

**THE MUNICIPALITY OF NORTH PERTH
COMMITTEE OF ADJUSTMENT
PROPOSED AGENDA**



Date: September 30, 2025
Time: 7:00 pm
Location: Municipality of North Perth Council Chambers

Pages

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT STATEMENT

"We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their stewardship of the land, may we all live with respect on this land and live in peace and friendship."

3. REGULAR MEETING:

3.1 Approve/amend Agenda

THAT: The meeting Agenda for tonight's meeting, be approved.

3.2 Disclosure of pecuniary interest and the general nature thereof.

3.3 Adoption and signing of the minutes as circulated.

THAT: The minutes of the August 19, 2025, Committee of Adjustment meeting, be approved as presented.

3.3.1 August 19, 2025 Committee of Adjustment Meeting Minutes

4 - 8

3.4 Business arising from the minutes

3.5 Statement of Precedent

"That any decision reached by this Committee tonight can not be used to set a precedent."

4. NEW BUSINESS:

4.1 Application for Minor Variance (File No. 11-2025) by Dirk Zyta

9 - 44

For property described as Part Lot 7, Concession 12, in the Municipality of North Perth (6439 Line 71).

THAT: The North Perth Committee of Adjustment approves application file MV 11-2025 submitted by Dirk Zyta, for lands described as Part Lot 7, Concession 12, Elma Ward, North Perth, municipally known as 6439 Line 71, as it relates to:

1. Relief from Section 6.4.1 to reduce the required Minimum Distance Separation II (MDS II) setback to the nearest neighbouring dwelling (to the southwest) from 182.9 m (600 ft) to 132 m (440 ft) to facilitate the construction of a liquid manure storage tank, subject to the following condition:
 - i. That approval is granted for 18 months from the date of the Committee's decision.

5. OTHER BUSINESS:

5.1 Proposed 2026 Committee of Adjustment Hearing Schedule

45 - 45

THAT: The North Perth Committee of Adjustment approves the 2026 Committee of Adjustment Hearing Schedule as presented.

6. CORRESPONDENCE:

7. ADJOURN:

THAT: The meeting be adjourned.

**NORTH PERTH COMMITTEE OF ADJUSTMENT
MEETING MINUTES**

Date: August 19, 2025

Time: 7:00 pm

Members Present Duane Duck
 Earle Mayes
 Teresa O'Reilly
 Bruce Wilken

Members Absent Brad Gibson
 Robert McLean

Staff Present Nathan Garland
 Sally McMullen
 Lindsay Raftis

1. CALL TO ORDER

Chair Bruce Wilken, called the meeting to order for the North Perth Committee of Adjustment on August 19, 2025, at 7:00 p.m. held in the North Perth Municipal Office - Council Chambers.

2. LAND ACKNOWLEDGEMENT STATEMENT

"We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their stewardship of the land, may we all live with respect on this land and live in peace and friendship."

3. REGULAR MEETING:

3.1 Approve/amend Agenda

Moved By: Duane Duck

Seconded By: Teresa O'Reilly

THAT: The meeting Agenda for tonight's meeting, be approved.

CARRIED

- 3.2 Disclosure of pecuniary interest and the general nature thereof.

No one present declared a pecuniary interest with items on the Agenda.

- 3.3 Adoption and signing of the minutes as circulated.

Moved By: Duane Duck

Seconded By: Teresa O'Reilly

THAT: The minutes of the June 17, 2025, Committee of Adjustment meeting, be approved as presented.

CARRIED

- 3.3.1 June 17, 2025 Committee of Adjustment Meeting Minutes

- 3.4 Business arising from the minutes

There was no business arising from the minutes.

- 3.5 Statement of Precedent

Chair Wilken read the statement of precedent, "that any decision reached by this Committee tonight can not be used to set a precedent."

4. NEW BUSINESS:

- 4.1 Application for Minor Variance (File No. 09-2025) by Southwood Homes & Designs Inc. on behalf of Simone Bailey-Millwood

Perth County Planner Nathan Garland provided a summary of the application and staff report.

Chair Bruce Wilken invited members of the gallery to provide a presentation or speak in opposition to the application. No one spoke in opposition.

Chair Wilken invited members of the gallery to provide a presentation or speak in support of the application. No one spoke in support.

Chair Wilken invited the applicant/agent to provide comments with respect to the application.

Simone Bailey-Millwood, applicant, advised that the air conditioner unit will be relocated to the back of the house.

Chair Wilken invited questions from members of the Committee. Committee members sought clarification with respect to the following:

- The Additional Residential Unit: Mr. Garland clarified the application and building permit process. Mr. Garland confirmed that the use of the unit did not factor into staff's recommendation.
- Relocation of the side entrance to the back of the house: Ms. Bailey-Millwood advised that there is a deck at the back of the house.
- Current state of the side entrance: Ms. Bailey-Millwood confirmed that there is no existing side entrance.
- Construction Concerns: Mr. Garland spoke to the options for construction to address the space constraints.

Chair Wilken invited final questions from members of the gallery. No questions were raised.

Moved By: Teresa O'Reilly

Seconded By: Earle Mayes

THAT: The North Perth Committee of Adjustment **approves** application file MV 9-2025 submitted by Southwood Homes and Design Inc. for lands described as Lot 31, Plan 44M66, as it relates to:

1. Relief from Section 5.1.3, to reduce the interior side yard width on the north side of the property from 1.2 m (3.9 ft) to 0.96 m (3.1 ft) to construct a retaining wall for an independent basement entrance to an additional dwelling unit, subject to the following conditions:
 - i. That approval is granted for 18 months from the date of the Committee's decision; and
 - ii. That a lot grading and drainage plan completed by an P.Eng or OLS is submitted and approved to the satisfaction of the North Perth Building Department.

CARRIED

4.2 Application for Minor Variance (File No. 10-2025) by Anju Bhutani on behalf of Romy Sharma

Perth County Planner Nathan Garland provided a summary of the application and staff report.

Chair Bruce Wilken invited members of the gallery to provide a presentation or speak in opposition to the application. No one spoke in opposition.

Chair Wilken invited members of the gallery to provide a presentation or speak in support of the application.

Romy Sharma, applicant, spoke to the events leading up to submitting the application and apologized for conducting construction prior to receiving proper approvals from the Municipality.

Chair Wilken invited questions from members of the Committee. Committee members sought clarification with respect to the following:

- The current state of the project: Mr. Garland advised that the construction on the subject property has already been completed.
- Future construction of a neighbouring house: Mr. Garland spoke to the side yard setbacks.
- Building Code Compliance: Sally McMullen, Chief Building Official, clarified that a building permit cannot be issued without zoning compliance.
- Additional Survey Requirement: Mr. Garland and Ms. McMullen advised that the Building Department will be working with the applicant to ensure future compliance. Ms. McMullen further advised that the current stairwell is located within the lot line as proven in a recent survey.

Chair Wilken invited final questions from members of the gallery. No questions were raised.

Moved By: Teresa O'Reilly

Seconded By: Duane Duck

THAT: The North Perth Committee of Adjustment **approves** application file MV 10-2025 submitted by Romy Sharma for lands described as Lot 13, Plan 44M76, as it relates to:

1. Relief from Section 5.1.3, to reduce the interior side yard width on the west side of the property from 1.2 m (3.9 ft) to 0.06 m (0.2 ft) to recognize a recently constructed retaining wall and stairs for a basement entrance subject to the following conditions:
 - i. That approval is granted for 18 months from the date of the Committee's decision;

- ii. That construction of the proposed drainage system be completed prior to issuance of a building permit; and
- iii. That a lot grading and drainage plan completed by a P.Eng or OLS is submitted and approved to the satisfaction of the North Perth Building Department.

CARRIED

5. OTHER BUSINESS:

There was no other business matters.

6. CORRESPONDENCE:

There was no correspondence.

7. ADJOURN:

Moved By: Teresa O'Reilly

Seconded By: Earle Mayes

THAT: The meeting be adjourned at 7:39 p.m.

