

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



For Office Use Only:	BNPL2024001		
File Number	ANPL2024052		6,105.00 - consent
Related File Number	_____	Application Fee	2,743.00 - MV
Pre-consultation Meeting	_____	Conservation Authority Fee	Yes
Application Submitted	Feb.1.2024	Well & Septic Info Provided	Yes
Complete Application	Feb.26.2024	Planner	Hanne Yager
		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: _____

A. Applicant Information

Name of Owner _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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 and notices in respect of this application will be forwarded to the owner and 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):

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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:

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:

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.

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:

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:

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Usable floor area for accessory structures on residential lot (3.36.b)					

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

3. **Consent/Severance/Boundary Adjustment:** 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: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: 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: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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

D. All Applications: 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:

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. All Applications: 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 Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

G. All Applications: 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.

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:

- ☐ 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

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.

X

Cheryl Magalas
Owner/Applicant/Agent Signature

Jan 19/24
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.

X

I/We magalas produce LTD/Cheryl Magalas am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize LandPro Planning Solutions c/o Mitchell Baker 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.

X

Cheryl Magalas
Owner

Jan 19/24
Date

Owner

Date

***Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

K. Declaration

I, Mitchell Baker of City of Waterloo

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:

WATERLOO, ONTARIO

M Baker
Owner/Applicant/Agent Signature

In ONTARIO

This 1st day of FEBRUARY

A.D., 2024

JOANNE ELIZABETH RAYMOND
BARRISTER & SOLICITOR
Notary Public and Commissioner of Oaths
in and for the Province of Ontario.
My commission is of unlimited duration.
No legal advice given.

A Commissioner, etc.

Walk-In Notary
22 King Street South, 3rd floor
Waterloo, ON., N2J 1N8
226-899-4479
www.walkinnotary.com



Properties owned:

Owner's name: Magalas Produce Ltd

Roll Number:336-030-18000-0000 337 conc 6 Waterford .

Total acreage: 96.44

Workable acreage: 68

Broiler chicken and grain farm

Yes 1 house built early 1900's

Owner's name: Cheryl and Martin Magalas

Roll Number: 336-030-18010-0000 315 conc Waterford.

Total acreage:3.56

House present built 2001

Owner's Name: Magalas Produce Ltd

Roll Number:336-030-23100-0000 328 conc 6 Waterford.

Total acreage: 72.19

Workable acreage: 60.00

Farm Type: Grain and Chickens

No House

Owner's name: Magalas Produce Ltd

Roll number:336-010-61800-0000 257 conc 5 Waterford

Total acreage: 98.93

Workable acreage: 88

Farm type: grains

No Dwelling

Owner's name: Chase Magalas - conc 6 lot 3 and 4

Roll Number: 336-030-18800-0000

Total acreage- 168.54

Workable- 130 acres

Grain Farm

No house

Owner's name: Magalas Produce-- 225 conc 5 Townsend

Roll # 336-010-62012-0000

Total acreage- 69.06

Workable- 61 acres

Grain farm

No house

Owner's name: Magalas Produce Ltd

Roll# 336-030-04600-0000 -con 5 lot 9

Total acreage 20.01 acre

Workable- 18 acres

Grain farm

No House

Owner's Name: Magalas Produce Ltd

Roll Number: 336-0300-7400-172 angling road

Total acreage: 95.00

Workable acreage: 74.00

Yes house- built late 1800'S

Owner's name: Magalas Produce Ltd

Roll# 336-030-04500-0000 conc 5 lot 9

Total acreages- 49.00

Workable- 42.00

Grain farm

No House

Owner's Name: Chase Magalas

Roll# 491-009-22000-0000 con 6 Windham

Total acreage- 101.00

Workable acreage- 69.00 acres

Grain farm

No house

Owner's Name: Chase Magalas

Roll# 491-009-29000-000 1633 Windham rd 7

Total acreages- 197.36

Workable- 144 acres

Grain farm

No house

Owner's Name: Magalas Produce

Roll # 336-030-07100-0000 conc 5 lot 9

Total acres- 12

Workable- 12

Grain farm, No house

Owner's Name: Magalas Produce Ltd

Roll number: 33010-336-010-35900-0000 158 Norfolk county road 19

Total Acres : 63.4

Workable acreage: 55.00

No house

SKETCH FOR
SEVERANCE APPLICATION

MAGALAS PRODUCE LTD.
#172 ANGLING ROAD
WATERFORD

SCALE: 1 : 500
JEWITT AND DIXON LTD.
DECEMBER 13, 2023

GEOGRAPHIC
OF
LOT

NOTE:

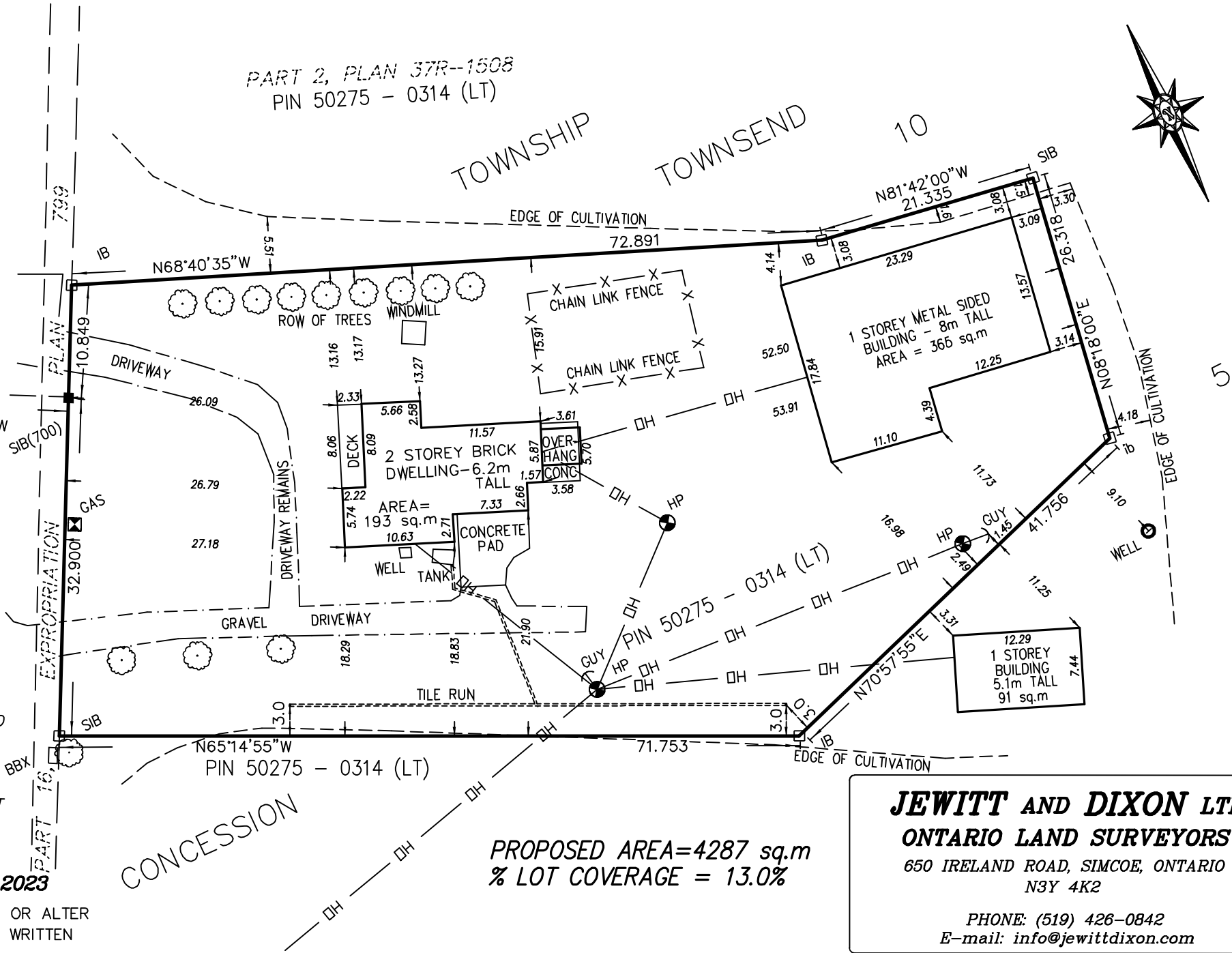
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

COPYRIGHT JEWITT AND DIXON LTD. 2023

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER
THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN
PERMISSION OF JEWITT AND DIXON LTD.



PROPOSED AREA=4287 sq.m
% LOT COVERAGE = 13.0%

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
650 IRELAND ROAD, SIMCOE, ONTARIO
N3Y 4K2

PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

JOB # 23-3897 CLIENT: MAGALAS

172 Angling Road - Easement



1/8/2024, 2:18:32 PM



Land Parcels



Civic Address



Plan Lines

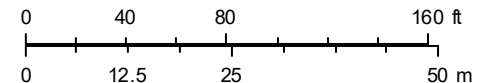


Reg Plan Lot Numbers

Road Labels

DraftPlan

1:915



Queen's Printer for Ontario
Norfolk GIS

Magalas Produce Ltd.

DIRECTORS REGISTER

Name of Director	Date Elected	Date Resigned
CHERYL MAXINE MAGALAS 315 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	Apr 1, 2023	
CHASE MAGALAS 337 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	Apr 1, 2023	
MARTIN PHILLIP MAGALAS 315 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	Apr 1, 2023	

Magalas Produce Ltd.

