

Name of Agent R. C. Dixon
Address 277 Emily St.
Town and Postal Code Simcoe, On N3Y4J9
Phone Number —
Cell Number 519 410-1632
Email dixonr@amtelecom.net

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. 2 N.T.R. Lot 47

Municipal Civic Address: 233 Windham Road 20

Present Official Plan Designation(s): Agriculture

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:

Agriculture + Residence

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:

see attached sketch

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:

50 + years

9. Existing use of abutting properties:

Agriculture

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>12.19 m</u>	<u> </u>
Lot depth	<u> </u>	<u> </u>
Lot width	<u> </u>	<u> </u>
Lot area	<u> </u>	<u> </u>
Lot coverage	<u> </u>	<u> </u>
Front yard	<u> </u>	<u> </u>
Rear yard	<u> </u>	<u> </u>
Left Interior side yard	<u> </u>	<u> </u>
Right Interior side yard	<u> </u>	<u> </u>
Exterior side yard (corner lot)	<u> </u>	<u> </u>

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

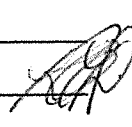
3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

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

Frontage: ~~12.19 m~~ 20 m 30 m 

Depth: 102.65 m

Width: irregular

Lot Area: ~~2794 m²~~ ~~3229 m²~~ 3793 m² 

Present Use: Agriculture / Residential

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: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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: see attached list of farms

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:

local knowledge

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:

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

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)
-

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)
- ☒ Open ditches
-

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

Windham Road 20

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
- ☐ 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

Oct. 22/19

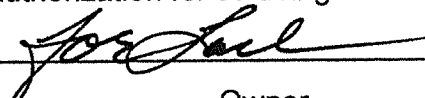
Date

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 Fancy Pak Brand Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize R.C. Dixon 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

Sept 27/19.

Date

Per Fancy Pak Brand Inc.

Owner

Date

K. Declaration

I, R.C. Dixon of Simcoe

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:

185 Robinson St


Owner/Applicant/Agent Signature

In Simcoe, ON

This 19th day of December

A.D., 20 19



A Commissioner, etc.

Colin Jacob Westerlo, a
Commissioner, etc. Province of Ontario
for the Corporation of Norfolk County
Expires October 25, 2022






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>233 WINDHAM ROAD 20 - LA SALETTE</u>		
Owner: <u>FANCY PAK POTATOES</u>	Lot:	Concession:
Lot Area:	Lot Frontage:	Assessment Roll No.
PURPOSE OF EVALUATION		
<input 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: <u>1500 ft²</u>	No. of Bedrooms: <u>3</u>	No. of Fixture Units: <u>18</u> Is the building currently occupied? <u>Yes</u> / No If No, how long?
EVALUATOR'S INFORMATION		
Evaluator's Name: <u>ED DOVE</u>		Company Name: <u>BILL'S SEPTIC LTD</u>
Address: <u>24 WERRET AVE SIMCOE, ON</u>		Postal Code: <u>N3Y 5N5</u> Phone: <u>519-426-7108</u>
Email: <u>billsseptic@sympatico.ca</u>		BCIN # <u>38413 / 38259</u>
SITE EVALUATION		
Ground Cover (trees, bushes, grass, impermeable surface): <u>GRASS</u>		Soil Type: <u>SANDY / LOAM</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>APPROX 20</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>SUNNY DRY</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>200 FT</u>		Distance Between Tile Runs: <u>7 FT</u>
Tile Material:		
<input type="checkbox"/> PVC <input checked="" 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 checked="" type="checkbox"/> Top Soil <input type="checkbox"/> Seeded		
Setbacks:		
Tank		Distribution Pipe
Distance to Buildings & Structures (ft): <u>8 FT</u>		<u>18 FT</u>
Distance to Bodies of Water (ft): <u>N/A</u>		<u>N/A</u>
Distance to Nearest Well (ft): <u>SAND BUNT 45 FT</u>		<u>65 FT</u>
Distance to Proposed Property Lines: Front <u>80 FT</u> Rear <u>65 FT</u> Side <u>70 FT</u> Side <u>95 FT</u>		Front <u>100 FT</u> Rear <u>15 FT</u> Side <u>40 FT</u> Side <u>65 FT</u>

