

For Office Use Only:

File Number	<u>ANDL2019207</u>	Application Fee	<u>\$1500.00</u>
Related File Number		Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>May 27th</u>	OSSD Form Provided	<u>—</u>
Application Submitted	<u>June 3rd</u>	Planner	<u>Neil</u>
Complete Application	<u>June 3rd</u>	Public Notice Sign	<u>Yes</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: 3310-336-030-73800

A. Applicant Information

Name of Owner RGKA HOLDINGS INC. IN TRUST.

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 1312 CONCESSION 14 TOWNSEND

Town and Postal Code SIMCOE, ON N3Y4K3

Phone Number (519) 426-2553

Cell Number (519) 754-6425 (Kim)

Email paydirtinc2014@gmail.com

Name of Applicant TYLER CLARKSON AND JENNIFER SMITH.

Address 224 PARIS ROAD

Town and Postal Code BRANTFORD, ON N3R 1J4

Phone Number

Cell Number (519) 771-8762

Email tyclarkson@bell.net



Name of Agent _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

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:

B. Location, Legal Description and Property Information

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

TOWNSEND TOWNSHIP, CONCESSION 7, LOT 11 & 10

Municipal Civic Address: WOODLEY ROAD.

Present Official Plan Designation(s): _____

Present Zoning: A1.

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:

IDLE - FARMLAND.



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:

N/A.

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.

N/A.

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:

HOUSE - SEE DRAWING ATTACHED.

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:

25 YEARS

9. Existing use of abutting properties:

RESIDENTIAL (EAST/WEST) AGRICULTURAL (NORTH)

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:



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

207.35'

Lot depth

210.00

Lot width

207.35'

Lot area

46.16 ac.

43,963.5 sq ft.

Lot coverage

N/A.

Front yard

N/A

13m

Rear yard

N/A

35.65m

Left Interior side yard

N/A

18m

Right Interior side yard

N/A

18m

Exterior side yard (corner lot)

N/A

N/A

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

WE REQUEST RELIEF OF 12m FROM
THE MDSL.

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

By-law:

WE ARE NOT BUILDING ON ACTIVE FARMLAND.
THIS BUILD WILL OCCUR BETWEEN 2
RESIDENTIAL LOTS (1977 & 1994). THE IDLE
LAND IS ONLY 1AC. IN SIZE WHICH IS
PROHIBITIVE TO FARM IN OUR OPERATION.

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

N/A

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:



Proposed final lot size (if boundary adjustment): N/A

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: N/A

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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

Frontage: N/A

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: SEE ATTACHED

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

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

Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built NO OTHER DWELLINGS
OWNED BY RGKA HOLDINGS IN TRUST

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:

HAVE OWNED PROPERTY FOR 20 YEARS AND
NEIGHBOURING LONGER.



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

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:

ABUTTING RESIDENTIAL LOTS AND NO
WOODLOTS ON PROPERTY. PROPERTY IS ACTIVELY FARMED.

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 353.7'

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A



F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☒ Individual wells

☐ Other (describe below)

PROPOSED CISTERN & WELL

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)

PROPOSED.

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

WOODLEY 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.

FOR SUCCESSION PLANNING FOR CHILDREN
WE ARE LOOKING FOR LOCATIONS TO
BUILD CHILDREN HOMES ON IDLE LANDS
WHICH CAN BE SEVERED IN 10 YEARS AND
TRANSFERRED TO THEM BASED ON THE
CURRENT POLICIES.



