



## COMMENT REQUEST FORM

**FILE NO: BNPL2012021**

☒ Building Department  
☒ Building Inspector (Sewage System Review)  
☒ Forestry Division  
☒ GIS Section  
☒ Fire/EMS  
☒ Public Works NOTE: If an agreement is required  
please attach the clauses you require in the  
agreement.

☐ Railway  
☐ Norfolk Power  
☐ Ministry of Transportation  
☒ Union Gas  
☒ Norfolk Heritage Committee  
☒ Conservation Authority

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office. In order to properly consider this application, the **Committee of Adjustment requires your comments by:**

**April 2<sup>nd</sup>, 2012**

**APPLICANT:**

RYDER FARMS INC., 325 LYNEDOCK ROAD RR 1 DELHI, ON N4B 2W4

**AGENT:**

CLINE BACKUS NIGHTINGALE MCARTHUR - BACKUS, JOHN A, PO BOX 528 SIMCOE, ON N3Y4N5

**LOCATION:** MID CON 2 STR PT LOT 45 (60 Dalton Road)

**ASSESSMENT ROLL NO.:** 3310494070020000000

**PROPOSAL:**

An application has been received to sever a parcel having a frontage of 68.58 m (225 ft.) a depth of 59.44 m (195 ft.) and having an area of 0.40 ha (1.0 ac.) and retain a parcel having an area of 41 ha (101 ac.) as the severance of a dwelling made surplus through farm amalgamation.

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**TRICIA GIVENS, M.SC.(PL), MCIP, RPP**  
60 Colborne Street South, Simcoe ON N3Y 4H3  
(519) 426-5870 ext: 1834  
**EMAIL: [tricia.givens@norfolkcounty.ca](mailto:tricia.givens@norfolkcounty.ca)**

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**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed application, you must make a written request to:

Karen Judd, ACST, Secretary-Treasurer  
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0  
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789  
[karen.judd@norfolkcounty.ca](mailto:karen.judd@norfolkcounty.ca)

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**APPEALS TO THE ONTARIO MUNICIPAL BOARD:**

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

**CIRCULATION DATE: March 19, 2012**

**CONSENT / SEVERANCE****Office Use:**

File Number: BN- PL 2012 021  
Related File: \_\_\_\_\_  
Fees Submitted: 1089.00 ✓  
Application Submitted: Jan 24 2012  
Sign Issued: ✓ + Existing on-site Sage  
Complete Application: pg. Form.

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

**Property assessment roll number: 3310-494-070-02000=000**

- |  |  |
|--|--|
| <input type="checkbox"/> Creation of a new lot       | <input type="checkbox"/> Boundary adjustment |
| <input checked="" type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement            |
| <input type="checkbox"/> Farm Split                  | <input type="checkbox"/> Right-of-way        |
| <input type="checkbox"/> Other (lease / charge)      |  |

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> Ryder Farms Inc. Phone # 519-582-3131  
Address 325 Lyndoch Road, R.R. #1 Fax # \_\_\_\_\_  
Town / Postal Code Delhi, N4B 2W4 E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

**AGENT INFORMATION**

Name of Agent John A. Backus Phone # 519-426-6763  
Address 39 Colborne St. N. Fax # \_\_\_\_\_  
Town / Postal Code Simcoe, N3Y 4N5 E-mail backus@clinebackus.com

**OWNER(S) INFORMATION** Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owners <sup>2</sup> Ryder Farms Inc. Phone # 519-582-3131  
Address 325 Lyndoch Road, R.R. #1 Fax # \_\_\_\_\_  
Town / Postal Code Delhi, N4B 2W4 E-mail \_\_\_\_\_

<sup>2</sup> 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.