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> 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.
OK	Additional Comments: SEPTIC SYSTEM COMPONENTS APPEAR TO BE IN GOOD WORKING ORDER AND IN A GOOD STATE OF REPAIR AT THE TIME OF EVALUATION.
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, _____ (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. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">Owner Signature _____</div> <div style="width: 45%;">Date _____</div> </div>
EVALUATOR: 1. I, <u>Ed Duke - Brw's Septic Ltd</u> 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. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> Evaluator Signature <u></u> </div> <div style="width: 45%;"> Date <u>JUNE 27/2019</u> </div> </div>	
BUILDING DIVISION COMMENTS Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">Chief Building Official or designate _____</div> <div style="width: 45%;">Date _____</div> </div>	

Revised: March 24, 2012



On Site Sewage Disposal System Location Plan

DATE: JUNE 27/2019

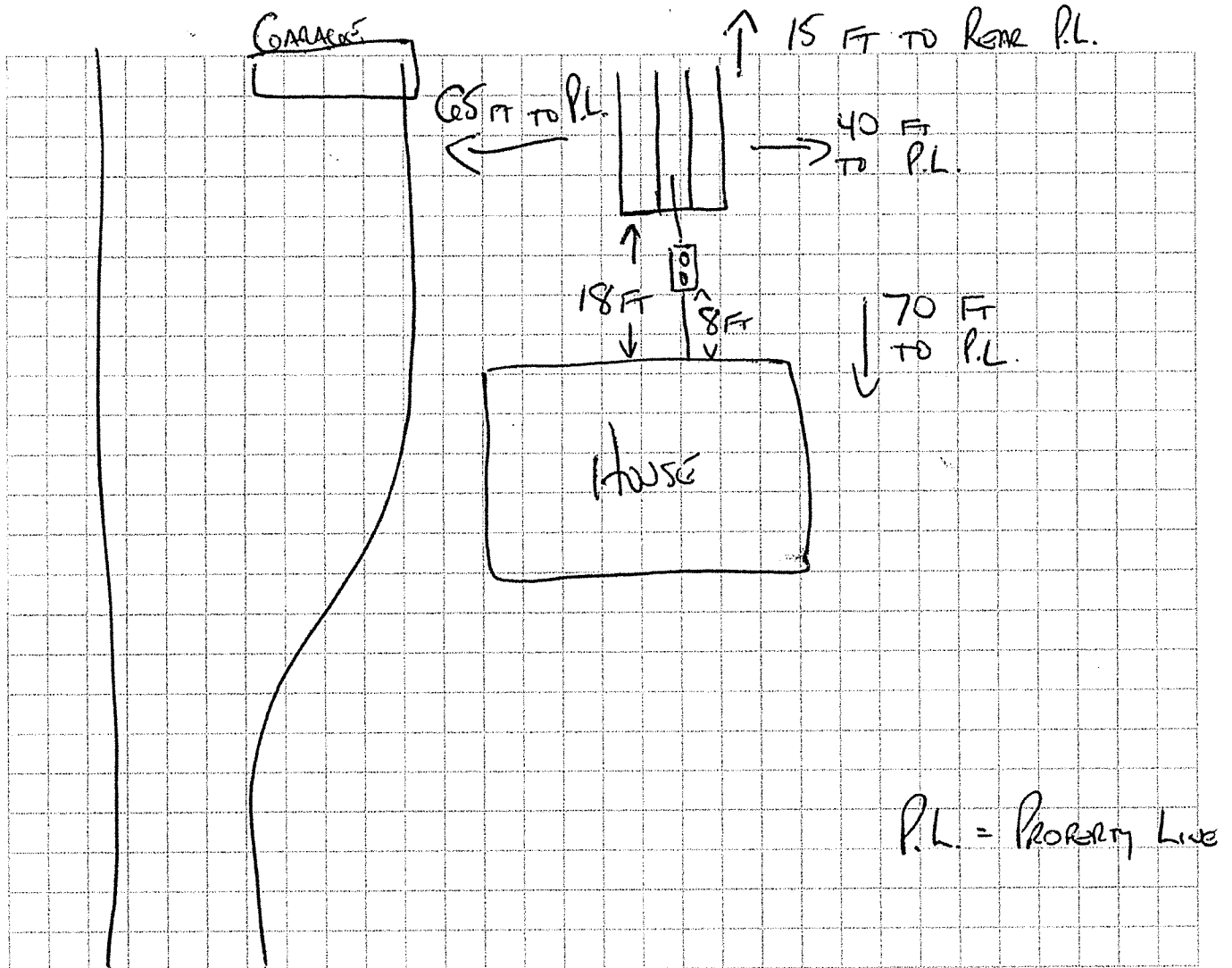
APPLICATION NUMBER: _____

OWNER FANCY PAC POTATOES

EVALUATOR ED DOVE - Bill's Septic Ltd.

PROPERTY ADDRESS 233 WINDHAM ROAD #20 - LA SALETTE

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: [Signature]

NOTE: The above sketch is not to exact scale.

App's \$ 3239 (Sev. & Rezoning) per sev.

Farm Information Sheet

Physical Address

Acres

Home Farm/Main Packbarn

841 Windham Road 13, Simcoe N3Y 4K6

Total 98.68
workable 95.0

Maxin Farm

330 Windham Road 12, Delhi

Total 99
workable 96

✓ Feth Farm

3067 Hwy 3, Simcoe N3Y 4J9

Wind. Con 14 Lot 12
491 026 72000

Total 107.45
workable 65
Bush 42.45

