

For Office Use Only:

File Number	<u>BNPL2019186</u>	Application Fee	<u>\$3061</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>-</u>
Pre-consultation Meeting	<u>April 9</u>	OSSD Form Provided	<u>-</u>
Application Submitted	<u>May 21/19</u>	Planner	<u>Nerl</u>
Complete Application	<u>May 21/19</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: 3310 - 541 - 050 - 11100

A. Applicant Information

Name of Owner COURT FARMS (ONTARIO) 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 519 1st Conc STR

Town and Postal Code RR2 COURTLAND, ON N0J 1E0

Phone Number 519-842-2286

Cell Number 519-983-6854, 519-983-3942

Email billcourt@execulink.com

Name of Applicant COURT FARMS (ONTARIO) INC
William COURT (PRESIDENT)

Address 519 1ST CONC STR

Town and Postal Code RR2 COURTLAND, ON N0J 1E0

Phone Number 519-842-2286

Cell Number 519-983-6854, 519-842-3942

Email billcourt@execulink.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☒ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

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

Part Lot 150 Concession South of Talbot Rd. Township of Middleton, Norfolk County (MID con 1 STR PT Lot 9)

Municipal Civic Address: 814 Colonel Talbot Rd RR#6 Tillsonburg, ON

Present Official Plan Designation(s): Agricultural N4G 4G9

Present Zoning: Agricultural

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

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

house 302.86 sqm. Single Storey

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

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

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

If yes, identify and provide details of the building:

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

existing house 1979 - older house prior

9. Existing use of abutting properties:

Agricultural

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

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

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	<u>33.3 m</u>	<u></u>
Lot depth	<u>98.4 m</u>	<u></u>
Lot width	<u>48.5 m</u>	<u></u>
Lot area	<u>1.06 ac (.43 ha)</u>	<u></u>
Lot coverage	<u></u>	<u></u>
Front yard	<u>27.16 m</u>	<u></u>
Rear yard	<u>39.53 m</u>	<u></u>
Left Interior side yard	<u>12.22 m</u>	<u></u>
Right Interior side yard	<u>3.99 m</u>	<u></u>
Exterior side yard (corner lot)	<u></u>	<u></u>

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:	<u>33.3 m</u>
Depth:	<u>98.4 m</u>
Width:	<u>48.5 m</u>
Lot Area:	<u>1.06 ac (.43 ha)</u>
Present Use:	<u>residential</u>
Proposed Use:	<u>residential</u>

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: _____ 203 m _____

Depth: _____ 999 m _____

Width: _____ 236 m _____

Lot Area: _____ 48.5 ac (19.6 ha) _____

Present Use: _____ Agricultural _____

Proposed Use: _____ Agricultural _____

Buildings on retained land: _____ barn + 2 kilns (to be removed) _____

5. Description of proposed right-of-way/easement in metric units: 9x27 m / 3.3 m. walls metal Hip roof
Frontage: _____ side cement
Depth: _____ metal siding + wood
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: _____ See attached list _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

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

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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 (for example: gas station, or petroleum storage):

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

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

lived next to property since 1978

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:

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:

active farm land since 1850

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Colonel Talbot 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.

The severed 1.06 ac & house is to be returned to the original owner prior to the purchase. The severed land is adjacent to existing farm. land.

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

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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

Owner/Applicant/Agent Signature

Date

J. Owner's Authorization

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

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize _____ 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

