

For Office Use Only:

File Number

BNPL2019309

Related File Number

Pre-consultation Meeting

08/22/2019

Application Submitted

08/29/2019

Complete Application

08/29/2019

Application Fee

\$3239.00

Conservation Authority Fee

Well & Septic Info Provided

yes

Planner

Colin W.

Public Notice Sign

yes

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: 541-050-05700-0000

A. Applicant Information

Name of Owner

J.D. REID ENTERPRISES 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

264 PLOWMAN'S LINE

Town and Postal Code

RR6 TILLSONBURG N4G4G9

Phone Number

519-688-7614

Cell Number

519-550-5677

Email

thereidsjm@gmail.com

Name of Applicant

W.J. REID MANUFACTURING INC

Address

22 HUNTER CRES.

Town and Postal Code

TILLSONBURG ON. N4G5M8

Phone Number

519-842-9091

Cell Number

519-983-0260

Email

wmjmsreid@gmail.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 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):

Middleton Con 1 NTR PT Lot 146

Municipal Civic Address: 264 PLOWMAN'S LINE

Present Official Plan Designation(s): _____

Present Zoning: Agriculture

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:

Corn Beans Ginseng (at present time)

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:

1 Farm residence to be removed by Access Dwelling
1 Small Pole Barn to be retained with Farm

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:

residence since 2001, Former Tobacco Farm, now beans, corn
ginseng

9. Existing use of abutting properties:

Hog Seimen producer, corn beans, ginseng

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>73 M</u>
Lot depth	_____	<u>94.5 M 76.1 M</u>
Lot width	_____	<u>73 M Front 61.3 M Rear</u>
Lot area	_____	<u>.56 Hectares</u>
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:	<u>73 M</u>
Depth:	<u>94.5 M 76.1 M</u>
Width:	<u>73 M Front 61.3 M Rear</u>
Lot Area:	<u>.56 Hectares</u>
Present Use:	<u>Residence</u>
Proposed Use:	<u>Residence</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: 465.4 M

Depth: approx. 487.38 M

Width: approx. 465 M

Lot Area: 48.06 Acres

Present Use: Ginseng

Proposed Use: Corn, Beans, vegetables

Buildings on retained land: 1 small Pole Barn 28'x34'

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:

% William James Reid

Owners Name: WJ REID MANUFACTURING INC

Roll Number: 545-010-06500-0000

Total Acreage: 43.96 AC

Workable Acreage: 30 AC

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

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:

Was a former Tobacco Farm before 1960 and now
beans corn ginseng

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 thing will be changed from the existing use
of the subject Lands

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 328 m

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☒ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Plowman's Line 1st con NTR

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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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.

John D Reid Magda Reid Aug 26 2019
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 John D Reid Magda Reid am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize John D Reid 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.

John D Reid
Owner

Aug 26 2019
Date

Magda Reid
Owner

Aug 26 2019
Date

K. Declaration

I, John D Reich 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:

22 Albert Street

John D Reich
Owner/Applicant/Agent Signature

In Langton, ON

This 29th day of August

A.D., 2019

A Commissioner, etc.



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

OFFICE USE ONLY		FILE No.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 264 PLOWMAN'S LINE MID CON 1 NTR PT LOT 146			
Owner: JD Reid Enterprize Inc. % John + Magda Reid		Lot: PT Lot 146		Concession: 1st NTR	
Lot Area:		Lot Frontage:		Assessment Roll No. 541-050-05700-0000	
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 application for Access Dwelling			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 3500 sq feet		No. of Bedrooms: 3		No. of Fixture Units: 14	
EVALUATOR'S INFORMATION		Evaluators Name: Will Miller			
Address: 685 HWY 24 ST Williams		Company Name: Bayside Septic			
Email:		Postal Code: N6E 1P0		Phone: 519-586-3195	
BCIN #					
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): grass			
Soil Type: sand					
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: 9 ft.	
Surface Discharge Observed: Yes No		Odour Detected: Yes No		Current Weather (at time of evaluation):	
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: 2000 Gal.		Pump: Yes <input checked="" type="checkbox"/> No	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 8		Total Length of Tile: 448'	
Tile Material: <input type="checkbox"/> PVC <input type="checkbox"/> Clay <input checked="" type="checkbox"/> Other chamber		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Distance Between Tile Runs: 6'	
etbacks:		Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded			
Distance to Buildings Structures (ft)		Tank		Distribution Pipe	
Distance to Bodies of Water (ft)		10'		47'	
Distance to Nearest Well (ft)		nil		nil	
Distance to Property Lines		Front _____ Rear _____ Side _____ Side _____		Front _____ Rear _____ Side _____ Side _____	

