

**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:** 49304027000**A. Applicant Information****Name of Owner** STRAWBERRY TYME FARMS INC

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>1250 ST JOHNS RD W</u> |
| Town and Postal Code | <u>SIMCOE N3Y 4K1</u>     |
| Phone Number         | <u>5194263099</u>         |
| Cell Number          | <u>5194207162</u>         |
| Email                | <u>STYME@KWIC.COM</u>     |

|                          |                                  |
|--------------------------|----------------------------------|
| <b>Name of Applicant</b> | <u>STRAWBERRY TYME FARMS INC</u> |
| Address                  | <u>1250 ST JOHNS RD W</u>        |
| Town and Postal Code     | <u>SIMCOE N3Y 4K1</u>            |
| Phone Number             | <u>5194263099</u>                |
| Cell Number              | <u>5194207162</u>                |
| Email                    | <u>STYME@KWIC.COM</u>            |

**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 agent noted above.

☐ Owner                      ☐ Agent                      ☒ Applicant

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

TD BANK HWY 3 SIMCOE

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):  
Roll Number 49304027000  
Town or Township Charlotteville  
Street Number 1111

Municipal Civic Address: 1111 ST JOHNS RD W SIMCOE

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: AGRICULTURE

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

AGRICULTURE

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:

House is 3 story brick built around 1910 & has a basement, main floor, second floor and a third floor attic. Main floor is approx 1400 sq ft and second story is

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:  
80+ yrs

9. Existing use of abutting properties:  
AGRICULTURE

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

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

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

##### Existing

##### Proposed

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

|                                 |             |              |
|---------------------------------|-------------|--------------|
| Lot frontage                    | <u>569m</u> | <u>64m</u>   |
| Lot depth                       | <u>707m</u> | <u>64m</u>   |
| Lot width                       | <u></u>     | <u></u>      |
| Lot area                        | <u>50ha</u> | <u>0.4ha</u> |
| Lot coverage                    | <u></u>     | <u></u>      |
| Front yard                      | <u></u>     | <u></u>      |
| Rear yard                       | <u></u>     | <u></u>      |
| Left Interior side yard         | <u></u>     | <u></u>      |
| Right Interior side yard        | <u></u>     | <u></u>      |
| Exterior side yard (corner lot) | <u></u>     | <u></u>      |

2. Please outline the relief requested (assistance is available):

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

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

|   |                                    |
|---|------------------------------------|
| Frontage:   | <u>64M</u>                         |
| Depth:  | <u>64M</u>                         |
| Width:  | <u></u>                            |
| Lot Area:   | <u>0.4 HA</u>                      |
| Present Use:                                      | <u>House &amp; Barn &amp; Shed</u> |
| Proposed Use:                                     | <u>House &amp; Barn &amp; Shed</u> |
| Proposed final lot size (if boundary adjustment): | <u>0.4 ha</u>                      |

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: 505M

Depth: 770M

Width: \_\_\_\_\_

Lot Area: 49.4 HA

Present Use: AGRICULTURE

Proposed Use: AGRICULTURE

Buildings on retained land: 1 BARN & 2 SHEDS

5. Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: STRAWBERRY TYME FARMS INC

Roll Number: 49306001900

Total Acreage: 131 AC

Workable Acreage: 105 AC

Existing Farm Type: (for example: corn, orchard, livestock) BERRY FARM

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1920

Owners Name: STRAWBERRY TYME FARMS INC  
Roll Number: 49306001800  
Total Acreage: 121 AC  
Workable Acreage: 112 AC  
Existing Farm Type: (for example: corn, orchard, livestock) BERRY FARM  
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

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

**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:  
OUR FAMILY LIVING NEAR THIS SITE SINCE 1939

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

**E. Provincial Policy**

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

If no, please explain:

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

If no, please explain:

no development planned

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:

no development planned

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

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

**Livestock facility or stockyard (submit MDS Calculation with application)**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☒ within 500 meters – distance 380m

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_



## F. Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- ☐ Municipal piped water  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)
- 

### Sewage Treatment

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

### Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

---

## G. Other Information

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

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

---

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

---

## **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:

- ☐ Zoning Deficiency Form
- ☐ 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
- ☐ Agricultural Impact Assessment

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.

JOHN COOPER  
Owner/Applicant/Agent Signature

Aug 15 2024  
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 \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize \_\_\_\_\_ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**N. Declaration**

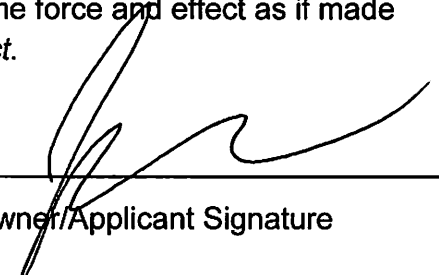
I, JOHN COOPER of WALSH

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

  
\_\_\_\_\_  
Owner/Applicant Signature

In Norfolk County

This 7 day of November

A.D., 2024

  
\_\_\_\_\_

A Commissioner, etc.

