



vallee

*Consulting Engineers,
Architects & Planners*

March 5th, 2025

Norfolk County
Planning Department
Robinson Administration Building
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

Attention: Planning Department

**Reference: Consent Application
Ryder Severance 113 Croton Avenue
Delhi
Our File 24-202**

Please accept this package as our formal submission of a **Consent Application for Severance**.

A Consent Application is required for the following purposes:

1. To sever the western portion of the subject lands, known as lot 1, along a natural watercourse severance line.
2. To facilitate the development of 113 Croton Avenue in response to the proposed boundary expansion of Delhi under Amendment 163 to the Norfolk County Official Plan.

We have included the following documents as part of our complete application package:

1. This cover letter explaining the nature of the submission
2. A signed and commissioned Consent Application Form
3. A Map of the proposed severance
4. A Map of Amendment 163 to the Norfolk County Official Plan
5. Please advise when the fee can be paid.

Ryder Severance| 113 Croton Avenue | Consent Application

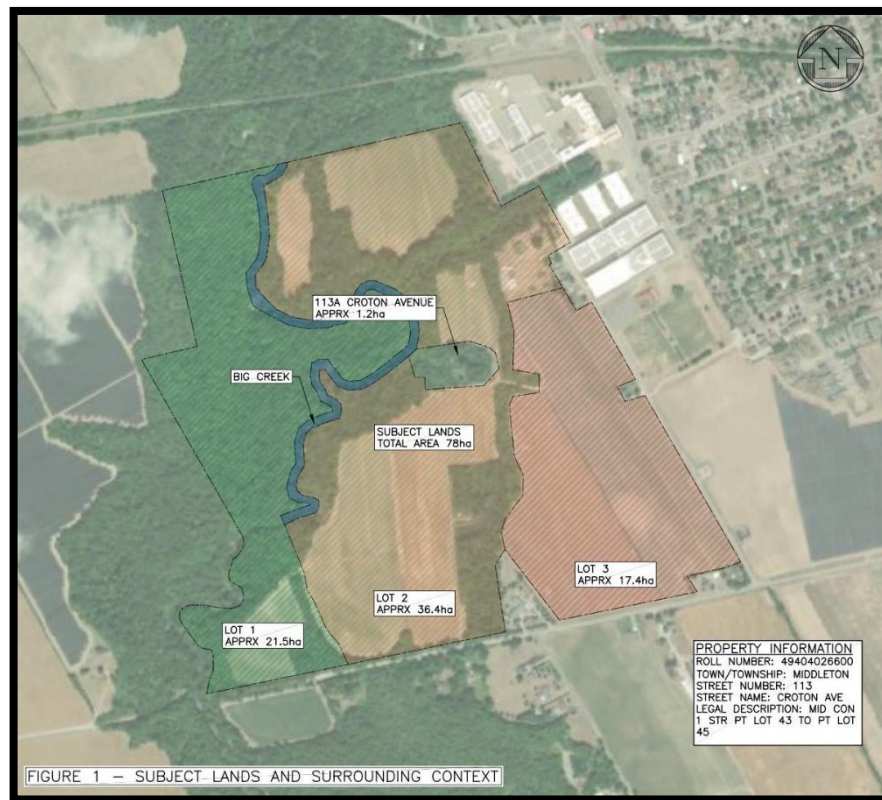
Introduction

G. Douglas Vallee Limited has been retained by the property and business owner, Jason Ryder of Ryder Farms, for the property municipally known as 113 Croton Avenue, Delhi (Roll # 49404026600; Legal Description: Pt Lt 184-186 Con Str Middleton). The property owner is applying for consent to sever a portion of the subject lands, identified in this submission as lot 1 (Figure 2.0), using Big Creek as a natural severance boundary for the establishment of a maple farm and to facilitate conservation efforts of a landlocked woodlot. This severance is also intended to address existing constraints within the subject lands.

Site Description & Existing Conditions

As shown in Figure 1 below, the subject lands are approximately 78ha, and are zoned and designated Agriculture, Hazard Lands and Provincially Significant Wetland. The parcel is comprised of approximately:

- 38ha of farmland;
- 38ha of woodland:
 - The north and west portion is designated as an Area of Natural and Scientific Interest (ANSI) totaling approximately 31.7ha;
 - 2.2ha is Provincially Significant Wetland (PSW);
 - A majority of the woodland within lot 1 is PSW adjacent, as well as a portion of the farmland
- The parcel is also bisected by Big Creek from north to the southwest of the parcel, through the ANSI, located on the western side of the lands.

