

DATE: November 25th, 2020

REPORT NO: COA-005-20

SUBJECT: **Recommendation Report**
File No. (B04/2020WL) – Cathy Vitucci
Property Address: 5291 Regional Road 20

CONTACT: Madyson Etzl, Planner II

OVERVIEW:

- A surplus farm severance application has been submitted by Cathy Vitucci for 5291 Regional Road 20.
- The existing residential use is proposed to be severed at a size of ± 0.4 hectares (± 1.1 acre) and the retained agricultural land will be ± 31.0 hectares (± 76.7 acres) in size.
- If this application is approved, a Zoning By-law Amendment application will be required to rezone the retained agricultural lands to 'APO' (Agricultural Purposes Only), and the severed residential lands to 'RuR' (Rural Residential).
- Staff have added a condition that both the home farm and the subject farm be in identical ownership in order to meet the requirements of a surplus farm dwelling.
- The application has been reviewed in accordance with Section 51(24) of the Planning Act, Provincial, Regional and Township Policy and has been deemed to meet these criteria.
- Planning Staff recommend the approval of this application, with the appropriate conditions.

RECOMMENDATION:

That, report COA-005-20, regarding an application for Consent made by Cathy Vitucci, BE APPROVED; subject to the following conditions:

1. That the approval applies to the transaction as applied for.
2. That the applicant provide the Secretary-Treasurer with a copy of the transfer documents for the conveyance of the subject parcel, or a legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
3. That the applicant applies for, and receives approval of, a Zoning by-law amendment application that recognizes the small residential holding and precludes any residential development on the retained agricultural property.
4. That, the applicant dedicate a 2.63 meter road widening to the Regional Municipality of Niagara along the subject property (Part 1 of survey sketch)

5. That, the sewage system servicing the dwelling be required to comply with the requirements of Part 8 (Sewage Systems) of the Ontario Building Code to the satisfaction of the Township of West Lincoln's Building Department.
6. That an undertaking be completed stating the severed farmland and another parcel of farmland with an existing house on the property are in the same name, which will qualify the farmer for a surplus farm dwelling severance.
7. That any unused wells be decommissioned to the satisfaction of the Director of Planning & Building, or designate, if required.
8. That an entrance permit be obtained for the retained agricultural lands to the satisfaction of the Director of Public Works, if required.
9. That a cash-in-lieu of parkland dedication fee, payable to the Township of West Lincoln, be submitted to the Secretary-Treasurer.
10. That all municipal requirements be met to the satisfaction of the municipality including servicing connections if required, cash-in-lieu of park land dedication, property maintenance, compliance with Zoning By-Law provisions for structures, and any related requirements, financial or otherwise.
11. That, 911 PERS signage standards be satisfied and clarification be provided to appropriate agencies about addresses of each new parcel to the satisfaction of the Director of the Planning and Building Department.
12. That a final certification fee, payable to the Township of West Lincoln, be submitted to the Secretary-Treasurer.
13. That all conditions of consent be fulfilled within one (1) year from the date of the notice of decision pursuant to Subsection 53(41) of the Planning Act, failing which this consent shall be deemed to be refused.

ALIGNMENT TO STRATEGIC PLAN

- **Theme**
 - Strategic, responsible growth

BACKGROUND:

A consent application has been submitted by Cathy Vitucci for 5291 Regional Road 20. This application proposes to sever 0.4 hectare (1.1 acre) of residential land from the subject property as part of a surplus farm dwelling severance. The retained agricultural land will be 31.0 hectares in size.

The subject lands are legally described as Concession 4, Part Lot 13 in the former Township of Gainsborough now in the Township of West Lincoln, municipally known as 5291 Regional Road 20. The subject lands are located to the north of Regional Road 20 and to the east of the hamlet settlement area of Bismark. (See attachment 1)

The submitted supporting documents indicate that Cathy Vitucci owns approximately 438 acres of farmland and rent farmland on a number of different properties for cash crop production. The Vittuci's have indicated that the property to which this property is surplus to is known municipally as 1740 Silverdale Road, in St Anns, with a total of 46 acres and a single detached dwelling. (See attachment #3)

CURRENT SITUATION:

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides guidance on all land use planning matters in Ontario. All planning decisions must conform to the policies of the PPS. In accordance with Policy 2.3.4.1 c) of the PPS, lot creation in prime agricultural areas is discouraged and may only be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and, the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. Evidence has been provided that Cathy Vitucci is a bonafide farmer, and thus, qualifies for a surplus farm severance, permitted that the farmer owns two farms with dwellings that are in the same name as the subject property.

