

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: 54504000300**A. Applicant Information****Name of Owner** Lisabeth Farms Ltd. (George Vermeersch Farms Ltd)

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 1400 Bell Mill Side Road
Town and Postal Code Tillsonburg, ON N4G 4G9
Phone Number 519-688-3362
Cell Number 519-521-8801 Greg Vermeersch
Email greg@vanmeerfarms.com

Name of Applicant _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent David Roe , Civic Planning Solutions Inc.
Address 61 Trailview Dr.
Town and Postal Code Tillsonburg, ON N4G 0C6
Phone Number _____
Cell Number 519-983-8154
Email dfrfez@me.com

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

☒ Owner ☒ Agent ☐ Applicant

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

B. Location, Legal Description and Property Information

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

Part Lot 6 and 7, Concession 3 Houghton

Municipal Civic Address: 640 County Road 28

Present Official Plan Designation(s): Agricultural and Hazard land

Present Zoning: Agricultural (A) and Hazard land (HL)

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:

Agricultural cash crops

A minor variances are hereby requested for the accessory buildings to be severed on the proposed lot. The former owner will retain the house and wants the accessory buildings and the current owner does not require the accessory building for his farm operation.

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

By-law: Relief of 569.7m² will be required for maximum floor area of accessory buildings as by-law permits max. floor area of 200m² for accessory buildings

Relief required of 1.3% will be required for maximum lot coverage for accessory buildings as by-law permits maximum coverage of 10%.

Relief of 2ha will be required as the retained parcel will have an area of less than 40ha as required Section 12.1.2 (a) of the zoning by-law

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

Frontage: 84.16m

Depth: 108.77m

Width: 82.06m

Lot Area: 6798.96m²

Present Use: Agricultural

Proposed Use: Residential

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage: 375m

Depth: 675m

Width: 664m

Lot Area: 38 ha (94ac) plus or minus

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: 1 old stick kiln and 3 bulk kilns

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

Frontage:

Depth:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.** Lot to be Severed (House on lot to be severed)

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage		30m	12.1 .2 (b)	84.16m	none
Lot depth		n/a	n/a	108.77m	
Lot width		n/a	n/a	82.06m	
Lot area		2000m ²		6798.96m ²	none
Lot coverage		n/a	4%	n/a	
Front yard		13m	12.1.2 (c)	16.33m	none
Rear yard		9m	12.1.2 (f)	30.01m	none
Height			11m	6.8m	none
Left Interior side yard		3m	12.1.2 (e)	17.03m	none
Right Interior side yard		3m	12.1.2 (e)	extensive	none
Exterior side yard (corner lot)					
Parking Spaces (number)				2 plus	
Aisle width					
Stall size					
Loading Spaces					
Other Accessory Buildings	4 buildings	Maximum floor Area - 200m ²	3.2 g	Total floor area of 769.7m ²	Yes Relieve of 569.7m ²

Lot Coverage
Max. 10%

11.3%

1.3%

C. Purpose of Development Application

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

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage		30m	12.1.2 (b)	375.1m	none
Lot depth				675.4m	
Lot width				664.4m	
Lot area		40ha	12.1.2 (a)	38ha	2ha
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:

Relief of 2ha will be required as the retained parcel will have an area of less than 40ha as required Section 12.1.2 (a) of the zoning by-law

A minor variance is hereby requested

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

Frontage: 84.16m

Depth: 57.6m

Width: 82.06m

Lot Area: 4877.3m²

Present Use: Agricultural

Proposed Use: Residential

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage: 375m

Depth: 675m

Width: 664m

Lot Area: 38 ha (94ac)

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: 2 barns 1 old stick kiln and 3 bulk kilns

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

Total acres owned - 521.6ac Total acres worked - 401.5ac

Owners Name: Lisabeth Farms Ltd. (George Vermeersch Farms Ltd)
Roll Number: 545040003000
Total Acreage: 97.26ac
Workable Acreage: 90 ac
Existing Farm Type: (for example: corn, orchard, livestock) corn and beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1990
Date of Land Purchase: August 1 2025

(residence of owner of the farm operation)

Owners Name: Gregory and Rebecca Vermeersch
Roll Number: 541050035200000
Total Acreage: 5.6ac
Workable Acreage: limited acreage not farmed
Existing Farm Type: (for example: corn, orchard, livestock) cash crop framing
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2011
Date of Land Purchase: 2007

Owners Name: George Vermeersch Farms Ltd.
Roll Number: 541010327000000
Total Acreage: 77.84ac
Workable Acreage: 60ac
Existing Farm Type: (for example: corn, orchard, livestock) corn and beans
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1998

Owners Name: George Vermeersch Farms Ltd.
Roll Number: 541010328000000
Total Acreage: 95.85ac
Workable Acreage: 39ac
Existing Farm Type: (for example: corn, orchard, livestock) corn and beans
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1998

Owners Name: George Vermeersch Farms Ltd George Vermeersch
Roll Number: 366 12th Concession Road
Total Acreage: 98.1ac
Workable Acreage: 94ac
Existing Farm Type: (for example: corn, orchard, livestock) corn and beans
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 2007

Two other properties owned by George Vermeersch Farms Ltd 522030195000000, 542010420000000
97.93ac 73.5ac workable 49.39 ac 45ac workable

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:
knowledge of 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. 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:

no change in use proposed

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:

not within watersource protection area

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 232m no livestock adjacent to Hamlet of Fairground & several homes
Old tobacco pack barn no livestock
Wooded area at rear of retained lands
☒ 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

- ☐ 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:

County Road 28

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.