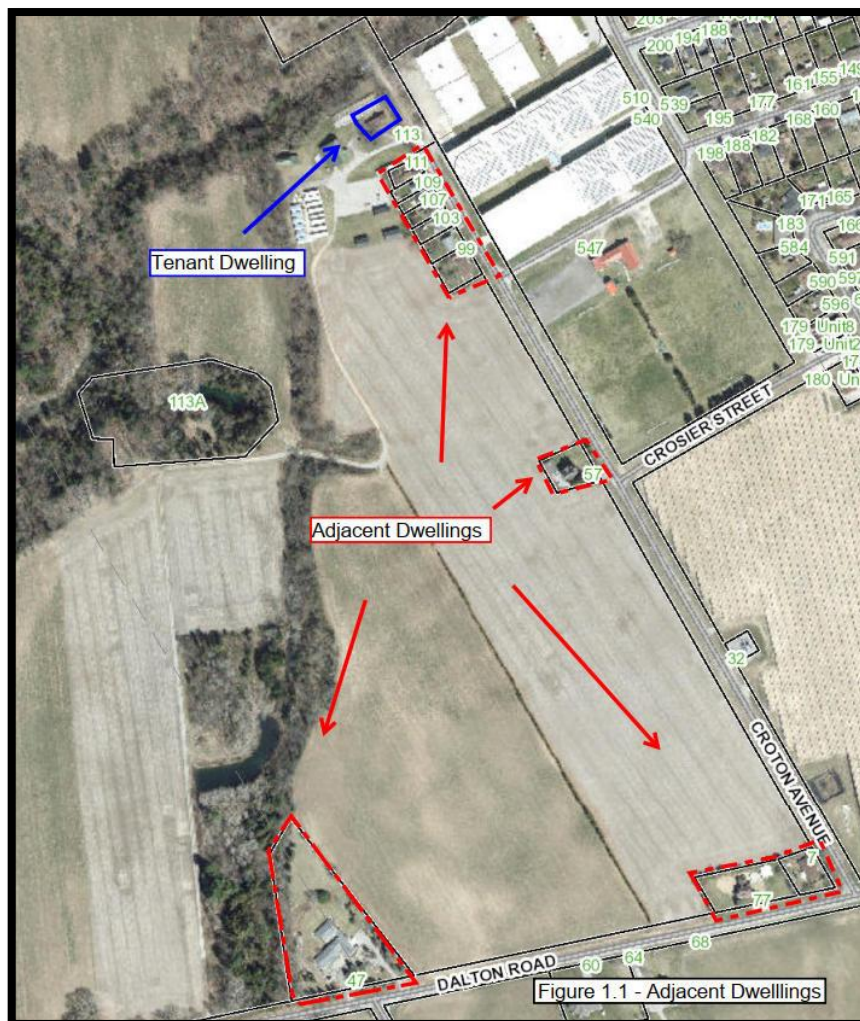


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Ryder Severance| 113 Croton Avenue | Consent Application

The subject lands are located west of Delhi, along its urban boundary. The parcel runs along the west side of Croton Avenue and the north side of Dalton Road to Big Creek, west of the intersection of Dalton Road and Tisdale Side Road. Schedule E-4 of the NCOP classifies Dalton Road and Croton Avenue as local roads. As seen in Figure 1.1 below, there is a tenant dwelling on the subject lands, located on the northeastern portion of the parcel, and is occupied by seasonal farm staff. There are also 11 dwellings adjacent to the subject lands, which are contained within the future urban boundary in accordance with Amendment 163, except for 57, and 7 Croton Avenue, as well as 77 Dalton Road.

Additionally, Dalton Road is closed off approximately 450m west from its intersection at Tisdale Side Road. The closure of this section of Dalton Road has obstructed access into the southwestern portion of 113 Croton Avenue. Currently, direct access to the southwestern portion of Dalton Road can only be made via access through farmland located on 4 Dalton Road (Roll#49407013400). A Road Allowance Closure application was submitted to Norfolk County in February 18th, 2025 to request the Road allowance of Dalton Road west to be deemed as surplus land and conveyed to the client to facilitate this severance.



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113A Croton

As seen in Figure 1.2 below, a 1.2ha parcel of municipal land, municipally known as 113A Croton Avenue (Roll# 49404023600), is located within the centre of the subject lands. According to the property owner, this parcel was formerly used as a municipal water well for Delhi. The water well was decommissioned approximately 40 years ago and has since fallen into a dilapidated state. An easement in favor of Norfolk County (NR521650) was used to access this parcel but has since fallen into disuse. We are currently in the process of having this land deemed surplus on behalf of the client so it may be purchased and incorporated into the subject lands. Norfolk County Reality Services anticipates that a report into the service potential of these lands will be before Council between April – May 2025. Reality Services intends to recommend to Council that these lands be deemed surplus and conveyed to the client.



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Big Creek

The waterway known as Big Creek, which bisects the subject lands, qualifies as navigable under the criteria laid set by the **Beds of Navigable Waters Act, R.S.O. 1990, c. B.4**. As a result, the wooded portion of 113 Croton Avenue, west of Big Creek, has bisected the woodlot within lot 1, as shown in Figure 1.3 below.



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Topography

The subject lands slope from east to west towards Big Creek, as seen in Figure 1.4 below. The most significant sloping can be found along the extent of the creek, where there is an approximate elevation change ranging from 18m to 20m over horizontal distances ranging from 20m to over 100m. These slope elevations create dangerous fall hazards for anyone trying to access the creek through the subject lands. Due to the public usage of this portion of Big Creek, concerns about safety around its banks have arisen. Due to this sloping, the client is concerned about the safety of any hobbyists who try to access, or exit, the creek through the subject lands and the associated liability.