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) 426-4377 for more information.

Additional Comments:

Pumped every 3 years in good working order

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, John David Reid (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.

John D Reid
Owner Signature

July 10 2019
Date

EVALUATOR:

1. I, Will Miller 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.

Will Miller
Evaluator Signature

July 11/19
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: _____

APPLICATION NUMBER: _____

OWNER _____

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: John D Reid

NOTE: The above sketch is not to exact scale.

8 LINES 56' Long
6' centers
448' chamber type
tile Bed

94.54 m

56'

42'

Septic Tank

21'

21'

well 32.9 m

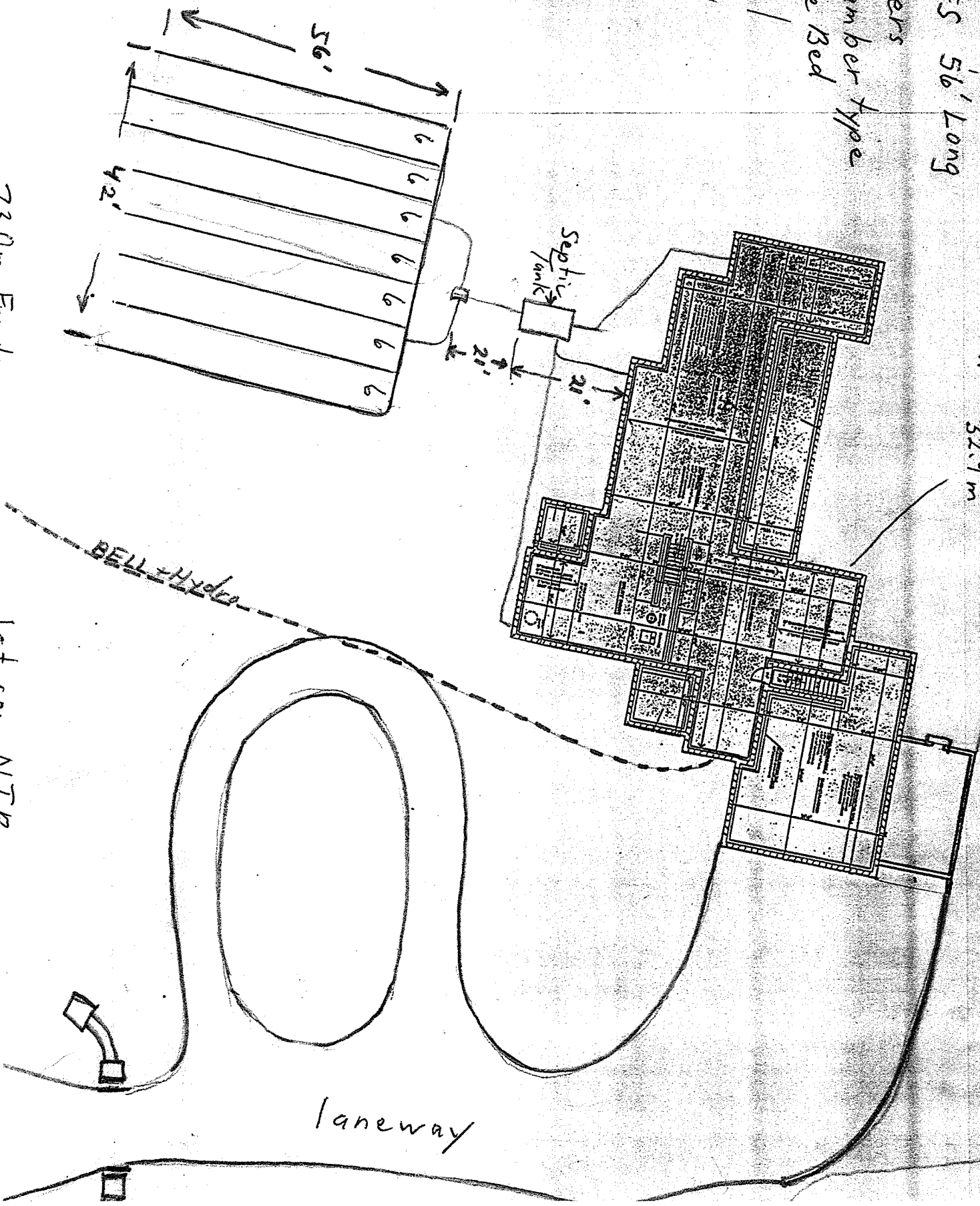
20'