✓ Mels Farm

233 Windham Road 20, Lasalette

M. Wals. Con 2 NTR L 47
494 040 01600

Total 109.40
workable 95

/ ✓ Forestry Farm

2293 Forestry Farm Road, Walsingham

N. Wals. Con 14 Lot 24 54202017800

Total 79
workable 68

/ Kicksee Farm

357 Windham Road 14, Simcoe

Wind. Con 13 Lot 17
491 027 29000

Total 158.76
workable 108

Total workable 521
Total acreage 652.

Buildings**Tax Roll#**

Tenant House - single dwelling, 4 bdrm, 1 bath

491023600000000

Storage Barns 90x40, 80x36, 30x40, 36x70

including attached cooler 55x50

Mobile Home-bunkhouse 10x50

Mobile Home-bunkhouse 10x50

Covered Pole Barn (Coverall) 120x50

bunkhouse and Barn 30x30, 90x40

491023710000000

✓ Tenant House, 4 bdrm, 1 bath

491026720000000

Storage Barn #1 100x50, attached strip room 40x30

Storage Barn #2 80x30 - 2 storey

Garage 24x40

Old Barn - 60x30

✓ Tenant House, 3 bdrm, 1bath

494040016000000

Storage Barn 50x100,

Implement Shed 40x80

Glass Green House 45x120

✓ Tenant House, 3bdrm, 1 bath

542020178000000

1 outbuilding

✓ Tenant House, 3drn, 1 bath,

491027290000000

Detached finished garage, 2 bedroom and 1 bath

Glass Green House

1 Drive Shed

1 Outbuilding

Government Services
THIS INDEX MAP SHOWS ALL

SCALE



LEGEND

- [illegible]

NOTHING ABOUT DAILY RISE
UNUSUAL, INNOVATIVE DESIGN INSULATION
THEY'VE CONTROL HUMIDITY AND
THIS IS NOT A PLAIN
OR SURFACE
THIS WARE WAS CRAFTED FROM PLANKS AND
DOCKLAMPS IS RECOMMENDED IN THE INDUSTRY
SYSTEMS AND HAS BEEN IMPROVED FOR INVENT
RECEIVED APPROVED ONLY
THE DEVELOPMENT OF PROGRESSIVE DOCKLAMPS
SEAL INCREASED PLANKS AND DOCKLAMPS
ONLY WARE ESTABLISHMENTS
ARE SHOWN
RESEARCH PLANS AND THE WARE RECENT
ADVANCED IN THE WARE RECENT

