

**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
☒ Surplus Farm Dwelling Consent/Severance
☐ Boundary Adjustment/Land Conveyance
☐ Easement/Right-of-Way Severance

Property Assessment Roll Number: 331054202024200**A. Applicant Information****Name of Owner** 453997 ONTARIO LIMITED

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 1825 12TH CONCESSION RD
Town and Postal Code DELHI N4B 2W4
Phone Number 519-688-1380
Cell Number _____
Email TERSON@KWIC.COM

Name of Authorized Applicant 453997 ONTARIO LIMITED

Address 1100 12TH CONCESSION RD
Town and Postal Code LANGTON N0E1G0
Phone Number 519-688-1380
Cell Number _____
Email TERSON@KWIC.COM



Name of Authorized Agent

MATT DEVOS

Address

1100 12TH CONCESSION RD

Town and Postal Code

LANGTON N0E1G0

Phone Number

519-410-7676

Cell Number

Email

MATT@MATTDEVOS.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:

N/A

B. Location, Legal Description and Property Information

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

PT LT 23 CON 12 NORTH WALSINGHAM AS IN NR328002;
S & E PT 1, 37R10308 NORFOLK COUNTY

Municipal Civic Address: 1825 & 1829 12TH CONCESSION ROAD

Land acquisition date (if known): JUNE 3 2016

Present Official Plan Designation(s): Agricultural, Hazard Land

Present Zoning: Agricultural, Hazard Land

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

☒ Yes ☐ No

If yes, please specify:

Site Specific Policy Area 7.2.5.34 - DeVos Composting Site Specific Policy Area

3. Present use of the subject lands:

Agricultural use (cash crop production) and equipment storage in barns. With 2 older farmhouses

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

	Severed lot	Retained lot
Number of Existing Buildings/Structures	<u>1</u>	<u>3</u>
Number of Storey(s) for Existing Buildings/Structures	<u>1</u>	<u>1.5</u>
Number of Proposed Buildings/Structures	<u></u>	<u></u>
Number of Storey(s) for Proposed Buildings/Structures	<u></u>	<u></u>
Number of Dwelling Units per lot	<u>1</u>	<u>1</u>

5. 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:

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

80 years

7. Existing use of abutting properties:

Agricultural

8. Does this proposal require a minor variance application? ☐ Yes ☒ No

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

☐ Yes ☒ No

If yes, describe the easement or restrictive covenant and its effect:

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

	Zoning By-law Requirement	Proposed	
		Severed lot	Retained lot
Lot area (sq.m.)		2527 SQ M	
Lot frontage (m)		51.816 M	
Lot depth (m)		48.768 M	
Front Yard Setback (m)		15.24 M	
Left Side Yard Setback (m)		9.1 M	
Right Side Yard Setback (m)		30 M	
Rear Yard Setback (m)		15.8	
Exterior side yard (if applicable) (m)			
Height (m)		4.9 M	
Lot coverage (%)		6.1%	
Number of parking spaces		6	

Number of new lots to be created (not including retained lot): 1
Please provide a separate table if more than one severed lot is being proposed.

i. Boundary Adjustment

- Proposed final lot size and frontage of the benefitting lot _____
- Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:



ii. **Easement/Right-of-Way Request(s)**

Width (m)	_____	_____
Depth (m)	_____	_____
Area (sq.m.)	_____	_____
Lot/Part number over which the easement is required (must be identified on sketch)	_____ _____ _____	_____ _____ _____
Purpose of easement	_____ _____	_____ _____

iii. **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: 453997 ONTARIO LIMITED

Roll Number: 331054202038200

Total Acreage: 76.5 ACRES

Workable Acreage: 62 ACRES

Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP, HORSES

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1918

Date of Land Purchase: OCTOBER 6 1994

Owners Name: 453997 ONTARIO LIMITED

Roll Number: 331054203002800

Total Acreage: 46 ACRES

Workable Acreage: 43 ACRES

Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP

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

Date of Land Purchase: MAY 31 2022



Owners Name: 453997 ONTARIO LIMITED
Roll Number: 331054202024200
Total Acreage: 50 ACRES
Workable Acreage: 43 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP, GINSENG
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1940 & 1965
Date of Land Purchase: JUNE 3 2016

Owners Name: TERRY & SONIA DEVOS
Roll Number: 331054202031500
Total Acreage: 52 ACRES
Workable Acreage: 42 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: DECEMBER 28 2011

Owners Name: TERRY & SONIA DEVOS
Roll Number: 331054202028000
Total Acreage: 45 ACRES
Workable Acreage: 40 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: MAY 5 2011

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

☐ Yes ☒ No

E. Provincial Policy

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

☒ Yes ☐ No

If you answered no, please explain:

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

☒ Yes ☐ No

If you answered no, please explain:

The property is existing agricultural land with active cultivation and no known habitat for endangered or threatened species. No new development or site alteration is proposed beyond the severance.