Owner

Date

K. Declaration

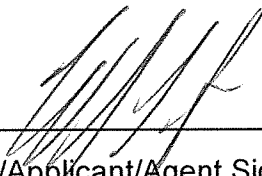
I, William COURT of NORFOLK County

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

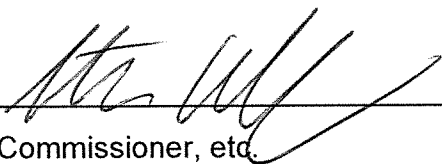


Owner/Applicant/Agent Signature

In Norfolk County

This 21st day of May

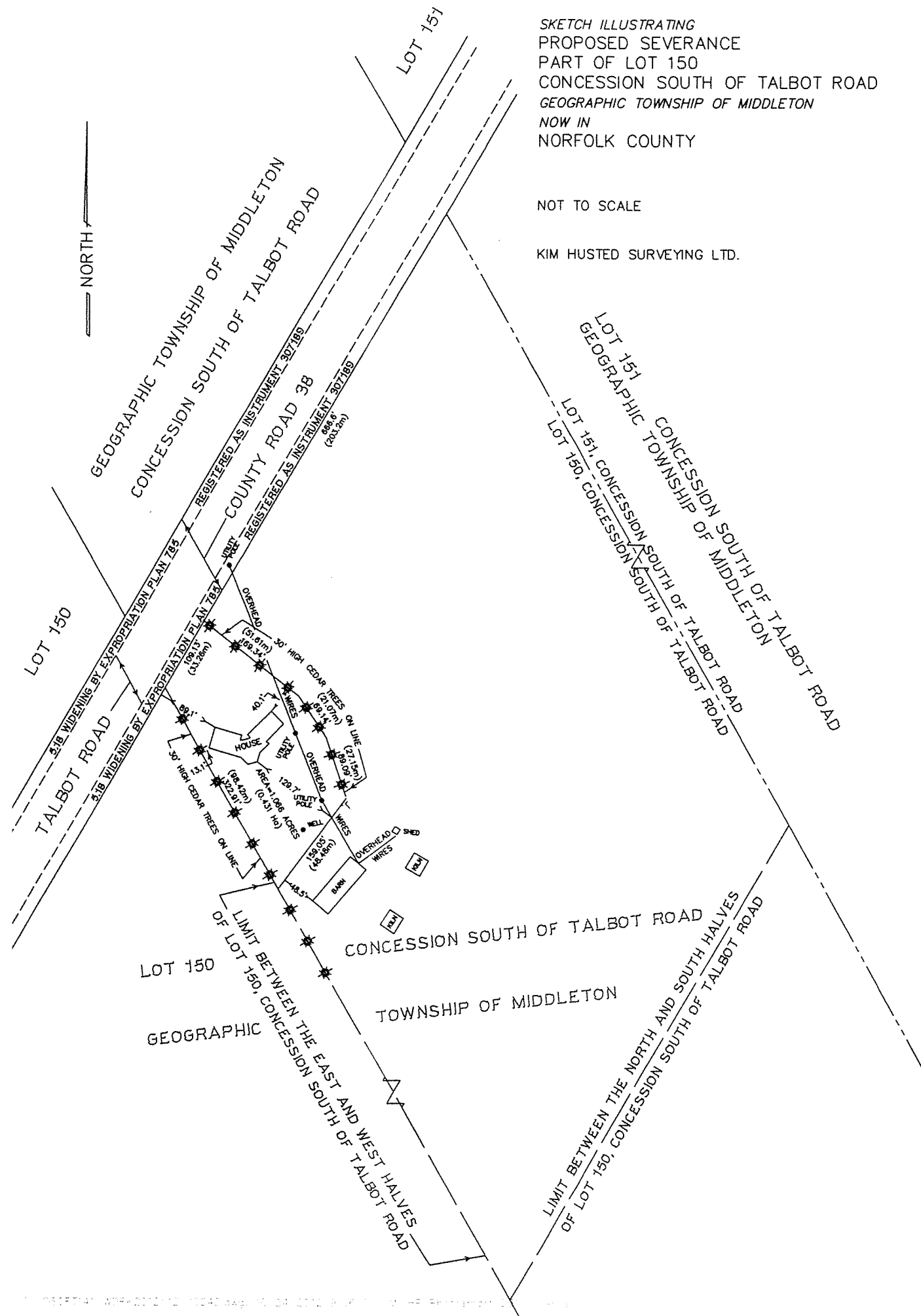
A.D., 20 19



A Commissioner, etc.

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

KIM HUSTED SURVEYING LTD.



