

For Office Use Only:

File Number	<u>ANR 2018042</u>	Application Fee	<u>\$1406</u>
Related File Number	<u> </u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u>Mar 1/18</u>	OSSD Form Provided	<u>new being installed</u>
Application Submitted	<u>Mar 1/18</u>	Planner	<u>Alisha</u>
Complete Application	<u>Mar 8/18</u>	Public Notice Sign	<u> </u>

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 542 040 07300

A. Applicant Information

Name of Owner Van Deelen Farms Ltd.

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 11065 East Quarter Line Rd
Town and Postal Code R.R. #3 Langton NOE 1A0
Phone Number 519 875 4100
Cell Number
Email vandeelen1@xplornet.com

Name of Applicant Van Deelen Farms Ltd.
Address 11065 East Quarter Line Rd.
Town and Postal Code R.R. #3 Langton NOE 1A0
Phone Number 519 875 4100
Cell Number
Email vandeelen1@xplornet.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Jasper Vanderbas

515760 11th Line

R2#3 Woodstock

519 462 2866

519 533 3202

jvanderbas@xplornet.com

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

☐ Owner

☒ Agent

☐ Applicant

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

CIBC Tillsonburg

B. Location, Legal Description and Property Information

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

North Walsingham Con 9 Pt. Lot 17, 18
RP 37R3818 Pt. 1

Municipal Civic Address: 11005 East Quarter Line

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

Present Zoning: A, HL

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

hog barns, residential

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

residential dwelling, barns

5. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

proposed barn addition

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒
If yes, identify and provide details of the building:

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

barns 1997, house 100 yrs +/-

9. Existing use of abutting properties:

residential, agricultural

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

5

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):

relief from 3.17 - 45 m from required
MDS setback

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

By-law:

required expansion cannot be located elsewhere
on the barn.

4. Description of land intended to be severed in metric units:

Frontage:	_____
Depth:	_____
Width:	_____
Lot Area:	_____
Present Use:	_____
Proposed Use:	_____
Proposed final lot size (if boundary adjustment):	_____



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

Description of land intended to be retained in metric units:

Frontage: _____
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

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

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

personal knowledge

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

J

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

JV

Sewage treatment plant or waste stabilization plant

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

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

Industrial or commercial use (specify the use(s))

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

[Handwritten signature]

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water ☐ Communal wells
☒ Individual wells ☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers ☐ Open ditches
☒ Other (describe below) ☐

natural drainage

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

East Quarter Line Road

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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

[Handwritten signature]

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

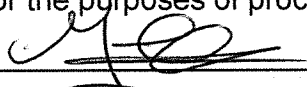
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.



Owner/Applicant/Agent Signature

2018/03/01

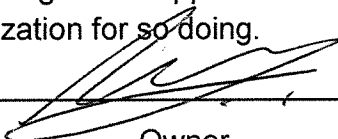
Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Wynald Van Deelen am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Jasper Vanderbaas to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

2018/03/01

Date

Owner

Date

K. Declaration

I, Jasper Vanderbaas of Woodstock

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

185 Robinson St.

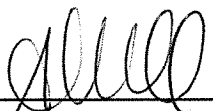


Owner/Applicant/Agent Signature

In Simcoe, ON

This 1st day of March

A.D., 20 18



A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019.



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 1665 East Quarterline Road

Legal Description: NWAL Con 9 lot 18

Roll Number: 331054204007300

Application #:

Information Origins: MDS provided by Jasper Vanderbas for addition to existing pig barn

*additional distance
requested - just in
case*

Agricultural Zone (A)

Minimum Distance Separation	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Application Prepared By:		239	45	
3.17 MDS Requirement	284	250.00	34	m
Minimum Lot Size	5.00		N/A	ha
Comments				


addition to barn does not meet minimum distance set back to dwelling
located at 1659 East Quarterline Road

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Roxanne Koot

I have read and understand the above.