Existing Farm and Business

Ryder Farms currently owns and operates the farm on 113 Croton Avenue as one of its many agricultural operations throughout Norfolk County. Ryder Farms employs up to 140 workers on its farms, with 30 full-time and the remainder as seasonal workers. The present use of 113 Croton is to grow asparagus, green onions, ginseng, and sweet potatoes.

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Proposal

The client is seeking to sever a 21.5ha portion of their land at 113 Croton Avenue, (Lot 1), seen in Figure 2.0 below, using Big Creek as a natural severance line. Lot 1 is comprised of approximately 21.5ha which includes approximately 18.9ha of woodland designated as ANSI and 1.9ha of farmland. The intent of this application is to facilitate the development of a maple farm and facilitate conservation efforts of the woodlot. The retained lot would remain under the ownership of Ryder Farms and continue to be farmed. The existing constraints this application intends to address include:

- maintain the woodlot within the lands proposed to be severed;
- address safety concerns related to sloping around Big Creek;
- restore access to lot 1 of subject lands.



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Ryder Severance| 113 Croton Avenue | Consent Application

Common Sense Approach

This severance application is logical and makes common sense. The proposed Lot 1 is currently naturally divided from the rest of the Ryder land holding in two ways:

1. **Big Creek** forms a natural barrier and natural severance of the land. Big Creek is a substantial waterway and is one of the largest in Norfolk County. Big Creek can not be crossed without a bridge; therefore, the creek naturally divides the proposed severance from the rest of the property. The land to be severed is therefore already naturally severed from the rest of the property. Under the criteria laid out by the **Beds of Navigable Waters Act, R.S.O. 1990, c. B.4** Big Creek qualifies as a navigable waterway. Therefore, Big Creek could be considered as Crown Land. The strip of Crown Land would certainly naturally divide the proposed parcel from the rest of the farm holding, making this severance application redundant.



Photo 1 - Big Creek Flowing Along the Proposed Property Line

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2. **Topography** in the area is dramatic, and the banks along the east side of Big Creek are impressive. These 20± m tall embankments naturally and physically separate the proposed severance lands from the balance of the farm holding. It is impossible to cross these daunting slopes with any kind of vehicle, reinforcing the natural separation of the proposed severance from the rest of the property.



Photo 2 - Looking down the steep embankment to Big Creek below

Access

Due to the portion of closed and unmanaged road allowance of Dalton Road, Lot 1 is currently accessed through the southerly property shown in Figure 2.1 below. (4 Dalton Road -Roll#49407013400). Furthermore, while Lot 1 has approximately 63.3m of frontage onto Dalton Road, this frontage consists of old growth trees. The trees could be removed to provide clear access to Lot 1, however, the preservation of the woodlands is preferable. To address this constraint a Road Allowance Closure application was submitted to Norfolk County Reality Services on February 18th, 2025. This application proposed to deem a closed portion of Dalton Road surplus and convey it to the client as part of 113 Croton Avenue. If approved this application will facilitate approximately 20m of unobstructed frontage onto the open portion of Dalton Road, as seen in Figure 2.1 below, preserving old growth trees, and

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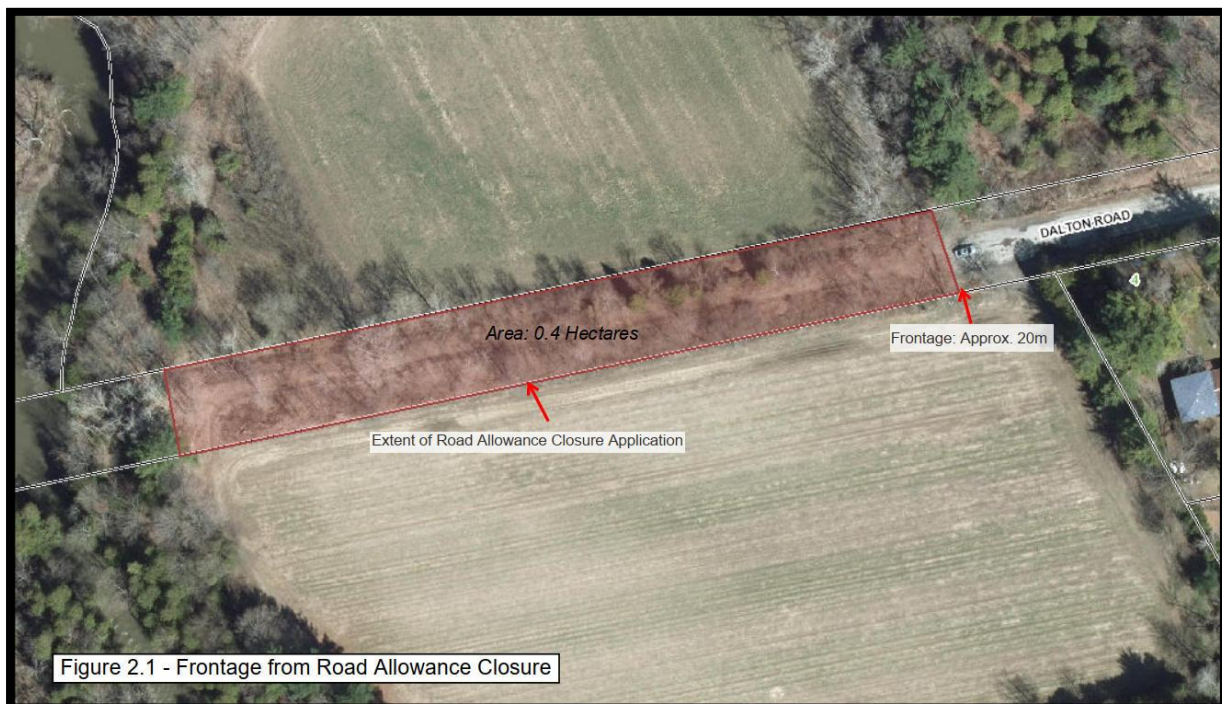
providing sufficient access to lot 1. This will remove the necessity to access Lot 1 through the southerly parcel of land known as 4 Dalton Road.