COURT FARMS

Roll #	Geographic Location	Area	Use	House	Built
33-10-541-050-14100	Con 1 STR Lot 10		30.1 Cash Crop	No	
33-10-541-050-14600	Con 1 STR Lot 7		37 Cash Crop	No	
33-10-541-050-18140	255 Bell Mill RdCon 2STR Lot 10		34.4 Cash Crop		
33-10-541-050-10700	Con 1 STR Lot 9		50 Cash Crop	No	
33-10-541-050-10600	Con 1 STR Lot 8		25.7 Cash Crop	No	
33-10-541-050-10500	Con 1 STR Lot 8,9		52.5 Cash Crop	No	
33-10-541-050-13500	306 Bell Mill Rd Con 1 STR Lot 9		50 Cash Crop	Yes	1905
33-10-541-181125	230 Bell Mill Rd	1392 sq ft	0.97 House	yes	1963
33-10-541-050-18100	Con 2 STR Lot 11		99 Cash Crop	No	
33-10-541-050-14300	515 1st Con STR lot 9&10		62.8 Cash Crop	No	
33-10-541-050-14200	519 1st Con STR	2440 sq ft	0.9 House	yes	1979
33-10-541-050-09110	Con 3 STR Lot 19		38 Cash Crop	No	
33-10-493-010-16200	CHR Con 10 lot 1,2		91.5 Cash Crop	No	
33-10-541-010-39200	1091 Jackson Side Rd Con 2 NTR Lot 15		79.1 Cash Crop House	no Yes	1920
33-10-542-010-07000	NWAL Con 14 Lot 4		62.21 Cash Crop	No	
33-10-541-060-16500	Con 3 STR Lot 20		67.51 Cash Crop	No	
34-01-000-004-07800	54333 Maplegrove Line Con 7 NTR Lot 118,119		106.46 Cash Crop	yes	?
33-10-542-010-00600	Con 14 PT Lot 3		136.25 Cash Crop	No	
33-10-541-070-20200	Fernlea Side Rd Conc 3 STR lot 31		68 Cash Crop	Yes	?
33-10-541-050-18010	Con 2 STR Lot 11		38.6 Cash Crop	No	
33-10-545-010-02100	8-Bay-Norf Bndry Rd		114.03 Cash Crop	no	
33-10-542-010-00500	150 Mid-Nwal Tline RD		118.91 Cash Crop	Yes	?
541-050-07710-0000	Mid Con 1 NTR Lot 1		49.45 Cash Crop	no	



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: <u>814 Col. Talbot Rd RR#6 TILLSONBURG</u>			
Owner: <u>Andrew Zei Rosina Zei</u>		Lot: <u>P4 Lot 9</u>		Concession: <u>1 STR</u>	
Lot Area:		Lot Frontage:		Assessment Roll No. <u>541 050 11100 0000</u>	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other <u>Surplus House</u>			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>2500</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>28</u> Is the building currently occupied? <u>Yes</u> / No If No, how long?	
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Larry Pedrick</u>		Company Name: <u>Dedrick Bros. Excavating L.P.</u>	
Address: <u>370 Lynedoch Rd. Delhi.</u>		Postal Code: <u>N4B 2W4</u>		Phone: <u>519-582-2068</u>	
Email: <u>lpedrick@kwic.com</u>		BCIN # <u>16 930</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>grass</u>		Soil Type: <u>Sand</u>	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>5plus</u> 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): <u>Rainy</u>	
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: <u>800</u> 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: <u>5</u>		Total Length of Tile: <u>300'</u> Distance Between Tile Runs: <u>6'</u>	
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 type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>14'</u>		<u>27'</u>	
Distance to Bodies of Water (ft)		<u>90'</u>		<u>55'</u>	
Distance to Nearest Well (ft)		<u>90'</u>		<u>55'</u>	
Distance to Proposed Property Lines		Front <u>160</u> Rear <u>80</u> Side <u>140</u> Side <u>60</u>		Front <u>175</u> Rear <u>56</u> Side <u>90</u> Side <u>60</u>	

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:

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, Andrew Zei (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.

Andrew Zei
Owner Signature

May 13 / 2019
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.