CARRIED

Chair

Secretary-Treasurer

APPLICATION FOR MINOR VARIANCE

To: Municipality of North Perth Committee of Adjustment
Prepared by: Nathan Garland, Planner
Date: September 30th, 2025
File: MV 11-2025
Owner: Dirk Zyta
Agent: Same
Location: Legally described as Part Lot 7, Concession 12, Elma Ward, North Perth.
The property is located on the south side of Line 71 between Road 166 and Road 169, and is municipally known as 6439 Line 71.
Attachments: Report Photo
Site Sketch
Nutrient Management Strategy
MDS Calculations

Recommendation

THAT the North Perth Committee of Adjustment **approve** application file MV 11-2025 submitted by Dirk Zyta, for lands described as Part Lot 7, Concession 12, Elma Ward, North Perth, municipally known as 6439 Line 71, as it relates to:

1. Relief from Section 6.4.1 to reduce the required Minimum Distance Separation II (MDS II) setback to the nearest neighbouring dwelling (to the southwest) from 182.9 m (600 ft) to 132 m (440 ft) to facilitate the construction of a liquid manure storage tank, subject to the following condition:
 - i. That approval is granted for 18 months from the date of the Committee's decision.
-

Background

Perth County Official Plan
North Perth Zoning By-law

Surrounding Uses

Agriculture
Agricultural Zone (A) and Natural
Resources/Environment 2 (NRE2)
Agriculture, Farming operations, Rural
Residential, Natural Features
(Woodland, Natural
Resources/Environment)

Comments

(a) Purpose of the Application

The subject application is requesting relief from the MDS II setback from the neighboring residence to the southwest to facilitate the construction of a liquid manure storage tank to the east of the existing barn. The relief requested is to reduce the required MDS II distance from 182.9 m (600 ft) to 132 m (440 ft) to the existing residential dwelling on the abutting neighbouring property on the south side of Line 71.

(b) Agency Comments

No comments provided at the time of writing this report.

(c) Public Consultation

Public notice was provided to the neighbouring property owners on September 19th, 2025. No comments were provided at the time of writing the report.

(d) Intent and Purpose of the Official Plan

The existing land use designation is Agriculture in the Perth County Official Plan. The construction of a manure storage facility is a permitted use in the Agriculture designation.

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agri-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers when the size and nature of the operation requires additional employment.

(e) Intent and Purpose of the Zoning By-law

The subject lands are zoned Agriculture Zone (A) and Natural Resources/Environment 2 (NRE2) in the North Perth Zoning By-law. The A zone permits agricultural uses, including livestock facilities and manure storage facilities.

Section 6.4.1 of the North Perth Zoning By-law requires all livestock and manure facilities to comply with the MDS II formula as referenced in the MDS Guidelines. The intent of the MDS Guidelines is to ensure compatibility between livestock and manure facilities and sensitive, non-agricultural uses. The applicant is requesting a reduction to the minimum required MDS II setback to the nearest residential dwelling (to the northwest) from 182.9 m (600 ft) to 132 m (440 ft) to facilitate the construction of a manure storage tank. There is no guidance in the OMAFRA Guidelines on what is considered a minor reduction, however, relief may be

considered by way of a minor variance application subject to the proposal meeting the four tests described in the Planning Act.

The proposed development meets all other relevant requirements of the Zoning By-law.

(f) Desirable Development/Use

Planning staff are of opinion that the proposed relief to reduce the required MDS II setback to facilitate the construction of a manure storage tank can be considered minor in nature and desirable development of the subject property. The MDS Guidelines require that surrounding land uses, environmental concerns, safety, and practicality should be reviewed in the context of the proposed variance. The surrounding land uses are predominantly agricultural. From an environmental perspective, the proposed livestock barn addition appears not to create any adverse environmental impacts.

The proposed manure storage facility is below grade and will be to the east of the existing agricultural operation (barns and existing manure storage). Additionally, the proposed manure storage will be further away from the existing residence than the current solid manure storage. However, MDS Guidelines require that when changing a manure storage type (in this case solid to liquid) that the new manure type meet the MDS requirements. Therefore the minor variance is required for the requested relief.

In light of the foregoing, planning staff recommend the approval of Minor Variance Application MV11-2025 the proposed change is considered to be minor in nature, appropriate for the development or use of the land, and is considered to maintain the general intent and purpose of the By-law and of the Official Plan, pursuant to Section 45(1) of the *Planning Act*.

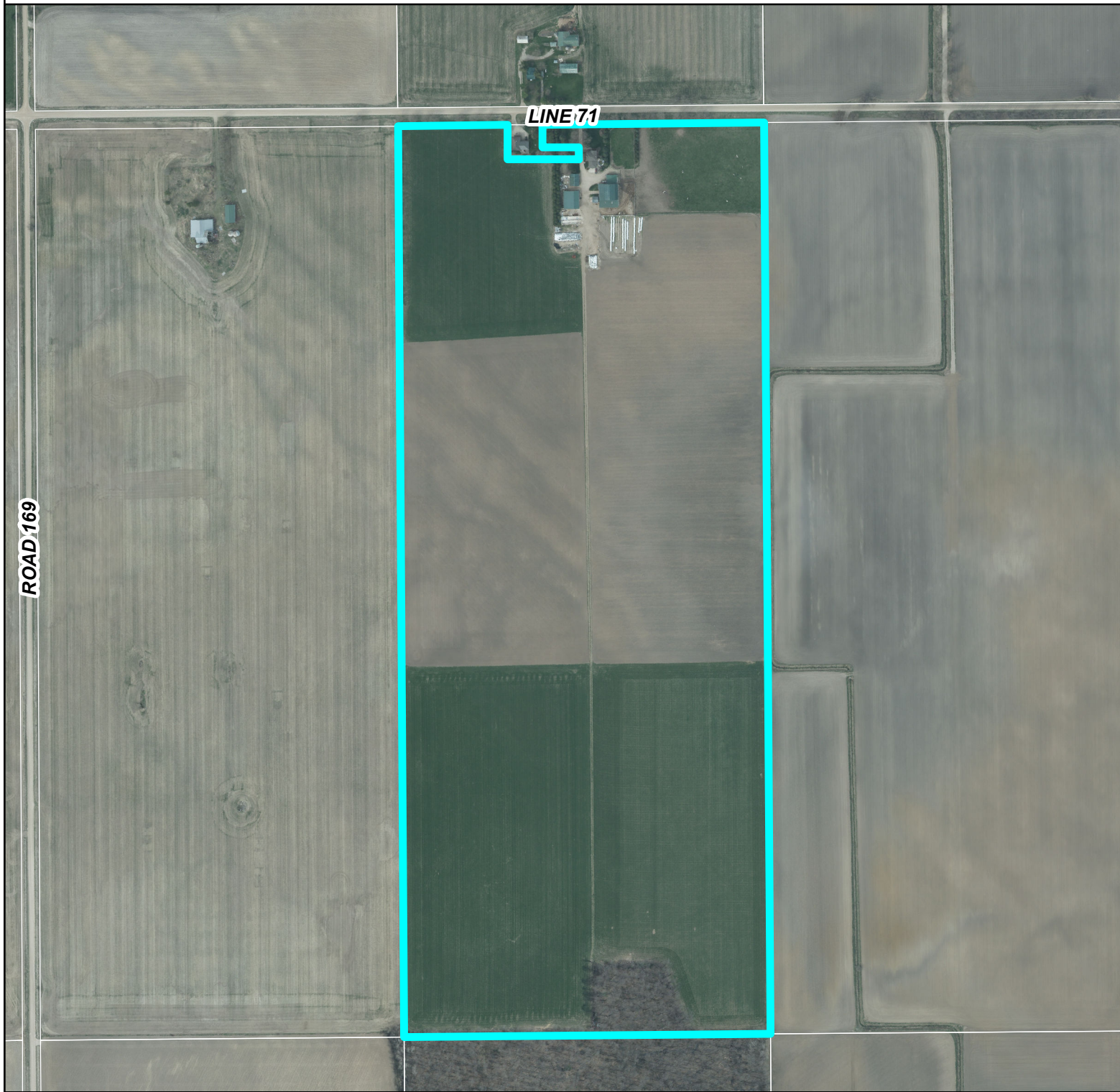
Authored by:

Nathan Garland
Planner

Approved submission by:

Andrea Hächler
Director of Planning

MUNICIPALITY OF NORTH PERTH
Pt Lot 7, Concession 12, Elma Ward (6439 Line 71)
Application for Minor Variance
by Zyta, Dirk



| | | | |
|---|--------|--|------------|
| 1.0 Applicant Information | | | |
| Owner(s) | | | |
| Name: Dirk Zyta | | | |
| Address: 6439 LINE 71 ATWOOD | | Postal Code: N0G 1B0 | |
| Phone: | | Email: | |
| Applicant (complete if applicant is not the owner) | | | |
| Name: | | | |
| Address: | | Postal Code: | |
| Phone: | | Email: | |
| Agent (if applicable) | | | |
| Name: | | | |
| Address: | | Postal Code: | |
| Phone: | | Email: | |
| 1.1 Which of the above is correspondence to be sent to? (check one) | | | |
| Owner <input checked="" type="checkbox"/> | | Applicant <input type="checkbox"/> | |
| | | Agent <input type="checkbox"/> | |
| 2.0 Location and Size of the Subject Land | | | |
| Local Municipality: NORTH PERTH | | Ward: | |
| Concession: 12 | Lot: 7 | Reg. Plan: | Lot/Block: |
| Ref. Plan: | Part: | Street Address: | |
| Lot Frontage (m): 205 m | | Lot Area (m ² or ha): 405 456 | |
| 2.1 Name and address of mortgages or charges: (if applicable) | | | |
| NA | | | |
| 2.2 Description of any easements or covenants and their effects: (if applicable) | | | |
| NA | | | |
| 2.3 Date the subject lands were acquired by the current owner: | | | |
| 1992 | | | |
| 3.0 Current and Proposed Land Use | | | |
| Current Use: DAIRY FARM | | Proposed Use: DAIRY FARM | |
| 4.0 Status | | | |
| County Official Plan Designation: AG. | | | |
| Listowel Ward Official Plan Designation: NA | | | |
| Current Zone: AG & NURE2 | | | |