BELL-HYDER

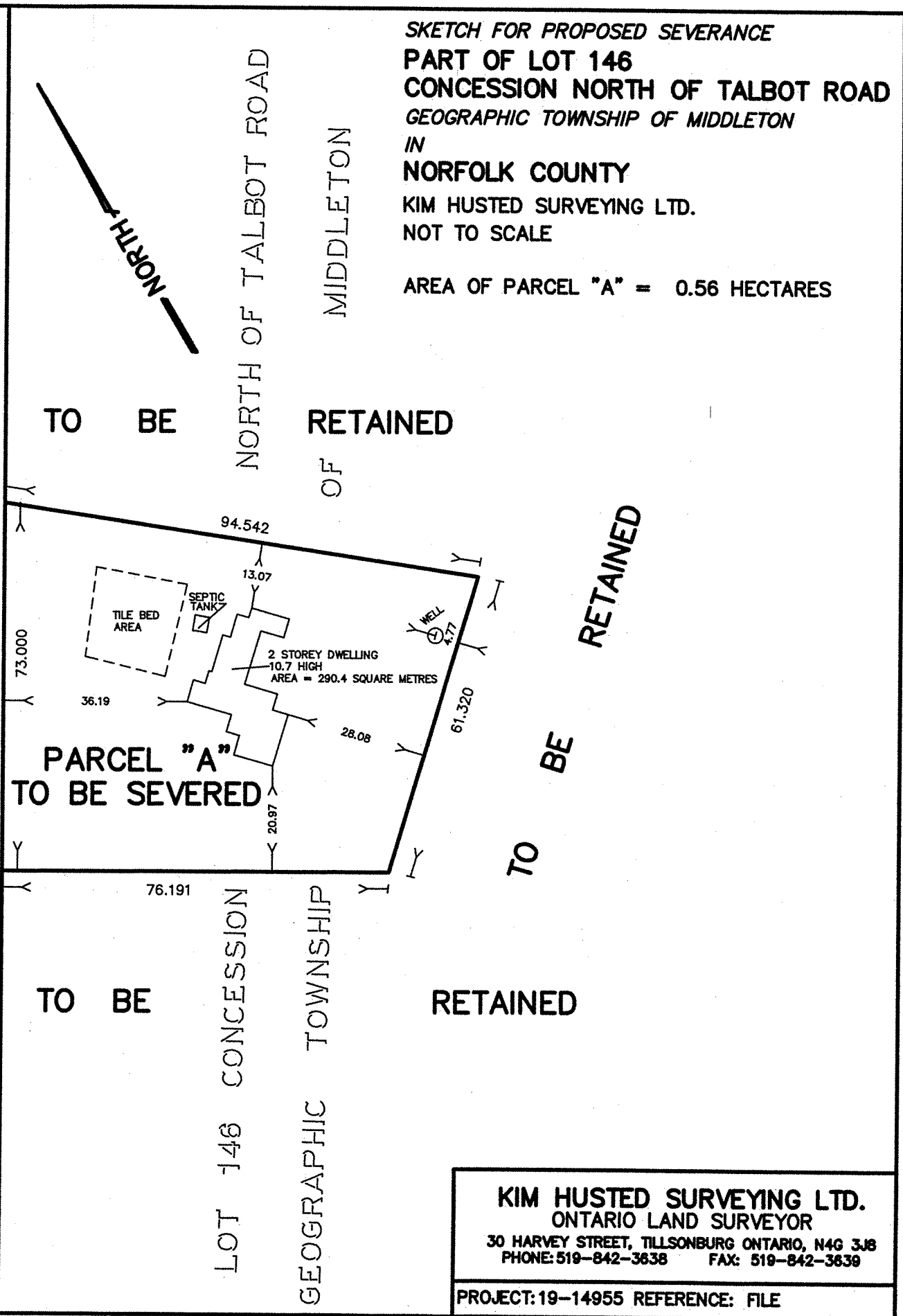
laneway

73.0m Frontage.

1st con. NTR



ROAD ALLOWANCE BETWEEN CONCESSION NORTH OF TALBOT ROAD AND CONCESSION 2 NORTH OF TALBOT ROAD
(KNOWN AS PLOWMAN'S LINE)



KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR

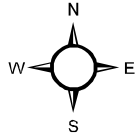
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 19-14955 REFERENCE: FILE

