

**For Office Use Only:**

File Number	<u>BNPL2019190</u>	Application Fee	<u>\$3061.00</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>—</u>	OSSD Form Provided	<u>Septic labelled</u>
Application Submitted	<u>May 23</u>	Planner	<u>Neel</u>
Complete Application	<u>May 23</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:** 54504006603**A. Applicant Information****Name of Owner** Vanmeer Farms Inc. and Greg Vermeersch

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 1400 Bell Mill Road

Town and Postal Code Tillsonburg, ON, N4G 4G9

Phone Number 519-688-3362

Cell Number \_\_\_\_\_

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	599 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 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 mortgagees, 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):

Concession 4, Part Lots 6 and 7 Middleton

Municipal Civic Address: 750 Fairground Road

Present Official Plan Designation(s): Agricultural

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 - corn and beans in rotation



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, 2 barns and remains of greenhouse to be removed

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.

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, and height 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 - farms

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, m<sup>2</sup> or %

Lot frontage	581m + 12.93m	
Lot depth	668.87m	
Lot width	687.84m	
Lot area	41.07ha	
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:	74.859m
Depth:	49.61m
Width:	77.002m
Lot Area:	3763.7m <sup>2</sup>
Present Use:	Agricultural - existing dwelling
Proposed Use:	Residential - existing dwelling

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: 518.561m

Depth: 668.87m

Width: 687.84

Lot Area: 40.69ha

Present Use: Agricultural - cash crops

Proposed Use: Agricultural - cash crops

Buildings on retained land: 2 barns and remains of greenhouse to be removed

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: Vanmeer Farms

Roll Number: 542010017000000

Total Acreage: 69

Workable Acreage: 65

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

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1930's



Owners Name: Vanmeer Farms Inc.  
Roll Number: 541050205000000  
Total Acreage: 117ac  
Workable Acreage: 100 ac  
Existing Farm Type: (for example: corn, orchard, livestock) cash crop  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1930's

Owners Name: Vanmeer Farms Inc.  
Roll Number: 541060167000000  
Total Acreage: 92 ac  
Workable Acreage: 75 ac  
Existing Farm Type: (for example: corn, orchard, livestock) cash crop  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1930's  
Owners Name: Vanmeer Farms Inc.  
Roll Number: 541050167000000  
Total Acreage: 133 ac  
Workable Acreage: 100 ac  
Existing Farm Type: (for example: corn, orchard, livestock) cash crop  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1930's

**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:  
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:

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 anticipated

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 anticipated

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:

4th concession Road ENR and Fairground Road

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## G. Other Information

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

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

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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 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

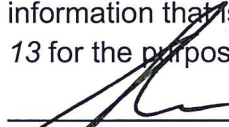
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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


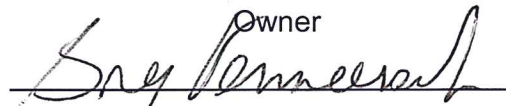
May 23/19  
\_\_\_\_\_  
Date

## 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 Vanmeer Farms Inc. AND GREG VERMEERSCH 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  
  
\_\_\_\_\_  
Owner

May 17 2019  
\_\_\_\_\_  
Date  
May 17 2019  
\_\_\_\_\_  
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:

Longton

In Norfolk County

This 23 day of May

A.D., 2019

[Signature]

A Commissioner, etc.

[Signature]

Owner/Applicant/Agent Signature

Mathew Vincent Vaughan, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires September 21, 2021.



AREA OF PARCEL "A"  
= 3763.7 SQUARE METRES

SKETCH ILLUSTRATING PROPOSED SEVERANCE  
PART OF LOT 7  
CONCESSION 4  
GEOGRAPHIC TOWNSHIP OF HOUGHTON  
IN  
NORFOLK COUNTY  
KIM HUSTED SURVEYING LTD.  
NOT TO SCALE

AGRICULTURAL

LOT  
TO BE RETAINED

ROAD ALLOWANCE BETWEEN LOTS 7 AND 8

NORTH

TO  
PARCEL  
BE SEVERED

74.859

1.5 STOREY  
VINYL DWELLING  
7.5 HIGH  
140 SQ. M.

SEPTIC  
AREA

WELL O

77.002

TO BE REMOVED

GREEN HOUSE  
3.5 HIGH  
224 SQ. M.

RETAINED

49.614  
RETAINED

TO  
CONCESSION 4  
TO BE

AGRICULTURAL

METAL BARN  
6.6 HIGH  
695 SQ. M.

