

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: 336 080 35800 0000

A. Applicant Information

Name of Owner Adriaan and Jennie Scherpenzeel

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 245 O'Mahoney Rd

Town and Postal Code Simcoe Ontario N3Y 4K3

Phone Number 519 443 0883

Cell Number 519 427 3722

Email ajscherpenzeel@gmail.com

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 mortgages, 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):

TWN Con 13 PT Lot 16 D-37-5 Unit 4 Sec D-5
PCL 4-2 RP 37R3301 Part 1 REG 25.31 ac FR D

Municipal Civic Address: 245 O'Mahoney Rd.

Present Official Plan Designation(s): Ag

Present Zoning: Ag

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

☒ Yes ☒ No If yes, please specify:
No

3. Present use of the subject lands:

agricultural.

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:

See Attachment 1 + 2

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:

39 years. 15 years

9. Existing use of abutting properties:

agricultural / Rental house and empty sheds

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					
Other					

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:

LAND AREA ~~LAND TO LAND~~ USED FOR GROWING
ANIMAL FEED

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

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☐ Open ditches

☒ Other (describe below)

Systematic drainage.

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

O'Mahoney Rd

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

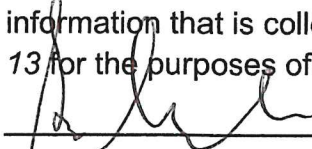
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



Owner/Applicant/Agent Signature



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 _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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

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, Adrian Schaper reel of Norfolk

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:

Fabian Serra

[Signature]
Owner/Applicant/Agent Signature

In Norfolk County

This 30th day of August

A.D., 2024

[Signature]

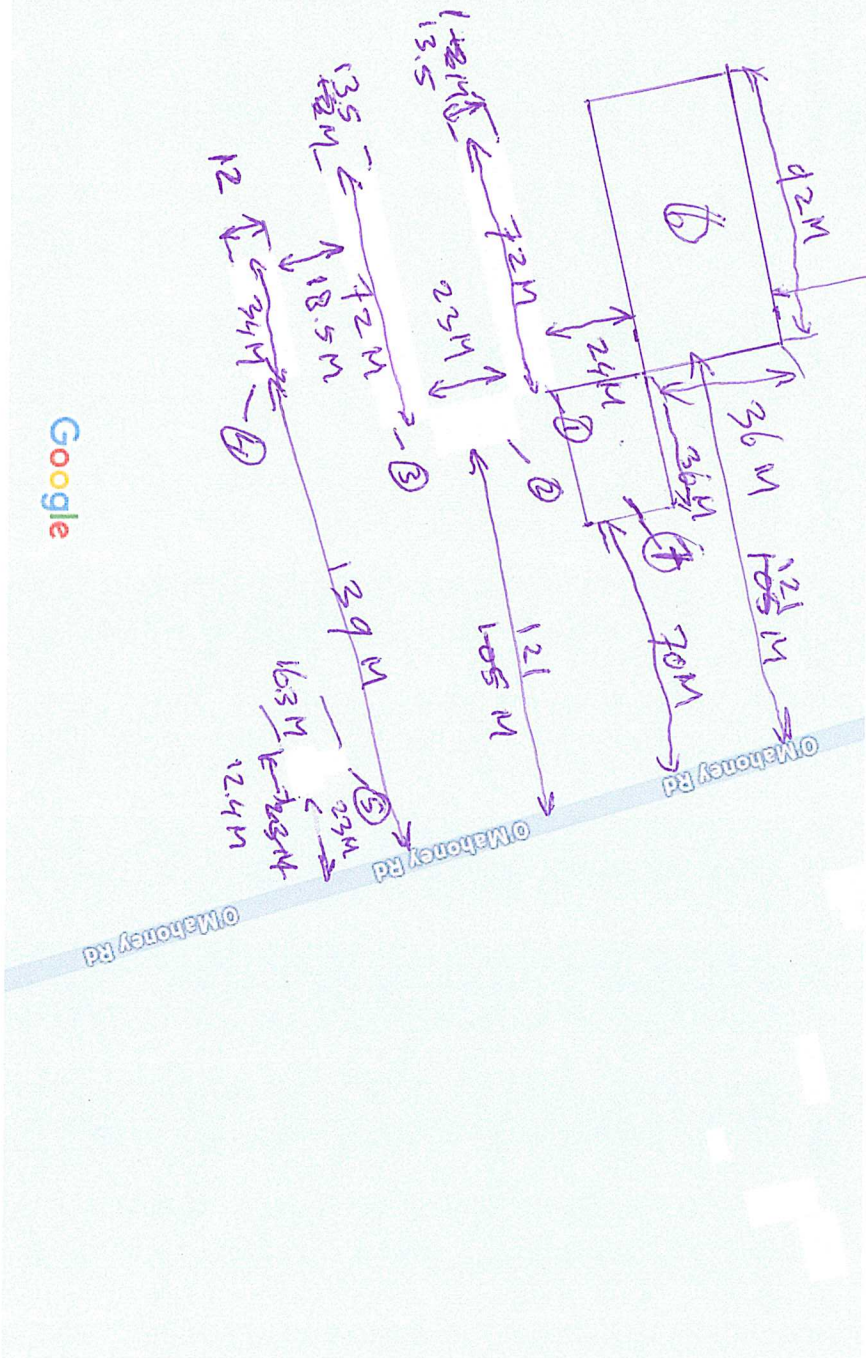
A Commissioner, etc.