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

# **Existing** On-Site Sewage System

## **Evaluation Form**



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



# Evaluation of On-Site Sewage Systems

## INSTRUCTIONS

1. Please complete the following form by checking appropriate lines and filling in blanks.
2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
4. Evaluations should be scheduled accordingly so as not to delay the application process.
5. Completed Forms MUST be submitted as part of a "complete" Planning Application. Failure to meet this date may cause the application to be deferred.
6. Evaluation Forms will become part of the property records of Norfolk County Building Department.
7. No On-Site Sewage System Evaluation will be conducted where:
  - a. snow depth exceeds two (2) inches, or
  - b. grass and brush exceeds twelve (12) inches
8. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.

### Collection of Personal Information.

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

Questions about the collection of personal information through this form may be directed to:

Norfolk County's Chief Building Official,  
185 Robinson Street, Simcoe, ON N3Y 5L6, 519-426-5870 ext. 2218,

Information and Privacy Coordinator,  
50 Colborne Street South, Simcoe ON N3Y 4H3, 519-426-5870 ext. 1261,

**Community Development Division- Building Department**

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

|                             |                           |
|-----------------------------|---------------------------|
| <b>Property Information</b> |                           |
| Municipal Address           | 1111 ST. JOHN'S ROAD WEST |
| Assessment Roll Number      |                           |
| Date of Evaluation          | OCTOBER 30/2024           |

|                               |   |
|-------------------------------|---|
| <b>Evaluators Information</b> |   |
| Evaluators Name:              | ED DOVE   |
| Company Name:                 | STEALTH ENVIRONMENTAL INC.  |
| Address:                      | 1809 8 <sup>th</sup> CONCESSION ROAD LANSTON, ON N9E 1G0  |
| Phone:                        | 519-426-7108  |
| Email                         | Ed.Dove@stealthenvironmental.ca   |
| BCIN #                        | 38413 / 38259   |
| <b>Purpose of Evaluation</b>  | <input type="checkbox"/> Consent <input type="checkbox"/> Site Plan<br><input type="checkbox"/> Zoning <input type="checkbox"/> Building Permit Application<br><input type="checkbox"/> Minor Variance <input type="checkbox"/> Other _____ |
| <b>Building Information</b>   | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial<br><input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural  |

|   |  |
|---|--|
| Gross building area: (m <sup>2</sup> ): | 2500 ft <sup>2</sup>   |
| Number of bedrooms:                     | 5  |
| Number of fixture units:                | 19.5   |
| Daily Design Flow: (Litres)             | 2500 L/DAY   |
| Is the building currently occupied?     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long? |

|                                 |   |
|---------------------------------|---|
| <b>Site Evaluation</b>          |   |
| Soil type, percolation time (T) | 10 - NORFOLK SOILS ANALYSIS   |
| 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 / CLEAR   |

|  |   |   |  |
|--|---|---|--|
| <b>System Description</b>  |   |   |  |
| <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 |   |   |  |
| <b>Type of leaching bed. Class 4, Leaching Bed only - Complete &amp; attach Worksheet E</b>  |   |   |  |
| <input type="checkbox"/> A. Absorption Trench  | <input checked="" type="checkbox"/> B. Filter Bed   | <input type="checkbox"/> C. Shallow Buried Trench                         |  |
| <input type="checkbox"/> D. Advance Treatment System   | <input type="checkbox"/> E. Type A Dispersal Bed  | <input type="checkbox"/> F. Type B Dispersal Bed                          |  |
| <b>Existing Tank Size (litres):</b> 5,900 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<br>Height raised above original grade (metres) |   |  |
| <b>Setbacks (metres)</b>   | <b>Tank</b>   | <b>Distribution Pipe</b>  |  |
| Distance to buildings & structures   | 8 FT  | 18 FT   |  |
| Distance to bodies of water  | N/A   | N/A   |  |
| Distance to nearest well   | > 100 FT  | > 100 FT  |  |
| Distance to proposed property lines  | Front: > 50 FT<br>Rear: 25 FT   | Left: > 50 FT<br>Right: 20 FT   | Front: 25 FT<br>Rear: 25 FT<br>Left: > 50 FT<br>Right: 20 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       |       |
|                          | 4 Bedrooms |  | 2000       |       |
|                          | 5 Bedrooms |  | 2500       | 2500  |
| Subtotal (A)             |            |  |            | 2500  |

