

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>BNPL2017115</u>	SPRT Meeting	<u>—</u>
Related File Number	<u>—</u>	Application Fee	<u>✓</u>
Pre-consultation Meeting	<u>—</u>	Conservation Authority Fee	<u>✓</u>
Application Submitted	<u>June 8/17</u>	OSSD Form Provided	<u>✓</u>
Complete Application	<u>June 26/17</u>	Planner	<u>Kayla</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 Nightingale Farms Limited

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 1492 Windham Road 19

Town and Postal Code La Salette, ON N0E 1H0

Phone Number 519-582-2461

Cell Number —

Email —

Name of Applicant Same as Owner

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	David Roe, Civic Planning Solutions Inc.
Address	599 Larch Street
Town and Postal Code	Delhi, ON N4B 3A7
Phone Number	519-582-1174
Cell Number	
Email	
Name of Engineer	None
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:
Farm Credit Corporation - Simcoe Office

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 49102011000

Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Part Lots 21 and 22, Concession 9 (Windham)

Municipal Civic Address (911 Number): 1492 Windham Road 19

Present Official Plan Designation(s): Agricultural and Hazard Land

Present Zoning: A and HL

2. Is there a special provision or site specific zone on the subject lands?
None

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

4. Present use of the subject lands:

Agricultural - vegetables, fruit and ginseng including large greenhouse operation

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: _____

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.

n/a

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:

No new buildings at this time

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

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:

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

12. Existing use of abutting properties:
Agricultural and non-farm residential

No livestock facilities in area

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:

Proposed electrical easement to serve retained lands 3m x 166.7m + 24.03m +
6.13m, Area 422m² + 66m² (small parcel)

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 7.9 acre parcel with existing greenhouse operation and dwelling from

112 acre farm which also has greenhouses and cropland.

Part of larger farm operation which grows vegetables, fruit and ginseng

on this and other farms in area.

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

Frontage: 209.2m

Depth: 221.9m

Width: 209.2m

Lot Area: 7.91 ac 32,018m²

Present Use: Agricultural greenhouse operation

Proposed Use: Agricultural greenhouse operation

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: Nightingale Farms Limited

Roll Number: 4910201100

Total Acreage: 112 acres

Workable Acreage: 52 acres

Existing Farm Type: (i.e., corn, orchard etc.) greenhouse operation and field crops

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

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:

Severed Parcel will be less than 20 ha

Existing buildings _____

As set out in ZDF: Lot Area deficient 36.38ha: (Severed)

Greenhouse minimum front yard deficient 1.04m: _____

Greenhouse minimum exterior side yard deficient 1.78m. _____

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, m ² or % etc.		
Lot frontage	221.9m	209.2m
Lot depth	1445m	221.9m
Lot width	472m	209.2
Lot area	112 acres	7.91 ac
Lot coverage		36.6%
Front yard		11.96m
Rear yard		78.33m
Left Interior side yard		12.0m
Right Interior side yard		
Exterior side yard (corner lot)		11.22m
Landscaped open space		

Entrance access width	_____	6m
Exit access width	_____	6m
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	n/a	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

11. Multiple Family Residential

Number of buildings existing: n/a

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: n/a

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: n/a

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)

n/a

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:
Knowledge of owner

5. 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. 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. 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:

No changes in use proposed

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

-
-
-
-
-
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 _____ adjacent

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 _____ adjacent

Floodplain

☒ On the subject lands or ☒ within 500 meters – distance _____ adjacent

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? None

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

7. Name of road/street:

Windham Roads 10 and 19

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: _____ Date: June 3/17

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: _____ Date: June 3/17

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: _____ Date: June 3/17

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: June 3/17

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 Nightingale 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 David Roe 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: 05/19/17
I have power to bind the corporation.
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: _____
Agent Signature: [Signature] Date: June 3/17

P. Declaration

I, David Roe of Norfolk County

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 Signature: [Signature]

In Simcoe This 8 day of June A.D., 2017

A Commissioner, etc.: [Signature]

Kayla Eva Johanna Reil, a
Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires September 11, 2019



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 1492 Windham Rd 19, La Salette

Legal Description: WDM CON 9 PT LOTS 21 AND 22 AND RP 37R9859
PART 2 IRREG

Roll Number: 331049102011000

Application #:

Information Origins: Development Services GIS/Jewitt and Dixon Survey

Agricultural Zone (A)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a) minimum lot area				
i) new lot	40.00	3.20	36.80	ha
ii) lot of record	1390.00		N/A	m.sq
iii) residential lot surplus to a farm operation	2000.00		N/A	m.sq
b) minimum lot frontage				
i) interior corner lot s	30.00	209.20	N/A	m
ii) lot of record	18.00		N/A	m
c) minimum front yard	13.00	11.96	1.04	m
d) minimum exterior side yard	13.00	11.22	1.78	m
e) minimum interior side yard	Left	12.00	N/A	m
		3.00	N/A	m
f) minimum rear yard		9.00	N/A	m
g) Minimum separation between a farm processing facility and a dwelling on an adjacent lot		30.00	N/A	m
h) maximum building height		11.00	N/A	m

Comments

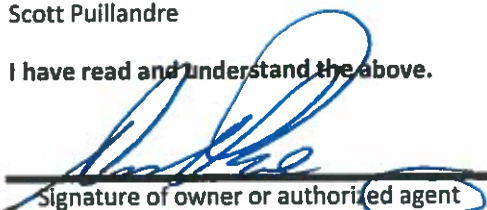
1) Proposed severance does not meet minimum lot area - deficient 36.38 ha 2) Greenhouse does not meet minimum front yard requirement - deficient 1.04 m 3) Greenhouse does not meet minimum exterior side yard - deficient 1.78 m

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Scott Puillandre

I have read and understand the above.