Owner/Applicant/Agent Signature

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 Lisabeth Farms Ltd. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe (Agent) 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.

X

[Signature]

Owner Lisabeth Farms Ltd.

Aug 27 / 25
Date

I have power to bind the corporation

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, David Roe of Town of Tillsonburg

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:

X

Owner/Applicant/Agent Signature

In _____

David Roe (Agent)

This _____ day of _____

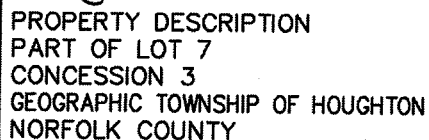
A.D., 20____

A Commissioner, etc.

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: VAN MEER FARMS INC.
C/O GREG VERMEERSCH

PARCEL "A"
(TO BE SEVERED)
AREA = 0.68 HECTARES
(1.68 ACRES)

PARCEL "B"
REMAINDER OF FARM
(TO BE RETAINED)
AREA = +/- 38 HECTARES
(+/- 94 ACRES)



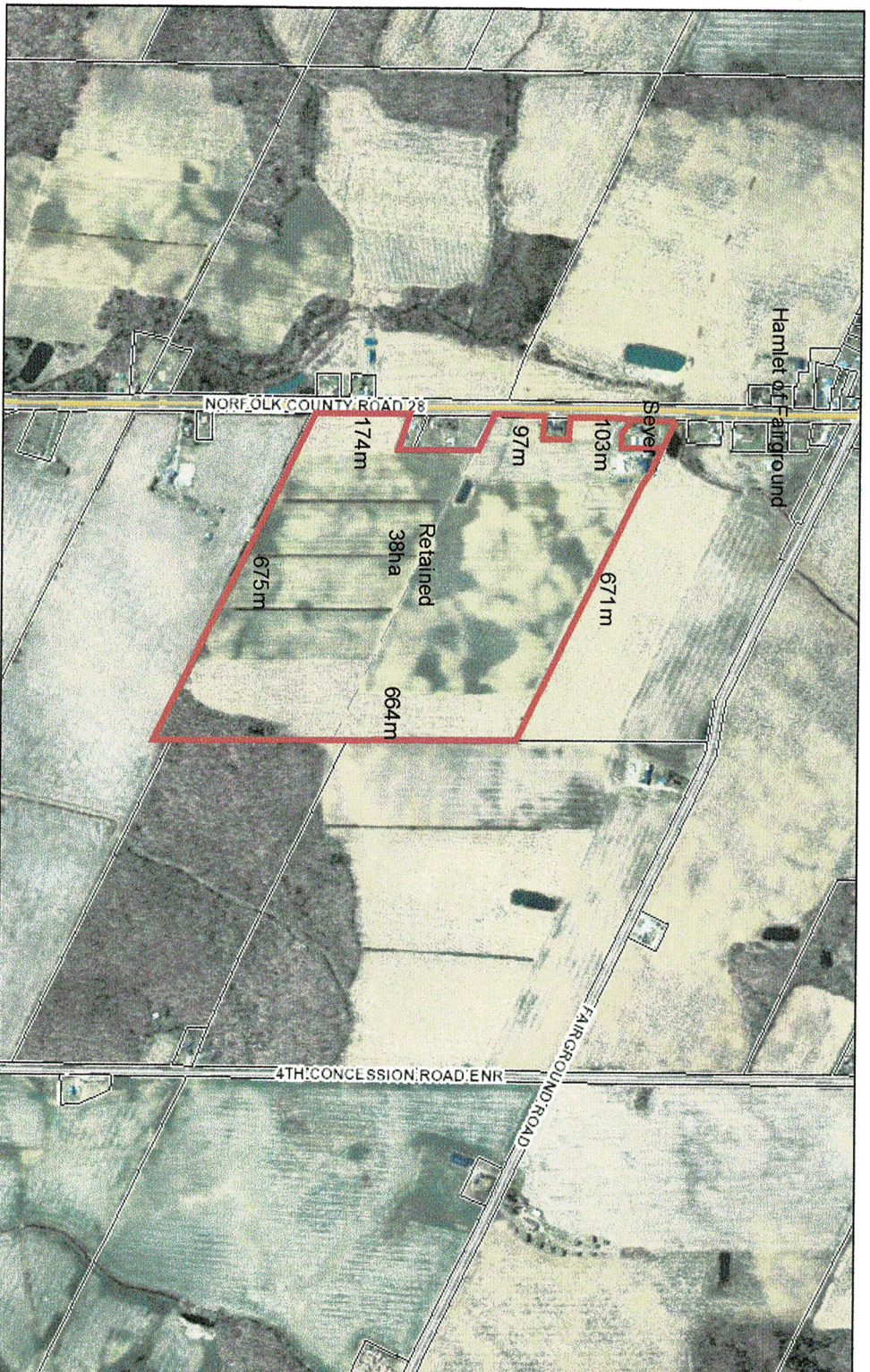
THIS IS NOT A PLAN OF SURVEY AND SHALL
NOT BE USED EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD. IS STRICTLY PROHIBITED



