

For Office Use Only:

File Number BNPL2019400
Related File Number _____
Pre-consultation Meeting _____
Application Submitted 12/10/19
Complete Application 12/10/19

Application Fee \$ 3239.00
Conservation Authority Fee _____
OSSD Form Provided _____
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: 3310491018030000000

A. Applicant Information

Name of Owner Riddoch, Terry Brent and Riddoch, Oarisa Victoria

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 1563 Windham East Quarterline Road
Town and Postal Code Windham Centre, N0E 2A0
Phone Number _____
Cell Number _____
Email _____

Name of Applicant Riddoch, Terry Brent and Riddoch, Oarisa Victoria

Address 1563 Windham East Quarterline Road
Town and Postal Code Windham Centre, N0E 2A0
Phone Number _____
Cell Number _____
Email _____

Name of Agent	Matthew Harmes, Cobb & Jones LLP
Address	23 Argyle Street
Town and Postal Code	Simcoe, N3Y 4N5
Phone Number	519-428-0170
Cell Number	
Email	mharmes@cobbjones.ca

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:

THE TORONTO-DOMINION BANK - Charge/Mortgage NR562621

B. Location, Legal Description and Property Information

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

PT LT 7 CON 9 WINDHAM AS IN NR464576 (FIRSTLY & SECONDLY);
NORFOLK COUNTY

Municipal Civic Address: 1563 Windham East Quarterline 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 - Active crop development. The lands proposed to be severed however are used for residential purposes and contains a detached single-family 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:

Existing detached single-family residence. Existing out building/barn.

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:

N/A.

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:
1989.

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, m ² or %		
Lot frontage	1025m	989m
Lot depth	300m	300m
Lot width		
Lot area	74.29 Acres	
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):

To sever a portion of the subject properties containing a dwelling and accessory use structure that has been rendered surplus as a result of farm consolidation, along with lands that are not used and have not been used as productive producing land.

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

N/A.

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

Frontage:	36m
Depth:	165.597m
Width:	Irregular
Lot Area:	9091 meters squared (2.25 acres)
Present Use:	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: 989m

Depth: 300m

Width: _____

Lot Area: _____

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: ~~None~~ Barn

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: Brent Riddoch

Roll Number: 54201003200

Total Acreage: 101.18 acres

Workable Acreage: _____

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

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

Owners Name: Terry Brent Riddoch
Roll Number: 54107019000
Total Acreage: 56.96 acres
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built _____

Owners Name: Terry Brent Riddoch
Roll Number: 54104024900
Total Acreage: 72.10 acres
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:
Lengthy ownership.

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 380m

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 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:

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 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.

Brent Riddoch
Victoria Riddoch
Owner/Applicant/Agent Signature

July 23, 2014
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 Terry Riddoch and Oarisa Riddoch am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Matthew Harmes, Cobb & Jones LLP 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.

Brent Riddoch
Owner
Victoria Riddoch
Owner

July 23, 2014
Date
July 23, 2014
Date

K. Declaration

I, Terry Riddoch and Oarisa Riddoch of Norfolk County, Ontario

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:

Norfolk County

Brent Riddoch
Victoria Riddoch

Owner/Applicant/Agent Signature

In province of Ontario

This 23rd day of July

A.D., 2019

[Signature]
A Commissioner, etc.



Minimum Distance Separation II

Worksheet 1

Prepared By: Tiny (Martin) van Pinxteren, Tiny's DBMC Inc.

Description: 744528 Ont. Ltd.

Application Date: Monday, May 15, 2017

Municipal File Number: 05152017

Applicant Contact Information

Ashley Riddoch
744528 Ont. Ltd.
292 Leamon Street
Waterford, ON, Canada N0E 1Y0
Phone #1: 519-426-3203
Phone #2: 519-429-8660
Email: ashreddoch@gmail.com

Location of Subject Livestock Facilities

County of Norfolk
WINDHAM, Concession: 9, Lot: 7
Roll Number: 331049101803000

Calculation Name: **Farm 1**

Description: 744528 Ont. Ltd.

