

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Application Fee

Conservation Authority Fee

Well &amp; Septic Info Provided

Planner

Public Notice Sign

1560 - MV ✓  
3307.00 - Surplus ✓

N. Goodbrand

**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 12700 0000**A. Applicant Information****Name of Owner**VanQuaethem Farms LTD (Brian VanQuaethem)

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**353 Plank Line S**Town and Postal Code**Tillsonburg ON, N4G 4G9**Phone Number**(519) 688 - 5425**Cell Number**(519) 521 - 9453**Email**bkvanq@rogers.com**Name of Applicant**Sherry VanQuaethem**Address**56616 Eden Line**Town and Postal Code**Eden ON N0J 1H0**Phone Number****Cell Number**(226) 234 - 1631**Email**vanqfarms@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):

MID CON 1 STR PRT LOT 15 REG - 97.05 ac FR. D

Municipal Civic Address: 575 Jackson Side Rd

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:

land is used for Agriculture. There are 71.50 acres of workable land .

The house on this farm is rented out.

Barn is used for Equipment storage

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, Garage (to be demolished), small shed (to be demolished) and barn.  
Please refer to 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.

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:

Please refer to sketch.

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: previous owners used for agriculture. Purchased in '03 for agricultural purposes.

9. Existing use of abutting properties:  
agricultural, and some residential.

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	933.02 m	36.11m
Lot depth	399.28.m	113.86m
Lot width	1039 m	51.99m
Lot area	392747.42 m2	5486.3 m2
Lot coverage	392747.42 m2	5486.3 m
Front yard		37.91m
Rear yard		4.60 m
Left Interior side yard		15.94 m
Right Interior side yard		4.60m
Exterior side yard (corner lot)		

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

we are requesting for the zoning by law stating that there accessory use buildings should exceed 100 sq m. the exsisting barn is 428.2 sq m. the difference requested is 328.2 sq m.

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

Due to the condition of the exsisting buildings on this property it would benfit future owners to have access to this building. Also because of the proximity of the well and other builidings on the farm it was not possible to retain the barn with the farm within required proximities to other buildings.

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

Frontage:	36.11m
Depth:	113.86 m
Width:	51.99 m
Lot Area:	5486.3
Present Use:	rental excess farm dwelling and agriculture
Proposed Use:	residential

Proposed final lot size (if boundary adjustment): 5483.3

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: 896.91m

Depth: 285.42m

Width: 987.01 m

Lot Area: 387261.12 m<sup>2</sup>

Present Use: agriculture

Proposed Use: agriculture

Buildings on retained land: none

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: VanQuaethem Farms LTD (Brian VanQuaethem)

Roll Number: 541-050-15400-000

Total Acreage: 81.14

Workable Acreage: 65

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

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1920

Owners Name: Brian VanQuaethem  
Roll Number: 541-010-0400-0000  
Total Acreage: 84.44  
Workable Acreage: 60  
Existing Farm Type: (for example: corn, orchard, livestock) cash crop  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2007

Owners Name: VanQuaethem Farms LTD (Brian VanQuaethem)  
Roll Number: 542-010-17500-0000  
Total Acreage: 196.75 ac  
Workable Acreage: 105 acres  
Existing Farm Type: (for example: corn, orchard, livestock) cash crop  
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_  
Owners Name: VanQuaethem Farms LTD  
Roll Number: 545-010-04210-000  
Total Acreage: 77.73  
Workable Acreage: 60  
Existing Farm Type: (for example: corn, orchard, livestock) cash crop  
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:  
Owners historical knowlege. prior to purchase of this property it was being rented by the current owner for cash crop.

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:

N/A

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:

na

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:

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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.

It is our intention to keep the barn as part of the severed property as the other buildings on this farm are aged and need repair. It is our intention to have the garage and the small shed torn down.