| B) Plus Additional Flow for:  |  |            |       |      |
|---|--|------------|-------|------|
| <b>Note:</b><br>Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero. |  |            |       |      |
|   | Quantity   | (Q) Litres | Total |      |
| Either  | Each bedroom over 5  | 500        |       |      |
| Or  | Floor space for each 10m <sup>2</sup> over 200m <sup>2</sup> up to 400m <sup>2</sup> | 100        |       |      |
|   | Floor space for each 10m <sup>2</sup> over 400m <sup>2</sup> up to 600m <sup>2</sup> | 75         |       |      |
|   | Floor space for each 10m <sup>2</sup> over 600m <sup>2</sup>                         | 50         |       |      |
|   | Floor space for each 10m <sup>2</sup> over 600m <sup>2</sup>                         | 50         |       |      |
| Or  | Each Fixture Unit over 20 fixture Units<br>(Total of Worksheet B - 20 = Quantity)    | 50         |       |      |
| Subtotal (B)  |  |            |       |      |
| Subtotal A+B=Daily Design Flow (Q)  |  |            |       | 2500 |

## 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 |           | =     |
| 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<br>(with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap) | 1.5   | X | 1         | = 1.5 |
| Domestic washing machine  | 1.5   | X | 1         | = 1.5 |
| Combination sink and laundry tray single or double<br>(installed on 1.5 inch trap)                                  | 1.5   | X | 1         | = 1.5 |
| Other:  |       |   |           |       |
| Total Number of Fixture Units:  |       |   |           | 17.5  |

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<br>Example: number of seats, per floor area,<br>number of employees/students | Volume<br>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<br>house, apartment,<br>camp for housing of workers | 2,500                 | X 2 = 5,000           |
| All Other Occupancies   |                       | X 3 =                 |
| Holding Tank  |                       | X 7 =                 |

A CONCRETE 5,900 L TANK WAS INSTALLED  
NEW IN 2021.

## Worksheet E: Leaching Bed Calculations (Class 4)

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

### ☐ A. Absorption Trench

|                                   |  |
|-----------------------------------|--|
| Total length of distribution pipe | Conventional $(Q \times T) + 200 =$ _____ m              |
|                                   | Type I leaching chambers $(Q \times T) + 200 =$ _____ m  |
|                                   | Type II leaching chambers $(Q \times T) + 300 =$ _____ m |
|                                   | Configured as: _____ runs of _____ m Total: _____ m      |

### ☒ B. Filter Bed

|  |   |
|--|---|
| <b>Effective Area</b><br>If $Q \leq 3000$ litres per day use $Q + 75$<br>If $Q > 3000$ litres per day use $Q + 50$<br>Level II-IV treatment units,<br>use $Q + 100$<br><b>Distribution Pipe</b><br><b>Contact Area = <math>(Q \times T) + 850</math></b><br><b>Mantel (see Part 1)</b> | <b>Effective area:</b> <u>2500</u> (Q) + <u>75</u> (75, 50, or 100) = <u>33.33</u> m <sup>2</sup><br><b>Configured as:</b> <u>16 ft / 5</u> m x <u>20 ft / 6</u> m<br><b>Number of beds</b> <u>1</u><br><br><b>Number of runs:</b> <u>4</u> <b>Spacing of runs:</b> <u>1.0</u> m<br><b>Contact Area:</b> ( <u>2500</u> (Q) X <u>10</u> (T) ) + 850 = <u>29.41</u> m <sup>2</sup><br><u>N/A</u> m <sup>2</sup> |
|--|---|

### ☐ C. Shallow Buried Trench

| Percolation time (T) of soil in minutes: | Length of distribution pipe (metres) |  |
|--|--------------------------------------|--|
| $1 < T \leq 20$                          | $Q + 75$ metres                      | $(L) =$ _____ (Q) + _____ (75, 50, 30) = _____ m<br><b>Configured as:</b> _____ runs of _____ m Total: _____ m |
| $20 < T \leq 50$                         | $Q + 50$ metres                      |  |
| $50 < T < 125$                           | $Q + 30$ metres                      |  |

### ☐ D. Advance Treatment System

Provide description of system.

### ☐ E. Type A Dispersal Bed

|   |   |
|---|---|
| <b>Stone Layer</b><br>If $Q \leq 3000$ litres per day, use $Q + 75$<br>If $Q > 3000$ litres per day, use $Q + 50$<br><b>Sand Layer</b><br>$1 < T \leq 15$ use $(Q \times T) + 850$<br>$T > 15$ use $(Q \times T) + 400$ | <b>Stone Layer =</b> _____ (Q) + _____ (75 or 50) = _____ m <sup>2</sup><br><br><b>Sand Layer =</b> ( _____ (Q) x _____ (T) ) + (850 or 400) = _____ m <sup>2</sup> |
|---|---|

