

For Office Use Only:

File Number	BNPL2021308	Application Fee	2,816.00 (sev)
Related File Number	N/A	Conservation Authority Fee	502.85
Pre-consultation Meeting	N/A	Well & Septic Info Provided	Needed + communicated
Application Submitted	Aug 12, 2021	Planner	Hanne Yager
Complete Application	yes	Public Notice Sign	

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: 545-010-22600**A. Applicant Information****Name of Owner**

Tillvalley Farms 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

455 Goshen Rd

Town and Postal Code

Tillsonburg, Ont. N4G 4G7

Phone Number

519-550-4175

Cell Number**Email**

anna@tillvalleyfarms.com

Name of Applicant

Ann Vermeersch

Address

455 Goshen Rd

Town and Postal Code

Tillsonburg, Ont. N4G 4G7

Phone Number

519-550-4175

Cell Number**Email**

anna@tillvalleyfarms.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 mortgages, 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):

HGN CON ENR PT LOT 21

Municipal Civic Address: _____

Present Official Plan Designation(s): AG + HAZARD LANDS

Present Zoning: HL

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:

VACANT

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:

NA

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.

NA

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:

NA

9. Existing use of abutting properties:

AG

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>30.48 m</u>	<u>73.152 m</u>
Lot depth	<u>45.72 m</u>	<u>54.864 m</u>
Lot width	<u>30.48 m</u>	<u>73.152 m</u>
Lot area	<u>1393.5 m²</u>	<u>~ 4013.4 m²</u>
Lot coverage	<u>~ 13 %</u>	<u>~ 4 %</u>
Front yard	<u>10.56 m</u>	<u>SAME</u>
Rear yard	<u>24.76 m</u>	<u>33.9 m</u>
Left Interior side yard	<u>2.59 m</u>	<u>45.26 m</u>
Right Interior side yard	<u>3.48 m</u>	<u>SAME</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: 42.672 m
Depth: 54.864 m
Width: 73.152 m
Lot Area: .26 HA
Present Use: VACANT
Proposed Use: RESIDENTIAL
Proposed final lot size (if boundary adjustment): 4013 m²

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 545-010-22610

1901 1st Conc Rd ENR

Description of land intended to be retained in metric units:

Frontage: ~ 632.6m

Depth: ~ 628.7m

Width: ~ 632.6m

Lot Area: 39.6 AC

Present Use: AG

Proposed Use: AG

Buildings on retained land: NA

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: Till Valley Farms Inc.

Roll Number: 541-020-44500-0000

Total Acreage: 150.07

Workable Acreage: 120

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

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

Owners Name: Tillvalley Farms Inc.
Roll Number: 541-050-03700-0000
Total Acreage: 99.53
Workable Acreage: 81
Existing Farm Type: (for example: corn, orchard, livestock) Farm - Corn
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1965

Owners Name: Tillvalley Farms Inc.
Roll Number: 545-020-02600-0000
Total Acreage: 99.00
Workable Acreage: 70
Existing Farm Type: (for example: corn, orchard, livestock) Corn
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Owners Name: Tillvalley Farms Inc.
Roll Number: 545-010-22700-000 + 545-010-22600-000
Total Acreage: + 545-010-22800-0000
Workable Acreage: 194.04 (3 Roll #s) Workable 126
Existing Farm Type: (for example: corn, orchard, livestock) Corn
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:

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:

1ST CONCESSION ROAD ENR

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.

This boundary adjustment is requested so that septic improvements can be made along with lot grading to help with drainage.

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

August 12, 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 _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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

Date

Owner

Date

K. Declaration

I, Ann Vermeersch of Tillvalley Farms Inc.
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

In Till'sburg

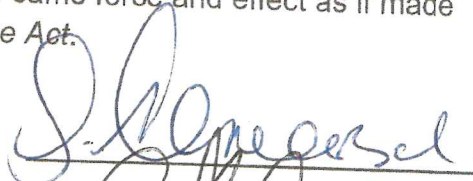

This 12 day of August

A.D., 2021



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

A Commissioner, etc.


Owner/Applicant/Agent Signature




Find address or place



BASELINE ROAD (UNMAINTAINED)

1ST CONCESSION ROAD ENR

Can LPRCA remove the hazard land buffer zone on the final boundary adjustment for the 1901 1st Concession RD ENR property?

If it can be removed can we do it with this boundary adjustment application.

If LPRCA decides it can not be removed, would they consider removing it in exchange for additional acreage on the selling agriculture property but not currently regulated. See red area on map for proposed area. Ultimately this would be an exchange of lands keeping LPRCA acreage of hazard lands the same.

