

official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519.426.5870.

Please submit the completed application and fees to Norfolk County, Development and Cultural Services Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or 22 Albert Street Langton, ON N0E 1G0.

For Office Use Only:

File Number	<u>RNPL2017053</u>	SPRT Meeting	<u>-</u>
Related File Number	<u>RNPL2016023</u>	Application Fee	<u>\$2551</u>
Pre-consultation Meeting	<u>-</u>	Conservation Authority Fee	<u>-</u>
Application Submitted	<u>May 13/17</u>	OSSD Form Provided	<u>previously submitted</u>
Complete Application	<u>May 14/17</u>	Planner	<u>Alisha</u>
Public Notice Sign	<u>-</u>	PAC Meeting	<u>-</u>

This 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.

A. Applicant Information

Name of Owner J. S Judge Farms Ltd.

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 894 Charlotteville Road "

Town and Postal Code Simcoe, On N3Y 4J9

Phone Number (519) 428-0005

Cell Number _____

Email _____

Name of Applicant _____

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent R.C. Dixon

Address 277 Emily Street

Town and Postal Code Simcoe, On N3Y1J5

Phone Number (519) 426-0456

Cell Number (519) 410-1632

Email dixonr@cmtelecom.net

Name of Engineer n/a

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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

☐ Applicant

☒ Agent

☐ Owner

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. Property Assessment Roll Number: 3310 - 491-026-11000

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

Windham Concession 13 lots 9 + 10

Municipal Civic Address (911 Number): 100 Windham Rd 14

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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

no

3. The date the subject lands was acquired by the current owner: _____

4. Present use of the subject lands:

Agriculture with residence

5. 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, height, etc. on your attached sketch which must be included with your application:

see attached sketch



6. If known, the date existing buildings or structures were constructed on the subject lands: pre 1970

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

—

—

—

8. 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, height, etc. on your attached sketch which must be included with your application:

n/a

—

—

—

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

n/a

—

—

—

10. 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:

no

—

—

—



11. If known, the length of time the existing uses have continued on the subject lands:

100+ years

12. Existing use of abutting properties:

Agriculture & Residential

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.



1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

sever a dwelling made surplus through farm amalgamation
and create an easement for hydro and gas lines (existing)
as shown on attached sketch

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

Frontage: 58.57 m
Depth: 65.14 m
Width: 58.57 m
Lot Area: 3809 m²
Present Use: Agriculture / Residential
Proposed Use: Residential

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

—

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: see attached list of properties .
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc.) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc.) _____



Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc.) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc.) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc.) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

n/a

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No



If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage	<hr/>	<hr/>
Lot depth	<hr/>	<hr/>
Lot width	<hr/>	<hr/>
Lot area	<hr/>	<hr/>
Lot coverage	<hr/>	<hr/>
Front yard	<hr/>	<hr/>
Rear yard	<hr/>	<hr/>
Left Interior side yard	<hr/>	<hr/>
Right Interior side yard	<hr/>	<hr/>
Exterior side yard (corner lot)	<hr/>	<hr/>
Landscaped open space	<hr/>	<hr/>



Entrance access width _____

Exit access width _____

Size of fencing or screening _____

Type of fencing _____

9. Building Size

Number of storeys _____

Building height _____

Total ground floor area _____

Total gross floor area _____

Total useable floor area _____

10. Off Street Parking and Loading Facilities

Number of off street parking spaces _____

Number of visitor parking spaces _____

Number of accessible parking spaces _____

Number of off street loading facilities _____

11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____



12. Commercial/Industrial Uses

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

13. Institutional

Describe the type of use proposed: _____

Seating capacity (if applicable): _____



Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

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

local knowledge



4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.
5. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance —

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance —

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance —

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance —

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance —

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance —

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance —

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance —

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance —

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance —

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance —



Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance —

Erosion

☐ On the subject lands or ☐ within 500 meters – distance —

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance —

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
 - ☐ Communal wells
 - ☒ Individual wells
 - ☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. How many water meters are required? 0

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Can. 14 Road.