### ☐ F. Type B Dispersal Bed

|  |  |
|--|--|
| <b>Area = <math>(Q \times T) + 400</math></b><br><b>Linear Loading Rate (LLR)</b><br>$T < 24$ minutes, use 50 L/min<br>$T \geq 24$ minutes, use 40 L/min<br><br><b>Distribution Pipe</b> | <b>Area =</b> ( _____ (Q) x _____ (T) ) + 400 = _____ m <sup>2</sup><br><b>Pump chamber capacity =</b> _____ L<br><b>Length <math>(Q + LLR)</math> =</b> _____ m<br><b>Bed configuration =</b> _____ m x _____ m = _____ m <sup>2</sup><br><b>Number of Beds =</b> _____<br><br><b>Configured as:</b> _____ runs of _____ m Total: _____ m |
|--|--|

## Worksheet F: Cross Sectional Drawings

### Subsoil Investigation – Test pit

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

|   |  |                |   |
|---|--|----------------|---|
| Indicate level of rock and ground water level below original grade. |  | Original grade | Soil and subgrade investigation.<br>Indicate soil types |
|   |  |                |   |
|   |  | 0.5m           |   |
|   |  |                |   |
|   |  | 1.0m           |   |
|   |  |                |   |
|   |  | 1.5m           |   |

**Cross sectional drawings are required for all septic systems**

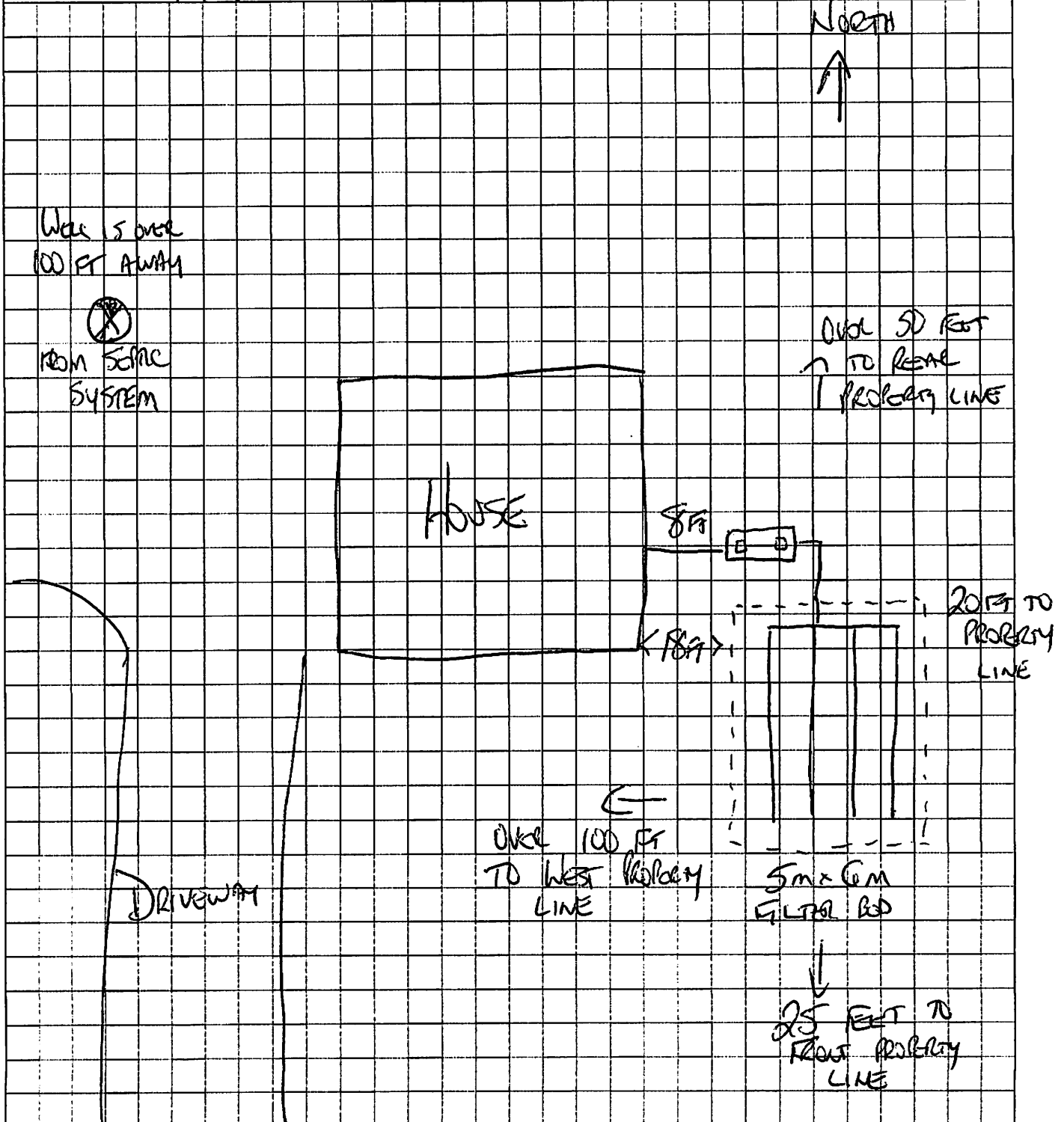
1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.