OFFICERS REGISTER

Name of Officer	Office Held	Date Elected	Date Resigned
MARTIN PHILLIP MAGALAS 315 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	President	Apr 1, 2023	
CHASE MAGALAS 337 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	Secretary	Apr 1, 2023	
CHERYL MAXINE MAGALAS 315 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	Treasurer	Apr 1, 2023	

Magalas Produce Ltd.

SHAREHOLDERS REGISTER

Date	Name	No. of Shares	Class Of Shares Held
Apr 1, 2023	Martin Phillip Magalas 315 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	7,140	Class "A" Common
Apr 1, 2023	Cheryl Maxine Magalas 315 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	2,251	Class "A" Common
Apr 1, 2023	Chase Magalas 337 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	4	Class "A" Common
Apr 1, 2023	Martin Phillip Magalas 315 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	7,340	Class "A" Special
Apr 1, 2023	Cheryl Maxine Magalas 315 Concession 6 Townsend Road Waterford, Ontario N0E 1Y0	3,237	Class "A" Special

02/19/98 09:30 FAX 510 428 7515

BRIMAGE, TYRRELL.

2002

For Ministry Use Only
À l'usage exclusif du ministère

Ontario Corporation Number:
Numéro de la société en Ontario

1237483



Ministry of
Consumer and
Commercial Relations

CERTIFICATE

This is to certify that these
articles are effective on

Institute of Social
the Consumer Policy
of the Committee

CERTIFICATE

Caci coniglio con patate
statete attenti in vigilia di

FEBRUARY 5 FEVRIER, 1998.....

Corporations Act 1980 (Cth) s 100(1)(a)

ARTICLES OF AMENDMENT
STATUTS DE MODIFICATION

Form 3
Business
Corporations
Act

Formule 3
Loi sur les
sociétés par
actions

1. The name of the corporation is:

Dénomination sociale de la société:

1 2 3 7 4 8 3 C N T A R I O L I M I T E D

2. The name of the corporation is changed to (if applicable):

Nouvelle dénomination sociale de la société (s'il y a lieu)

M	A	G	A	L	A	S	P	R	O	D	U	C	E	L	T	D.
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	----

3. Date of incorporation/amalgamation:

Date de la constitution ou de la fusion:

1997 JUNE 27

(Year, Month, Day)
(année, mois, jour)

d. The articles of the corporation are amended as follows: Les statuts de la société sont modifiés de la façon suivante.

9225

BE IT RESOLVED that the name of the Corporation be changed to Magalias Produce Ltd.

BACKGROUND INFORMATION		
DATE: November 06, 2023	TIME: 9:00 AM	WORK ORDER: 85545
PROPERTY ADDRESS: 172 Angling Road, Waterford		
CLIENT: Magalas, Chase	INSPECTOR(S): vanderStam, Tyler	
REASON FOR INSPECTION: <input type="checkbox"/> PROPERTY TRANSACTION <input type="checkbox"/> PERMIT APP <input type="checkbox"/> RE-FINANCING <input type="checkbox"/> DUE DILIGENCE <input checked="" type="checkbox"/> OTHER: LAND SEVERANCE		

WTS CONDITION ASSESSMENT QUICK REFERENCE CHART				
Parameter	Deficient	Functional	Good	N/A
Septic Tank Accessibility Lids Risers	X Not accessible at grade			
Condition of Septic Tank		✓ Moderate concrete corrosion observed around discharge pipe		
Capacity of Septic Tank		✓ Adequate for dwelling configuration as per current building code		
Condition of Inlet Baffle		✓		
Condition of Discharge Baffle		✓		
Effluent Filter Clogging				X
Pump Chamber Construction				X
Leaching Field Condition	X Leaching field consists of clay tile with significant solid accumulations in pipes and root intrusion. Very limited functionality remaining due to age.			
Leaching Field Clearance Distances		✓		
Landscape Setbacks		✓		
Fixture Connections		✓		
Functional Test	X The current condition of components suggests there may be some remaining functionality, however it is limited due to the age of the infrastructure			
ATU Condition				X
Other				X

REQUIREMENTS & RECOMMENDATIONS SUMMARY	
REQUIREMENTS:	<input type="checkbox"/> SEPTIC TANK PUMP OUT <input type="checkbox"/> INSTALL OUTLET BAFFLE <input type="checkbox"/> BED FLUSHING <input checked="" type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> REPLACE FIELD <input type="checkbox"/> OTHER:
RECOMMENDATIONS:	<input checked="" type="checkbox"/> RISERS TO GRADE <input checked="" type="checkbox"/> EFFLUENT FILTER <input type="checkbox"/> INLET BAFFLE <input checked="" type="checkbox"/> BIOLOGIC <input checked="" type="checkbox"/> BIO-AXN <input type="checkbox"/> BED FLUSHING <input type="checkbox"/>
SEPTIC TANK VOLUME: <u>3600</u> L 86" long x 52" wide x 48" deep	
<div><div><div>A</div>Scum Measurement</div><div><div>B</div>Sludge Measurement</div><div><div>C</div>Depth of Tank Contents</div></div> <div>Appropriate Levels: < 33% (0.33) (LESS THAN)</div> <div>Requires Pump-out: > 33% (0.33) (MORE THAN)</div>	<div><div>Septic Tank Access How Far Below Grade?</div><div>8"</div><div><div>A + B</div><div>C</div></div></div> <div><div>0" + 8"</div><div>48"</div><div>= 17%</div></div>
PUMP OUT REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

- ☐ Significant component malfunctions identified, system must be repaired or replaced to come into compliance with section 8.9 of the Ontario Building Code
- ☒ No overt malfunctions identified; system is in substantial compliance with section 8.9 of the Ontario Building Code
- ☐ Repairs and upgrades recommended to reduce vulnerability to system component failure

System Overview & Summary of Findings:

The wastewater infrastructure at the building consists of a 3600L septic tank (one compartment), and an absorption trench style leaching field. The leaching field occupies an area approximately 50m long by 1m wide (2 distribution laterals observed each 24.5m long, T-ing from a central discharge line). The leaching field pipes are 3" clay tile in construction and were located approximately 28" below grade. The wastewater travels by way gravity to the leaching field. It is suspected the existing wastewater treatment system is from 1960's. On average, septic systems of this type (specifically the receiving soil) typically last 35 – 45 years. The dug well on the property is approximately 3.8m from the existing septic tank and 15.3m from existing distribution piping. The previous distances from the well to the septic system do not meet current code.

Overall, the existing septic system is at the end of its life due to the age and deficiencies observed. Its current condition suggests the system may have some remaining functionality, however this is likely very limited. The system will require replacement in the near future. Careful usage and use of the following recommendations may extend some remaining life out of the system.

Requirements:

- Contract septic designer to design new system and replace the existing wastewater treatment system ahead of system failure. **(\$45,000 - 65,000)**
The following design is suggested: Existing Septic Tank (upgraded) > Bionest Zenith BTT 2750 > Pump Chamber (2750L) > Shallow Buried Trench Leaching Field

Recommendations:

- Use of septic additives on the existing system may extend some remaining functionality from the system.
 - Dose the septic tank monthly with Biologic to reduce the rate of concrete corrosion and increase performance **(\$150 - \$175 per 12 doses)**
 - Dose the leaching field every 2-3 years with BioAxxn leaching field remediation formula to help maintain leaching field functionality and longevity **(\$150 - \$175 for single dose)**
- Highly recommend installing access risers to grade and install an effluent filter. The tank would require concrete parging to complete these upgrades. The repaired tank could be used in new system designs **(\$2200 - \$2500)**

Approximate budget range for required work: \$45,000 - \$65,000

Approximate budget range for recommendations: \$2,500 - \$3,150

Approximate budget range for annual maintenance: \$250 - \$445

SOLIDS ACCUMULATION MEASUREMENT | EFFLUENT FILTER CLEANING | LEACHING FIELD INSPECTION | COMPONENT VERIFICATION

CONTRACTOR/DESIGNER REFERRAL: Septic Installer Referral to be determined, ESSE Canada can provide upgrade/repair to existing septic tank

INSPECTORS: vanderStam, Tyler (BCIN: 121418)

CONTACT: 1866-356-3773

SIGNATURE: 

Photos for Reference



1. Dwelling profile



2. Sewer line inside home – well casing also visible



3. Well location



4. Well with access port open



5. Dug well interior



6. Septic tank location

Photos for Reference



7. Solids accumulation measurement from septic tank



8. Interior of septic tank – inlet baffle visible



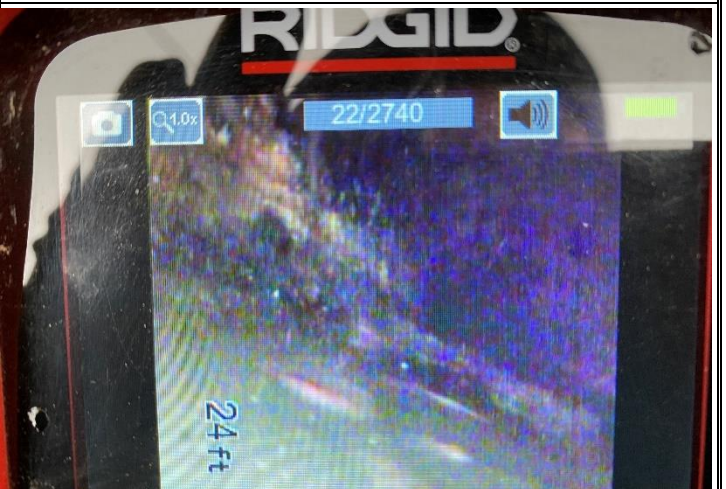
9. Interior of septic tank – outlet baffle visible