Despite being private property, members of the public often venture into the lands via Big Creek on small watercraft, such as kayaks and canoes, and use the subject lands to access fishing spots in the creek. Access is also made by the public via the closed portion of Dalton Road through the hazard lands within the subject property that borders Big Creek. The owner has chosen to allow the usage of this portion of their lands for recreational use by the public, as they appreciate the recreational value of this portion of Big Creek to hobbyists and to the community. They also do not want to create unnecessary conflicts through trying to restrict public access to this portion of Big Creek but wish to find solutions that facilitate safe access.

To gain access to Big Creek, perspective fishers and hobbyists also park where the closed and unmanaged portion of Dalton Road begins, as it leads to hazardous access points to the creek through the subject lands. The creation of an access point, either via the conveyance of the subject portion of Dalton Road, as seen in Figure 2.2 below, or the clearing of old growth trees along Dalton Road, would discourage parking in this area to access the creek, as parked vehicles would obstruct the proposed driveway.

Dalton Road Closure

Below is the extent of the Road Allowance Closure application submitted to Norfolk County. The conveyance of this land will provide Lot 1 with an additional 20m of frontage which can be used to facilitate the construction of a driveway. Additionally, as this section has been regularly used to access the subject lands from 4 Dalton Road, a clearance of the undergrowth has been maintained since the closure of this section of Dalton Road. As a result, very little undergrowth would have to be removed to construct a driveway access. The application to convey the surplus land of the closed road allowance appears favourable and does not fall within any of the categories for refusal.



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Amendment 163 to the Official Plan

The approximately 53.5ha remnant parcel will remain in ownership of Ryder Farms until Amendment 163 is approved by the province at which point a second application will be made to sever lot 3, being approximately 17ha, as shown in Figure 2.2 below, for development.



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Summary

This application seeks to sever approximately 21.5ha of lands along a natural severance line from a 78ha parcel, known as 113 Croton Avenue, for the purposes of:

- The establishment of a maple farm on the severed parcel;
- Facilitate woodlot management of an Area of Natural and Scientific Interest;
- Provide frontage on to Dalton Road;
- Provide access to lot 1 currently obstructed by the closure of Dalton Road;
- Control public access to Big Creek through hazard lands on subject property to address concerns of liability.

The proposed property line is on the centreline of Big Creek. Big Creek forms a natural barrier and divides the property in practical terms to the same extent that a municipal road would divide two land parcels.

The topography of the land also includes substantial ravine banks along the east side of Big Creek. Again, this natural barrier effectively and practically divides the land in the existing conditions.

The severance will create one 56.5ha parcel to be retained by Ryder Farms, which will remain in agricultural production. It is anticipated that the client will apply to sever lot 3 from the remnant parcel following the approval of Amendment 163, which will incorporate lot 3 of the subject lands into the urban boundary of Delhi.

A decision to permit the proposed severance by the Committee of Adjustment will assist in allowing access to the proposed lot to facilitate access and a future maple farm.

Best regards,



John D. Vallee, P.Eng, President

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H:\Projects\2024\24-202 Ryder Severance 113 Croton Avenue\Agency\Consent\Lot 1 Consent\Working\2025.03.05 Lot 1 Cover Letter DRAFT .docx

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Professional Engineers
Ontario

Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services.



Ontario Association
of Architects

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:

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: _____**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: Agriculture, Hazard Lands, Provincially Significant Wetland

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					
Other					

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.



Owner/Applicant/Agent Signature

Jan 23, 25


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 Ryder Farms c/o - Jaosn Ryder am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G Douglas Vallee Limited 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

Jan 23, 25

Date

Jan 23, 25

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, Jason Ryder of Ryder Farms

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:

NORFOLK County


Owner/Applicant/Agent Signature

In Simcoe

This 23RD day of JANUARY

A.D., 20 25



A Commissioner, etc.

ELDON FRASER DARBYSON,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires August 21, 2027.