Please specify to whom all communications should be sent <sup>3</sup>: ☒ Applicant ☒ Agent ☐ Owner

<sup>3</sup> Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:  
John Ryder & Julianne Ryder - R.R. #1, Delhi, ON N4B 2W4

Farm Credit Canada - Suite 200, 1133 St. George Blvd. Moncton E1E 4E1

## CONSENT / SEVERANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Middleton</u>	Urban Area or Hamlet	<u></u>
Concession Number	<u>Concession 2 STR</u>	Lot Number(s)	<u>Part Lots 45 and 46</u>
Registered Plan Number	<u></u>	Lot(s) or Block Number(s)	<u></u>
Reference Plan Number	<u></u>	Part Number(s)	<u></u>
Frontage (metres/feet)	<u></u>	Depth (metres/feet)	<u></u>
Width (metres/feet)	<u></u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>102.69 Acres</u>
Municipal Civic Address	<u>R.R. #1, Delhi 60 Dalton Rd.</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto:NorfolkGIS@norfolkcounty.ca).

To obtain your municipal civic address for the severed lands please contact your local building inspector.

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No IF YES, describe the easement or covenant and its effect:

### C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

Surplus Dwelling Severance on Farm Amalgamation

Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):

John Ryder and Julianne Ryder

If a boundary adjustment, identify the **assessment roll number** and **property owner** of the lands to which the parcel will be added:

n/a

## CONSENT / SEVERANCE

If the application involves the severance of a surplus farmhouse (through farm amalgamation), please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name and Address (including those with part interest) Assessment Roll No. (obtained from your tax bill)	Geographic Township Concession and Lot #	Total Acreage (individual property)	Acres Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
SUBJECT LANDS	Pt Lt 45-46	102		Cash crop	yes (2)	1890
494-070-02000-000	Conc. 2 STR Middleton				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1950
OTHER						
493-010-075000-0000	Pt Lt 5	147			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1958
	Conc. 12				<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Pt Lt 5, Conc. 11				<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Charlotteville			Cash crop	<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following:

N/A

Description of Land	Lands to be Severed	Lands to be Retained
Area under cultivation	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Existing crops grown (type and area)		
Proposed crops grown (type and area)		

Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of manure storage		

BNPL2012 021

## CONSENT / SEVERANCE

Description of land intended to be SEVERED:

Frontage (metres/feet)

(225)

Feet 68.58m

Depth (metres/feet)

(195)

Feet

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

(1.0ac)

0.40ha

PROPOSED FINAL LOT SIZE  
(If boundary adjustment)

Existing use: Residential

Proposed use: Residential

Number and type of buildings and structures **EXISTING** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

House

Number and type of buildings and structures **PROPOSED** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

House

Description of land intended to be RETAINED:

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

(101Acres)

40ha

Existing use: Agricultural with Residential

Proposed use: Agricultural with Residential

Number and type of buildings and structures **EXISTING** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

House, barns, kilns as per maps attached

Number and type of buildings and structures **PROPOSED** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

no change

Description of proposed RIGHT OF WAY/EASEMENT:

N/A

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup>)

Proposed use:



**CONSENT / SEVERANCE**

**D. PROPERTY INFORMATION**

Present official plan designation(s): Agricultural

Present zoning: Agricultural

Has the owner previously severed any lands from this subject land holding or any other lands the owner has interest in since August 24, 1978?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the file number and the status/decision: \_\_\_\_\_

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the file number and the status/decision: \_\_\_\_\_

Number of separate parcels that have been created: \_\_\_\_\_

Date(s) these parcels were created: \_\_\_\_\_

Name of the transferee for each parcel: \_\_\_\_\_

Uses of the severed lands: \_\_\_\_\_

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? December, 2011

Date of construction of the dwelling proposed to be severed: 1950

Date of purchase of subject lands: December 21, 2011

**E. PREVIOUS USE OF THE PROPERTY**

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses: \_\_\_\_\_

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?



## CONSENT / SEVERANCE

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

Provide the information you used to determine the answers to the above questions:

Personal knowledge

If you answered yes to any of the above questions, 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

## F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about **each application**: If additional space is required, attach a separate sheet.