GEOGRAPHIC

TOWNSHIP

OF HOUGHTON

AGRICULTURAL

METAL BARN  
4.9 HIGH  
138 SQ. M.

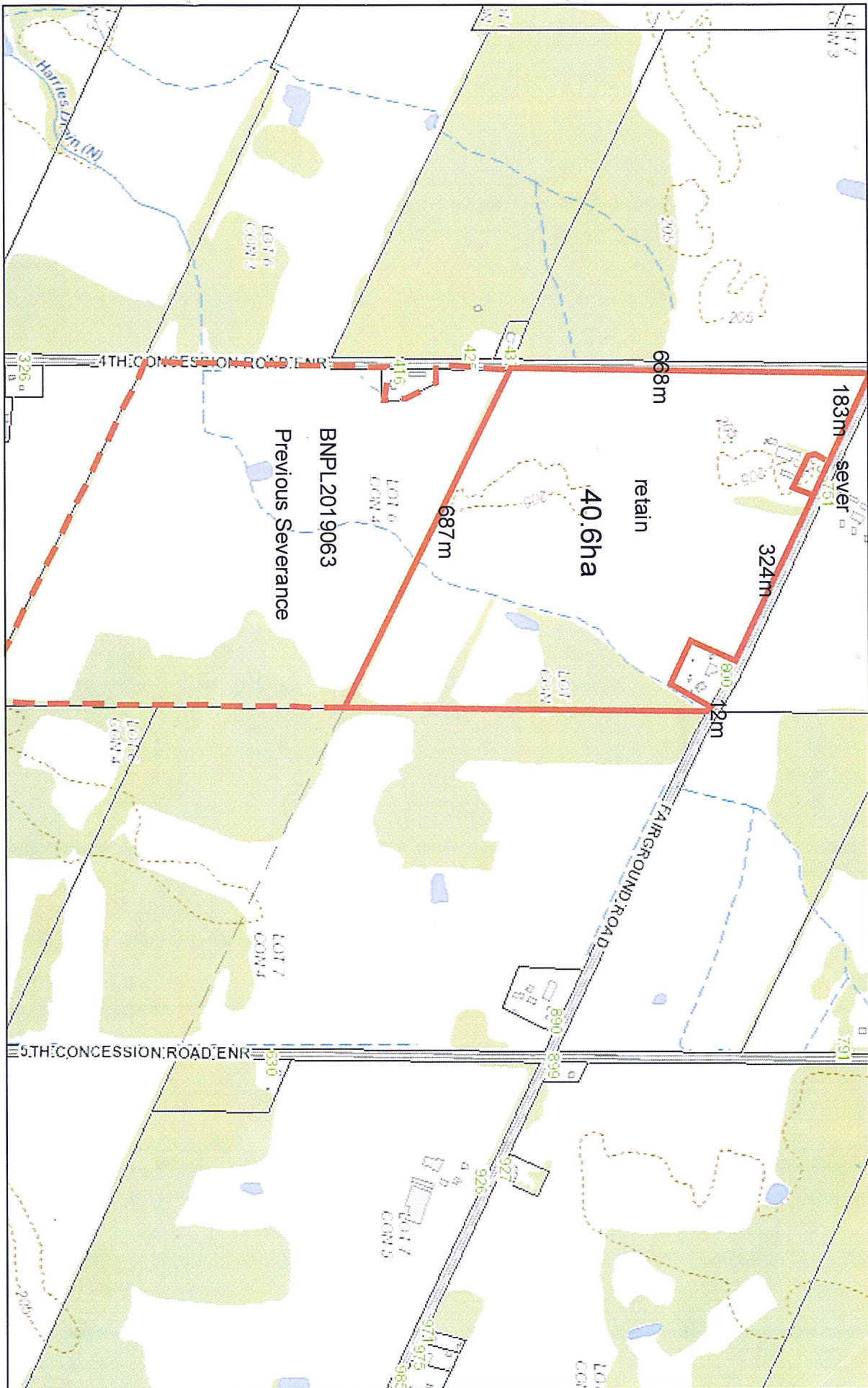
KIM HUSTED SURVEYING LTD.  
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8  
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 18-14028 REFERENCE: FILE