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

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

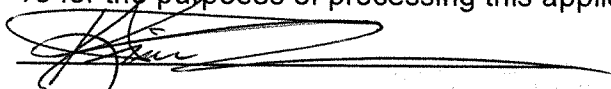
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

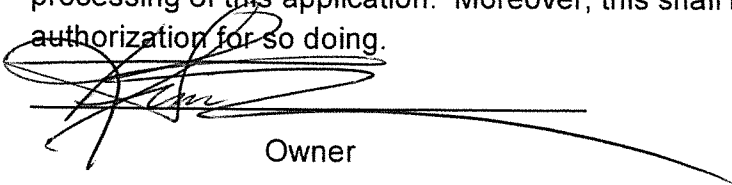
03 June 2019.
Date

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 KIMBERLEY A. SMITH am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize TYLER CLARKSON 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

May 27/19
Date

Owner

Date

K. Declaration

I, Kimberley A. Smith of Simcoe, ON

solemnly declare that:

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

Declared before me at:

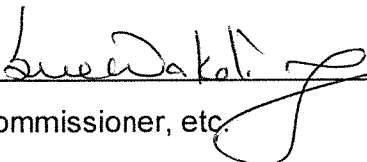
185 Robinson St. Simcoe


Owner/Applicant/Agent Signature

In Norfolk County

This 3rd day of June

A.D., 2019


A Commissioner, etc.

Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 11, 2022.



Minimum Distance Separation I

Woodley Lot
Prepared By: Kimberley Smith, Secretary, Pay Dirt Inc.

Description: Tyler Clarkson/Jennifer Smith Build
Application Date: Thursday, May 23, 2019
Municipal File Number:
Proposed Application: Building permit for the construction of a dwelling (farm or non-farm)
Type A Land Use

*Based on
square floor
area of
barns.*

Applicant Contact Information

Kimberley Smith
RGKA Holdings Inc.
1312 Concession 14
Simcoe, ON, Canada N3Y4K3
Phone #1: 5197546425
Phone #2: 5194262553
Email: paydirtinc2014@gmail.com

Location of Subject Lands

County of Norfolk
TOWNSEND, Concession: 7, Lot: 11
Roll Number: 331033603073800


Calculation Name: **Jenn Build**

Description: Woodley Road Lot

Farm Contact Information

Ken and Dave Campbell
Campbell Farms
272 Woodley Road
Waterford, ON, Canada N0E1Y0
Phone #1: 5194437373
Phone #2: 5197579198
Email: dbcamp3@silomail.com

Location of existing livestock facility or anaerobic digester

County of Norfolk
TOWNSEND, Concession: 7, Lot: 10
Roll Number: 3310 

Total Lot Size: 40 ha

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)	Estimated Livestock Barn Area
Solid	Sheep, Ewes & rams (for meat lambs; includes unweaned offspring & replacements), Confinement	196.5	24.6	420 m ²

Existing Manure Storage: V1. Solid, inside, bedded pack

Design Capacity (NU): 24.6

Potential Design Capacity (NU): 49.1

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	258.25	X	0.7	X
		1.1			
				=	
				139 m (457 ft)	TBD

Storage Base Distance 'S'	(actual distance from manure storage)
139 m (457 ft)	TBD

Preparer Information

Kimberley Smith
Secretary
Pay Dirt Inc.
1312 Concession 14
Simcoe, ON, Canada N3Y4K3
Phone #1: 5197546425
Email: paydirtinc2014@gmail.com

Signature of Preparer: 
Kimberley Smith, Secretary

Date: 03 June 2019.

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.

Michael Yeo <michaelyeo@gdvallee.ca>

5/31/2019, 4:23 PM

Distance Calculations

To tyclarkson@bell.net <tyclarkson@bell.net>

Tyler,

Further to the site surveying conducted today, I have now calculated the distances from the subject barn corner as follows:

- 1) to the iron bar at the SW corner the distance is 353.7 feet.
- 2) to the corner of the proposed building envelope as discussed (being 60 feet from west property boundary, and 42.65 feet (13 metres) from the front property line), the distance is 422.6 feet.

I trust this data will prove sufficient to make the minor variance application.

Regards,
Michael Yeo OLS
Vallee & Yeo Ltd.

