Absorption Trench		
Total length of distribution pipe	Conventional $(Q \times T) \div 200 =$ _____ m Type I leaching chambers $(Q \times T) \div 200 =$ _____ m Type II leaching chambers $(Q \times T) \div 300 =$ _____ m Configured as: _____ runs of _____ m Total: _____ m	
<input type="checkbox"/> B. Filter Bed		
Effective Area If $Q \leq 3000$ litres per day use $Q \div 75$ If $Q > 3000$ litres per day use $Q \div 50$ Level II-IV treatment units, use $Q \div 100$ Distribution Pipe Contact Area = $(Q \times T) \div 850$ Mantel (see Part 1)	Effective area: _____ (Q) + _____ (75, 50, or 100) = _____ m ² Configured as: _____ m x _____ m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m Contact Area: (_____ (Q) X _____ (T)) $\div 850 =$ _____ m ²	
<input type="checkbox"/> C. Shallow Buried Trench		
Percolation time (T) of soil in minutes: 1 < T ≤ 20 20 < T ≤ 50 50 < T < 125	Length of distribution pipe (metres) Q + 75 metres Q + 50 metres Q + 30 metres	(L) = _____ (Q) + _____ (75, 50, 30) = _____ m Configured as: _____ runs of _____ m Total: _____ m
<input type="checkbox"/> D. Advance Treatment System		
Provide description of system.		
<input type="checkbox"/> E. Type A Dispersal Bed		
Stone Layer If $Q \leq 3000$ litres per day, use $Q \div 75$ If $Q > 3000$ litres per day, use $Q \div 50$ Sand Layer 1 < T ≤ 15 use $(Q \times T) \div 850$ T > 15 use $(Q \times T) \div 400$	Stone Layer = _____ (Q) + _____ (75 or 50) = _____ m ² Sand Layer = (_____ (Q) x _____ (T)) \div (850 or 400) = _____ m ²	
<input type="checkbox"/> F. Type B Dispersal Bed		
Area = $(Q \times T) \div 400$ Linear Loading Rate (LLR) T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min Distribution Pipe	Area = (_____ (Q) x _____ (T)) $\div 400 =$ _____ m ² Pump chamber capacity = _____ L Length (Q ÷ LLR) = _____ m Bed configuration = _____ m x _____ m = _____ m ² Number of Beds = _____ Configured as: _____ runs of _____ m Total: _____ m	

ACCORDING TO ORIGINAL PERMIT THERE IS A
TOTAL OF 90 m OF ABSORPTION TRENCH TILE BED.

Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit

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

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

Original grade

0.5m

1.0m

1.5m

Soil and subgrade investigation.
Indicate soil types

Cross sectional drawings are required for all septic systems

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

NOT APPLICABLE TO
EXISTING ON-SITE SEWAGE
SYSTEM EVALUATIONS

Overall System Rating

- ☒ System working properly / no work required.
- ☐ System functioning / Maintenance required.
- ☐ System functioning / Minor repairs required
- ☐ System failure / Replacement required.

Additional Comments: SEPTIC SYSTEM APPEARS TO BE IN GOOD WORKING ORDER AND IN A GOOD STATE OF REPAIR AT THE TIME OF EVALUATION.

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

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

Verification

Owner:

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

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

Owners Signature:

Date:

Evaluator:

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

Evaluator Signature:

Date:

Building Department Review

Comments:

Building Inspectors Name:

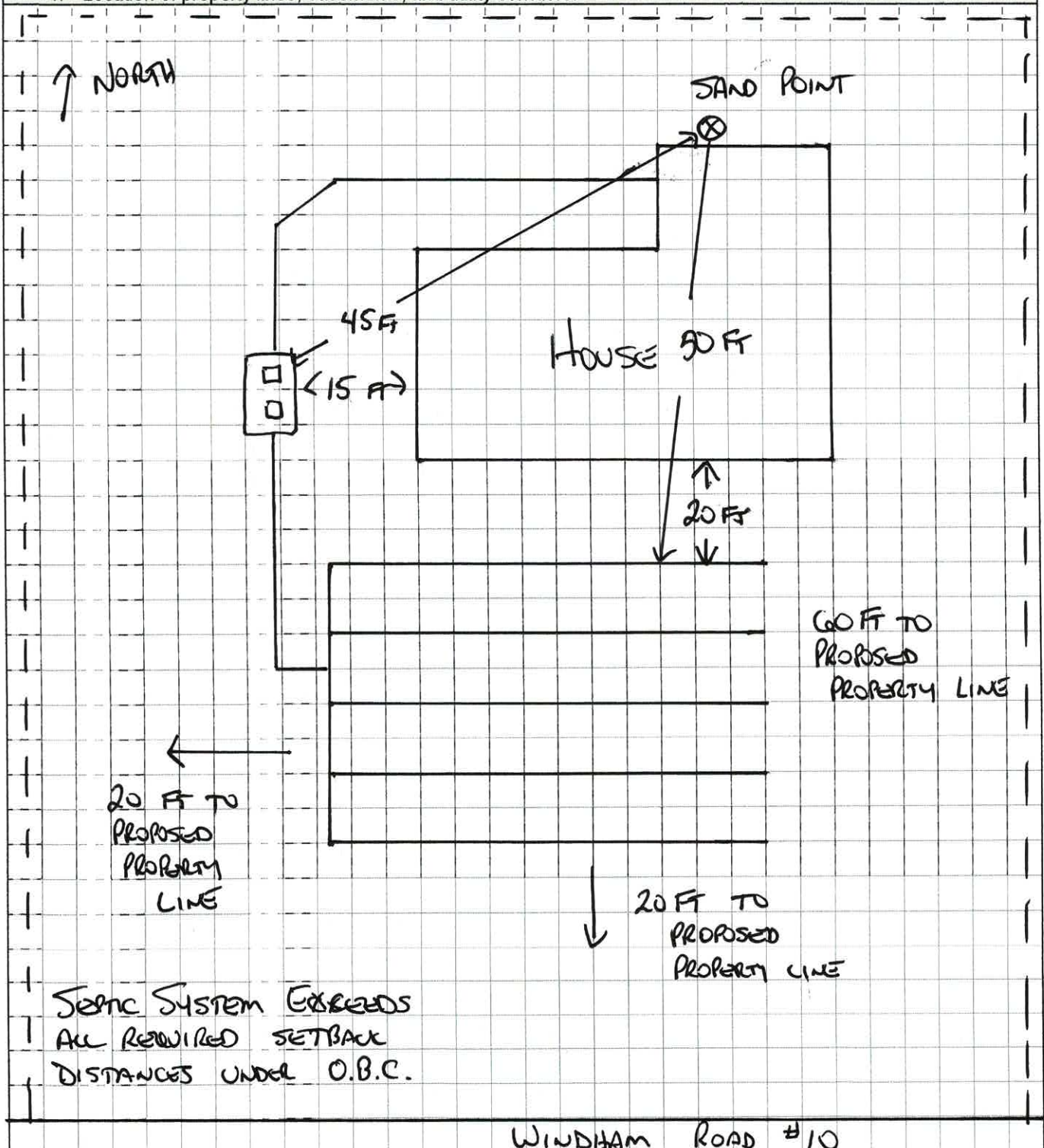
Building Inspector Signature:

Date:

Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

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



Certificate of Amalgamation

Certificat de fusion

Business Corporations Act

Loi sur les sociétés par actions

1000353576 ONTARIO LTD.

Corporation Name / Dénomination sociale

1000353576

Ontario Corporation Number / Numéro de société de l'Ontario

This is to certify that these articles are effective on

La présente vise à attester que ces statuts entreront en
vigueur le

November 01, 2022 / 01 novembre 2022

V. Quintanilla W.

Director / Directeur

Business Corporations Act / Loi sur les sociétés par actions

The Certificate of Amalgamation is not complete
without the Articles of Amalgamation

Certified a true copy of the record of the
Ministry of Government and Consumer Services.

V. Quintanilla W.

Director/Registrar



Le certificat de fusion n'est pas complet s'il ne
contient pas les statuts de fusion

Copie certifiée conforme du dossier du
ministère des Services gouvernementaux et des
Services aux consommateurs.

V. Quintanilla W.

Directeur ou registrateur



Articles of Amalgamation

Business Corporations Act

1. Amalgamated Corporation Name

1000353576 ONTARIO LTD.

2. Registered Office Address

1815 Windham Road 9 0001 Rr, Windham Centre, Ontario, Canada, N0E 2A0

3. Number of Directors

Minimum/Maximum

Min 1 / Max 5

4. The director(s) is/are:

Full Name

John Michael SHABATURA

Resident Canadian

Yes

Address for Service

1815 Windham Road 9, Windham Centre, Ontario, Canada, N0E 2A0

Full Name

Mary Julie SHABATURA

Resident Canadian

Yes

Address for Service

1815 Windham Road 9, Windham Centre, Ontario, Canada, N0E 2A0

5. Method of Amalgamation

The endorsed Articles of Amalgamation are not complete without the Certificate of Amalgamation.
Certified a true copy of the record of the Ministry of Government and Consumer Services.

V. Quintanilla W.

Director/Registrar, Ministry of Government and Consumer Services

B. Amalgamation of a holding corporation and one or more of its subsidiaries or amalgamation of subsidiaries.

The amalgamation has been approved by the directors of each amalgamating corporation by a resolution as required by section 177 of the Business Corporations Act on the date set out below.

The Name, OCN, and Date of Adoption/Approval for each amalgamating corporation are as follows:

Corporation Name	OCN	Date of Adoption/Approval
2773662 ONTARIO LTD.	2773662	October 25, 2022
112312 ONTARIO LIMITED	112312	October 25, 2022

6. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise. If none, enter "None":

None

7. The classes and any maximum number of shares that the corporation is authorized to issue:

The shares that the corporation is authorized to issue are: (a) an unlimited number of voting class A common shares; (b) an unlimited number of voting, convertible class B common shares; (c) an unlimited number of non-voting class C common shares; (d) an unlimited number of non-voting, convertible class D common shares; (e) an unlimited number of non-cumulative, redeemable, retractable voting class E special shares; and (f) an unlimited number of non-cumulative, redeemable, retractable non-voting class F special shares; all subject to the rights, privileges, restrictions and conditions as contained herein.