10. Outlet baffle



11. Interior of discharge line – PVC pipe



12. Interior of discharge line – clay tile

Photos for Reference



13. Excavation made to access leaching field – clay tile visible



14. Interior of leaching field piping – moderate solids accumulations and root intrusion



15. Location of excavation



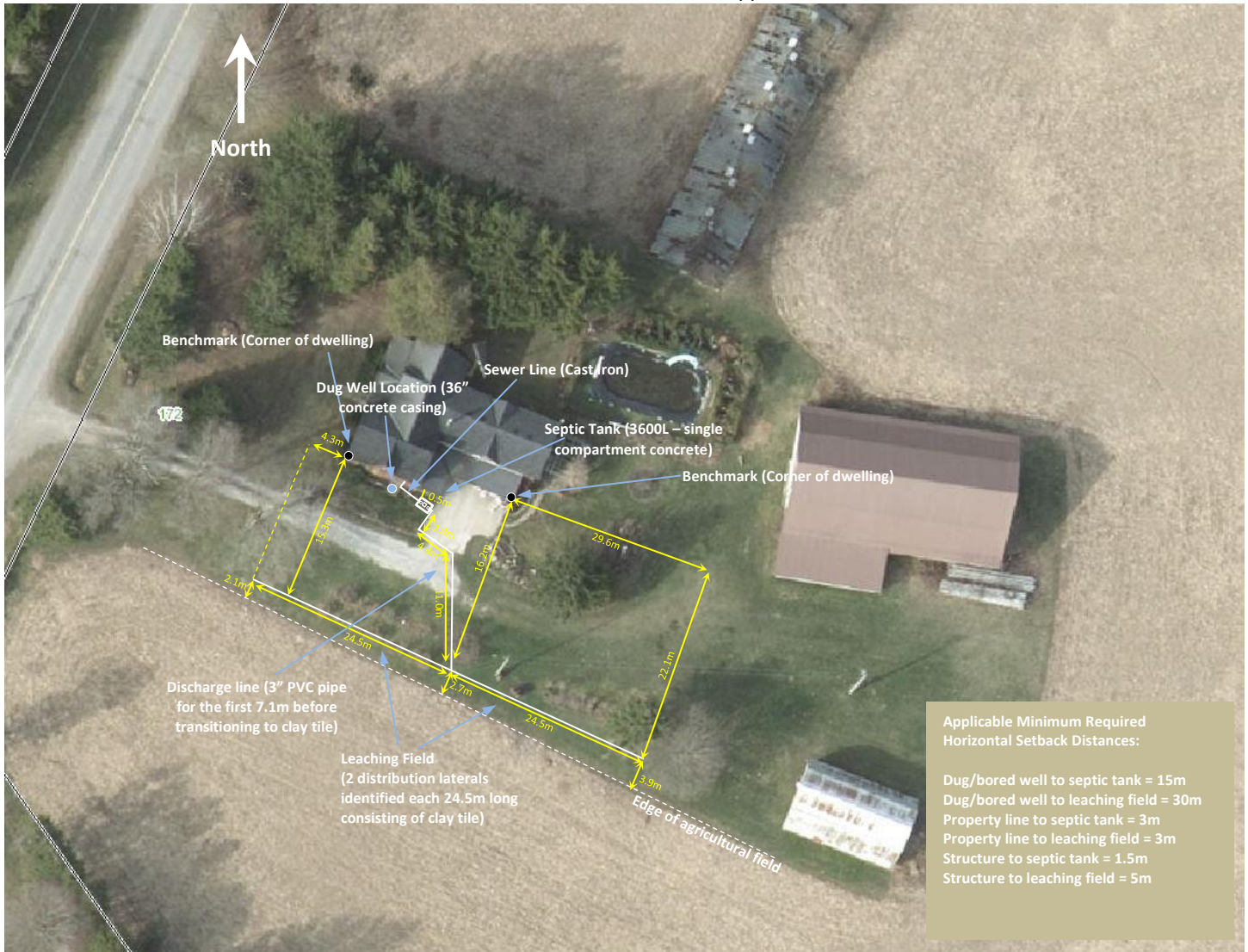
16. Location of leaching field



17. Location of leaching field

Component Locations

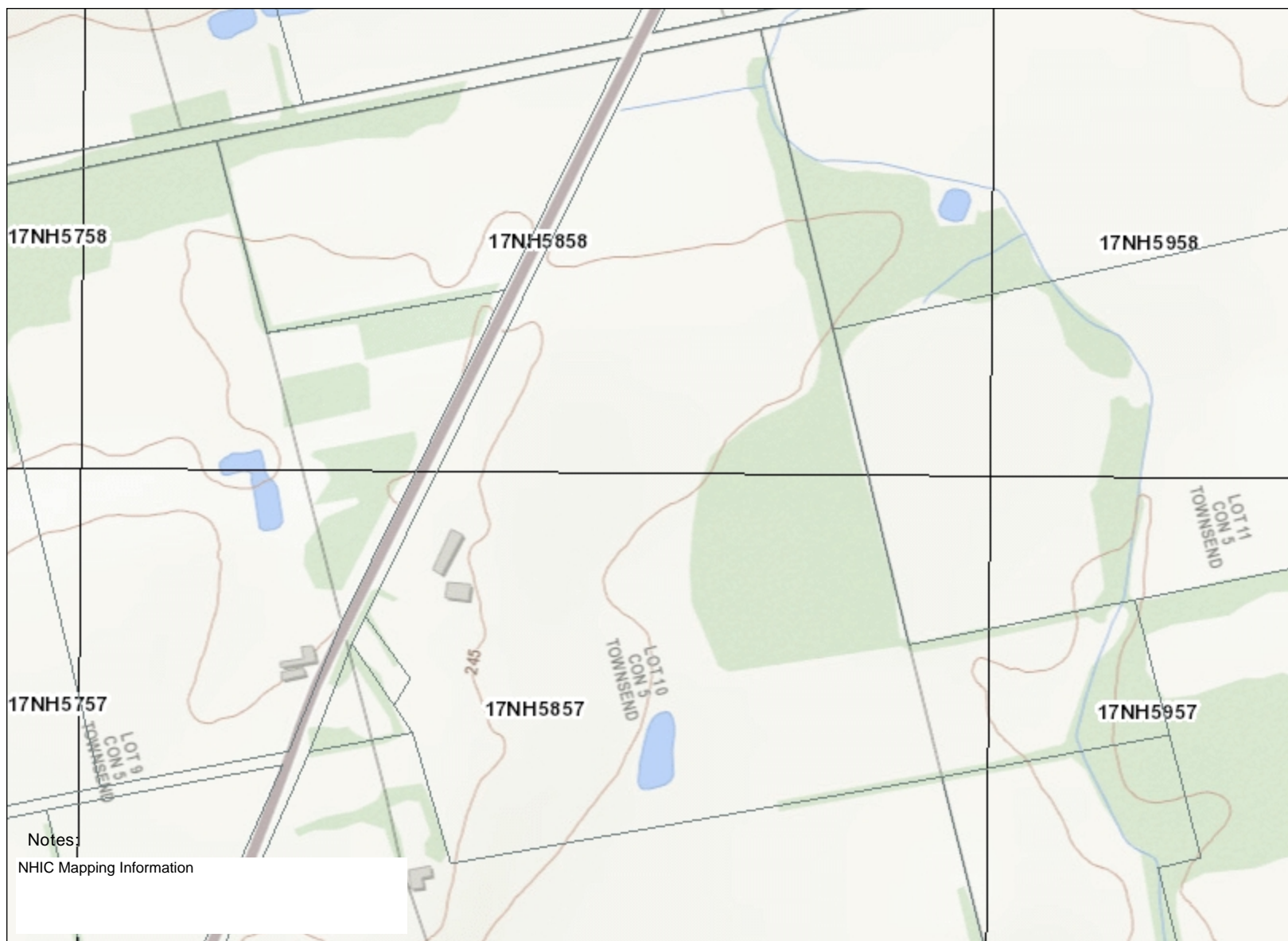
Note: all dimensions and locations approximate





172 Angling Road - NHIC

Map created:1/10/2024



Notes:

NHIC Mapping Information

0.3 0 0.17 0.3 Kilometres

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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Legend

- Assessment Parcel
- NHIC 1 Km Grid
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale

Species Present within 1km Grid

17NH5857

- Snapping Turtle
- American Chestnut

17NH5857

- American Chestnut



January 22, 2024

Ms. Sherry Mott
Secretary-Treasurer, Committee of Adjustment
Planning Department
County of Norfolk
185 Robinson Street, Suite 200

Email: Sherry.Mott@norfolkcounty.ca

Re: **Planning Justification Letter**
Surplus Farm Dwelling Severance (Consent) and Minor Variance Application
172 Angling Road, Waterford, Norfolk

1 INTRODUCTION

LandPro Planning Solutions Inc. ("Agent") was retained by Magalas Produce Ltd. c/o Chase Magalas ("Applicant") to assist in the preparation of a consent application for their property located at 172 Angling Road, Waterford, Norfolk County or legally described as TWN CON 5 PT LOTS 10 & 11.

1.1 PURPOSE

The accompanying application seeks permission to sever the exiting dwelling as surplus to the on-going farm operations as a result of farm consolidation.

This letter aims to provide justification for the creation of the new lot and demonstrate the planning merits of this consent application.

2 SITE LOCATION & CONTEXT

The subject property is located at 172 Angling Road, Waterford, Norfolk County. The property is located on the south side of Angling Road, north of Concession 6 Road and to the west of Cockshutt Road.

2.1 SUBJECT PROPERTY

The property is currently used for agricultural purposes with the farm cluster located in the east portion, which contains the existing dwelling, barn and shed. The greenhouses extending to the north of the farm cluster have been removed and demolished.

