

For Office Use Only:

| | | | |
|--------------------------|--------------------|----------------------------|---------------|
| File Number | <u>BNPL2018280</u> | Application Fee | <u>\$3061</u> |
| Related File Number | <u>—</u> | Conservation Authority Fee | <u>—</u> |
| Pre-consultation Meeting | <u>—</u> | OSSD Form Provided | <u>Yes</u> |
| Application Submitted | <u>Nov 13/18</u> | Planner | <u>Steve</u> |
| Complete Application | <u>Nov 13/18</u> | Public Notice Sign | <u>Yes</u> |

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 494070020000000
A. Applicant Information
Name of Owner Ryder Farms Inc.

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 325 Lynedoch Road
Town and Postal Code Delhi, ON N4B 2W4
Phone Number _____
Cell Number 519-909-0317 (Jason)
Email _____

Name of Applicant Same as owner
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

| | |
|----------------------|--|
| Name of Agent | David Roe, Civic Planning Solutions Inc. |
| Address | 499 Larch Street |
| Town and Postal Code | Delhi, ON N4B 3A7 |
| Phone Number | 519-582-1174 |
| Cell Number | 519-983-8154 |
| Email | dfrfez@me.com |

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 agent noted above.

☐ Owner
 ☒ Agent
 ☐ Applicant

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

Con 2 STR, Lot 24 and part of road allowance and 37R7220 Parts 1 and 2

Municipal Civic Address: 64 Dalton Road

Present Official Plan Designation(s): Agricultural, PSW

Present Zoning: Agricultural A Zone, PSW

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

☐ Yes
 ☒ No
 If yes, please specify:

3. Present use of the subject lands:

Agricultural, cash crop farming

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

attached
Dwelling, garage, 1 Barn, 5 sheds and bulk kilns

5. 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

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

nothing proposed

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

Agricultural and Residential

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

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

gas easement

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

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

| | | |
|---------------------------------|-------|--|
| Lot frontage | 376m | |
| Lot depth | 995m | |
| Lot width | 376m | |
| Lot area | 101ac | |
| Lot coverage | | |
| Front yard | | |
| Rear yard | | |
| Left Interior side yard | | |
| Right Interior side yard | | |
| Exterior side yard (corner lot) | | |

2. Please outline the relief requested (assistance is available):

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

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

| | |
|---|----------------------|
| Frontage: | 53m |
| Depth: | 59.464m |
| Width: | 53m |
| Lot Area: | 3122.7m ² |
| Present Use: | Agricultural |
| Proposed Use: | Residential |
| Proposed final lot size (if boundary adjustment): | |

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

Description of land intended to be retained in metric units:

| | |
|---------------|--------------|
| Frontage: | 148m + 185m |
| Depth: | 995m |
| Width: | 376m |
| Lot Area: | 100ac |
| Present Use: | Agricultural |
| Proposed Use: | Agricultural |

5. Description of proposed right-of-way/easement in metric units:

| | |
|---------------|--|
| Frontage: | |
| Depth: | |
| Width: | |
| Area: | |
| Proposed use: | |

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

| | |
|---|---|
| Owners Name: | Ryder Farms Inc. |
| Roll Number: | 494070020000000 |
| Total Acreage: | 101ac |
| Workable Acreage: | 86.9ac |
| Existing Farm Type: (i.e., corn, orchard etc) | |
| Dwelling Present?: | <input checked="" type="radio"/> Yes <input type="radio"/> No If yes, year dwelling built |

| | |
|----------------|------------------|
| Owners Name: | Ryder Farms Inc. |
| Roll Number: | 492008050000000 |
| Total Acreage: | 36.49ac |

Workable Acreage: 33.8ac _____

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

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

Owners Name: Ryder Farms Inc. _____

Roll Number: 542020047000000 _____

Total Acreage: 99.8ac _____

Workable Acreage: 90ac _____

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

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

Owners Name: Ryder Farms Inc. _____

Roll Number: 542020166000000 _____

Total Acreage: 107.9ac _____

Workable Acreage: 83ac _____

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.

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

3. Provide the information you used to determine the answers to the above questions:
knowledge of owner

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. 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:

no change in use proposed

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

no change 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

If no, please explain:

no change in use proposed

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.