Signature of owner or authorized agent


date


Signature of Zoning Administrator


date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOTS 21 & 22, CONCESSION 9
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY
SCALE: 1 : 1000
JEWITT AND DIXON LTD.
APRIL 8, 2017

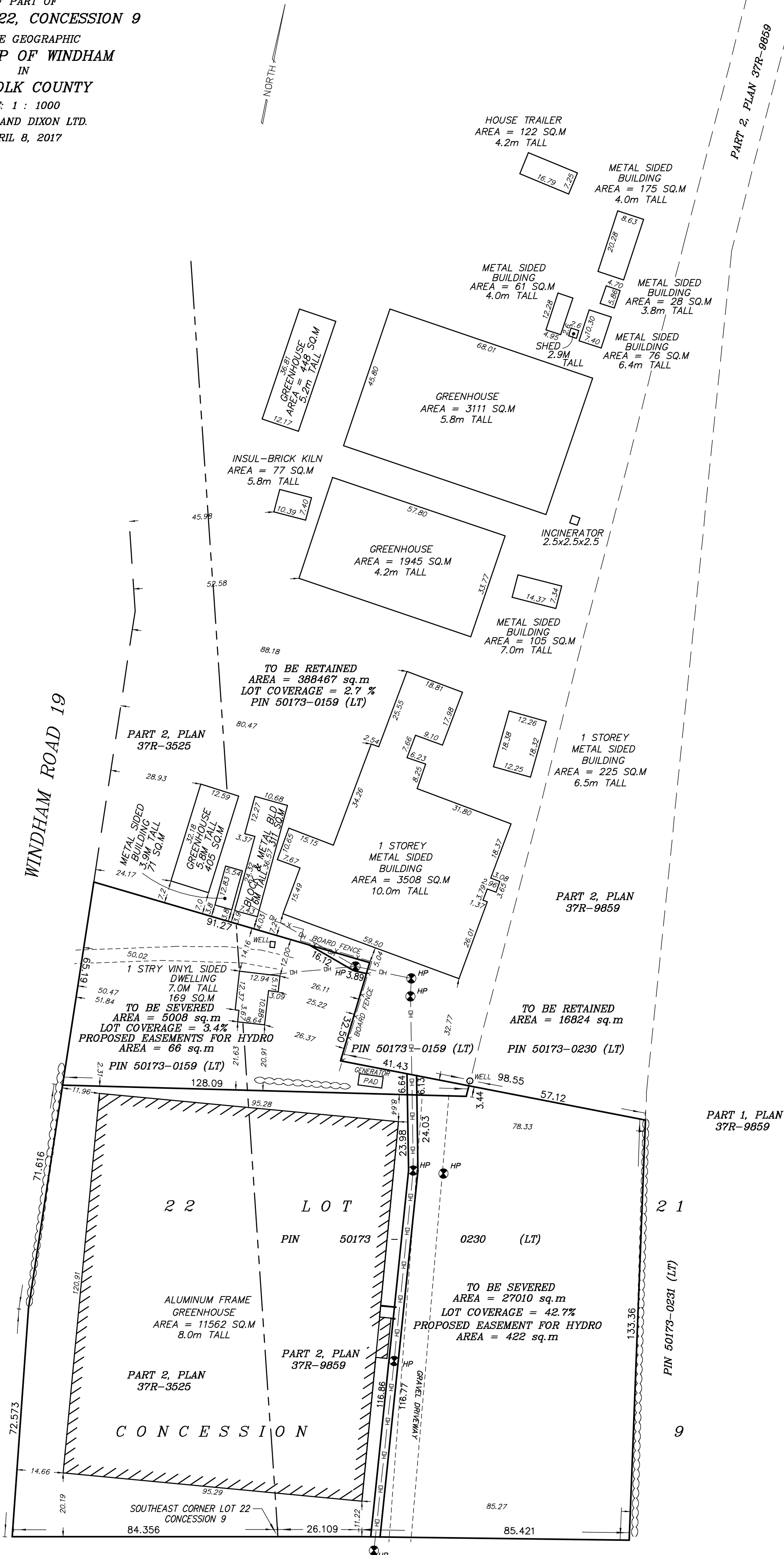
WINDHAM ROAD 19

LOT 22

LOT 21

CONCESSION 9

WINDHAM ROAD 19



CURRENT AREA OF PIN 50173-0159 = 393475 SQ.M
CURRENT AREA OF PIN 50173-0230 = 43908 SQ.M

COMBINED
TO BE SEVERED
AREA = 32018 sq.m
LOT COVERAGE = 36.6%
PROPOSED EASEMENTS FOR HYDRO
AREA = 488 sq.m

NOTE:

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

CAUTION:

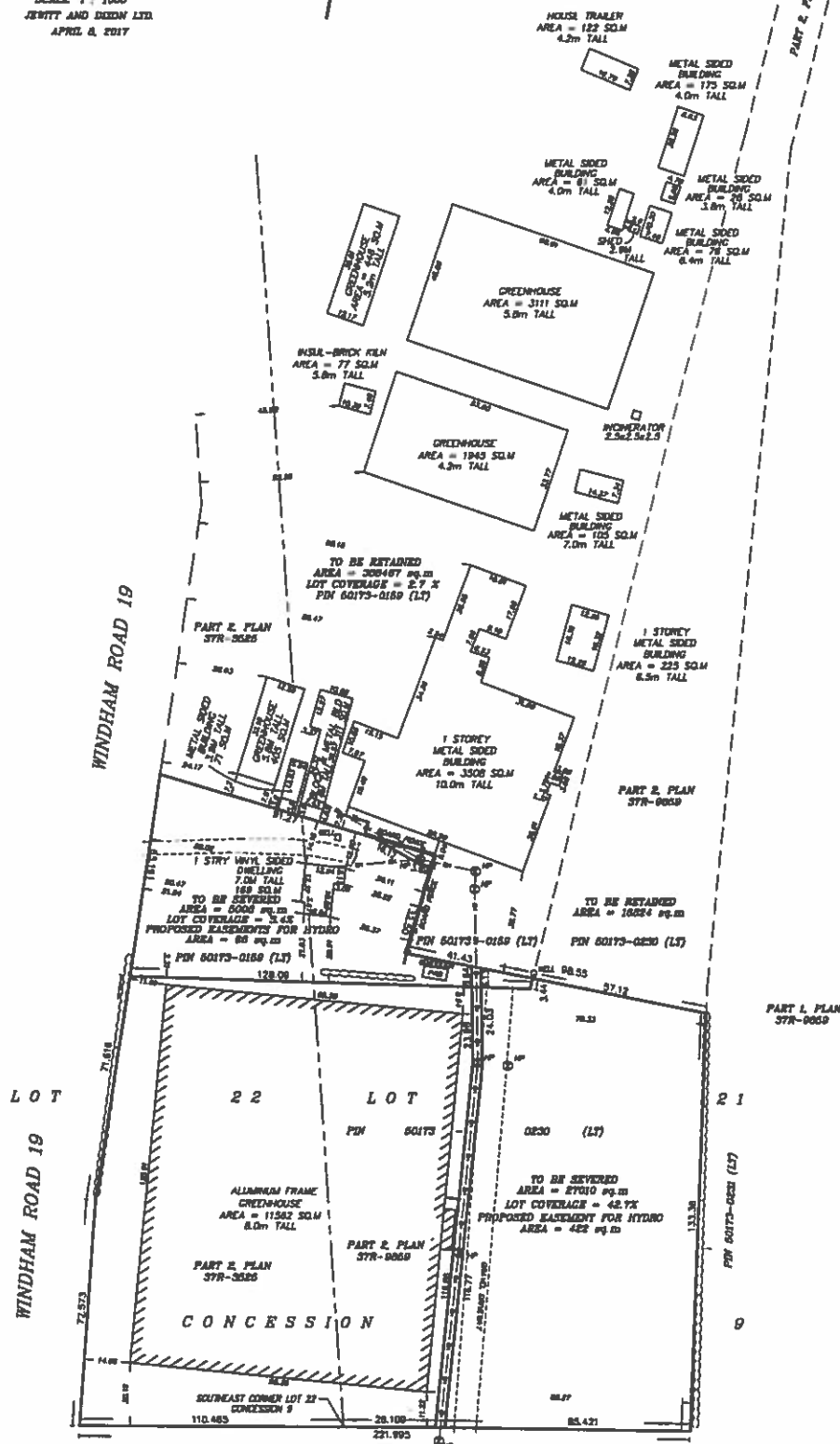
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 17-1485 NIGHTINGALE

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOTS 21 & 22, CONCESSION 9
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY
SCALE 1 : 1000
JEWITT AND DIXON LTD.
APRIL 8, 2017



CURRENT AREA OF PIN 50173-0159 = 303475 SQ.M
CURRENT AREA OF PIN 50173-0230 = 43908 SQ.M

COMBINED
TO BE SEVERED
AREA = 3018 sq.m
LOT COVERAGE = 38.6%
PROPOSED EASEMENTS FOR HYDRO
AREA = 480 sq.m

NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.7808

CAUTION:

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

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1 SIMCOE, ONTARIO, M5T 4J9
(51 PARK ROAD)

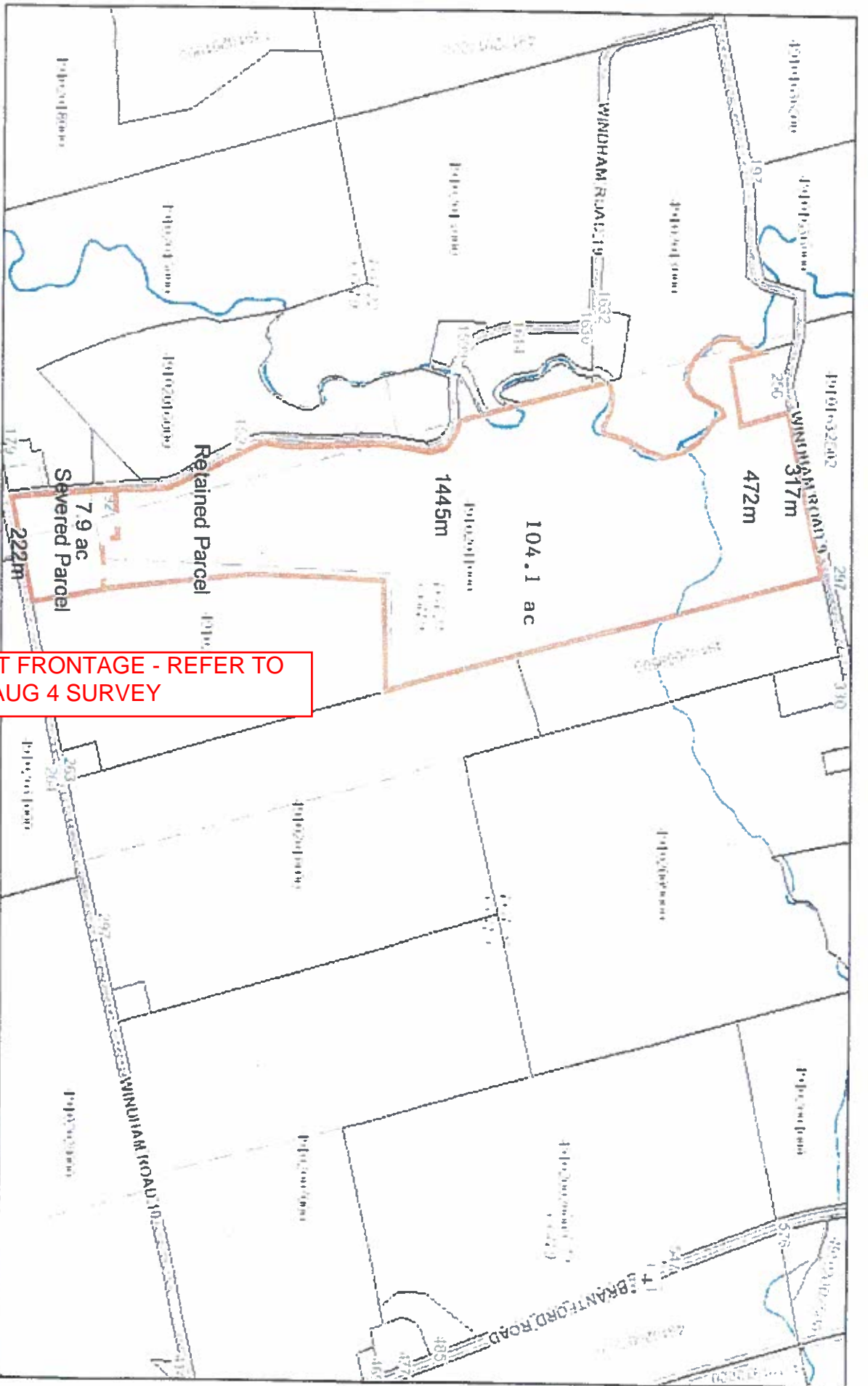
PHONE: (519) 426-0848 FAX: (519) 426-1034
E-MAIL: surveyors@jewittanddixon.com

