

**For Office Use Only:**

File Number BNPL2020148  
Related File Number ANPL2020150  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted \_\_\_\_\_  
Complete Application \_\_\_\_\_

Application Fee 4290 (MV+Severance)  
Conservation Authority Fee 491.55  
Well & Septic Info Provided \_\_\_\_\_  
Planner Scott Wilson  
Public Notice Sign \_\_\_\_\_

**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:** 54105002500, 54105002400

**A. Applicant Information**

**Name of Owner** Jerome and Jean Donck

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** 1185 Colonel Talbot Road

**Town and Postal Code** Courtland, ON N0J 1E0

**Phone Number** 519-842-3736

**Cell Number** 519-550-6163

**Email** \_\_\_\_\_

**Name of Applicant** same as above

**Address** \_\_\_\_\_

**Town and Postal Code** \_\_\_\_\_

**Phone Number** \_\_\_\_\_

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

|                      |  |
|----------------------|--|
| Name of Agent        | David Roe, Civic Planning Solutions Inc. |
| Address              | 599 Larch Street                         |
| Town and Postal Code | Delhi, ON N4B 3A7                        |
| Phone Number         | 519-582-1174                             |
| Cell Number          | 519-983-8154                             |
| Email                | civicplanningsolutions@nor-del.com       |

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

☐ Owner ☒ Agent ☐ Applicant

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

none

## B. Location, Legal Description and Property Information

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

MID CON 1 NTR, PAT LOTS 14 & 15

Municipal Civic Address: 1185 Colonel Talbot Rd., 841 Jackson Side Rd.

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

Present Zoning: A and 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:

Agriculture, crops rye and watermelons in rotation

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, and height on your attached sketch which must be included with your application:

House, garage, shed, 2 barns, greenhouse, 2 old kilns, house, garage, 2 barns 1 old kiln & shed

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

nothing new at this time

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:

9. Existing use of abutting properties:

Agricultural and Residential

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:

Consumers Gas Company

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

|                                 |                  |                   |
|---------------------------------|------------------|-------------------|
| Lot frontage                    | 465.8m/1181.02m  | 465.8m            |
| Lot depth                       | 1235m            | 592.02m           |
| Lot width                       | 920m             | 465.8m            |
| Lot area                        | 171.86ac/69.55ha | 70.86ac (28.68ha) |
| 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 the provisions of the Agricultural A zone, Section 12.1.2 a) of the Norfolk County Zoning By-law minimum lot area of 40ha. Relief of 11.32ha is requested.

#### 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Severance of the two farms into two separate parcels will result in one of the parcels to be deficient with respect to the minimum lot area requirement of 40ha in the Agricultural A zone.

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

|               |                 |
|---------------|-----------------|
| Frontage:     | 465.8m          |
| Depth:        | 592.02m         |
| Width:        | 465.8m          |
| Lot Area:     | 70.86ac/28.68ha |
| Present Use:  | Agricultural    |
| Proposed Use: | Agricultural    |

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: 589m  
Depth: 920m  
Width: 1012m  
Lot Area: 101ac/40.87ha  
Present Use: Agricultural  
Proposed Use: Agricultural  
Buildings on retained land: House, garage, 2 barns, old kiln and shed

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: Jerome and Jean Donck  
Roll Number: 54105002500  
Total Acreage: 70.86ac  
Workable Acreage: 57ac  
Existing Farm Type: (for example: corn, orchard, livestock) rye & watermelons in rotation  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900

Owners Name: Jerome and Jean Donck  
Roll Number: 54105002400  
Total Acreage: 101ac  
Workable Acreage: 56ac  
Existing Farm Type: (for example: corn, orchard, livestock) rye & watermelons in rotation  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
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 (for example: gas station, or petroleum storage):
  
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:  
knowledge of owners

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:

no change in use proposed

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:

not located within a source water protection area

Note: If in an area of source water Wellhead Protection Area (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 \_\_\_\_\_

**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 \_\_\_\_\_

## F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)
- 

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

Colonel Talbot Rd. & Jackson Side Rd.

---

## 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.

See attached justification report

## **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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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 Conservation and Parks, 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

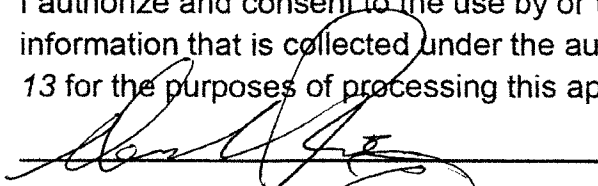
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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


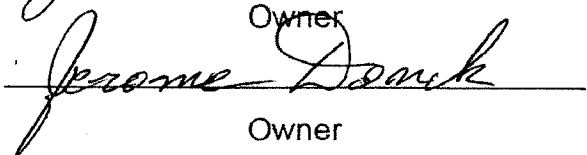
May 21/20  
Date

## 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 Jerome and Jean Donck am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe, Civic Planning Solutions Inc. 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  
  
Owner

May 19, 2020  
Date  
May 19, 2020  
Date

**K. Declaration**

I, Jerome Donck & Jean Donck of Norfolk County

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:

Tillsonburg

Jean Donck Jerome Donck  
Owner/Applicant/Agent Signature

In Oxford County

This 19 day of May

A.D., 2020

A. Paul Bennett

A Commissioner, etc.



GIBSON BENNETT GROOM & SZORENYI  
Barristers & Solicitors  
36 Broadway  
Tillsonburg, Ontario N4G 3P1  
Telephone (519) 842-3658 Fax (519) 842-5001

D. BRADLEY BENNETT, B.A., (Hons), LL.B.  
IAN R. LINTON, Q.C. (1928-2001)  
BERNARD TOTH, Q.C. (1930-2010)  
SCOTT K. CAMPBELL (Appointed Superior Court Justice July 2009)

MICHAEL G. SZORENYI, B.Sc (Hons), B.Adm., LL.B.  
R.G. GROOM (1910-1990) Provincial Court of Ontario Judge

ANTHONY G. LADOS, LL.B., Associate

May 21<sup>st</sup>, 2020

Norfolk County  
22 Albert Street  
LANGTON, Ontario  
N0E 1G0

Attention: Sherry Mott  
Secretary-Treasurer  
Committee of Adjustments

Dear Madam:

Re: Jerome & Jean Donck  
Severance & Minor Variance Application  
Our file No. B19-684

We act on behalf of Jerome & Jean Donck with respect to the above Applications.

We enclose herewith the following:

1. Application duly completed and executed. *(via email)*
2. Cheque payable to Long Point Region Conservation Authority in the sum of \$491.55.
3. Cheque payable to Norfolk County in the sum of \$4,290.00.

If you require any further information please do not hesitate to contact either myself or David Roe.

Yours truly,

Id  
Encl.

D. Bradley Bennett

GIBSON BENNETT GROOM & SZORENYI  
Barristers & Solicitors  
36 Broadway  
Tillsonburg, Ontario N4G 3P1  
Telephone (519) 842-3658 Fax (519) 842-5001

D. BRADLEY BENNETT, B.A., (Hons), LL.B.  
IAN R. LINTON, Q.C. (1928-2001)  
BERNARD TOTH, Q.C. (1930-2010)  
SCOTT K. CAMPBELL (Appointed Superior Court Justice July 2009)

MICHAEL G. SZORENYI, B.Sc (Hons), B.Ad., LL.B.  
R.G. GROOM (1910-1990) Provincial Court of Ontario Judge

ANTHONY G. LADOS, LL.B., Associate

May 21<sup>st</sup>, 2020

Norfolk County  
22 Albert Street  
LANGTON, Ontario  
N0E 1G0

Attention: Sherry Mott  
Secretary-Treasurer  
Committee of Adjustments

Dear Madam:

Re: Jerome & Jean Donck  
Severance & Minor Variance Application  
Our file No. B19-684

We act on behalf of Jerome & Jean Donck with respect to the above Applications.

We enclose herewith the following:

1. Application duly completed and executed. *(with encs)*
2. Cheque payable to Long Point Region Conservation Authority in the sum of \$491.55.
3. Cheque payable to Norfolk County in the sum of \$4,290.00.

If you require any further information please do not hesitate to contact either myself or David Roe.

Yours truly,

Id  
Encl.