Fabian Fidalgo Serra, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires October 3, 2026.

Google Maps

boundary

984 M



Google

Map data ©2024 Google 50 m

Live traffic

Fast

Slow

- 1 Goat housing
- 2 Milk tank office equipment
- 3 Goat housing
- 4 Hay storage.
- 5 Horse

6 New to build goat housing

7 Future milking facilities

#Hedmen + 2

Description of buildings

House ⑤ - concrete basement

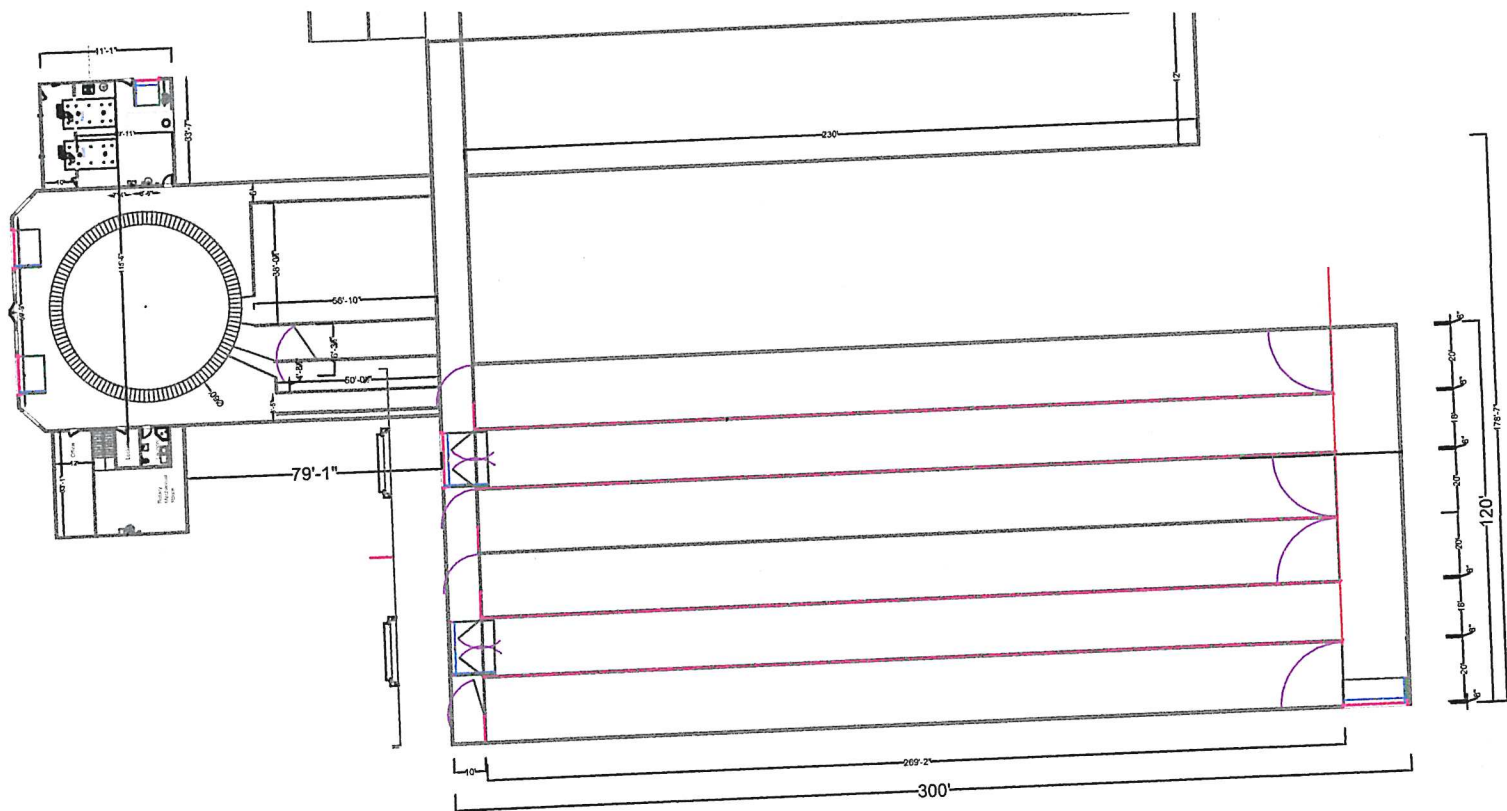
- wood framed
- brick bottom vinyl siding.
- singled roof.
- build 1985

Building ①②③ wood framed insulated walls
steel walls inside and outside.
steel roof

Building ④ is a pole barn with a fabric
cover.