9.0 Servicing**9.1 Indicate the existing/proposed sewage disposal type.**

| | Existing | Proposed | | Existing | Proposed |
|-----------------------------------|--------------------------|--------------------------|-----------------------------|-------------------------------------|-------------------------------------|
| Public piped sewage system | <input type="checkbox"/> | <input type="checkbox"/> | Individual septic system(s) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Public or private communal system | <input type="checkbox"/> | <input type="checkbox"/> | Other (specify): | <input type="checkbox"/> | <input type="checkbox"/> |

9.2 Indicate the existing/proposed water supply type.

| | | | | | |
|------------------------------------|--------------------------|--------------------------|--------------------|-------------------------------------|-------------------------------------|
| Public piped water system | <input type="checkbox"/> | <input type="checkbox"/> | Individual well(s) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Public or private communal well(s) | <input type="checkbox"/> | <input type="checkbox"/> | Other (specify): | <input type="checkbox"/> | <input type="checkbox"/> |

9.3 Indicate the existing/proposed storm drainage type.

| | | | | | |
|-------------------|-------------------------------------|-------------------------------------|------------------|--------------------------|--------------------------|
| Storm sewers | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other (specify): | <input type="checkbox"/> | <input type="checkbox"/> |
| Ditches or swales | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

9.4 Indicate the existing/proposed road access type.

| | | | | | |
|-------------------------------|-------------------------------------|-------------------------------------|-----------------------------------|--------------------------|--------------------------|
| Provincial Highway | <input type="checkbox"/> | <input type="checkbox"/> | Public road, seasonal maintenance | <input type="checkbox"/> | <input type="checkbox"/> |
| Public road, full maintenance | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other (specify): | <input type="checkbox"/> | <input type="checkbox"/> |

10.0 Justification

Explain how the proposed development will be compatible with the surrounding uses.

This new tank will be collecting the runoff from the existing manure yards.

11.0 Wellhead Protection Area (WHPA)

Is any part of the subject lands within a WHPA?

Yes ☐

No ☒

12.0 Other Information

current mds has tank location too close to neighbours house.

13.0 Application Drawing

Please submit an accurate, scaled drawing of the proposal showing the following information:

- The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- The uses of adjacent and abutting land;
- The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- The location of all natural and man-made features on the land and the location of these features on adjacent and abutting lands; and
- Scale and north arrow.

| 5.0 Site Information | | | | | |
|---|--|--------------------|--|--------------------|--|
| | Existing Buildings | Proposed Buildings | | Existing Buildings | Proposed Buildings |
| Front Yard: | m | m | Height: | m | m |
| Rear Yard: | m | m | Dimensions: | m x m | m x m |
| Side Yard: | m | m | Date Built: | | |
| Side Yard: | m | m | <input checked="" type="checkbox"/> See attached drawing | | |
| 6.0 Minor Variance/Permission Description | | | | | |
| 6.1 What is the nature and extent of the requested relief from the Zoning By-law? | | | | | |
| TO MOVE TANK CLOSER TO EXISTING MANURE YARDS TO COLLECT RUNOFF TO REDUCE MDS REQ. | | | | | |
| 6.2 What is the nature of the requested permission? | | | | | |
| Reducing MDS so that tank can be placed closer to existing manure yard to collect runoff. | | | | | |
| 7.0 Previous Industrial or Commercial Uses | | | | | |
| 7.1 Has there previously been an industrial or commercial use on the subject land or adjacent land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | | | |
| If Yes, please specify the uses and dates: | | | | | |
| 7.2 Is there reason to believe the subject land may have been contaminated by former uses on or near the site? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | | | |
| What information did you use to determine the answers to the above questions? | | | | | |
| FAMILY FARM | | | | | |
| If Yes to (7.1) or (7.2), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed. This study must be prepared by a qualified consultant. | | | | | |
| Is the previous use inventory attached? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | | | |
| 8.0 Status of Other Applications under the Planning Act | | | | | |
| Is the subject land also the subject of an application for: | | | | | |
| Consent | Yes <input type="checkbox"/> - File #: | | | | No <input checked="" type="checkbox"/> |
| Plan of Subdivision/Condominium | Yes <input type="checkbox"/> - File #: | | | | No <input checked="" type="checkbox"/> |
| Minor Variance | Yes <input type="checkbox"/> - File #: | | | | No <input checked="" type="checkbox"/> |
| Site Plan | Yes <input type="checkbox"/> - File #: | | | | No <input checked="" type="checkbox"/> |
| Zoning By-law Amendment | Yes <input type="checkbox"/> - File #: | | | | No <input checked="" type="checkbox"/> |

14.0 Applicant Affidavit or Sworn Declaration

I, Dirk Zyta of the Listowel in the
County/Region of Perth make oath and say (or solemnly
declare) that the information contained in the documents that accompany this
application is true. Sworn (or declared) before the Municipality of North Perth in
the County of Perth on 08/25.

Olivia Jane Haines
Commissioner of Oaths,
a Commissioner, etc., Province of
Ontario, for The Corporation of the
Municipality of North Perth.
Expires July 9, 2023

A

Applicant

15.0 Authorization of Owner for Agent to Make the Application

MA I/We, _____ of the _____ in the
County/Region of _____ am/are the owner(s) of the land that is
the subject of this application and I/we hereby authorize _____ to
act as my/our agent in the application.

Name of Owner

Signature

Date

Name of Owner

Signature

Date

16.0 Acknowledgement

With the filing of this application, the applicant is aware of, and agrees, that if the
decision of the North Perth Committee of Adjustment regarding this application is
appealed by a third party (a party other than the applicant), all costs incurred by the
Municipality of North Perth for legal counsel and other associated costs to represent
the Municipality in defending the decision before the Ontario Municipal Board will be
solely the responsibility of, and paid for by the applicant.

Dated at the Municipality of North Perth in the County/Region of Perth
this 20 day of 2025.

Applicant

Applicant

17.0 Consent to Use and Disclose Personal Information

With the filing of this application, I/we Dirk Zyta,
the owner(s)/applicant/authorized agent authorize and consent to the use by or the
disclosure to any person or public body of any personal information that is collected
under the Access to Information Act and the Freedom of Information and Privacy Act.

Date

Signature

Date



MDS II Dirk Zyta

General information

Application date
Jan 8, 2025

Municipal file number

Applicant contact information
Dirk Zyta
Advon Farms
6439 Line 71
Atwood, ON
N0G 1B0
519-444-8147

Location of subject livestock facilities
County of Perth
Town of North Perth
ELMA
Concession 12 , Lot 7
Roll number: 314036000407900

Calculations

New farm

Livestock/manure summary

| Manure Form | Type of livestock/manure | Existing maximum | Total after alteration | Estimated livestock barn area |
|-------------|---|----------------------|------------------------|-------------------------------|
| Liquid | Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins) | 5 (0.8 <u>NU</u>) | 5 (0.8 <u>NU</u>) | 175 <u>ft</u> ² |
| Liquid | Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), 3 Row Free Stall | 60 (85.7 <u>NU</u>) | 60 (85.7 <u>NU</u>) | 6300 <u>ft</u> ² |
| Liquid | Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall | 45 (22.5 <u>NU</u>) | 45 (22.5 <u>NU</u>) | 3375 <u>ft</u> ² |

Setback summary

| | | | |
|----------------------------------|--|----------------------------|--------|
| Existing manure storage | M1. Liquid, outside, no cover, straight-walled storage | | |
| Existing design capacity | 109 <u>NU</u> | | |
| Design capacity after alteration | 109 <u>NU</u> | | |
| Factor A (odour potential) | 0.7 | Factor B (design capacity) | 325.47 |
| Factor C (orderly expansion) | 0.5 | Factor D (manure type) | 0.8 |


Building base distance 'F' (A x B x C x D)
(minimum distance from livestock barn)

No livestock barn construction

Storage base distance 'S'
(minimum distance from manure storage)

183 m (600 ft)

Setback distance summary

| Description | Storage setbacks | |
|---------------------------------|--------------------------------------|--|
| Type A land uses | Minimum 183 m (600 ft) | Actual 152 m (500 ft)  |
| Type B land uses | Minimum 366 m (1201 ft) | Actual NA |
| Nearest lot line (side or rear) | Minimum 18 m (60 ft) | Actual 110 m (361 ft) |
| Nearest road allowance | Minimum 37 m (120 ft) | Actual 68 m (222 ft) |

Preparer signoff & disclaimer

Preparer contact information

Tina Beirnes
Tina Beirnes Ag Consulting
166 Fisher Ave
PO Box 257
Atwood, ON
N0G 1B0
519-807-3537
tinabeirnes@gmail.com

Actual distances are approximate and measured using Agmaps online not done with an actual survey.