Surplus Farm Dwelling Severance (Consent) & Minor Variance Application
172 Angling Road, Waterford: Magalas Produce Ltd.

The property is generally flat with some hazard lands further in the east traversing in the north-south direction. There is a large grouping of significant woodlands along the eastern boundary as well.

The subject property is serviced by private servicing (i.e. well and septic) and has frontage and entrance on Angling Road. The existing property dimensions are presented in **Table 1**.

Table 1 - Property Dimensions

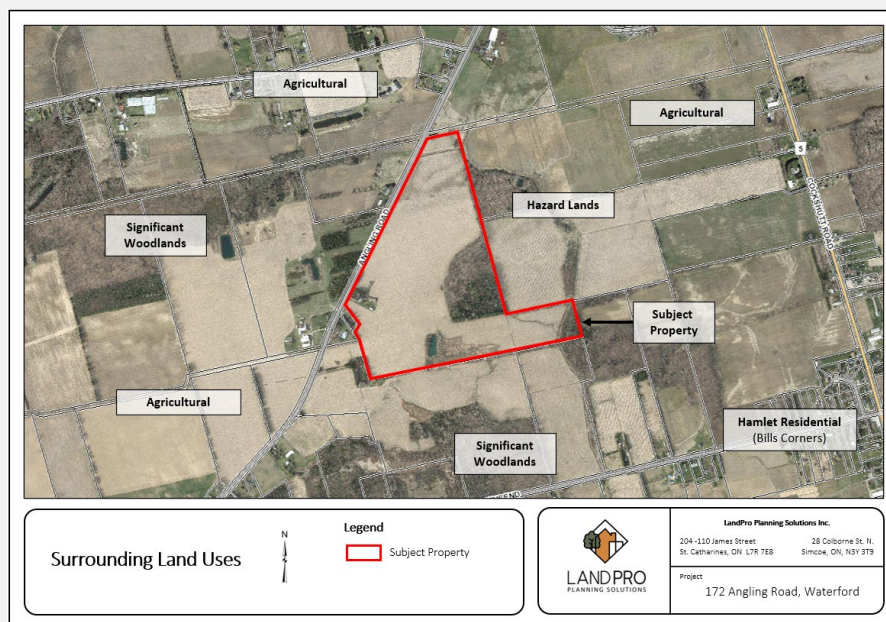
Item	Dimension
Lot Frontage	+/- 686.63m
Lot Depth	+/- 842m (irregular)
Lot Area	+/- 38.67ha (95.56ac)

2.2 SURROUNDING LAND USES

The surrounding land uses are predominately agricultural with some rural residential lots and dwellings throughout. The immediate surrounding land uses are shown in **Figure 1** and are described as the following:

North	=	Agricultural
South	=	Agricultural/Hazard Lands
East	=	Agricultural/Hazard Lands
West	=	Agricultural

Figure 1: Surrounding Land Uses



3 PROPOSED DEVELOPMENT

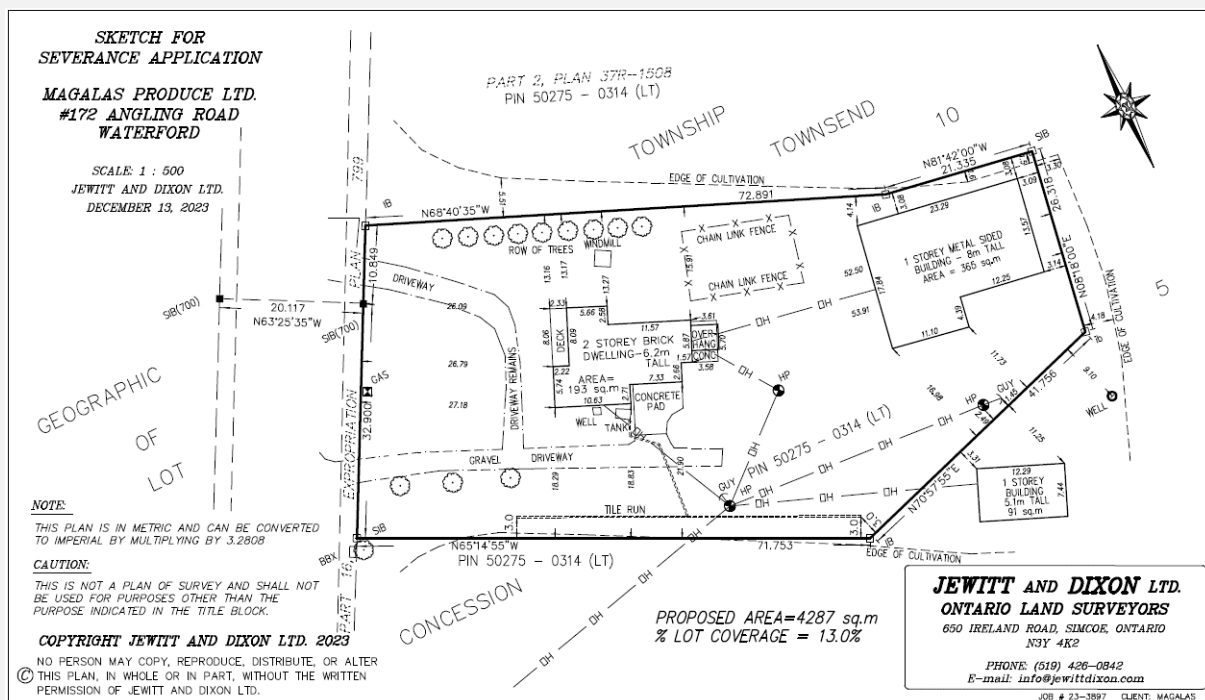
The subject property, 172 Angling Road, is an agricultural property that contains a dwelling, barn, and shed in the farm cluster. The aerial photos show derelict greenhouses which have since been removed from the property.

The proposed surplus farm dwelling severance intends to sever the surplus dwelling and barn. The shed is intended to be demolished upon approval of this application. The dwelling is currently occupied and connected to above-ground hydro servicing. The retained parcel will remain being farmed and harvested with a **servicing easement** (approx. 2m by 50m) is proposed to maintain access to the hydro servicing across the retained parcel.

This application will minimize land, including agricultural land being taken out of production. The proposed severance has been made as small in area as possible to include all needed servicing, driveway access and amenity area.

The proposed severance is shown as **Figure 2**.

Figure 2: Proposed Concept Plan



4 LAND USE PLANNING FRAMEWORK

In preparing this application, several policy and regulatory documents were reviewed that need to be addressed to demonstrate good planning. They include the following:

1. Planning Act R.S.O. 1990, c.P13
2. Provincial Policy Statement, 2020;
3. Norfolk County Official Plan, 2021;
4. Norfolk County Zoning By-Law 1-Z-2014

The proposed development was assessed against these regulations and associated policies. A detailed review is below.

4.1 PLANNING ACT, R.S.O 1990 c.P.13

The *Planning Act* is the provincial legislation and provides the basis for land use planning in Ontario, identifying tools for managing how, where and when land use change occurs.

The purposes of the *Act* as outline in **Section 1.1** are **(a)** to promote sustainable economic development in a healthy natural environment, **(b)** to provide for a land use planning system led by provincial policy, **(c)** to integrate matters of provincial interest in provincial and municipal decisions, **(d)** to provide for planning processes that are fair, **(e)** to encourage co-operation and coordination among various interests, and **(f)** to recognize the decision-making authority and accountability of municipal councils in planning.

The matters of Provincial Interest are outlined in **Section 2** of the *Act*. This application *shall have regard to* the following matters: *a), b), c), e), f), g), h), l), m), n), and o).*

As for the criteria listed in **Section 51(24)**, this application has regard for the following criteria: *a), b), c), d), e), f), g), h), i), j), k), l), and m).*

This application has regard for the relevant sections of the *Planning Act*.

4.2 PROVINCIAL POLICY STATEMENT, 2020

The *Provincial Policy Statement* ("PPS") provides policy direction on matters of provincial interest for all land use development throughout Ontario. It provides direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS aims to protect the prime agricultural areas for long term agricultural use **(2.3.1)** and shall only permit the creation of a new lot in accordance with policy **2.3.4.1.c**.

Policy 2.3.4.1.c) identifies that a new lot may be created on an agricultural property given that the residence is surplus to a farming operation. The severed lot will be limited in size to not remove any agricultural lands

Surplus Farm Dwelling Severance (Consent) & Minor Variance Application
172 Angling Road, Waterford: Magalas Produce Ltd.

from active operation (2.3.4.1.c.1) and new residential dwellings will not be permitted on the retained parcel (2.3.4.1.c.2).

Furthermore, the creation of new lots is required to meet the minimum distance separation (MDS) formulae (2.3.3.3). In accordance with **Guideline #9** of the Minimum Distance Separation Document prepared by OMAFRA, the MDS formulae applies to this application as it is required by the municipal Official Plan (**NCOP 7.2.3.c.vii**). This will be discussed in detail in the following section of this report.

The consent application involves severing the existing farm cluster, including the residence fronting Angling Road with the exception of the shed structure (to be demolished). The proposed severance is limited in size to accommodate only the land required for the dwelling, barn and associated private servicing. The proposed severance boundaries follow the logical breaks along the edge of the harvested agricultural fields.

The proposal will take negligible active agricultural lands out of production. No new dwellings will be permitted on the retained agricultural property as it will be rezoned concurrently upon approval of this application.

This application is consistent with the *Provincial Policy Statement*.

4.2.1 MNRF SPECIES-AT-RISK

Planning staff requested preliminary screening of potential species-at-risk in accordance with the *Endangered Species Act (ESA)* and the Ministry of Natural Resources and Forestry (MNRF).