Sent from my iPhone

Campbell Farms

272 Woodley Road,
Waterford, ON N0E1Y0
Phone: (519)443-7373 Ken/Jane
(519) 757-9198 Dave

► **Norfolk County Committee of Adjustment
C/O Neil Stoop, Planning Department**

22 Albert Street
Langton, ON N0E1G0
Phone: (519)875-4485X1829

Dear Committee Members

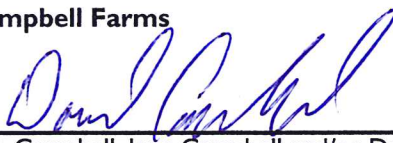
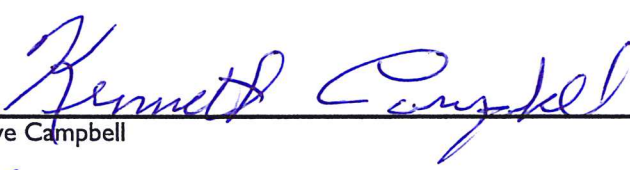
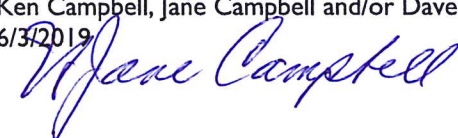
Regarding a proposed house build between 291 and 311 Woodley Road on Concession 7, Lot 11 of Townsend Township, we respond as follows.

We are aware of the desire of Pay Dirt Inc., Jennifer Smith and Tyler Clarkson to build a house across the road from our sheep operation. We have 200 ewes and 4 rams in a facility with square floor area of 420m². We are aware that the MDSI for this facility based on square floor space is 457 feet.

We are in support of this build and we are in support of a relief of the MDSI requirement to allow for the proper positioning of the house.

Thank you for your assistance in this matter.