NOT APPLICABLE TO EXISTING  
ON-SITE SEWAGE EVALUATION FORMS

# 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.



## Overall System Rating

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

Additional Comments: SYSTEM WAS INSTALLED NEW IN 2021 UNDER PERMIT # PRSEP20212064. ALL COMPONENTS ARE IN A GOOD STATE OF REPAIR AND THE SYSTEM IS IN GOOD WORKING ORDER

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: OCTOBER 30/2024



## Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:

# Strawberry Tyme Farms Inc.

## OFFICERS' REGISTER

| Name of Officer  | Office Held      | Date Elected | Date Resigned |
|--|------------------|--------------|---------------|
| <b>JAMES GARY ARTHUR COOPER</b><br>R.R. #2<br>Simcoe, Ontario N3Y 4K1            | President        | Jun 1, 1980  |               |
| <b>SANDRA GAIL COOPER</b>  | Secretary-Treas. | Jun 1, 1980  | Apr 19, 2007  |
| <b>JAMES GARY ARTHUR COOPER</b>  | Secretary        | Apr 19, 2007 | Feb 6, 2008   |
| <b>JAMES GARY ARTHUR COOPER</b>  | Treasurer        | Apr 19, 2007 | Feb 6, 2008   |
| <b>DIANE COOPER</b><br>1250 St. Johns Road<br>R.R. #2<br>Simcoe, Ontario N3Y 4K1 | Secretary        | Feb 6, 2008  |               |
| <b>DIANE COOPER</b><br>1250 St. Johns Road<br>R.R. #2<br>Simcoe, Ontario N3Y 4K1 | Treasurer        | Feb 6, 2008  |               |
| <b>JOHN COOPER</b><br>1250 St. Johns Road<br>R.R. #2<br>Simcoe, Ontario N3Y 4K1  | General Manager  | Oct 30, 2011 |               |
|  |                  |              |               |
|  |                  |              |               |
|  |                  |              |               |
|  |                  |              |               |
|  |                  |              |               |