D. Bradley Bennett



**RECEIVED**

MAY 26 2020

NORFOLK COUNTY  
LANGTON ADMINISTRATION BUILDING



LAND  
REGISTRY  
OFFICE #37

PARTIAL VEHICLE (ABBREVIATED) FOR PROPERTY IDENTIFIER

50145 0150 (24)

1185 RR 34  
MIDDLETOWN

BOOK 1 (OF 1)  
PREPARED FOR REGISTRATION  
ON 2010/09/25 AT 14:17:44

PROPERTY DESCRIPTION: PT LT 156 CON WTR MIDDLETOWN AS IN PROCEDED EXCPT PT 2 178201 & PL 6911 NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FES SINGLE  
LT CONVERSION QUALIFIED

OWNER'S NAME:  
DUNCAN, JEROME  
DUNCAN, JEAN

RECAPITUL:  
FIRST CONVERSION FROM BOOK

CAPACITY SHARES  
STEN  
JTEIN

1185 Colonel Talbot Road

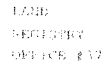
Severed Lands

Appendix -

FILE CREATION DATE:  
2007/04/23

| REG. NUM.  | DATE       | INSTRUMENT TYPE  | AMOUNT | PARTIES FROM | PARTIES TO                          | CERT/<br>CHRD |
|--|------------|------------------|--------|--------------|-------------------------------------|---------------|
| ** INSTRUMENTS INCLUDING ALL DOCUMENT TYPES AND DERIVED INSTRUMENTS SINCE 2007/04/21 **                  |            |                  |        |              |                                     |               |
| ** SUMMARY, IN FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:   |            |                  |        |              |                                     |               |
| SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 13, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES |            |                  |        |              |                                     |               |
| AND CONVEYANCE OF POSSESSION TO THE GRANT.   |            |                  |        |              |                                     |               |
| THE RIGHTS OF ANY PERSON WHO MIGHT, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF  |            |                  |        |              |                                     |               |
| IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY           |            |                  |        |              |                                     |               |
| CONVENTION.  |            |                  |        |              |                                     |               |
| ANY LEASE TO WHICH THE SUBSECTION 44(1) OF THE LAND TITLES ACT APPLIES.                                  |            |                  |        |              |                                     |               |
| DATE OF CONVERSION TO LAND TITLES: 2007/04/21 **   |            |                  |        |              |                                     |               |
| 118501448  | 2007/04/21 | TRANSFER         | \$2    |              | DUNCAN, JEROME<br>DUNCAN, JEAN      |               |
| 118501744  | 1974/01/24 | LEASE            |        |              | SHAWNEE PETROLEUM LIMITED           |               |
| 118501   | 1973/10/16 | PLAN REFERENCE   |        |              |                                     |               |
| 118501363  | 1974/04/17 | LEASE            |        |              | ARCSURVEY (CANADA) EXPLORATION LTD. |               |
| 118501112  | 1970/04/23 | ASSIGNMENT LEASE |        |              | THE CONSUMERS' GAS COMPANY          |               |
| 118501004  | 1974/04/03 | RIGHT OF WAY     |        |              |                                     |               |

NOTE: ADDITIONAL PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION ENTERED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE RECORDED THEM ALL.


$$561-415 = 146 \text{ dB} \quad (1.9)$$

84/ JACKSON State Road  
DALLAS TEXAS

PAGE 1 OF 2  
 SUBJECT: FOR INFORMATION  
 ON 01/07/75 AT 14:30:00

PROPERTY REMARKS: LT 155 AKA LT 14 CON 1 NTR, LT 156 AKA LT 15 CON 1 NTR.

RECENTLY:  
FIRST CONVERSION FROM BOOK

CAPACITY SHARE  
PART

## Retained Lands

FILE CREATION DATE:  
2007.04.23

Appendix -

| REG. NUM.  | DATE       | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO                                       | CERT/<br>CHKD |
|--|------------|-----------------|--------|--------------|--|---------------|
| <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/04/21 **</p> <p>* SUBJECT: AN FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO</p> <p>** SUCCESSION 47(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION OFFICE *</p> <p>** AND SUCCESSION OR SUCCESSION TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LIMITS OF ADVERSE POSSESSION, PRESCRIPTION, MISDEFECTION OR DEFERRING SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUCCESSION 10(2) OF THE REGISTRY ACT APPLIES.</p> <p>* DATE OF CONVERSION TO LAND TITLES: 1997/04/23 *</p> |            |                 |        |              |  |               |
| NR31734  | 1972/01/23 | TRANSFER        | 54     |              | DOCK, JEROME<br>COB<br>DOCK, PAMEL<br>DOCK, JEAN | 1             |
| NR31734  | 1972/01/24 | LEASE           |        |              | CHAMBER PETROLEUM LIMITED                        | 1             |
| NR31527  | 1972/04/20 | LEASE           |        |              | CHAMBER PETROLEUM LIMITED                        | 1             |
| NR31   | 1972/05/11 | DEAN DEFERRING  |        |              |  | 1             |
| NR31   | 1972/05/11 | DEAN DEFERRING  |        |              |  | 1             |
| NR31526  | 1972/04/27 | LEASE           |        |              | ALBERTA (CANADA) EXPLORATION LTD.                | 1             |

NOTE: RECORDING PROPERTY SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



ServiceOntario

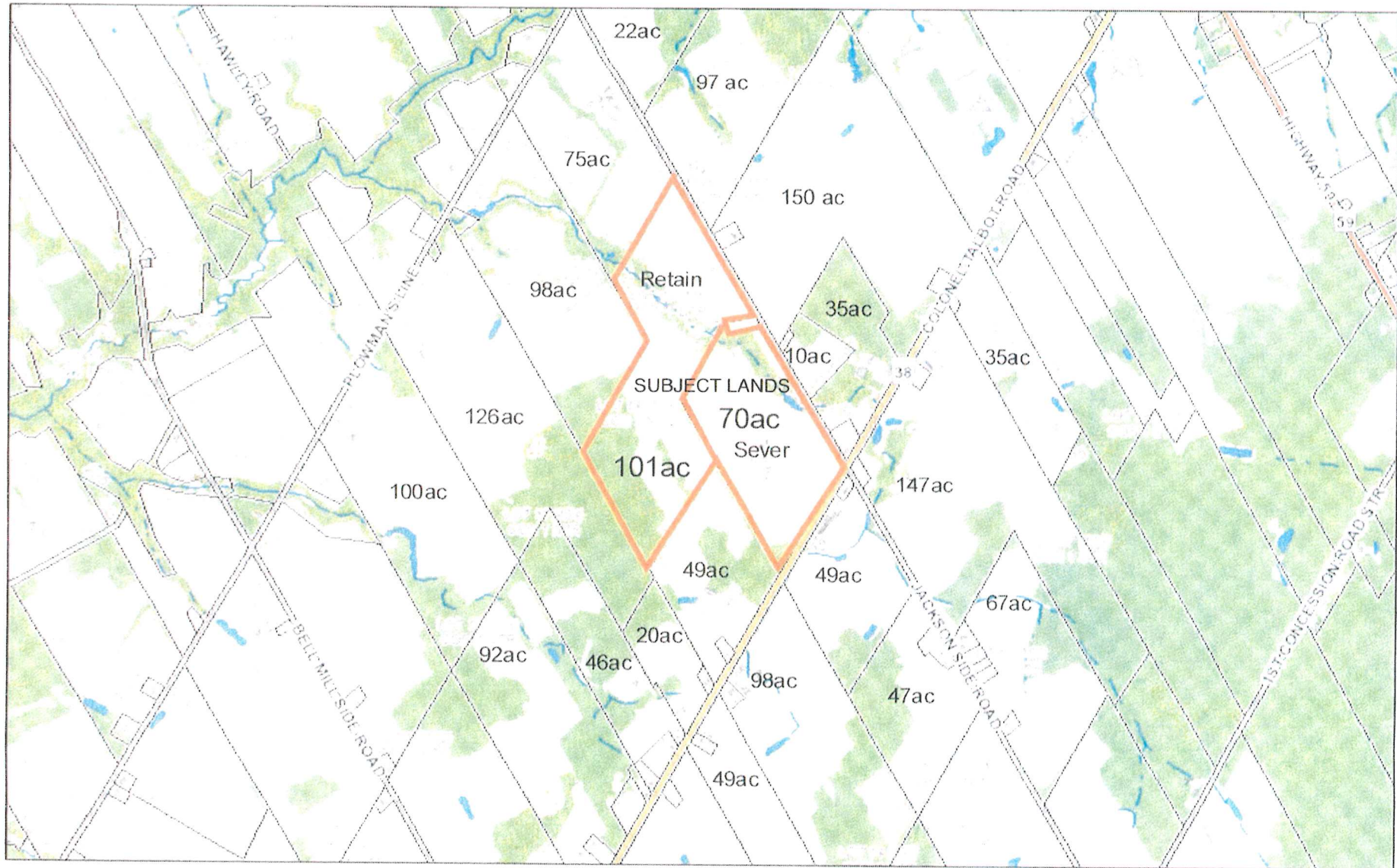
参考文献: [1] 王德胜, 王德胜. 中国人口地理学[M]. 北京: 中国人口出版社, 2004: 100.