Building ⑥ new to build barn
half concrete wall with
wood frame plexiglass on
the wall steel roof.

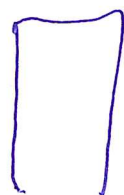
this new barn will be for
goat housing.



road \rightarrow barn $\frac{114}{200}$ ~~275~~ meter.

existing barn \rightarrow fence 420 meter

N old barn \rightarrow corner new barn 60 M
 \rightarrow fence line 143 M



corner new barn \rightarrow fence 83M





Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 50 m





R152.4m

R121.9m

O Mahoney Rd

O Mahoney Rd

R152.4m

R121.9m

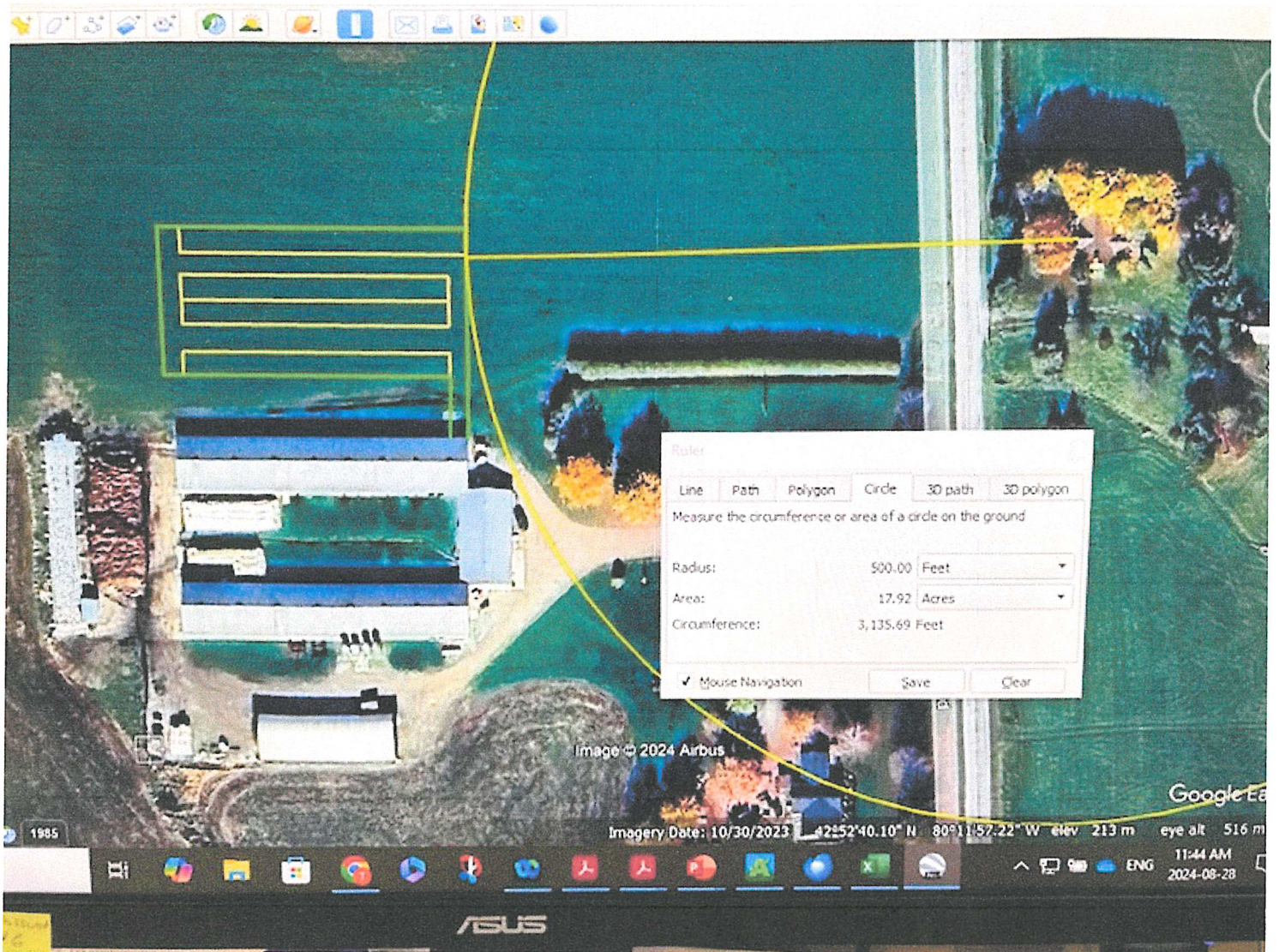


O'Mahoney Rd

O'Mahoney Rd

121.4m

98.9m



500 ft = 152.4 meters needed

the new barn will be 83 meters away
Arie Van Binkel 226 688 6561

Rajan Omafia 226 921 0129

Adriaan Scherpenzeel 519 427 3722

Minimum Distance Separation II

Scherpenzeel

Prepared By: Jeff Bannerman, Crop Quest Inc.