8. 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. If there is only one class of shares, enter "Not Applicable":

(1) Common Shares The common shares shall carry and be subject to the following rights, privileges, restrictions and conditions: (a) The holders of the voting common shares, classes A and B, shall be entitled to receive notice of shareholder meetings, to attend shareholder meetings and to vote at such meetings on the basis of one (1) vote per share. (b) Except as required by the Business Corporations Act, R.S.O. 1990, as amended, the holders of the non-voting common shares, classes C and D, inclusive, shall not be entitled to receive notice of or to attend shareholder meetings and shall not be entitled to vote at such meetings. (c) The holders of the common shares shall in each fiscal year of the Corporation in the discretion of the Board of Directors be entitled, out of the moneys of the Corporation properly available for payment of dividends, to non cumulative dividends at a rate as declared for the applicable class of common share by the Board of Directors from time to time. Provided that within a class of common shares all such dividends shall be paid to the shareholders in proportion to the number of common shares held by them, the holders of the common shares need not rank equally or be treated equally in the declaration or payment of dividends and the Board of Directors shall have the discretion to declare and pay dividends, including to any class(es) of voting or non-voting common shares to the exclusion of the other classes of common shares, in priority or to the exclusion of any or all classes of special shares and of different amounts per share between or among the classes of common and special shares. The holders of common shares of any given class shall not be entitled to any dividends other than or in excess of the non-cumulative dividends at a rate as declared for that given class of common shares by the Board of Directors from time to time as set forth herein. (d) Subject to the provisions of the Business Corporations Act, R.S.O. 1990, as amended, the class B and class D common

shares are convertible to class E and class F special shares, respectively, upon and subject to the terms and conditions hereinafter set forth: (i) a holder of any class B common share shall be entitled to require the Corporation to convert any or all of his or her class B common shares into fully paid class E special shares; and the Corporation may convert, upon giving notice as herein provided, any or all class B common shares into fully paid class E special shares; (ii) a holder of any class D common share shall be entitled to require the Corporation to convert any or all of his or her class D common shares into fully paid class F special shares; and the Corporation may convert, upon giving notice as herein provided, any or all class D common shares into fully paid class F special shares; (iii) conversions pursuant to this subparagraph (1)(d) shall be on the basis of fair market value: each class B common share to be converted shall be exchanged for the number of class E common share(s) equal to the fair market value of one class B special share as at the date fixed for such conversion and each class D common share to be converted shall be exchanged for the number of class F common share(s) equal to the fair market value of one class D common share as at the date fixed for such conversion. (iv) for the purposes of the remainder of this subparagraph (1)(d), a class B or class D common share may be referred to as a Convertible Share and any share received or to be received in exchange for a Convertible Share(s) may be referred to as a Converted Share(s). (v) in order to exercise his or her option herein, the holder of a Convertible Share shall surrender the certificate(s) representing his or her Convertible Share(s) so to be converted to the registered office of the Corporation accompanied by a requested in writing for such conversion with his signature thereon verified, as the Board of Directors may from time to time require; and the date of such surrender shall be deemed the date fixed for conversion. (vi) in order to exercise its option under this subparagraph (1)(d), the Corporation shall give to each holder of Convertible Shares, by prepaid registered mail addressed to the address(es) appearing on the books of the Corporation, notice in writing of the exercise of such option by the Corporation, which notice shall require such holder(s) to surrender the certificate(s) representing the Convertible Share(s) to be converted at the registered office of the Corporation within thirty (30) days after the mailing of such notice and such holder shall thereupon surrender the certificate(s) representing such Convertible Share(s) so to be converted. (vii) the Corporation shall, after receipt of the certificate(s) representing the Convertible Shares so surrendered and, as applicable, request in writing from the holder(s) of the Convertible Shares, forthwith and, in the case of conversion at the option of the Corporation, on the expiry of the said thirty (30) days, issue the appropriate number and class of Converted Shares to each holder of the Convertible Shares so surrendered. After the date so fixed for surrender, the said Convertible Shares shall be deemed to be converted into the appropriate class and number of Converted Shares and the holders thereof shall cease to have any rights in respect of the Convertible Shares except the right to receive certificate(s) for Converted Shares and the right to receive any dividends declared but unpaid on such Convertible Shares up to the date fixed for conversion. (viii) nothing contained herein regarding the conversion of Convertible Shares shall be deemed in any way to limit or restrict the rights of the Corporation from time to time to take such lawful proceedings as it may deem advisable for the increase or reduction in its class B or class D share capital, or otherwise in any other manner changing or dealing with the capital of the Corporation or shares thereof, the rights in respect of such conversion being exercisable in respect of class B or class D common shares of the Corporation as they may from time to time be constituted, subject only to the express provisions herein contained. (ix) in the event that Canada Revenue Agency, the Ontario Ministry of Finance or any other taxing authority or court with competent jurisdiction determines that any Convertible Share(s) for which any Converted Share(s) were issued had a value at the time of such conversion other than the fair market value of such Convertible Share, then the Board of Directors shall adjust the amount of Converted Share(s) issued for such Convertible Share(s) to an amount of Converted Share(s) determined by the Board of Directors pursuant to the determination of or otherwise in consultation with such taxing authority. The amount of Converted Shares shall thereupon automatically be adjusted, nunc pro tunc, to the adjusted amount so determined. Each of the Corporation and each holder of such Converted Shares or former holder of Convertible Shares, as the case may be, shall make such additional adjustments to or in respect of the Converted Shares and take such reasonable steps and actions as may be necessary to give effect to such adjustment. (e) Subject to the prior rights of the holders of the special shares, in the event of liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the common shares shall rank equally and shall be entitled to receive the remaining assets of the Corporation on a pro-rata basis. (2) Special Shares The holders of the special shares are entitled or subject to the following rights, privileges, restrictions and conditions: (a) The holders of class E special shares shall be entitled to receive notice of shareholder meetings, to attend shareholder meetings and to vote at such meetings on the basis of one (1) vote per class E special share. (b) Except as required by the Business Corporations Act, R.S.O. 1990, as amended, the holders of class F special shares shall not be entitled to receive notice of or to attend shareholder meetings and shall not be entitled to vote at such meetings. (c) The holders special shares shall in each fiscal year of the Corporation in the discretion of the Board of Directors be entitled, out of the moneys of the Corporation properly