File number: \_\_\_\_\_

Land it affects: \_\_\_\_\_

Purpose: \_\_\_\_\_

Status/decision: \_\_\_\_\_

Effect on the requested amendment: \_\_\_\_\_

Is the above information for other planning developments applications attached? ☐ Yes ☐ No

## CONSENT / SEVERANCE

### G. PROVINCIAL POLICY

Is the requested application 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:

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Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested application conform to or does not conflict with the provincial plan or plans:

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Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance

### H. SERVICING AND ACCESS

#### WATER SUPPLY

Municipal piped water

SEVERED

☐

RETAINED

☐

Communal Wells

☐☐

Individual Wells

☒☒

Other means (describe) \_\_\_\_\_





## CONSENT / SEVERANCE

### SEWAGE TREATMENT

#### SEVERED

#### RETAINED

Municipal Sewers

☐☐

Communal System

☐☐

Septic tank and tile bed

☒☒

Other means (describe) \_\_\_\_\_

### STORM DRAINAGE

#### SEVERED

#### RETAINED

Storm Sewers

☐☐

Open ditches

☒☒

Other (describe) \_\_\_\_\_

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐

Yes

☒

No

Has the existing drainage on the subject lands been altered?

☐

Yes

☒

No

Does a legal and adequate outlet for storm drainage exist?

☒

Yes

☐

No

☐ Unknown

Existing or proposed access to the **RETAINED** lands:

☐ Unopened road

☐ Provincial highway

☒ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☐ Other (describe below)

If other, describe: \_\_\_\_\_

Name of road/street: Dalton Side Road

Existing or proposed access to **SEVERED** lands:

☐ Unopened road

☐ Provincial highway

☒ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☐ Other (describe below)

If other, describe: \_\_\_\_\_

Name of road/street: Dalton Side Road

## I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

See explanatory notes.

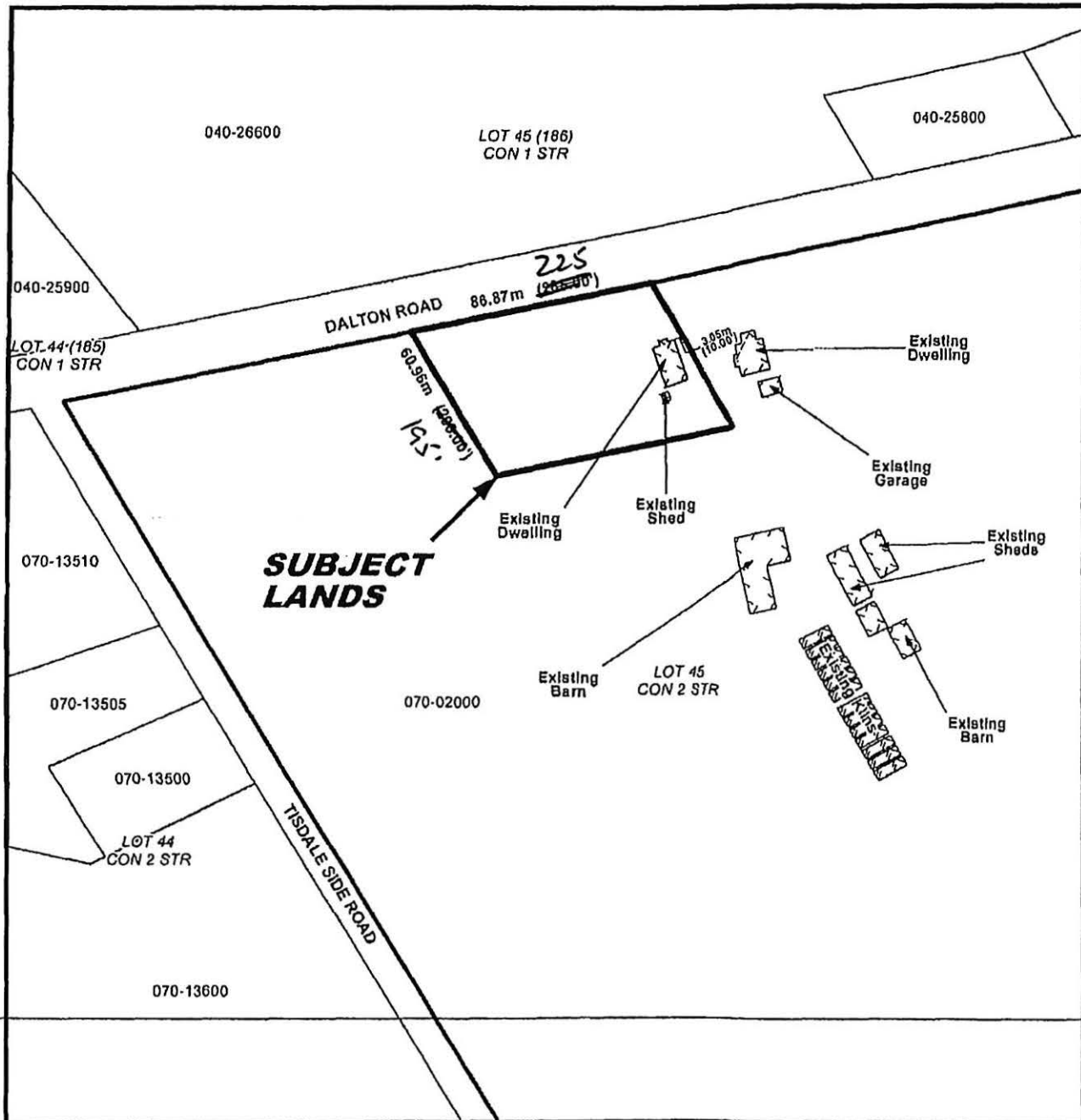
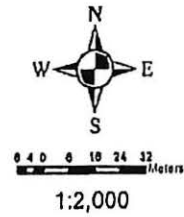
### Explanatory Notes