Larry Dedrick
Evaluator Signature

May 23, 2019
Date

BUILDING DIVISION COMMENTS

Comments: _____

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

Chief Building Official or designate

Date



On Site Sewage Disposal System Location Plan

DATE: MAY 13 2019

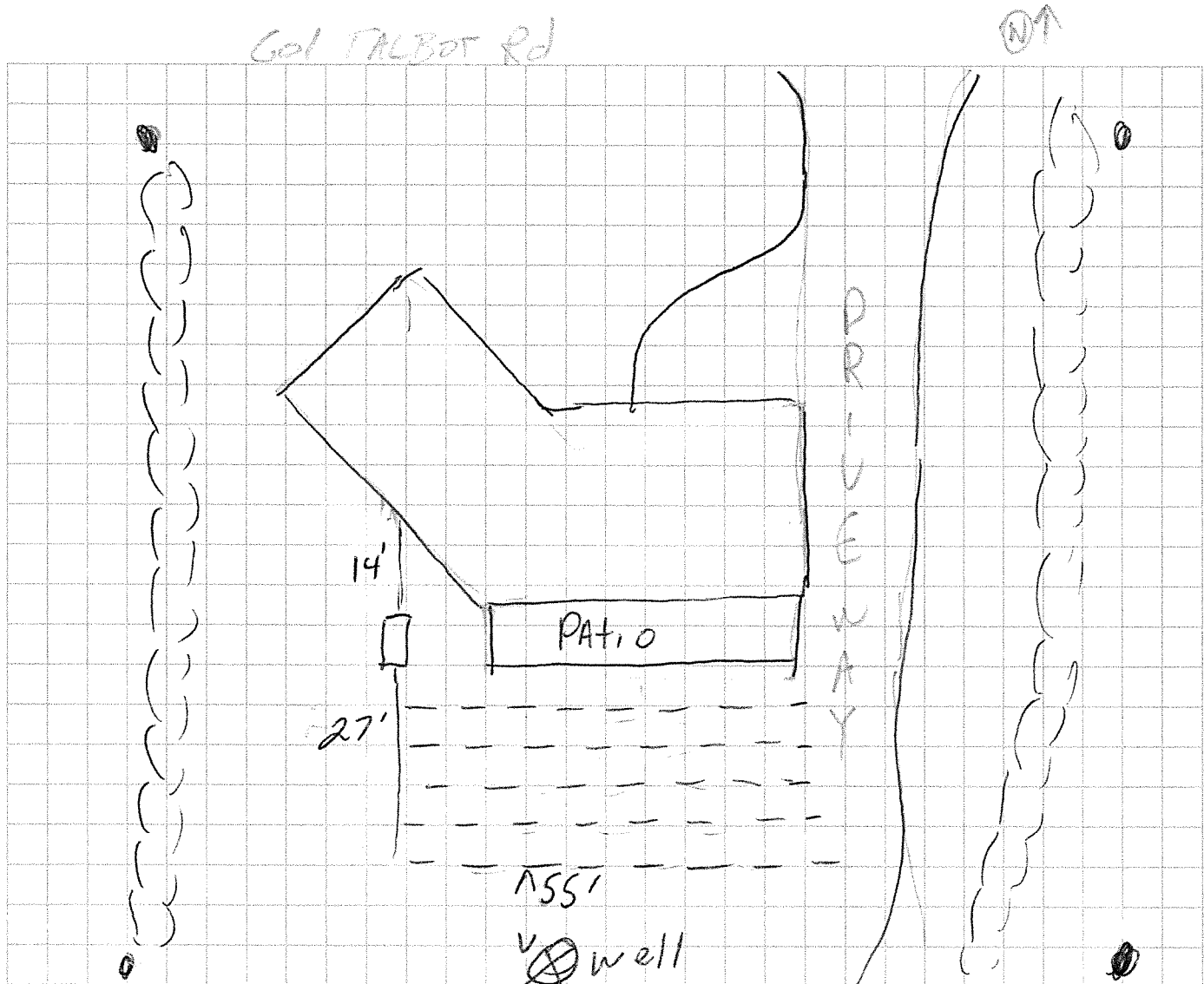
APPLICATION NUMBER: _____

OWNER Andrew Zie

EVALUATOR _____

PROPERTY ADDRESS _____

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



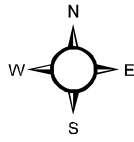
PREPARED BY: _____

NOTE: The above sketch is not to exact scale.