Signature of preparer



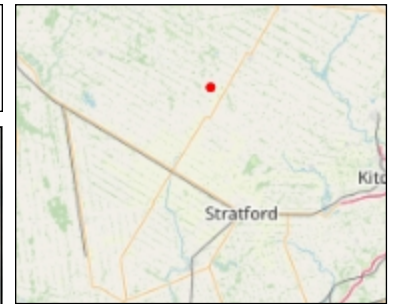
Tina Beirnes , Nutrient
Management Consultant

Aug 19, 2025

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



Legend

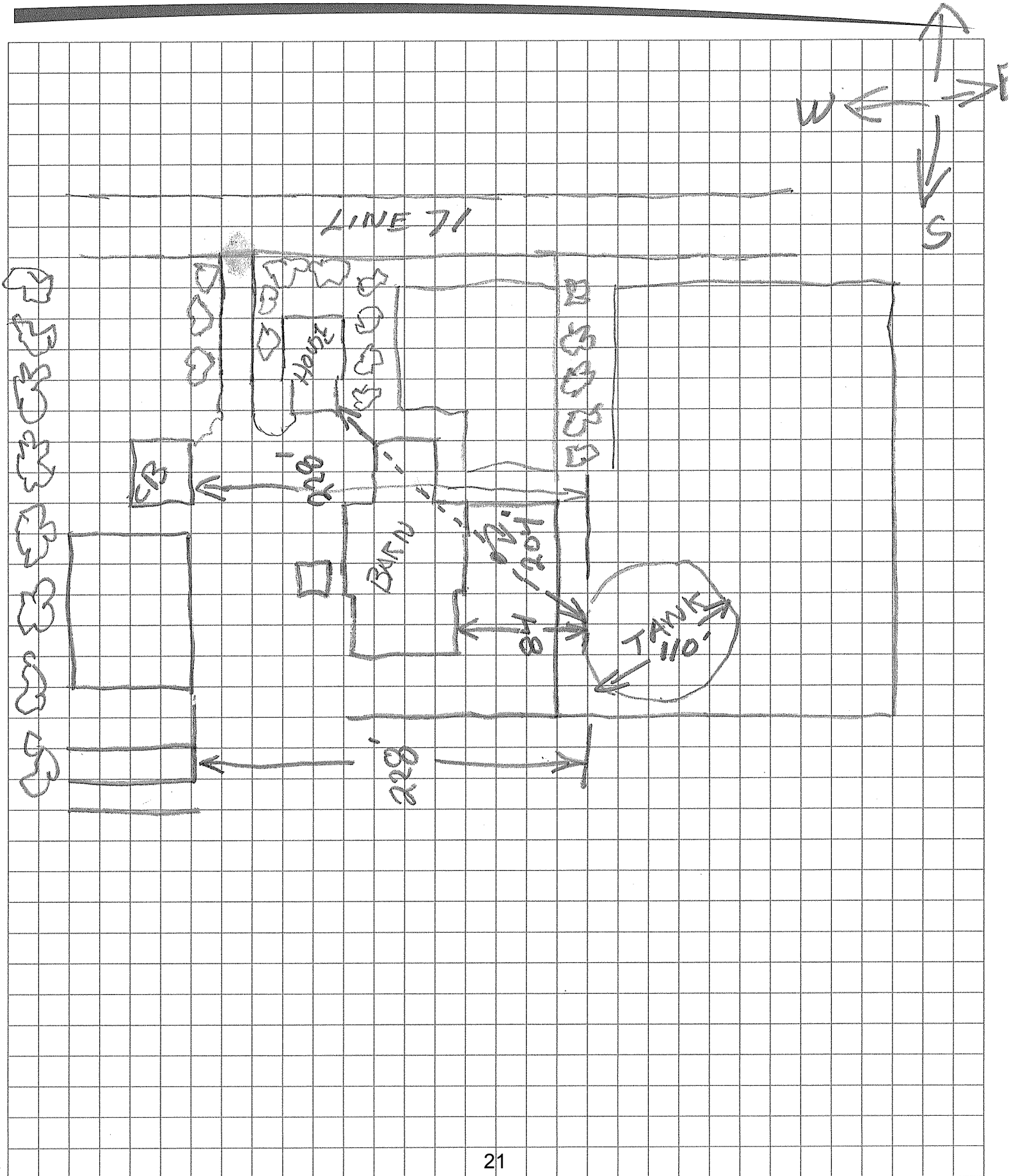
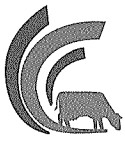
- Assessment Parcels
- Lot Con Labels
- + Railway
- Watercourse
- Wetlands
- CA Wetlands
- Waterbody

115 0 57 115 Meters

1: 2,257



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





COMMERCIAL DAIRY FARM



Photo1



Photo 2



Photo 3



Photo 4

PROPOSED
NUTRIENT
STORAGE
TANK

TP25-1



121 COMMERCE PARK DRIVE, UNIT 1
BARIE, ONTARIO CANADA L9T 8K1
TEL: 705-735-9271 | FAX: 705-735-6450 | WWW.WSP.COM

LEGEND

x PHOTO LOCATIONS, "x" = PHOTO CAPTION NUMBER

PHOTO CAPTIONS:

1. PROPOSED TANK FOOTPRINT LOOKING EAST-SOUTHEAST.
2. PROPOSED TANK FOOTPRINT LOOKING WEST-NORTHWEST.
3. PROPOSED TANK FOOTPRINT LOOKING SOUTHWEST.
4. TP25-1 LOOKING DOWN.

NOTES:

1. DRAWING IS NOT TO SCALE.
2. AVOID LOCATING TANK FOOTPRINT CLOSER THAN 3 METRES FROM ANY TEST PIT EXCAVATION.
3. WHERE TANK MUST BE LOCATED CLOSER THAN 3 METRES TO ANY TEST PIT LOCATION, RE-EXCAVATE THE TEST PIT TO FULL DEPTH AND FILL WITH 0.3 MPA CONCRETE SLURRY TO 0.5M ABOVE FINISHED TANK FLOOR ELEVATION.
4. FINISHED TANK BOTTOM ELEVATION MUST BE NO LESS THAN ONE (1) METRE ABOVE THE UPPERMOST IDENTIFIED AQUIFER.
5. TEST PITS ADVANCED ON MAY 27, 2025.
6. BASE AIR PHOTO; DRONE IMAGE OBTAINED BY WSP ON MAY 27, 2025.

CLIENT:

DEJONG AND SONS LTD.

PROJECT:

STAGE ONE SOIL INVESTIGATION
PROPOSED NUTRIENT STORAGE TANK
6439 LINE 71, ATWOOD, ONTARIO

PROJECT NO:
CA0054110.1473

DATE:
JUNE 24, 2025

DESIGNED BY:

DRAWN BY:
JD

CHECKED BY:
JD

FIGURE NO:
1

SCALE:
Not to Scale

TITLE:

TEST PIT LOCATIONS
PROPOSED NUTRIENT STORAGE TANK

DISCIPLINE:

ENVIRONMENT

ISSUE:
1.0

REV:
0

Approval of Nutrient Management Strategy - 62782 Under Regulation 267/03, as amended

Nutrient Management Act, 2002

Please use your operation identifier 62782 whenever you contact the Ministry by telephone, e-mail, post or other means. It will assist the ministry to locate your Nutrient Management file as quickly as possible.

This Approval is issued to the Owner of the Approved Agricultural Operation because the Director is satisfied that there is nothing under the Regulation, or the Act, that prevents the issuance of this Approval.