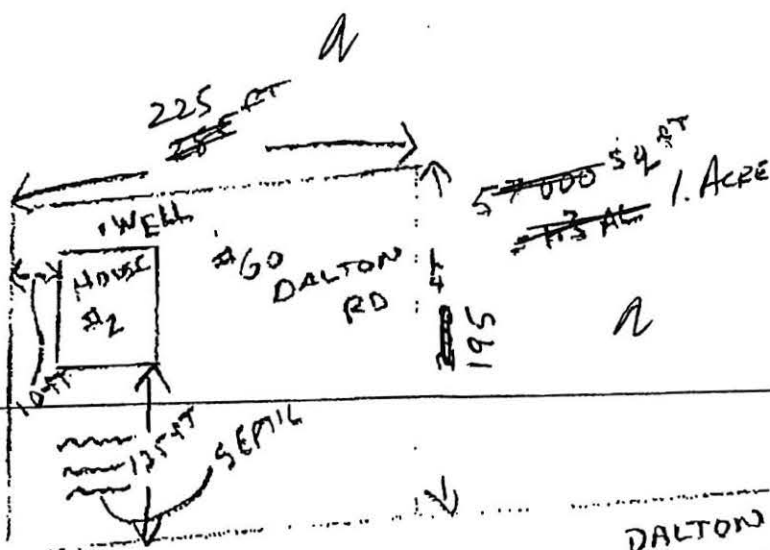
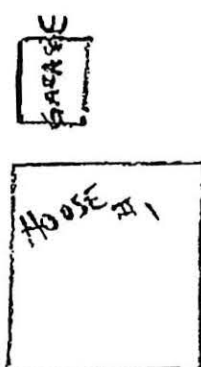
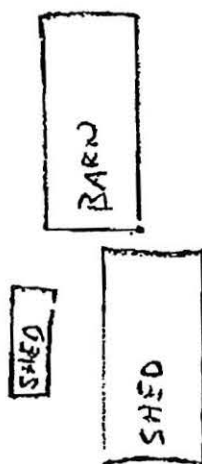
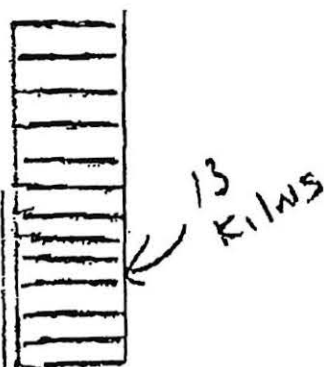
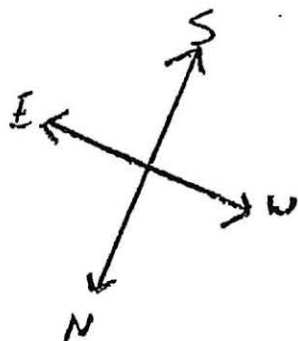
1. The Applicant Corporation is owned by Jason Ryder and Jackie Ryder;
2. On December 15, 2011 the farm properties were transferred from John Ryder and Julianne Ryder to their Corporation J & J Ryder Farms Ltd;
3. On December 20, 2011, Jason Ryder and Jackie Ryder acquired all shareholdings of J & J Ryder Farms Ltd;
4. On January 1, 2012, J & J Ryder Farms Ltd. and Ryder Farms Inc. were amalgamated under the name Ryder Farms Inc;
5. The Sole Shareholders of Ryder Farms Inc. being Jason Ryder and Jackie Ryder are also the owners of another farm located at 325 Lyndoch Road being Part Lot 5, Concession 12 and Part Lot 5, Concession 11, Charlotteville, upon which is constructed their residence;
6. The subject farm property herein contains two single family residences and the Applicant proposes to sever one of the residences as a surplus dwelling and thereafter transfer same to their parents John Ryder and Julianne Ryder who occupy same;
7. As there will be one residence remaining on the retained lands subsequent to the proposed severance, the Applicants request that no rezoning application be required on the retained lands;
8. The proposed dimensions for the surplus dwelling lot allow for sufficient area to construct a new residence thereon and demolish the old existing residence thereafter. All services for the surplus dwelling/ new dwelling are within the proposed surplus dwelling lot area. This relocation will remove the residence from close proximity to the farm buildings and farm driveways.

