

DISCUSSION

The purpose of this attached report is to present a clear image of the current state of bylaw enforcement on the owners' properties. The attached report provides an overview aerial map of the section of properties owned and a close-up map of the farm operation. The maps are marked to show the location each separate instance of construction completed without a permit. Inclusive you will find individual comparisons the outstanding construction that is present on these properties.

While there have been many permits that have achieved compliance on this section of properties the applications were plagued by site plans that were incomplete, inconsistent, and often missing whole and or multiple buildings (this includes the current application). Please note that all the barns at this site are connected by breezeway – these building connections are not present on any of the previously submitted and active and or completed building permit plans.

Bylaw Enforcement file on the first of these properties began in 1997 when a the previous 1970's mobile home was removed and replaced with a new unit without a building permit. As of todays date there is listed 9 separate instances of construction without permits present by this owner. This construction is present on 4 separate property parcels, but is almost all present in and around the main farm operation.

Page 1 – Farm Operation Site Map

Page 2 – Page 12 – Individual comparisons of construction without Permits.

Page 13 - Site plan submitted for current DVP Application (DVP01530)

Page 14 – Page 24 - Section Map showing entire section of owned properties.



Farm Site MAP



1. 1997 – Mobile Home placed without Permit
2. 2009 - Manure Pit across property lines
3. 2010-2012 - Barn Addition
4. 2019-2025 Extension and change rear Bunker
5. 2017 – Barn Addition
6. 2014 - Garage addition - Hawkins Pickle Road lot at property line
7. 2016-2017 - Lock block bunker
8. 2016-2017 - Rear Barn addition
9. 2022-2025 - New Lock Block Bunker

Note: All Barns are connected by breezeways – not on permit plans.

- Indicates ISSUED Permit with construction past inspection.
- 10. Dairy Barn - Expired October Permit (October 2020)
Last Inspection: Framing - January 2019.
- 11. Commodity Shed – Last Inspection: Siting – May 2026

ITEM 1
1997 – Mobile Home placed without Permit
9518 Catherwood

Building Permit Records

1. (BP00642 - D3604) – Expired (2008-2008)
2. (BP014437 – Demolition Expired Sept. 2020)