# MAP NORFOLK - Community Web Map



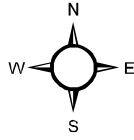


# MAP 1

## File Number: BNPL2019190

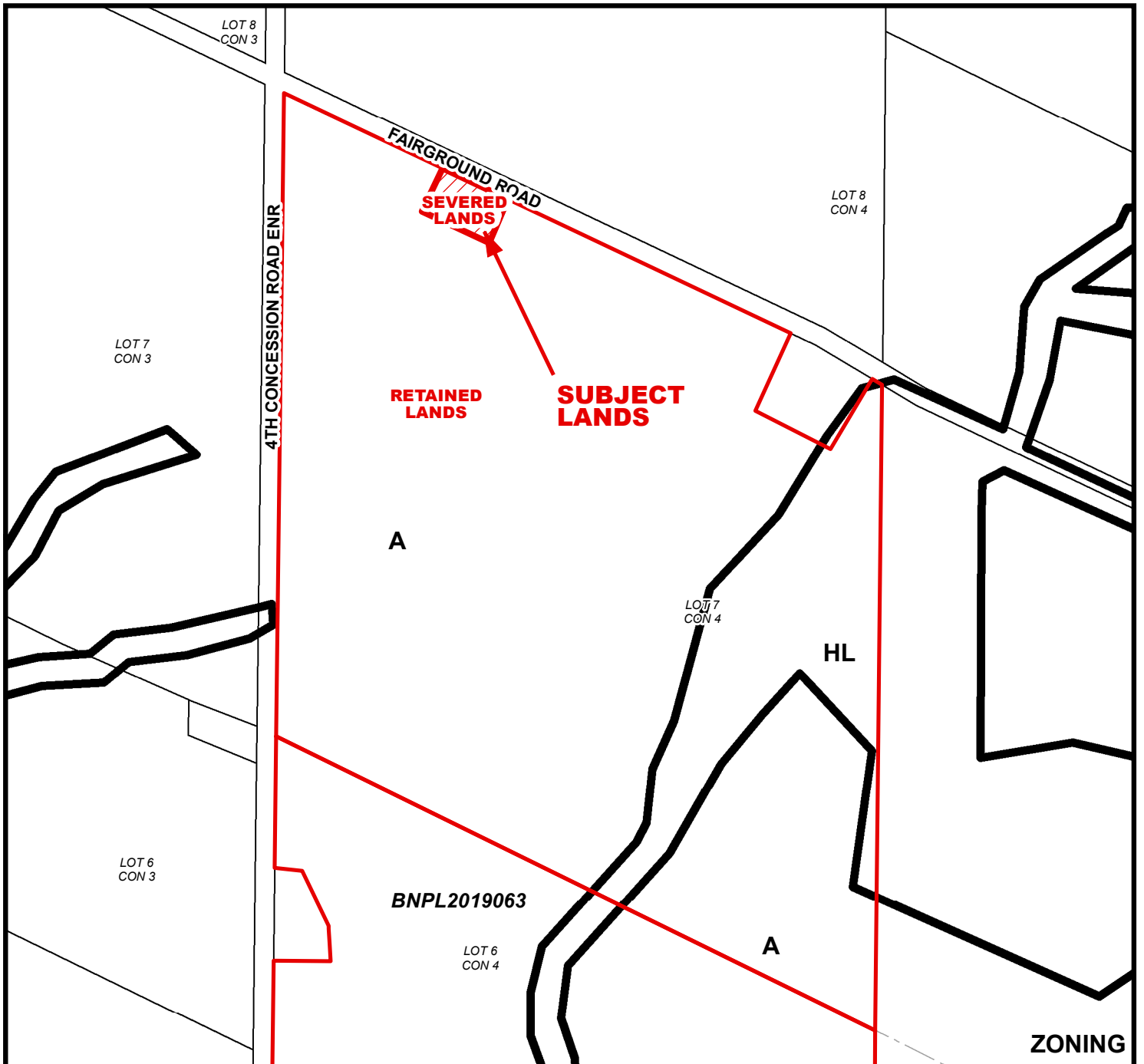
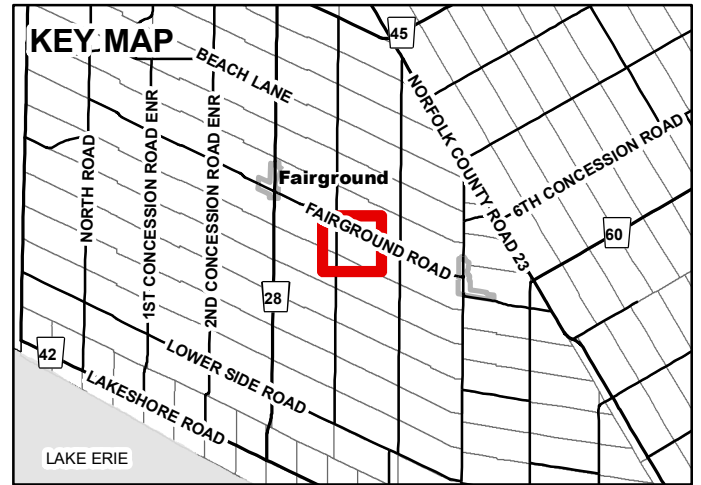
Geographic Township of