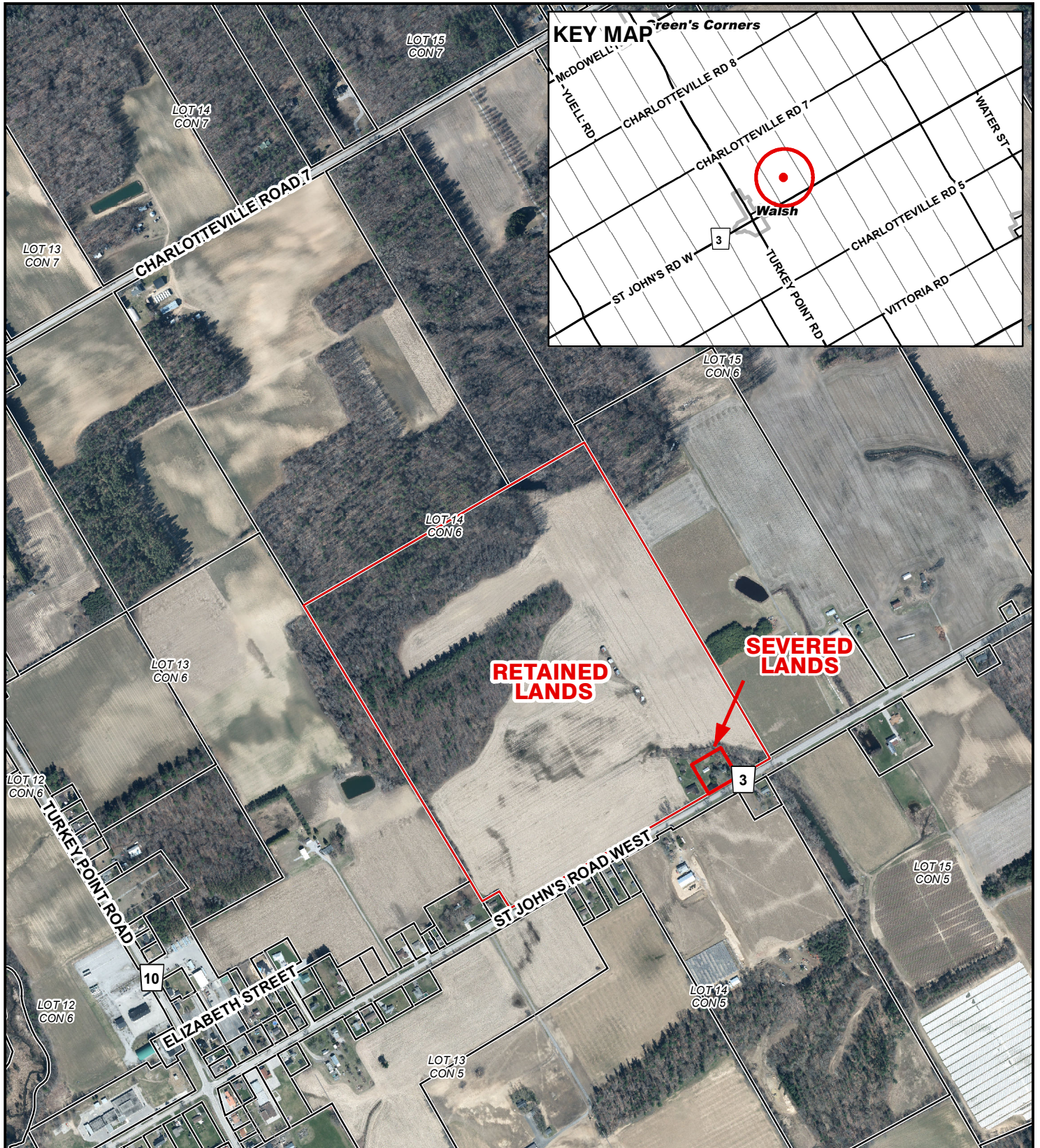
Untitled Map

Write a description for your map.