# MAP 4

File Number: BNPL2012021

Geographic Township of MIDDLETON

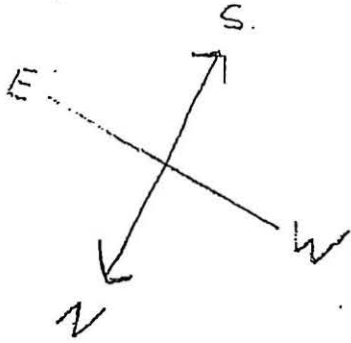




TISDALE Rd.

DALTON RD.

BNPL 2012 021



HOUSE #2

DRIVEWAY FOR HOUSES  
DRIVEWAY FOR HOUSE

10 FT

195

FROM EDGE  
OF ROAD



225  
~~285~~ FT

FIELD OVER  
TO TILDALE Rd.

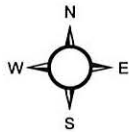
~~5700~~ 59 FT  
= 1.30 AC.  
1 Acre

DALTON Rd.

# MAP 1

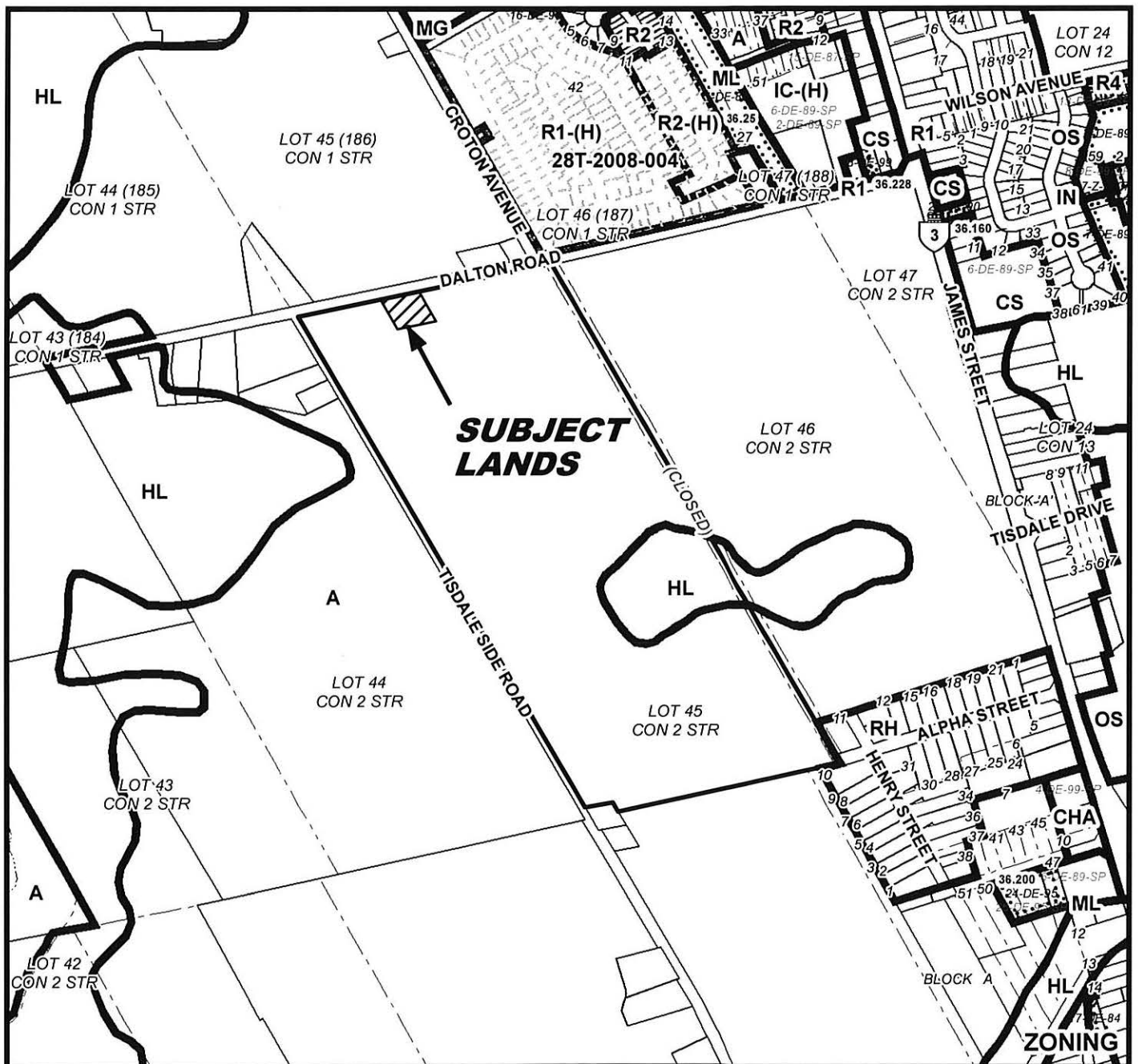
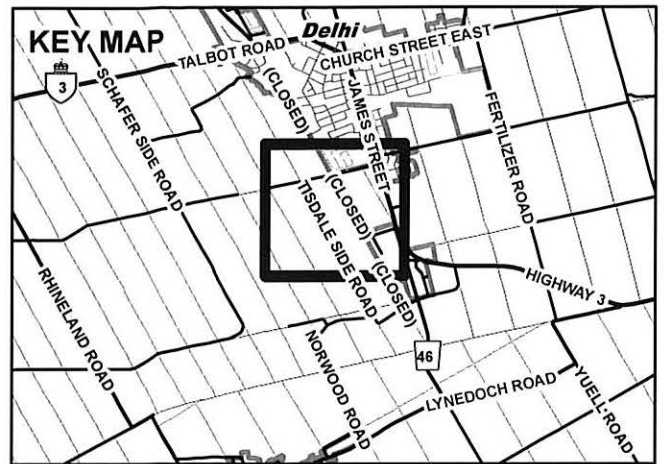
## File Number: BNPL2012021