available for payment of dividends, to non-cumulative dividends at a rate as declared for the applicable class of special share by the Board of Directors from time to time. Provided that within a class of special shares all such dividends shall be paid to the shareholders in proportion to the number of special shares held by them, the holders of the special shares need not rank equally or be treated equally in the declaration or payment of dividends and the Board of Directors shall have the discretion to declare and pay dividends, including to any class(es) of special shares to the exclusion of the other classes of special shares, in priority or to the exclusion of any class of common shares and of different amounts per share between or among the classes of special and common shares. The holders of special shares of any given class shall not be entitled to any dividends other than or in excess of the non-cumulative dividends at a rate as declared for that given class of special shares by the Board of Directors from time to time as set forth herein. (d) Subject to the provisions of the Business Corporations Act, R.S.O. 1990, as amended, a holder of any class of special shares shall be entitled to require the Corporation to redeem at any time, all or any of class of special shares registered in the name of such holder on the books of the Corporation by tendering to the Corporation at its registered head office a share certificate(s) representing the special shares which the registered holder desires to have the Corporation redeem together with a request in writing (the "Redemption Notice") specifying: (i) that the registered holder desires to have the special share(s) represented by such certificate(s) redeemed by the Corporation and (ii) the business day (the "Redemption Date") on which the holder desires to have the Corporation redeem such special shares. The Redemption Date shall be not less than thirty (30) days after the day on which the Redemption Notice is given to the Corporation. Upon receipt of a share certificate(s) representing the special shares which the registered holder desires to have the Corporation redeem together with such Redemption Notice, the Corporation shall, on the Redemption Date, redeem such special share(s) by paying to such registered holder an amount equal to the Redemption Amount (as defined in subparagraph (2)(f)) or the Adjusted Redemption Amount (as defined in subparagraph (2)(g)), as applicable, of the special share(s) being redeemed together with all dividends declared thereon and unpaid (collectively, the "Redemption Price"). Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada. Such special shares shall be redeemed on the Redemption Date and from and after the Redemption Date such shares shall cease to be entitled to dividends and the holder(s) thereof shall not be entitled to exercise any of the rights of the holders of such special share(s) in respect thereof unless payment of the Redemption Price is not made on the Redemption Date, in which case, the rights of the holders of such special shares shall remain unaffected. (e) Subject to the provisions of the Business Corporations Act, R.S.O. 1990, the Corporation may redeem, upon giving notice as hereinafter provided, the whole or any part of a class of special shares on payment for each such share to be redeemed at the Redemption Price (as defined in subparagraph (2)(d) above). In case a part only of a then outstanding class of special shares is at any time to be redeemed, the shares to be so redeemed shall be selected by lot in such manner as the Board of Directors in their discretion shall decide or, if the Board of Directors so determine, may be redeemed pro rata, disregarding fractions, and the Board of Directors may make such adjustments as may be necessary to avoid the redemption of fractional parts of shares. The Corporation shall at least thirty (30) days before the date specified for redemption send to each person who at the date of sending is a registered holder of special shares to be redeemed, a notice in writing of the intention of the Corporation to redeem such special shares, which notice requirement may be waived in writing by the holder of such special shares whose shares are being redeemed. Such notice may be mailed in a prepaid envelope addressed to each such shareholder at the address for such shareholder as it appears on the records of the Corporation or, alternatively, such notice may be delivered personally to such shareholder; provided, however, that accidental failure to give any such notice to one or more of such shareholders shall not affect the validity of the redemption by the Corporation. Such notice shall set out the Redemption Price and the date and place or places of redemption. If notice of any such redemption is given by the Corporation in the manner aforesaid and an amount sufficient to redeem the shares is deposited with any trust company or chartered bank in Canada as specified in the notice on or before the date fixed for redemption, dividends on the special shares to be redeemed shall cease after the date so fixed for redemption and such special shares shall be deemed to have been redeemed and the holder(s) thereof shall thereafter have no rights against the Corporation in respect thereof except, upon the surrender of certificates for such shares, to receive payment therefor out of the moneys so deposited. (f) The redemption amount for any special shares, classes E and F, shall be one dollar dollars (\$1.00) per special share (the "Redemption Amount"). (g) The provisions in respect of the applicable Redemption Amount set out in subparagraph (2)(f) above shall be subject to the provisions of this subparagraph (2)(g). In the event that Canada Revenue Agency, the Ontario Ministry of Finance or any other taxing authority or court with competent jurisdiction determines that any property or aliquot portion thereof for which any class of special shares were issued or any share of the Corporation or any aliquot portion thereof which was changed into any such class of special shares, had a fair market value at the time of such issuance or change other than the applicable Redemption Amount, then the Board of Directors

shall adjust the applicable Redemption Amount for such class of special shares to an amount (the "Adjusted Redemption Amount") determined by the Board of Directors pursuant to the determination of or otherwise in consultation with such taxing authority. The applicable Redemption Amount for such class of special shares shall thereupon automatically be adjusted, nunc pro tunc, to be the Adjusted Redemption Amount so determined. (h) If any special shares are redeemed under subparagraph (2)(d) or (2)(e) prior to any such adjustment as described in subparagraph (2)(g) above resulting in the Adjusted Redemption Amount of such special shares being in excess of the Redemption Amount, the amount of such excess in respect of such special share so redeemed shall constitute indebtedness due by the Corporation to the holder(s) or former holder(s), as the case may be, of such special shares as at the date of redemption. If any special shares are redeemed under subparagraph (2)(d) or (2)(e) prior to any such adjustment as described in subparagraph (2)(g) above resulting in the Adjusted Redemption Amount of such special shares being less than the Redemption Amount, the amount of such difference shall constitute indebtedness due to the Corporation by the holder(s) or former holder(s), as the case may be, of such special shares as at the date of redemption. If the Adjusted Redemption amount is in excess or less than the Redemption Amount, then the Corporation and each holder or former holder, as the case may be, of such special shares shall make such additional adjustments to or in respect of the special shares held or formerly held by them as may be necessary to give effect to the Adjusted Redemption Amount. (i) In the event of liquidation, dissolution or winding-up of the Corporation, whether voluntary or involuntary, the holders of the special shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of the common shares, an amount equal to the Redemption Amount or Adjusted Redemption Amount, as applicable, for such special shares together with any dividends declared thereon and unpaid and no more but shall not be entitled to participate any further in the property or assets of the Corporation. For the purposes of this paragraph (2)(i), there shall be no priority among the special shares.

9. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows. If none, enter "None":

The right to transfer shares of the Corporation shall be further restricted in that no share shall be transferred without either: (i) the previous consent of the directors of the corporation expressed either by a resolution passed by the affirmative votes of a majority of directors at a meeting or by an instrument or instruments in writing signed by a majority of directors; or (ii) the previous sanction of the holders of at least a majority of the voting shares of the corporation for the time being outstanding expressed by a resolution passed by the affirmative votes of such holders at a meeting or by an instrument or instruments in writing signed by such holders.

10. Other provisions:

None

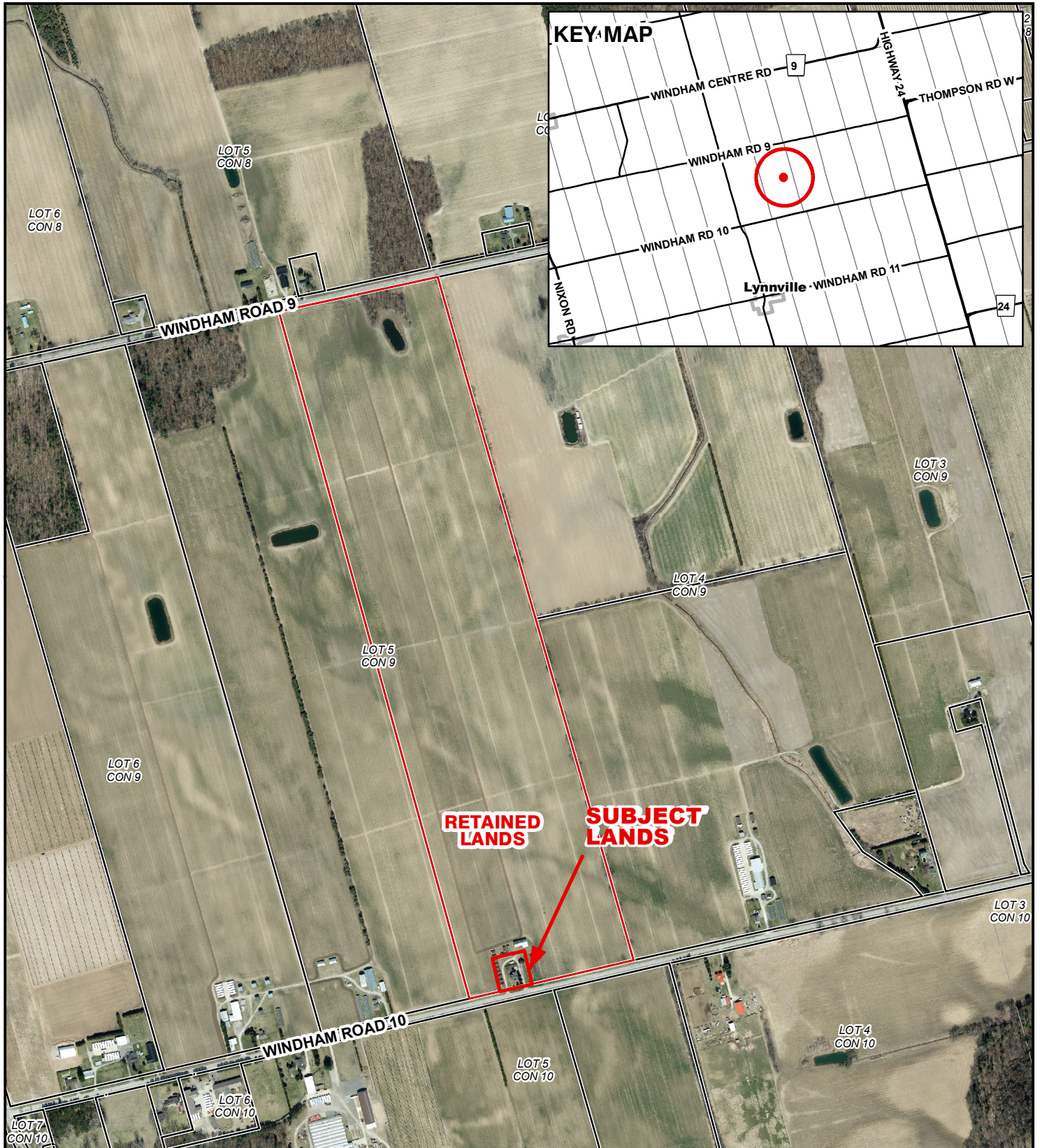
The articles have been properly executed by the required person(s).

Supporting Document - Schedule "A"

Statement of a director or officer of each of the amalgamating corporations completed as required under subsection 178(2) of the Business Corporations Act.