5000

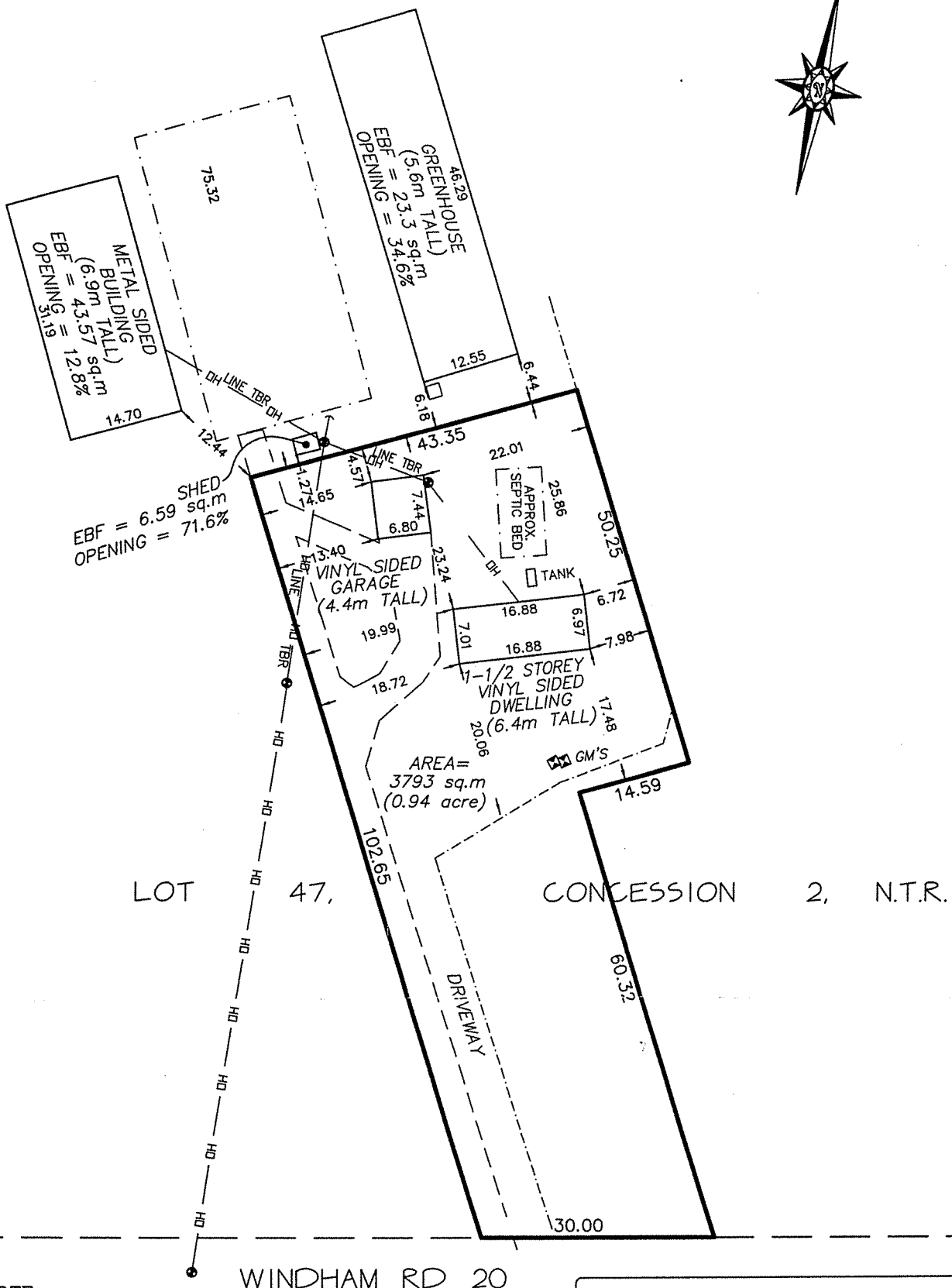
WOOD SIDED
BUILDING
(4.1m TALL)
5.05 11.74

METAL SIDED
BUILDING
(6.0m TALL)
12.34 24.51

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 47, CONCESSION 2 N.T.R.