7. Name of road/street:

Can 14 Road

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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



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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions



28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☒ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule



- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.

Owner/Applicant Signature: [Signature] Date: March 13, 2017

K. 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.

Owner/Applicant Signature: [Signature] Date: Jan. 5/17

L. 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 Signature: [Signature] Date: Jan. 5/17



M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.

Owner/Applicant Signature: [Signature] Date: March 5/17

N. 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 J.S. Judge Farms Limited am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize R.C. Dixon 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: [Signature] Date: Jan. 5/17

Owner: _____ Date: _____

O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Applicant Signature: [Signature] Date: Jan 5 / 17

Agent Signature : _____ Date : _____

P. Declaration

I, R.C. Dixon of Simcoe

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: Simcoe, ON in Norfolk County

Owner/Applicant Signature: _____

In [Signature] This 13th day of March A.D., 20 17

A Commissioner, etc.: [Signature]

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019



SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 9, CONCESSION 13
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM

NORFOLK COUNTY
IN
SCALE: 1 : 600
JEWITT AND DIXON LTD.
JANUARY 5, 2017

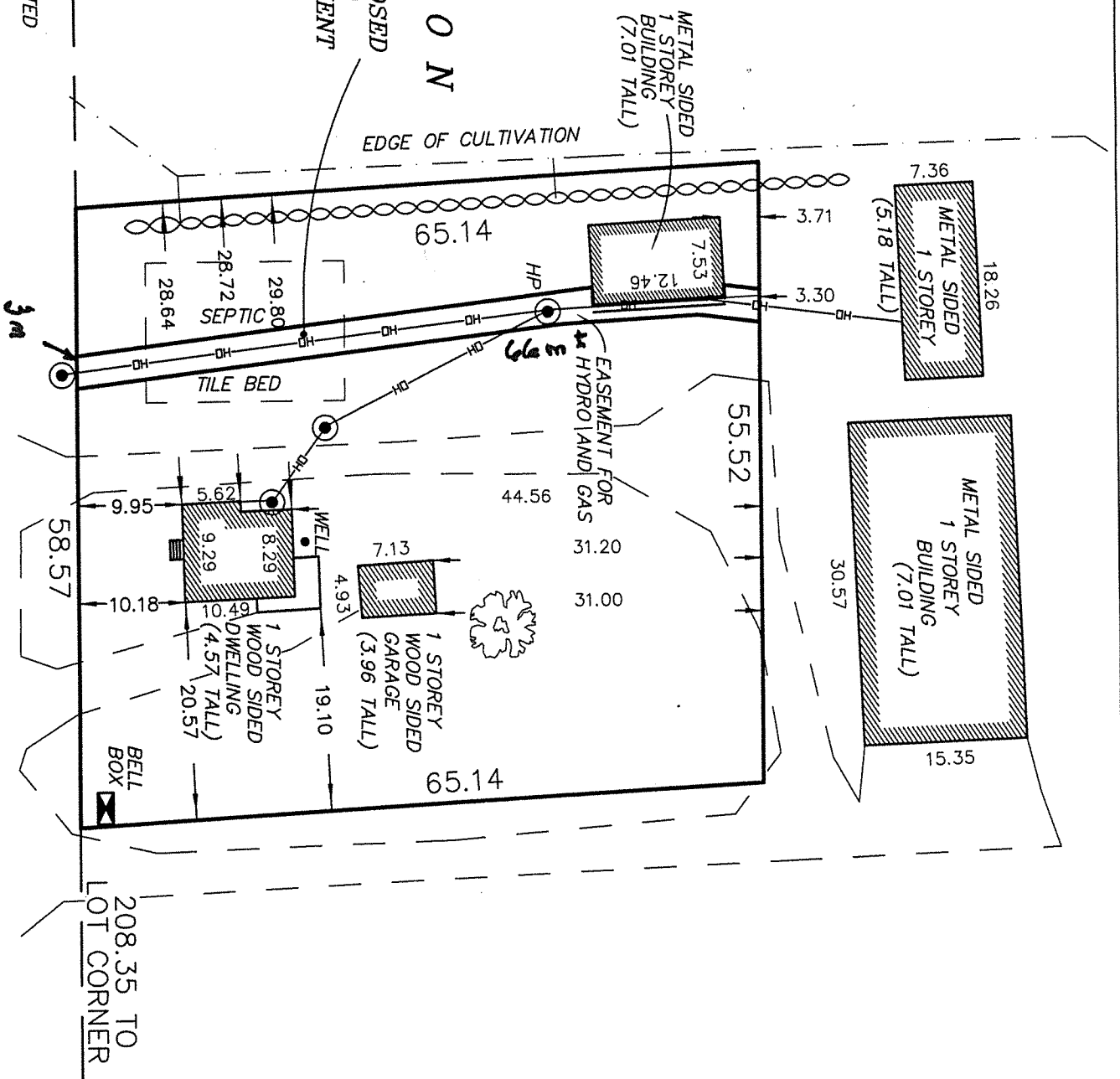
LOT

CONCESSION

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.

CONCESSION 14 ROAD



PHONE:

H

ON

JE

EAS
LOT

1

9

dwelling are pre 1978

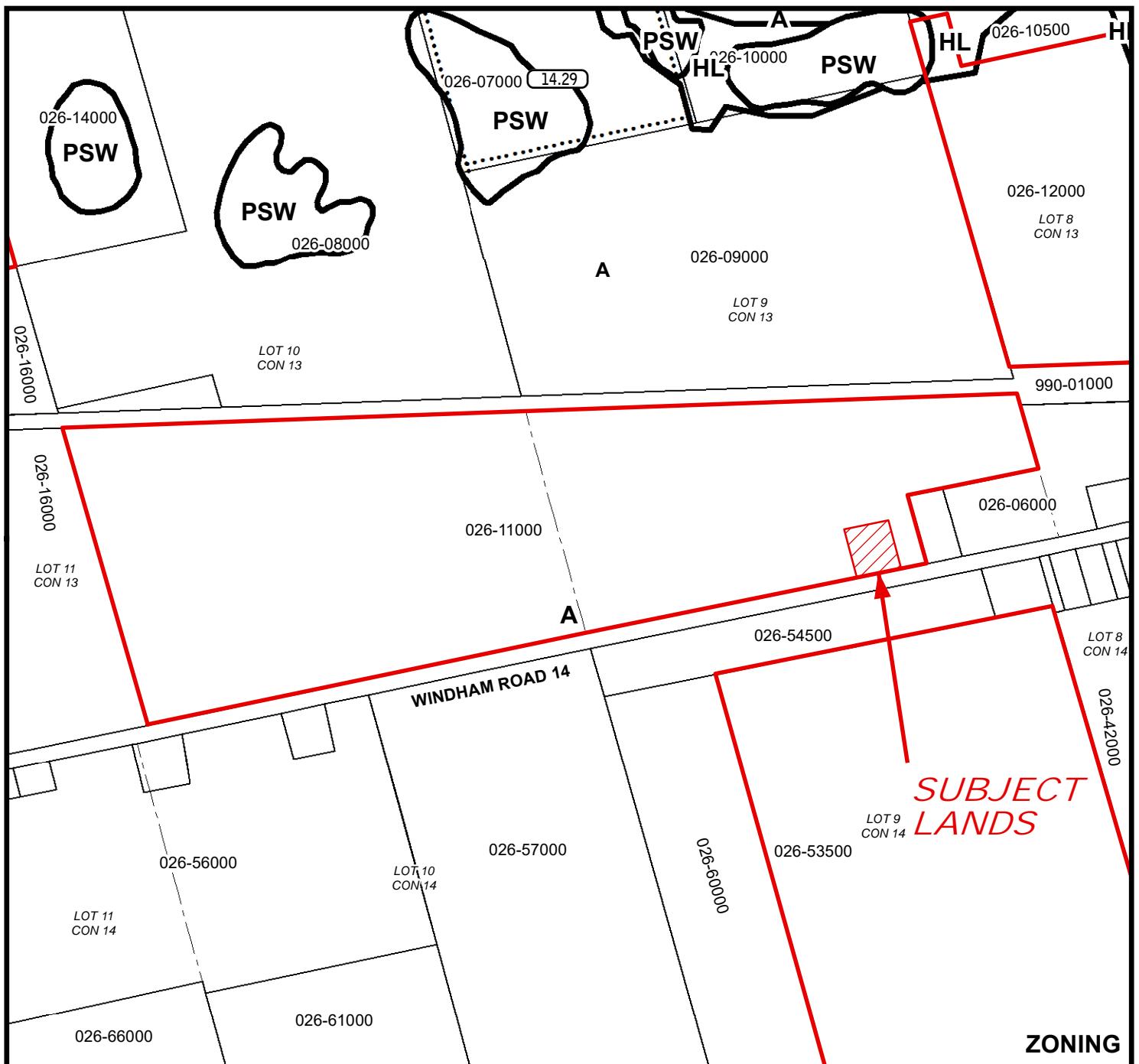