Geographic Township of  
**MIDDLETON**



1:10,000

80 40 0 80 160 240 320 Meters

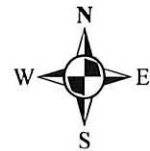


Revised: March 7, 2012

# MAP 2

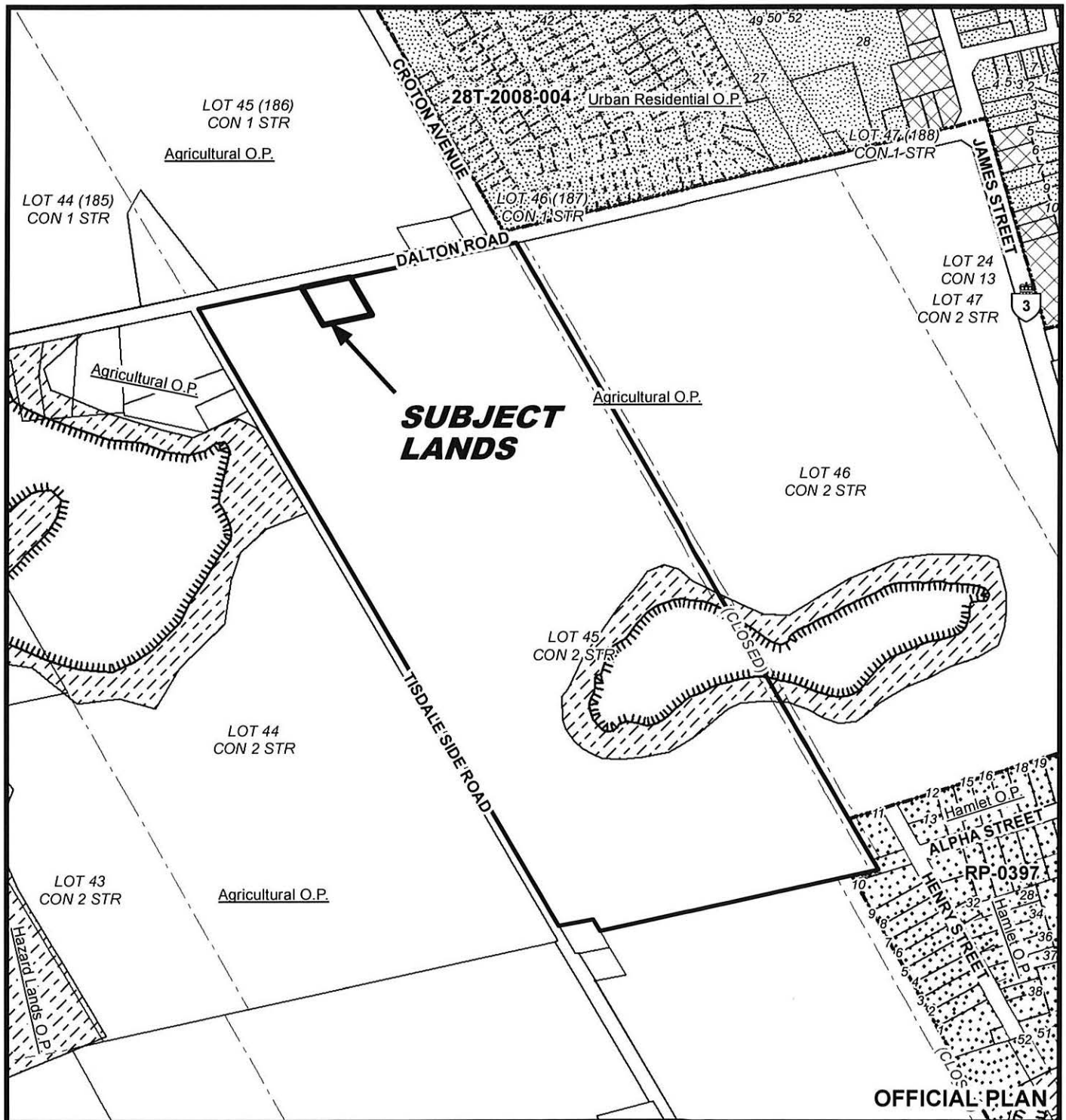
File Number: BNPL2012021

Geographic Township of MIDDLETON