Description: Adding new dairy goat barn with manure storage packs in barn

Application Date: Wednesday, August 28, 2024

Municipal File Number:

Applicant Contact Information

Adriaan Scherpenzeel
Scherpenzeel Goat Dairy Inc
245 O'Mahony Road
RR 4
Simcoe, ON, Canada N3Y 4K2
Phone #1: 519-443-0883

Location of Subject Livestock Facilities

County of Norfolk
TOWNSEND, Concession: 13, Lot: 16
Roll Number: 331033608035800

Calculation Name: *Home Farm*

Description: adding new dairy goat barn with inside bedded packs

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

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Goats, Does & bucks (for dairy; includes unweaned offspring)	900	112.5	1,720	215.0	34,400 ft ²
Solid	Goats, Dairy Kids, Confinement	300	9.4	500	15.6	4,000 ft ²

Manure Storage: V1. Solid, inside, bedded pack



Existing design capacity (NU): 121.9

Design capacity after alteration (NU): 230.6

$$\begin{array}{ccccccc}
 \text{Factor A} & \text{Factor B} & \text{Factor C} & \text{Factor D} & & \text{Building Base Distance 'F'} & \\
 (\text{Odour Potential}) & (\text{Size}) & (\text{Orderly Expansion}) & (\text{Manure Type}) & & (\text{minimum distance from livestock barn}) & \\
 0.7 & \times 423.02 & \times 0.8601 & \times 0.7 & = & 178 \text{ m (585 ft)} &
 \end{array}$$

Storage Base Distance 'S'
(minimum distance from manure storage)
178 m (585 ft)

MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	178 m 585 ft	152 m 500 ft 	178 m 585 ft	152 m 500 ft 
Type B Land Uses Greens at Renton Golf Course	357 m 1,170 ft	2221 m 7287 ft	357 m 1,170 ft	2221 m 7287 ft
Nearest lot line (side or rear)	18 m 58 ft	95 m 313 ft	18 m 58 ft	95 m 313 ft
Nearest road allowance	36 m 117 ft	119 m 390 ft	36 m 117 ft	119 m 390 ft



Minimum Distance Separation II

Scherpenzeel

Prepared By: Jeff Bannerman, Crop Quest Inc.

Preparer Information

Jeff Bannerman
Crop Quest Inc.
520 Inkerman Street E
Listowel, ON, Canada N4W 2N7
Phone #1: 519-292-0496
Email: jbannerman4@wightman.ca