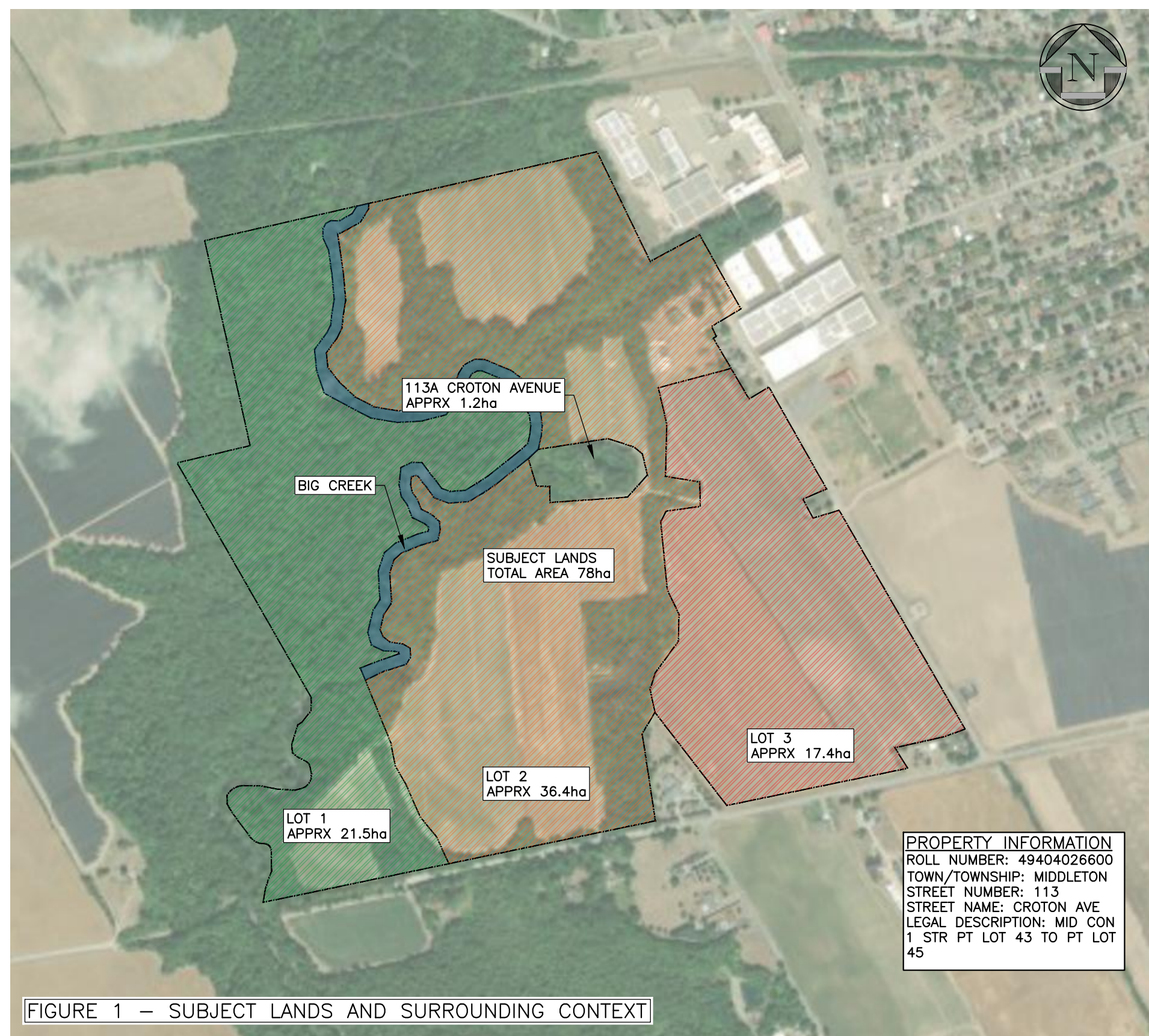
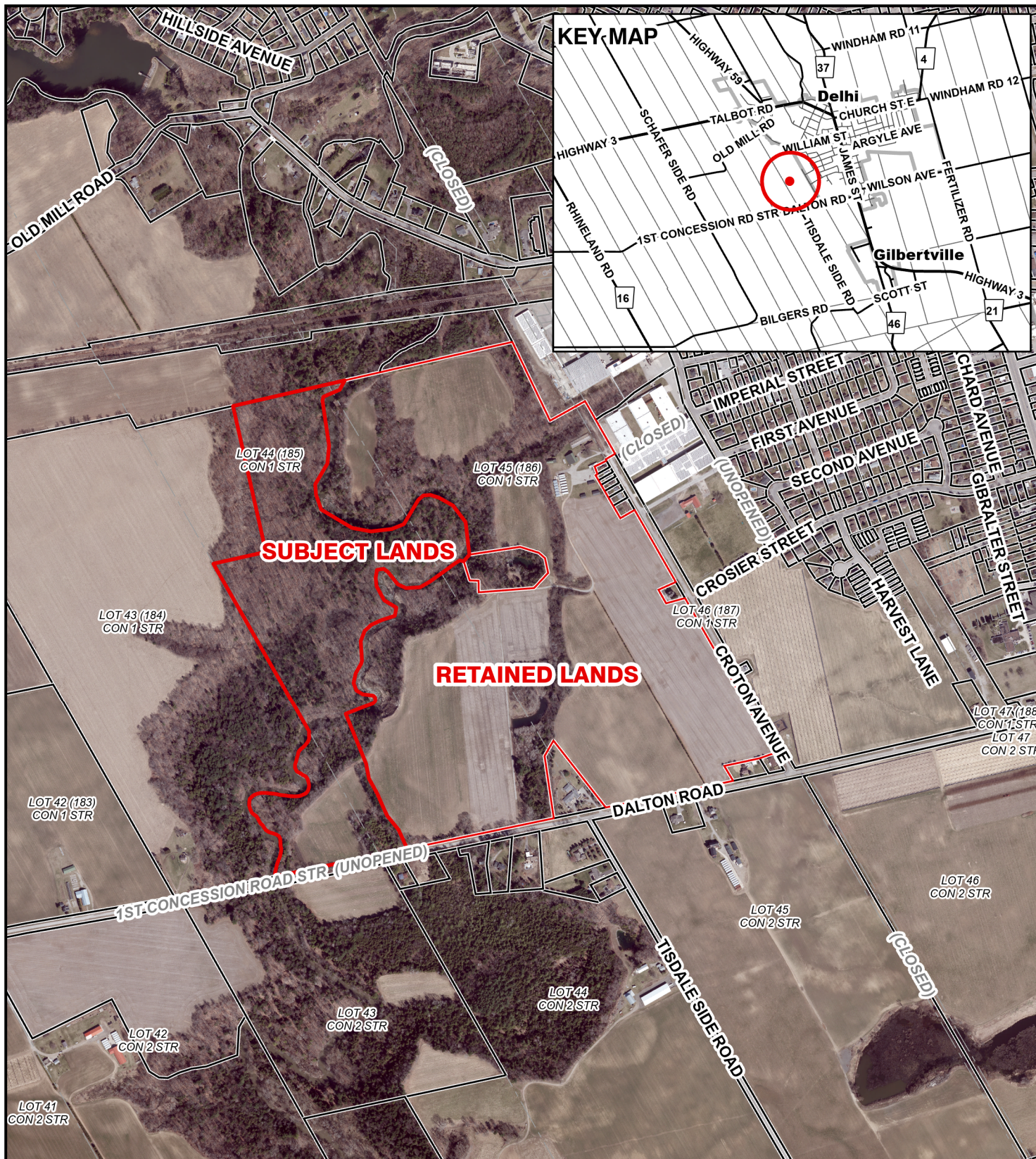