In order to conform to Provincial Policy, the retained agricultural lands will need to be rezoned to Agricultural Purposes Only (APO). Rezoning the agricultural lands to APO will be added as a condition to ensure the application conforms to Provincial Policy. The severed residential dwelling will also need to be rezoned to Rural Residential (RuR) to recognize the existing residential use.

A Place to Grow (2019)

A Place to Grow Plan (P2G), 2019 incorporates key changes intended to address potential barriers to increasing the supply of housing, creating jobs and attracting investments. Section 4 of the Growth Plan provides policy direction related to protecting natural features and areas and the diverse agricultural land base throughout the Greater Golden Horseshoe. In relation to the proposed severance application Section 4.2.6 (Agricultural Systems) of the P2G applies.

Section 4.2.6 of the Growth Plan provides policies respecting the Province's Agricultural System. In particular, Policy 4.2.6.5 identifies that the retention of existing lots of record for agricultural uses is encouraged, and the use of these lots for non-agricultural uses is discouraged. The proposed severance does not affect the continued agricultural use of the severed lands. It is a requirement for the severed

agricultural lands to be rezoned to Agricultural Purposes Only ('APO'). This will ensure the retained lands are not used for residential purposes in perpetuity.

Greenbelt Plan (2017)

Applications must conform to the Greenbelt Plan if they fall within the established Greenbelt Plan boundary. Since the Subject Lands are outside of the identified Greenbelt area, the Greenbelt Plan does not apply.

Regional Official Plan

The Regional Official Plan (ROP) provides general policy direction for planning in the Niagara Region. The ROP allows for severances in the agricultural area where the severance occurs as a result of a farm consolidation.

The Niagara Region Official Plan (ROP) is the guiding planning document for the physical, economic and social development of the Niagara Region. Policies and objectives for the Region's rural and agricultural areas are contained within Section 5 of the ROP and are intended to provide for the preservation of agricultural lands for agricultural purposes and ensure development patterns within the agricultural and rural areas do not result in land use conflicts for agricultural uses.

Policy 5.B.8.1 sets out the circumstances under which consents within Good General Agricultural Areas may be permitted. In accordance with Policy 5.B.8.1 c) lot creation for a residence surplus to a farming operation as a result of farm consolidation, provided that new residential dwellings are prohibited in perpetuity on any vacant remnant parcel of land created by the severance and conditional upon obtaining approval of a rezoning to preclude its use for residential purposes is permitted. As noted previously, a rezoning application has been added as a condition of approval.

The ROP also states that the size of any new lot does not exceed an area of 0.4 hectares except to the extent of any additional area deemed necessary to support a private water supply and sewage disposal system. The proposed severed residential lot is ± 0.4 hectares (± 1.0 acre) which is the maximum permitted size.

Township of West Lincoln Official Plan

The subject lands are designated as Good General Agriculture in the Township's Official Plan (OP). The Township Official Plan allows for surplus farm severances in the Good General Agricultural area where it can meet the following criteria:

- i. The residence is surplus to a farm operator (bona-fide farmer);

Cathy and William Vitucci are bonafide farmers, which can be seen from the list of land submitted with their application. This list shows the land they own and rent for farming purposes. The applicant's have indicated in their application that 1740 Silverdale Road s their main farm, which will qualify them for the severance. This property is currently in the name of William and Cathy Vittuci which is the same name in which the subject lands are under, which will qualify them for the severance.

The MDS I formula is a distance that is required between a livestock operation and existing houses in the area. The policy requires that any livestock operations on the property meet the required MDS I to the residential use to be severed. However, as there are no livestock operations on the subject property, MDS I is not applicable.

- ii. The separated residential parcel has a lot size of 0.4 hectares (1 acre) except to the extent of any additional area deemed necessary to support the residence and the private services required to serve that residence, as determined through a septic evaluation. Under no circumstances shall a severed residential lot be greater than 1.0 hectares. The created lot must be of regular shape (i.e. rectangular or square) whenever possible

The proposed lot to be severed for residential purposes is ± 0.4 hectares in size (± 1.0 acres) and is rectangular/square in shape.