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

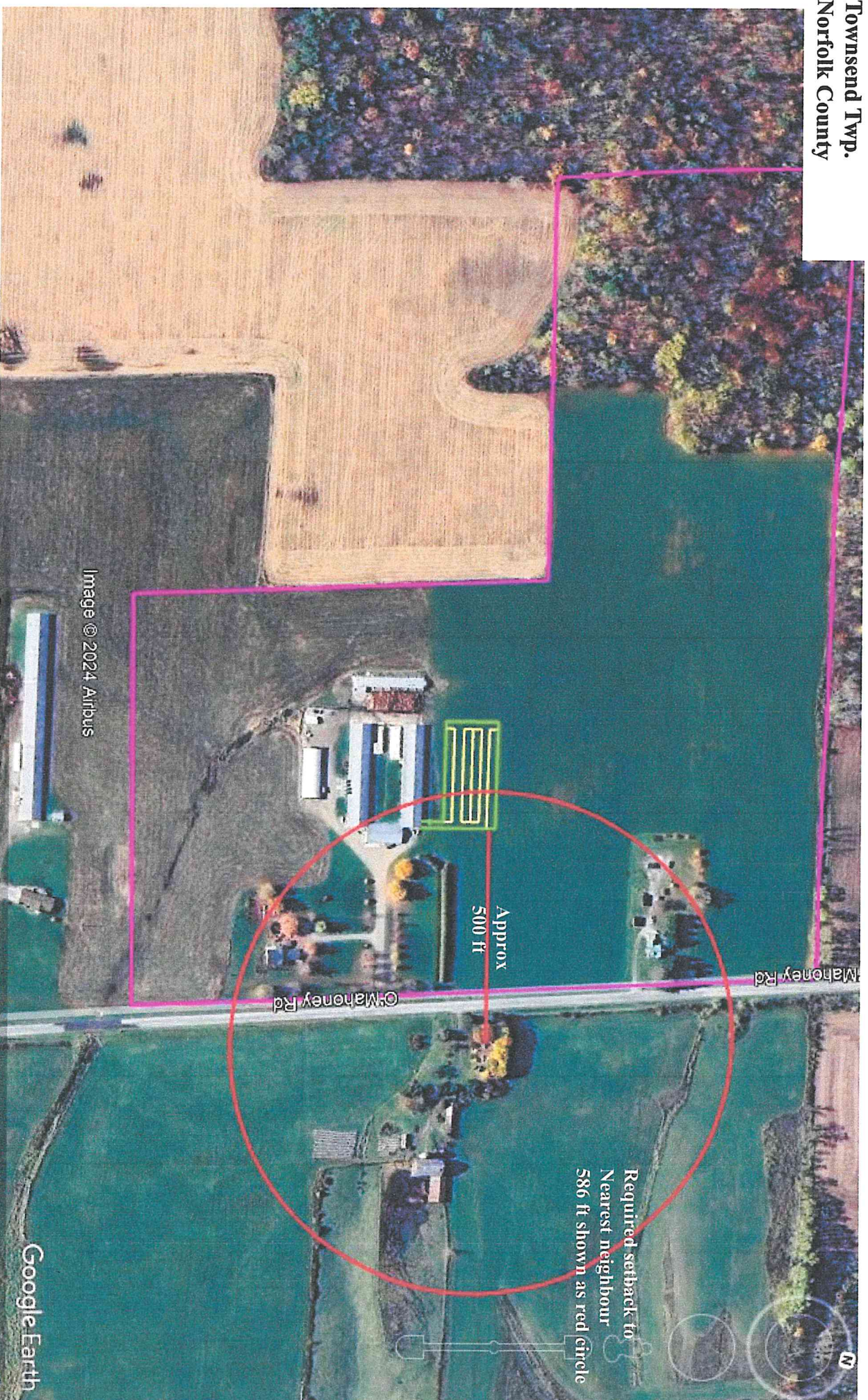
Scherpenzeel Goat Dairy Inc.-MDS Sketch

245 O'Mahony Rd

Pt Lot 16 Concession 13

Townsend Twp.