This Approval is issued to:

Advon Farms Ltd
6439 Line 71
Atwood ON N0G1B0
Canada

Definitions

1. For the purposes of this Approval, the following terms shall have the meaning described below:
 - a) "Act" means the *Nutrient Management Act, 2002*, S.O. 2002, c.4.
 - b) "Agricultural Operation" means agricultural operation as defined in the *Act*.
 - c) "Agricultural Source Material" means agricultural source material as defined in the *Regulation*.
 - d) "Approval" means this approval including Schedules A and B;
 - e) "Approved Farm Unit" means the properties described in the application contained in Schedule B, as amended in accordance with this Approval and the Regulation.
 - f) "Approved Agricultural Operation" means the Agricultural Operation described in the application contained in Schedule B as amended in accordance with this Approval and the Regulation.
 - g) "Director" means a Director appointed under subsection 3 (1) of the Act for the purposes of section 28 of the Regulation;
 - h) "Farm Unit" means farm unit as described in section 5 of the Regulation.
 - i) "Ministry" means the Ministry of Agriculture, Food and Agribusiness (OMAFRA);
 - j) "Nutrient" means nutrient as defined in the Act;
 - k) "Owner/Operator" means the person to whom this approval is issued; and
 - l) "Regulation" means Ontario Regulation 267/03 made under the Act.

Approval of Nutrient Management Strategy - 62782 Under Regulation 267/03, as amended

Nutrient Management Act, 2002

Pursuant to the Act and Regulation, the Director approves the nutrient management strategy identified by submission number 62782 that is Schedule B of this Approval subject to the conditions set out in Schedule A.

This Approval Applies to the Approved Agricultural Operation and Approved Farm Unit described in Schedule B as updated in accordance with the Regulation.

Interpretation

1. Where there is a conflict between a provision of the *Act* or the *Regulation* and any condition of this Approval, the provision of the *Act* or *Regulation* shall take precedence. Where there is a conflict between a provision of Schedule B of this Approval and any other provision of this Approval, the latter shall prevail. For greater certainty, a conflict only occurs where compliance with one provision would make compliance with the other provision impossible.
2. The conditions of this Approval are severable. If any condition of this Approval, or the application of any condition of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.
3. The issuance of, and compliance with, this Approval does not relieve the Owner of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement.

Schedules

This Approval incorporates Schedules A and B attached hereto.

| Schedule | Description |
|-----------------|---|
| A | Conditions and Reasons for Conditions |
| B | Nutrient Management Strategy Approvals Submission |

Approval of Nutrient Management Strategy - 62782 Under Regulation 267/03, as amended

Nutrient Management Act, 2002

Schedule A

Conditions

This Approval is subject to the following conditions:

General

1. The Owner shall provide written notice to the Ministry of the Environment, Conservation and Parks - Area District Office and the Director that the Approved Agricultural Operation will use land that is part of a Farm Unit subject to another nutrient management strategy at least 30 days before starting such use and such notice shall include a description of the land being added.

Approval of Nutrient Management Strategy - 62782 Under Regulation 267/03, as amended

Nutrient Management Act, 2002

IMPORTANT

In accordance with Section 9 of the *Nutrient Management Act, 2002*, you may by written notice, that you serve upon me and the Ontario Land Tribunal **within 15 days of receipt of this Notice**, require a hearing by the Tribunal. This section provides that the Notice requiring a hearing shall state:

- (a) the portions of the approval in respect of which the hearing is required; and
- (b) the grounds on which the applicant for the hearing intends to rely at the hearing.

Nutrient Management Act 2002, s. 9 (6).

In addition to these legal requirements, you should also include:

- your name and address
- the operation identifier
- the name of the Director who signed the approval.

This Notice requiring a hearing should be signed and dated by yourself, and must be served upon:

**The Secretary
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5**

and

**The Director, Approvals
Environmental Management Branch
Ministry of Agriculture, Food and
Agribusiness (OMAFRA)
1 Stone Road West
Guelph, Ontario
N1G 4Y2**

Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Email: OLT.General.Inquiry@ontario.ca or Tel: (416) 212-6349, Toll free 1-866-448-2248 or www.olt.gov.on.ca, or TTY 1-800-855-1155.

Director
Section 3, *Nutrient Management Act, 2002*

Approval of Nutrient Management Strategy - 62782 Under Regulation 267/03, as amended

Nutrient Management Act, 2002

Reasons for Conditions

The reason for conditions 1 is to ensure that the Ministry of the Environment, Conservation and Parks Area District Office and the Director are aware that the Approved Agricultural Operation will be operating on land that is already part of a farm unit and can ensure that the appropriate nutrient management strategies are updated to avoid the over application of nutrients on that land.

Approval of Nutrient Management Strategy - 62782
Under Regulation 267/03, as amended
Nutrient Management Act, 2002

Schedule B

Nutrient Management Strategy Approvals Submission



Nutrient management strategy (NMS&P 1 Dirk Zyta, Fall 2024 - Fall 2025)

General information

Please ensure you retain a copy of the completed NM Strategy (and NM Plan, if applicable) for your records. It is your responsibility to keep copies of the documents that comprise your approved NMS. You will be contacted by OMAFA staff if you are required to provide additional information during the review process. You are required to update the NM Strategy and to keep it on file and available for inspection, if requested.

Reason for submission

This document has been prepared for approval.

Constructing or expanding a building or structure to house farm animals or store manure : New Liquid Manure Tank

Preparer information

Preparer
Tina Beirnes
(AOSPDC21765)
Nutrient
Management
Consultant
Tina Beirnes Ag
Consulting

Contact details
166 Fisher Ave PO Box 257
Atwood, ON, Canada N0G 1B0
519-807-3537
tinabeirnes@gmail.com

Agricultural operation information

Operator contact
information
Dirk Zyta
6439 Line 71
Atwood, ON
N0G1B0
519-444-8147

Owner is the same as the operator
Yes

Operation type
Corporation

Legal farm name
Advon Farms Ltd

Federal business
number
737282897

Nutrient management strategy summary

Total nutrient units (this farm unit)
111.7 NU

Total tillable area
95 ac

Non-NMA transfer area
0 ac

Previous NASM or NMS submission IDs

None

Statements

- Municipal well(s) do not exist within 100 m of the farm unit
- A NMP hasn't been required for this farm unit in the past
- A NMP is not required for this farm but recommended as a BMP

Storage groups with less than 240 days of storage

- None

New/expanding storages that require engineering

- Storage Group 1 (New storage)

Storages that require runoff management

- Storage Group 2 (Manure Yard 1 - Runoff to liquid storage)
- Storage Group 2 (Manure Yard 2 - Runoff to liquid storage)

Farm unit summary

Home Farm

This farm

- Generates ASM
- Receives ASM
- Receives commercial fertilizer

Status

Owned

Tillable area

95 ac

Farm location

County of Perth , Town of North Perth

- ELMA, Concession: 12 , Lot: 7 (Generates ASM)

Roll numbers

- 314036000407900

911 address (if available)

6439 Line 71

Storage system summary

New system

Start/end date

Sep, 2024- Aug, 2029 (5 years)

Total nutrient units

111.7 NU

Source Material

Calves (12, Dairy, Calves Large Frame)

Average weight

200 lb

Total utilization

100 %

Nutrient units

2 NU

Estimated livestock barn area

420 ft²

Solid

6711 ft³, 45% DM

Dry Cows (10, Dairy, Milking Age Cows Large Frame, Bedded Pack)

Average weight

1543 lb

Total utilization

100 %

Nutrient units

14.3 NU

Estimated livestock barn area

1800 ft²

Solid

46040 ft³, 45% DM

Heifers (48, Dairy, Heifers Large Frame, Deep Bedded)

Average weight

650 lb

Total utilization

100 %

Nutrient units

24 NU

Estimated livestock barn area

3360 ft²

Solid

47063 ft³, 40% DM

Milking (50, Dairy, Milking Age Cows Large Frame, 3 Row Free Stall)Average weight
1543 lbTotal utilization
100 %Nutrient units
71.4 NUEstimated livestock barn area
5250 ft²Liquid
285345 ft³, 9.1%
DM**Material 1 (Milking Centre Washwater)**Output material (liquid)
82207 ft³, 1 % DMNumber of milking livestock
50 (Dairy cows)Type of milking system
Robotic (water teat cleaning)**Storages****Storage Group 1 (Liquid , 1 Storage)**

Input materials

Manure Yard 1 (Runoff) , Material 1
(Liquid) , Milking (Liquid) , Manure Yard 2
(Runoff)Actual storage
capacity311 days (104537 ft³
)**New storage (Circular)**New/expanding
storage
YesNew/expanding transfer
system
YesEarthen walls or floor
NoCovered
NoHolds rainfall
Yes (100%)