Inspection Photo – 2014



Inspection Photo - 2025

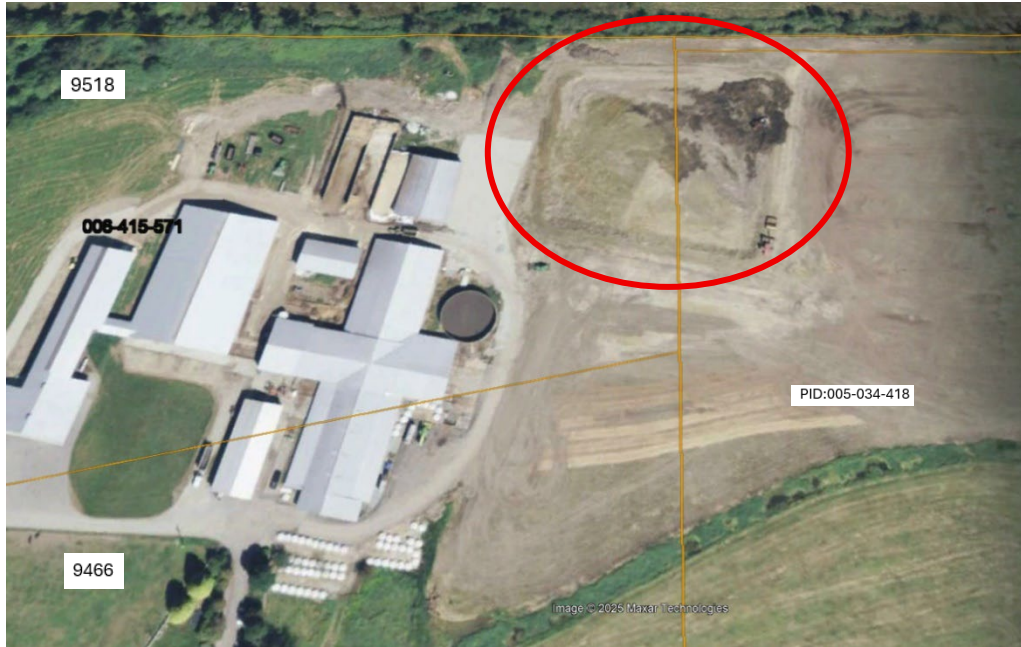


ITEM 2 -

2008-2009 Manure Pit construction Comparison- Over property lines
9518 Catherwood & Hawkins Pickle (No Civic) PID: 005-034-418