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Chickens, Broilers	41,000 ft ²	153.6	62,000 ft ²	232.3	62,000 ft ²
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	5	7.1	5	7.1	1,625 ft ²

Manure Storage: V1. Solid, inside, bedded pack

Existing design capacity (NU): 160.7

Design capacity after alteration (NU): 239.4

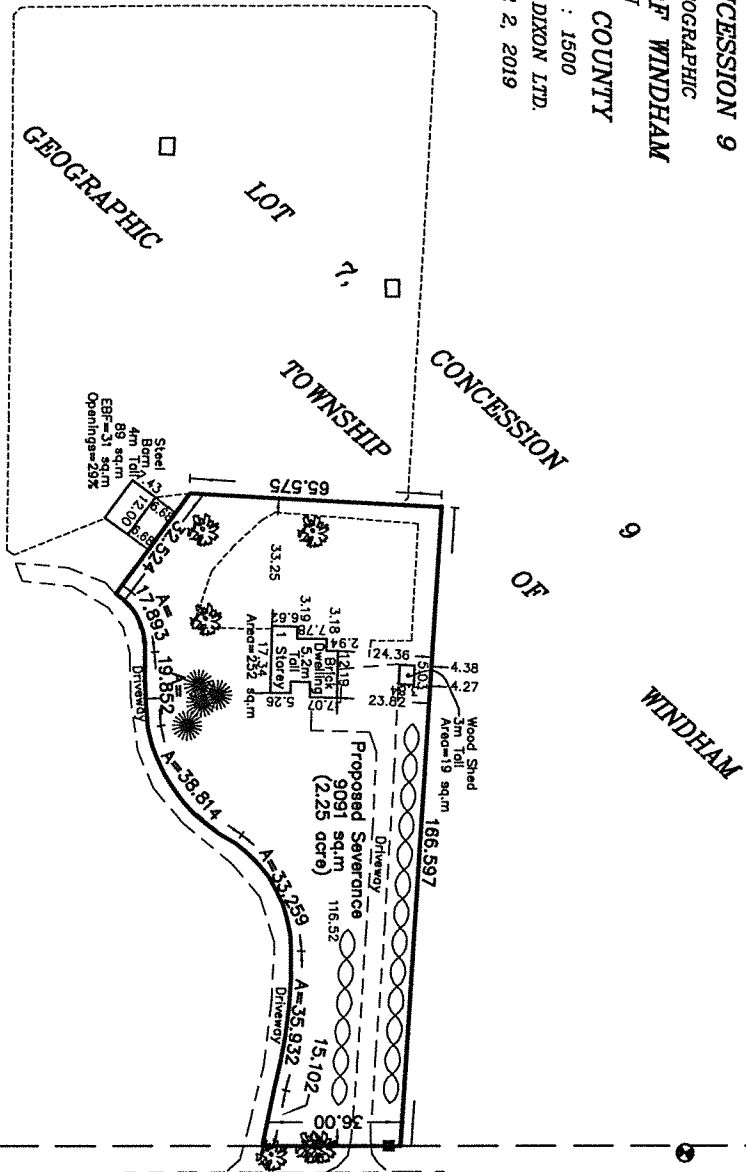
Factor A (Odour Potential)	Factor B (Size)	Factor C (Orderly Expansion)	Factor D (Manure Type)	Building Base Distance 'F' (minimum distance from livestock barn)				
0.7	X	428.59	X	0.8034	X	0.7	=	169 m (554 ft)

Storage Base Distance 'S'
(minimum distance from manure storage)
169 m (554 ft)

MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	169 m 554 ft	235 m 770 ft	169 m 554 ft	235 m 770 ft
Type B Land Uses	337 m 1,107 ft	TBD	337 m 1,107 ft	TBD
Nearest lot line (side or rear)	17 m 55 ft	24 m 80 ft	17 m 55 ft	24 m 80 ft
Nearest road allowance	34 m 111 ft	175 m 575 ft	34 m 111 ft	175 m 575 ft

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 7, CONCESSION 9
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY
SCALE: 1 : 1500
JEWITT AND DIXON LTD.
DECEMBER 2, 2019