FIGURE 1 – SUBJECT LANDS AND SURROUNDING CONTEXT

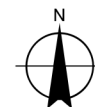


Legend

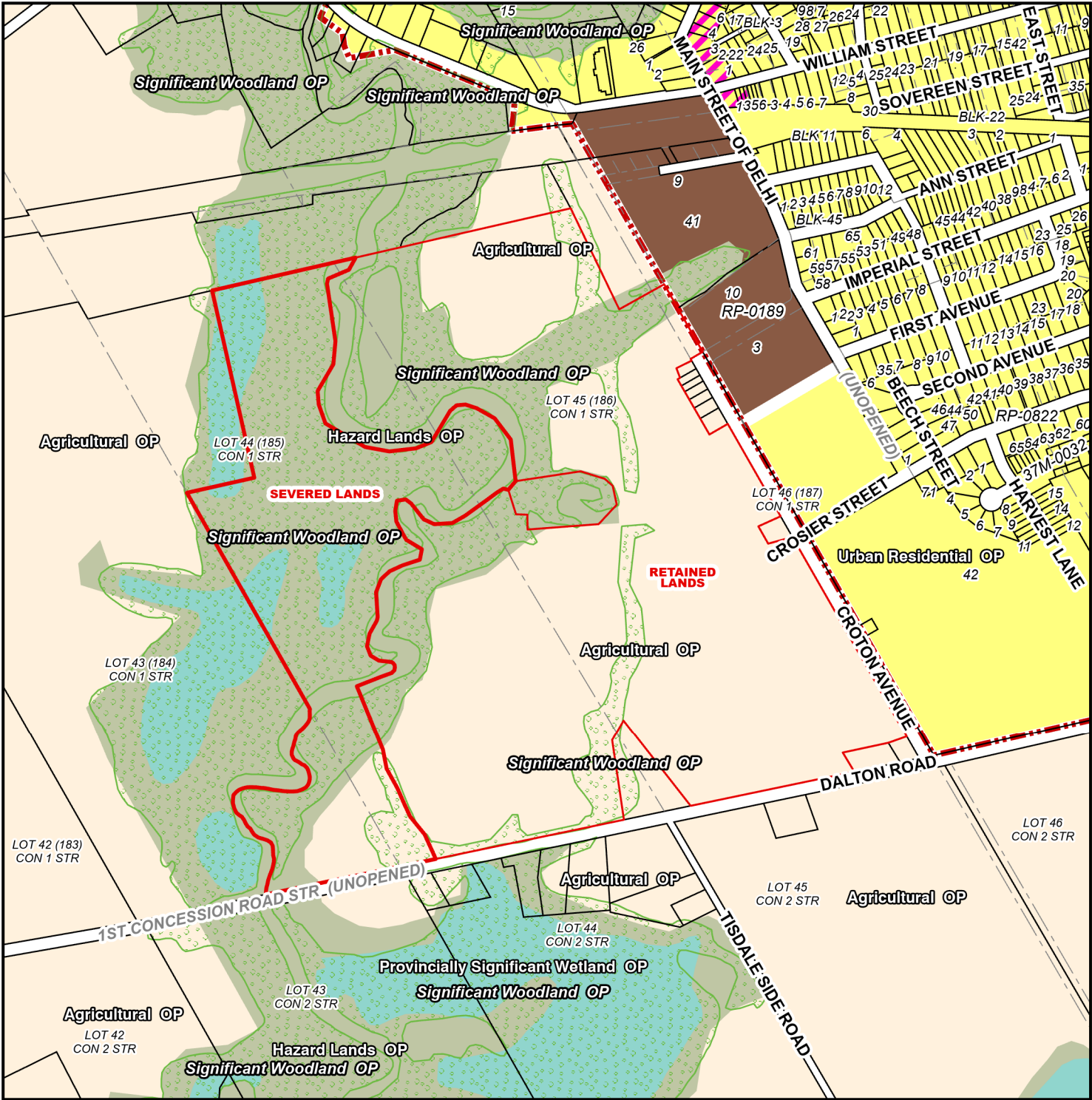
- Subject Lands
- Lands Owned

2020 Air Photo

7/11/2025



80 40 0 80 160 240 320 Meters



Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Urban Residential
- Mixed Residential/Commercial
- Protected Industrial
- Urban Area Boundary
- Significant Woodland

7/11/2025



70 35 0 70 140 210 280
Meters

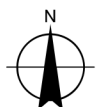
BNPL2025087
ANPL2025218



ZONING BY-LAW 1-Z-2014

ML - Light Industrial Zone
MM - Marine Industrial Zone
IN - Neighbourhood Institutional Zone
OST - Open Space Tent & Trailer Zone
OS - Open Space Zone
PSW - Provincially Significant Wetland Zone
R1-A - Residential R1-A Zone
R1-B - Residential R1-B Zone
R2 - Residential R2 Zone
R3 - Residential R3 Zone
R4 - Residential R4 Zone
R5 - Residential R5 Zone
R6 - Residential R6 Zone
RR - Resort Residential Zone
MR - Rural Industrial Zone
IR - Rural Institutional Zone
MS - Special Industrial Zone

7/11/2025



A scale bar with markings at 60, 30, 0, 60, 120, 180, and 240 meters. The bar is black with white markings and the word "Meters" is written at the end.