August 2008 Google Earth Aerial Image

Notes: Can begin to see start of groundwork



2009 FVRD GIS AERIAL MAP

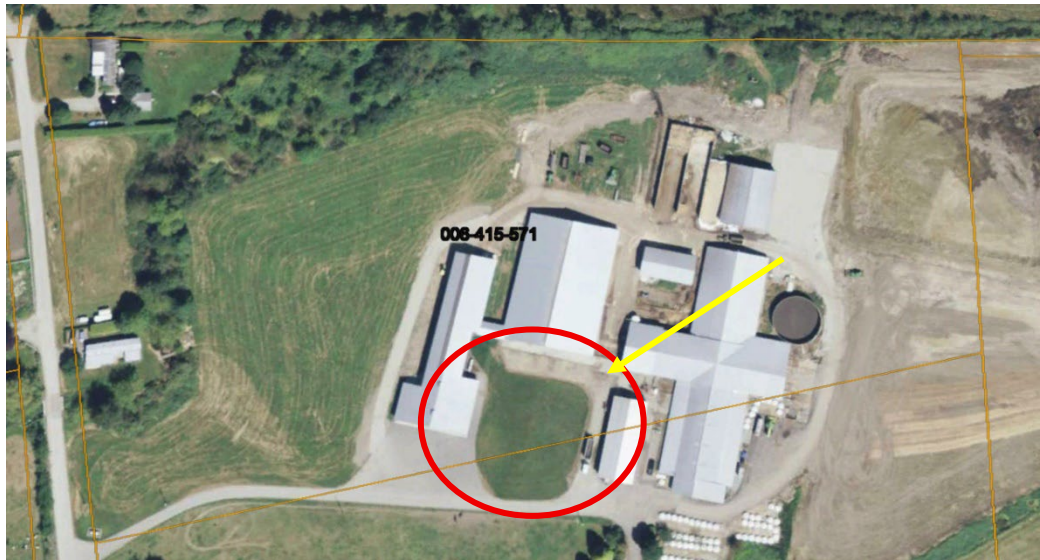
Notes: Manure pit fully constructed



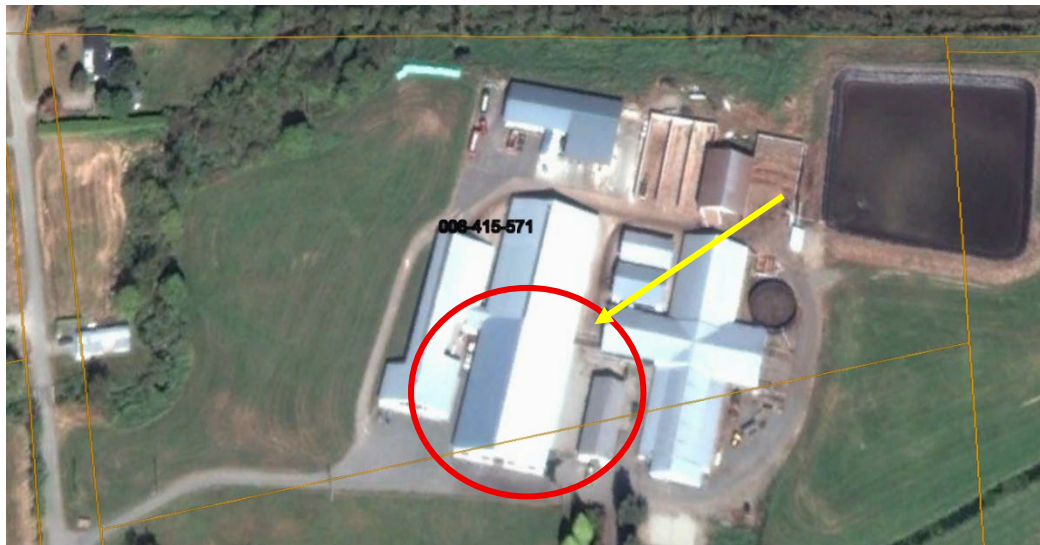
2025 Site Inspection Photo

ITEM 3
2010 - 2012 Front Barn Addition over property lines
9518 Catherwood Road

August 2008 Google Earth Aerial Image



Sept. 2012 Google Earth Aerial Image



2020 Site Inspection Photo



ITEM 4
2019-2025 Extension and change Rear Bunkers

Sept. 2012 Google Earth Aerial Image



JUNE 2019 Google Earth Aerial Image



March 2021 – Google Earth Aerial Image



JULY 2025 – Google Earth Aerial Image

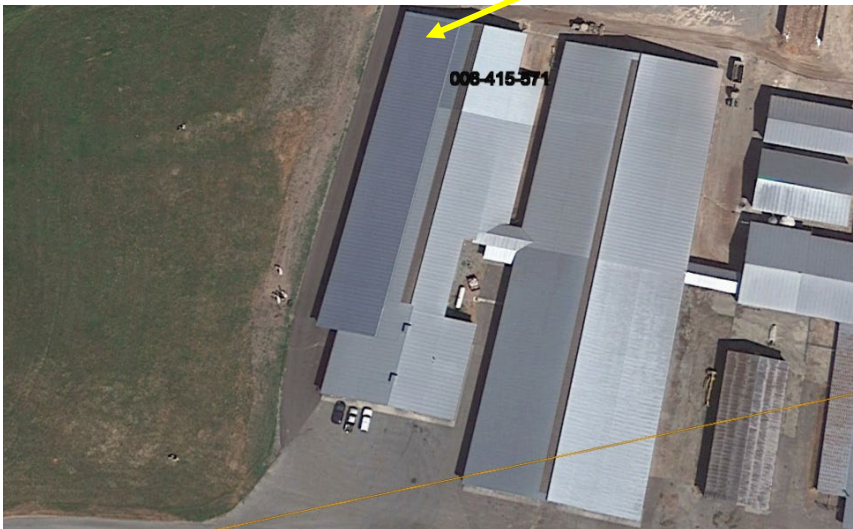


ITEM 5
2017 Barn Addition

2016 Google Earth Aerial Image



2017 Google Earth Aerial Image



2025 Site Inspection Photo



ITEM 6
Attached Garage Addition with bonus room above
38083 Hawkins Pickle Road

Building Permit Records

1. 2006-2007 (BP011092 – Single Family Dwelling Construction) - Completed ✓
2. 2014 – 2018 (BP013254 – Addition on garage) – Cancelled, Incomplete Application
3. 2018 – 2022 (BP014428 - Garage Addition) – Expired, Incomplete Application

JULY 2009 – Google Street View



Note: Original SFD construction had a one double bay attached garage.

2019 BEO Site Inspection Photo



Note: Second single garage bay with space above added to East side of original structure.

ITEM 6
Attached Garage Addition with bonus room above
38083 Hawkins Pickle Road

JULY 2014 Google Earth Aerial Image



JULY 2015 Google Earth Aerial Image



June 2021 Google Earth Aerial Image



JULY 2025 Google Earth Aerial Image



ITEM 7
NEW Lock Block Bunker

August 2016 Google Earth Aerial Image



2025 Site Inspection Photos



July 2017 – Google Earth Aerial Image



ITEM 8
2016 – 2017 Rear Barn Addition

August 2016 Google Earth Aerial Image



July 2017 Google Earth Aerial Image



2025 Site Inspection Photo



ITEM 9
NEW Structure in 2025 Aerial
New Lock Block Bunker Across 2 Property Lines