## **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

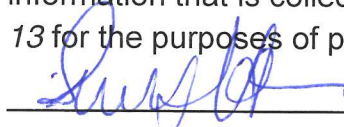
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

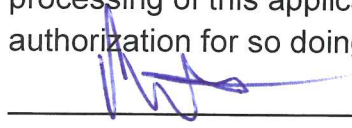
Feb 18 2021  
\_\_\_\_\_  
Date

## 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 Brian VanQuaethem am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Sherry VanQuaethem 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

Feb 18 / 2021  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. Declaration**

I, Sherry VanQuethem 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:

\_\_\_\_\_


x 

Owner/Applicant/Agent Signature

In Norfolk County

This 12<sup>th</sup> day of MARCH 2021

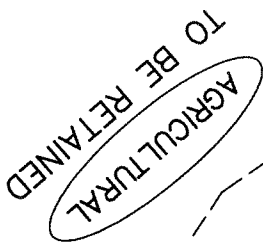
A.D., 20\_\_\_\_



Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

A Commissioner, etc.

AREA OF PARCEL "A"  
= 5486.3 SQUARE METRES



AGRICULTURAL  
TO BE RETAINED

AGRICULTURAL  
TO BE RETAINED

**KIM HUSTED SURVEYING LTD.**

ONTARIO LAND SURVEYOR

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

PROJECT: 20-16315 REFERENCE: FILE



## Zoning Deficiency

Simcoe: St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: t St.  
Langton, On.  
NOE 1G0  
519-875-4485

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### PROPERTY INFORMATION

Address: 575 Jackson Side Road

Legal Description:

Roll Number: 541-050-127000

Application #:

Information Origins: Planning application survey, surplus farm dwelling severance

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Agricultural Zone (A)	<i>required</i>	<i>proposed</i>	<i>deficiency</i>	<i>units</i>
3.36 Surplus Farm Dwelling Severance				
b) existing accessory buildings/structures useable floor area	200.00	428.20	228.20	m.sq

Comments

demolishing existing garage at 70sqm and small shed at 7sqm, one barn at 428.2sqm will remain. Barn not approved for livestock

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The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

**Prepared By:**

Roxanne Lambrecht

I have read and understand the above.

---

Signature of owner or authorized agent

*Roxanne Lambrecht*

---

date

7-Apr-21

AS PER: Fritz R. Enzlin. CBCO,  
CRBO - Chief Building Official  
Manager, Building & Bylaw  
Division, Norfolk County

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Signature of Zoning Administrator