- iii. The remnant farmland shall be rezoned Agricultural Purposes Only (APO) in perpetuity or be merged on title with an abutting piece of Agricultural lands, provided the lands are not already zoned Agricultural Purposes Only (APO)

A condition for a rezoning application has been added to Staff's recommendation. This rezoning application would rezone the remaining agricultural land to APO.

- iv. Where there are two or more dwellings legally existing on one lot, and neither was built for the purpose of a permanent farm help house, only one surplus farm severance shall be permitted in compliance with this policy

There is only one existing dwelling on the property.

- v. Farm Help houses are not eligible for surplus farm dwelling severances.

The existing house was not built as a farm help house.

As the proposed consent application meets the policy requirements laid out in the Township's OP, Township Staff is of the opinion this application meets the intent of the OP.

Township Zoning By-law

The property is currently zoned Agricultural 'A', and Environmental Protection 'EP'. In order to meet zoning regulations, the retained agricultural land is required to be rezoned from Agricultural 'A' to Agricultural Purposes Only 'APO' with a site specific exception. This site specific exception is required to recognize a deficient lot size of 31.0 hectares whereas 39 hectares is required. The severed farm dwelling will need to be rezoned from Agricultural 'A' to Rural Residential 'RuR'.

The existing accessory building is 89 square metres in size which is permitted on a newly created rural residential lot of this size. All other buildings that were previously on the property have been removed.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTS

Circulation was provided to interested agencies on November 6th 2020, by way of mail and e- mail.

Township Public Works Department, and Building Department have no objections to the application as proposed.

Bell Canada has provided comments which state that they have existing installations over the subject lands, which are protected by existing easements registered as Instrument GA14181 and more particularly described as the 5 feet on the south side and 15 feet on the north side of the surveyed line extending from point marked 'A' to the point marked 'B' and from the point marked 'B' to the point marked 'C' on the easement survey. Bell Canada states that their existing easement rights must be maintained and that they will not require any additional easement protection. (Attachment 4)

The Niagara Region has requested that the agricultural lands be rezoned to preclude any residential development in perpetuity. This has been covered through the rezoning condition. The Niagara Region is also requesting that the owner dedicate a 2.63 metre road widening to the Region along the subject property to satisfy the Planning and Development Department. All costs for providing the necessary survey plan and related documents are the responsibility of the applicant. This had been covered through the road widening condition.

The Niagara Peninsula Conservation Authority completed a site visit to the subject property on October 6th 2019 and stated that the NPCA is satisfied that the watercourse identified on the west side of the proposed lot on the NPCA Mapping does not meet criteria as an NPCA Regulated Feature. As such, the NPCA would have no objection to the proposed surplus farm dwelling severance. The NPCA will still require circulation of the application as there are other features on the lot.

The Township's Septic Inspector has requested that the following condition be considered by Committee:

"That, the sewage system servicing the dwelling be required to comply with the requirements of Part 8 (Sewage Systems) of the Ontario Building Code to the satisfaction of the Township of West Lincoln's Building Department."

PUBLIC COMMENTS:

Circulation by way of mail was given to property owners within a 120m radius of the subject property on Friday November 6th 2020. No comments have been received from the public as of the completion of this report on November 20th 2020.

CONCLUSION

Planning Staff have reviewed all applicable Provincial, Regional and Township policies as they relate to the proposed application and conclude that the proposal meets the intent of these policies. Accordingly, we recommend approval of the consent application for Cathy Vittucci to sever 0.4 hectares of residential land from 5291 Regional Road 20 as part of a surplus farm dwelling severance and retain 31.5 hectares of agricultural land. Township Staff are satisfied that the application meets all criteria and can thus recommend approval of this application, with the appropriate 13 conditions.

ATTACHMENTS

1. Severance Sketch
2. Agency Comments
3. Owned/Rented Farmland List

Prepared by:



Madyson Etzl
Planner II



Brian Treble, RPP, MCIP
Director of Planning and Building

SKETCH FOR LAND DIVISION

OF PART OF

LOT 13**CONCESSION 4**

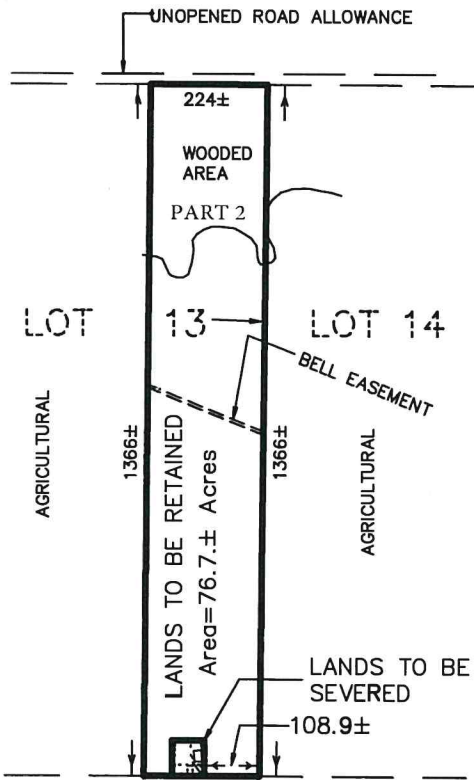
GEOGRAPHIC

TOWNSHIP OF GAINSBOROUGH

IN THE

TOWNSHIP OF WEST LINCOLN**REGIONAL MUNICIPALITY OF NIAGARA**

SCALE 1:500 METRIC

**S.D. McLAREN, O.L.S. - 2020****KEY PLAN**

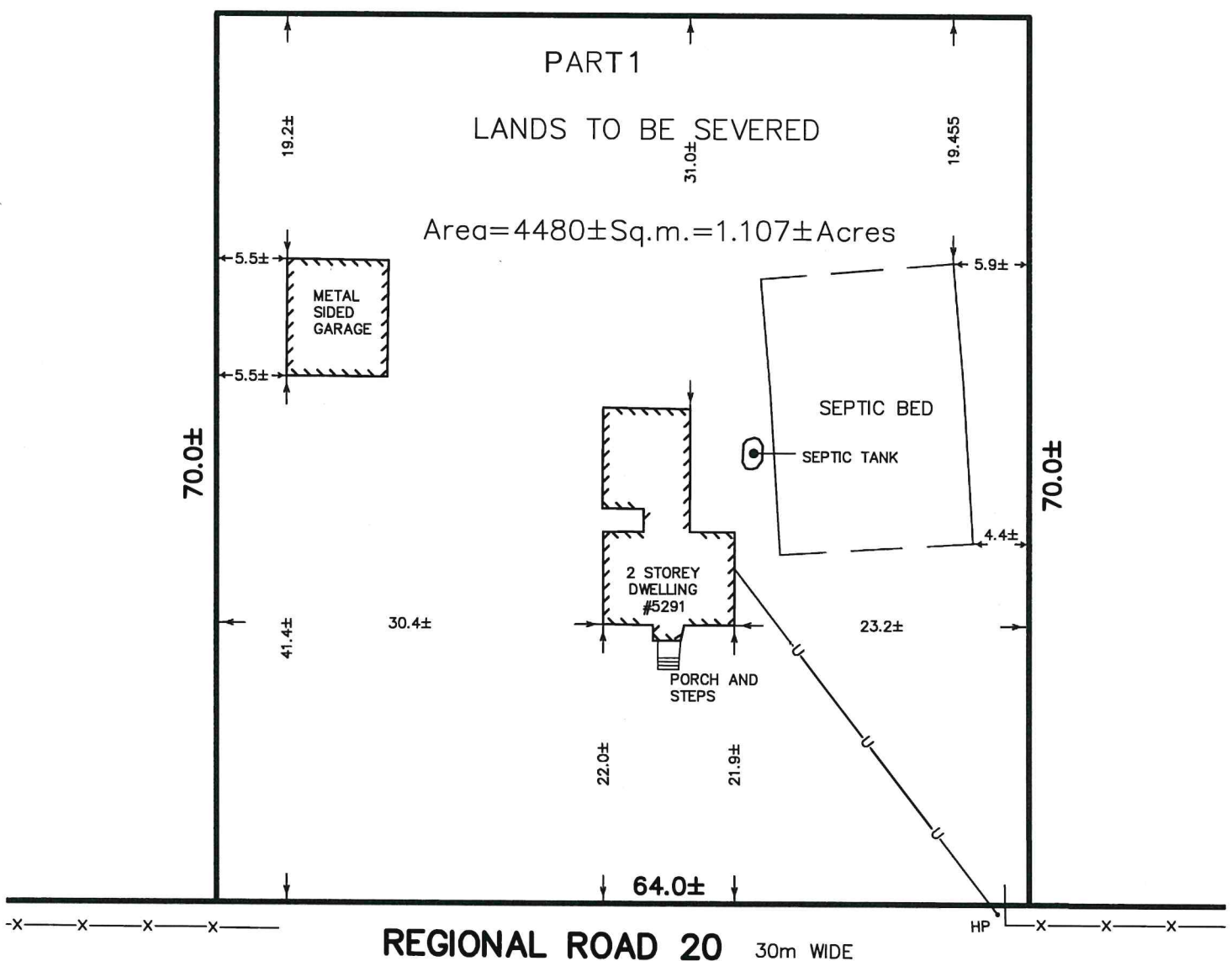
SCALE 1:15000

64.0±

PART 1

LANDS TO BE SEVERED

Area=4480±Sq.m.=1.107±Acres



SEPTEMBER 28, 2020

DATE

S. DAN McLAREN, O.L.S.

**A.T. McLaren Limited**
LEGAL AND ENGINEERING SURVEYS69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9

PHONE (905) 527-8559 FAX (905) 527-0032

Drawn
DGChecked
SDM

Crew Chief

Scale
1:500

Dwg.No. 36481



Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

November 17, 2020

File No.: D.06.12.CS-20-0053

Meghan Birbeck
Secretary Treasurer of the Committee of Adjustment
Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Dear Ms. Birbeck:

**Re: Regional and Provincial Comments
Proposed Surplus Farm Dwelling Severance
Township File No.: B04/2020WL
Owner: William & Cathleen Vitucci
Address: 5291 Regional Road 20
Township of West Lincoln**

Regional Planning and Development Services staff has reviewed the above-noted consent application, which proposes to sever the existing residential use (Part 1; 0.45 hectares/1.107 acres) from the agricultural land (Part 2; 31.0 hectares/76.7 acres), municipally addressed 5291 Regional Road 20. The submitted consent application represents a surplus farm dwelling severance. A pre-consultation meeting for this proposal was held at the Township of West Lincoln on October 3, 2019, with staff from the Township, Region and Niagara Peninsula Conservation Authority. The following Provincial and Regional comments are provided to assist the Committee in considering this application.

Provincial and Regional Policies

According to the Provincial Policy Statement (PPS) the property is located within a prime agricultural area and is designated as within the Good General Agricultural Area in the Regional Official Plan (ROP). Provincial and Regional policies recognize that agricultural land is a valuable asset that must be properly managed and protected. Both the PPS and the ROP permit the severance of a residence surplus to a farming operation as a result of farm consolidation, provided that new residential dwellings are prohibited in perpetuity on any vacant remnant parcel of farmland created by the