July 2018 Google Earth Aerial Image



March 2021

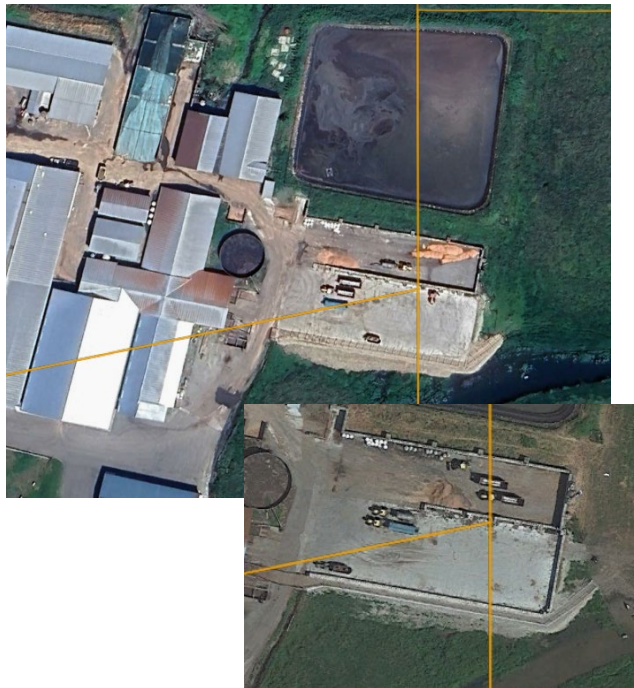


Note: 2025 Change in Orientation

JULY 2021 Google Earth Aerial Image



JUNE 2022



JULY 2025

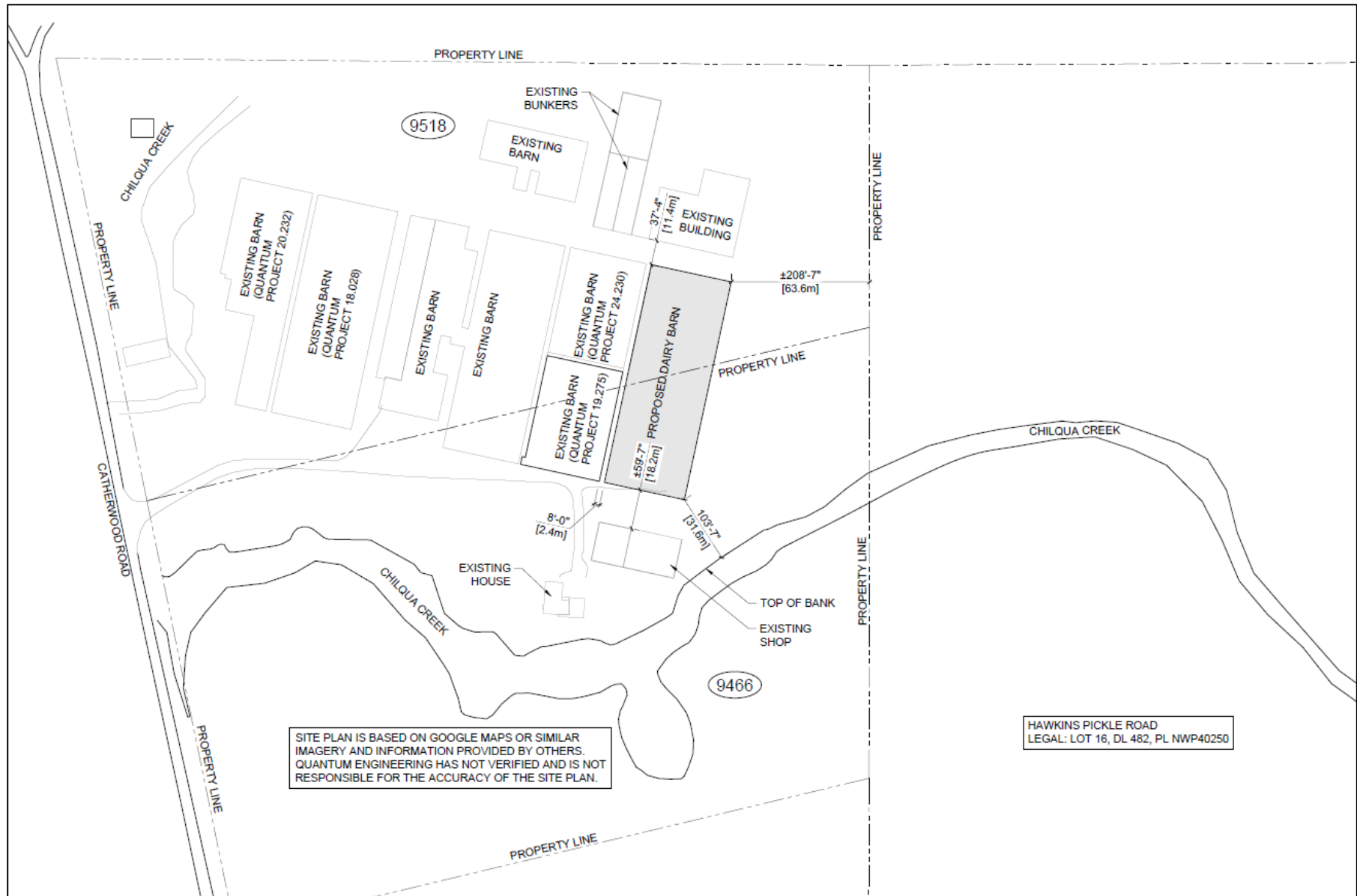


ITEM 9
NEW Structure in 2025 Aerial
New Lock Block Bunker Across 2 Property Lines

2025 Site Inspection Photos



Site plan from 2025 DVP application (DVP01530 – Current Application)



Structures Not Included on Site plan:

- Manure Pit across property lines
- Rear Lock Block Bunker
- Commodity Shed
- New 2025 Lock Block Bunker
- Some of the barn connections

AERIAL IMAGE COMPARISON
Vandeburg Farms – Whole Section of Properties

August 2008 Google Earth Aerial Image



1997 – MH with addition Placed without a Permit
MH Records

1. (BP00642 - D3604) – Expired (2008-2008)
2. (BP014437 – Demolition Expired Sept. 2020)

AERIAL IMAGE COMPARISON
Vandeburg Farms – Whole Section of Properties

2009 FVRD GIS AERIAL MAP



2008-2009 (Construction of manure Pit)

AERIAL IMAGE COMPARISON
Vandeburg Farms – Whole Section of Properties

February 2012 Google Earth Aerial Image



Extension of third Bunker at rear

Barn Addition to the South

AERIAL IMAGE COMPARISON
Vandeburg Farms – Whole Section of Properties

July 2014 Google Earth Aerial Image



AERIAL IMAGE COMPARISON
Vandeburg Farms – Whole Section of Properties

February 2015 Google Earth Aerial



2014-2015 – 38083 Hawkins Pickle Road – Garage Addition (Second bay with room above added to East side of attached garage)

1. BP013254 (App: Oct 21, 2014) – July 2018 - Cancelled Incomplete App).
2. BP014428 (Application: Aug 2018 – Nov. 2022 - Expired – Incomplete App.)