Dimensions

- Average Depth: 12 ft
- Freeboard: 1 ft
- Diameter (y): 110 ft

Days of storage
311 daysTotal Capacity
104537 ft³Material Capacity
87431 ft³Rainfall Capacity
17106 ft³

Storage Group 2 (Solid , 3 Storages)**Input materials**Heifers (Solid) , Calves (Solid) , Dry Cows
(Solid)**Actual storage****capacity**

966 days (52800 ft³)

Bedded Pack (Rectangular)

New/expanding
storage
No

Earthen walls or floor
No

Covered
Yes

Dimensions

- Average Depth: 1 ft
- Wall Height (z): 2 ft
- Length (x): 80 ft
- Width (y): 20 ft

Days of storage
29 days

Total Capacity
1600 ft³

Material Capacity
1600 ft³

Rainfall Capacity
NA

Manure Yard 1 (Rectangular)

New/expanding
storage
No

Earthen walls or floor
No

Covered
No

Holds rainfall
No

Dimensions

- Average Depth: 4 ft
- Wall Height (z): 4 ft
- Length (x): 120 ft
- Width (y): 60 ft

Days of storage
527 days

Total Capacity
28800 ft³

Material Capacity
28800 ft³

Rainfall Capacity
NA

Runoff management
Runoff to liquid storage

Manure Yard 2 (Rectangular)

New/expanding
storage
No

Earthen walls or floor
No

Covered
No

Holds rainfall
No

Dimensions

- Average Depth: 4 ft
- Wall Height (z): 4 ft
- Length (x): 140 ft
- Width (y): 40 ft

Days of storage
410 days

Total Capacity
22400 ft³

Material Capacity
22400 ft³

Rainfall Capacity
NA

Runoff management
Runoff to liquid storage

Nutrient content & utilization



Storage Group 2 (Solid)

| | | |
|--|--|--|
| Input materials Storage Group 2 (Solid) | Material type Dairy | |
| Total amount (Solid, 5 years) 99820 <u>ft³</u> (42.5 % <u>DM</u>) | Yearly amount 19964 <u>ft³</u> /year (422 <u>ton</u> /year) | Transferred out (5 years) <u>NA</u> |
| Land applied (5 years) <u>NA</u> | Dry Matter (DM) 40.025 % | |

Storage Group 1 (Liquid)

| | | |
|---|--|--|
| Input materials Storage Group 1 (Liquid) | Material type Dairy | |
| Total amount (Liquid, 5 years) 614558 <u>ft³</u> (4.5 % <u>DM</u>) | Yearly amount 122912 <u>ft³</u> /year (765592 <u>gal</u> /year) | Transferred out (5 years) <u>NA</u> |
| Land applied (5 years) <u>NA</u> | Dry Matter (DM) 4.876 % | |

Flag summary

-  Engineering Required (New storage)
Engineering is required for this storage.
-  Engineering Required (New storage)
Engineering is required for this storage transfer system.

Farm unit declaration form and NMS/P signoff form

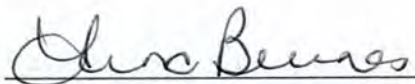
The undersigned declares that the information contained in this Nutrient Management Plan and/or Nutrient Management Strategy:

1. identifies the Farm Unit on which the operations to which this strategy or plan applies is carried out;
2. provides an accurate description of the Agricultural Operation;
3. has been completed in accordance with the Regulation, the Nutrient Management Protocol and the Sampling and Analysis Protocol;
4. contains a contingency plan consistent with the Nutrient Management Protocol, part 12; and
5. is complete.

Signatures

Tina Beirnes (AOSPD21765)

Plan preparer



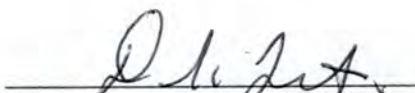
Signature

Aug 11/25

Date (mmm-dd-yyyy)

Dirk Zyta

Operator of the agricultural operation



Signature

Aug 11/25

Date (mmm-dd-yyyy)

Notice

Information collected for the NMS/P is about your farm business and is collected under the Nutrient Management Act, S.O. 2002, c.4, as amended and its regulations. It will be to identify the operation as subject to provisions under the Nutrient Management Act. The information may be shared with other ministries, municipalities and external experts for the purposes of approval, administration of the program, inspection and enforcement. Information from this form may be made available for program or policy evaluation and research related to nutrient management, environmental management or agricultural issues. Under the Nutrient Management Act this document may be made available in a public registry. All information may be subject to disclosure under the Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.F.31 and may be made available on request.

Questions about this collection should be directed to the Manager, Approvals, Certification and Licensing, Environmental Management Branch, Ministry of Agriculture, Food and Agribusiness, [1 Stone Road West, Guelph ON N1G 4Y2](#), Email: NutrientManagement.ONeSourceForms@ontario.ca.

Appendix A (NMS Approvals Submission)

Please provide the following documents in the same order as listed:

1. Overview of the Operation

Please provide a description of the operation including the following:

- a. Reason for submission (expanding operation, new operation, planned changes).
- b. Type and size of the operation.
- c. Overview of livestock/poultry facilities and practices that impact nutrient management, e.g. all in/all out; feed additives used.
- d. Prescribed material produced or received including all Non-Agricultural Source Material (NASM).
- e. Overview of cropping and management practices.

2. Farmstead Sketch (attach sketch and label clearly)

Farmstead Sketch (The farmstead sketch(s) may be an aerial photo, computer generated or hand drawn and must include/address the following items, either by including them on the sketch, or indicating on the sketch that they do not exist. Sketch should be readable and include north arrow)

- a. Location of generation facilities and storage(s):
 - i. Permanent, temporary and proposed generating facilities
 - ii. Permanent, temporary and proposed storage facilities and sites
 - iii. Dimensions of all generating and storage facilities and sites
- b. Distance from sensitive features to the nearest permanent nutrient storage/generating facility, including:
 - i. Known wells (includes gas, oil, test and water wells)
 - ii. Municipal wells
 - iii. Tile inlets
 - iv. Surface water (as defined in Part I of O.Reg. 267/03)
- c. For nutrient storages within 50 m of surface water, show a Flow Path of at least 50 m to surface water or tile inlet.

Nutrient Management Strategy (NMS)

Overview of the Operation

Name of Operation: Advon Farms Ltd

Operator Contact Name and Information: Dirk Zyta, 6439 Line 71 Atwood, ON N0G 1B0

1. Reason for submission:

Dirk is planning to build a new manure tank on farm.

2a. Type and size of the operation:

Currently on site Dirk is milking 50 cattle plus replacements on farm in a robot set up. The milking cows, dry cows and some heifers are in the main barn and the rest of the heifers and calves are in the other 2 barns on site. The manure on site goes into the existing yards. With the dairy manure Dirk is finding that he needs some runoff control from the manure yards to keep things cleaner and to use the manure on the fields. He will plan to use the skid steer daily to move manure from the yards up over the side of the new tank. Livestock housing is within recommendations.

2b. Is the constructed barn area more than 20% larger than the barn area estimated by AgriSuite? ☐ Yes ☒ No

If "Yes" explain what the extra space is used for or provide a barn layout.

3a. Overview of livestock/poultry facilities and practices that impact nutrient management:

This is a robot milking barn. The wash water that is produced will be directed to the new tank. This is a sand bedded barn for the milking and dry cows. The existing catch basin collects rainwater off the milk house/robot room roof. The natural slop of the land has the water flowing away from the catch basin from the rest of the barn and also the manure storage.

3b. Previous NMS Approvals for the Farm Unit ☐ Yes ☒ No

If "Yes" provide the most recent NMS identifier. _____

If applicable, provide details on any changes in construction from that proposed in the previous NMS and confirm that the information regarding existing animal housing and nutrient storages included in this current submission has been verified.

Nutrient Management Strategy (NMS)

Overview of the Operation

Page 2

4. Prescribed material produced and received:

Is NASM applied to the farm unit? ☐ Yes ☒ No

If "yes," include the NASM Plan ID and confirm that the NASM Plan has been updated to be consistent with this NMS:

5. Overview of cropping and manure management practices:

Dirk uses a 3 year haylage and 3 year corn silage rotation on the farm. Manure is applied mostly in the fall at about 12-15 ton per acre and 5000 gal per acre. There will also be liquid applied after some cuts of hay at about 2500 gal per acre. There is additional fertilizer applied as soil samples see fit. There is 95 acres available for manure application.