MAP 1

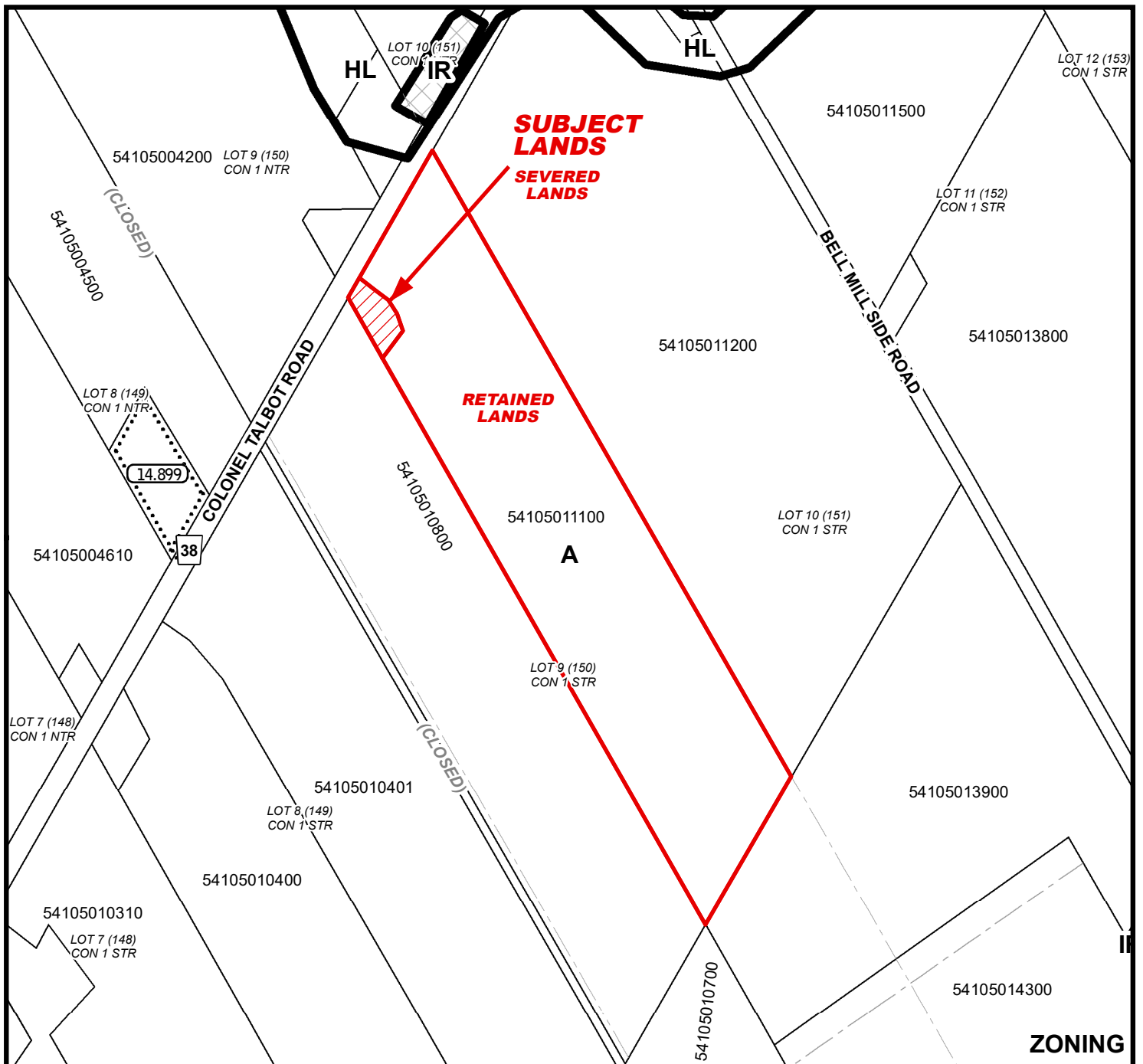
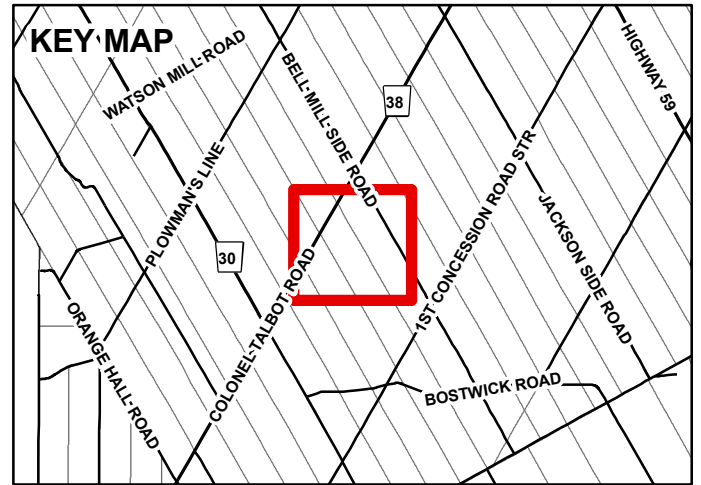
File Number: BNPL2019186