30 15 0 30 60 90 120 Meters

1:7,500



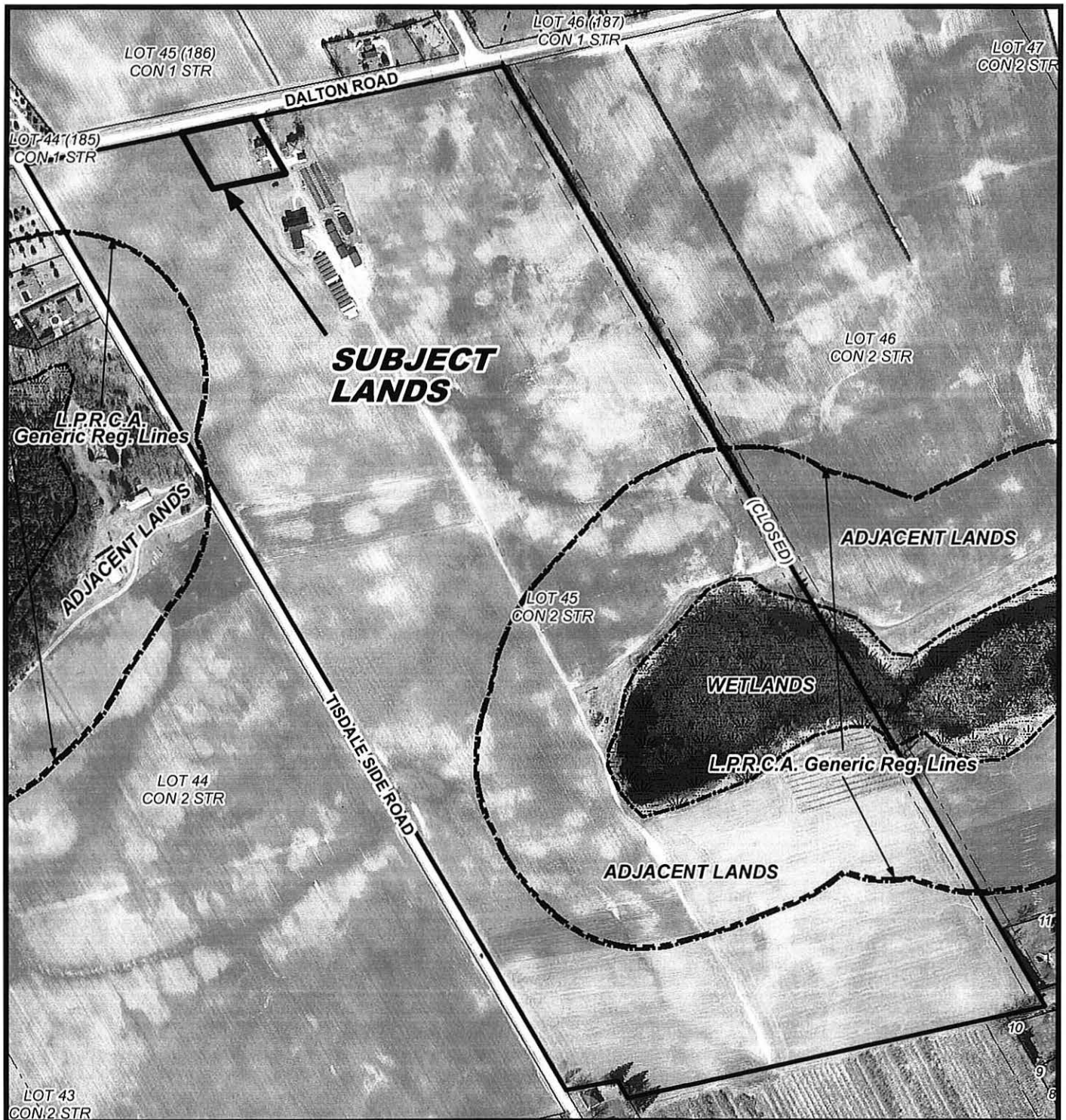
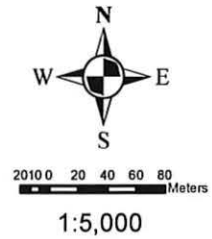
Revised: March 7, 2012



# MAP 3

File Number: BNPL2012021

Geographic Township of MIDDLETON





# MAP 4

File Number: BNPL2012021

Geographic Township of MIDDLETON