According to the Natural Heritage Information Centre (NHIC) and the Land Inventory Ontario (LIO), the following two (2) species are present on the subject property on the official **Species at Risk in Ontario (SARO)** list in *Ontario Regulation 230/08*:

Snapping Turtle (*Chelydra serpentina*) – **Special Concern**

American Chestnut (*Castanea dentata*) – **Endangered**

It shall be noted that there were no biologists engaged during this initial research. Our preliminary review found no snapping turtles present and no American Chestnut trees were observed on the subject property. As a result, it was able to be determined that there will be no impact to these species or their habitats as a result of this application.

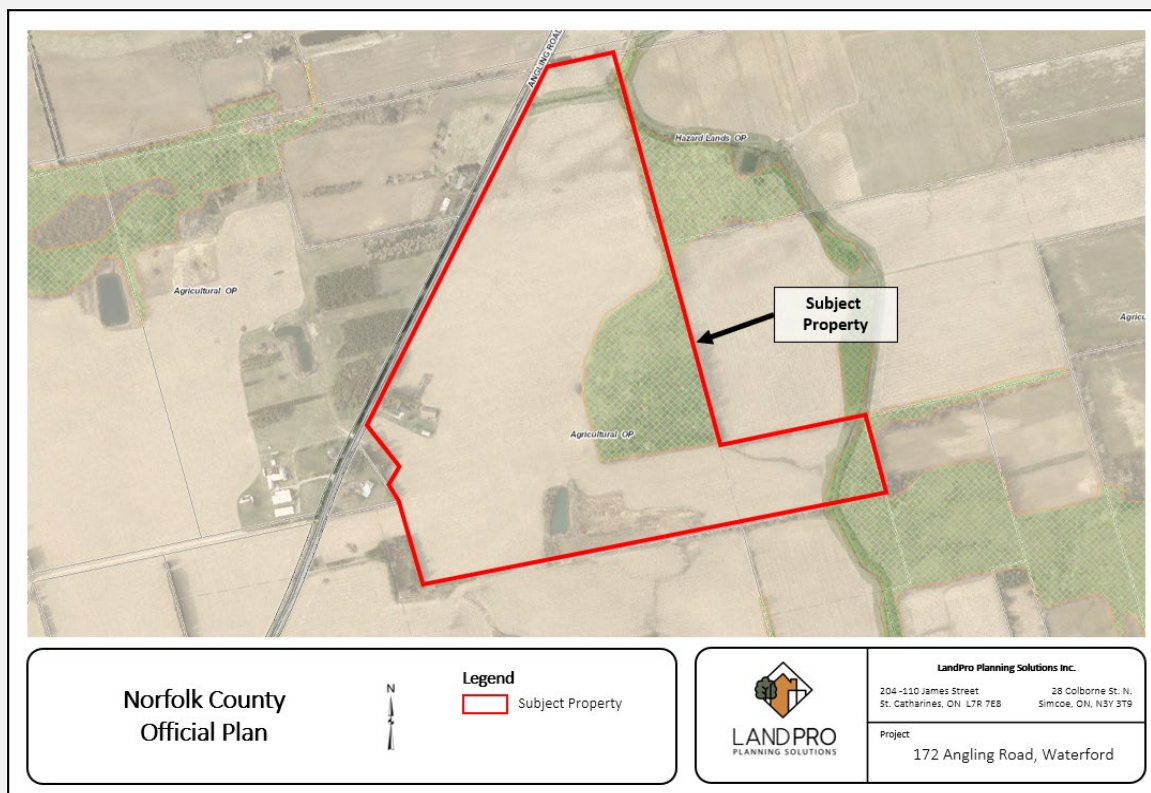
4.3 NORFOLK COUNTY OFFICIAL PLAN, 2021

The *Norfolk County Official Plan* (“NCOP”) contains objectives, policies and mapping that describe the Township’s vision for the next 20+ years, including their approach to managing growth, growing the economy, protecting the natural environment, resources, and agricultural land, and providing sustainable infrastructure.

Surplus Farm Dwelling Severance (Consent) & Minor Variance Application
172 Angling Road, Waterford: Magalas Produce Ltd.

The property is in a predominantly agricultural area of Norfolk County. The NCOP designates the property as “Agricultural”. **Figure 3**, below, shows the property designation and surrounding land uses.

Figure 3: Norfolk County Official Plan



The consent application is permitted under **7.2.3** of the NCOP. A consent to sever may be considered if the currently habitable dwelling is surplus to a farming operation as a result of farm consolidation (**7.2.3.v**), the dwelling is at least 10 years old (**7.2.3.c.i**), minimal agricultural land taken out of production (**7.2.3.c.ii**), has existing servicing and frontage to a maintained public road (**7.2.3.c.iii & v**). Additionally, the remnant agricultural property shall generally be 40 hectares in size (**7.2.4.a**), no new residential dwelling will be permitted on the remnant agricultural parcel (**7.2.3.b**), and minimal agricultural land is removed from the active production (**7.2.3.c.ii**).

In accordance with the above-mentioned policies, the habitable dwelling is surplus to the farming operations as a result of farm consolidation. The farm residence is over 10 years old, no active agricultural lands are taken out of production, and there is existing private servicing and frontage onto a public road.

The remnant agricultural parcel will not be permitted to have a new residential dwelling and it will be as large in area as possible. A minimum area of 40 hectares is unattainable as the subject property was originally undersized (38.67ha).

Surplus Farm Dwelling Severance (Consent) & Minor Variance Application
172 Angling Road, Waterford: Magalas Produce Ltd.

Lastly, the severed lot must comply with MDS formulae (7.2.3.c.vii). In accordance with Guideline #6 of the Minimum Distance Separation Document prepared by OMAFRA, the MDS formulae is not required to be applied to existing livestock facilities or anaerobic digesters **beyond 750 metres** away. Therefore, the severed lot complies with the MDS requirements and setbacks (See **Figure 1**).

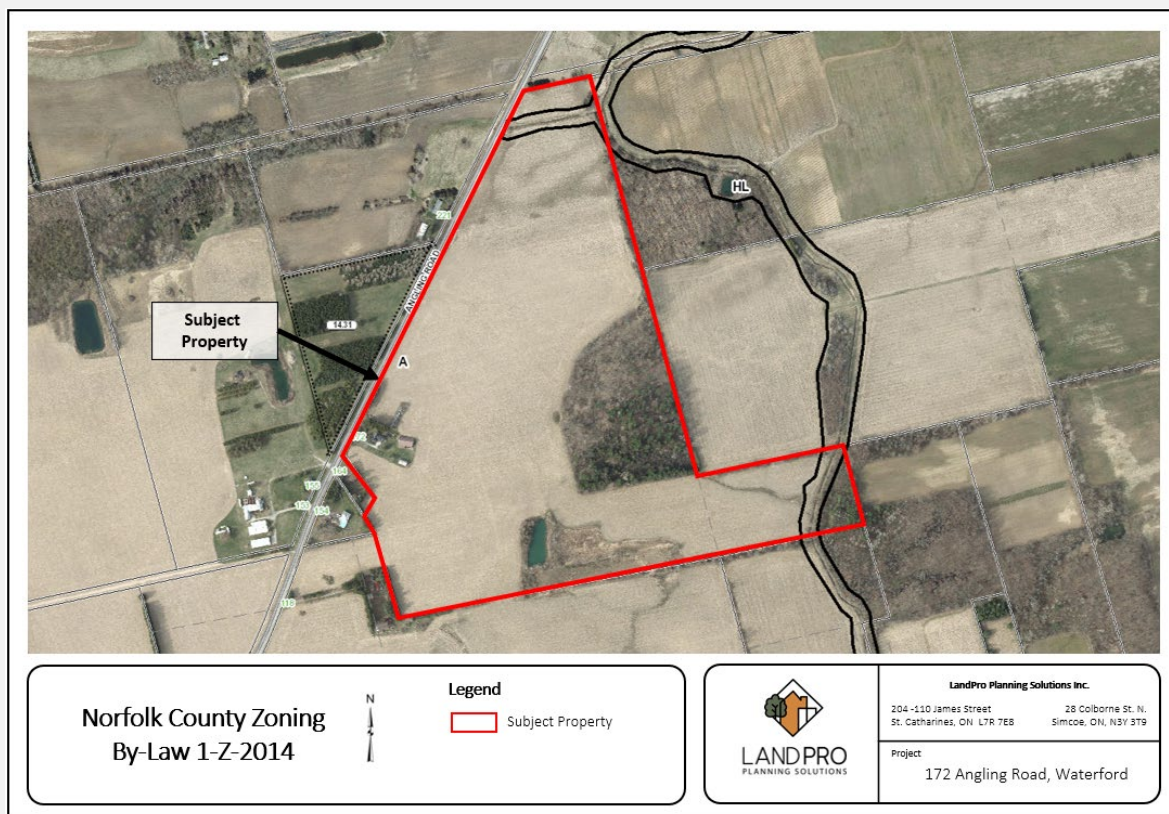
The proposed surplus farm dwelling severance conforms with the *Norfolk County Official Plan*.

4.4 NORFOLK COUNTY ZONING BY-LAW 1-Z-2014

The *Norfolk County Zoning By-Law 1-Z-2014* is used to manage land use compatibility, character and appearance of communities; and to implement policies of the Official Plan.

The current zoning of the property is *Agricultural (A)*, as seen in **Figure 4** below. With the approval of this application, the remnant parcel will subsequently be rezoned to prohibit the construction of a new residential dwelling on the agricultural parcel. The existing zoning permits a detached dwelling and accessory buildings.