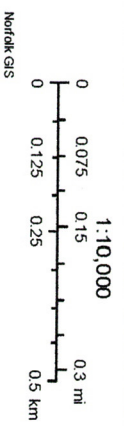
K:\25-53-779 - VanMeer Farms\00\DRAWING\25-53-779-00p.dwg 10/15/2025 10:02:41

MAP NORFOLK - Community Web Map



2025-08-28, 2:14:53 PM

- ☐ Land Parcels
- ☒ DraftPlan
- ☐ Plan Lines
- ☐ Road Labels



519-688-3362



ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #87

50105-0142 (LT)

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

PAGE 1 OF 2
PREPARED FOR Michael101
ON 2025/08/19 AT 11:28:26

PROPERTY DESCRIPTION: PT LT 7, 6 CON 3 HOUGHTON AS IN NR570957; NORFOLK COUNTY

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN NR413576.

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE FIRST CONVERSION FROM BOOK

IT CONVERSION QUALIFIED CAPACITY SHARE

OWNERS: NAMES ROWN
LISABETH FARMS LTD.

PIN CREATION DATE:
2007/04/23

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 2007/04/21 **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FOREFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF	CONVERSION TO LAND TITLES: 2007/04/23 **					
NR318772	1969/03/13	ORDER				C
NR319816	1969/05/07	BYLAW				C
NR320004	1969/05/16	BYLAW				C
NR322283	1969/09/23	ORDER				C
37R2321	1981/12/23	PLAN REFERENCE				C
NR561244	2002/05/08	CHARGE				C
NR570957	2003/06/12	TRANSFER	\$370,000		LISABETH, ROGER ALBERT LISABETH, ALICE LISABETH FARMS LTD.	C
NR77591	2015/03/05	APL OF SURV-CHRG			LISABETH, ALICE	
REMARKS: NR56144.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Ontario

ServiceOntario

LAND
REGISTRY
OFFICE #37

50105-0142 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2
PREPARED FOR Michael101
ON 2025/08/19 AT 11:28:26

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
NK104378	2017/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** LISABETH, ALICE LISABETH, LARRY JOSEPH LISABETH, JERRY CAMIEL		
NK13537	2018/09/17	NOTICE		LISABETH FARMS LTD. ALTON, JOHN EDWARD ALTON, ZACHARIAH JAMES BOSWELL		C
NK130572	2020/05/29	CHARGE	\$500,000	LISABETH FARMS LTD.	THE BANK OF NOVA SCOTIA	C
NK182729	2025/08/01	CHARGE	\$530,000	LISABETH FARMS LTD.	LISABETH, LARRY	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

TRANSFER OF SHARES

TO: LISABETH FARMS LTD. (the "Corporation")

AND TO: THE DIRECTORS THEREOF

FOR VALUE RECEIVED, I, Larry Joseph Lisabeth, hereby assign and transfer 10,000 Common Shares in the capital stock of the Corporation represented by share certificates 15 and 18 to George Vermeersch Farms Ltd..

DATED this 1st day of August, 2025.

SIGNING PAGE TO FOLLOW

NO. Share Certificate Format

10000 SHARES

INCORPORATED UNDER THE LAWS OF THE PROVINCE OF ONTARIO
Subject to the *Business Corporations Act* (Ontario)

Lisabeth Farms Ltd.

This is to Certify George Vermeersch Farms Ltd.
is the registered holder of 10000
in the capital of Lisabeth Farms Ltd.

Common

Shares

The class or series of shares represented by this Certificate has rights, privileges, restrictions or conditions attached thereto and the Corporation will furnish to a shareholder, on demand and without charge, a full copy of the text of:

- (i) the rights, privileges, restrictions and conditions attached to the shares represented by this certificate and to each class authorized to be issued and to each series insofar as the same have been fixed by the directors; and,
- (ii) the authority of the directors to fix the rights, privileges, restrictions and conditions of subsequent series, if applicable.

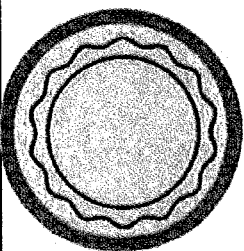
The Corporation has a lien on the shares represented by this Certificate for the indebtedness of the shareholder to the Corporation.
The right of the shareholder to transfer the shares represented by this Certificate is subject to restrictions.

IN WITNESS WHEREOF the Corporation has caused this Certificate to be signed by its duly authorized officers.