4147-01-05-0000

<sup>2</sup> 1964-1970. In accordance with the 1960 plan, in 1965 a special group of 100,000 was created.

| REG. NUM. | DATE     | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO            | CHRG / CRKD |
|-----------|----------|-----------------|--------|--------------|-----------------------|-------------|
| 10-1-1000 | 1-1-1900 | ASSIGNMENT DEED |        |              | THE FIDELITY NATIONAL |             |
| 10-1-1000 | 1-1-1900 | ASSIGNMENT DEED |        |              | THE FIDELITY NATIONAL |             |

# MAP NORFOLK - Community Web Map

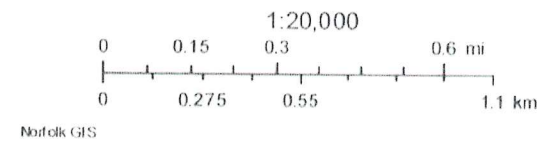


5/4/2020, 7:16:48 PM

Parcel Size Sketch

Appendix -

Land Parcels





# MAP NORFOLK - Community Web Map

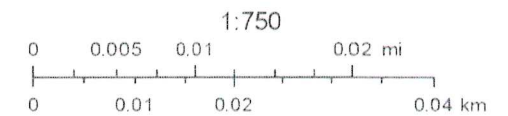


5/5/2020, 9:16:16 AM

Well - W  
Septic - SP

841 Jackson Side Road

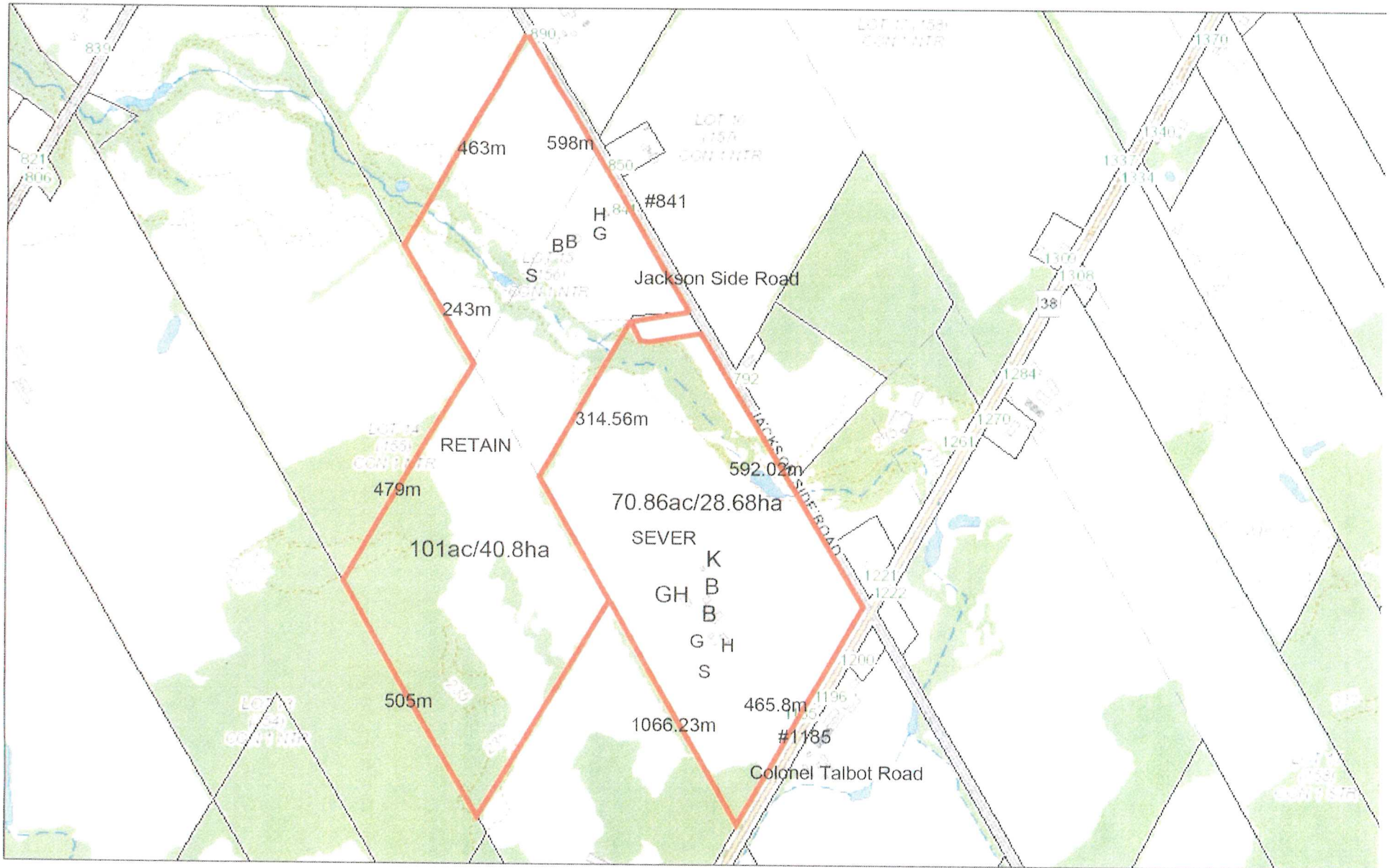
- ☐ Land Parcels
- ☐ Plan Lines
- ☐ DraftPlan