Signature of owner or authorized agent

2018/03/06
date


Signature of Zoning Administrator

Mar 5/2018
date

AS PER: Fritz R. Enzlin, CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County



Zoning Deficiency

Simcoe: St.
Simcoe, ON
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3.17 MDS Requirement	284	250.00	34	m
Minimum Lot Size	5.00		N/A	ha
Comments	addition to barn does not meet minimum distance set back to dwelling located at 1659 East Quarterline Road			

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Prepared By:

Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

date

Signature of Zoning Administrator

Mar 5 / 2018

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

Minimum Distance Separation II

Worksheet 1
Prepared By: Jasper Vanderbas


Description:

Application Date: Thursday, March 1, 2018

Municipal File Number:

Applicant Contact Information
Not Specified

Location of Subject Livestock Facilities
County of Norfolk
WALSINGHAM, Concession: 9, Lot: 17

Roll Number: 3310 

Calculation Name: **Farm 1**

Description:

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Liquid	Swine, Sows with litter, dry sows/boars	600	171.4	470	134.3	14,100 ft ²
Liquid	Swine, Sows with litter, dry sows/boars	0	0.0	130	37.1	3,900 ft ²
Liquid	Swine, Weaners (7 - 27 kg)	1,300	65.0	1,300	65.0	5,590 ft ²
Liquid	Swine, Feeders (27 - 136 kg), Full Slats	4,050	771.4	4,050	771.4	41,718 ft ²

Manure Storage: V5. Liquid, inside, underneath slatted floor

Existing design capacity (NU): 1,007.9

Design capacity after alteration (NU): 1,007.9

Factor A (Odour Potential) 1.0 X Factor B (Size) 708.81 X Factor C (Orderly Expansion) 0.5000 X Factor D (Manure Type) 0.8 = Building Base Distance 'F' (minimum distance from livestock barn) **284 m (930 ft)**

Storage Base Distance 'S' (minimum distance from manure storage) **284 m (930 ft)**

MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	284 m 930 ft	TBD	284 m 930 ft	TBD
Type B Land Uses	567 m 1,860 ft	TBD	567 m 1,860 ft	TBD
Nearest lot line (side or rear)	28 m 93 ft	TBD	28 m 93 ft	TBD
Nearest road allowance	57 m 186 ft	TBD	57 m 186 ft	TBD

do zoning deficiency form for 34m from Type A house neighbour



Minimum Distance Separation II

Worksheet 1

Prepared By: Jasper Vanderbas

Preparer Information

Jasper Vanderbas
515670 11th line
RR#3
Woodstock, ON, Canada N4S-7V7
Phone #1: 519-462-2866
Phone #2: 519-533-3202
Email: jvanderbas@xplornet.com

Signature of Preparer: _____

Jasper Vanderbas

Date: _____

2018/03/01

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (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 OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA 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.

Farmstead Sketch - Vandeelen Farms Ltd

Farm Name	VanDeelen Farms Ltd.
911 Location	1665 East quarter Rd.
Upper Tier Municipality	
Lower Tier Municipality	
Geotownship	WALSINGHAM
Roll Number	33105420400730000000
Lot	CON 9
Concession	LOT 18
Notes	
Drilled Wells	None within regulated distance of nutrient storage
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	None within regulated distance of nutrient storage