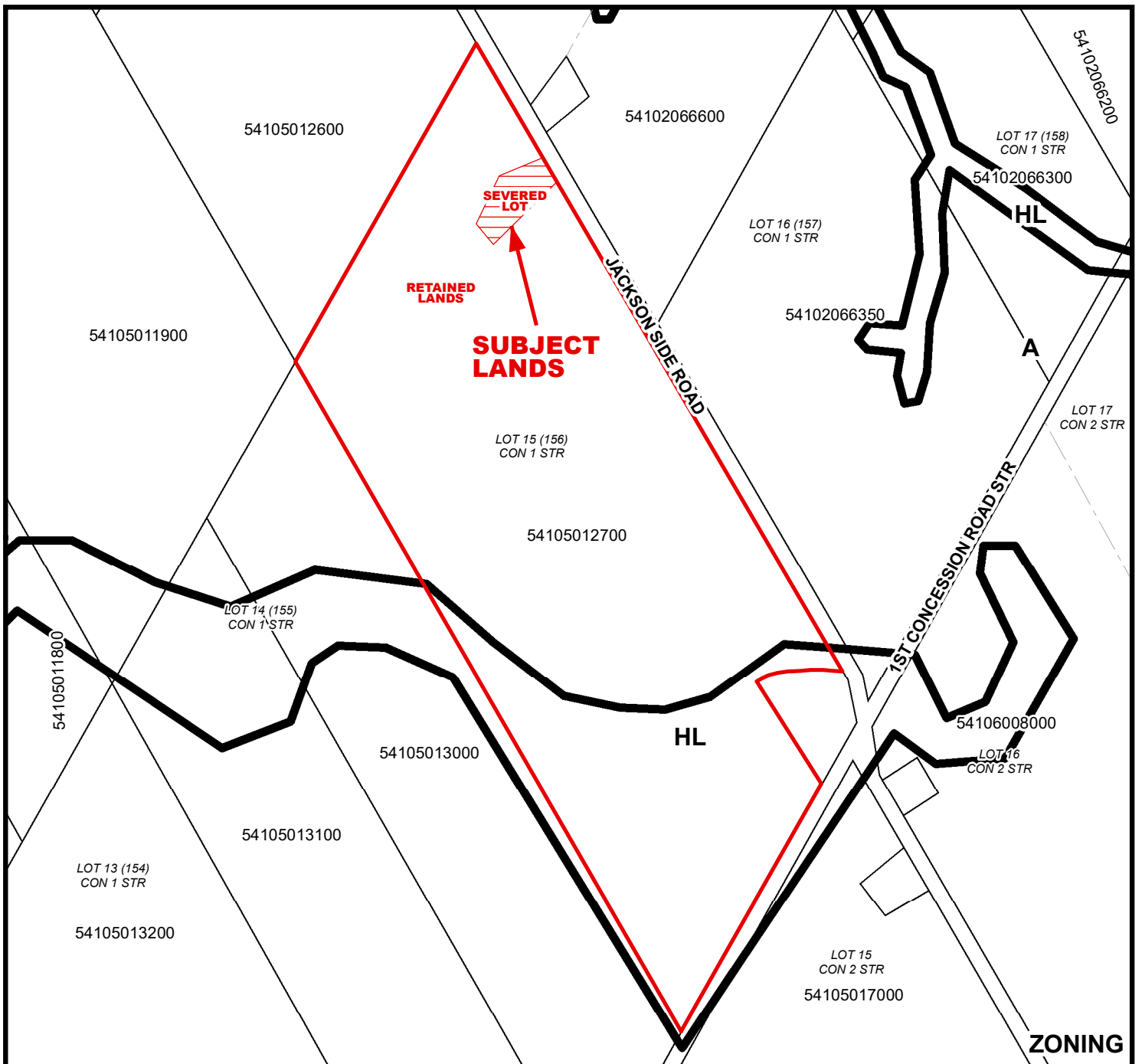
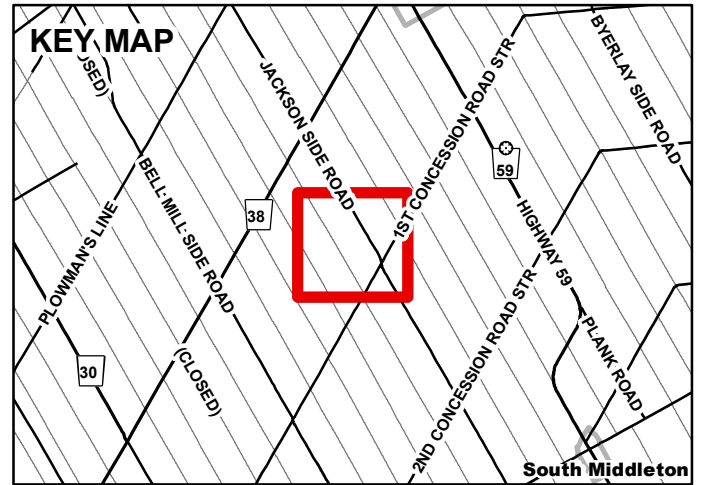
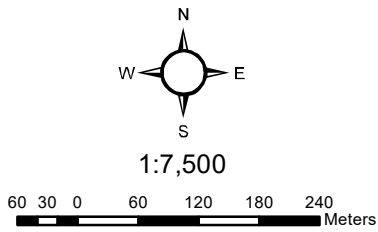
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date