205 @ 11-1405 HARBORDALE

ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10

INCORRECT FRONTAGE - REFER TO
UPDATED AUG 4 SURVEY

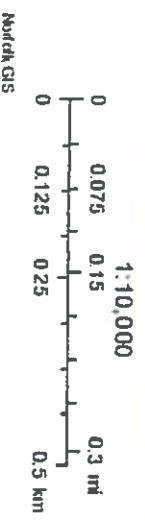
MAP NORFOLK - Community Web Map



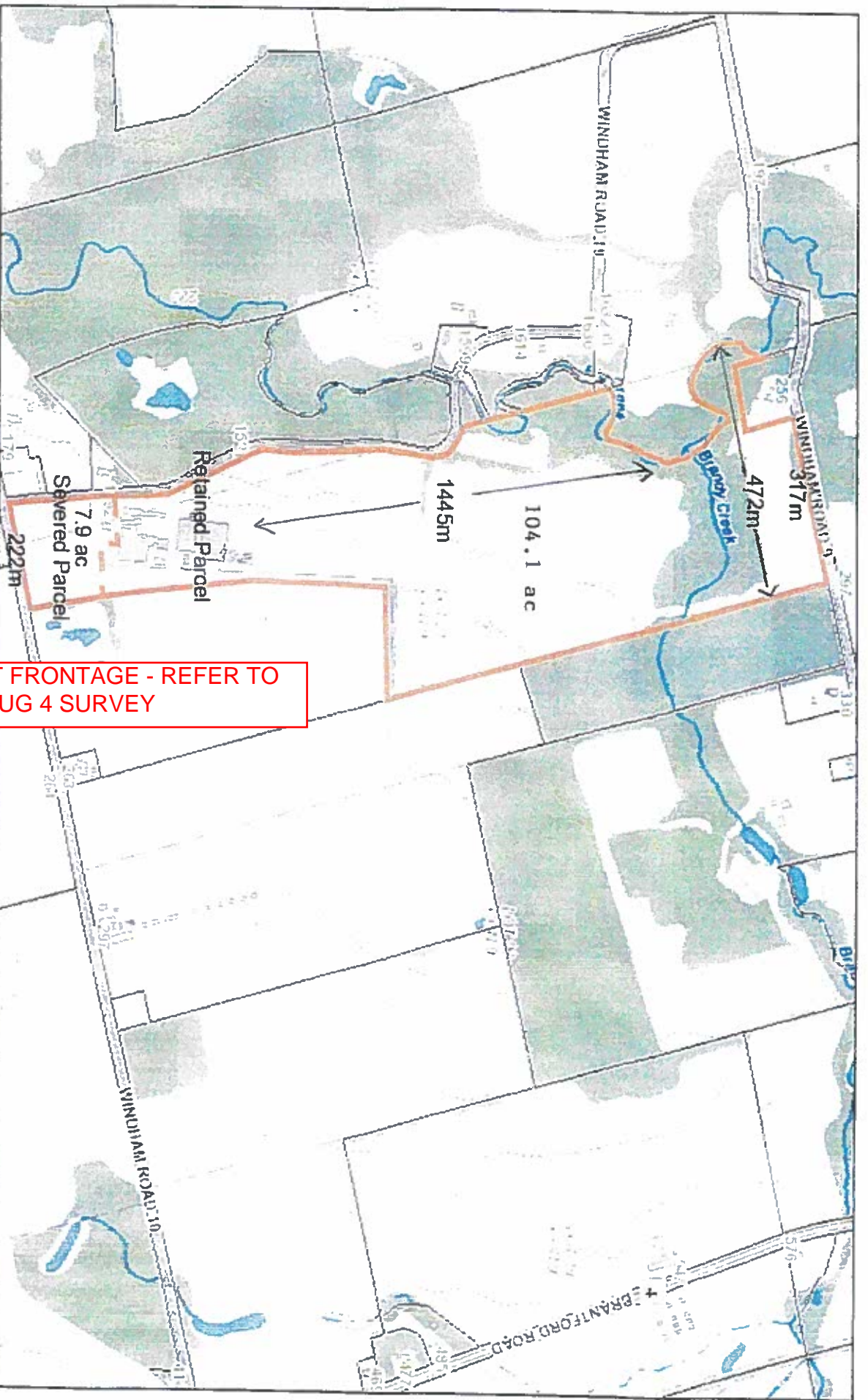
April 18, 2017

Land Parcels

Plan Lines



MAP NORFOLK - Community Web Map

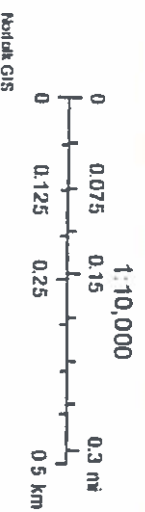


April 18, 2017

Land Parcels

Plan Lines

INCORRECT FRONTAGE - REFER TO
UPDATED AUG 4 SURVEY





CIVIC PLANNING SOLUTIONS INC.
Urban & Rural Land Use Planning
599 Larch Street,
Delhi, Ontario N4B 3A7