4. 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

- | | |
|---|--|
| <input type="radio"/> Municipal piped water | <input type="radio"/> Communal wells |
| <input checked="" type="radio"/> Individual wells | <input type="radio"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|--|
| <input type="radio"/> Municipal sewers | <input type="radio"/> Communal system |
| <input checked="" type="radio"/> Septic tank and tile bed | <input type="radio"/> Other (describe below) |
-

Storm Drainage

- | | |
|--|---|
| <input type="radio"/> Storm sewers | <input checked="" type="radio"/> Open ditches |
| <input type="radio"/> Other (describe below) | <input type="radio"/> |
-

2. Existing or proposed access to subject lands:

- | | |
|---|--|
| <input checked="" type="radio"/> Municipal road | <input type="radio"/> Provincial highway |
| <input type="radio"/> Unopened road | <input type="radio"/> Other (describe below) |

Name of road/street:

Dalton 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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

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. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Owner/Applicant/Agent Signature

Date

Aug 6/18

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Ryder Farms Inc. 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

Date

Aug 6/18

Owner

Date

K. Declaration

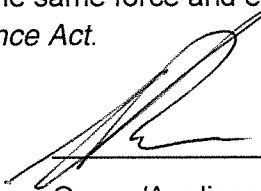
I, David Roe of Norfolk County

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:

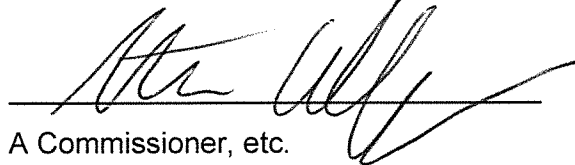
Langton


Owner/Applicant/Agent Signature

In Norfolk County

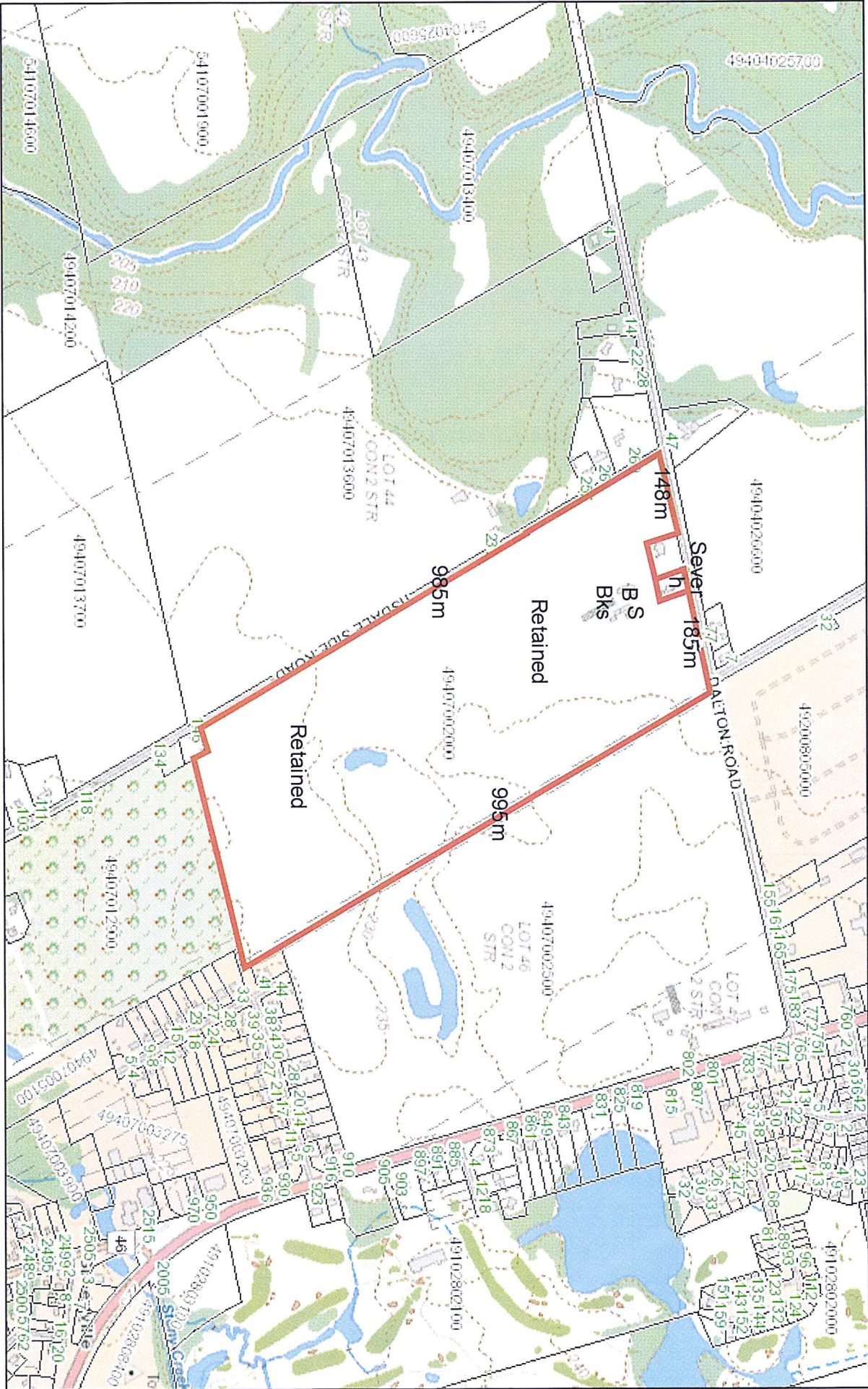
This 13th day of November

A.D., 2018


A Commissioner, etc.

Steven James Collyer,
a Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires April 3, 2021.

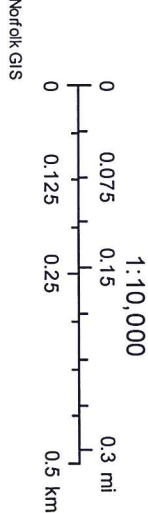
MAP NORFOLK - Community Web Map



7/19/2018, 4:02:44 PM

Land Parcels

Plan Lines





Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

| | | | | | |
|--|--|--|------------|---|--------------------------------------|
| OFFICE USE ONLY | | FILE NO.: | | DATE RECEIVED: | |
| PROPERTY INFORMATION | | Municipal Address: 64 Dalton Road | | | |
| Owner: Ryder Farms Inc. | | | Lot: 24 | | Concession: 2STR |
| Lot Area: 2355m ² | | Lot Frontage: 40m | | Assessment Roll No. 4940700200000000 | |
| 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 _____ | | | |
| BUILDING INFORMATION | | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural | | | |
| Building Area: 2000 sq ft | | No. of Bedrooms: 4 | | No. of Fixture Units: 20 | |
| Is the building currently occupied? Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> 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: N9B 2N4 | | Phone: 519-582-2069 | |
| Email: lbel@kwic.com | | BCIN # 16 930 | | | |
| 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 type="checkbox"/> Steep | | Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry | | Depth of Water Table: 20' ft. | |
| Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | Current Weather (at time of evaluation): Sunny | |
| 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 800 gal | | Size: 800 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: 4 | | Total Length of Tile: 75' | Distance Between Tile Runs: 6'-8' |
| 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 checked="" type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded | |
| Setbacks: | | Tank | | Distribution Pipe | |
| Distance to Buildings & Structures (ft) | | 5' | | 15' | |
| Distance to Bodies of Water (ft) | | None | | None | |
| Distance to Nearest Well (ft) | | 100' | | 130' | |
| Distance to Proposed Property Lines | | Front 110' Rear 85' Side 25' E W | | Front 100' Rear 75' Side 30' E Out, W | |

OVERALL SYSTEM RATING

- ☒ 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) 426-5870 for more information.

Additional Comments:

Weeping Line out in Field past East Line
approx. 25'

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, Ryder Farms Inc. (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