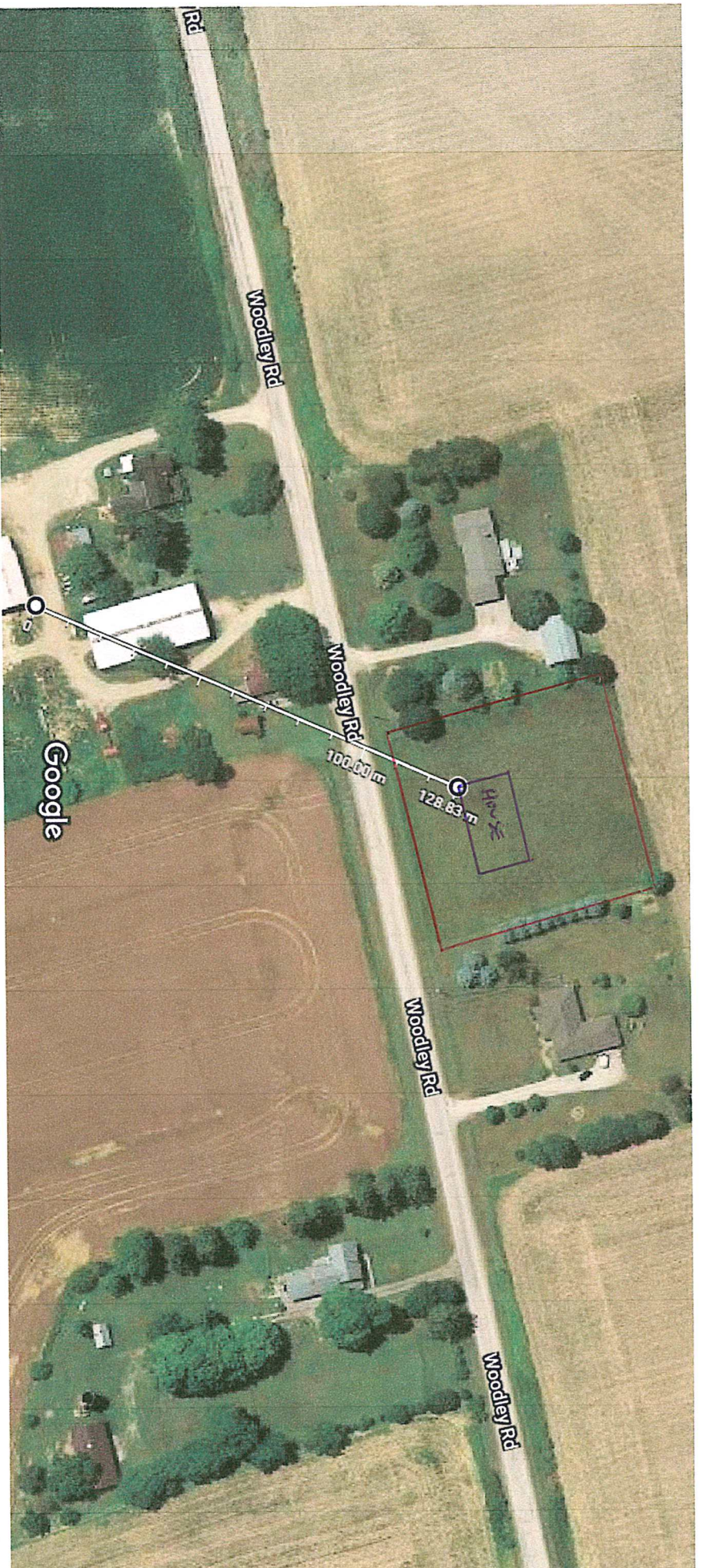
Campbell Farms

 
Ken Campbell, Jane Campbell and/or Dave Campbell
6/3/2019


RGKA Holdings Inc. Asset (Land and House) Listing

Name	Location	Roll Number	Total Acres	Workable Acres	Land Use	25008738
Vos Farm - Haldimand County	Pt. Lots 12, Conc. 17, Watpole	2810 332 006 15400	48	44	Grain Production	25008738
Horton Farm - Norfolk County	Pt. Lot 18, Conc. 1, Townsend	3310 336 020 06700	58.32	40	Grain Production	25010081
Horton Rental House - 1950	2009 Villa Nova Rd., Wilsonville	3310 336 020 06705	1	0	Residential	25010081
Evans Farm	Pt. Lot 16, Conc. 2, Townsend	3310 336 020 11500	102.84	80	Grain Production	25010081
Lamb Farm	Pt. Lot 17/18, Conc. 2, Townsend	3310 336 020 12000	121.53	120	Grain Production	25010081
Borowik Farm	Pt. Lot 17/18, Conc. 2, Townsend	3310 336 020 17800	44.5	31	Grain Production	25008738
Anderson Farm	Pt. Lot 17, Conc. 2, Townsend	3310 336 020 19100	98.56	95	Grain Production	25008738
Woodley I Farm	Pt. Lot 9, Concession 6, Townsend	3310 336 030 56200	50.39	50	Grain Production	25008738
Murray Goble Farm	Pt. Lot 8, Concession 7, Townsend	3310 336 030 71000	45.2	44	Grain Production	25008738
Woodley II Farm	Pt. Lot 9/10, Conc. 7, Townsend	3310 336 030 72800	180.04	140	Grain Production	25008738
Colliver Farm	Pt. Lot 10/11, Conc. 7, Townsend	3310 336 030 73800	46.16	40	Grain Production	25008738
Norm Goble I Farm	Pt. Lot 11, Conc. 7, Townsend	3310 336 030 74100	20	20	Grain Production	25008738
Norm Goble II Farm	Pt. Lot 12, Conc. 7, Townsend	3310 336 030 74300	98.25	80	Grain Production	25008738
Richards Farm	Pt. Lot 14, Conc. 10, Townsend	3310 336 060 48710	46.14	33	Grain Production	25008738
Krupa Farm	Pt. Lot 15, Conc. 13, Townsend	3310 336 080 26800	147.58	85	Grain Production	25010081
Novinka Farm	Pt. Lot 13, Conc. 13, Townsend	3310 336 080 37900	98.18	85	Grain Production	25008738
Schnitzer Farm	Pt. Lot 13, Conc. 5, Woodhouse	3310 337 020 16300	93.61	90	Grain Production	25008738
Patrick Farm	Pt. Lot 17, Conc. 5, Woodhouse	3310 337 020 13000	47.21	43	Grain Production	25008738
Patrick/Cassidy Farm	Pt. Lot 17/18, Conc. 5, Woodhouse	3310 337 020 13100	49.13	33	Grain Production	25008738