June 5, 2017

Kayla Rell, Sr. Planner
Norfolk County
185 Robinson Street,
Simcoe, ON N3Y 5L6

Dear Kayla:

**Subject: Application to Amend the County of Norfolk Zoning By-law
Application for Severance
Windham Con 9, Part Lots 21 & 22
1492 Windham Road 19
Nightingale Farms Limited (Bill Nightingale)**

The purpose of this report is to support the severance and zoning by-law amendment applications related to the above property. Nightingale Farms Limited specializes in growing fruit and vegetables both in greenhouses and as field crops. The operation farms approximately 1500 acres in Norfolk County. Conventional produce grown include: asparagus, beans, cantaloupes, cucumbers, eggplant, Roma tomatoes, Shepard peppers and organic produce, including: greenhouse Bell peppers, beans, grape tomatoes, tomatoes on the vine, mini-cucumbers, zucchini and eggplant. The proposal is to sever a greenhouse located on a parcel containing 32018 m² (7.9 acres). The greenhouse on the parcel to be severed is 11562 m² (2.8 acres). The parcel is self-contained with respect to services. The parcel also has an existing dwelling which is being used as a bunkhouse, housing workers employed in the farm operation. The purpose of the severance is to permit the greenhouse to operate as a single entity. The retained lands include approximately 104 acres, which also contains two large greenhouses and several smaller greenhouses. The severance of this parcel with the greenhouse will enable it to be separately owned, which will provide operational flexibility to the overall farming operation.

The potential gross income from crops grown in the 2.8 acre greenhouse has a seasonal revenue of 1.2 million dollars growing organic cucumbers, 1 million dollars growing organic tomatoes, \$850 thousand dollars growing organic peppers and 4 to 5 million dollars growing medicinal marijuana. The greenhouse could also be used for growing organic lettuce or flower crops. The potential income and variety of different crops which can be grown in this facility is wide ranging. A greenhouse is

David F. Roe, M.C.I.P. R.P.P., Principal
Phone 519-582-1174 email:dfrrfz@bellnet.ca Fax 519-582-4616

8	1888 Windham Centre Rd	Windham	5.33	Flowers
9	776 Fernlea Side Rd.	Middleton	24.8 ac	Flowers
10	1211 Highway 3	Middleton	117 ac	Flowers
11	150 8 th Concession Rd.	N. Walsingham	2.5 ac	Medicinal
12	2152 Highway 3	Charlottetown	4.23 ac	Flowers
13	5148 Highway 3	Woodhouse	23.9 ac	Produce
14	681 Concession 14	Townsend	3.89 ac	Produce
15	223 Fourteenth St. E	Townsend	20 ac	Produce
16	215 Fourteenth St. E	Townsend	20 ac	Produce
17	1931 Windham Rd. 19	Windham	93 ac	Produce

The following sections of the Provincial Policy Statement (2014) and the Norfolk County Official Plan specifically deal with the division of agricultural farmlands and amendment of the zoning by-law which would permit the creation of agricultural parcels of less than 40 hectares.

The Provincial Policy Statement (2014) (PPS)

In particular, the Section 2.3.4.1 of the PPS with respect to lot creation.

2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;*

Comment: the above PPS policy has been included in the Norfolk County Official Plan (Section 4.2.4 (a))

Norfolk County Official Plan

4.2 AGRICULTURAL DESIGNATION

The majority of land within the County is designated Agricultural, reflecting the dominance of agriculture. The Agricultural Designation is intended to strengthen the agricultural community in the County. The policies are designed to protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to contemporary agricultural practices.

applications to assemble and disassemble agricultural land into viable agricultural lots that are less than approximately 40 hectares in size, subject to the following considerations:

Comments: The proposed severed parcel will be 3.19 ha and the retained parcel will be 42 ha. The creation of the 3.19 ha parcel must be examined to ensure that the parcel will remain viable for the type of agriculture common in Norfolk County and will remain viable for future changes in economic conditions and in the type or size of agricultural operations.

- i) agriculture shall be the proposed use of both the severed and retained lots;*

Comments: It is confirmed that both severed and retained parcels as described above will remain in agricultural use.

- ii) it shall be demonstrated that both the severed and retained lots will be economically viable and flexible to respond to economic change. The applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land. Information pertaining to the scale and nature of the operation, projected revenue, expenses, financing, soil quality, water quality and quantity, and any other viability criteria relevant to the proposal shall be provided to the satisfaction of the County, in consultation with the Province;*

Comments: The severed parcel contains an existing greenhouse operation which is equipped to produce a range of organic and non-organic crops as outlined in this report. This greenhouse is capable of growing any number of different crops depending upon the changes in the economic market conditions, the size of the parcel will also permit expansion of the greenhouse facility, if needed. This particular greenhouse was constructed in 2016 and was designed to be very flexible (unlike some of the older style greenhouses which are limited by their size and height and well as equipment).

- iii) it shall be demonstrated that nearby lots of similar size to that proposed are not available and suitable for the intended agriculture use;*


Comments: this policy is not relevant because we are dealing with a parcel which has an existing greenhouse facility which is the basis for the severance application.

- iv) the suitability of both the severed and retained lots shall be assessed based on the type and size of agricultural operations in the area as well as the lot sizes typically associated with the agricultural operation proposed;*

Comments: Based upon our review many greenhouse operations in Norfolk County are located on smaller parcels, similar to the proposed lot.

operation, if necessary, in order to address any future changes in economic conditions.