60m

4,732,275.741 524,983.250 Meters

SKETCH FOR PROPOSED SEVERANCE

PART OF LOT 21

CONCESSION EAST OF NORTH ROAD

GEOGRAPHIC TOWNSHIP OF HOUGHTON

IN

NORFOLK COUNTY

NOT TO SCALE

KIM HUSTED SURVEYING LTD.

AREA OF PART 1

37R-1575

= 0.14 HECTARES

AGRICULTURAL

TO BE RETAINED

21,

ROAD ALLOWANCE BETWEEN CONCESSION EAST OF NORTH ROAD AND CONCESSION 1
(20.117 - WIDE) (KNOWN AS FIRST CONCESSION EAST OF NORTH ROAD)

GEOGRAPHIC

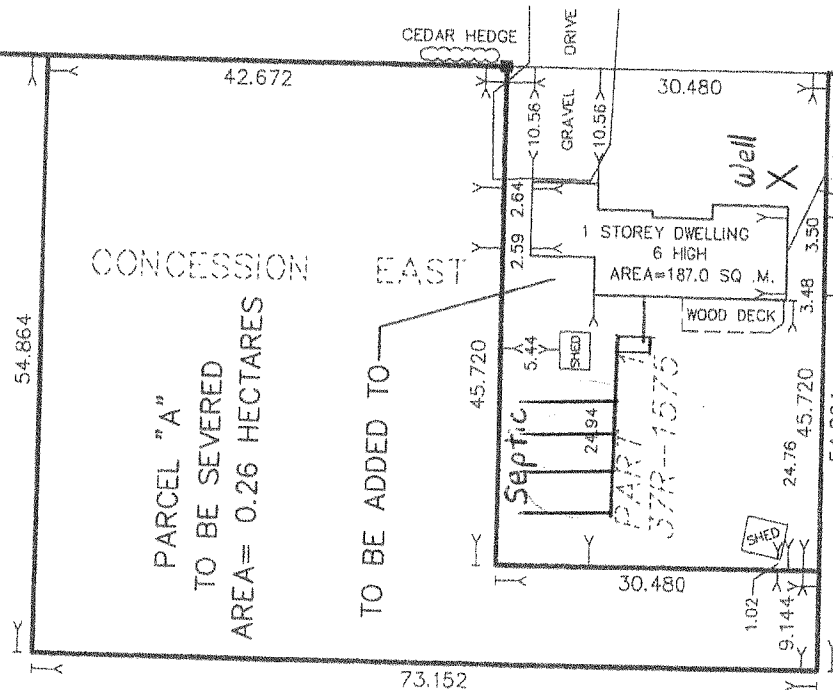
TOWNSHIP

OF

HOUGHTON

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: 21-16687 REFERENCE: FILE

TILLVALLEY FARMS INC.
CORPORATE SUMMARY
Information as at January 2, 2015

File No.: 15-2444

Incorporation date: March 14, 2011

Governing Jurisdiction: Ontario

Minute book: Number: 1049

Business (HST) Number:

Registered Office:

Ontario Corporation No. 1841460

56280 Eden Line
Eden, Ontario N0J 1H0

Contract signing:

the President or Vice-President or a director with
the Secretary or Treasurer or assistant secretary or
assistant treasurer or another director

Fiscal year end:

December 31st

DIRECTORS

NAME

ELECTED

ADDRESS

Sarah Ann Vermeersch

Jan 2 15

56280 Eden Line, Eden ON N0J 1H0

OFFICERS

NAME

OFFICE

APPOINTED

ADDRESS

Sarah Ann Vermeersch

President

Jan 2 15

56280 Eden Line, Eden ON N0J 1H0

Sarah Ann Vermeersch

Secretary

Jan 2 15

56280 Eden Line, Eden ON N0J 1H0

Sarah Ann Vermeersch

Treasurer

Jan 2 15

56280 Eden Line, Eden ON N0J 1H0

Jeffery George Vermeersch

Vice President

Jan 2 15

56280 Eden Line, Eden ON N0J 1H0

AUTHORIZED CAPITAL

An unlimited number of voting Class "A" Common shares
without par value;

An unlimited number of non-voting Class "B" Common
shares without par value;

An unlimited number of voting Class "C" Preferred shares;
An unlimited number of non-voting Class "D" Preferred shares;
An unlimited number of non-voting Class "E" Preferred shares.