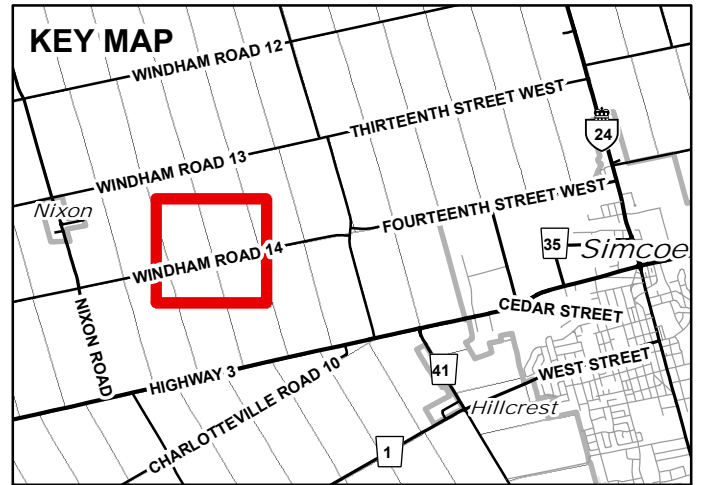
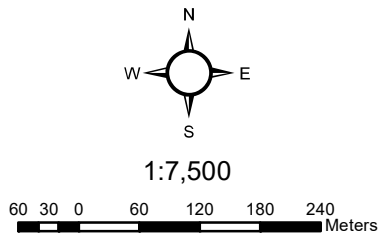
JUDGE FARMS