Total Acres 1396.64 1153



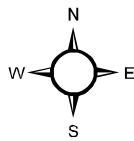
Measure distance

Total distance: 128.83 m (422.68 ft)

MAP 1

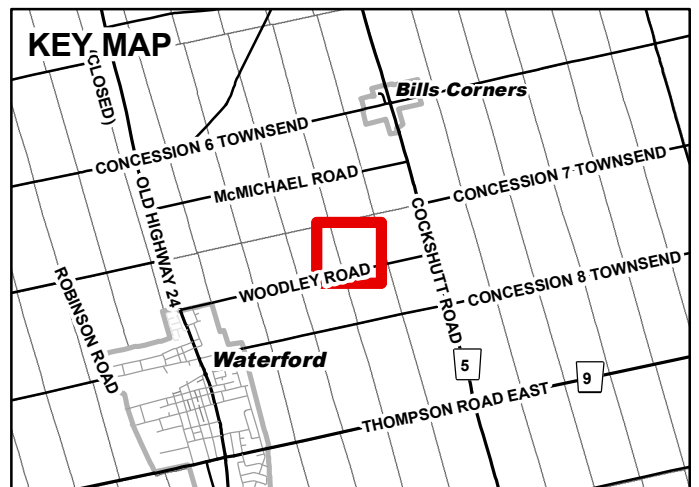
File Number: ANPL2019207

Geographic Township of
TOWNSEND



1:4,400

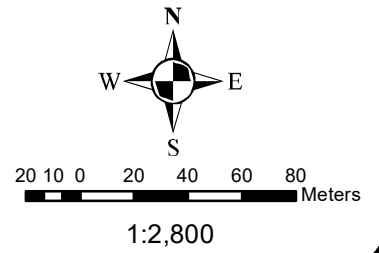
40 20 0 40 80 120 160 Meters



MAP 2

File Number: ANPL2019207

Geographic Township of TOWNSEND



**SUBJECT
LANDS**

33603074100

33603073800

33603072800

*Proposed
Dwelling*

LOT 11
CON 7

LOT 10
CON 7

33603073000

33603073020

WOODLEY ROAD

33603073450

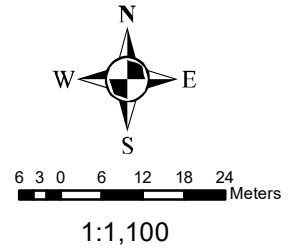
33603073100

33603073400

MAP 3

File Number: ANPL2019207

Geographic Township of TOWNSEND



**SUBJECT
LANDS**

LOT 11
CON 7

LOT 10
CON 7

33603073800
Future Plans to Sever Lands

60.96m

Proposed Driveway

18.00m

Proposed Dwelling

15.42m

18.00m

25.91m

13.00m

64.01m

63.81m

WOODLEY ROAD

33603073000

33603073020

33603073400

33603073100

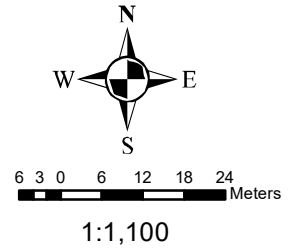
128.81m

Livestock
Barn

LOCATION OF LANDS AFFECTED

File Number: ANPL2019207

Geographic Township of TOWNSEND



**SUBJECT
LANDS**

LOT 11
CON 7

LOT 10
CON 7

33603073800
Future Plans to Sever Lands

Proposed Driveway
60.96m

64.01m

33603073000

33603073020

Proposed Dwelling

18.00m

15.42m

25.91m

13.00m

63.81m

WOODLEY ROAD

33603073400

33603073100

128.81m

Livestock
Barn