MAP 1

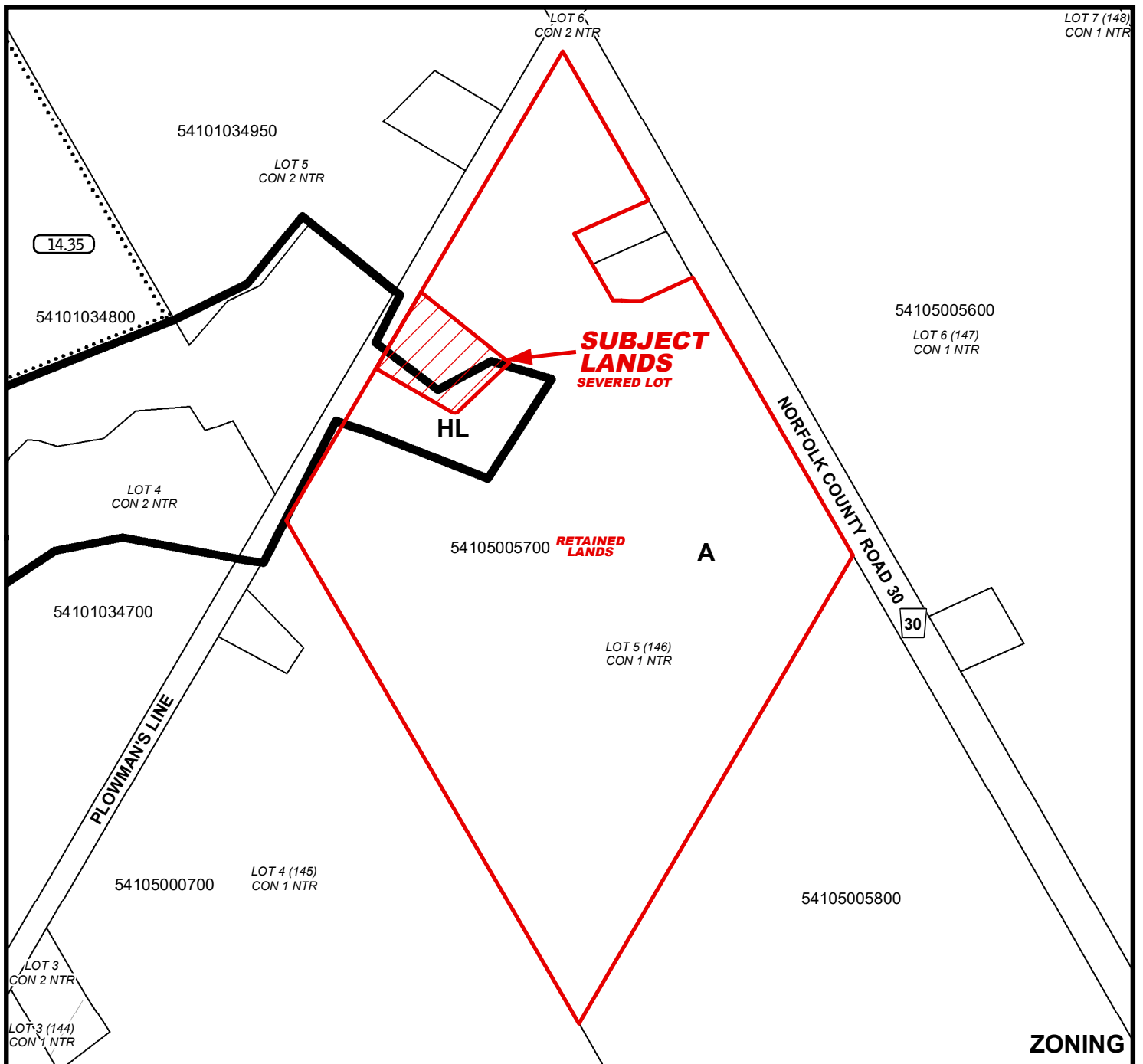
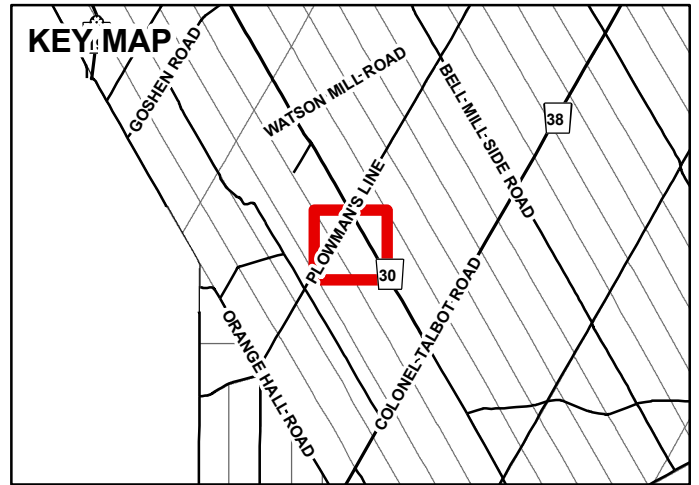
File Number: BNPL2019309