Queen's Printer for Ontario  
Norfolk GIS



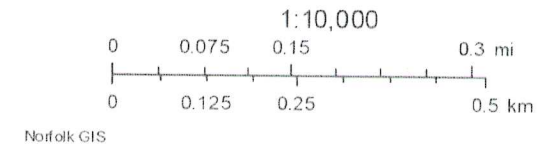
# MAP NORFOLK - Community Web Map



5/5/2020, 1:57:24 PM

H - House, B - Barn, G - Garage, S - Shed, K - Kiln, GH - Greenhouse

- ☐ Land Parcels
- ☐ Plan Lines
- ☐ DraftPlan





# MAP NORFOLK - Community Web Map

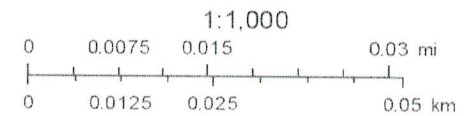


5/5/2020, 9:32:02 AM

Well - W  
Septic - SP

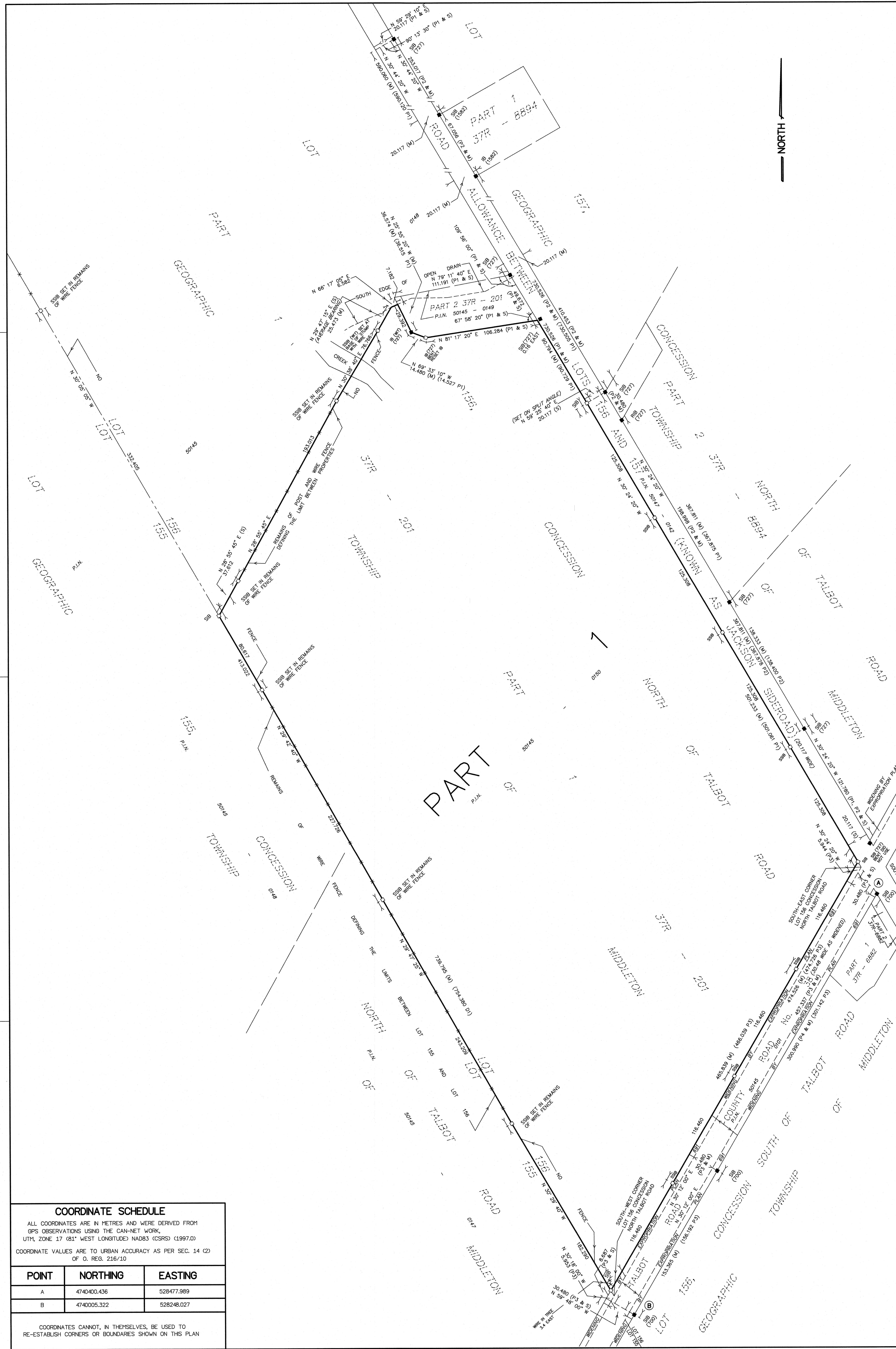
1185 Colonel Talbot Road

- ☐ Land Parcels
- ☐ Plan Lines
- ☐ DraftPlan



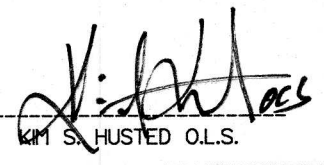
Queen's Printer for Ontario  
Norfolk GIS





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE **MARCH 30, 2020**

  
KIM S. HUSTED O.L.S.

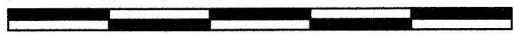
PLAN 37R-  
RECEIVED AND DEPOSITED

DATE \_\_\_\_\_

REPRESENTATIVE FOR THE  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF NORFOLK (No.37)

| PART SCHEDULE |             |                      |                   |                |
|---------------|-------------|----------------------|-------------------|----------------|
| PART          | LOT         | CON                  | P.I.N.            | AREA           |
| 1             | PART OF 156 | NORTH OF TALBOT ROAD | ALL OF 50145-0150 | 28.68 HECTARES |


**PLAN OF SURVEY OF  
PART OF LOT 156  
CONCESSION NORTH OF TALBOT ROAD  
GEOGRAPHIC TOWNSHIP OF MIDDLETON  
IN  
NORFOLK COUNTY**

SCALE - 1: 1500 

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KIM HUSTED SURVEYING LTD.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT  
(1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM  
(2) - THIS SURVEY WAS COMPLETED ON THE 5th DAY OF MARCH, 2020

MARCH 30, 2020  
DATE  
  
KIM S. HUSTED  
ONTARIO LAND SURVEYOR

**NOTES**  
(1) - BEARINGS ARE GRID, DERIVED ON GPS OBSERVATIONS ON MONUMENTS  
E = 515539.840 SHOWN HEREON HAVING A GRID BEARING OF  
N 00° 18' 40" E  
(UTM, ZONE 17, NAD83 CSRS)  
(2) - TO CONVERT (P2) BEARINGS TO GRID BEARINGS  
- ADD 00° 15' 25" TO THE NORTHWEST BEARINGS  
- SUBTRACT 00° 15' 25" FROM THE NORTHEAST BEARINGS  
(3) - DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE  
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.999580194  
(4) - NORTH LIMIT OF PART 1 SET BY SOUTH EDGE OF OPEN DITCH AS SET OUT IN (C1)

**LEGEND**  
■ DENOTES SURVEY MONUMENT FOUND  
SB DENOTES SURVEY MONUMENT SET  
B DENOTES STANDARD IRON BAR  
R DENOTES IRON BAR  
RB DENOTES ROUND IRON BAR  
(WIT.) DENOTES WITNESS  
(P1) DENOTES DEPOSITED PLAN 37R-201  
(P2) DENOTES DEPOSITED PLAN 37R-8894  
(P3) DENOTES EXPROPRIATION PLAN 691, REGISTERED AS INSTRUMENT NR294627  
(P4) DENOTES DEPOSITED PLAN 37R-6862  
(C1) DENOTES INSTRUMENT NO. NR301648  
(C580) DENOTES KIM HUSTED SURVEYING LTD.  
(727) DENOTES J.F. WESTON O.L.S.  
(700) DENOTES H.V. JEWITT O.L.S.  
(P) DENOTES MEASURED  
(S) DENOTES SET  
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER

**COORDINATE SCHEDULE**  
ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM  
GPS OBSERVATIONS USING THE CAN-NET WORK,  
UTM, ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0)  
COORDINATE VALUES ARE TO URBAN ACCURACY AS PER SEC. 14 (2)  
OF O. REG. 216/10

| POINT | NORTHING    | EASTING    |
|-------|-------------|------------|
| A     | 4740400.436 | 528477.989 |
| B     | 4740005.322 | 528248.027 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO  
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**KIM HUSTED SURVEYING LTD.**  
ONTARIO LAND SURVEYOR  
30 HARVEY STREET, TILLSBURG ONTARIO, N4G 3J8  
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 19-15433 REFERENCE: HF1

DISK No. 646 DWG. GES. OKD. KSH

# Appendix -1

| Crops Types    | Gross average return per Acre 2017* | Severed Parcel<br>57 acres rotation<br>28.5 acres<br>workable + 28.5<br>acres of rye cover<br>crop |
|----------------|-------------------------------------|--|
| Asparagus**    | \$8767.00                           | \$500K for 57ac  |
| Cucumbers      | \$5534.00                           | \$157K   |
| Peppers        | \$9705.00                           | \$276K   |
| Apples**       | \$5861.00                           | \$334K for 57ac  |
| Raspberries**  | \$7046.00                           | \$401K for 57ac  |
| Blueberries**  | \$8626.00                           | \$491K for 57ac  |
| Strawberries** | \$17301.00                          | \$986K for 57 ac   |
| Watermelon     | \$6767.00                           | \$192K   |
| Other melons   | \$5302.00                           | \$151K   |
| Sweet corn     | \$1992.00                           | \$56K  |

\*Based on OMAFRA data

\*\* no rye cover crop required





## Zoning Deficiency

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

### PROPERTY INFORMATION

Address: 1185 Colonel Talbot Road

Legal Description:

Roll Number: 54105002500

Application #:

Information Origins: site plan from David Rowe

### Agricultural Zone (A)

| Main Building  | REQUIRED | PROPOSED | DEFICIENCY | UNITS |
|--|----------|----------|------------|-------|
| 12.1 a) minimum lot area   |          |          |            |       |
| i) new lot   | 40.00    | 28.68    | 11.32      | ha    |
| ii) lot of record  | 1390.00  |          | N/A        | m.sq  |
| iii) residential lot surplus to a farm operation   | 2000.00  |          | N/A        | m.sq  |
| b) minimum lot frontage  |          |          |            |       |
| i) interior corner lot s   | 30.00    |          | N/A        | m     |
| ii) lot of record  | 18.00    |          | N/A        | m     |
| c) minimum front yard  | 13.00    |          | N/A        | m     |
| d) minimum exterior side yard  | 13.00    |          | N/A        | m     |
| e) minimum interior side yard  | 3.00     |          | N/A        | m     |
|  | 3.00     |          | N/A        | m     |
| f) minimum rear yard   | 9.00     |          | N/A        | m     |
| g) Minimum separation between a farm processing facility and a dwelling on an adjacent lot | 30.00    |          | N/A        | m     |
| h) maximum building height   | 11.00    |          | N/A        | m     |

Comments

farm split severance, retained farmland is 40.8 hectares

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 Lambrecht

I have read and understand the above.