Date

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

Sept. 12, 2018

Date

BUILDING DIVISION COMMENTS

Comments: _____

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

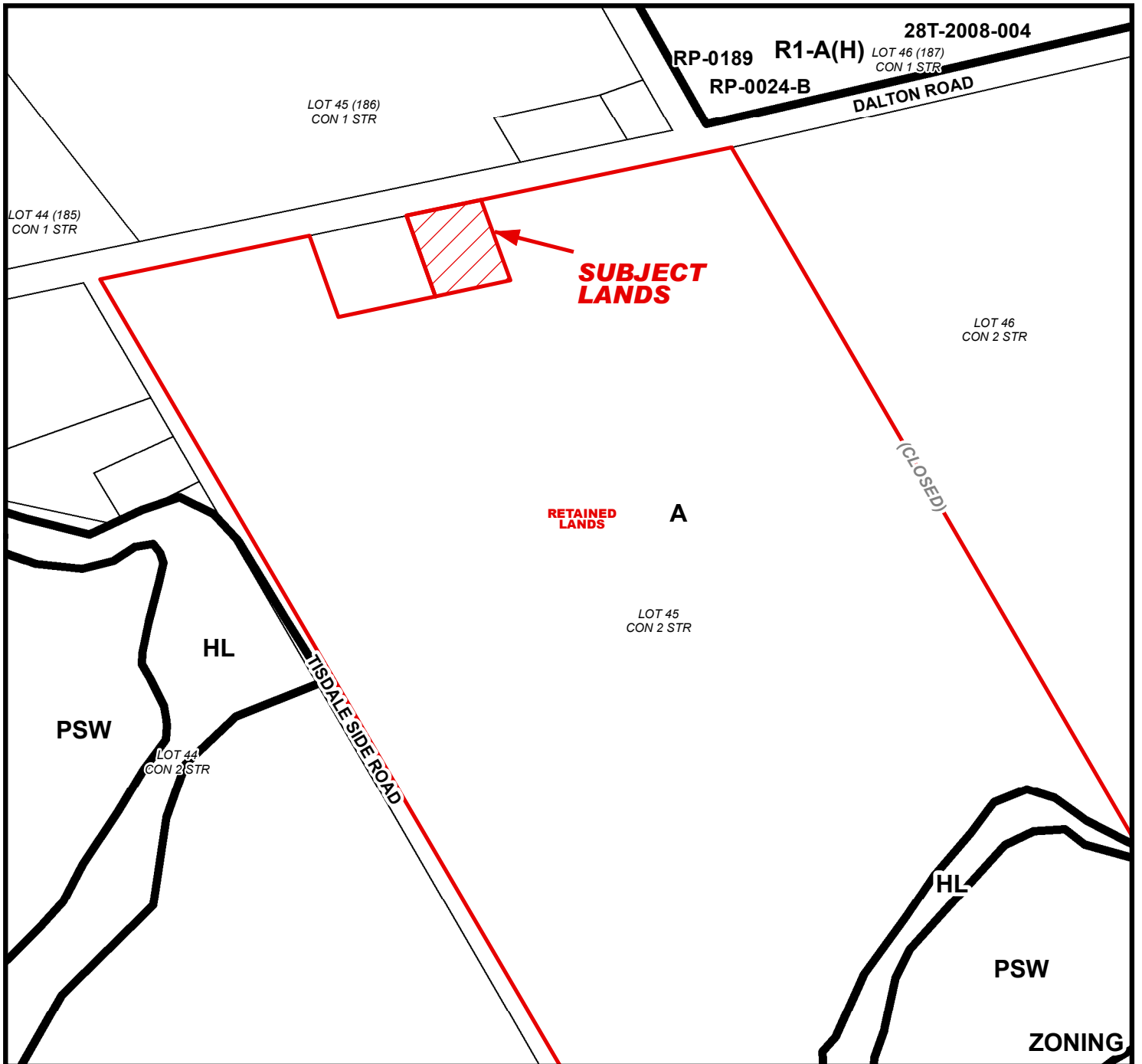
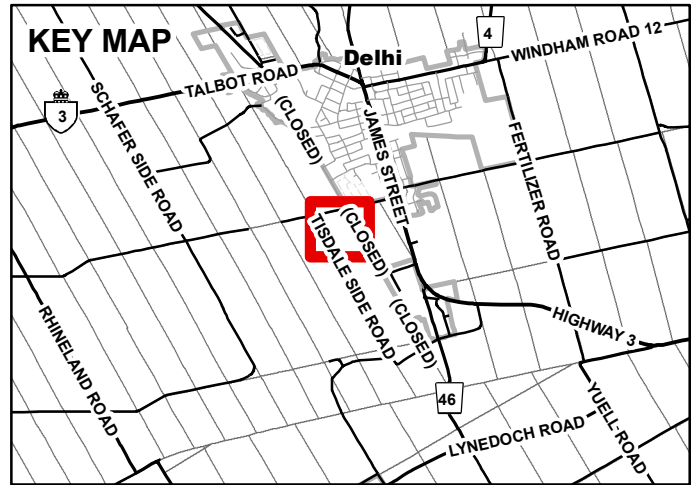
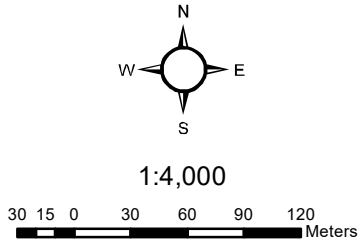
Chief Building Official or designate