Geographic Township of
MIDDLETON



1:5,000

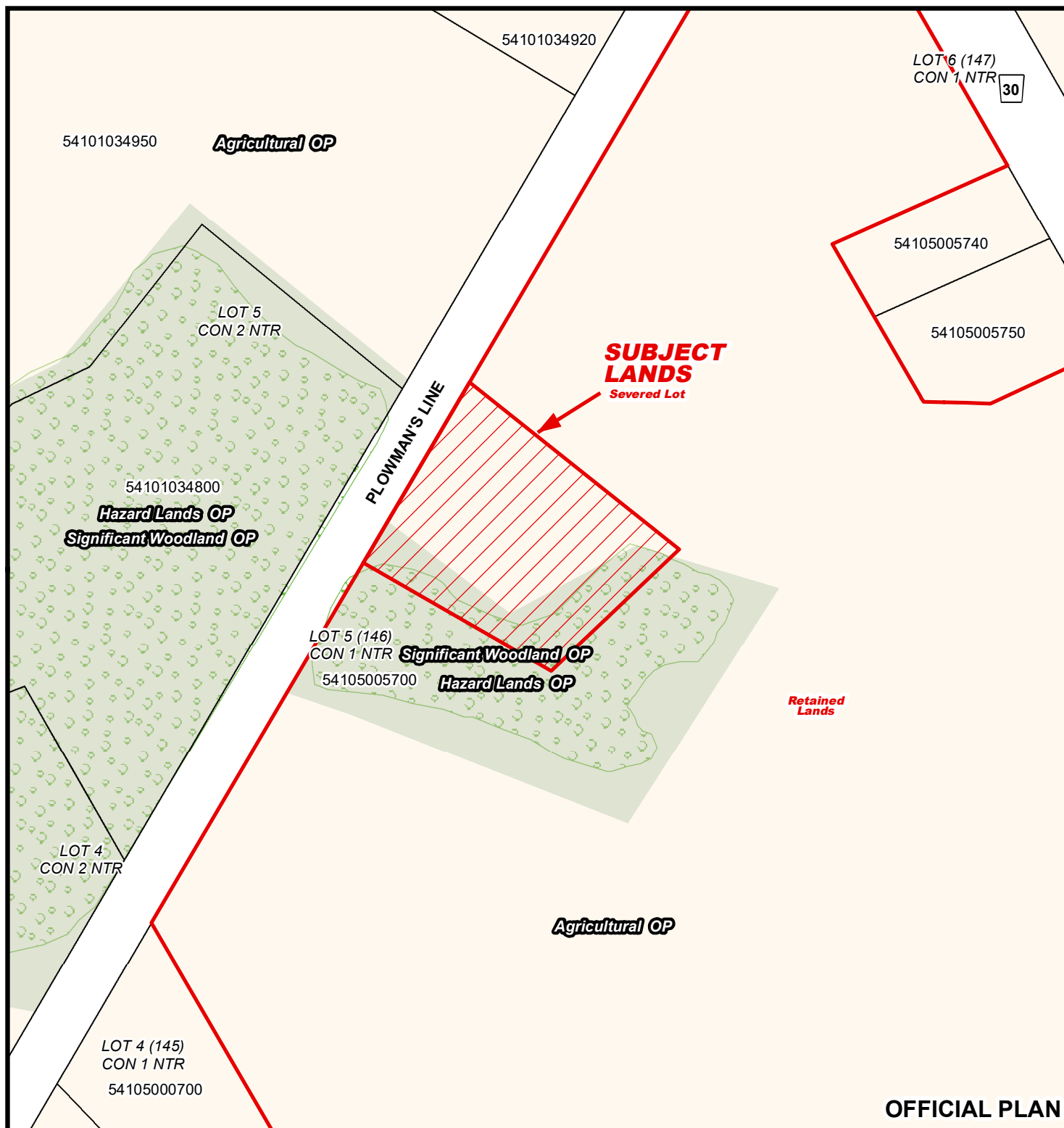
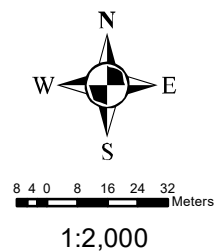
40 20 0 40 80 120 160 Meters