I am satisfied that the proposed severance and rezoning complies with the intent of both the PPS and the Norfolk County Official Plan.



David Roe MCIP, RPP



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

PROPERTY INFORMATION		Municipal Address: 1492 Wmellhorn Rd 19	
Owner: Nightingale Farms	Lot: 21 & 22	Concession: 9	
Lot Area: 7.9 ac	Lot Frontage: 209m	Assessment Roll No. 49102011000	
PURPOSE OF EVALUATION	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other <u>Severance</u>		
BUILDING INFORMATION	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural		
Building Area: 169 m ²	No. of Bedrooms: 33	No. of Fixture Units: 17	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No If No, how long?
EVALUATOR'S INFORMATION	Evaluator's Name: Larry Dedrick		Company Name: Dedrick Bros. Excavating LTD
Address: 370 Lynedoch Rd, Delhi	Postal Code: N4B 2W4		Phone: 519-582-2069
Email: dbe1@kwic.com	BCIN #		16930
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): grass		Soil Type: Sand
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input checked="" type="checkbox"/> Steep	Soil Conditions: <input checked="" type="checkbox"/> Wet <input type="checkbox"/> Dry	Depth of Water Table: 6' Plus	
Surface Discharge Observed: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Odour Detected: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Current Weather (at time of evaluation): Sunny & dry	
SYSTEM EVALUATION	Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)		
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: 700 Gal.	Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 5	Total Length of Tile: Distance Between Tile Runs: 6'
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded
Setbacks:		Distribution Pipe	
Distance to Buildings & Structures (ft)	5'	60'	
Distance to Bodies of Water (ft)	N/A	N/A	
Distance to Nearest Well (ft)	60'	100'	
Distance to Proposed Property Lines	Front 230' Rear 90' Side 70' Side 60'	Front 300' Rear 0' Side 70' Side 0'	

OVERALL SYSTEM RATING

System Disabled
For 3 bedrooms
1,600 L per day
Used as Bank
house for 16 people
4,000 L per day
Weeping Red coming
to surface.
1 - Tile Line on
East Side of
Fence

- ☐ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☒ System Failure/Major Repair / Replacement Required

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

VERIFICATION

OWNER:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, DAVID ROE (Agent) Nightingale Falls (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Owner Signature

DAVID ROE (Agent)

Date

May 24/17

EVALUATOR:

1. I, Larry Dedrick declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature

Date

Larry Dedrick

May 24/2017

BUILDING DIVISION COMMENTS

Comments:

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date



Norfolk County
50 Colborne Street, South
Simcoe ON N3Y 4H3

RECEIPT OF PAYMENT

Page 1

NIGHTINGALE FARMS LIMITED
RR 1
LASALETTE, ON N0E 1H0

Receipt Number: 88933
Tax Number:
Date: June 28, 2017
Initials: MK

Type	Account / Ref. #	Description	Quantity	Amount Paid
General	DZARE	BNPL2017115/ZNPL2017131	1	\$2,100.00
General	DZARB	DCS Bldg Share Reg Zoning Amen	1	\$130.00
General	DCAR	DCS CP Consent Application Reg	1	\$1,777.00
General	DCARB	DCS Consent Bldg Portion	1	\$65.00
Subtotal:				\$4,072.00
Taxes:				\$0.00
Total Receipt:				\$4,072.00
Cheque:				\$4,072.00