# MAP 1

## File Number: BNPL2021081 & ANPL2021085

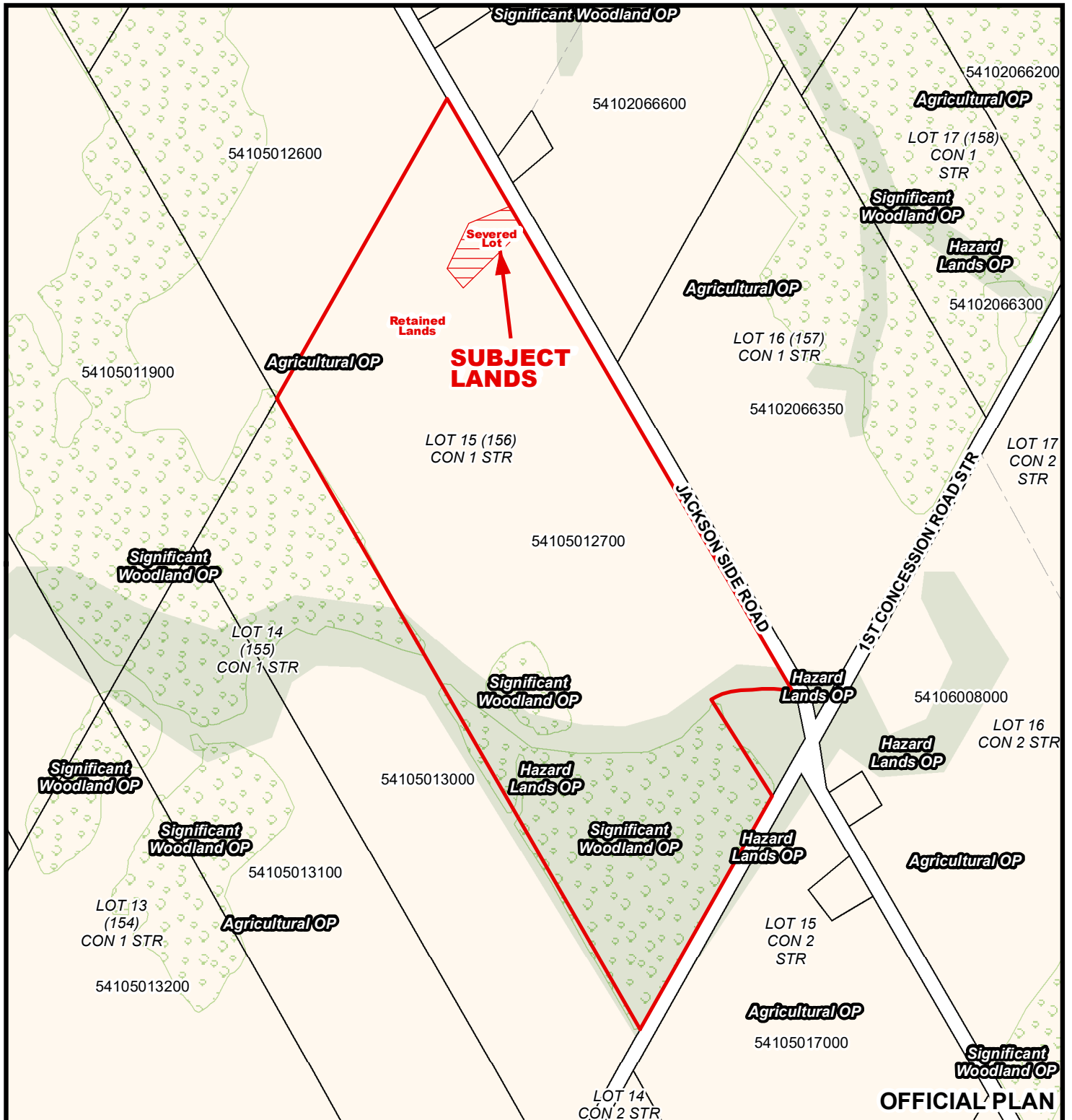
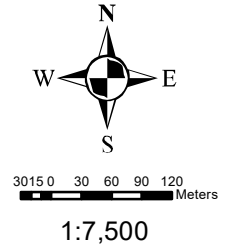
Geographic Township of  
**MIDDLETON**