Norfolk County

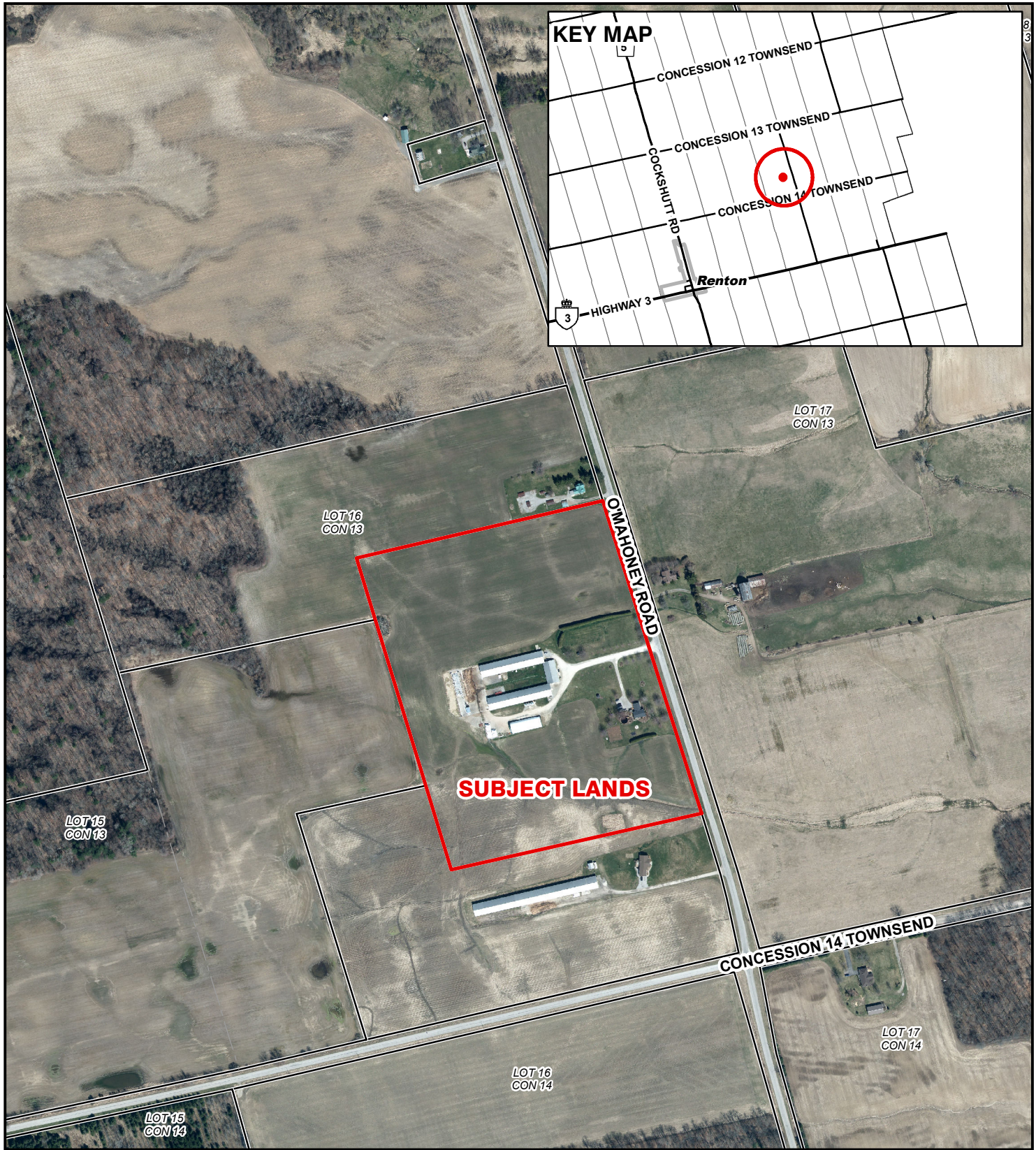


Scherpenzeel Goat Dairy Inc.-MDS Sketch


245 O'Mahony Rd
Pt Lot 16 Concession 13
Townsend Twp.
Norfolk County

Type B distance
To Greens at Renton
Golf Course
Approx 7287 ft



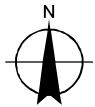


Legend