MAP 2

File Number: BNPL2019309

Geographic Township of MIDDLETON



MAP 3

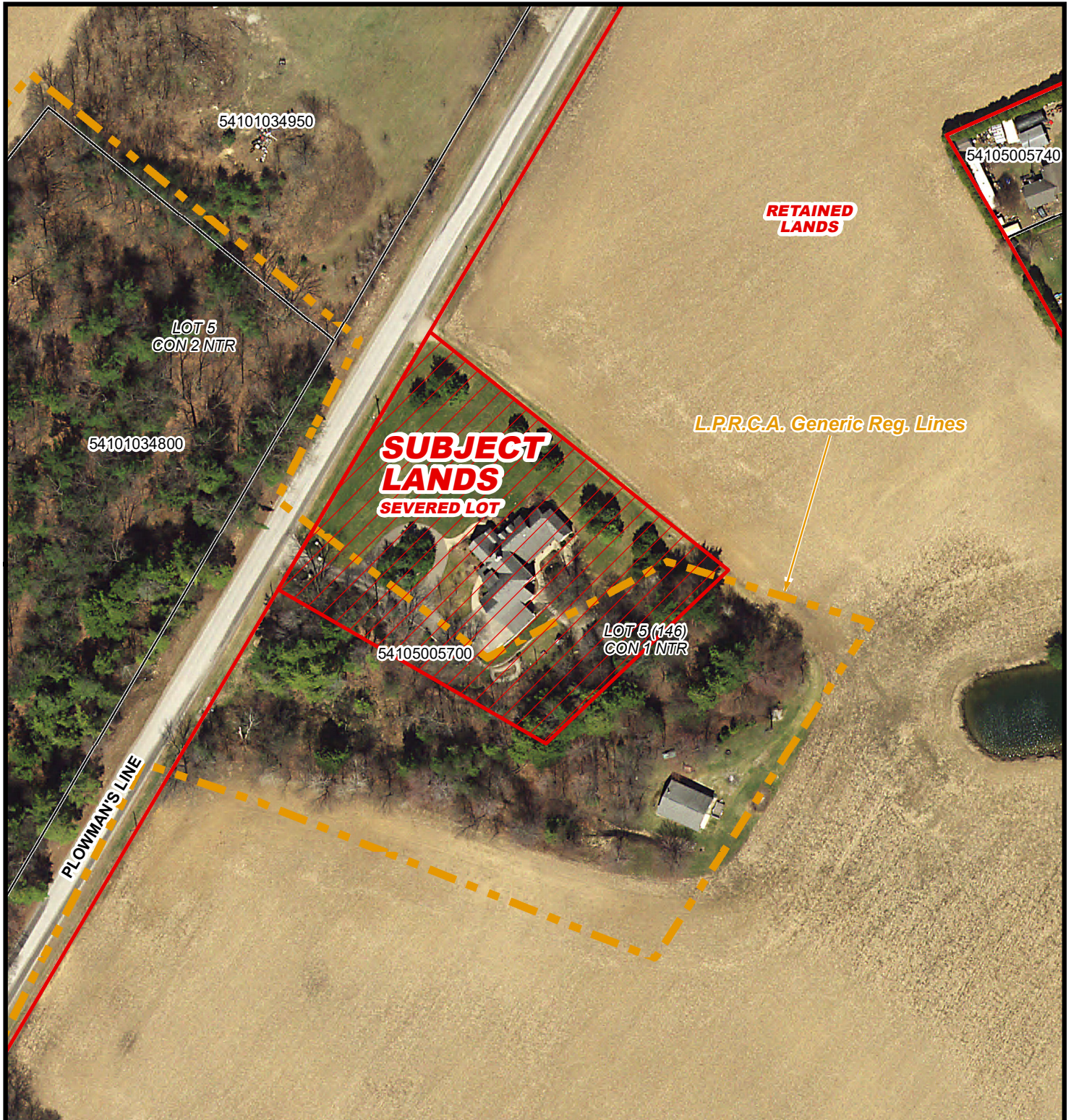
File Number: BNPL2019309

Geographic Township of MIDDLETON



5.8 7.50 5.5 11 16.5 22 Meters

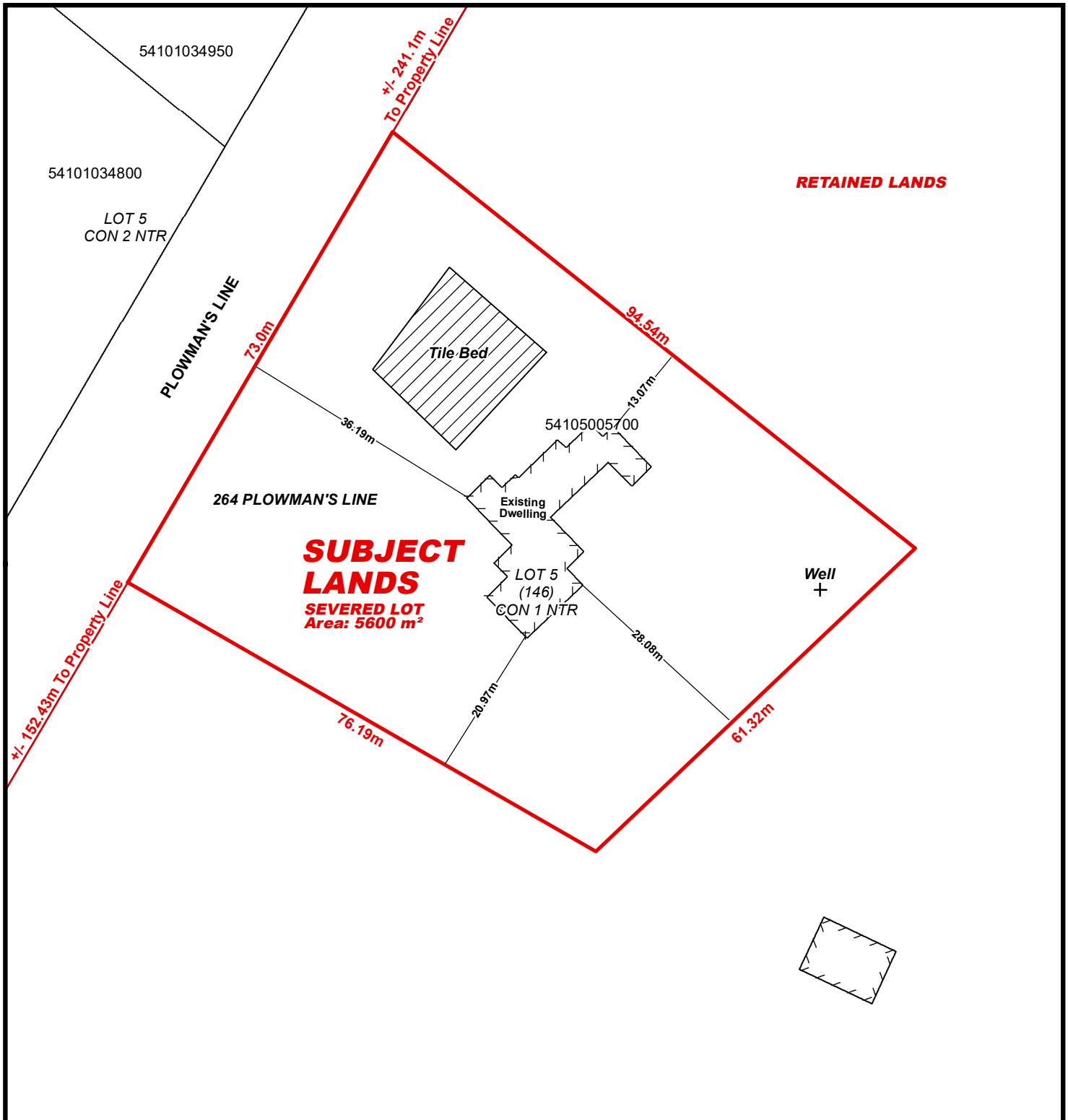
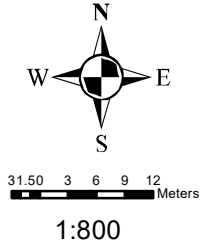
1:1,400



MAP 4

File Number: BNPL2019309

Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

File Number: BNPL2019309

Geographic Township of MIDDLETON



31.50 3 6 9 12 Meters

1:800