Figure 4: Norfolk County Zoning By-Law 1-Z-2014



Section 3.36 states that the existing accessory structures on the severed lot of Surplus Farm Dwelling Severance Properties shall be deemed to be granted relief from building height, lot coverage, and usable floor area to a maximum of 200sqm (**3.36.b**). Any existing dwelling on the severed lot shall be granted relief from front yard, interior side yard and exterior side yard setbacks (**3.36.c**) with any new zoning deficiencies created by the severance shall require relief through the approval of a planning application (**3.36.d**).

The existing barn is approximately 365sqm in area which is above the permitted maximum usable floor area of 200sqm. A minor variance application was identified to be required to bring this property into conformity with the zoning by-law and has been included as part of this application. The four (4) tests have been analyzed in the following section of this report.

There is no new construction proposed as part of this application. The proposed severance is compatible with the permitted uses of the agricultural zoning with no zoning compliance issues on the lot. Please see *Agricultural "A" zone provisions* below in **Table 2**.

Table 2: Norfolk County Zoning By-Law 1-Z-2014 - Agricultural Provisions

"A" Agricultural Zone			
Zone Provisions	Required	Proposed	Comment
Min. Lot Area (residential lot)	2000 m ²	4287 m ²	Complies
Min Lot Area (agricultural lot)	40 ha	38.14 ha	Does Not Comply
Min. Lot Frontage	30 m	43.75 m	Complies
Min. Front Yard	13 m	26.09 m	Complies
Min. Interior Side Yard	9 m (dwelling) 1.2m (accessory structure; 3.2.1.e)	13.16m 3.08 m	Complies
Min. Rear Yard	9 m (dwelling) 1.2m (accessory structure; 3.2.1.e)	9 m 3.09m	Complies
Max. Building Height	11 m	6.2 m	Complies

As shown in the Tables above, the proposed severance meets all required provisions set out by the Zoning By-law except for the **maximum usable floor area for accessory structures on residential lots**. The barn is proposed to be included on the severed lot as the barn will be used for a garage and storage of straw, the barn will not be used on the retained property becoming derelict, and the proposed severed property intends to maintain a standard minimum lot area of 4000sqm for the septic system leaching bed. Please refer to the following Section of this report for further information on the proposed minor variance.

Also, please note that the reduced remnant lot area does not meet the required lot area in the agricultural zone, however, the subject property was originally undersized.

5 MINOR VARIANCE

5.1 MAXIMUM USABLE FLOOR AREA FOR ACCESSORY STRUCTURES

1. Is the Variance Minor in Nature?

When considering the proposal as a whole, the increase in usable floor area for accessory uses to the residential use is minor in nature.

Section 3.2 of the Norfolk County Zoning By-Law considers several policies related to the Accessory Uses to Residential Uses. No building or structure accessory to the residential use shall occupy more than 10% of the lot area to a maximum of 200m² in the Agricultural Zone **(3.2.1.g)**. Although this proposal does not meet the maximum amount of usable floor area (200m²), it does meet the lot area percentage or floor area ratio (as defined in 2.69) with a percentage of 8.5%.

It would be reasonable to consider the lot area when considering the permitted usable floor area of the accessory structures. The percentage value considers that every property has varying lot areas and the lot coverage shall be proportional to their respective lot sizes.

Additionally, the existing barn on the residential property is a more suitable use for the barn as it is not required for farming operations and will otherwise fall into disrepair becoming derelict. The barn will be used for residential purposes such as garage and storage space for straw.

There are no changes proposed to the accessory structures nor is there any new construction proposed as part of these applications. The variance aims to bring the property and all existing structures into conformity with the provisions of the zoning by-law.

Surplus Farm Dwelling Severance (Consent) & Minor Variance Application
172 Angling Road, Waterford: Magalas Produce Ltd.

2. Is the Variance Desirable for This Property?

This variance is desirable for this property. The barn is in close proximity to the dwelling and not including it on the residential property would cause privacy concerns between properties and require a new access which would remove active agricultural farmland.

As discussed, the lot area percentage of floor area ratio of the subject property is 8.5% which is under the permitted 10% lot coverage. If there were no maximum usable floor area and 10% lot coverage were to be permitted, the permitted usable floor area would be 428m² which is larger than what is being proposed. In order to prevent the accessory structure (barn) from falling into disrepair, it is being proposed to be included on the severed property to be utilized for residential purposes such as garage and storage space for straw.

The variance is desirable for this property.

3. Does the Variance Conform to the General Intent and Purpose of the Zoning By-Law?

The variance conforms to the general intent of the zoning by-law. The intent and purpose of the zoning by-law is to restrict development based on their respective zones to ensure consistent development. This variance aims to recognize the sizes and locations the existing buildings. As these applications do not propose any new construction, this proposal conforms to the general intent to restrict development of large and unsightly buildings.

The surplus farm dwelling severance application aims to sever the dwelling and surrounding land as result of farm consolidation while the variance application aims to permit the use and size of the existing accessory building (barn).

4. Does the Variance Conform to the General Intent and Purpose of the Official Plan?

The variance conforms to the general intent and purpose of the Official Plan. The intent of the Official is to provide planning policy that guides the long-term vision of the County. The general intent of Norfolk County's Official Plan as it relates to this application is to prohibit the creation of new lots and prevent the removal of agricultural lands from the active agricultural land base.

This variance aims to recognize increase of usable floor area of accessory structures on a residential lot as a result of surplus farm dwelling severance. There is negligible removal of agricultural land as the land technically being removed are not a part of active agricultural production and are ornamental in nature as a manicured grass areas. This is a technical variance as it looks to recognize the usable floor area deficiency of the existing accessory building.

The variance is minor in nature, an appropriate use for the property, and conforms to the general intent of both the Norfolk County Official Plan and Zoning By-Law.

6 PLANNING ANALYSIS

The subject property is a large agricultural property with a farm cluster containing a residential dwelling, barn and shed. The surplus farm dwelling severance proposes to sever the dwelling and barn while excluding the shed (to be demolished). The intent of this consent application is to sever the surplus farm dwelling and barn with associated servicing as these are surplus to the farm operations.

This application has regard to the purposes of the *Planning Act* in Section 1.1. This application also considers Section 2 and Section 51(24) of the *Planning Act*. The matters of provincial interest that this application has regard to are: a), b), c), e), f), g), h), l), m), n), and o).

The *Provincial Policy Statement* permits the creation of a new lot on agricultural lands given that the residence is surplus to farming operations and resulted from a farm consolidation. The severed lot is limited in size to accommodate only the land required for the dwelling, barn and associated servicing. No new residential dwelling will be permitted on the agricultural property and the property remains as large in area as possible.

The *Norfolk County Official Plan* designates the property as Agricultural. As a result of farm consolidation, the dwelling is surplus to the farming operations and is intended to be severed through this application. The proposed severance conforms with the applicable NCOP policies.

Subject to the approval of these applications, the severance meets the provisions outlined in the *Norfolk County Zoning By-law*. There is no new construction proposed as part of this application. However, the remnant agricultural lot is originally undersized and does not meet the minimum lot area in the agricultural zone. While the maximum usable floor area for accessory structures on a residential lot are to be recognized through the accompanying minor variance application.

This application has regard for the *Planning Act*, is consistent with the *Provincial Policy Statement*, and conforms to the *Norfolk County Official Plan* and *Norfolk County's Zoning By-law*.

7 CLOSING

It is our opinion that this application represents good planning and should be approved because the application:

1. Has regard to the *Planning Act*;
2. Is consistent with the *Provincial Policy Statement*;
3. Conforms to the *Norfolk County Official Plan*;
4. Subject to approval, conforms to the *Norfolk County Zoning By-Law*;

Please do not hesitate to contact the undersigned if you have any questions or concerns.

Surplus Farm Dwelling Severance (Consent) & Minor Variance Application
172 Angling Road, Waterford: Magalas Produce Ltd.

Sincerely,

LANDPRO PLANNING SOLUTIONS INC.