IN THE GEOGRAPHIC
TOWNSHIP OF MIDDLETON
IN
NORFOLK COUNTY

SCALE: 1 : 750
JEWITT AND DIXON LTD.
NOVEMBER 27, 2019



NOTE:

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

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)

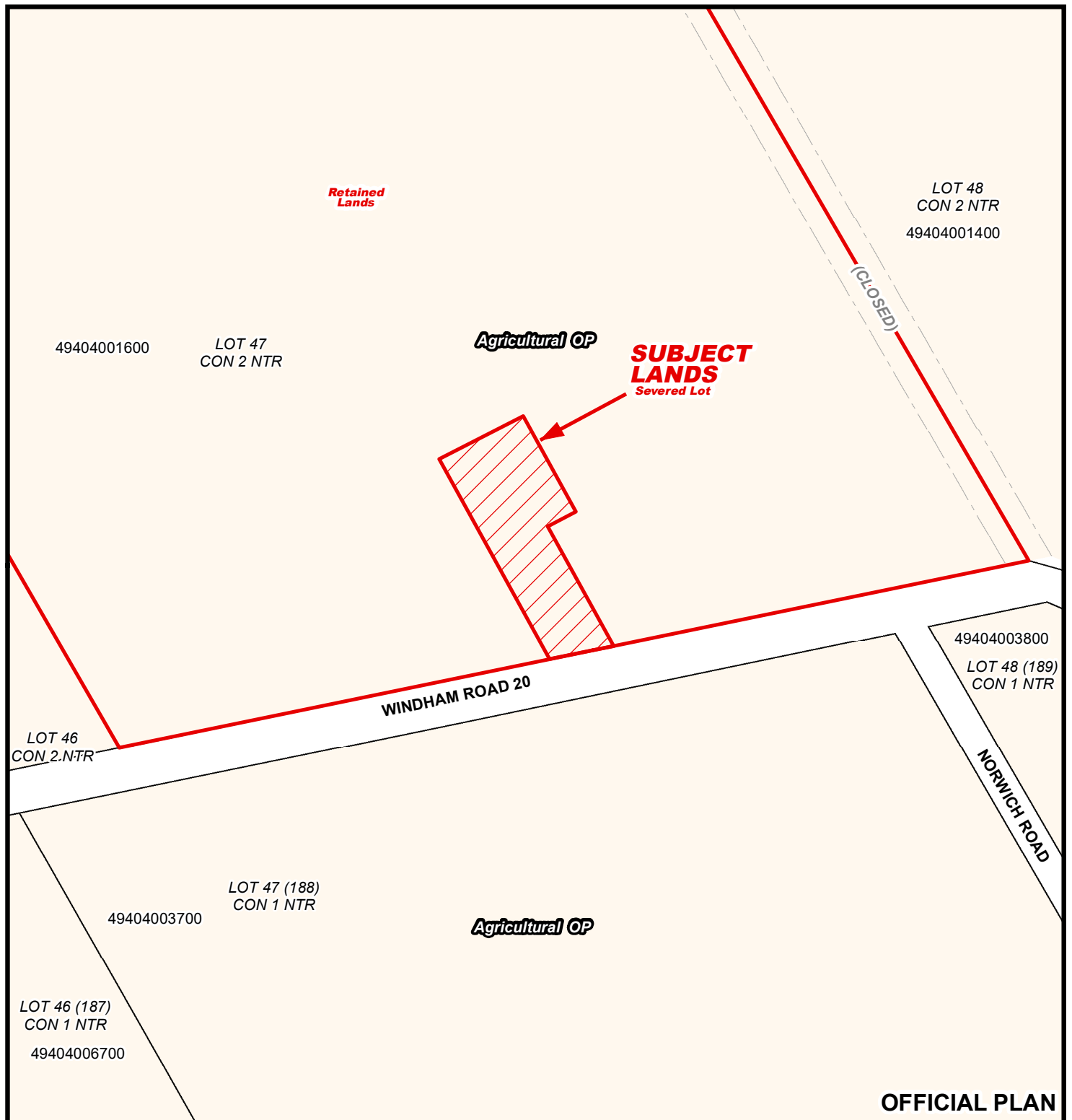
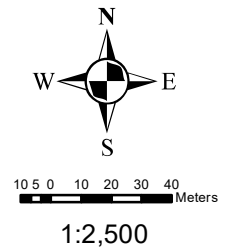
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 19-2323 LACH