DATED this 2025-07-24



President

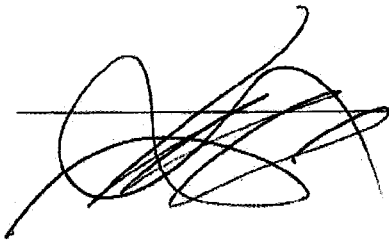




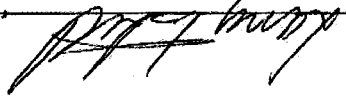
Secretary

SIGNING PAGE SHARE TRANSFER LARRY JOSEPH LISABETH

Witness:



Larry Joseph Lisabeth



COMMON SHARES

SHAREHOLDERS' REGISTER

DATE		NAME		SHARES HELD
DA	MO	YR	NUMBER	CLASS
23	12	97	GEORGE L. VERMEERSCH	COMMON
18	07	20	George L. Vermeersch transfers his	
18			1 Common share to Gregory George Vermeersch	

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



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

Property Information	
Municipal Address	640 Norfolk County Road 28, Langton, on.
Assessment Roll Number	
Date of Evaluation	June 24, 2025

Evaluators Information	
Evaluators Name:	Larry Dedrick
Company Name:	Dedrick Bros. Excavating LTD
Address:	370 Lynedoch Rd., Delhi, on.
Phone:	519-582-2069 / 519-761-2069
Email	ldel@kwice.com
BCIN #	16 930
Purpose of Evaluation	☐ Consent ☐ Zoning ☐ Minor Variance ☐ Site Plan ☐ Building Permit Application ☒ Other <u>Severance</u>
Building Information	☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural

Gross building area: (m ²):	
Number of bedrooms:	3
Number of fixture units:	17.5
Daily Design Flow: (Litres)	1600 L/D.
Is the building currently occupied?	☒ Yes ☐ No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	Sand 10-15
Site slope	☐ Flat ☒ Moderate ☐ Steep
Soil condition:	☐ Wet ☒ Dry
Surface discharge observed	☐ Yes ☒ No
Odour detected:	☐ Yes ☒ No
Weather at time of evaluation:	

System Description	
☐ Class 1 - Privy ☐ Class 2- Greywater ☐ Class 3 - Cesspool ☒ Class 4 - Leaching Bed ☐ Class 5 - Holding Tank	

Type of leaching bed. Class 4 -Leaching Bed only - Complete & attach Worksheet E		
☒ A. Absorption Trench	☐ B. Filter Bed	☐ C. Shallow Buried Trench
☐ D. Advance Treatment System	☐ E. Type A Dispersal Bed	☐ F. Type B Dispersal Bed

Existing Tank Size (litres):	
☒ Pre-cast Concrete 3600	☐ Plastic
☐ Wood	☐ Fibreglass
☒ In ground system	☐ Other (specify):
☐ Raised Bed system Height raised above original grade (metres)	

Setbacks (metres)	Tank		Distribution Pipe	
Distance to buildings & structures				
Distance to bodies of water				
Distance to nearest well				
Distance to proposed property lines	Front: _____ Rear: _____	Left: _____ Right: _____	Front: _____ Rear: _____	Left: _____ Right: _____

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	1600
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			1600

B) Plus Additional Flow for:				
Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.				
		Quantity	(Q) Litres	Total
Either	Each bedroom over 5		500	
	Floor space for each 10m ² over 200m ² up to 400m ²		100	0
Or	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)	0	50	0
Subtotal (B)				0
Subtotal A+B=Daily Design Flow (Q)				1600

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 (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 (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 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	$1600 \times 2 = 3200$	
All Other Occupancies	$\times 3 =$	
Holding Tank	$\times 7 =$	

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 $(Q \times T) \div 200 =$ 120 127 m
 Type I leaching chambers $(Q \times T) \div 200 =$ _____ m
 Type II leaching chambers $(Q \times T) \div 300 =$ _____ m
 Configured as: _____ runs of _____ m Total: _____ m

☐ B. Filter Bed

Effective Area

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

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

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

Distribution Pipe

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

Mantel (see Part 1)

Effective area: _____ $(Q) \div$ _____ (75, 50, or 100) = _____ m^2
 Configured as: _____ m x _____ m
 Number of beds _____

Number of runs: _____ Spacing of runs: _____ m
 Contact Area: $(\text{_____ } (Q) \times \text{_____ } (T)) \div 850 =$ _____ m^2

☐ 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

Provide description of system.

☐ E. Type A Dispersal Bed

Stone Layer

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

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

Sand Layer

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

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

Stone Layer = _____ $(Q) \div$ _____ (75 or 50) = _____ m^2

Sand Layer = $(\text{_____ } (Q) \times \text{_____ } (T)) \div (850 \text{ or } 400) =$ _____ m^2

☐ 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 = $(\text{_____ } (Q) \times \text{_____ } (T)) \div 400 =$ _____ m^2

Pump chamber capacity = _____ L

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

Bed configuration = _____ m x _____ m = _____ m^2

Number of Beds = _____

Distribution Pipe

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

Overall System Rating

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

Additional Comments:

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, Sgt. Kenneth (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, Larry Dedrick 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:

Overall System Rating

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

Additional Comments:

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, Larry Dedrick 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:

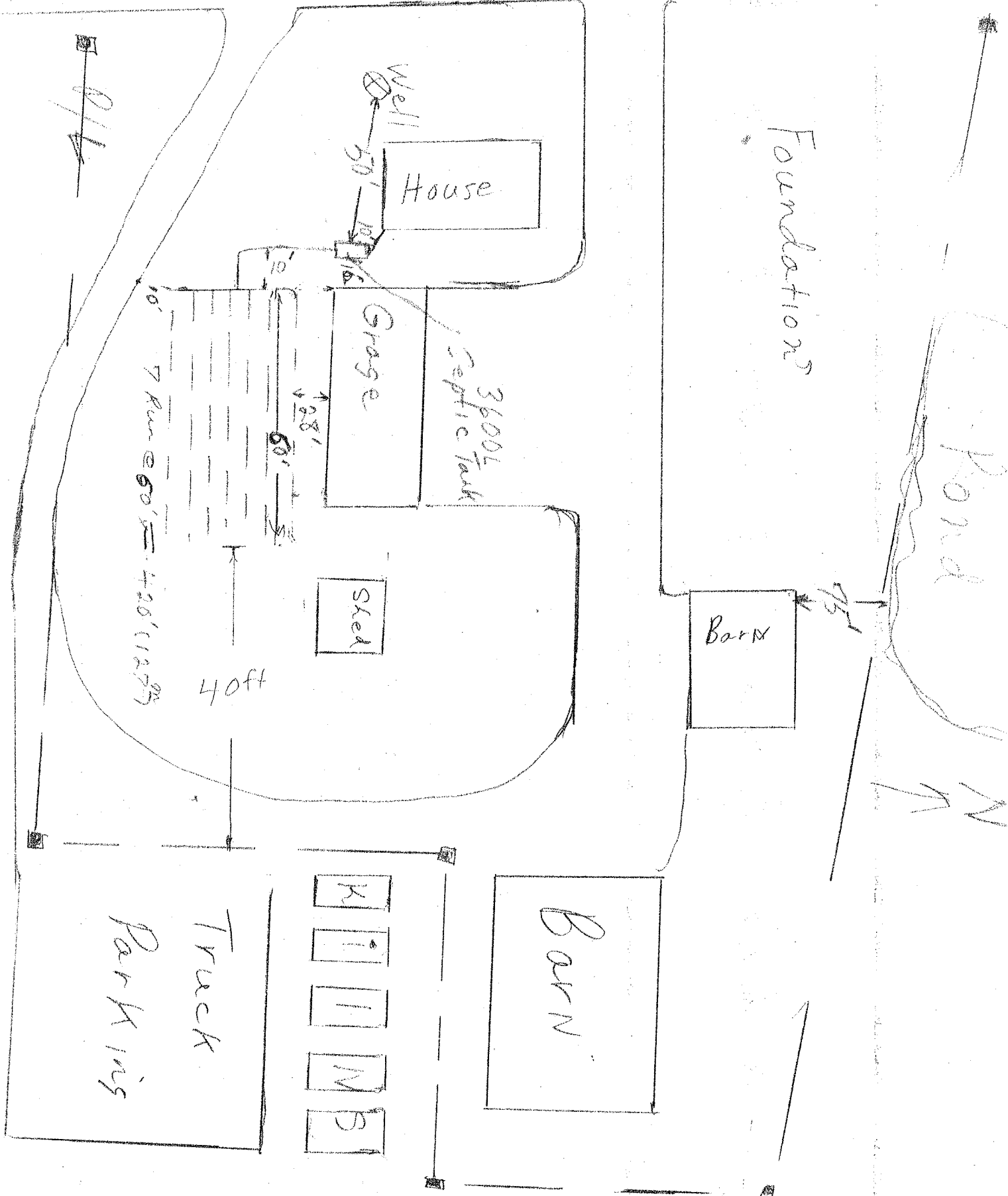
Building Department Review

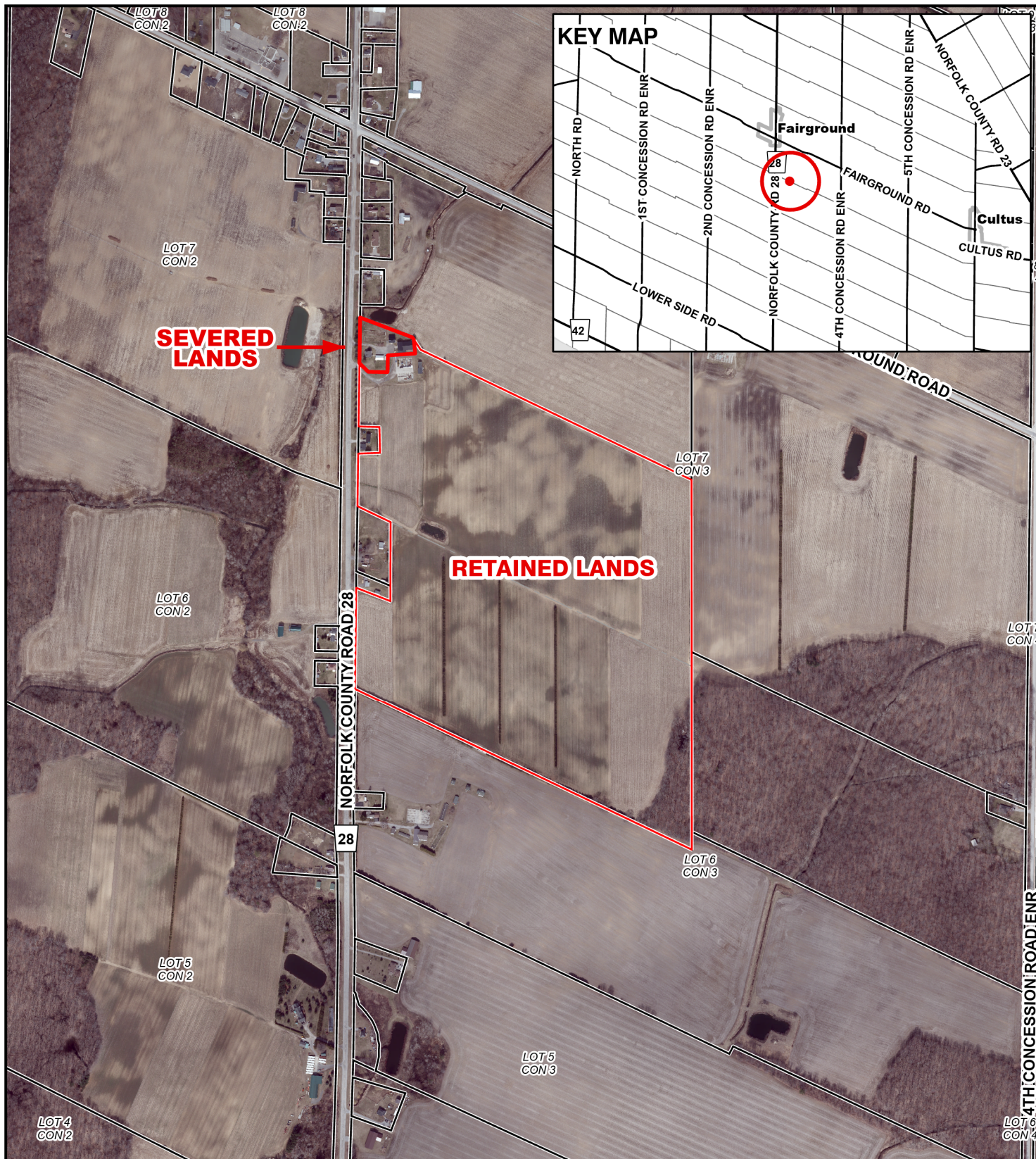
Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