Signature of owner or authorized agent

date

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



## Zoning Deficiency

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

---

### PROPERTY INFORMATION

Address: 1185 Colonel Talbot Road

Legal Description:

Roll Number: 54105002500

Application #:

Information Origins: site plan from David Rowe

---

### Agricultural Zone (A)

Signature of Zoning Administrator

date

---

## 1.0 Introduction

Civic Planning Solutions Inc. has been retained by Jerome and Jean Donck to assess the potential for obtaining a severance of their two farm parcels and a minor variance with respect to minimum lot area within the Agricultural A Zone. The subject lands are located within the Agricultural & Hazard Land designations shown in the Norfolk County Official Plan. The parcels are both zoned Agricultural and Hazard Lands. This report includes a review of the Provincial Policy Statement 2020 (PPS 2020), Norfolk County Official Plan and Norfolk County Zoning By-Law 1-Z-2014.

## 2.0 Site description and neighbouring land uses

The lands are located on Lots 14 and 15, Concession 1 NTR (Middleton) in Norfolk County. The lands have a total frontage 465.8m and 1181.02m and an area of 171.86 acres (69.55ha). The lands are composed of two historically separate farm units, with a separate set of farm buildings which were used for growing tobacco. Presently the owners grow rye and watermelons in rotation. The surrounding land uses are primarily agricultural with some non-farm residential properties. The lands front onto Colonel Talbot Road and the Jackson Side Road. Both of these roads are two lane paved County Roads.

## 3.0 Development Proposal

The history of the two farms is as follows: the farm being severed is located at 1185 Colonel Talbot Road and was purchased by the owners in 1966. This farm has a frontage of 465.8m on Colonel Talbot Road and 592.02m on Jackson Side Road. The total acreage is 70.86 acres (28.68ha). It contains a house, garage, garden shed, 2 barns, a greenhouse and 2 old style tobacco kilns. The farm being retained was purchased in 1972 by the owners. This farm has a frontage of 589m on the Jackson Side Road and an area of 101 acres (40.89ha). It contains a house, garage, 2 barns, an old tobacco kiln and a shed. Both farms are presently used for growing rye and watermelons in rotation, but were formerly used to grow tobacco. Of particular interest is fact that both farms have separate PIN numbers 50145-0148 and 50145-0150 under Ontario Land Registry Office #37(see attached). These farms also have separate assessment roll numbers through MPAC. The farms also had separate farm registration numbers through the Ontario Flue-Cured Tobacco Growers' Marketing Board.

However, under the Ontario Planning Act, land parcels which are not lots within a registered plan of subdivision or lots for which a consent has been granted, which are in the same ownership name(s), are deemed to be one parcel. In this case, as the two farms abut each other and are registered in the same ownership, are therefore deemed to be one parcel/property under the Planning Act. The owners would like to convey the farms as separate farm properties in the future. It is for this reason that the owners are applying for a consent to undo the merging of the parcels. They are requesting that the consent consideration be based on "legal or technical reasons". The proposed severance can also be considered on the basis of an application to disassemble a farm parcels. Both the PPS 2020 and the Norfolk County Official Plan have relevant policies to permit a consent for either of these reasons. These policies will be examined in greater detail in the following section of this report.

|  |   |
|--|---|
| <p><b>2.3.4 Lot Creation and Lot Adjustments</b></p> <p>2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:</p> <p>a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;</p> <p>2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.</p> <p>Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.</p> | <p><b>Disassembly of Farm Parcels</b></p> <p>In this case, both farm parcels are an appropriate size for the type of agriculture common in the area. The crops presently grown i.e. watermelons are a high value crop. The lands are also suitable for other fruit and vegetable crops which also are higher value crops when compared to common field crops. I am satisfied that the consent requested can be supported under this section of the PPS 2020.</p> <p><b>Legal or Technical Reasons</b></p> <p>The PPS does permit a severance (consent) to rectify a legal situation such as a parcel which has inadvertently merged with an adjoining parcel. The proposed application will not in my opinion create a new lot, only undo an unintended merger of two farms. I am satisfied that the consent requested can be supported under this section of the PPS 2020.</p> |
|--|---|

#### 4.2 Norfolk County Official Plan

The following sections of the Norfolk County Official Plan are relevant to this situation:

| Norfolk County Official Plan   | Comments  |
|--|---|
| <p><b>7.2 Agricultural Designation</b></p> <p>The majority of land within the County is designated Agricultural, reflecting the dominance of agriculture. Lands designated as Agricultural in this Plan are comprised predominantly of Class 1, 2 and 3 soil</p> | <p>The subject lands are designated in part "Agricultural" in the Norfolk County Official Plan.</p> |



|  |  |
|--|--|
| <p>capability as identified by the Canada Land Inventory.</p>  |  |
| <p><b>7.2.3 Agricultural Lot Creation and Lot Adjustment Policies</b><br/> The following policies apply to land designated Agricultural.<br/> a) Consent to sever land may be considered for the following purposes:</p> <p>i) the assembly or disassembly of agricultural lots for agriculture uses including agriculturally related boundary adjustments which do not result in the creation of a new lot, subject to the policies of Section 7.2.4 (Agricultural Designation -Agricultural Lot Size Policies);</p> <p>vi) technical reasons including minor boundary adjustments, corrections of deeds, quit claims, easements or rights-of-way, or other purposes that do not create an additional separate lot, and which do not change the lot configuration such that a non-agricultural lot is created which would not be in conformity with the policies of this Plan.</p> <p><b>7.2.4 Agricultural Lot Size Policies</b><br/> The following policies apply to land designated Agricultural.</p> <p>a) The expansion of farm holdings through lot assembly is encouraged wherever possible. Agricultural lots may be assembled and disassembled, provided that the lots remain viable for agriculture uses, are of a size appropriate for the type of agriculture uses that are common in Norfolk County, and are sufficiently large to maintain flexibility for future changes in economic conditions and in the type or size of agricultural operations. The minimum agricultural lot size shall generally be 40 hectares. Assembly and disassembly of agricultural lots to sizes</p> | <p><b>Severance policies for new lots in agricultural areas</b></p> <p>Lot creation within the Agricultural designation is restricted but does permit a number of exceptions.</p> <p>The Plan does permit the disassembly of agricultural lots for agricultural purposes including the separation of two farm parcels as outlined in this report.</p> <p>The Plan permits a severance for technical reasons which would in my opinion can include the unintended merger of two farms.</p> <p>If the consent application is considered under Section 7.2.3 a) i), the policies of Section 7.2.4 shall be considered.</p> <p>I am satisfied that the proposed parcels (farms) are viable and have been so for many years and can be used for the growing of many higher value crops such as fruits and vegetables which provide for flexibility for future uses. The severed parcel has a total lot area of 70.86 acres with 57 acres of workable lands. The retained parcel has a lot area of 101 acres with 56 acres workable.</p> |