severance, and the new lot will be limited to a size required to accommodate the use and appropriate sewage and water services.

The information provided with the consent application indicates that the purchaser (William & Cathleen Vitucci) are bona fide farmers, with a principal residence located in West Lincoln. The purchaser of the agricultural land at 5921 Regional Road 20 currently farms 438 acres of owned lands, and 590 acres of rented lands throughout the Township. The purchaser (applicant) acquired the lands in November 2019, and has indicated that a surplus farm dwelling severance was not pursued earlier due to the COVID-19 pandemic. Given the timing of purchasing these lands, Regional staff are of the opinion that the acquisition of the parcel aligns with Provincial and Regional planning criteria for this type of severance application.

The ROP provides that the size of any new lot shall not exceed an area of 0.4 hectares (1 acre) except to the extent of any additional area deemed necessary to support private water and sewage services. The proposed surplus farm dwelling severance, if approved, would result in the creation of a 0.45 hectare (1.1 acre) rural residential parcel, which is generally in line with the ROP policy. The remnant agricultural parcel should be rezoned to preclude its use for residential purposes (i.e. through an Agricultural Purposes Only 'APO' zone).

Private Sewage Services

Staff notes that the Township of West Lincoln is responsible for their own private septic system review. As such, the Committee should look to the Township's comments with respect to the private septic system requirements.

Regional Road Allowance

The subject property is situated along Regional Road 20 (Highway 20). This section of road has a substandard road allowance; the designated road allowance is 35.0 metres. Therefore, in accordance with the current approved Regional Official Plan, the following widening is to be granted gratuitously to the Region:

A 2.63 metre road widening across the Regional Road 20 (Highway 20) frontage of the subject property (Part 1 on survey sketch) in order to achieve 17.5 metres from the original centerline of the Regional Road allowance.

Please note that the actual width of the required widening would need to be confirmed by an Ontario Land Surveyor as the information provided is only an approximation of the requirement.