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 you answered no, please explain:_____

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

Livestock facility or stockyard

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

Significant Woodland

☒ 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 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

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 checked="" type="checkbox"/> Other (describe below) |

BOTH HOUSES HAVE THEIR OWN CISTERN

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" 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) | |

Existing or proposed access to subject lands:

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

Name of road/street:

12TH CONCESSION ROAD

G. Other Information

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

The subject property currently contains two single detached dwellings, each with a separate civic address and individual hydro service.

- 1829 12th Concession Road – original farmhouse (constructed circa 1940)
- 1825 12th Concession Road – second dwelling (constructed circa 1965), proposed to be severed as a surplus dwelling.

Two existing barns are located on the retained agricultural parcel and will remain in agricultural use



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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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

November 27th 2025

Date

J. Owner's Authorization

If the authorized 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 453997 ON LTD. (Terry DeVos) am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Matt DeVos 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

November 27th 2025

Date

Owner

Date

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



K. Declaration

I, Terry DeVos of Langton 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:

Langton


Owner/Applicant/Agent Signature

In Langton

This 27 day of November

A.D., 2025

A Commissioner, etc.

10. THE SHARES, IF ANY, TO BE TAKEN BY THE INCORPORATORS ARE

INCORPORATORS FULL NAMES, INCLUDING ALL GIVEN NAMES	NUMBER OF SHARES	CLASS DESIGNATION	AMOUNT BE PAID
Terry Lee DeVos	100	common	\$100.00

11. THE NAMES AND RESIDENCE ADDRESSES OF THE INCORPORATORS ARE

FULL NAMES, INCLUDING ALL GIVEN NAMES	FULL RESIDENCE ADDRESS GIVING STREET & NO. OR R.R. NO., MUNICIPALITY OR POST OFFICE AND POSTAL CODE
Terry Lee DeVos	R.R. #1, Langton, Ont. NOE 1G0

THESE ARTICLES ARE EXECUTED IN DUPLICATE FOR DELIVERY TO THE MINISTER

SIGNATURES OF INCORPORATORS

x Terry Lee DeVos

5. The amendment has been duly authorized as required by Sections 167 and 169 (as applicable) of the Business Corporations Act.

La modification a été dûment autorisée conformément à l'article 167 et, s'il y a lieu, à l'article 169 de la Loi sur les compagnies.

6. The resolution authorizing the amendment was approved by the shareholders/directors (as applicable) of the corporation on

Les actionnaires ou les administrateurs (le cas échéant) de la compagnie ont approuvé la résolution autorisant la modification

25th April, 1994

(Day, Month, Year)
(jour, mois, année)

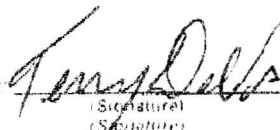
These articles are signed in duplicate.

Les présents statuts sont signés en double exemplaire.

453997 ONTARIO LIMITED

(Name of Corporation)
(Dénomination sociale de la compagnie)

By/Par


(Signature)
(Signature)

President

(Description of Office)
(Fonction)

9. THE SPECIAL PROVISIONS, IF ANY, ARE.

(1) the number of shareholders of the corporation, exclusive of persons who are in the employment of the corporation, is limited to fifty (50), two (2) or more persons who are joint registered owners of one (1) or more shares being counted as (1) shareholder;

(2) any invitation to the public to subscribe for securities of the corporation is prohibited;

(3) the corporation may purchase any of its issued shares.



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,

Property Information	
Municipal Address	1825 CONC 12
Assessment Roll Number	33105420202420000
Date of Evaluation	SEPT 29 2025

Evaluators Information	
Evaluators Name:	SCOTT DARLINGTON
Company Name:	DARLINGTON WIRING & PLUMB LTD.
Address:	1425 Norfolk County Rd 21
Phone:	519 875-2571
Email	scott@darlingtonwp.com
BCIN #	15833
Purpose of Evaluation	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Zoning <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Permit Application <input type="checkbox"/> Other _____
Building Information	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural

Gross building area: (m ²):	1500 sq. ft
Number of bedrooms:	2
Number of fixture units:	10
Daily Design Flow: (Litres)	1100 L
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)	11
Site slope	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition:	<input type="checkbox"/> Wet <input type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Weather at time of evaluation:	Sunny 12°C

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): 2750 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	6'	17'	
Distance to bodies of water	N/A	N/A	
Distance to nearest well	350'	400'	
Distance to proposed property lines	Front: 80' Rear: 70'	Left: 26' Right: 136'	Front: 11' Rear: 117'
			Left: 30' Right: 90'

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	1100
	3 Bedrooms	1600	
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			1100

B) Plus Additional Flow for:		Quantity	(Q) Litres	Total
Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.				
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)				0
Subtotal A+B=Daily Design Flow (Q)				1100