Geographic Township of
MIDDLETON



1:8,000

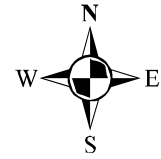
75 37.5 0 75 150 225 300 Meters



MAP 2

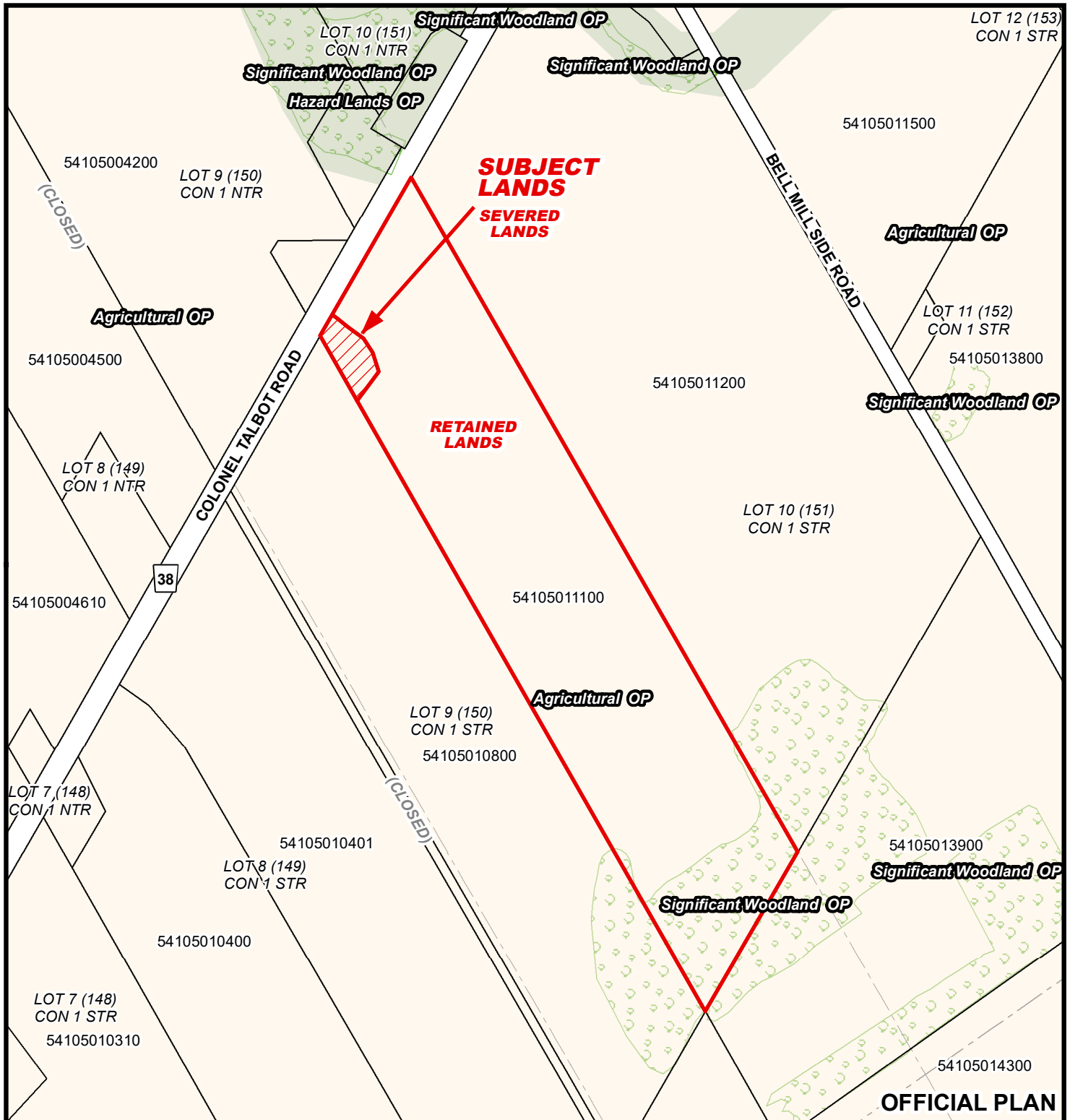