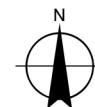


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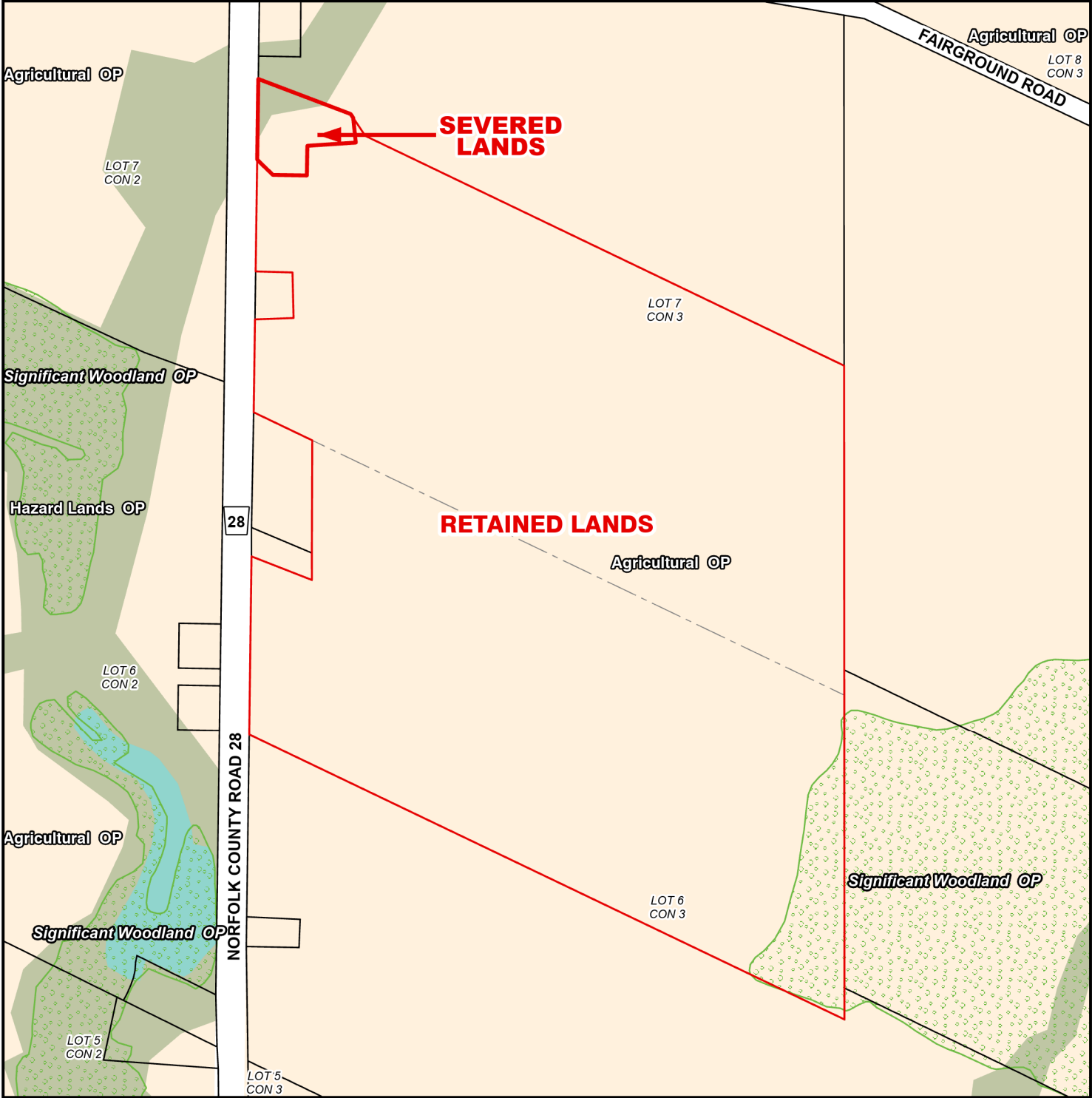
- Subject Lands
- Lands Owned