Worksheet B: Dwellings Fixture Unit Count

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

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

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	1100	X 2 = 2200
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 checked="" type="checkbox"/> A. Absorption Trench		
Total length of distribution pipe	Conventional $(Q \times T) + 200 = 1100 \times 11 \div 200 = 60.5$ 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	
<input type="checkbox"/> B. Filter Bed		
Effective Area If $Q \leq 3000$ litres per day use $Q + 75$ If $Q > 3000$ litres per day use $Q + 50$ Level II-IV treatment units, use $Q + 100$ 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:	Length of distribution pipe (metres)	$(L) =$ _____ (Q) \div _____ (75, 50, 30) = _____ m Configured as: _____ runs of _____ m Total: _____ m
1 < T ≤ 20	Q + 75 metres	
20 < T ≤ 50	Q + 50 metres	
50 < T < 125	Q + 30 metres	
<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) \div _____ (75 or 50) = _____ m ² Sand Layer = (_____ (Q) x _____ (T)) \div (850 or 400) = _____ m ²	
<input type="checkbox"/> F. Type B Dispersal Bed		
Area = $(Q \times T) \div 400$ Linear Loading Rate (LLR) T < 24 minutes, use 50 L/min If T ≥ 24 minutes, use 40 L/min	Area = (_____ (Q) x _____ (T)) $\div 400 =$ _____ m ² Pump chamber capacity = _____ L Length $(Q \div \text{LLR}) =$ _____ m Bed configuration = _____ m x _____ m = _____ m ² Number of Beds = _____	
Distribution Pipe	Configured as: _____ runs of _____ m Total: _____ m	

Worksheet F: Cross Sectional Drawings

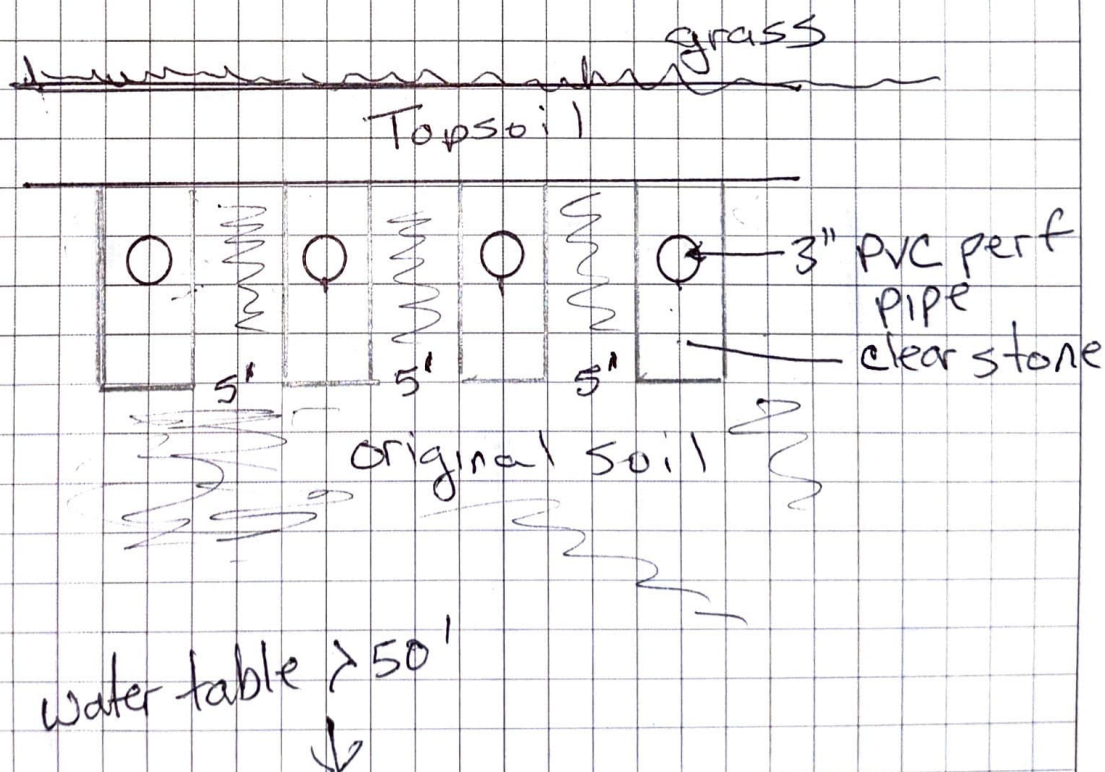
Subsoil Investigation – Test pit

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. Indicate soil types <u>Topsoil</u> <u>Sand</u> ↓
		0.5m	
		1.0m	
		1.5m	