|   |   |
|---|---|
| <p>that are generally 40 hectares or larger shall be permitted and encouraged by the County. The County may consider applications to assemble and disassemble agricultural land into agricultural lots that are less than approximately 40 hectares in size, subject to the following considerations:</p> <p>i) agriculture shall be the proposed use of both the severed and retained lots;</p> <p>ii) it shall be demonstrated that both the severed and retained lots will be flexible to respond to economic change. The applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land. Information pertaining to the scale and nature of the operation, projected revenue, expenses, financing, soil quality, water quality and quantity, and any other viability criteria relevant to the proposal shall be provided to the satisfaction of the County. The County may request a peer review of the information provided and/or consult with the Agricultural Advisory Board.;</p> <p>iii) The proposed farm and the retained farm lot are eligible for farming business registration under the Farm Registration and Farm Organizations Funding Act and are eligible for the Farm Property Class Tax Rate Program under the Assessment Act;</p> <p>iv) it shall be demonstrated that nearby lots of similar size to that proposed are not available and suitable for the intended agriculture use;</p> <p>v) the suitability of both the severed and retained lots shall be assessed based on the type and size of agricultural operations in the area as well as the lot sizes typically associated with the agricultural operation proposed; v</p> <p>i) it shall be demonstrated that both the</p> | <p>As previously stated the proposed farm to be severed is presently viable based upon the value of the crops presently grown on the lands and for other crops for which the lands are also suitable (as these other crops are grown in the area) See attached Appendix -1</p> <p>The farm operators have the necessary equipment, skills, experience and finances to operate the farm operations. The lands have access to water for irrigation purposes. The lands are predominately Class 2 CLI.</p> <p>I do not believe that it is necessary for a peer review of this application.</p> <p>The farms are eligible for registration for these Government programs.</p> <p>Appendix -2 shows the lot areas of surrounding farm parcels many of which are less than 50 acres (20ha). It is my opinion that the proposed farms will not be out of character with nearby farm parcels.</p> <p>The agricultural uses in the area consist of</p> |
|---|---|

|   |   |
|---|---|
| <p>severed and retained lots remain sufficiently large to permit a change in the commodity produced, an adjustment in the scale of operation, diversification or intensification; and</p> <p>vii) both the severed and retained lot shall comply with the minimum distance separation formulae.</p> <p>b) A minimum agricultural lot size of 40 hectares shall be established in the Zoning By-law. The County shall consider a proposal to disassemble agricultural land to a lot size smaller than 40 hectares by way of applications for Zoning By-law amendment and consent, subject to Section 7.2.4(a). Where all criteria outlined in Section 7.2.4 a) are satisfied, a minor deviation from the minimum farm size may be approved through a minor variance.</p> | <p>cash crops as corn and beans but also farms where vegetables and fruit crops are also grown.</p> <p>There are no livestock operations impacting the subject lands.</p> <p>Relief will be required from the Agricultural A Zone minimum lot area requirement of 40ha. I am satisfied that the proposed relief requested for the severed parcel can be considered as a minor variance.</p> |
|---|---|

#### 4.3 Norfolk County Zoning By-Law 1-Z-2014

| Norfolk County Zoning By-Law  | Comments  |
|---|---|
| <p>The subject lands is currently zoned: Agriculture (A) and Hazard lands (HL). The minimum lot area in the A zone is 40 ha (98.8ac).</p> | <p>It will be necessary for the owner to apply for a minor variance to the minimum lot area provision of Section 12.1.2 a) for relief of 11.32ha from the 40ha minimum lot area.</p> <p>The four tests for consideration for a minor variance are set out in Section 45(1) of the Planning Act. These are: is the relief considered to be minor, is the relief appropriate and is the intent of the zoning by-law and the official plan policies being maintained.</p> <p>I am satisfied that the relief is minor in nature relative to other similar or smaller parcels in the area, and is appropriate as it will not have a negative impact on the subject lands or adjacent farm operations and is consistent with the intent of both the zoning by-law and official plan policies to</p> |

## 4.0 Policy Review

### 4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement guides land use planning decisions for the entire province and the policies are to be read in their entirety. Decisions regarding land use planning matters are to be consistent with the Provincial Policy Statement. The following is a review of pertinent policies for this development proposal.

| Provincial Policy Statement 2020   | Comments  |
|--|---|
| <p>Part II Legislative Authority</p> <p>In respect of the exercise of any authority that affects a planning matter, section 3 of the <i>Planning Act</i> requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.</p>   | <p>All planning decisions must be “consistent with” the applicable policies of the PPS. Planning applications must be evaluated with respect to the policies of the PPS.</p>  |
| <p><b>2.3 Agriculture</b></p> <p>2.3.1 <i>Prime agricultural areas</i> shall be protected for long-term use for agriculture.</p> <p><i>Prime agricultural areas</i> are areas where <i>prime agricultural lands</i> predominate. <i>Specialty crop areas</i> shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the <i>prime agricultural area</i>, in this order of priority.</p> | <p>In Norfolk County all lands located outside settlement areas ( hamlets and urban areas) are deemed to be within <i>prime agricultural areas</i>.</p> <p>In Norfolk County, the majority of soils are classified as being Classes 1 to 4 CLI; lower class soils tend to be located along stream and river valleys. The subject lands are mapped as Class 2 CLI.</p> |
| <p><b>2.3.3 Permitted Uses</b></p> <p>2.3.3.1 In <i>prime agricultural areas</i>, permitted uses and activities are: <i>agricultural uses, agriculture-related uses and on-farm diversified uses</i>.</p>  | <p>Permitted land uses are farming and agriculture-related uses.</p> <p>The present use as a farm is permitted in prime agricultural areas</p>  |



|  |   |
|--|---|
|  | protect and foster good agricultural land use planning. |
|--|---|

## 5.0 Review Summary

It is my professional planning opinion that the proposed severance (consent) application is consistent with the policies of the PPS (2020) and complies with the policies of the Norfolk County Official Plan for the reasons outlined in this planning assessment report. Based upon the history of the two parcels in question, they have consistently been considered as two separate farms. They have separate PIN numbers and are considered to be separate parcels by the Ontario Land Registry System. They have separate assessment roll numbers by MPAC. The Ontario Flue-Cured Tobacco Growers' Marketing Board considered the farms as separate farm operations. The owners have always considered the farms to be separate farms. The farms were purchased in 1966 and 1972 and may not have been subject to subdivision control or part lot control at that time, however the law changed with respect to part lot control and subdivision control resulting in the two farms being merged in title as one parcel under the Planning Act. The Provincial Policy Statement 2020 has provided an opportunity for properties in this type of situation to apply for consent for "legal or technical reasons" (Section 2.3.4.2). The Provincial Policy Statement 2020 also permits consents for disassembly of farm parcels under Section 2.3.4.1 a). The Norfolk County Official Plan likewise permits consents for both technical purposes (Section 7.2.3 a)iv) and for the disassembly of farm parcels under Section 7.2.3.a) i.

It is also my professional planning opinion that the proposed minor variance for relief from the minimum lot area provision of the Agricultural A zone meets the four tests under the Planning Act and is reasonable and can be supported.