**Legend**

- 1045 lot
- 1111 lot
- Line Measure



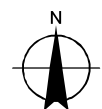


**Legend**

- Subject Lands
- Lands Owned

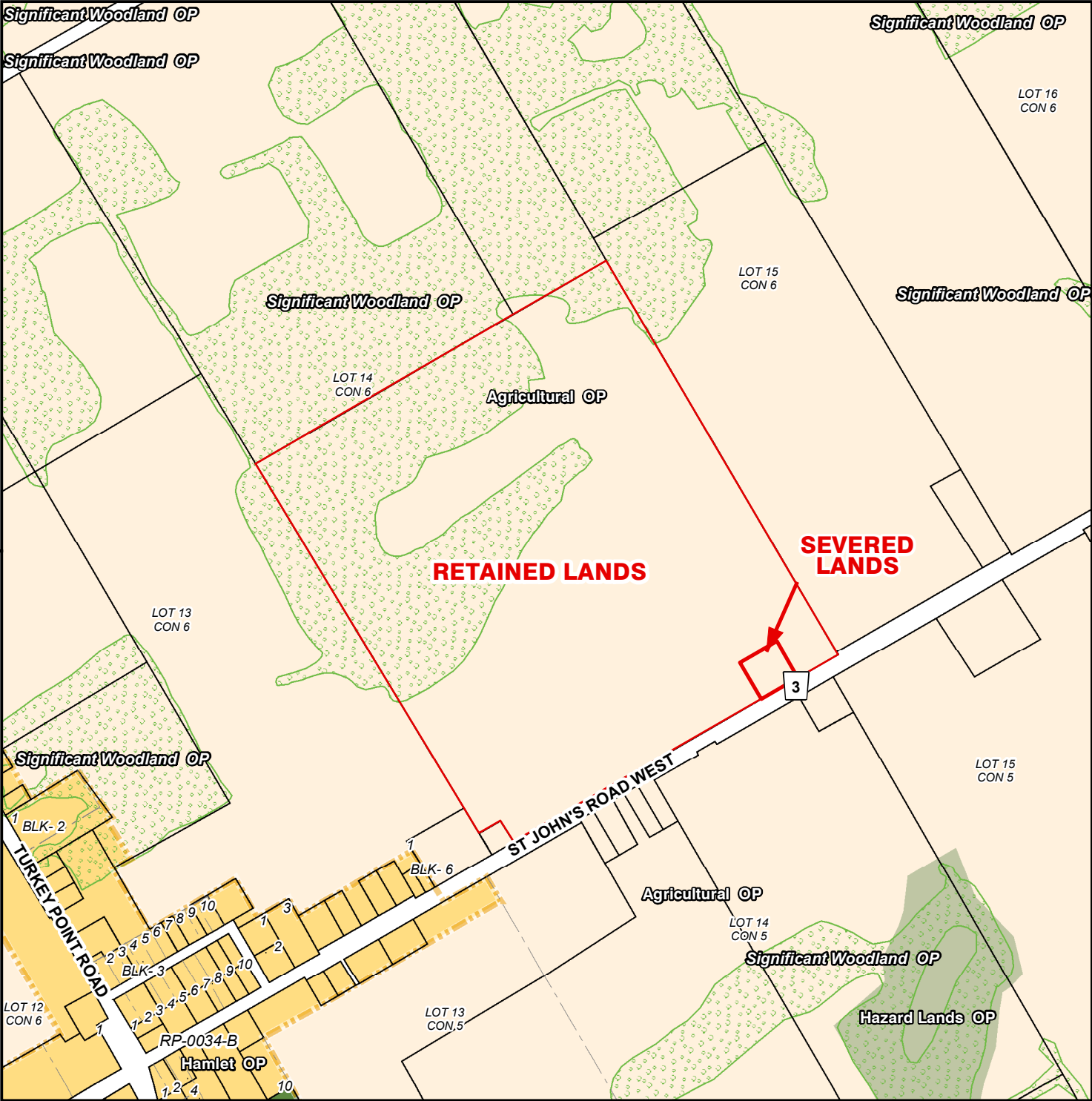
2020 Air Photo

12/5/2024



75 37.5 0 75 150 225 300 Meters





Legend

Subject Lands

Lands Owned

Agricultural

Hazard Lands

Hamlet

Parks & Open Space

Hamlet Area Boundary

Significant Woodland

Official Plan Designations

12/5/2024

60 30 0 60 120 180 240 Meters

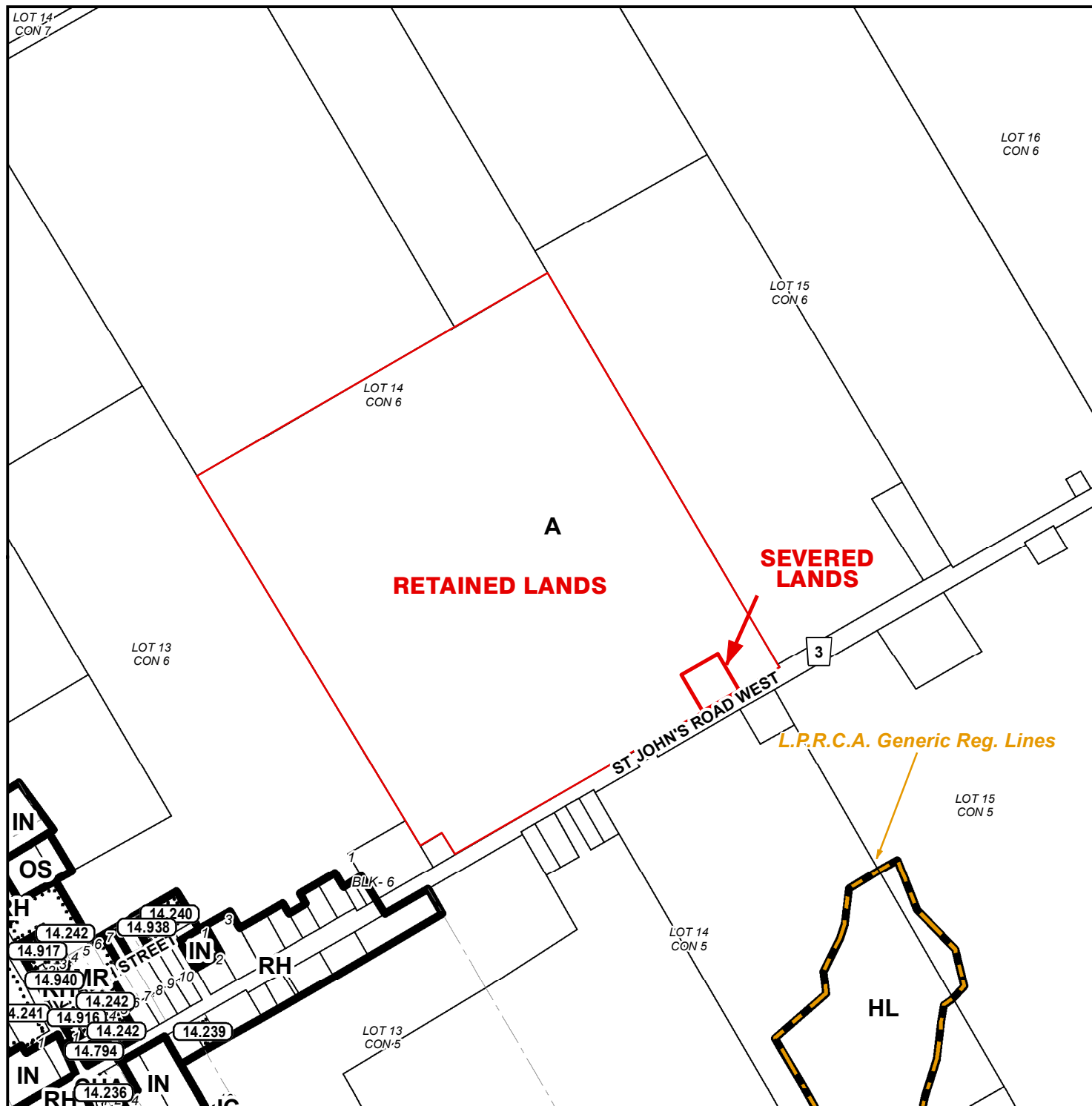
N

# MAP C

## ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

BNPL2024327

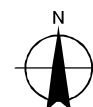


### LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

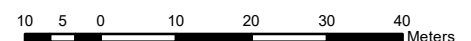
- (H) - Holding
- A - Agricultural Zone
- CHA - Hamlet Commercial Zone
- IC - Community Institutional Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- MR - Rural Industrial Zone