FARM NAME	Land Owned by:	ADDRESS	CONCESSION	LOT	ACERAGE	ROLL NO
DELHI FARM	J&S Judge Farms	103 TISDALE SIDE RD	MIDLAND CONC 2	43, 44, 45	121.3	494.070.13700.0000
DIERICK FARM	J&S Judge Farms	1001 WINDHAM RD 14	WINDHAM CONC 13	9, 10	83.47	491.026.11000.0000
DIERICK FARM	J&S Judge Farms	N/A	WINDHAM CONC 13	8	31.34	491.026.12000.0000
HOME FARM	J&S Judge Farms	2826 HWY 3	CHARLOTTEVILLE CONC 10	16	50.53	493.020.04100.0000
JAMES GORDON JUDGE (89 ACRES)	J&S Judge Farms		CHARLOTTEVILLE CONC 11	15	39.08	493.020.00800.0000
JANIE BOUGHNER	RJ Broiler Farms	1177 St. Johns Rd. W.	CHAR CONC 6	15	98.99	493.040.26800.0000
JUDGE BROILER FARMS	Judge Broiler	N/A	WINDHAM CONC 8	23	0.53	491.016.42900.0000
JUDGE BROILER FARMS- LA SALETTE	Judge Broiler	106 LA SALETTE RD	WINDHAM CONC 8	23	90.11	491.016.42500.0000
JUDGE POULTRY FARMS	Judge Poultry	2850 Hwy #3	CHARLOTTEVILLE CONC 10	16	21	493.020.04200.0000
JUDGES SR	J&S Judge Farms		CHARLOTTEVILLE CONC 11	15	0.92	493.020.00890.0000
KOPTIK FARM	J&S Judge Farms	CHARLOTTEVILLE RD 7	CHARLOTTEVILLE CONC 7	23	72.27	493.040.18200.0000
KOPTIK FARM	J&S Judge Farms	57 SEVENTH ST W	CHARLOTTEVILLE CONC 7	24	68.61	405.040.18100.0000
KRESTEL FARM	J&S Judge Farms	0 WINDHAM RD 13	WINDHAM CONC 13	11	48.45	491.026.15000.0000
KRESTEL FARM	J&S Judge Farms	1088 WINDHAM RD 13	WINDHAM CONC 13	11	1.55	491.026.15500.0000
PANKOW	Judge Poultry		CHARLOTTEVILLE CONC 10	16	30.25	493.020.04300.0000
PEETSMA BLOCK	J&S Judge Farms	2964 HWY 3	CHARLOTTEVILLE CONC 10	16, 17	285.18	493.020.05600.0000
PEETSMA HOUSE	J&S Judge Farms	HWY 3	CHARLOTTEVILLE CONC 10	17	0.89	493.020.05650.0000
PICARDS	J&S Judge Farms	918 WINDHAM EAST 1/4 LINE	WINDHAM CONC 12	6	118	491.021.59000.0000
PIG BARN	RJ Broiler Farms		WINDHAM CONC 14	9	139.09	491.026.53500.0000
RON COLE FARM	J&S Judge Farms	WINDHAM RD 13 N/S	WINDHAM CONC 12	15	97.67	491.023.62000.0000
RYDER FARM	J&S Judge Farms		WINDHAM CONC 14	16	49.67	491.027.52000.0000
STOREY FARM	J&S Judge Farms	WINDHAM EAST 1/4	WINDHAM CONC 12	6	71.6	491.021.57000.0000
WRAYS HOUSE	RJ Broiler Farms	810 Charlotteville Rd 11	CHARLOTTEVILLE CONC 10	14, 15	0.6	493.020.01350.0000
WIPPEL (RJ)	RJ Broiler Farms	819 Charlotteville Rd 11	CHARLOTTEVILLE CONC 10	14, 15	47.68	493.020.01400.0000