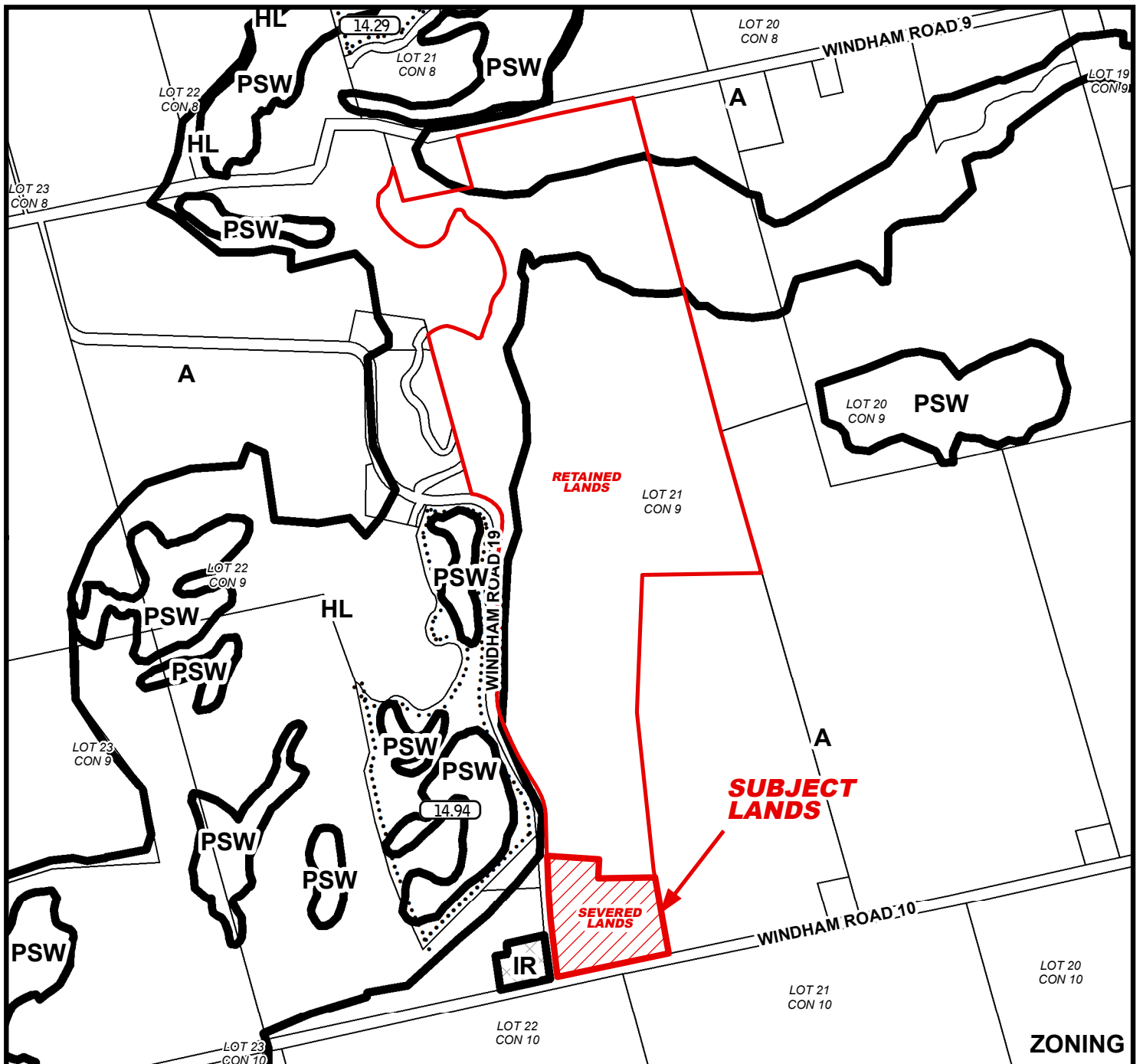
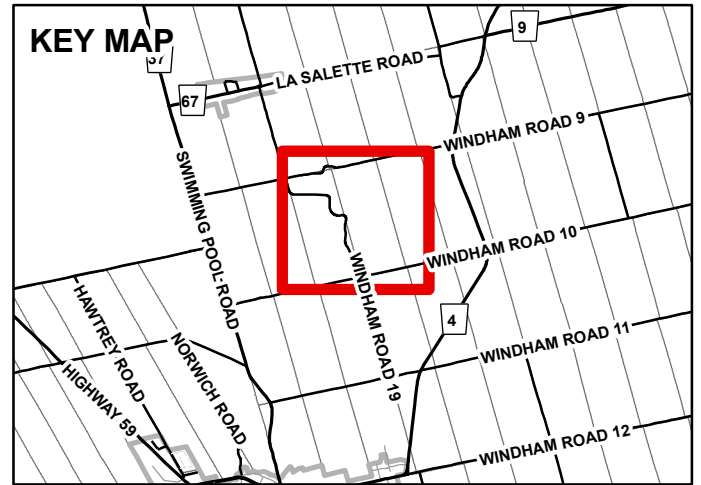
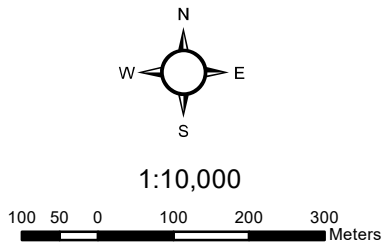
Cheque Number: 59314