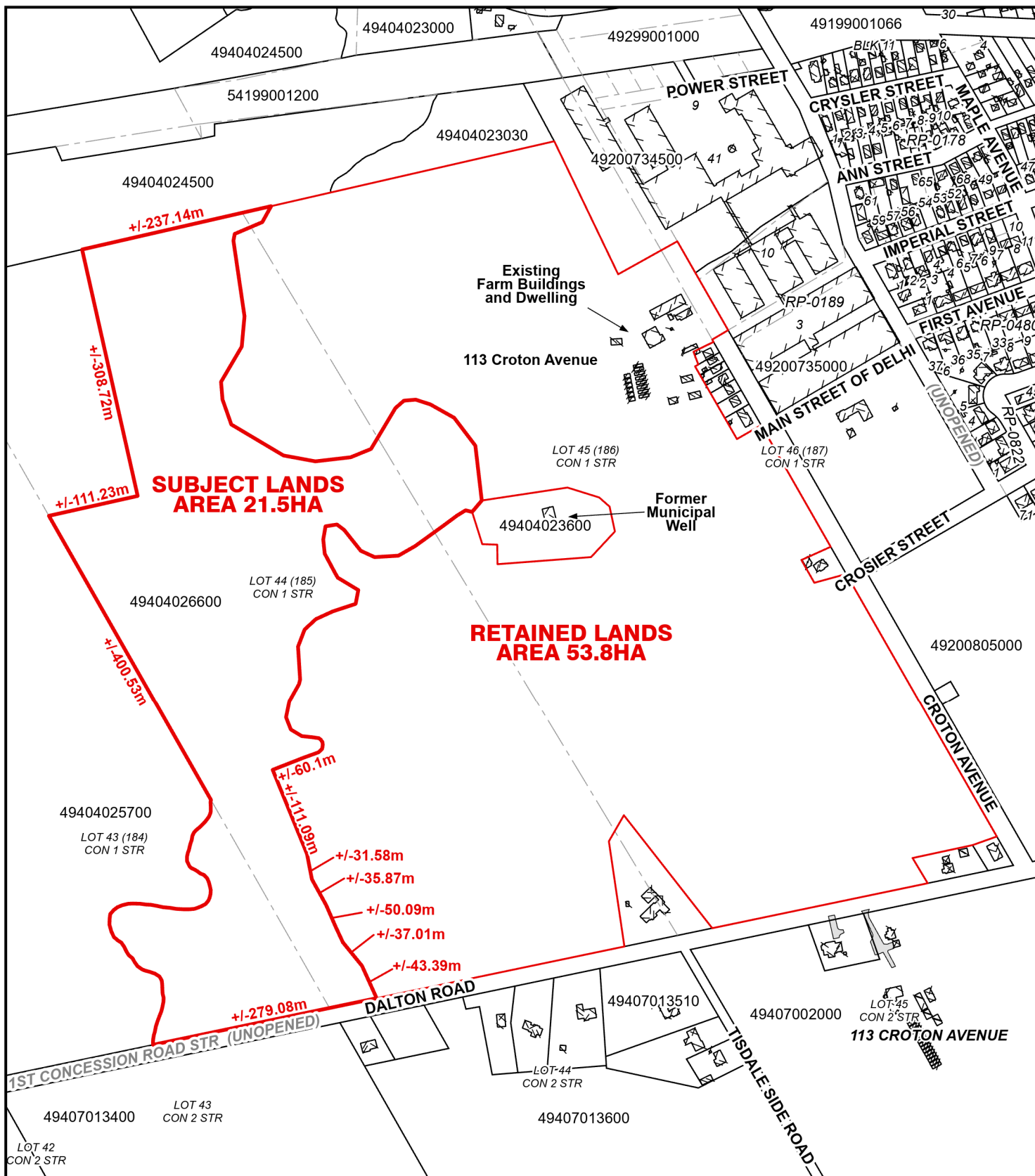
MAP D

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

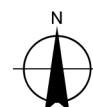
BNPL2025087

ANPL2025218



Legend

- Subject Lands
- Lands Owned



7/11/2025