12/5/2024



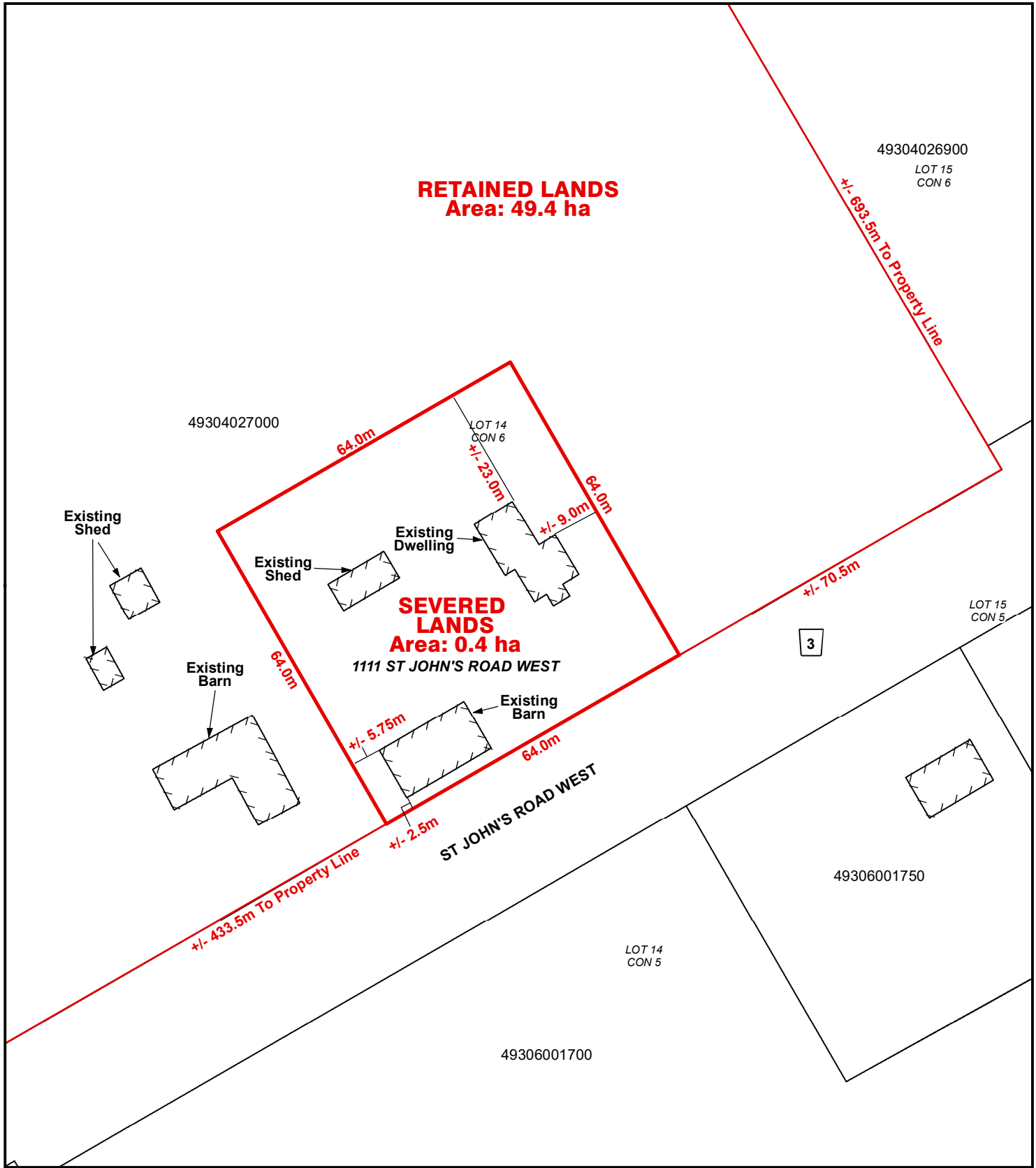
60 30 0 60 120 180 240 Meters

## Geographic Township of CHARLOTTEVILLE



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

-  Subject Lands
-  Lands Owned