dwelling
dwelling

11:188

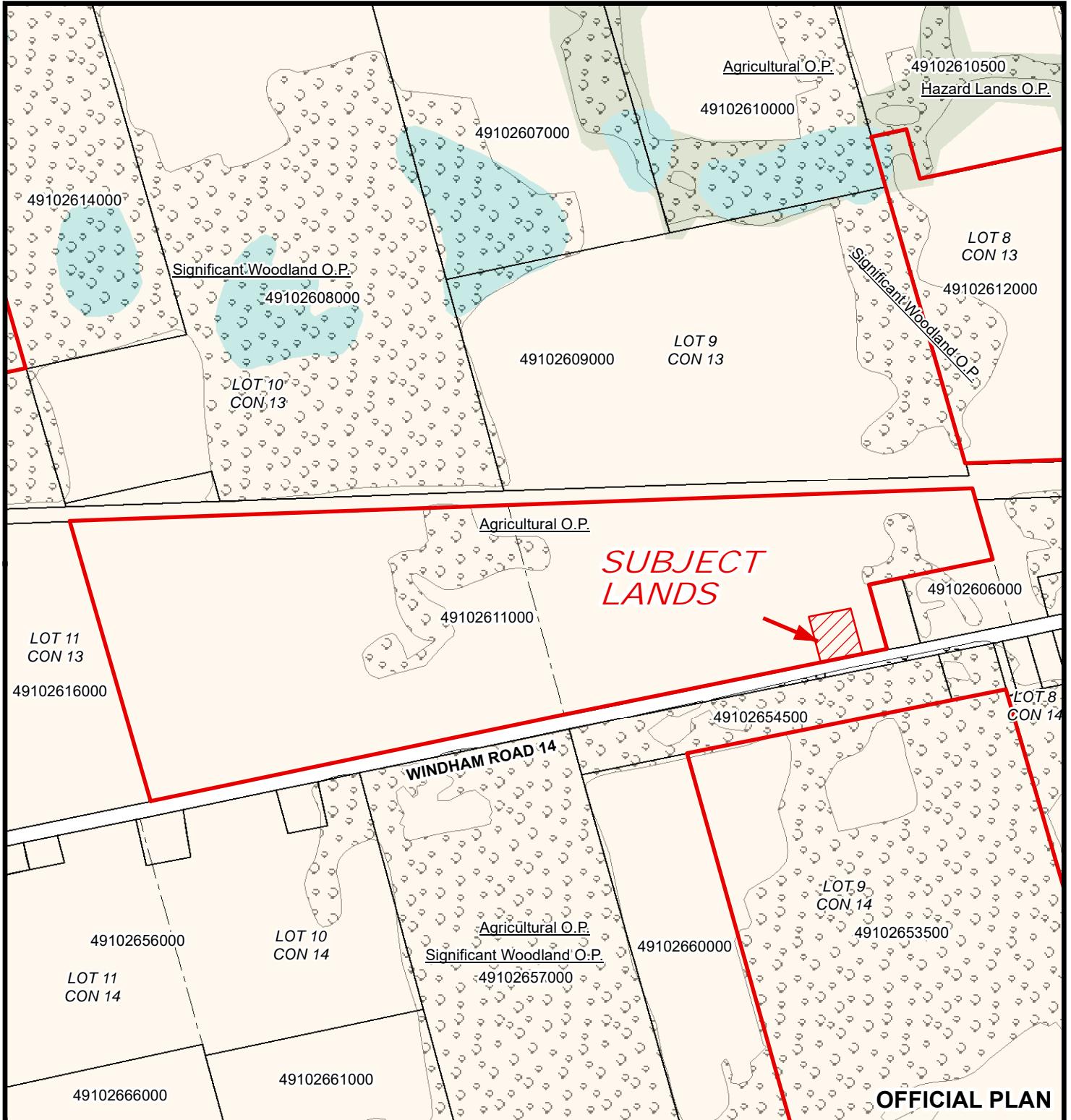
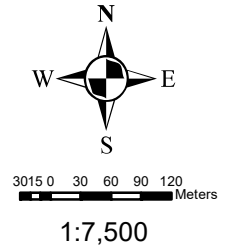
MAP 1
File Number: BNPL2017053
Geographic Township of
WINDHAM