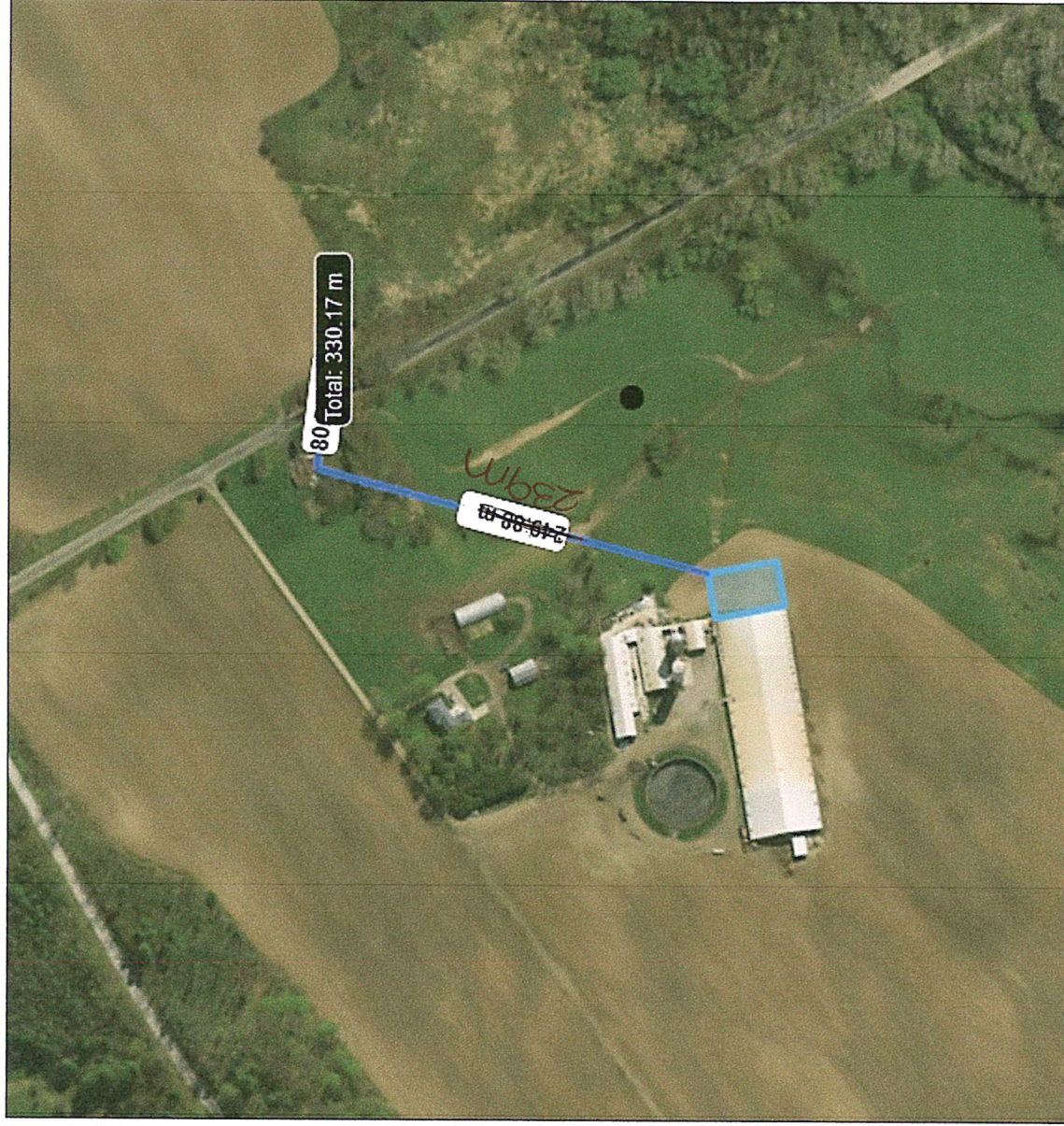
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Map Created : 2/27/2018

Map Center: 42.73203 N, -80.52167 W

Farmstead Sketch - Van Deelen

Farm Name	Van Deelen Farms Ltd
911 Location	1665 East Quarter Rd
Upper Tier Municipality	
Lower Tier Municipality	
Geotownship	WALSINGHAM
Roll Number	33105420400730000000
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Tile Inlets	None within regulated distance of nutrient storage



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Map Center: 42.73296 N, -80.52043 W

Farmstead Sketch - Vandeelen Farms Ltd

Farm Name	VanDeelen Farms Ltd.
911 Location	1665 East quarter Rd.
Upper Tier Municipality	
Lower Tier Municipality	
Geotownship	WALSINGHAM
Roll Number	33105420400730000000
Lot	CON 9
Concession	LOT 18
Notes	
Drilled Wells	None within regulated distance of nutrient storage
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Tile Inlets	None within regulated distance of nutrient storage



0 0.1 km



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Map Center: 42.73203 N, -80.52167 W