2020 Air Photo

11/10/2025



75 37.5 0 75 150 225 300
 Meters



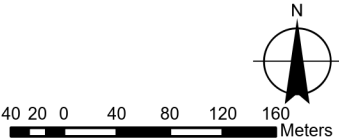
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- Subject Lands
- Lands Owned

Official Plan Designations

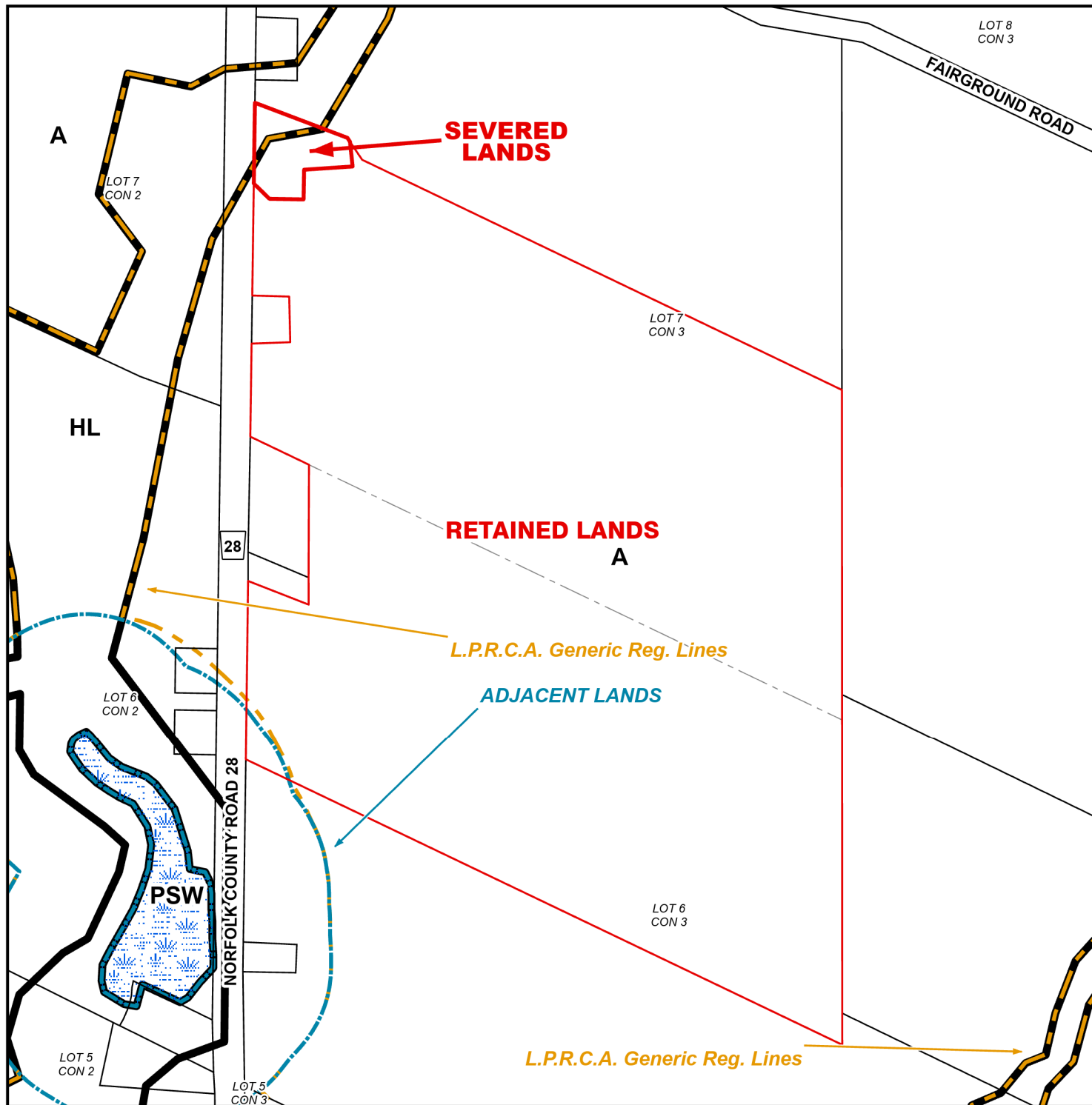
- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Significant Woodland