Supporting Document - Schedule "B"

The directors' resolutions of each amalgamating corporation as required under section 177 of the Business Corporations Act

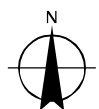


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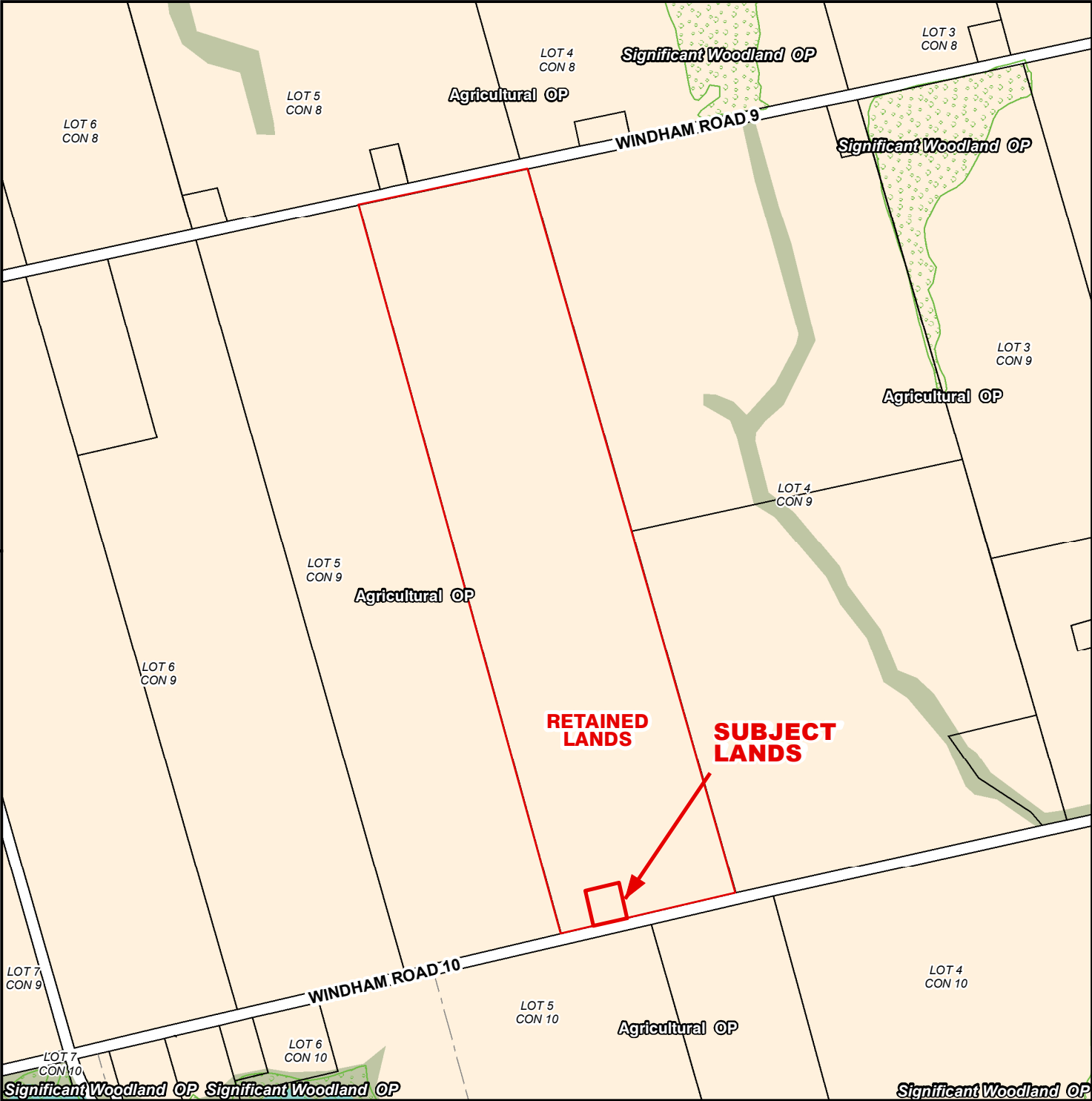
-  Subject Lands
-  Lands Owned

2020 Air Photo



2/14/2023







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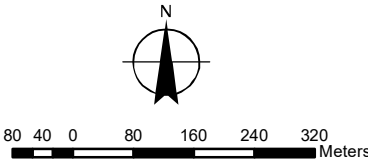
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-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Provincially Significant Wetland
-  Significant Woodland