Date

MAP 1

File Number: BNPL2018280

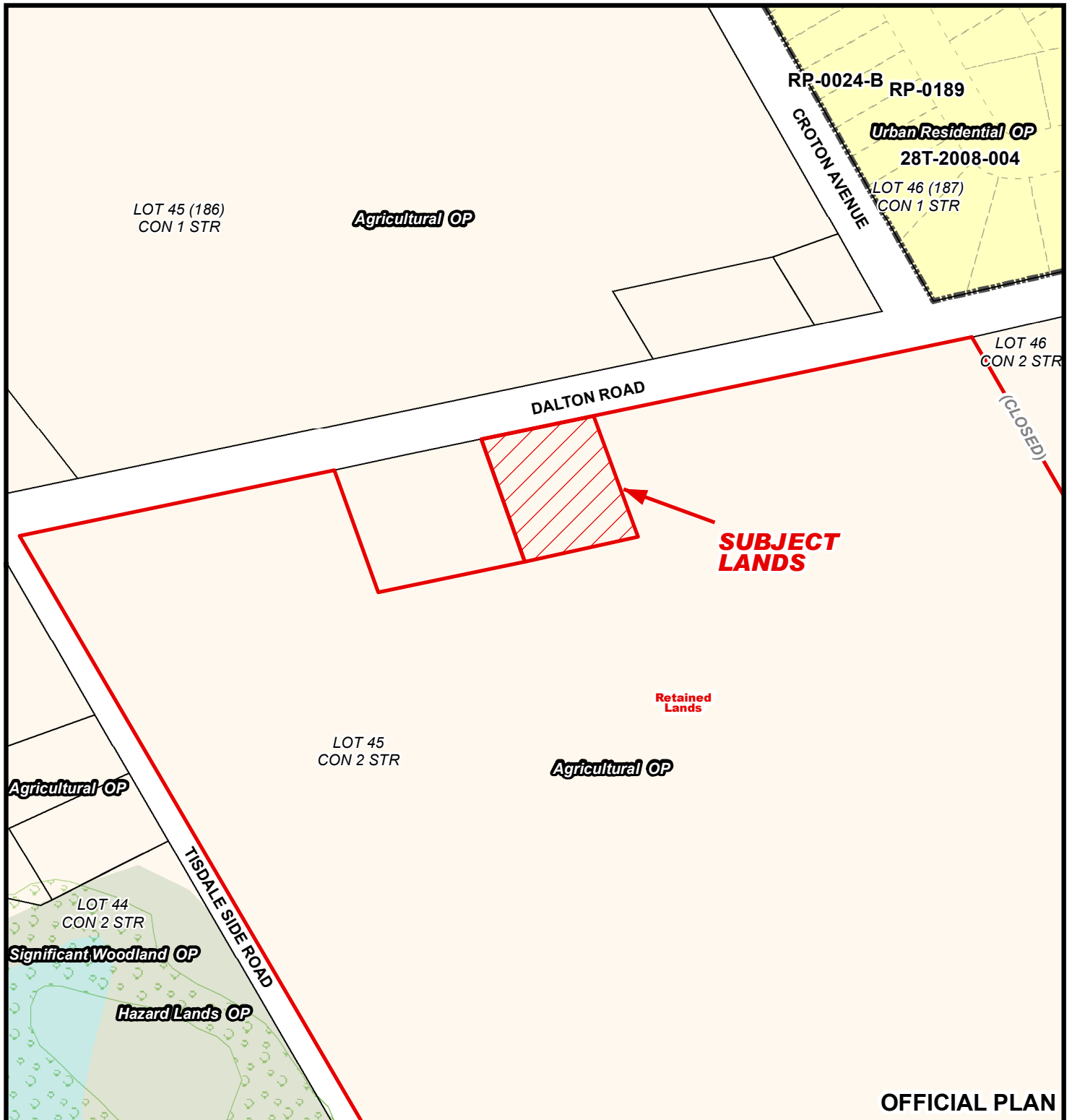
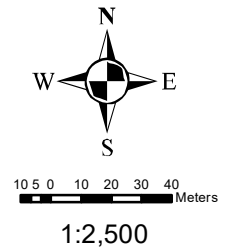
Geographic Township of
MIDDLETON