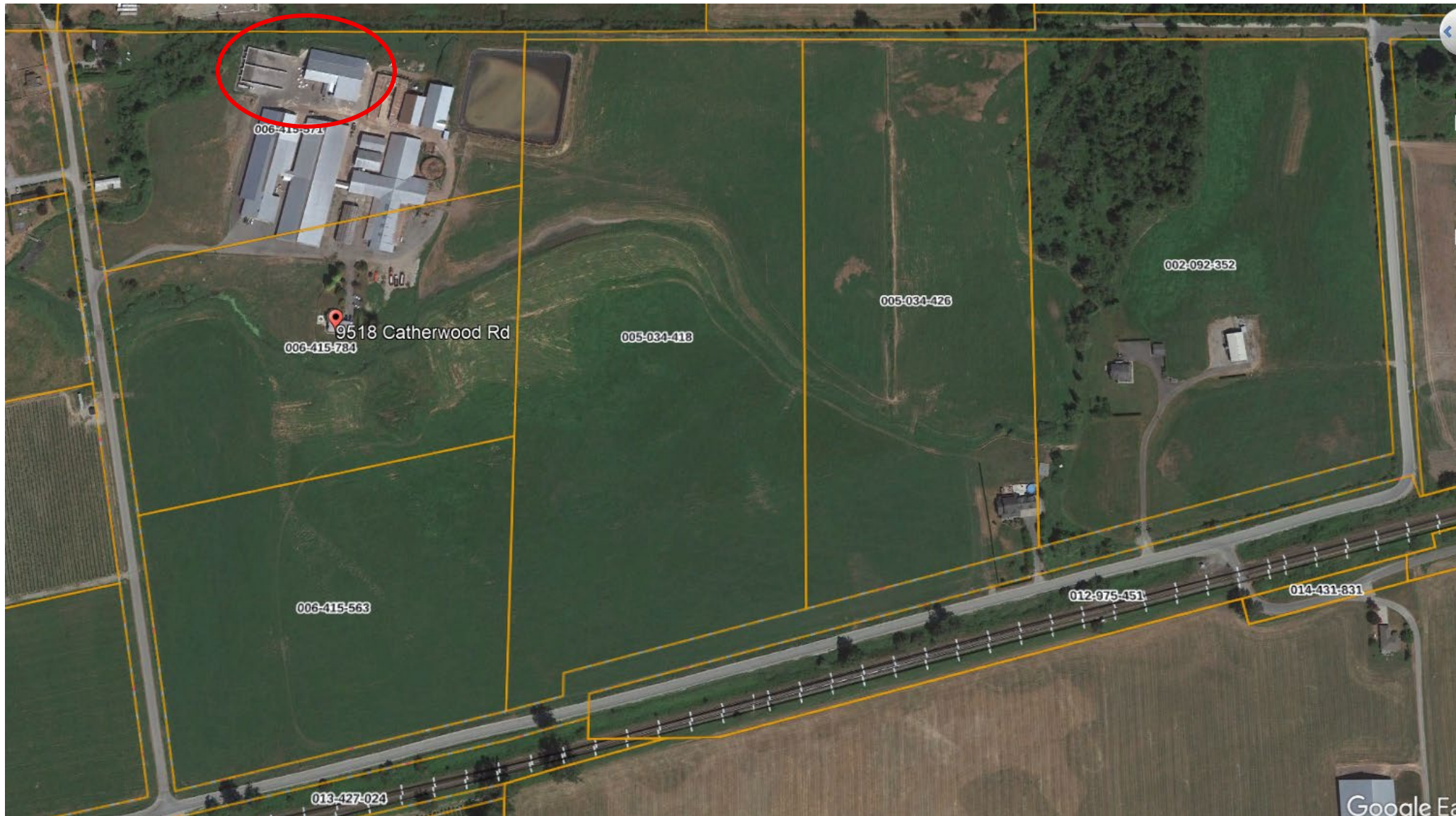
AERIAL IMAGE COMPARISON
Vandeburg Farms – Whole Section of Properties