Total Amount Received: \$4,072.00
Rounding: \$0.00
Amount Returned: \$0.00

MAP 1

File Number: BNPL2017115 & ZNPL2017131

Geographic Township of
WINDHAM

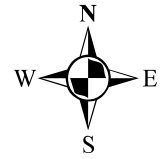


ZONING

MAP 2

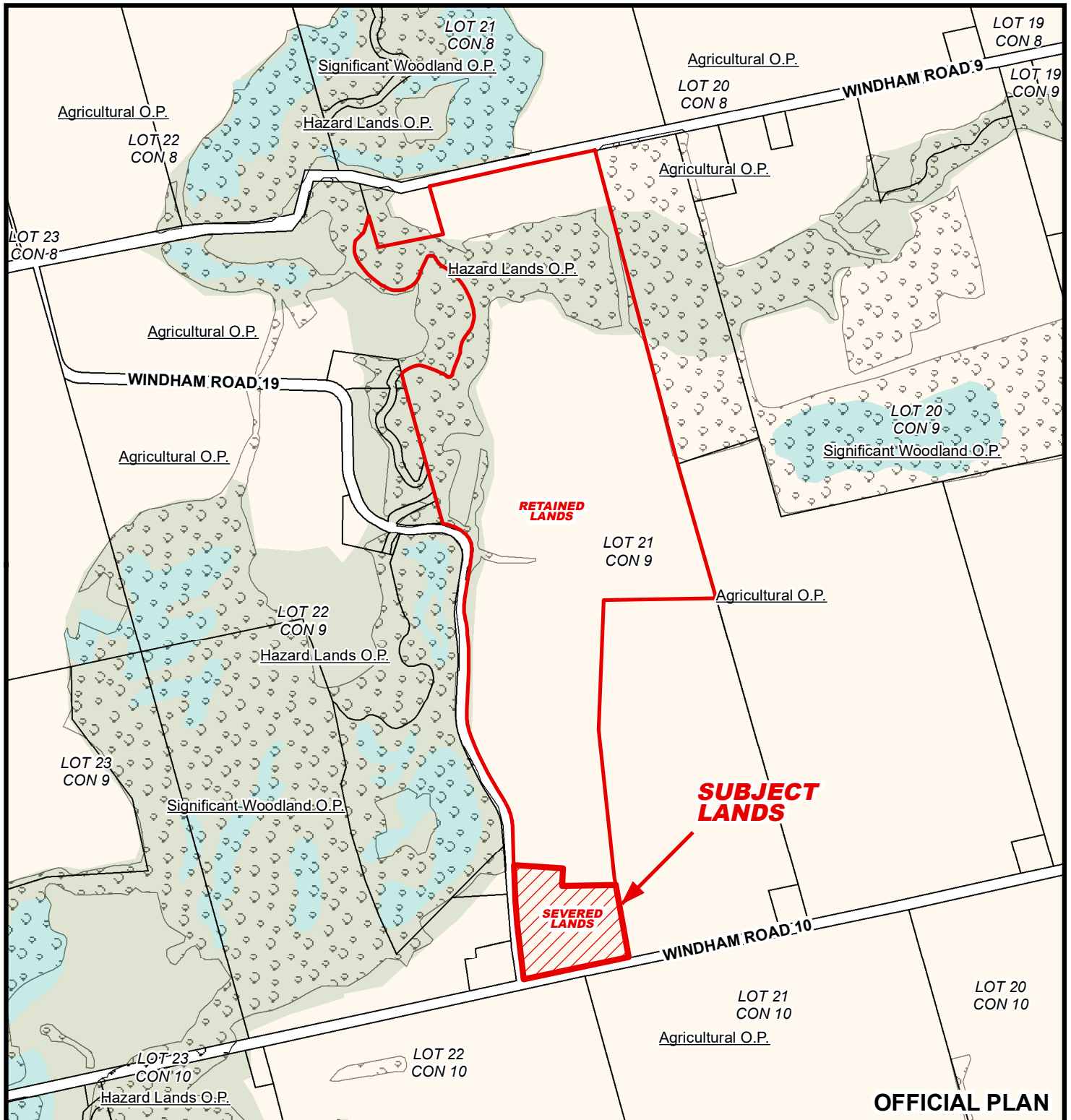
File Number: BNPL2017115 & ZNPL2017131

Geographic Township of WINDHAM



50 25 0 50 100 150 Meters

1:10,000



OFFICIAL PLAN

7/7/2017

MAP 3

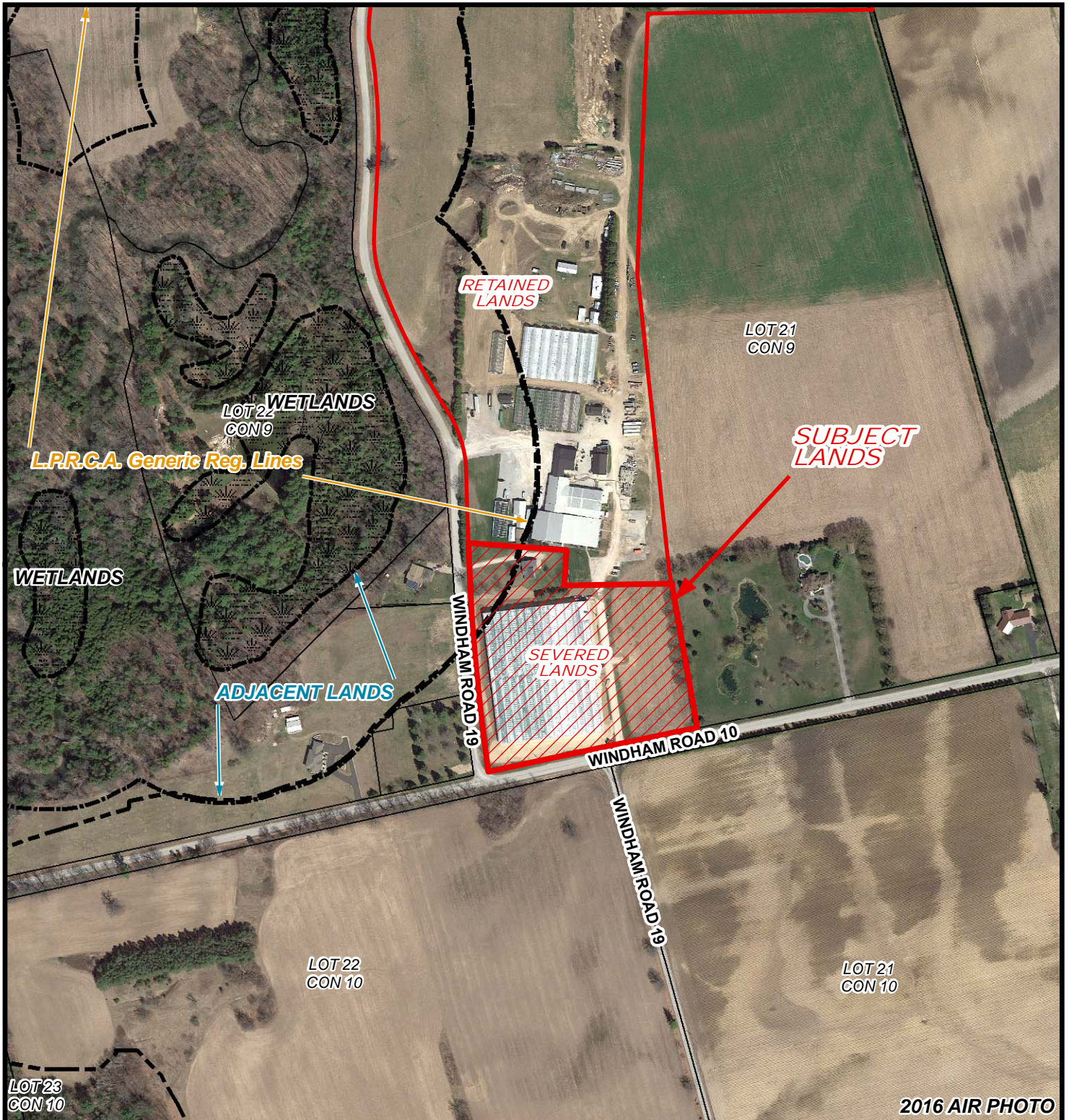
File Number: BNPL2017115 & ZNPL2017131

Geographic Township of WINDHAM



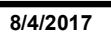
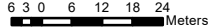
25 50 75 100 Meters

1:5,000



2016 AIR PHOTO

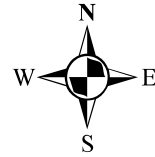
Geographic Township of WINDHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2017115 & ZNPL2017131

Geographic Township of WINDHAM



6 3 0 6 12 18 24 Meters

1:1,500