### HOUGHTON



1:6,000

40 20 0 40 80 120 160 Meters

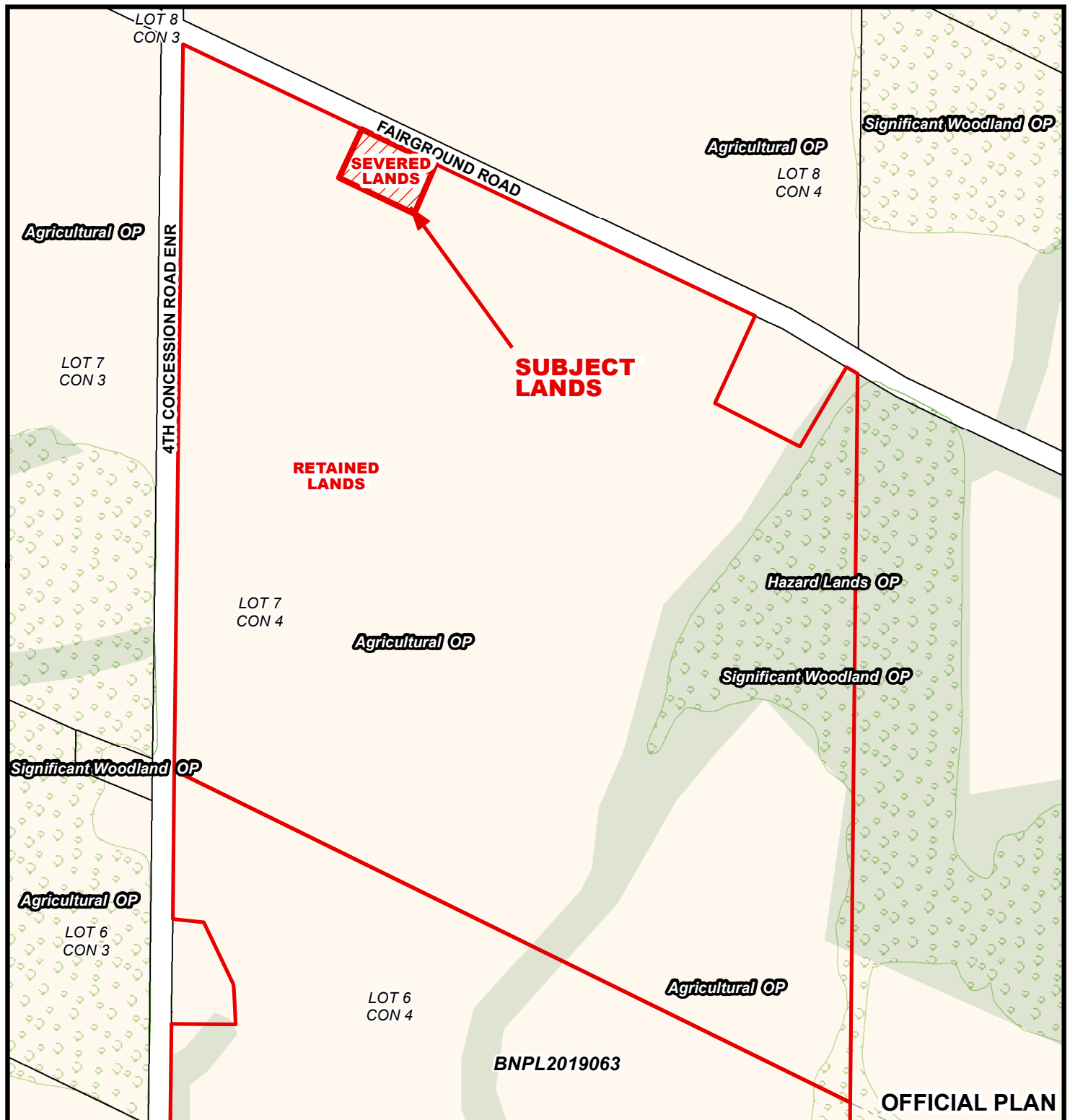
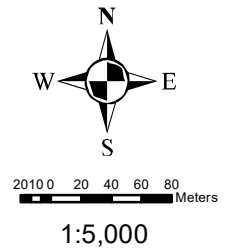