MAP 2

File Number: BNPL2019369

Geographic Township of MIDDLETON



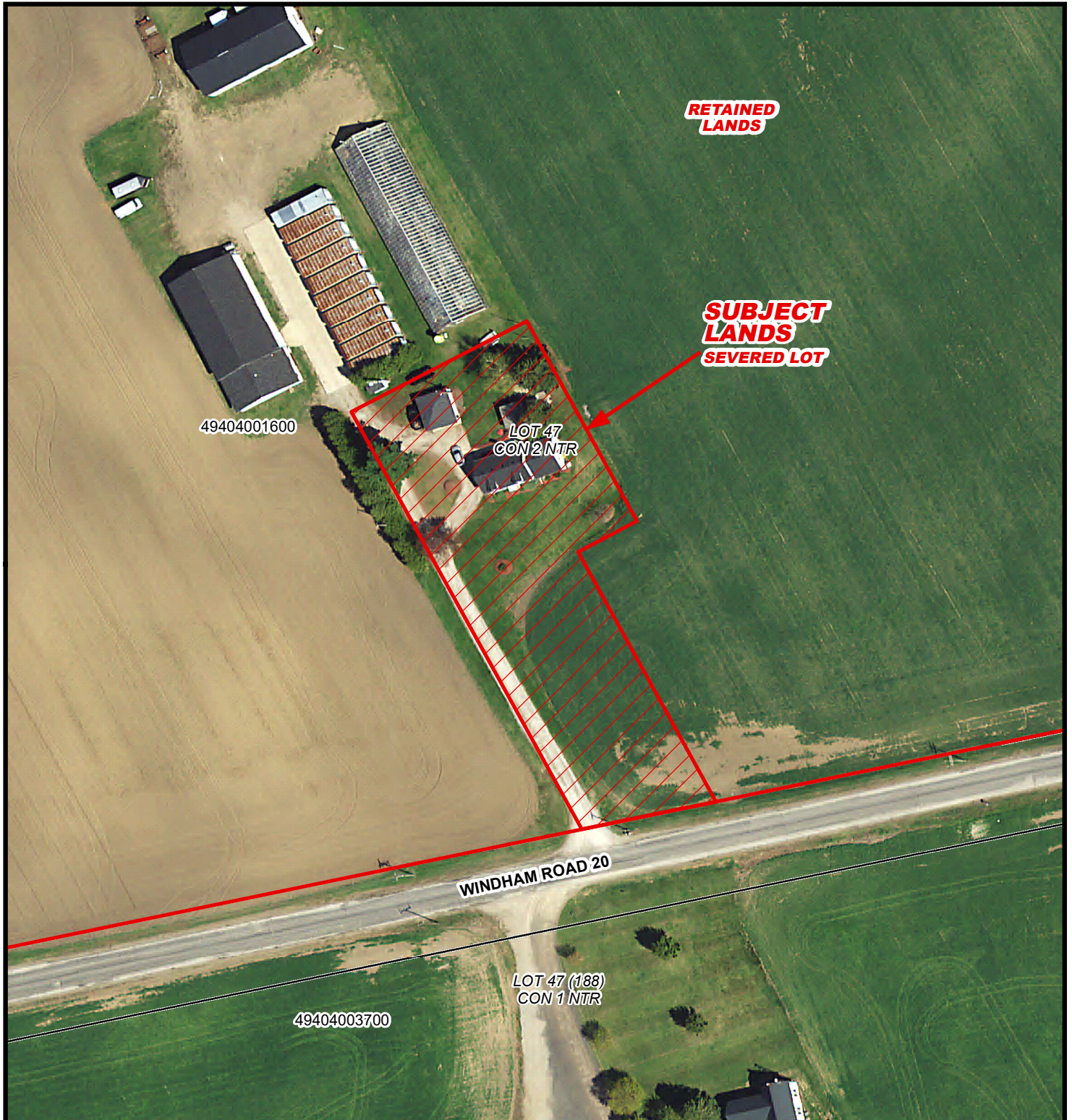
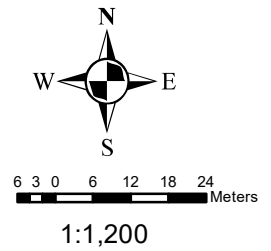
OFFICIAL PLAN

1/10/2020

MAP 3

File Number: BNPL2019369

Geographic Township of MIDDLETON



MAP 4

File Number: BNPL2019369

Geographic Township of MIDDLETON