6. Explain ALL flags shown in the NMAN printout.

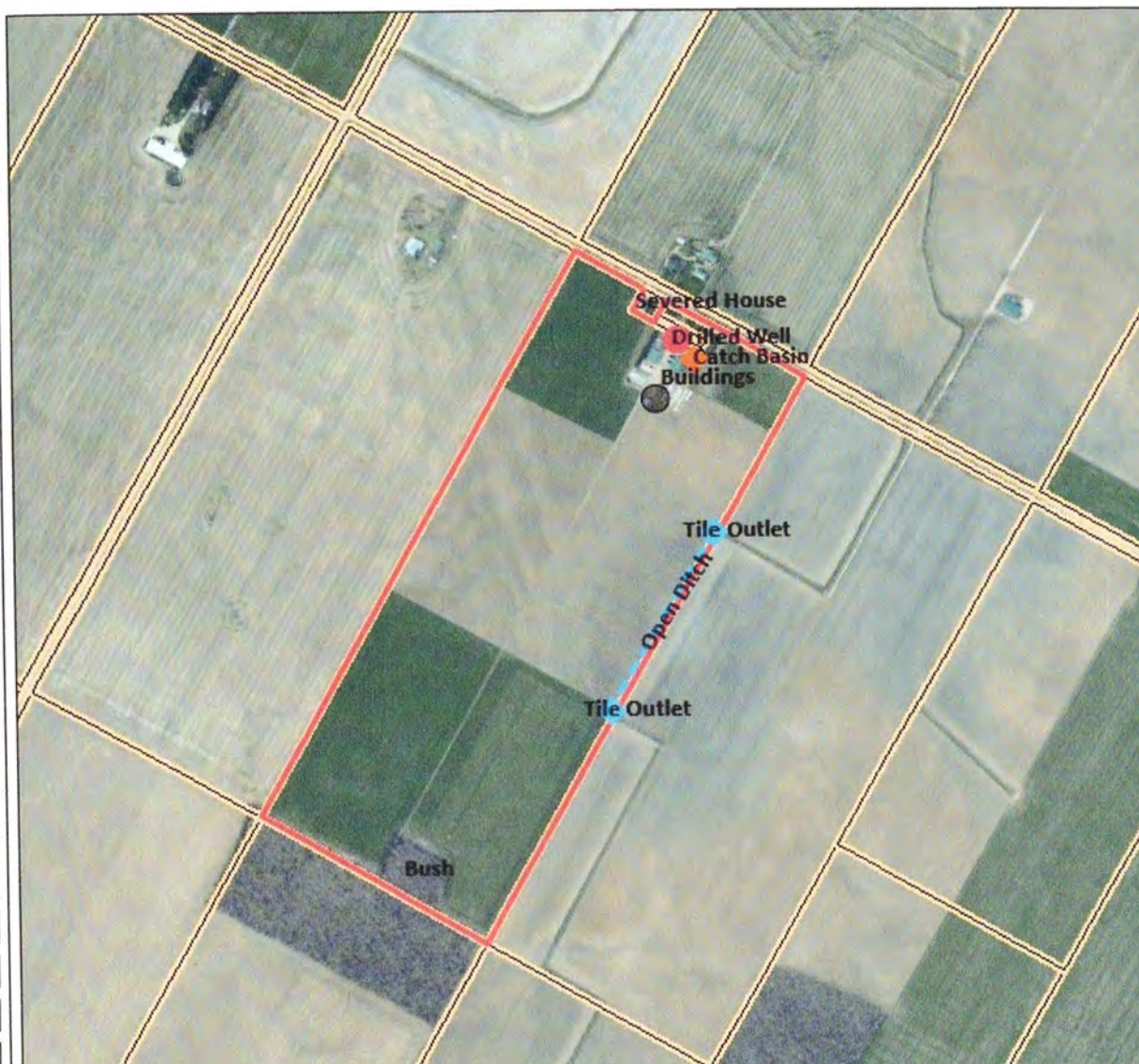
Engineers requirement form is included in the strategy.

7. Contingency Planning

A contingency plan has been created for the operation? ☒ Yes

Field Sketch - Farm Unit Sketch

| | |
|---|---|
| Farm & Field Name | Home Farm |
| 911 Location | 6439 Line 71 Atwood |
| Upper Tier Municipality | COUNTY OF PERTH |
| Lower Tier Municipality | MUNICIPALITY OF NORTH PERTH |
| Geotownship | ELMA |
| Roll Number | 31403600040790000000 |
| Lot | LOT 7 |
| Concession | CON 12 |
| Notes | No NASM applied to farm unit --- 10' setback from top of bank for nutrient application |
| Site Assessment Performed By | |
| Site Assessment Date | |
| Is the field tile drained | Yes |
| Tile inlets | Yes |
| Tile outlets | Yes |
| Surface water | Yes |
| Drilled wells | Yes |
| Other wells | No |
| Municipal wells | No |
| Areas where soil depth is < 30cm | No |
| Rock outcrops | No |
| Areas subject to ponding | No |
| Location of non-agricultural land uses | No |



0 0.5 km



N

Ontario



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THIS IS NOT A PLAN OF SURVEY.

Map Created : 8/7/2025

Map Center: 43°52'29" N, -81.07945 W

Farmstead Sketch - Farmstead Sketch and Building Dimensions

| | |
|--------------------------------|---|
| Farm Name | Home Farm |
| 911 Location | 6439 Line 71 Atwood |
| Upper Tier Municipality | COUNTY OF PERTH |
| Lower Tier Municipality | MUNICIPALITY OF NORTH PERTH |
| Geotownship | ELMA |
| Roll Number | 31403600040790000000 |
| Lot | CON 12 |
| Concession | LOT 7 |
| Notes | No NASM applied to farm unit Natural flow is away from catch basin |
| Drilled Wells | Yes |
| Other Wells | None within regulated distance of nutrient storage |
| Municipal Wells | None within regulated distance of nutrient storage |
| Surface Water | None within regulated distance of nutrient storage |
| Tile Inlets | Yes |



0 0.1 km



Ontario

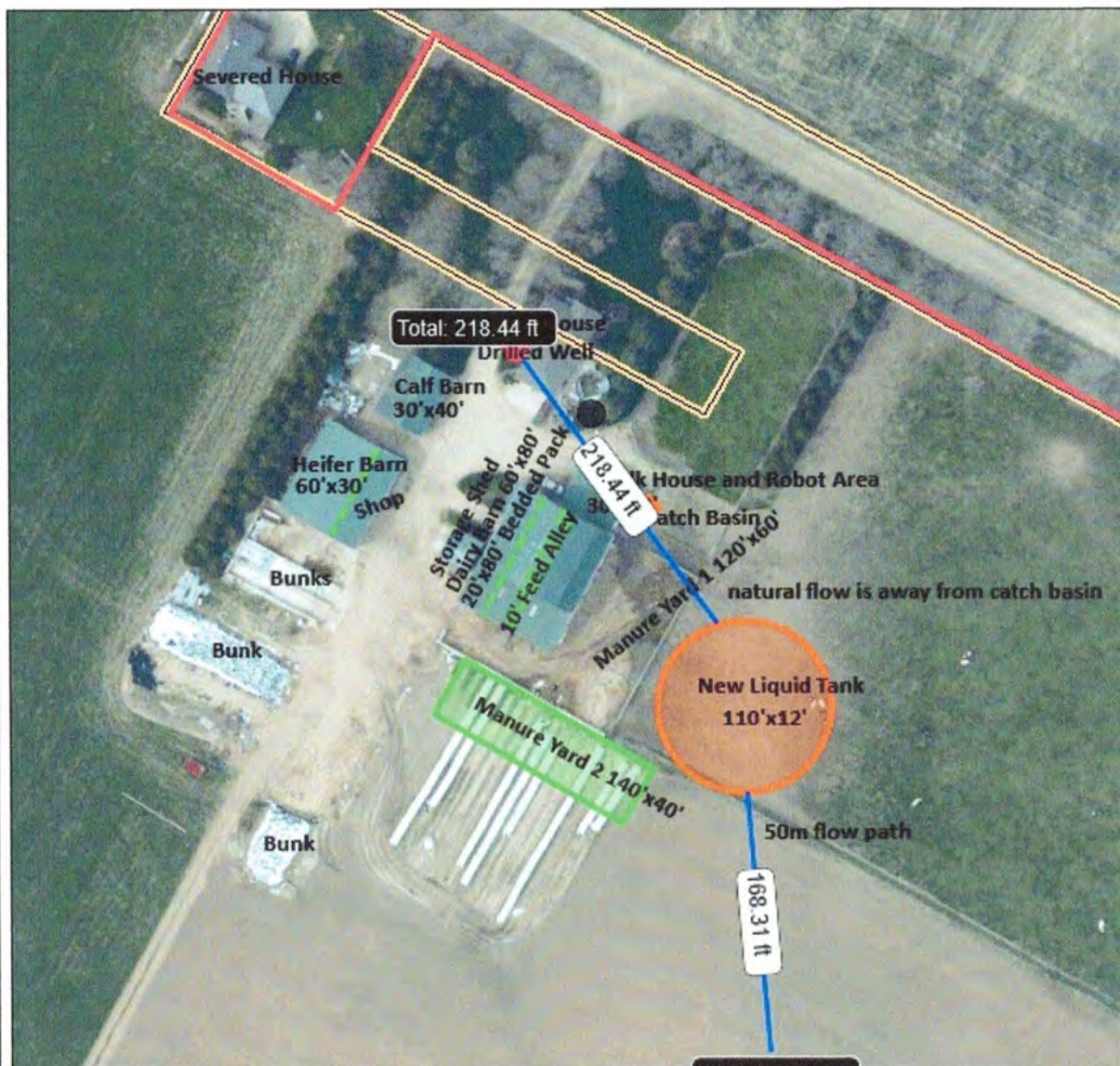
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Map Created : 8/8/2025