Cross sectional drawings are required for all septic systems

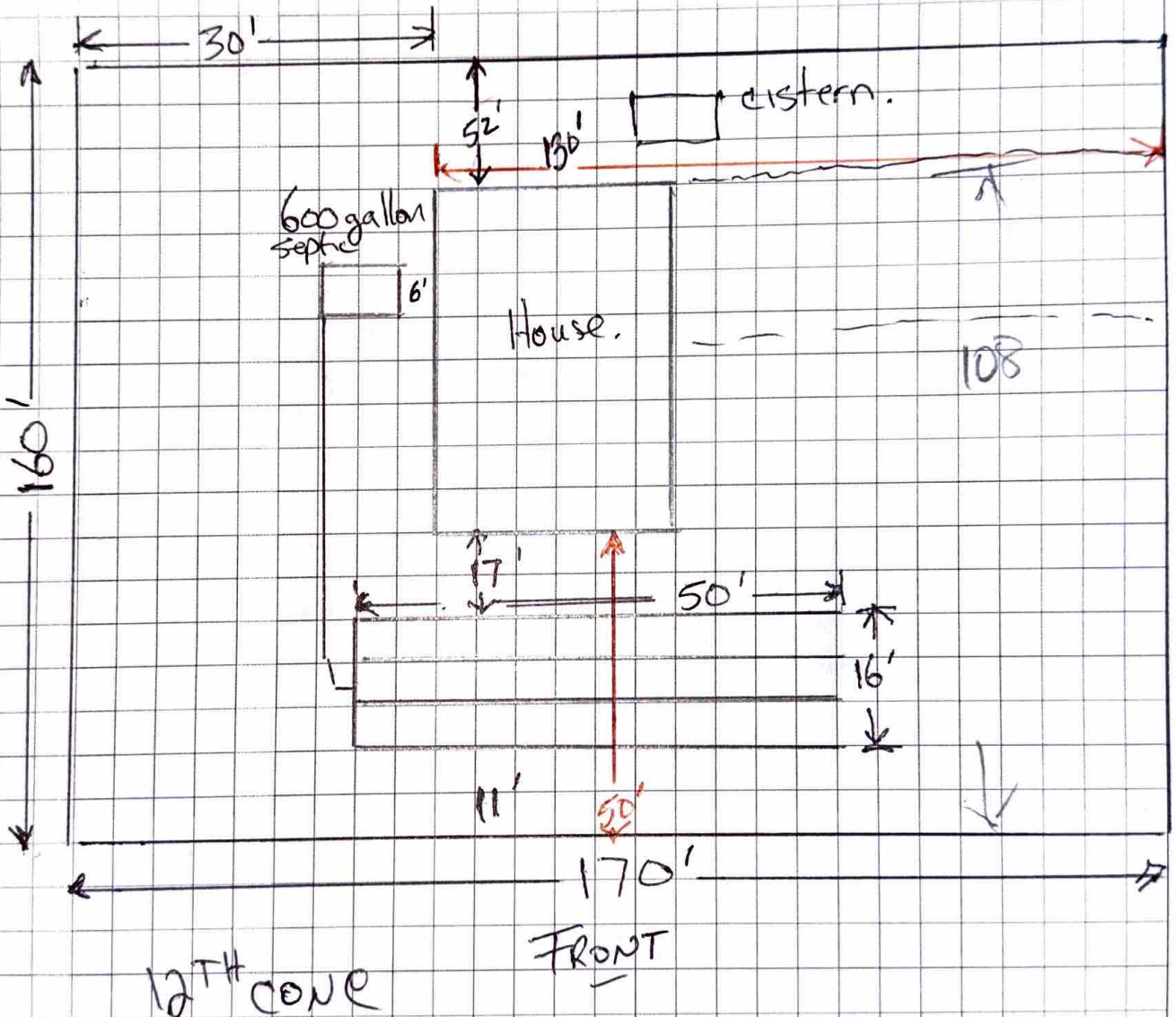
1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.



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:

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: Terry Dejos

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, [Signature] (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: NOV 5/2025

Evaluator:

I, SCOTT DARLINGTON 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: [Signature]

Date: NOV 5/2025

Building Department Review

Comments:

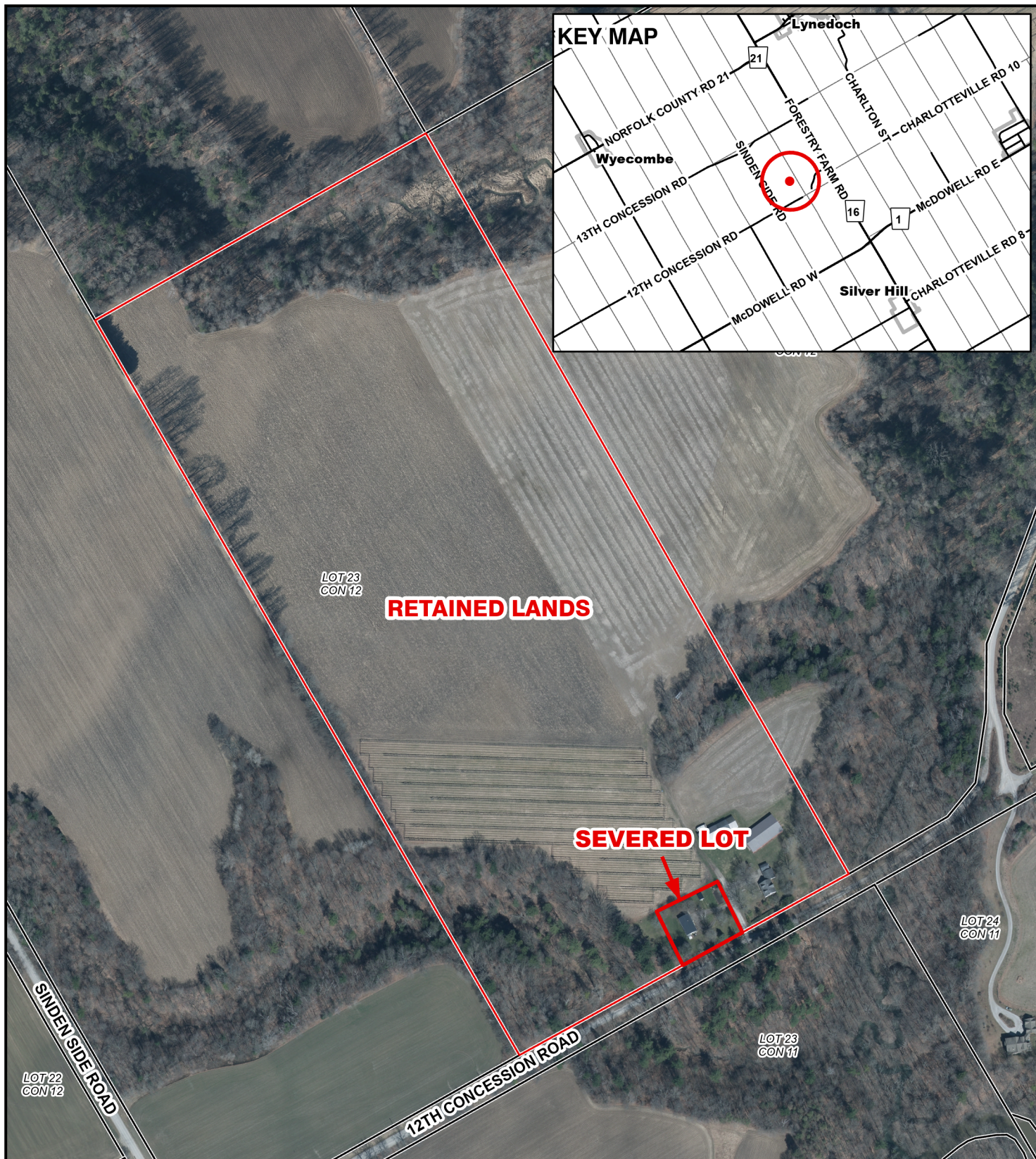
Building Inspectors Name:

Building Inspector Signature:

Date:





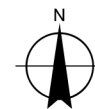


Legend

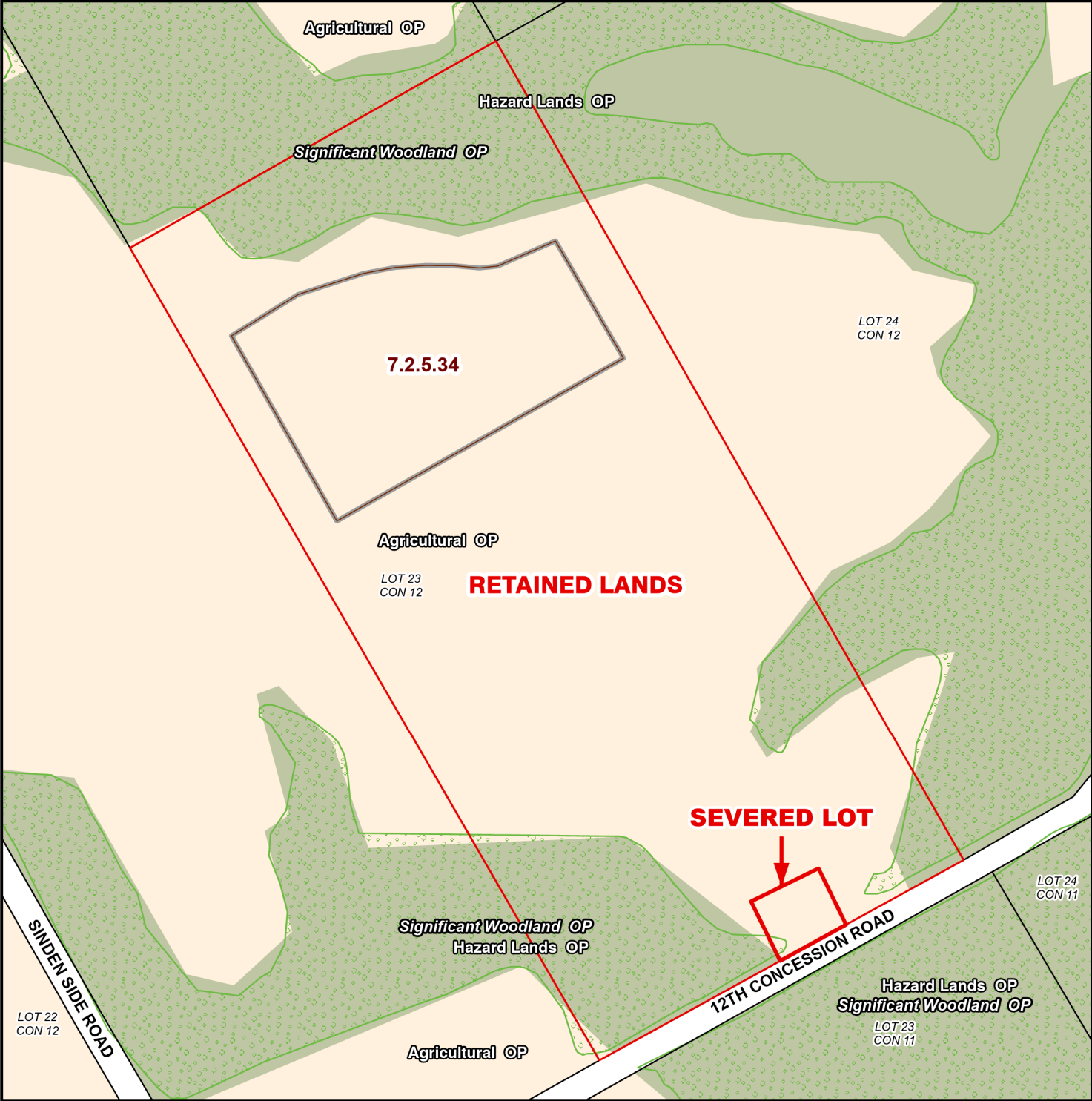
-  Subject Lands
-  Lands Owned

2020 Air Photo



1/9/2026






30 15 0 30 60 90 120 Meters



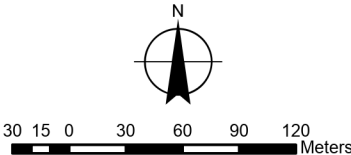
Legend

-  Subject Lands
-  Lands Owned

Official Plan Designations

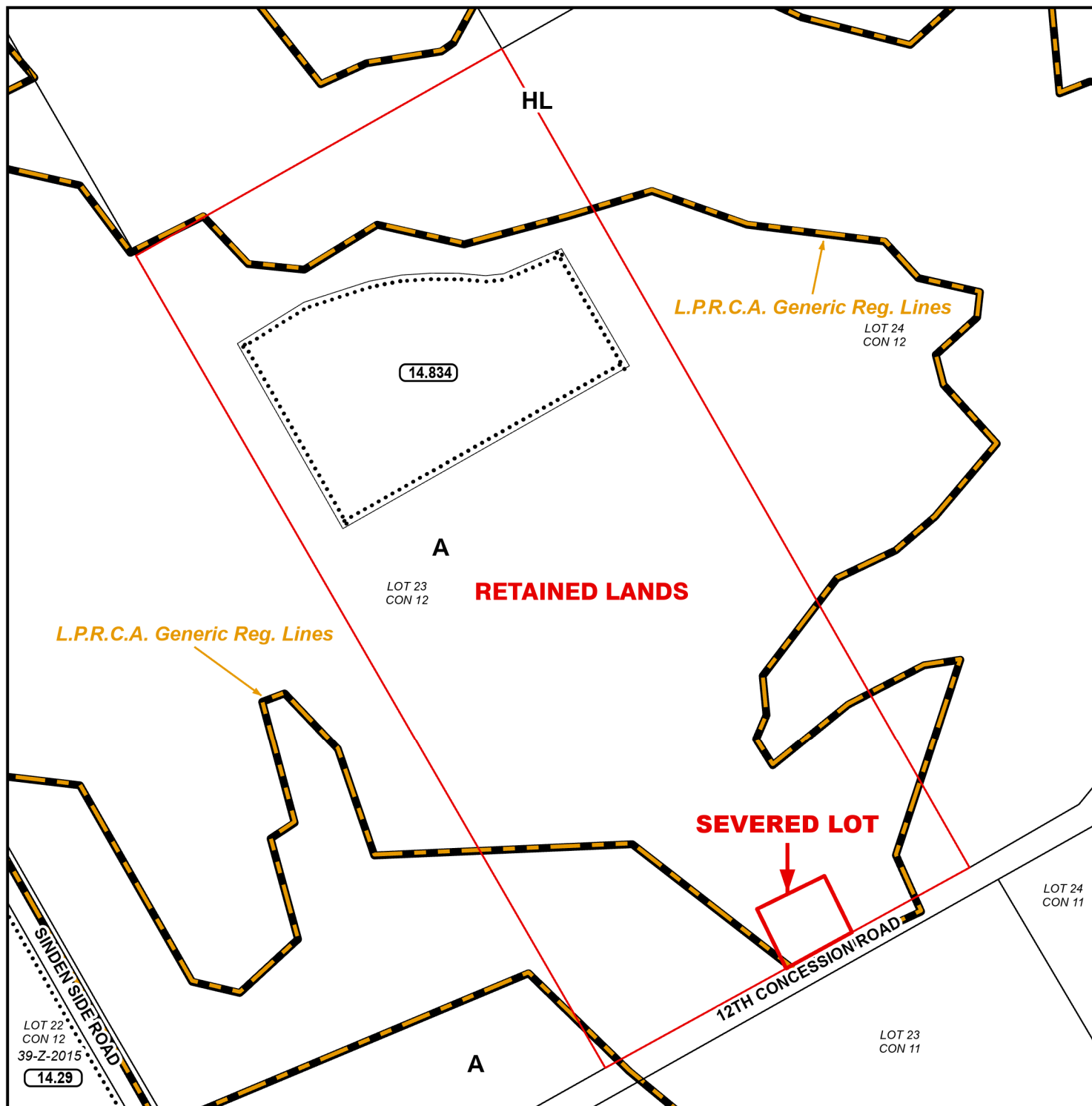
-  Agricultural
-  Hazard Lands
-  Significant Woodland