MAP 2

File Number: BNPL2018280

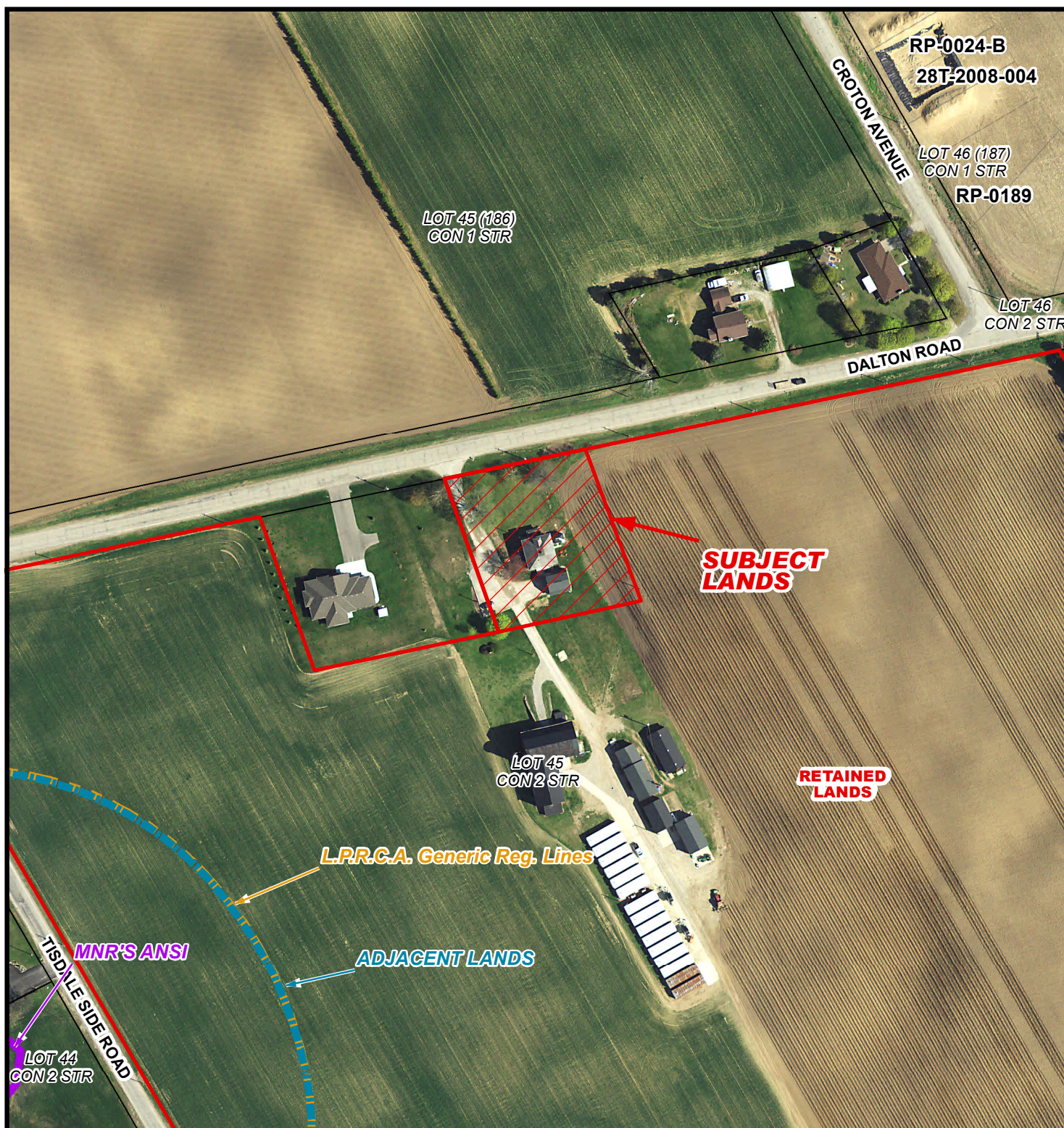
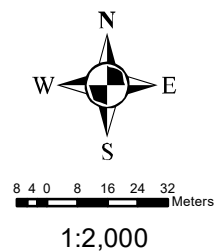
Geographic Township of MIDDLETON