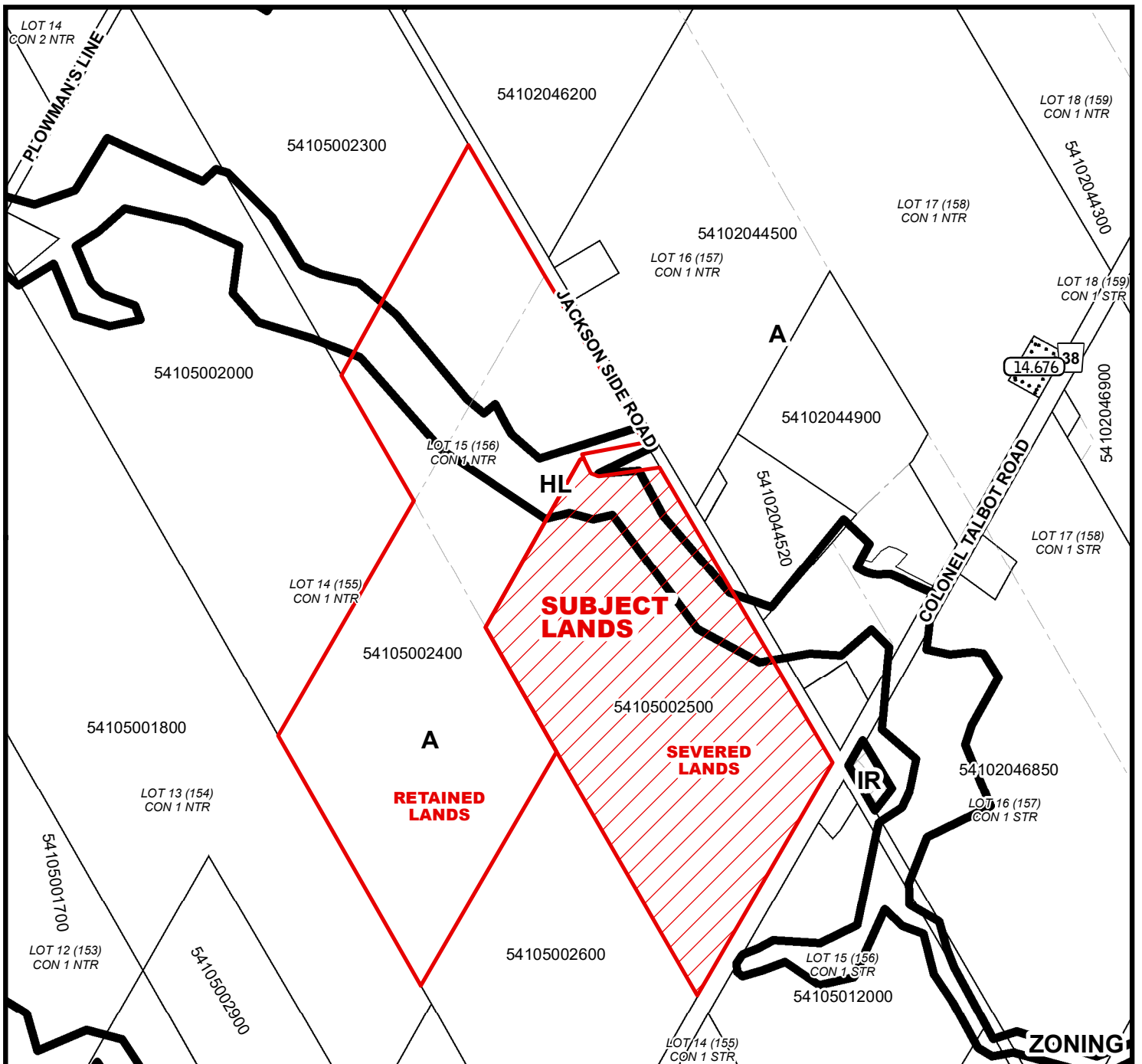
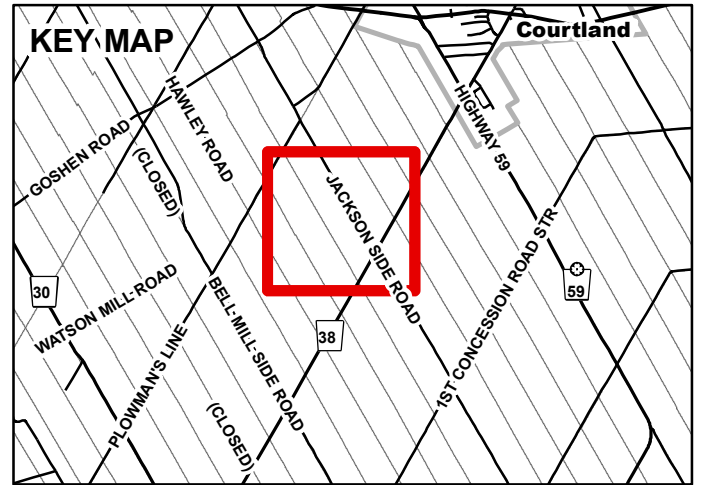
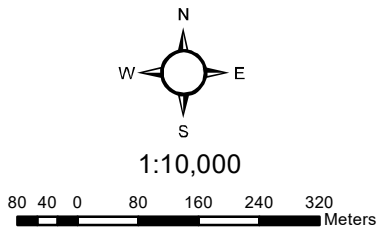
David Roe MCIP RPP

Civic Planning Solutions Inc.

# MAP 1

## File Number: BNPL2020148 & ANPL2020150

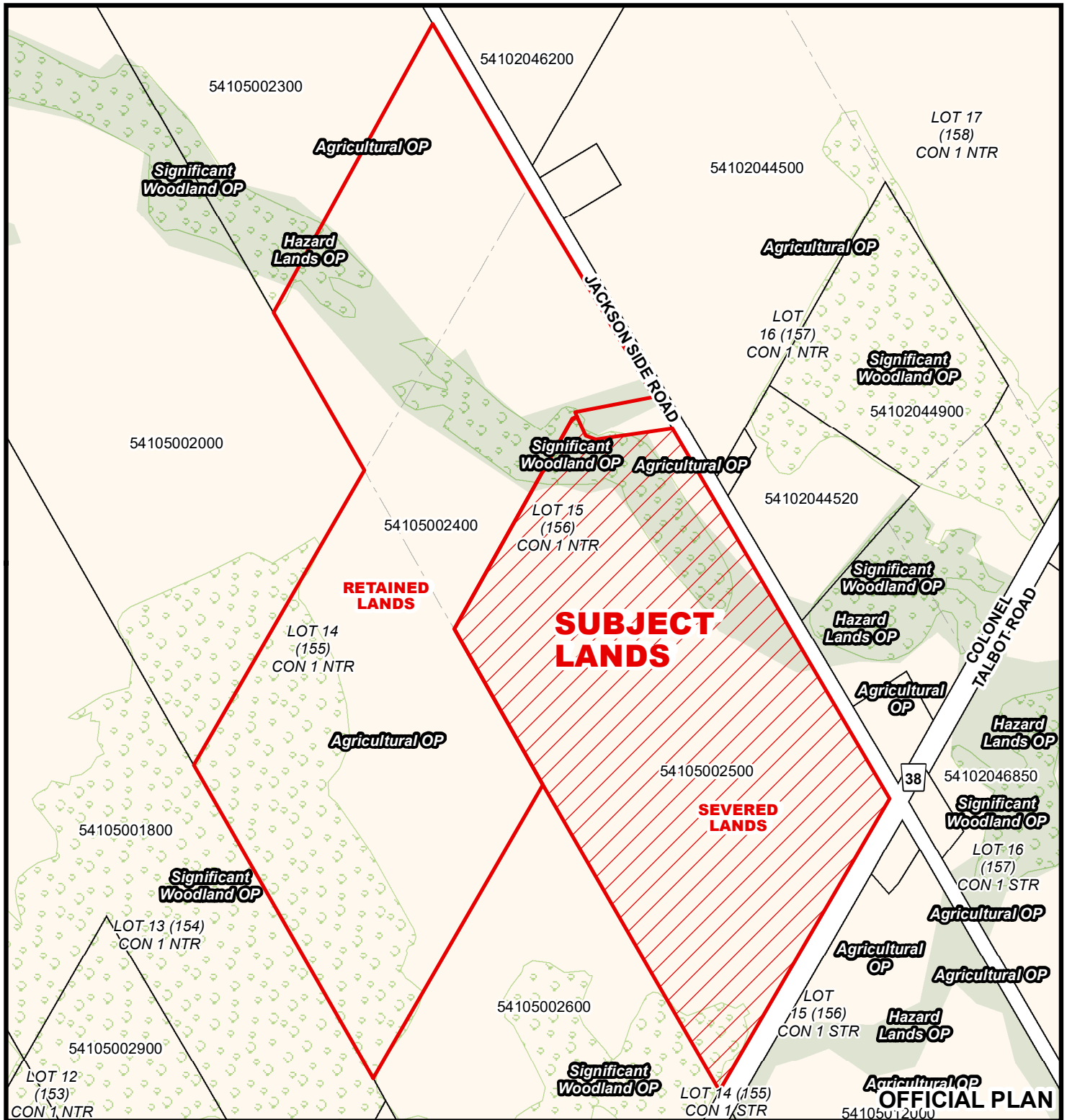
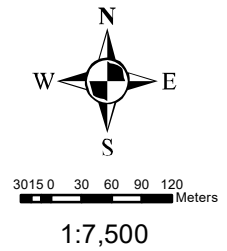
Geographic Township of  
**MIDDLETON**