Mitchell Baker, BES
Planner | Project Manager



289-680-6134



mitchell@landproplan.ca



landproplan.ca

Michael Sullivan, M.Pl., RPP, MCIP
President | Founder



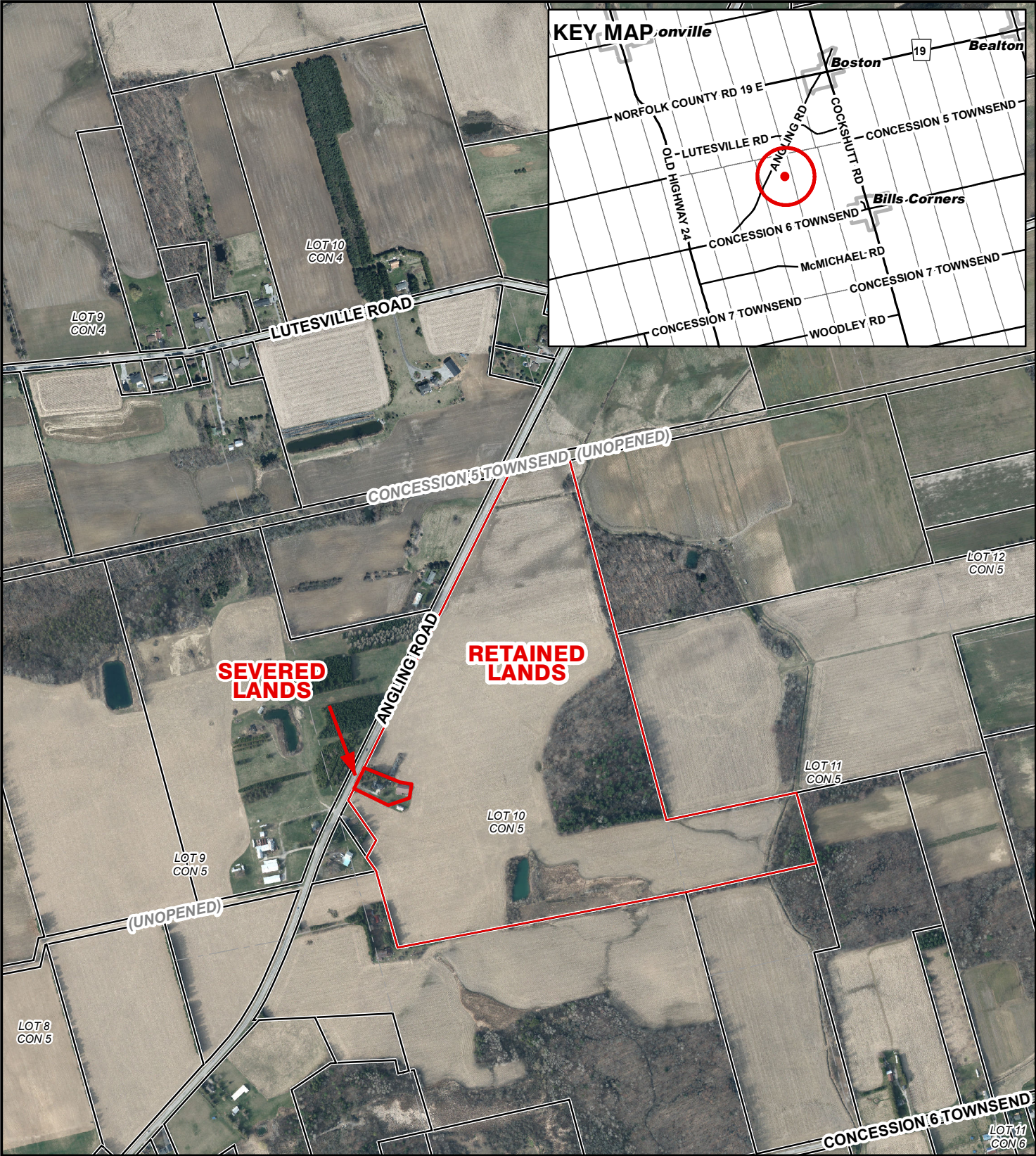
289-687-3730



mike@landproplan.ca



landproplan.ca

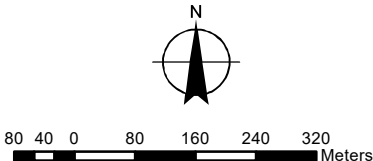


Legend

- Subject Lands
- Lands Owned

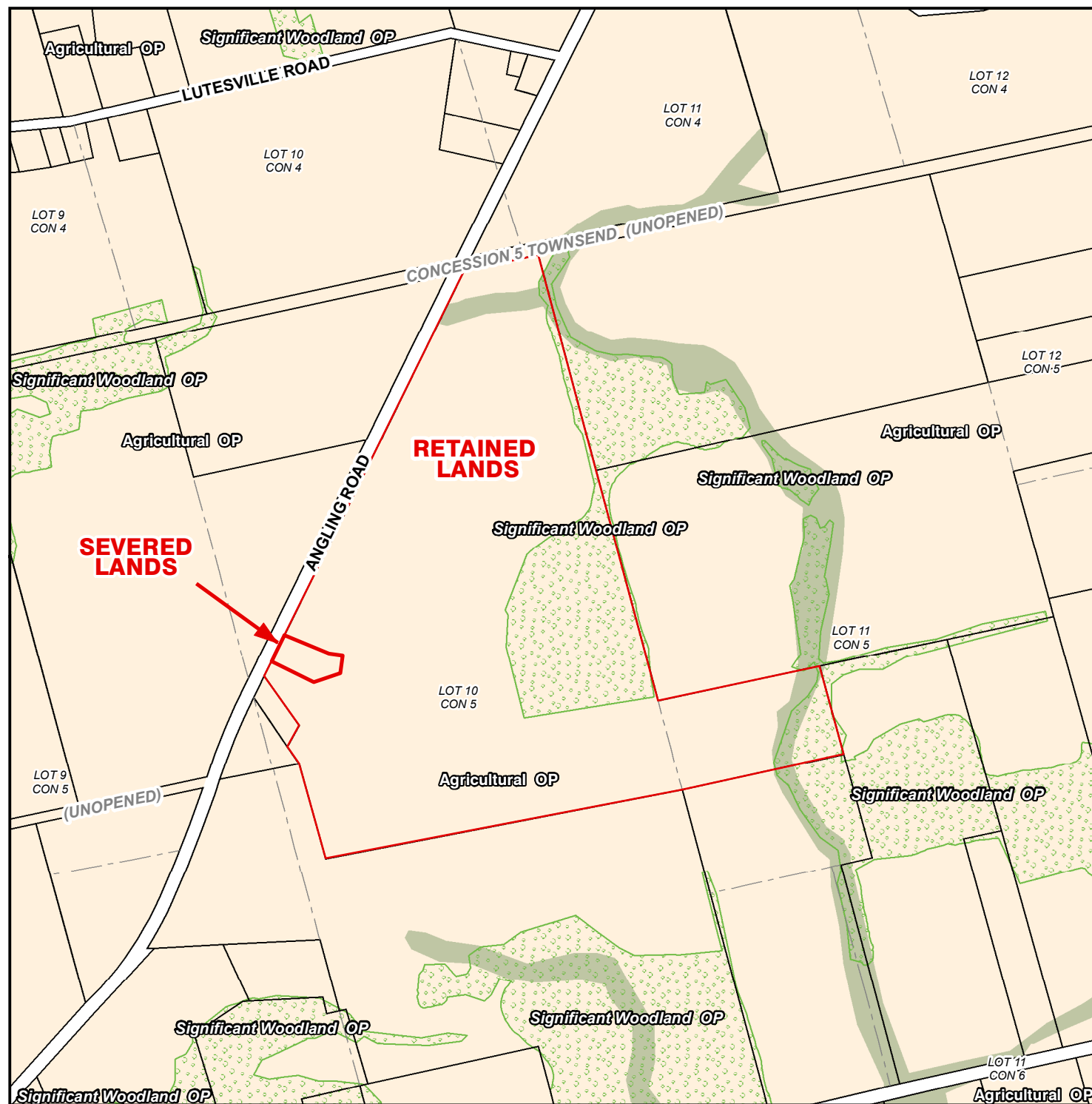
2020 Air Photo

2/29/2024



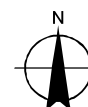
Geographic Township of TOWNSEND

ANPL2024052

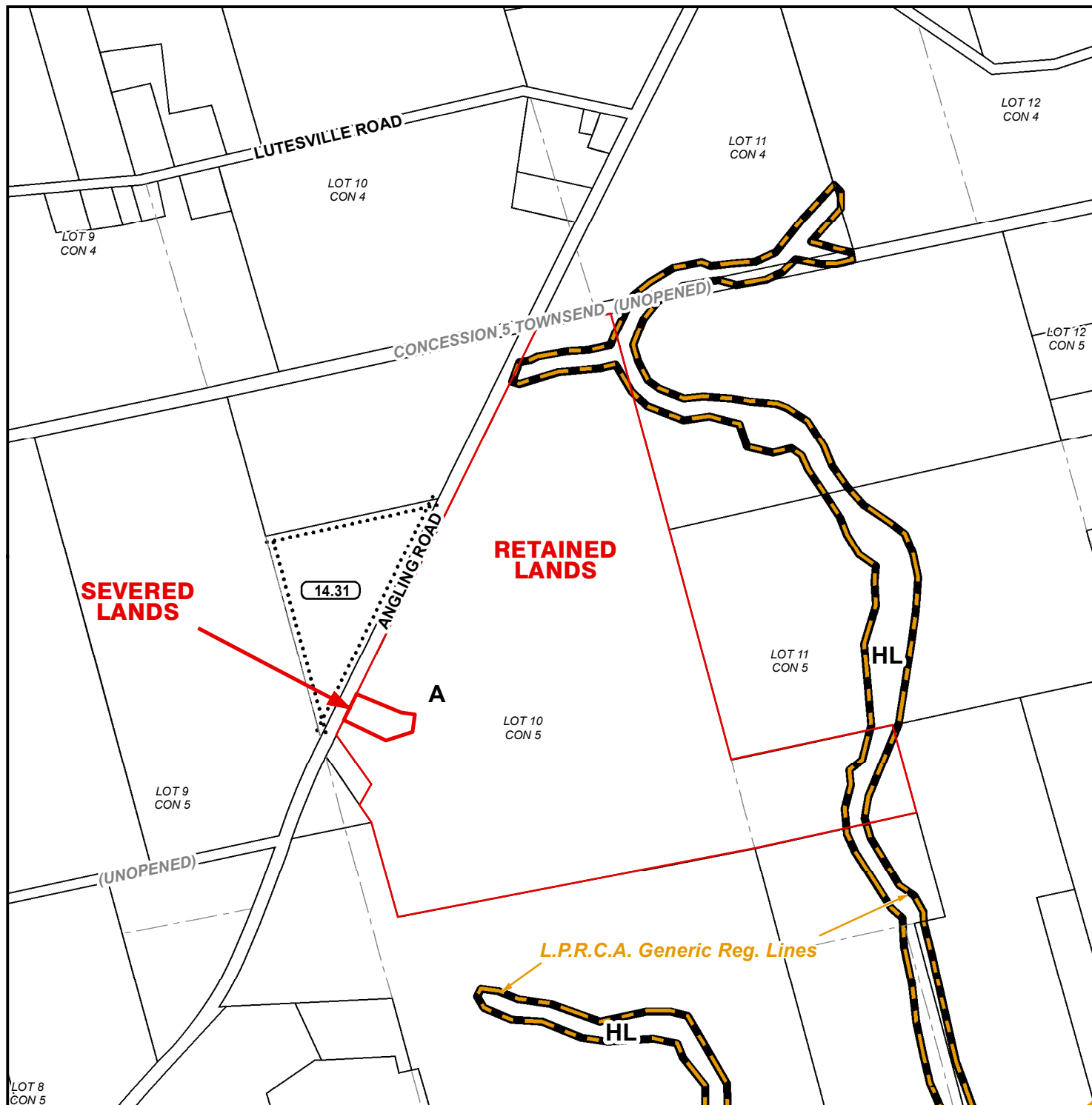


2/29/2024

-  Agricultural
 Hazard Lands
 Significant Woodland



A horizontal scale bar with tick marks at 60, 30, 0, 60, 120, 180, and 240. The unit 'Meters' is written at the right end.