11/10/2025



MAP C
ZONING BY-LAW MAP
 Geographic Township of HOUGHTON

BNPL2025282
 ANPL2025283



LEGEND

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

ZONING BY-LAW 1-Z-2014

11/10/2025

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



40 20 0 40 80 120 160 Meters

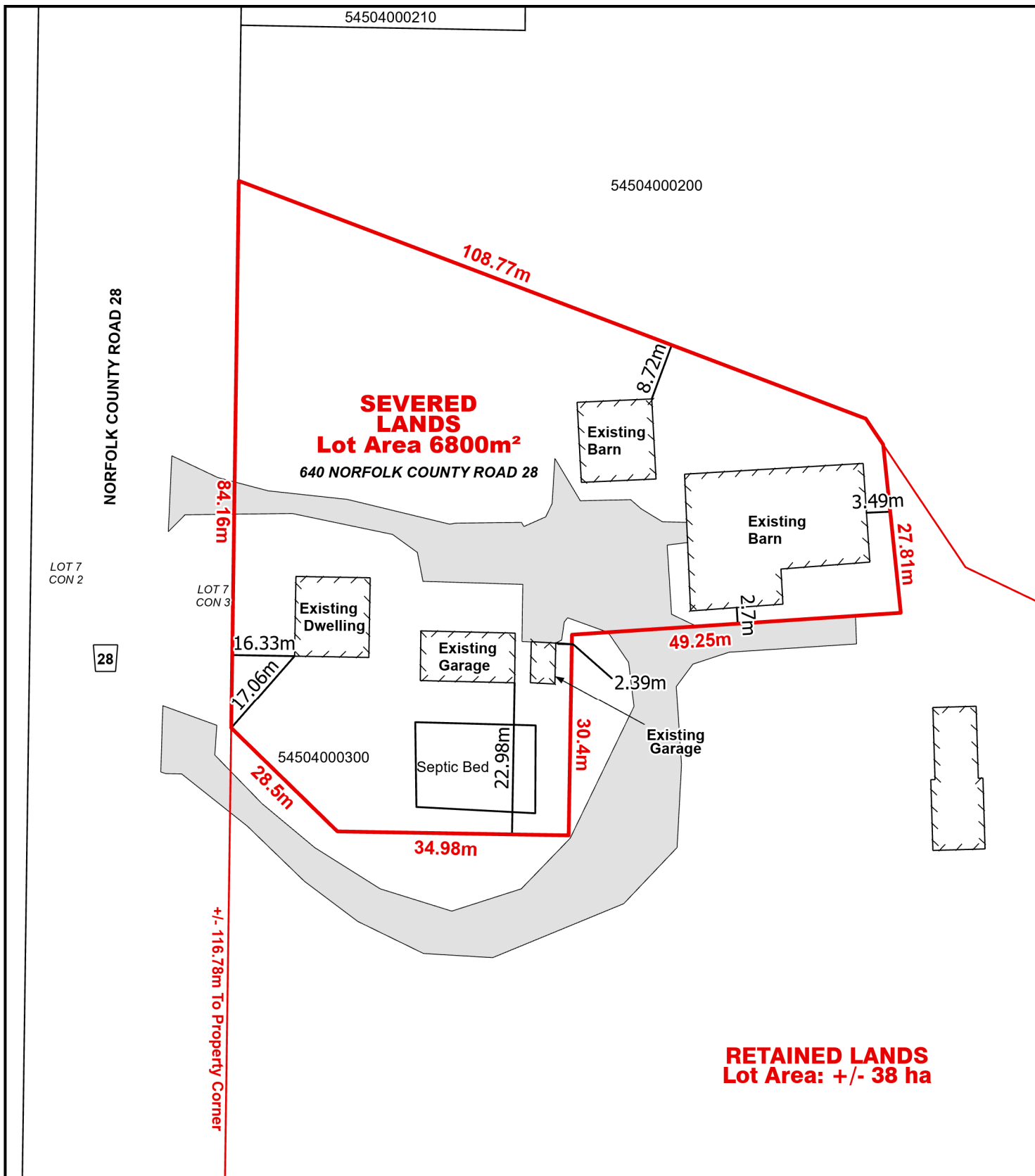
MAP D

CONCEPTUAL PLAN

Geographic Township of HOUGHTON

BNPL2025282

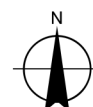
ANPL2025283



Legend

- Subject Lands
- Lands Owned

11/10/2025



6.5 3.25 0 6.5 13 19.5 26 Meters