1/9/2026






Geographic Township of NORTH WALSINGHAM

ANPL2025388



LEGEND

-  Subject Lands
 Lands Owned
 LPRCA Generic RegLines

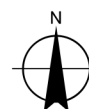
ZONING BY-LAW 1-Z-2014

1/9/2026

(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone



A scale bar with markings at 30, 15, 0, 30, 60, 90, and 120 meters. The bar is black with white markings and the word "Meters" at the end.

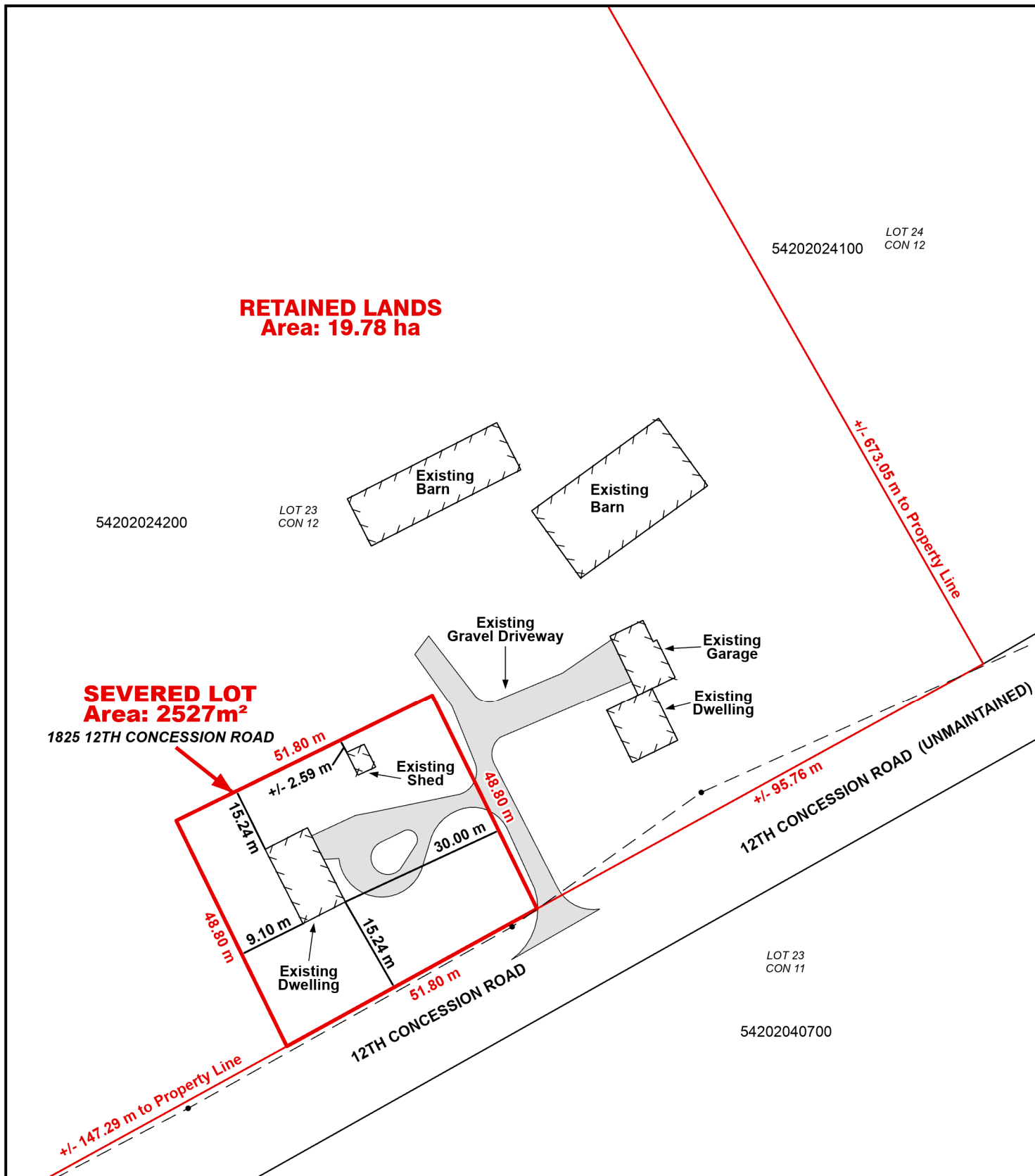
MAP D

CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM

BNPL2025367

ANPL2025388



Legend

- Subject Lands
- Lands Owned

1/9/2026



8 4 0 8 16 24 32 Meters

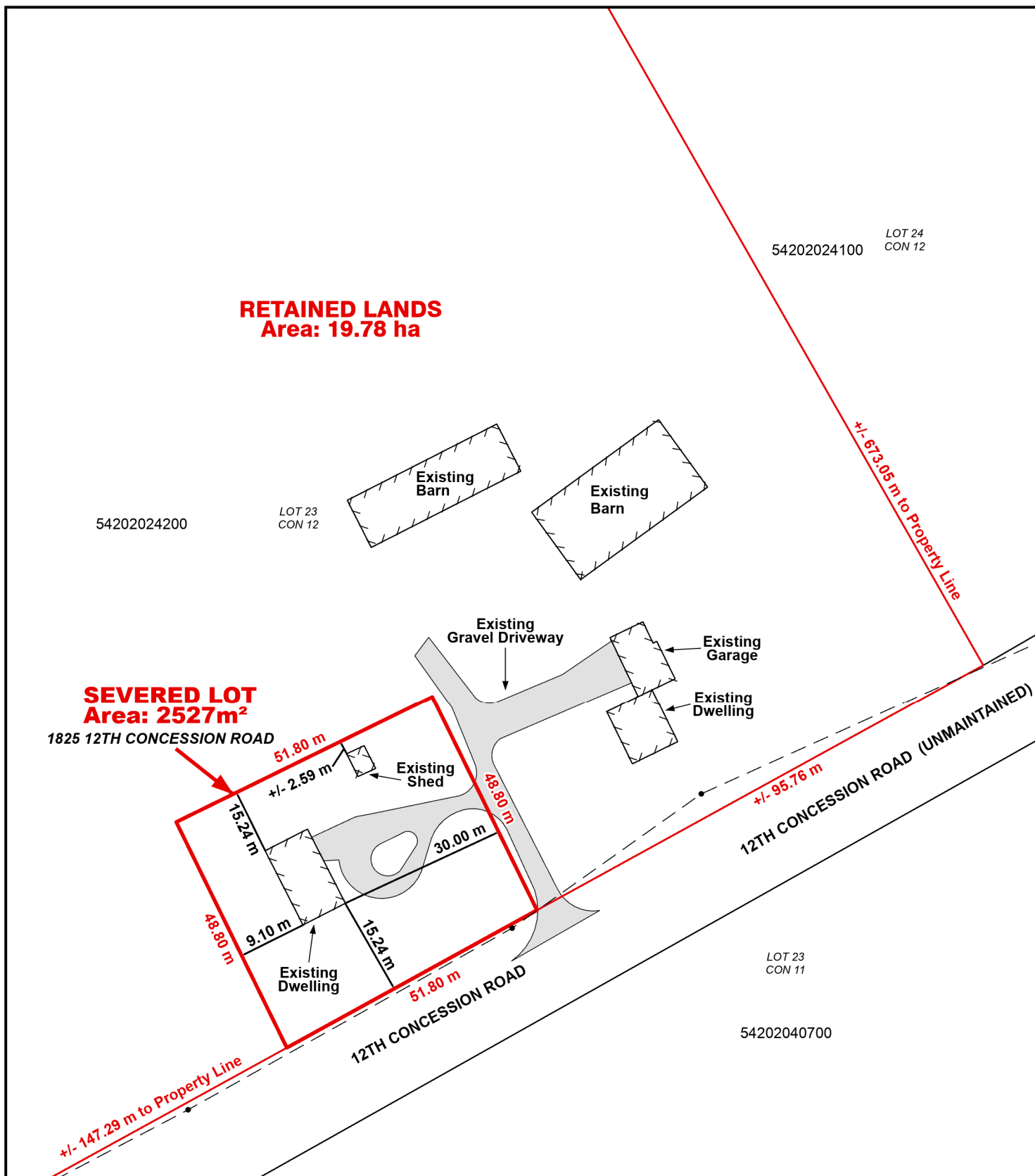
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM

BNPL2025367

ANPL2025388



Legend

- Subject Lands
- Lands Owned

1/9/2026



8 4 0 8 16 24 32 Meters