# MAP 2

File Number: BNPL2021081 & ANPL2021085

Geographic Township of MIDDLETON

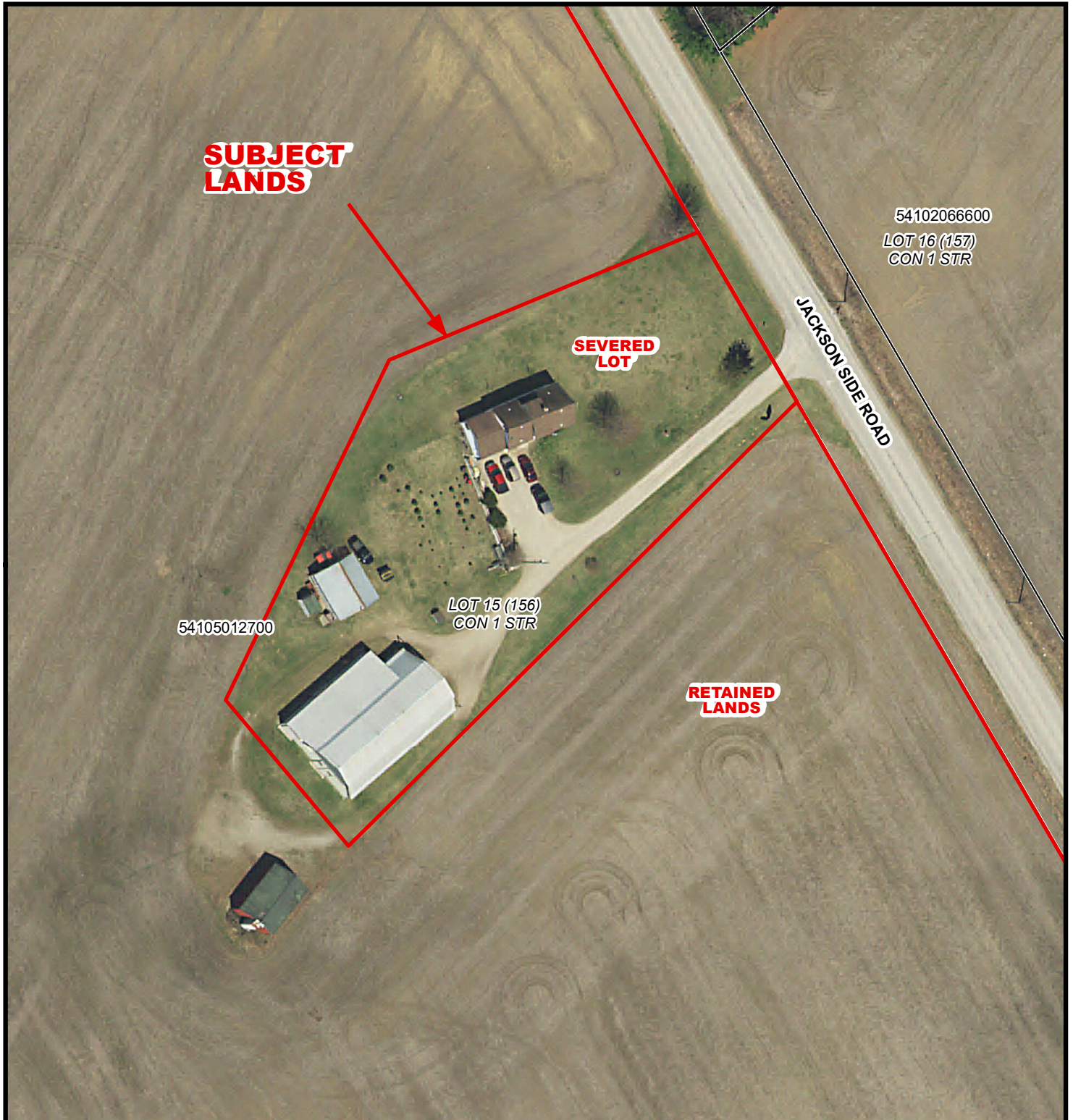
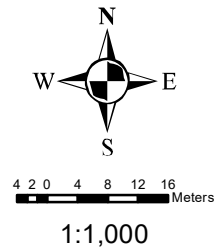