File Number: BNPL2019186

Geographic Township of MIDDLETON



50 25 0 50 100 150 200
Meters

1:7,000

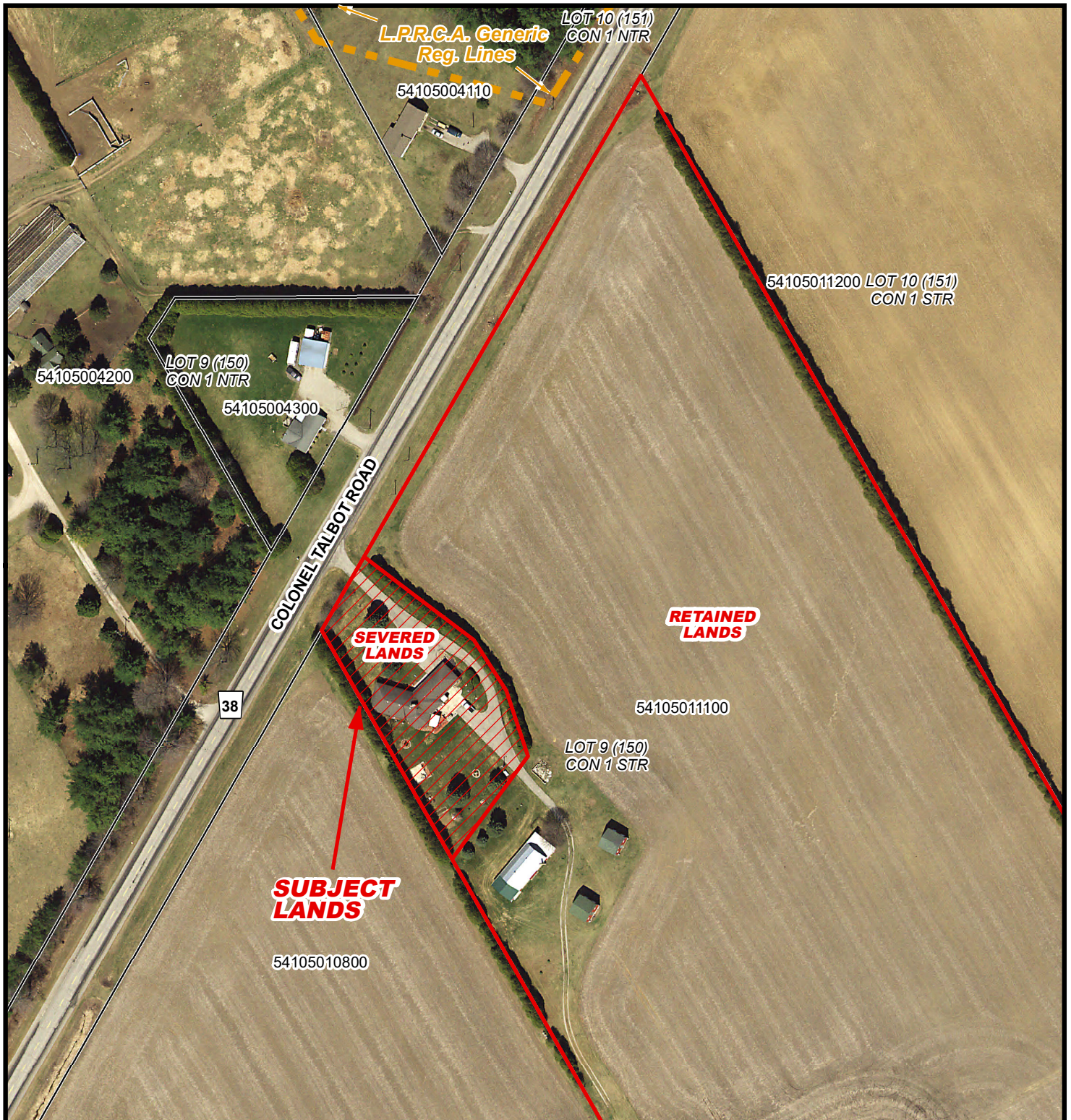
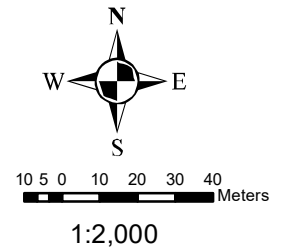