MAP 2

File Number: BNPL2017053

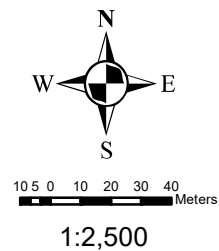
Geographic Township of WINDHAM



MAP 3

File Number: BNPL2017053

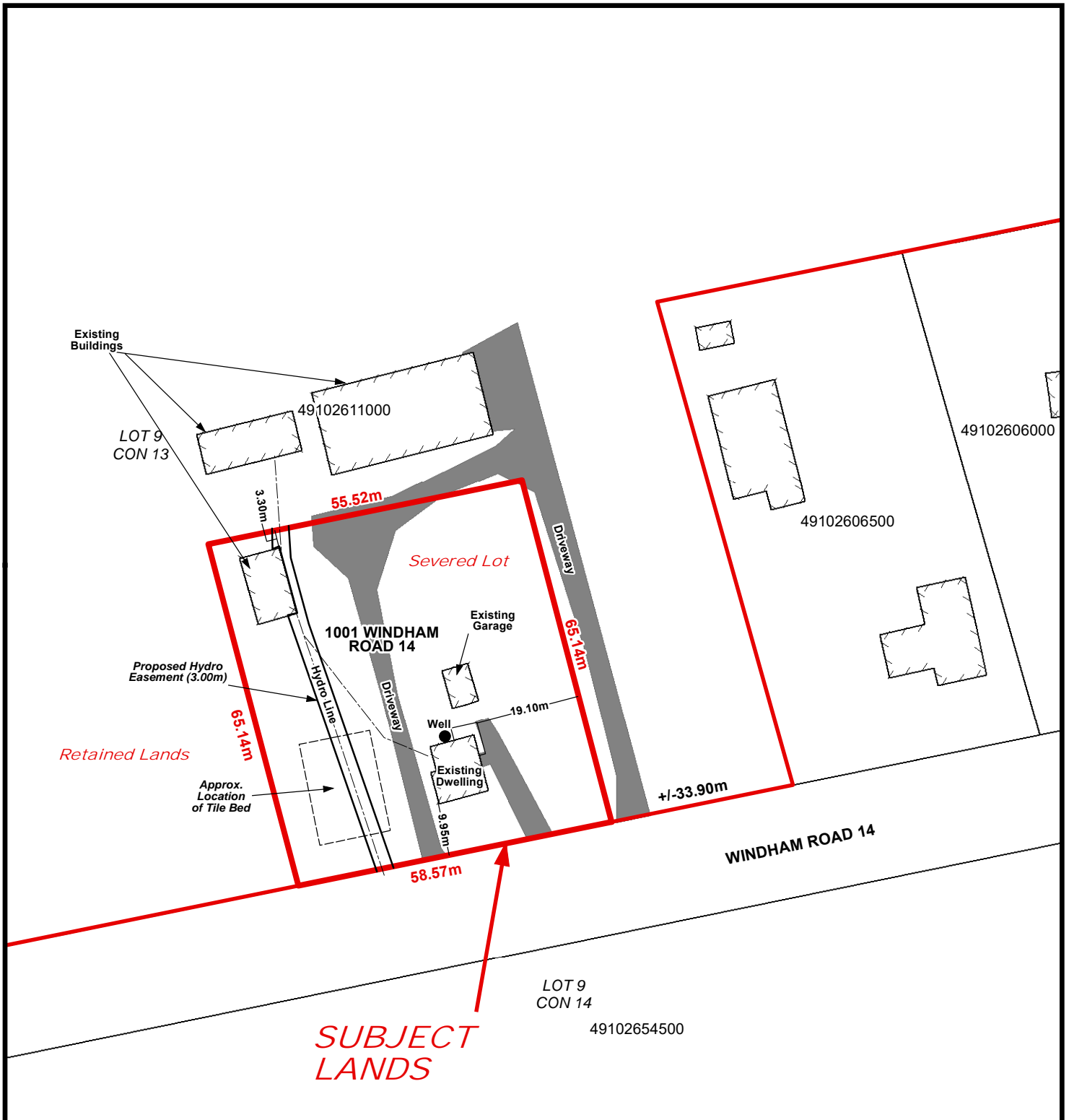
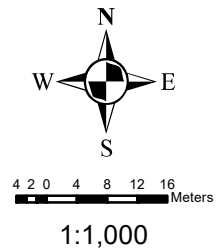
Geographic Township of WINDHAM



MAP 4

File Number: BNPL2017053

Geographic Township of WINDHAM



LOCATION OF LANDS AFFECTED
File Number: BNPL2017053
Geographic Township of WINDHAM