WINDHAM EAST QUARTER LINE ROAD

NOTE:
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

19-2369 HARMES RIDDOCH.dwg Model 12/2/2019 06:28:30

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 # 19-2369 CLIENT: RIDDOCH



Measurement

≡ X



1 Sq Meters ▾

Measurement Result

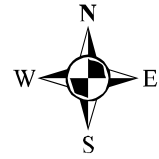
8,395.7 Sq Meters

Clear

MAP 2

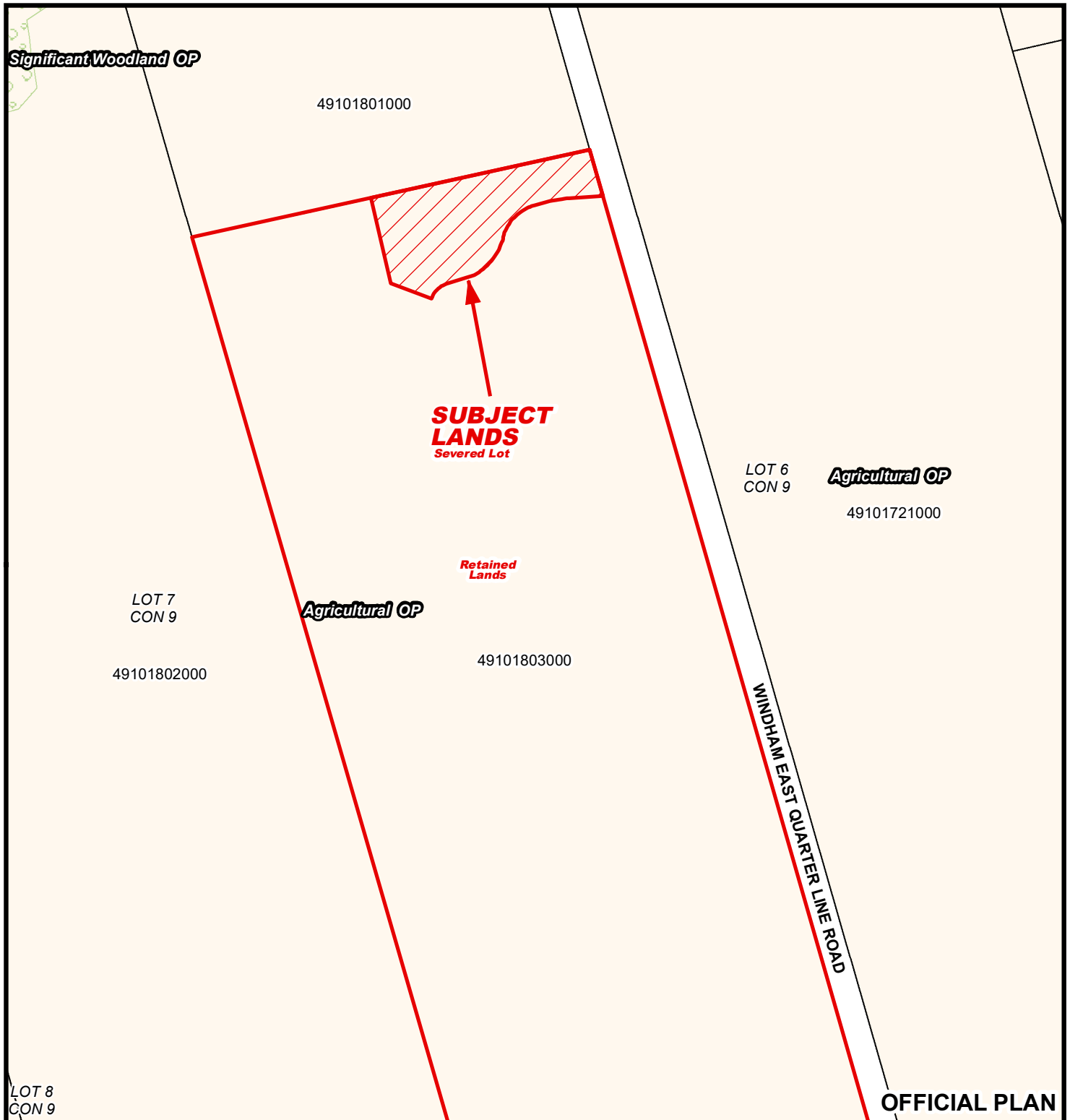
File Number: BNPL2019400