Map Center: 43.65534 N, -81.07744 W

Farmstead Sketch - Distance Map

| | |
|--------------------------------|---|
| Farm Name | Home Farm |
| 911 Location | 6439 Line 71 Atwood |
| Upper Tier Municipality | COUNTY OF PERTH |
| Lower Tier Municipality | MUNICIPALITY OF NORTH PERTH |
| Geotownship | ELMA |
| Roll Number | 31403600040790000000 |
| Lot | CON 12 |
| Concession | LOT 7 |
| Notes | No NASM applied to farm unit Natural flow is away from catch basin |
| Drilled Wells | Yes |
| Other Wells | None within regulated distance of nutrient storage |
| Municipal Wells | None within regulated distance of nutrient storage |
| Surface Water | None within regulated distance of nutrient storage |
| Tile Inlets | Yes |



0 0.1 km



Ontario

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Map Created : 8/8/2025

Map Center: 43.6545 N, -81.07747 W

Section 1 – Project Information

Project Name

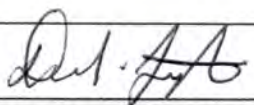
Advon Farms Ltd. - New Liquid Tank

Project Mailing Address

| | | | | |
|-------------------|------------|-------------|-------------|-------------|
| Unit No. | Street No. | Street Name | Rural Route | PO Box |
| | 6439 | Line 71 | | |
| City/Town/Village | | | Province | Postal Code |
| Atwood | | | Ontario | N0G 1B0 |

Section 2 – Applicant Declaration
Declaration

This is to certify that I, as the Applicant, understand that under the *Nutrient Management Act, 2002* and Ontario Regulation 267/03, as amended, I am required to retain professional engineering services for design and general review of certain projects and situations. I also understand that it is my responsibility to submit a completed **Engineer's Commitment Certificate** signed and dated by the Professional Engineer(s) who will provide design and general review of the project components identified on this form. The Engineer's Commitment Certificate will be submitted to the Chief Building Official at the local building authority as part of my building permit application for the related project.

| | |
|---|----------------------|
| Applicant Last Name | Applicant First Name |
| Zyta | Dirk |
| Applicant Signature | Date (yyyy/mm/dd) |
|  | Aug 11/25 |

Section 3 – Project Components Information

| Project Components Requiring Engineering All in accordance with Ontario Regulation 267/03, as amended, and all applicable law. | Design/General Review Required | |
|---|---|---|
| A. Site Characterization performed by a Professional Engineer or Geoscientist* Sub-surface information, soil properties, water table and bedrock location. *Geoscientist retained to perform a Site Characterization evaluation must be a member of the Association of Professional Geoscientists of Ontario. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| B. Synthetic or Compacted Soil Liner. Design details, including details of site review and testing where applicable. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| C. Earthen Storage Facilities Siting, design and construction of a permanent nutrient storage facility made of earth, including details for any embankment penetrations to accept transfer system piping and to prevent leakage at those locations. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| D. Liquid Storage Facilities Siting, design and construction of a permanent liquid nutrient storage facility. Includes wall openings where transfer piping penetrates permanent liquid nutrient storage, sump or holding pit, where nutrient leakage could occur. All such openings shall include provision for flexible watertight gasket or membrane to prevent leakage, and design details shall be included with the structural drawings. Liner – Unless a designer has been identified in Part B, then the following applies. If the site characterization report either specifies a liner or reveals a soil condition that requires a liner be used, the structural engineer designing the storage is responsible for incorporating a liner in the design drawings and specifications, and for site review of same. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| E. Transfer Systems Design and construction to include all piping, connections and associated fittings/couplings to prevent leakage of liquid nutrients transferred to a permanent liquid storage. Flush systems are considered transfer systems. Coordinate with structural engineer regarding wall penetrations for transfer system piping and fittings that prevent leakage at the connection. Commercial pump systems: If the design of transfer system piping – type, size, operating pressure and gasketed connections – is clearly described in the pump manufacturer's installation guide and specification, then only site review of construction is required. Note: Design of wall openings in nutrient storages, sumps and holding pits to accept transfer system piping shall be designed by a qualified professional engineer. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

| | | |
|---|------------------------------|---|
| F. Solid Storage Facilities Siting, design and construction of a permanent solid nutrient storage facility. Note: If a solid storage is to hold rainfall or any other liquid (excluding milkhouse washwater that meets the requirements of s.61.5 of the Regulation), it must be designed as a liquid storage (see Liquid Storage Facilities). Note: The structural engineer designing the storage must ensure a runoff management system is included as part of the storage design, and is in place. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| G. Vegetative Filter Strip System (VFSS) Siting, design and construction. Reference OMAFRA publication 826 for design details. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| H. Facilities for the Storage of Off-Farm Anaerobic Digestion Material Siting, design and construction for storage facilities. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| I. Regulated Mixed Anaerobic Digestion System Siting, design and construction for digester construction and operation. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| J. Further Treatment System for Off-Farm Anaerobic Digestion Materials Siting, design and construction of further treatment systems. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| K. Design of Facility to Reduce Total Volatile Solids by at least 50 per cent If digester operation has less than 20 day average AD treatment time. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| L. Design of Facility to Reduce Total Volatile Solids by at least 50 per cent If digester is operated at less than 35 degrees Celsius. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| M. Minimization of Odour Emissions For facilities accepting off-farm materials from Schedule 2, or facilities storing OC1 or OC2 Non-Agricultural Source Materials. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Appendix B (Other Information)

Please include any other information that pertains to the Nutrient Management Strategy that is not part of the AgriSuite printout or Appendix A.

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MUNICIPALITY OF NORTH PERTH

2026 COMMITTEE OF ADJUSTMENT HEARING SCHEDULE

| Submission Deadline by 4:00 p.m. | Hearing Date | Sign Posting Deadline By Applicant | Last Date to Appeal Decision |
|---|---------------------|---|-------------------------------------|
| December 21, 2025 | January 20, 2026 | January 10, 2026 | February 9, 2026 |
| January 4, 2026 | February 3, 2026 | January 24, 2026 | February 23, 2026 |
| January 25, 2026 | February 24, 2026 | February 14, 2026 | March 16, 2026 |
| February 1, 2026 | March 3, 2026 | February 21, 2026 | March 23, 2026 |
| February 15, 2026 | March 17, 2026 | March 7, 2026 | April 6, 2026 |
| March 15, 2026 | April 14, 2026 | April 4, 2026 | May 4, 2026 |
| March 29, 2026 | April 28, 2026 | April 18, 2026 | May 18, 2026 |
| April 26, 2026 | May 26, 2026 | May 16, 2026 | June 15, 2026 |
| May 17, 2026 | June 16, 2026 | June 6, 2026 | July 6, 2026 |
| June 14, 2026 | July 14, 2026 | July 4, 2026 | August 3, 2026 |
| July 19, 2026 | August 18, 2026 | August 8, 2026 | September 7, 2026 |
| August 16, 2026 | September 15, 2026 | September 5, 2026 | October 5, 2026 |
| August 30, 2026 | September 29, 2026 | September 19, 2026 | October 19, 2026 |
| September 27, 2026 | October 27, 2026 | October 17, 2026 | November 16, 2026 |
| October 11, 2026 | November 10, 2026 | October 31, 2026 | November 30, 2026 |
| October 25, 2026 | November 24, 2026 | November 14, 2026 | December 14, 2026 |
| November 16, 2026 | December 16, 2026 | December 6, 2026 | January 5, 2027 |

All Committee of Adjustment Hearings are held at the North Perth Administration Office, 330 Wallace Ave. N. Listowel starting at 7 p.m. unless otherwise posted. In the event the Municipality does not receive any applications, the meeting will be cancelled. Meeting dates and locations may be changed if required. Submission dates are subject to change.