February 2016 Google Earth Aerial Image



AERIAL IMAGE COMPARISON
Vandeburg Farms – Whole Section of Properties

JULY 2017 Google Earth Aerial



NEW Lock Block Bunker

Addition to Rear of Existing Barn

AERIAL IMAGE COMPARISON
Vandeburg Farms – Whole Section of Properties

JUNE 2019 – Google Earth Aerial Image



Single structure base

AERIAL IMAGE COMPARISON
Vandeburg Farms – Whole Section of Properties

JUNE 2021 Google Earth Aerial Image



South addition work to single structure

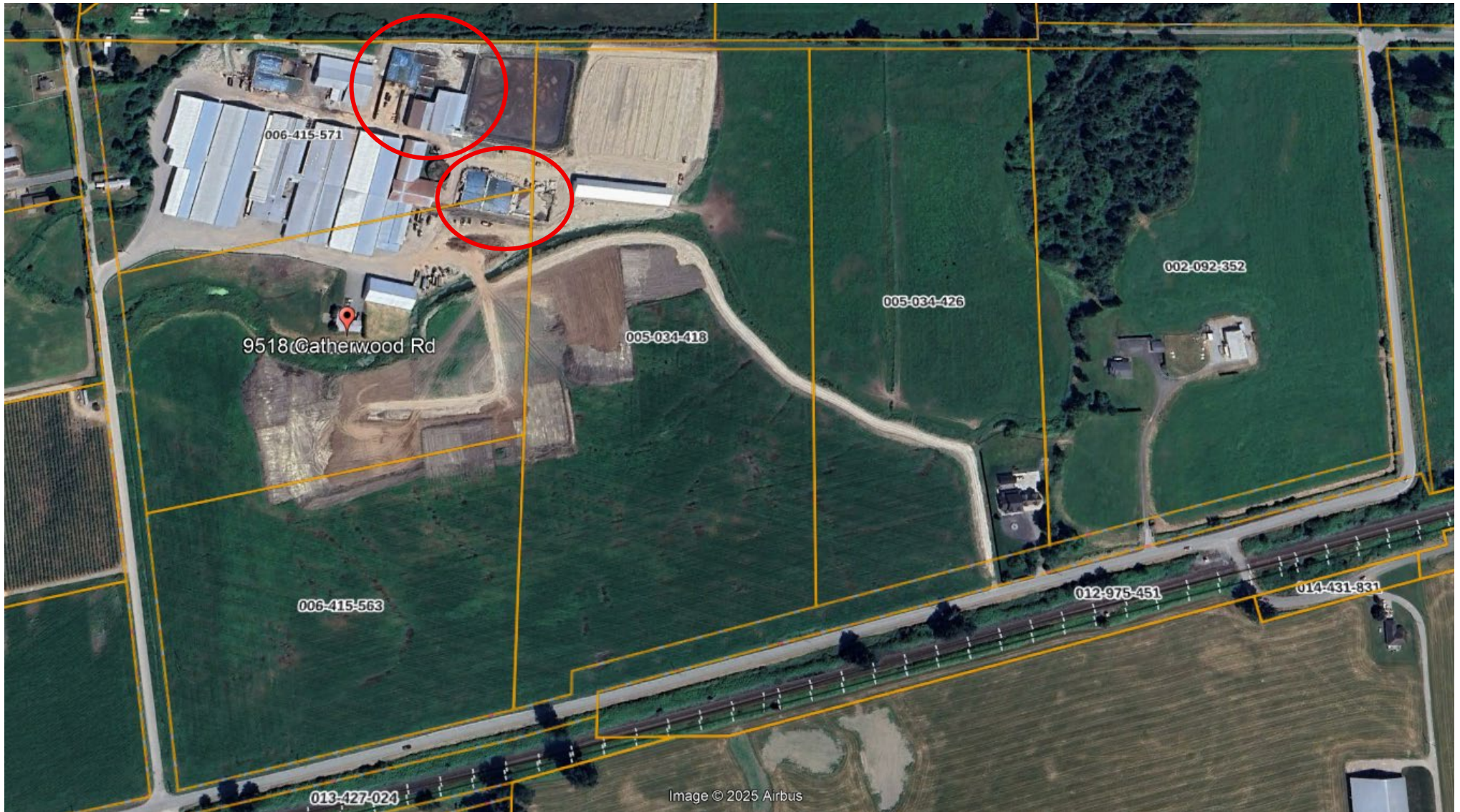
AERIAL IMAGE COMPARISON
Vandeburgt Farms – Whole Section of Properties

2022 Google Earth Aerial Image



AERIAL IMAGE COMPARISON
Vandeburg Farms – Whole Section of Properties

JULY 2025 Google Earth Aerial Image



NEW Large Lock Block Bunker

Extension and change to Bunker at rear