Geographic Township of WINDHAM



10 0 10 20 30 40
Meters

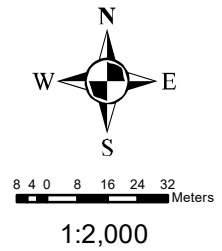
1:4,000



MAP 3

File Number: BNPL2019400

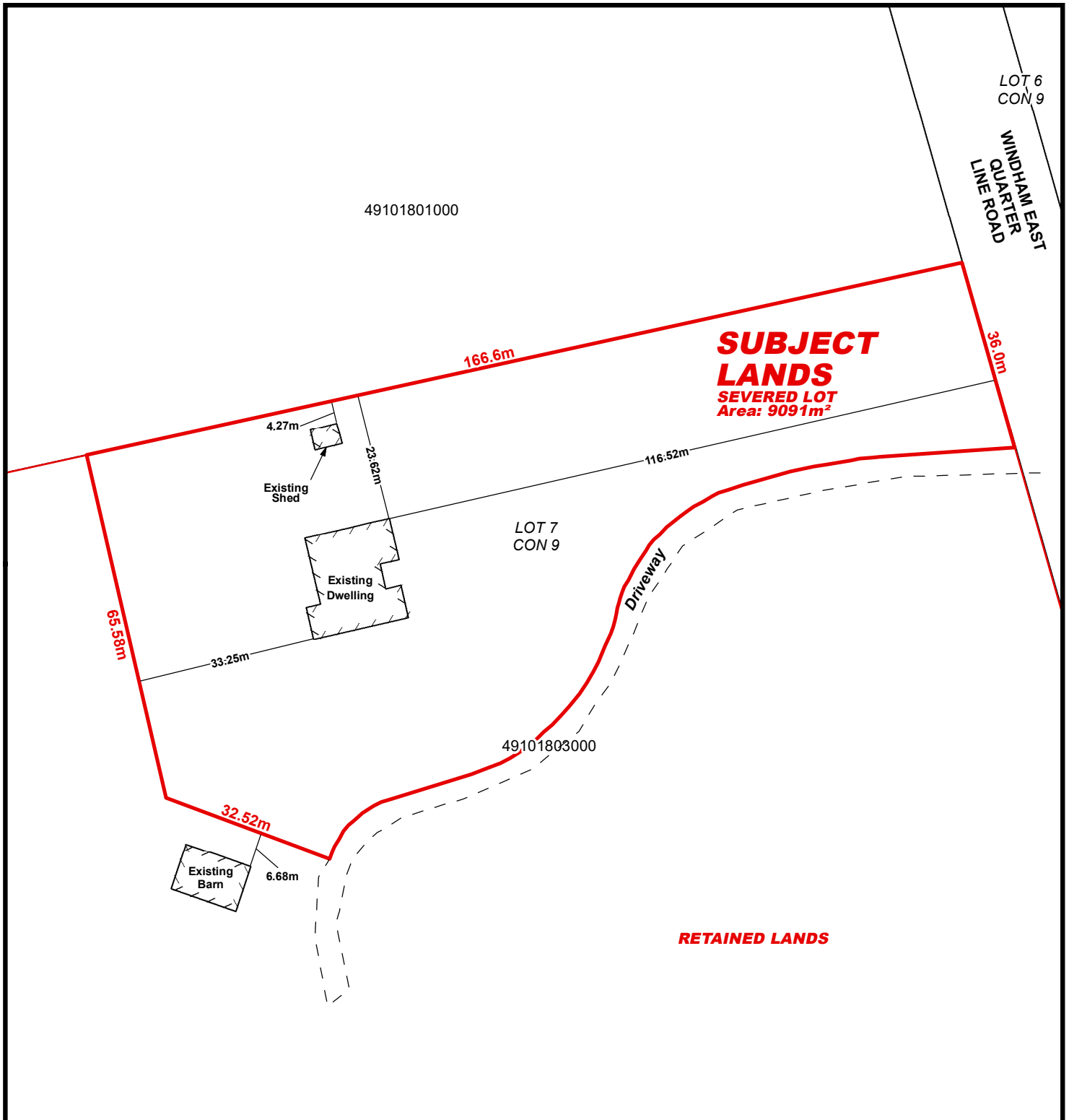
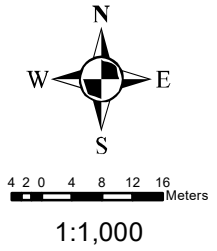
Geographic Township of WINDHAM



MAP 4

File Number: BNPL2019400

Geographic Township of WINDHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2019400

Geographic Township of WINDHAM