MAP 3

File Number: BNPL2018280

Geographic Township of MIDDLETON



MAP 4

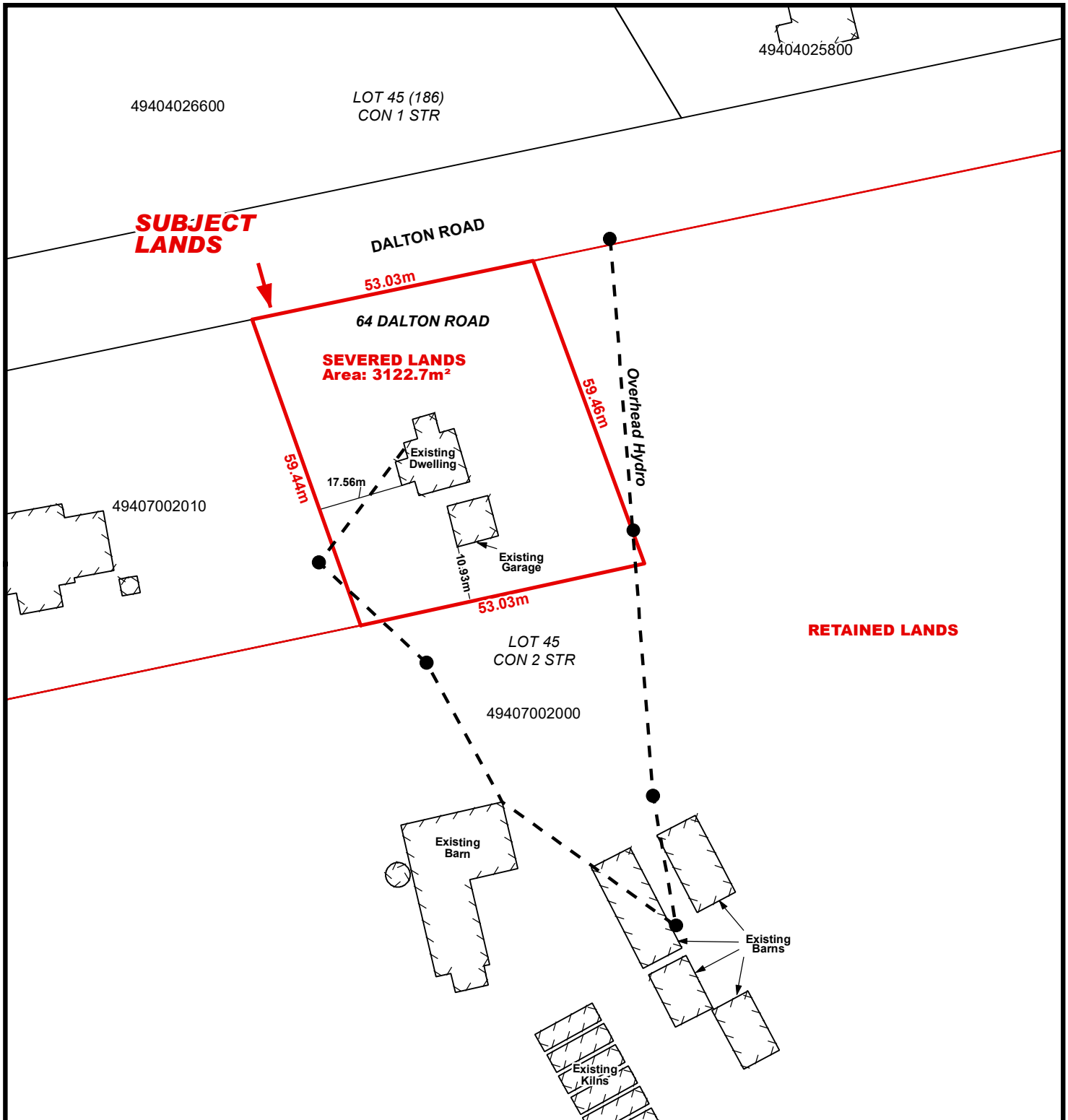
File Number: BNPL2018280

Geographic Township of MIDDLETON



4 2 0 4 8 12 16 Meters

1:1,000



LOCATION OF LANDS AFFECTED

File Number: BNPL2018280

Geographic Township of MIDDLETON



4 2 0 4 8 12 16 Meters

1:1,000