5/23/2019

MAP 3

File Number: BNPL2019186

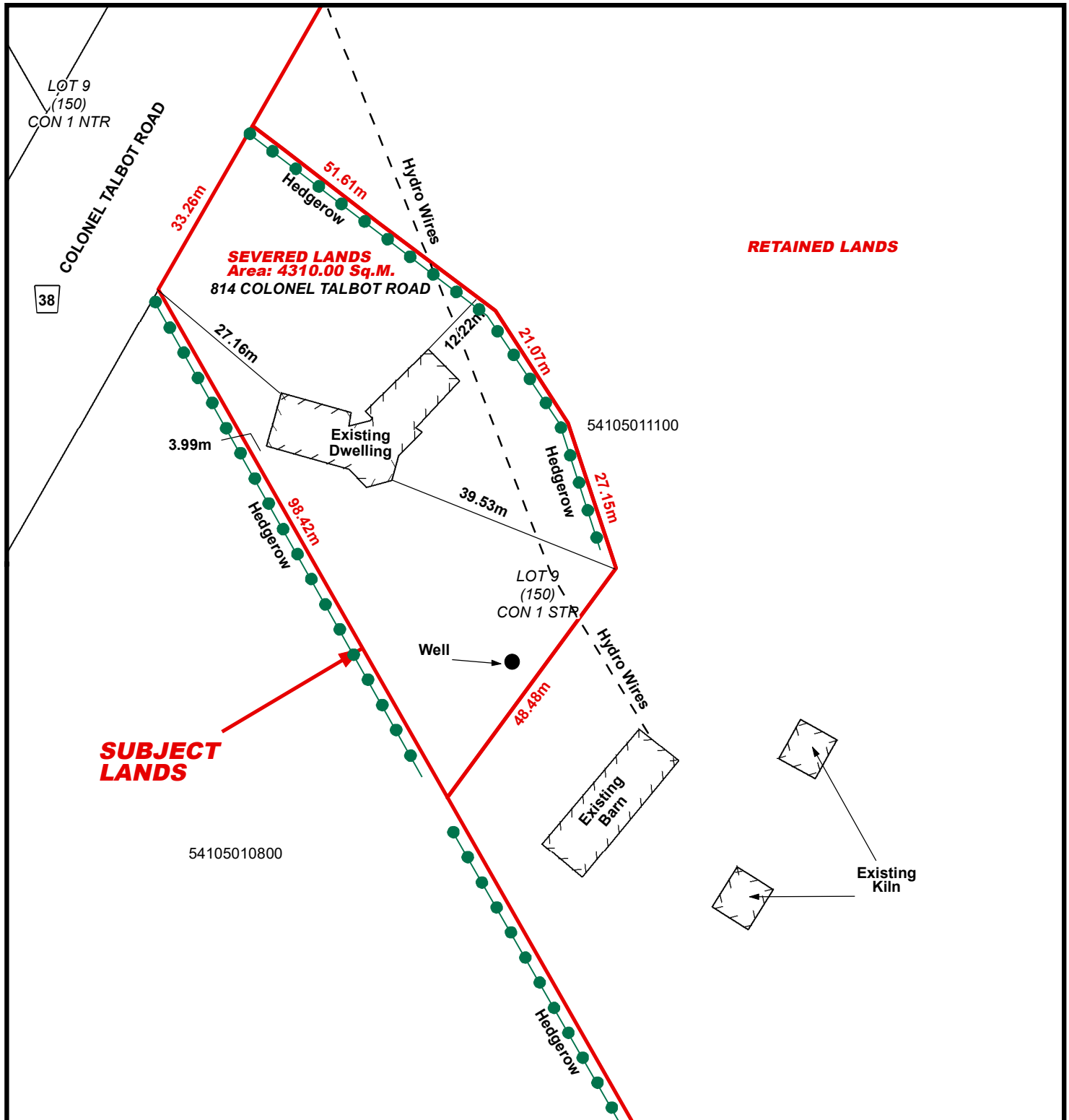
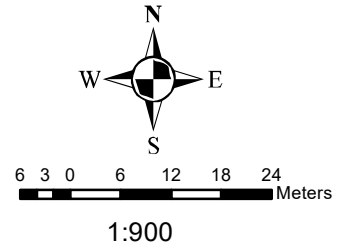
Geographic Township of MIDDLETON



MAP 4

File Number: BNPL2019186

Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

File Number: BNPL2019186

Geographic Township of MIDDLETON