Farmstead Sketch - Vandeelen Farms Ltd

Farm Name	VanDeelen Farms Ltd.
911 Location	1665 East quarter Rd.
Upper Tier Municipality	
Lower Tier Municipality	
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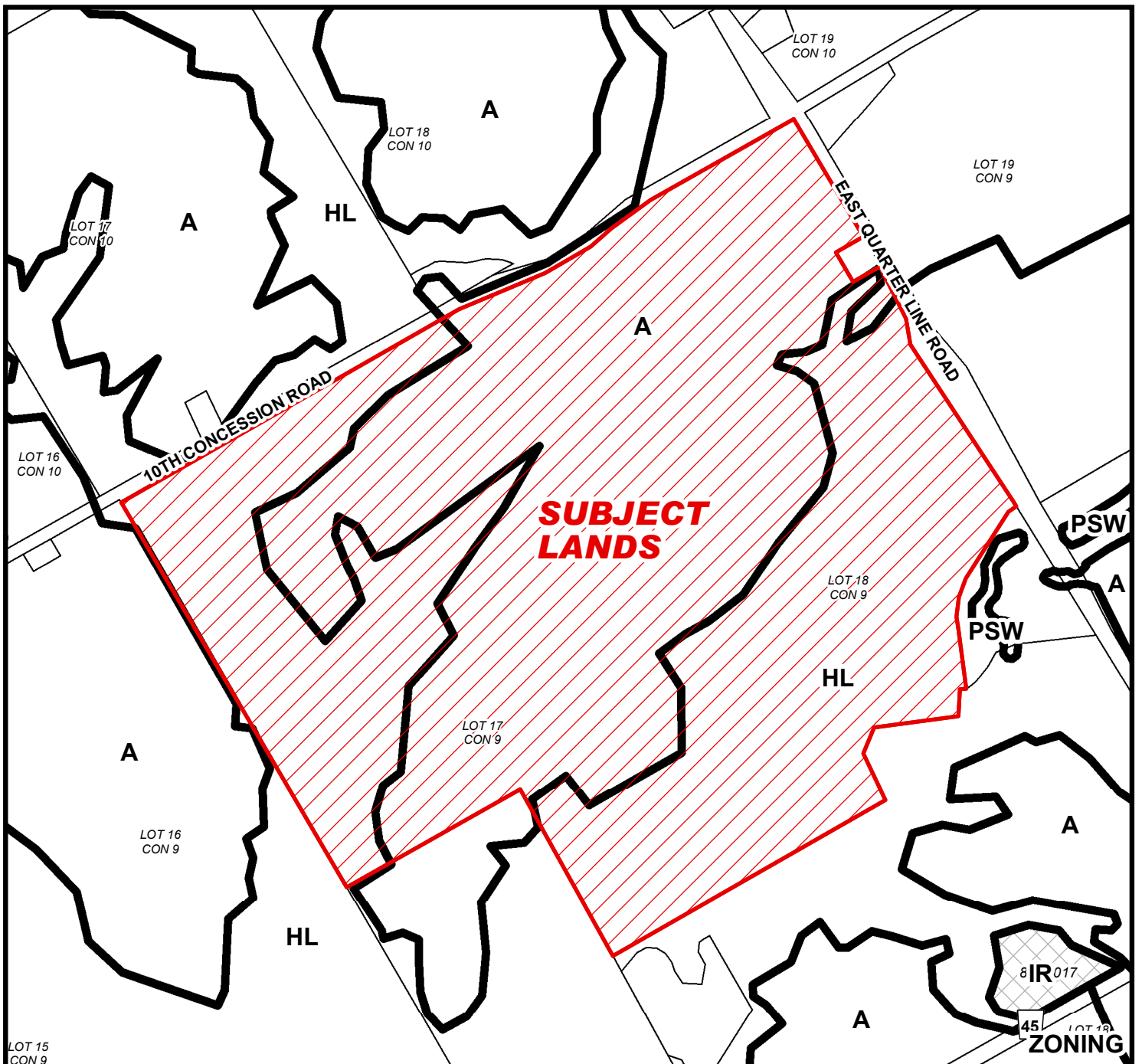
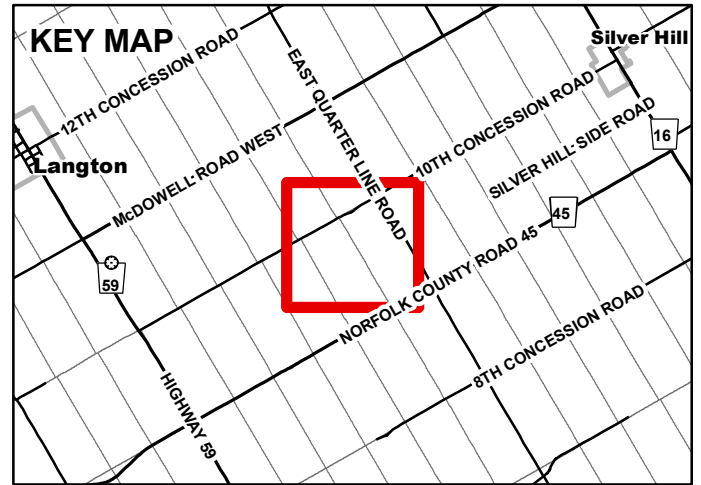
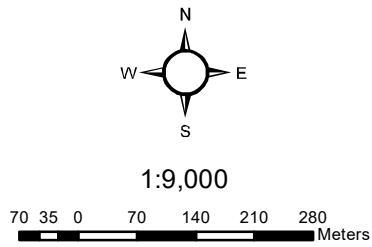
Map Created : 2/27/2018