# MAP 2

File Number: BNPL2020148 & ANPL2020150

Geographic Township of MIDDLETON

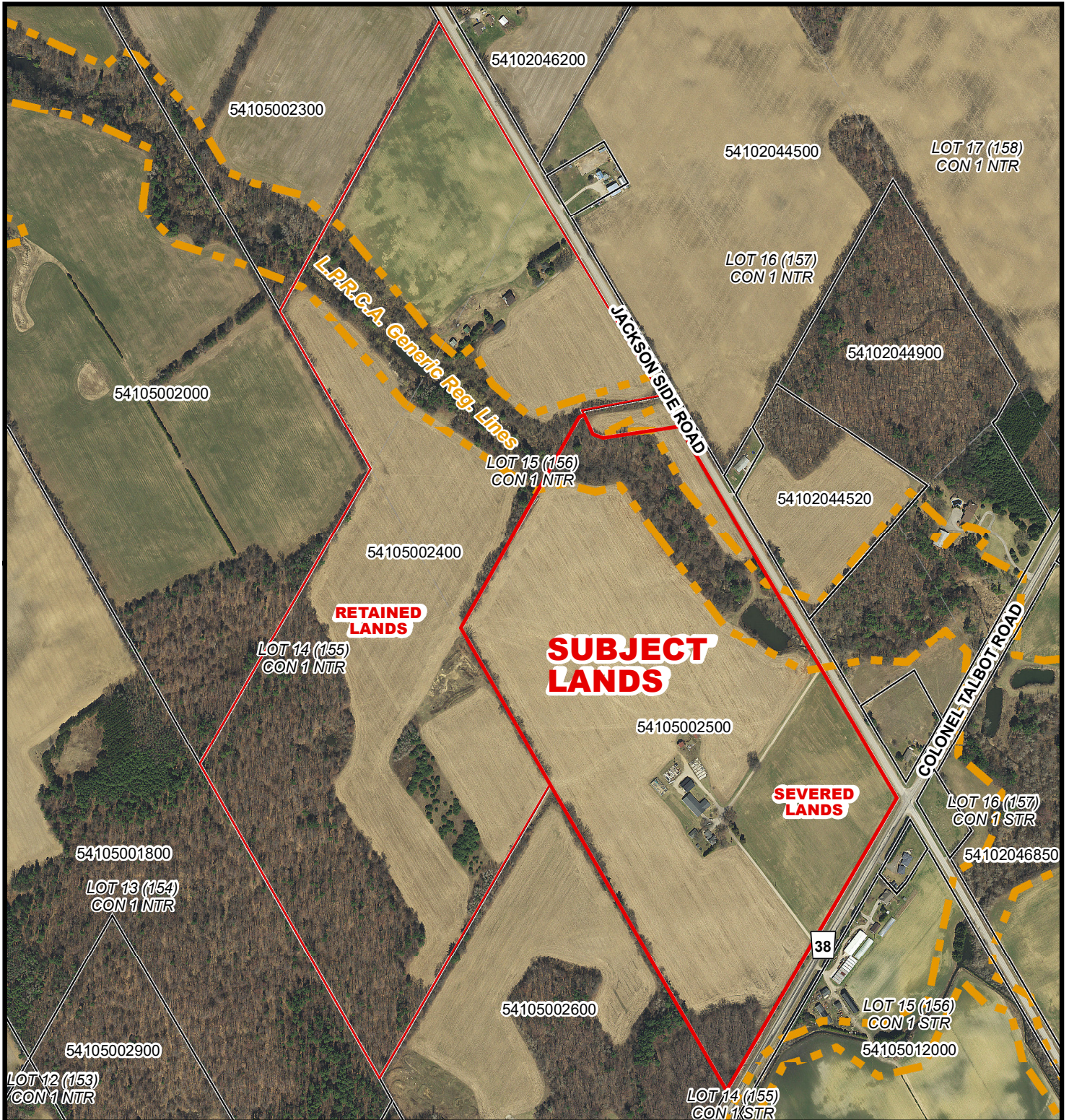
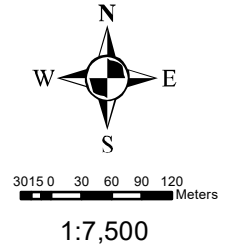




# MAP 3

File Number: BNPL2020148 & ANPL2020150

Geographic Township of MIDDLETON

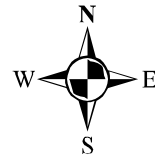




# MAP 4

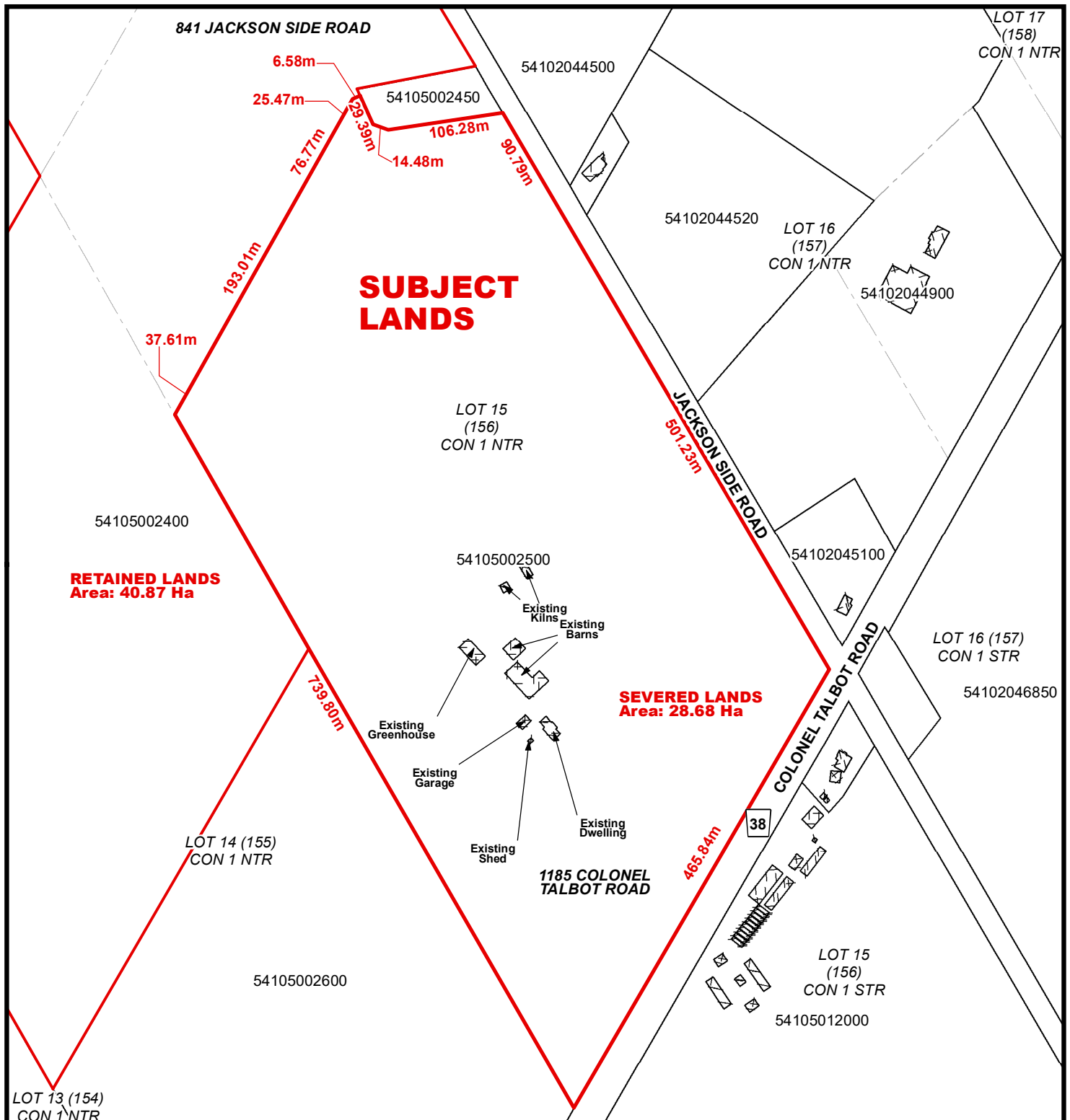
File Number: BNPL2020148 & ANPL2020150

Geographic Township of MIDDLETON



2010 0 20 40 60 80 Meters

1:5,000





# LOCATION OF LANDS AFFECTED

File Number: BNPL2020148 & ANPL2020150

Geographic Township of MIDDLETON



2010 0 20 40 60 80 Meters

1:5,000