# MAP 3

File Number: BNPL2021081 & ANPL2021085

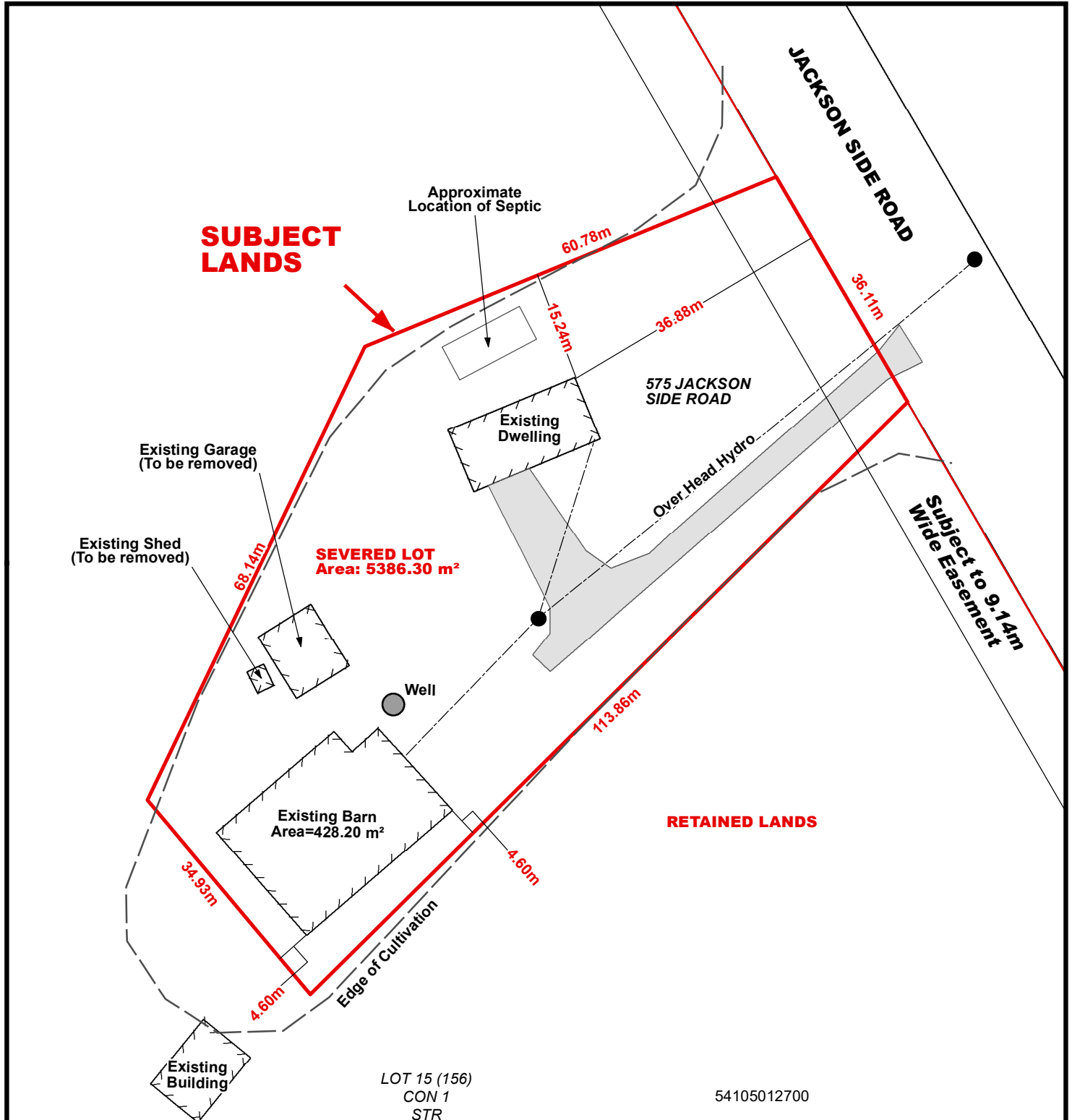
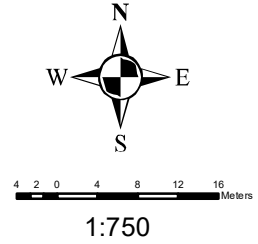
Geographic Township of MIDDLETON



# MAP 4

File Number: BNPL2021081 & ANPL2021085

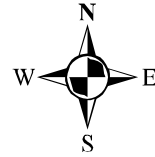
Geographic Township of MIDDLETON



# LOCATION OF LANDS AFFECTED

File Number: BNPL2021081 & ANPL2021085

Geographic Township of MIDDLETON



4 2 0 4 8 12 16 Meters

1:750