# MAP 2

File Number: BNPL2019190

Geographic Township of HOUGHTON

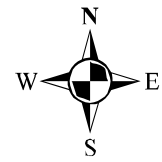




# MAP 3

File Number: BNPL2019190

Geographic Township of HOUGHTON



105 0 10 20 30 40 Meters

1:3,000





# MAP 4

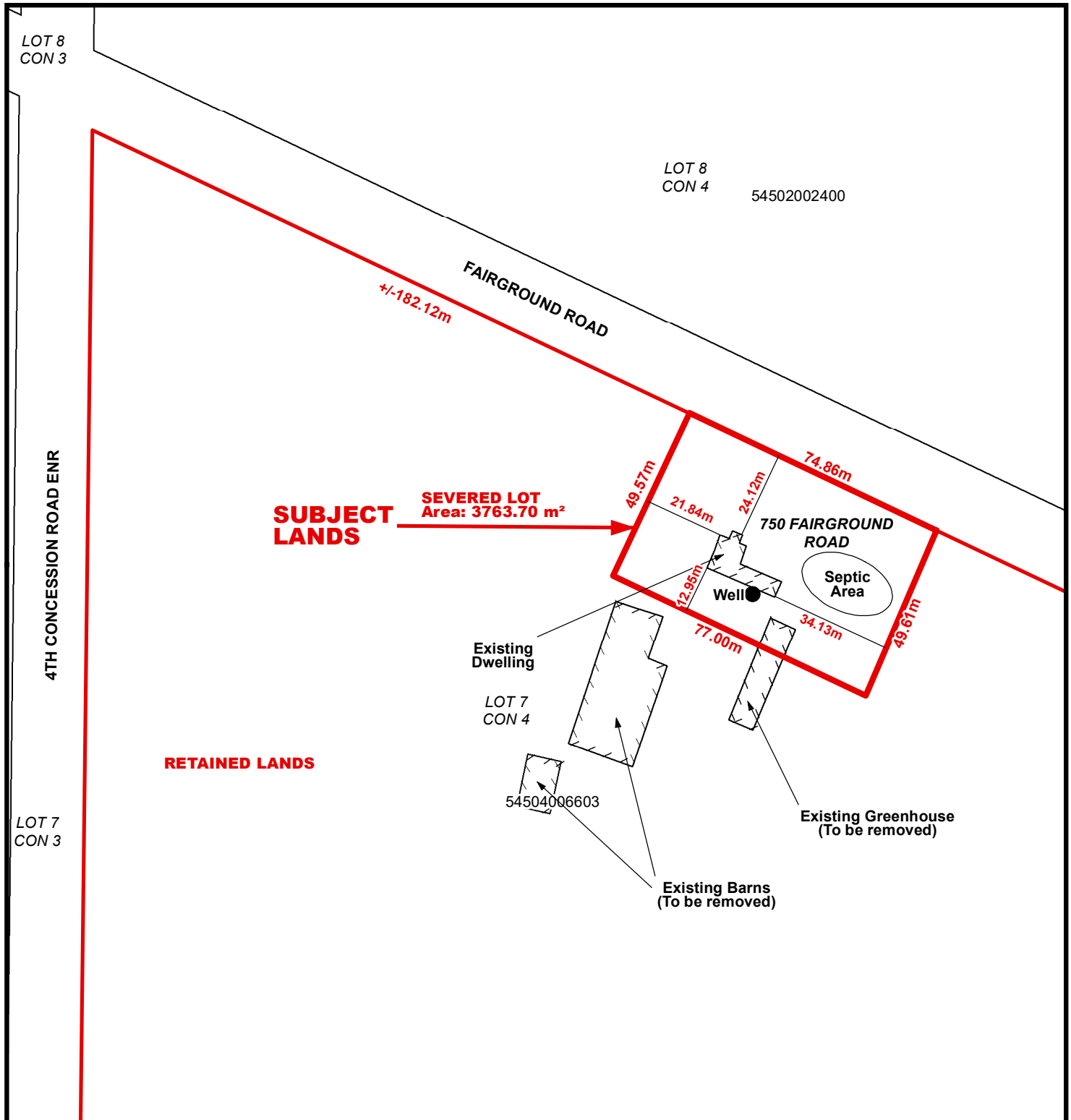
File Number: BNPL2019190

Geographic Township of HOUGHTON



6 3 0 6 12 18 24 Meters

1:1,500





# LOCATION OF LANDS AFFECTED

File Number: BNPL2019190

Geographic Township of HOUGHTON



6 3 0 6 12 18 24 Meters

1:1,500