The requested widening is to be conveyed free and clear of any mortgages, liens or other encumbrances, and is to be described by Reference Plan. The widening portion of the Plan will be the responsibility of the owner to order. The cost of providing this plan will be the full responsibility of the applicant. The applicant will arrange for the land

surveyor for the property to submit the preliminary undeposited survey plan along with all related documents to Regional Surveys staff for approval. Regional Surveys staff will advise the land surveyor of any required revisions to the plan. Once the plan is deposited and the transfer registered, the Region will clear the applicable condition.

Regional Contact Information:

For inquiries specific to the transfer of property to the Region, please contact Norma Price, Law Clerk, at 905-980-6000 ext. 3339 or norma.price@niagararegion.ca.

For inquiries specific to the review of the preliminary survey plan, please contact Normans Taurins, Manager, Surveys & Property Information, at 905-980-6000 ext. 3325 or normans.taurins@niagararegion.ca.

Regional Permit Requirements

Region staff acknowledge that no construction works are proposed within the Regional road allowance as part of this application. Please be advised that prior to any construction taking place within the Regional Road 20 (Highway 20) road allowance, the applicant is required to obtain the necessary Regional Construction Encroachment and/or Entrance permits from Niagara Region's Transportation Services Division, Public Works Department. Regional Road Permit applications can be made online through the Region's website using the following link:

<http://niagararegion.ca/living/roads/permits/default.aspx>

Conclusion

Regional Planning and Development Services staff does not object to the consent application from a Provincial or Regional perspective, subject to the satisfaction of any local requirements and conditional on:

1. The remnant farm parcel (Part 2) being rezoned to preclude any new dwellings in perpetuity (i.e. Agricultural Purposes Only 'APO' zone); and
2. The owner dedicating a 2.63 metre road widening to the Regional Municipality of Niagara along the subject property (Part 1 of survey sketch) frontage of Regional Road 20 (Highway 20), to the satisfaction of the Niagara Region Planning & Development Services Department. All costs for providing the necessary survey plan and all related documents are the responsibility of the applicant.

Please send notice of the Committee's decision on this application.

If you have any questions or wish to discuss these comments further, please contact the undersigned at extension 3352 or Lola Emberson, MCIP, RPP, Senior Development Planner, at extension 3518.

D.06.12.CS-20-0053

November 17, 2020

Best regards,

A handwritten signature in black ink, appearing to read 'Aimee Alderman', with a stylized, cursive script.

Aimee Alderman, MCIP, RPP
Development Planner

cc: Mr. R. Alguire, C.Tech., Development Approvals Technician, Niagara Region



318 Canborough St. P.O. Box 400
Smithville, ON
L0R 2A0
T: 905-957-3346
F: 905-957-3219
www.westlincoln.ca

Memo

To: Madyson Etzl, Planner II
From: Jennifer Bernard, Coordinator of Engineering Services
Date: November 16, 2020
Re: File B04/2020WL – Vitucci

A review has been completed on this application for consent to sever off the existing residential use from the agricultural land at a size of ± 0.4 hectares (± 1.0 acres). The remaining agricultural land will be ± 31.0 hectares (± 76.7 acres) in size.

Public Works has no comments to provide on this application.

Madyson Etzl

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: November-12-20 11:20 AM
To: Madyson Etzl
Subject: RE: Notice of Hearing B042020WL - 905-20-311

Hi Madyson,

Upon review of the proposed severance application, Bell Canada confirms that we have existing installations over the subject lands noted above, which are protected by existing easements registered as Instrument GA14181 and more particularly described as the 5 feet on the south side and 15 feet on the north side of the surveyed line extending from point marked "A" to the point marked "B" and from the point marked "B" to the point marked "C" on the easement survey.

Therefore Bell Canada confirms that our existing easement rights must be maintained, and that we will not require any additional easement protection.