2/14/2023

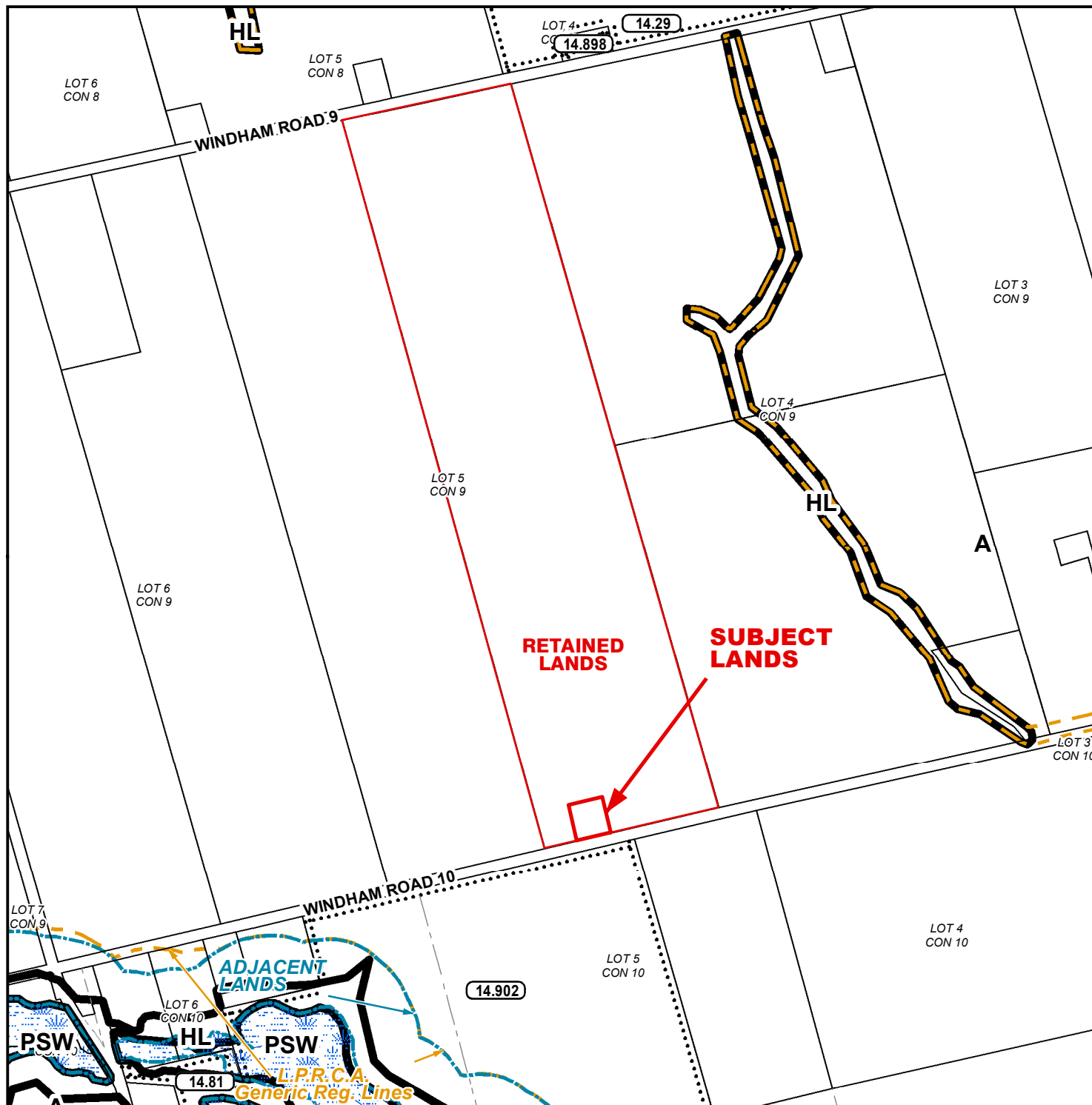


MAP C

ZONING BY-LAW MAP

Geographic Township of WINDHAM

BNPL2023042



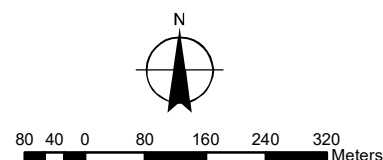
LEGEND

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

ZONING BY-LAW 1-Z-2014

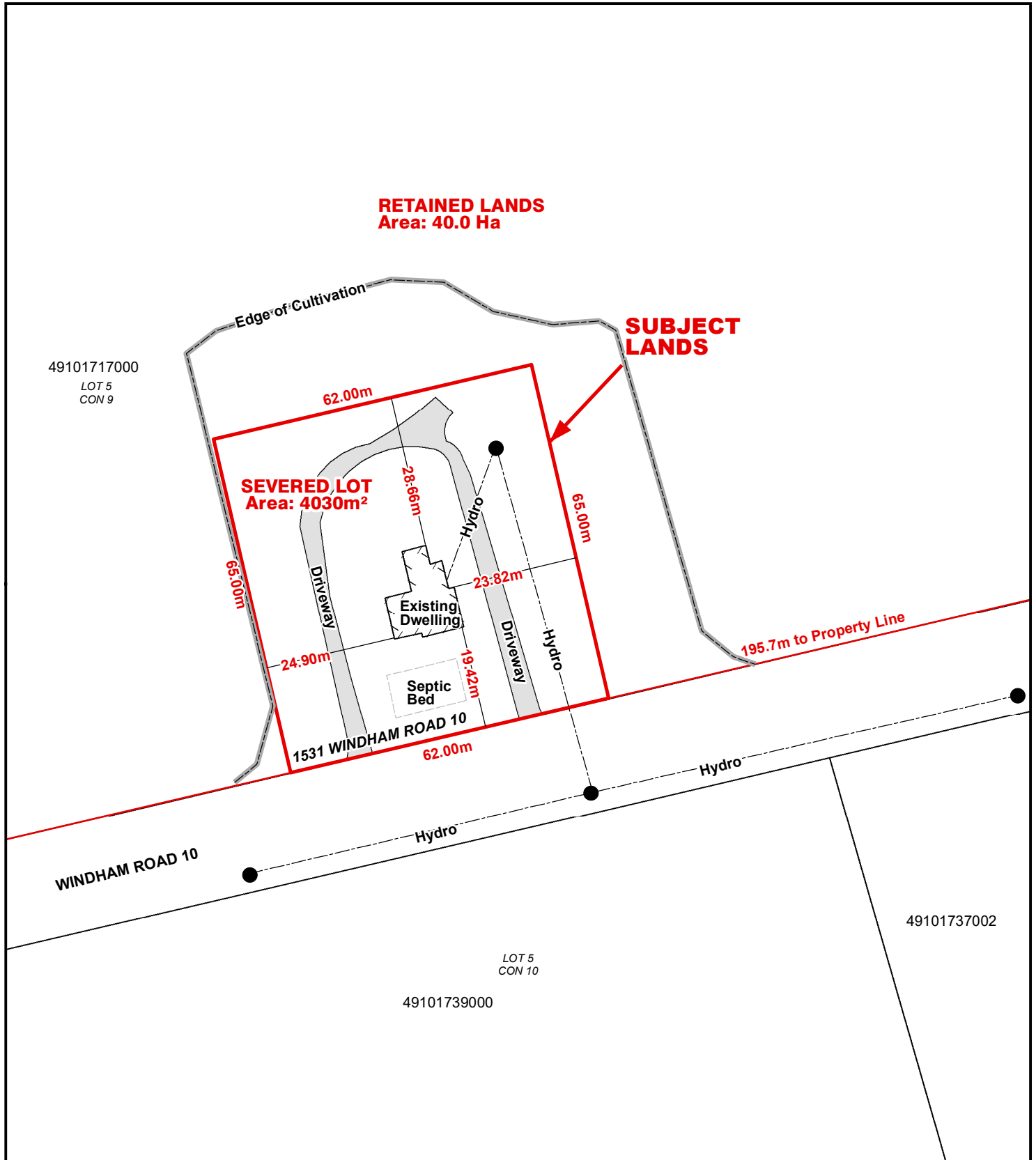
2/14/2023

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone



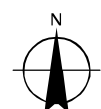
CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

- Subject Lands
- Lands Owned

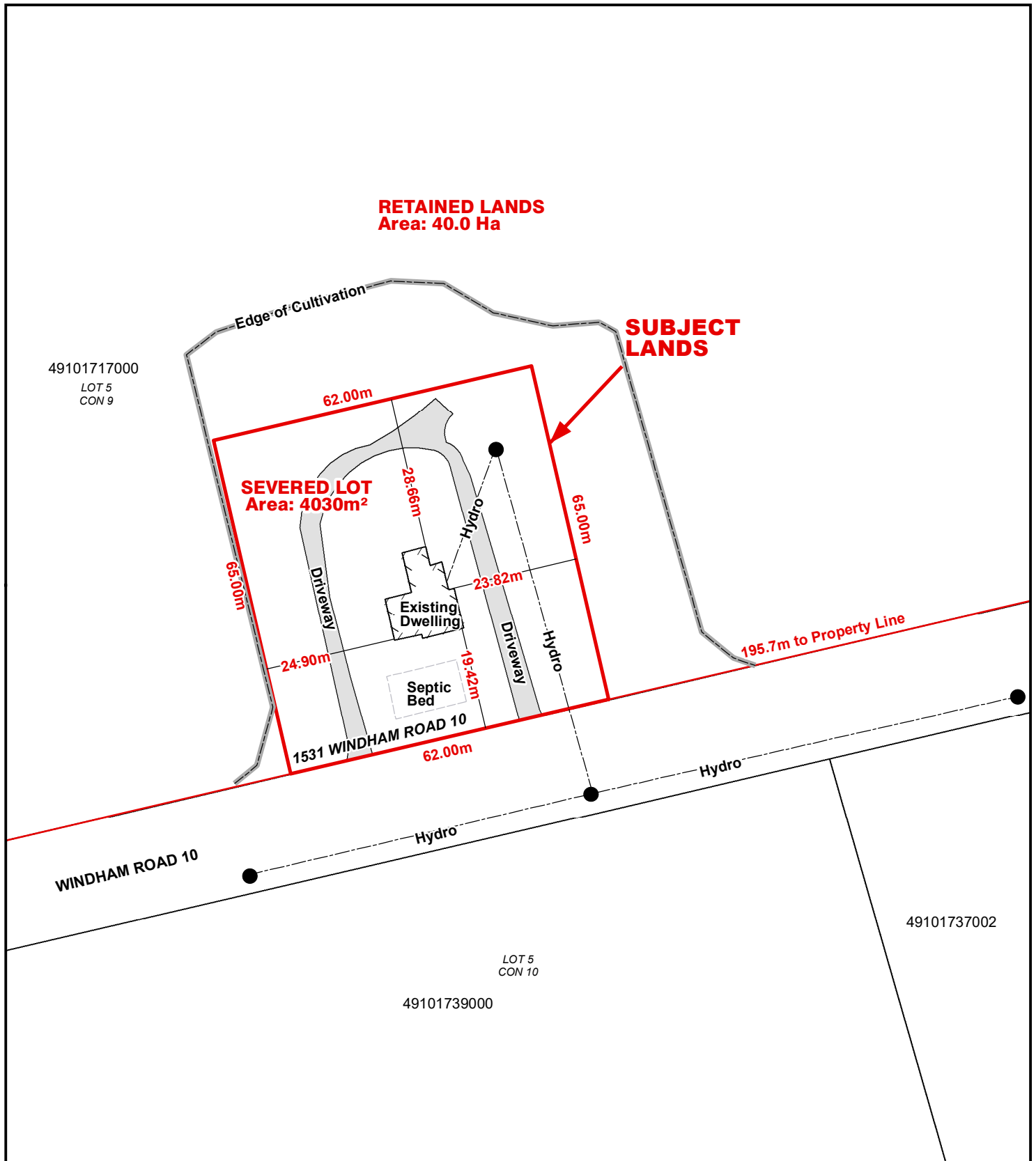


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CONCEPTUAL PLAN

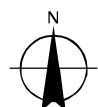
Geographic Township of WINDHAM



Legend

- Subject Lands
- Lands Owned

2/14/2023



8 4 0 8 16 24 32 Meters