Map Center: 42.72925 N, -80.52099 W

MAP 1

File Number: ANPL2018042

Geographic Township of
NORTH WALSHINGHAM



MAP 2

File Number: ANPL2018042

Geographic Township of NORTH WALSLINGHAM



25 50 75 100 Meters

1:7,000



MAP 3

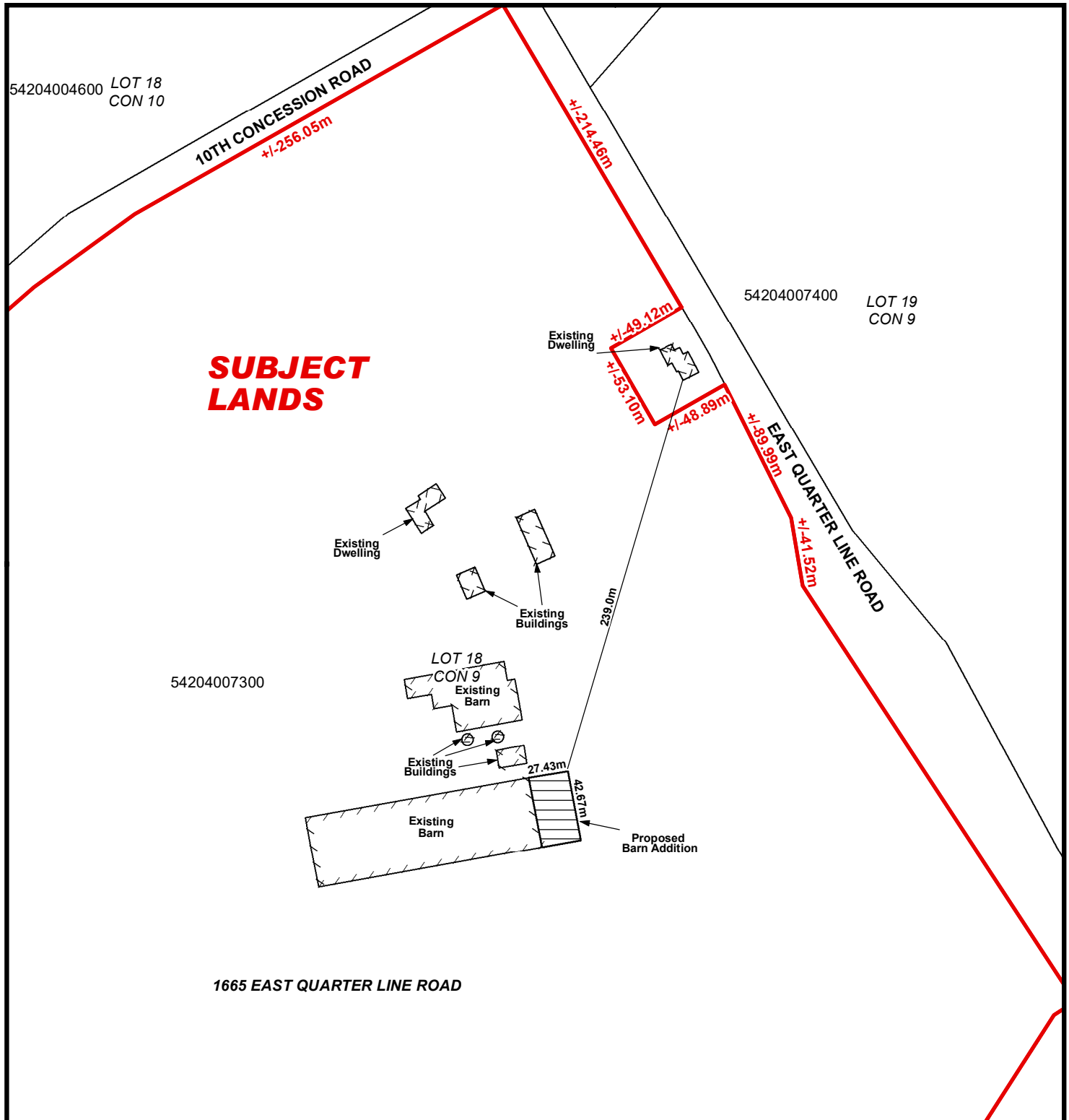
File Number: ANPL2018042

Geographic Township of NORTH WALSINGHAM



105 0 10 20 30 40 Meters

1:3,300



LOCATION OF LANDS AFFECTED

File Number: ANPL2018042

Geographic Township of NORTH WALSINGHAM



105 0 10 20 30 40 Meters

1:3,300