Best regards,

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

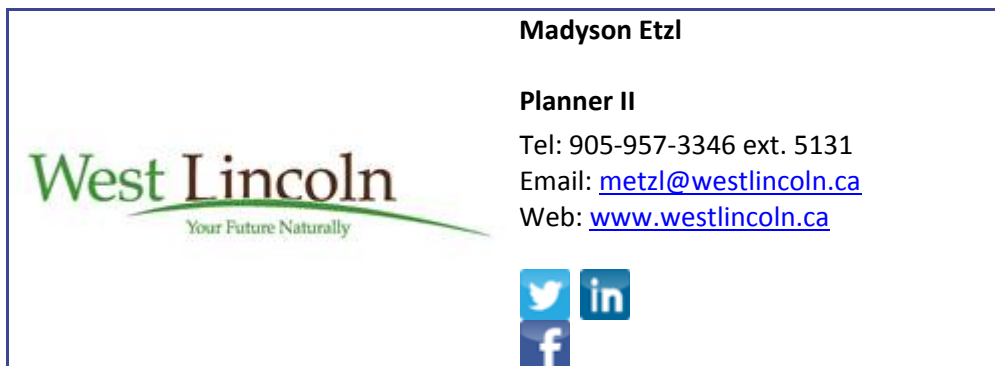
From: Madyson Etzl
Sent: Friday, November 6, 2020 3:02 PM
To: Madyson Etzl
Subject: [EXT]Notice of Hearing B042020WL

Good Afternoon,

Please find attached the above mentioned notice for a consent application for 5291 Regional Road 20. Comments would be appreciated by **Wednesday November 18th 2020**

If you have any questions, please contact myself at 905-957-5131 or by email at metzl@westlincoln.ca

Sincerely,
Madyson Etzl



The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

The Township of West Lincoln is pleased to announce that commencing Monday, August 17th, the Township will be offering access to select services by appointment only at the Township Municipal Office, Monday through Friday between the hours of 9:00 am and 4:30 pm. Additionally, all services will continue to be offered via phone, email and online. The best source of information is our new website <https://www.westlincoln.ca>

External Email: Please use caution when opening links and attachments / **Courriel externe:** Soyez prudent avec les liens et documents joints

Details of Owned Real Estate		
Location	Title in Name of	Details
5890 Vaughan Rd. St. Anns / Conc 3 Pt Lt 8	William & Cathleen Vitucci	100 acres
5736 Elcho Rd Wellandport Conc 2 PT Lots 11 & 12	William & Cathleen Vitucci	65 acres
5795 Elcho Rd. Wellandport / Conc 2 Pt Lt 10	William & Cathleen Vitucci	48 acres
5093 Vaughan Rd. St. Anns / Conc 3 Pt Lt 15	William & Cathleen Vitucci	98 acres
1740 Silverdale Rd St. Anns / Conc 4 Pt Lt 18	William & Cathleen Vitucci	46 acres and single detached dwelling
5091 Vaughan Rd St. Anns / Conc 3 Pt Lt 15	Cathleen Vitucci	1 acre & single detached dwelling
4447 Elcho Rd Wellandport / Conc 2 Pt Lt 20	William & Cathleen Vitucci	2 acres single detached dwelling and shop
**SUBJECT LANDS 5291 Regional Rd 20 Conc 4 LT 13	William & Cathleen Vitucci	78 acres and single detached Dwelling
Total		438

Rented Land

Canborough Rd Wellandport	Mom's	30
Young St Smithville	Cathy's	90
Dutch Lane	Roy's	25
Book Rd St, Anns	Sally Fenwick	34
Book Rd St, Anns	Marjia Balint	40
Canborough Rd Wellandport	R Hissem	30
Canborough Rd Wellandport	John	25
Caistor Gainsborough Townline	Tom Gonschoir	50
Caistor	Dougs	33
Vaughan	Helens	85
Smithville Rd	Nelsons	12
Conc 4	Mike Kooiman	29
Hwy 20 Smithville	Lou	20
Heaslip Rd	Michaels	87
		590

19/10/2020

Phone (905) 774-3789
Fax (905) 774-3883



38 Lane Road - R.R. 1
DUNNVILLE, ONTARIO
N1A 2W1

SEPTIC EVALUATION FOR SEVERANCE

September 16/2020

VITUCCI FARMS

5291 Hwy #20 Bismark

The existing septic system at 5291 Hwy #20, Bismark is a class 4 trench bed system (Legal non conforming) in good working condition at time of evaluation.
The septic system is located on the east side of the existing house.
The septic tank is a 3600 Liter – 2 compartment tank (concrete) in good condition at time of evaluation and at proper operating level.
There are approx. 7 runs to tile bed @ approx 31 m each.
The septic bed has good surface drainage around it and is good elevation.
The east side of septic bed is close to proposed east Property line .
The proposed east Property line severance must be kept minimum 3 meters from the most east tile trench of the existing septic bed.

Ken Egger
Egger Excavating Ltd
BCIN16988