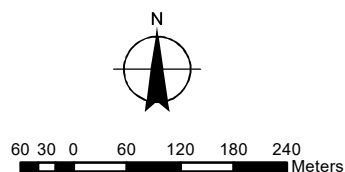
LEGEND

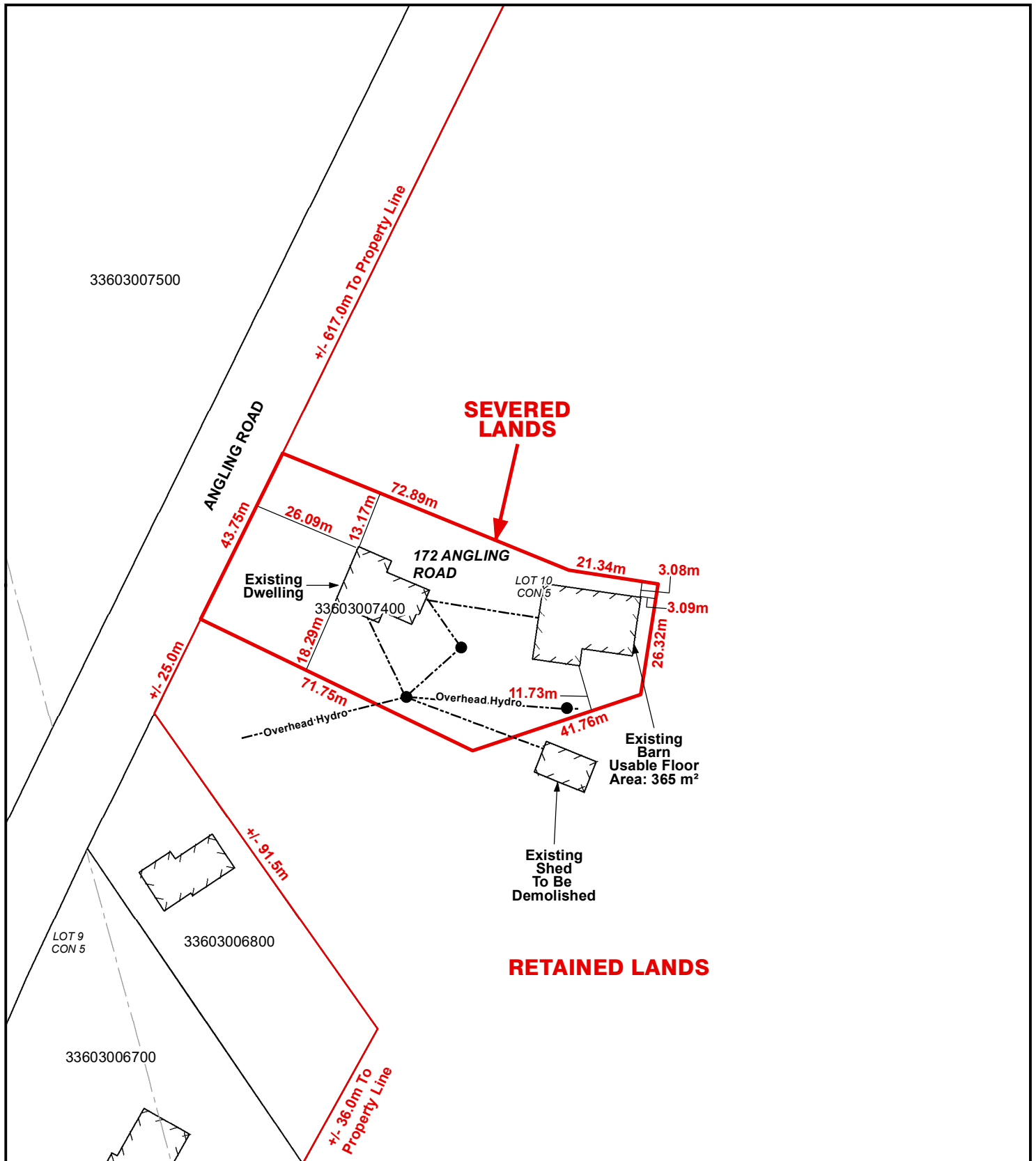
- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

2/29/2024

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone

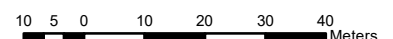
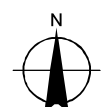




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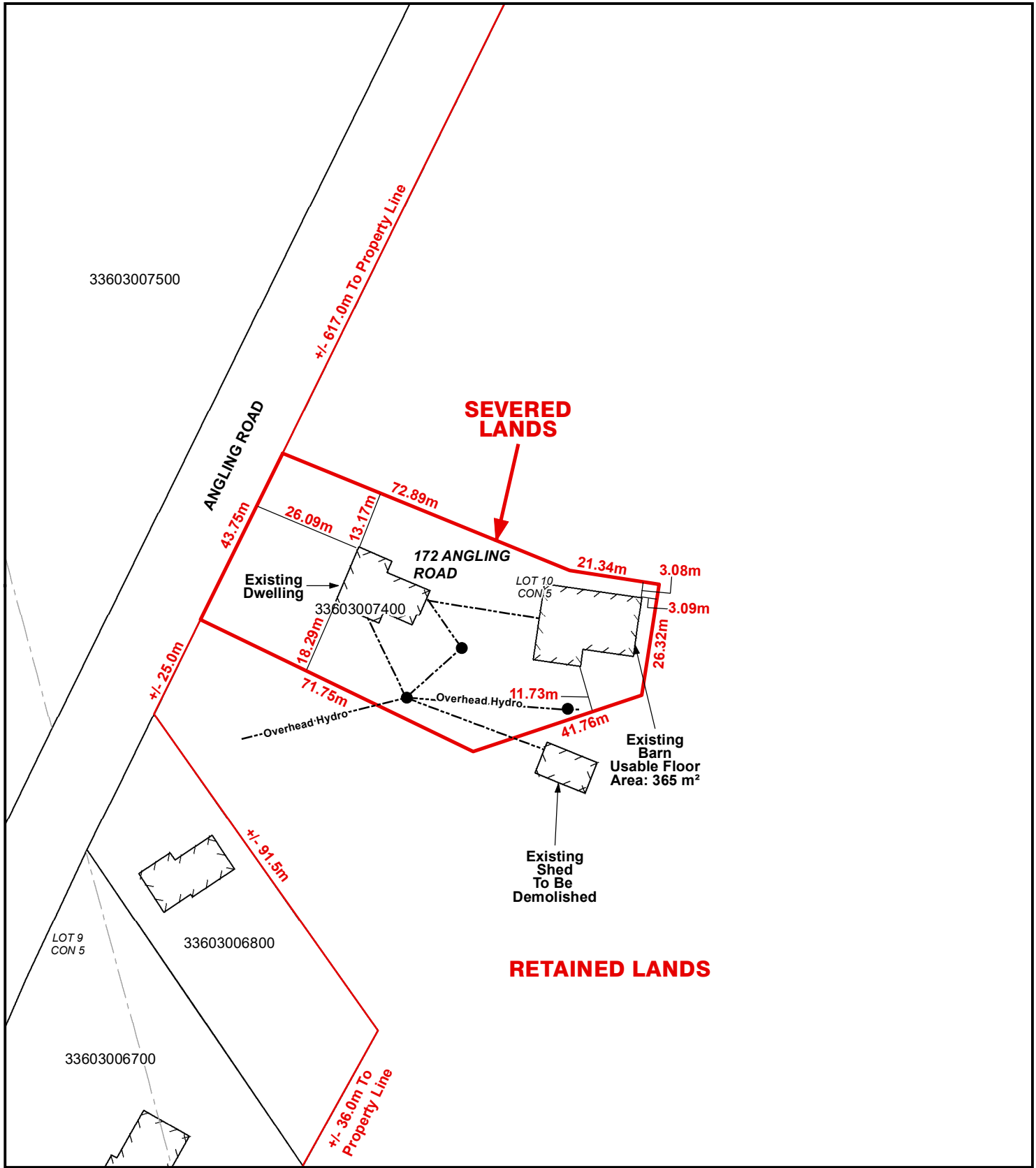
- Subject Lands
- Lands Owned

2/29/2024



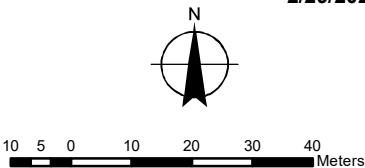
LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Geographic Township of TOWNSEND

BNPL2024001
ANPL2024052



Legend

- Subject Lands
- Lands Owned



2/29/2024