50 25 0 50 100 150 200 Meters

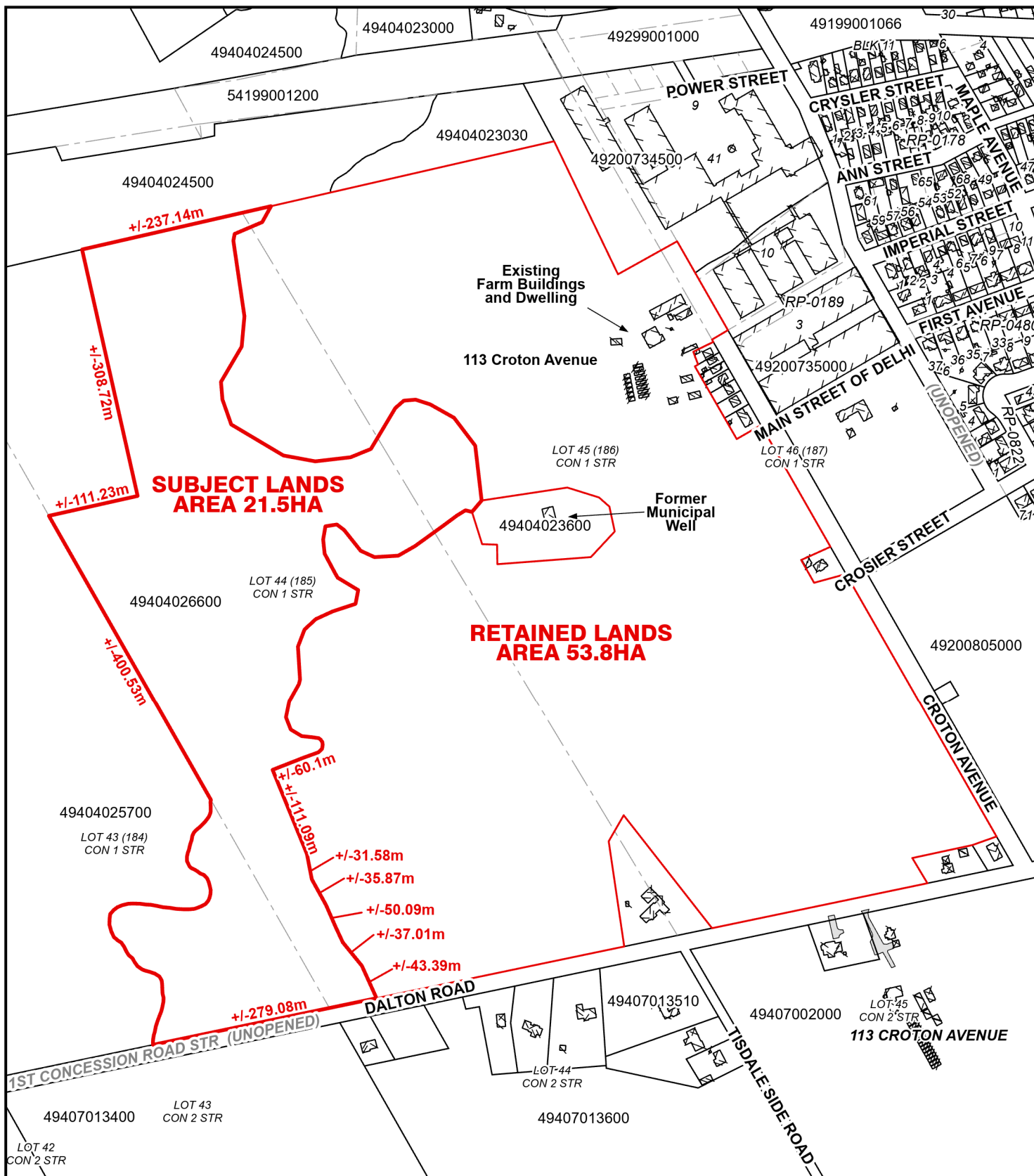
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2025087

ANPL2025218



Legend

- Subject Lands
- Lands Owned



7/11/2025

50 25 0 50 100 150 200 Meters