 Subject Lands

2020 Air Photo

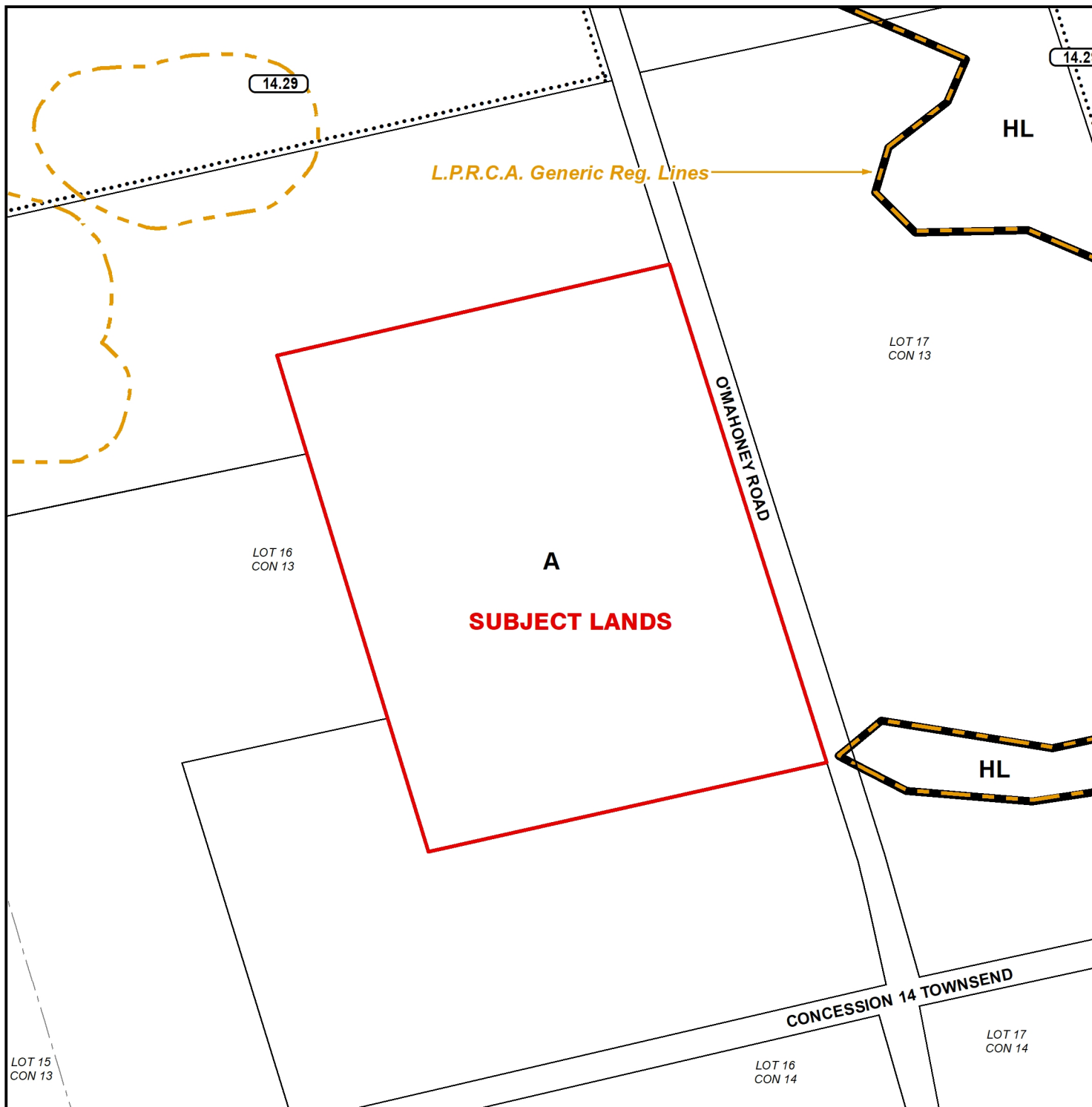
10/7/2024



40 20 0 40 80 120 160 Meters

MAP B
ZONING BY-LAW MAP
 Geographic Township of TOWNSEND

ANPL2024318



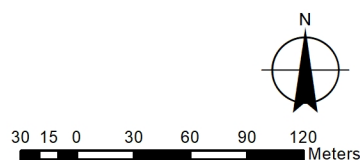
LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

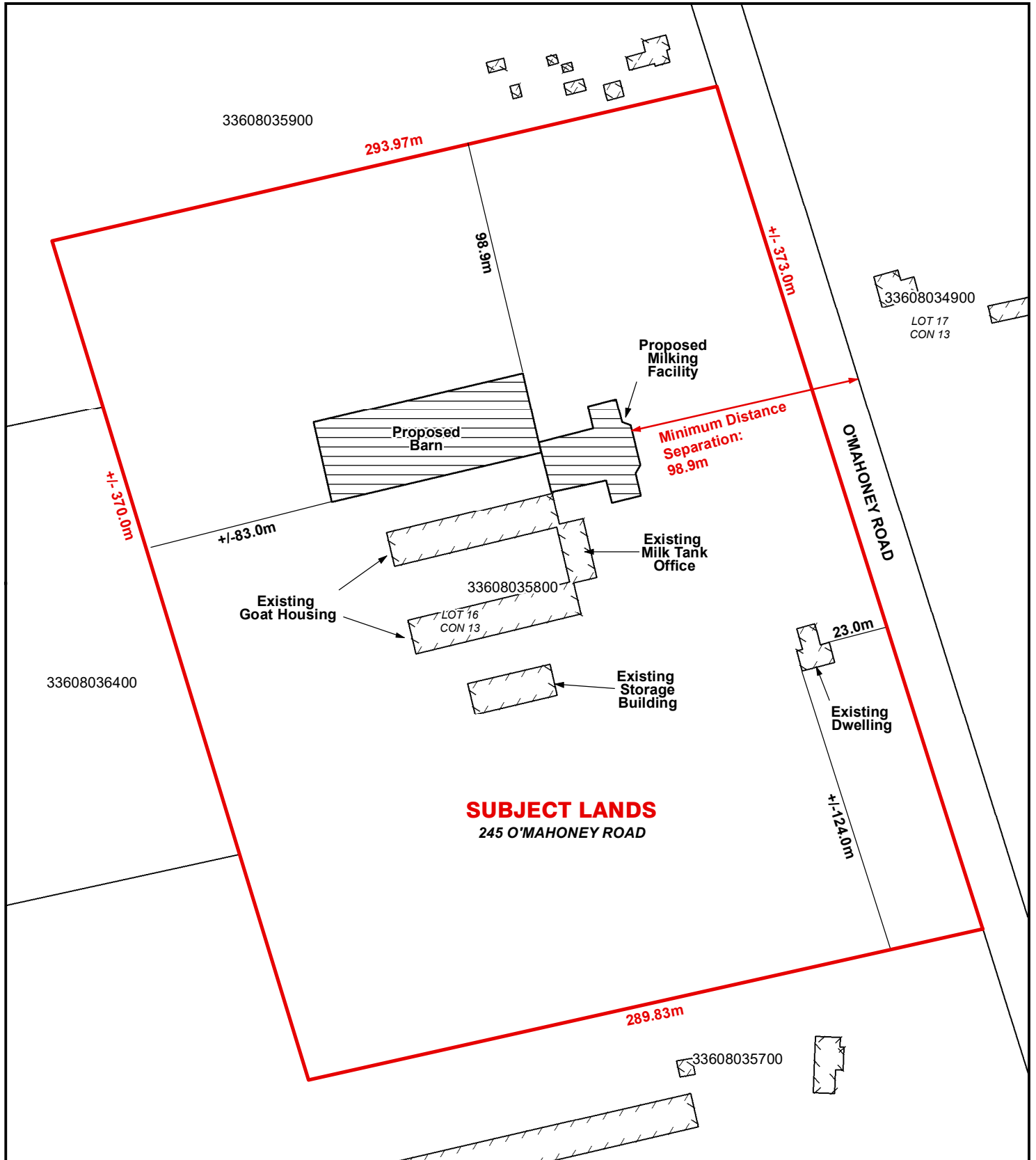
10/7/2024

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



CONCEPTUAL PLAN

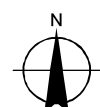
Geographic Township of TOWNSEND



Legend

Subject Lands

10/7/2024



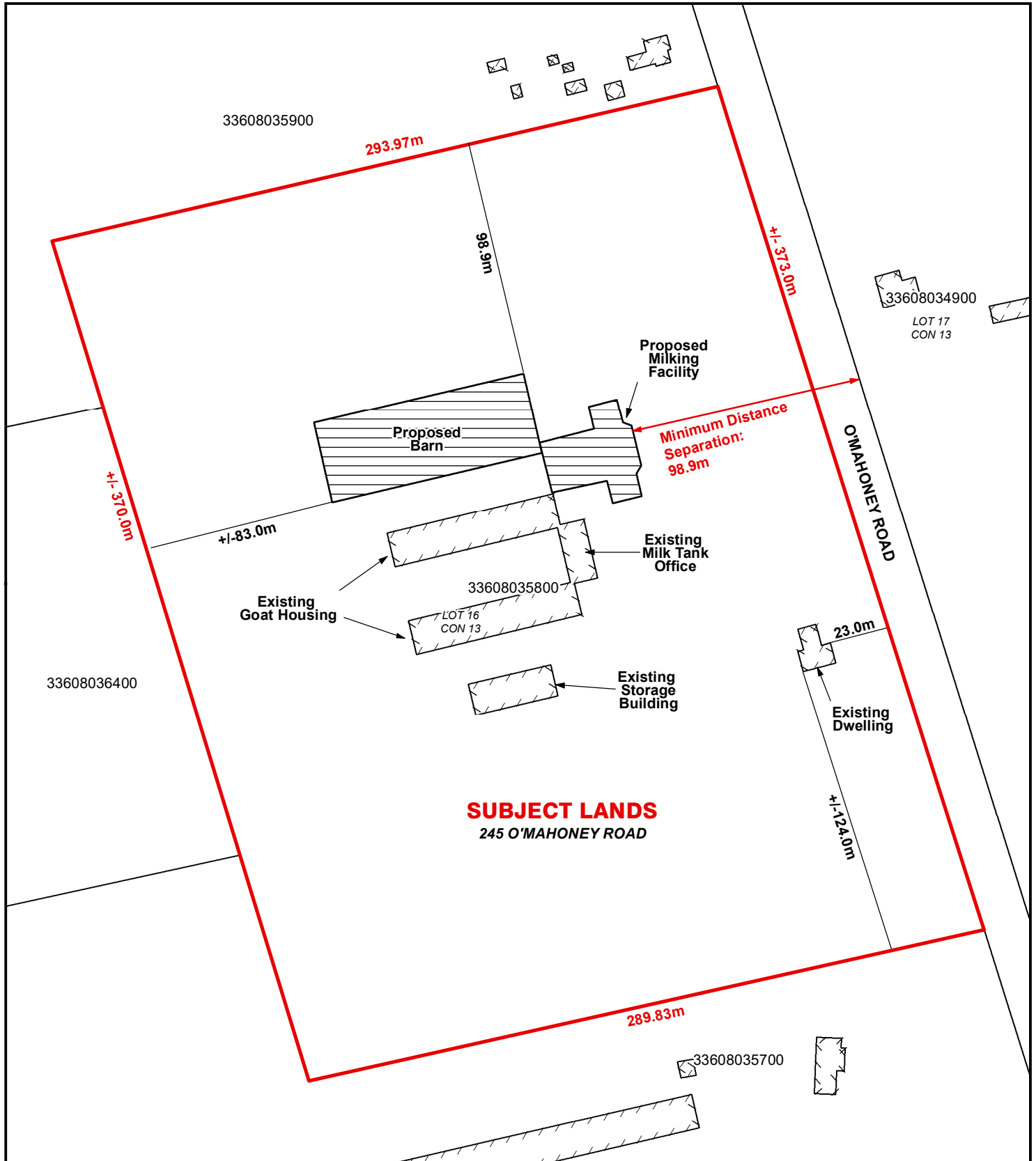
10 5 0 10 20 30 40 Meters

LOCATION OF LANDS AFFECTED

ANPL2024318

CONCEPTUAL PLAN

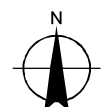
Geographic Township of TOWNSEND



Legend

Subject Lands

10/7/2024



10 5 0 10 20 30 40 Meters