SHAREHOLDERS/ISSUED CAPITAL

SHAREHOLDER

NO. OF SHARES

VOTING CLASS "A" COMMON SHARES

Sarah Ann Vermeersch

10,000

NON-VOTING CLASS "D" PREFERRED SHARES

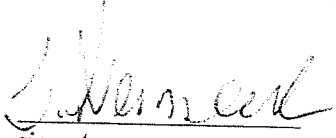
Sarah Ann Vermeersch

2,411,959

**CHINNECK LAW IS HEREBY INSTRUCTED TO COMPLETE ANNUALS EACH YEAR
UNTIL OTHERWISE INSTRUCTED IN WRITING BY THE UNDERSIGNED**

Approved (or Approved as amended):

By: Sarah Ann Vermeersch
name


signature

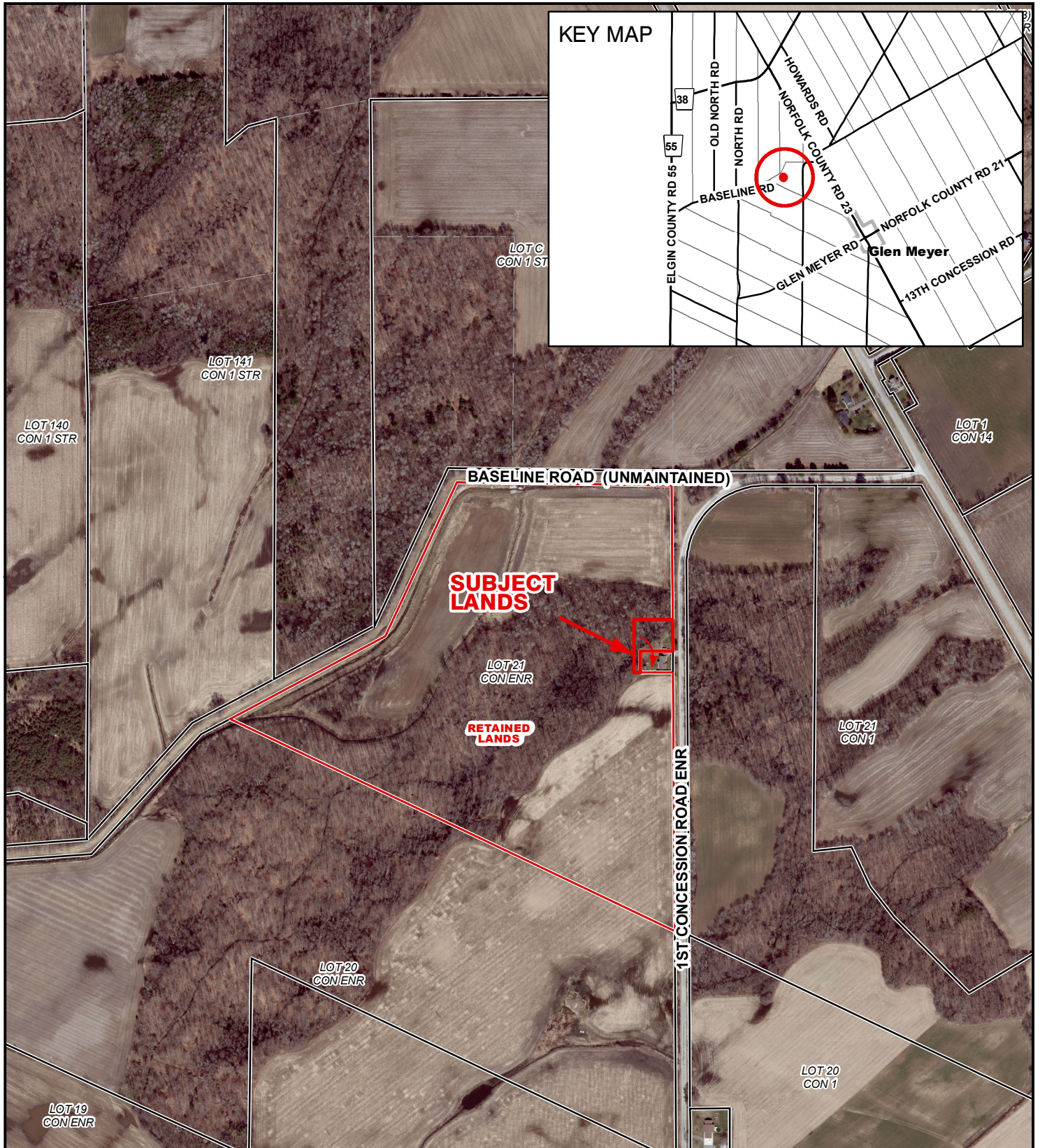
January 2, 2015
date

Officers' Register – Tillvalley Farms Inc.

[illegible]

Directors' Register – Tillvalley Farms Inc.

[illegible]

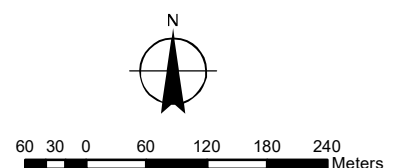


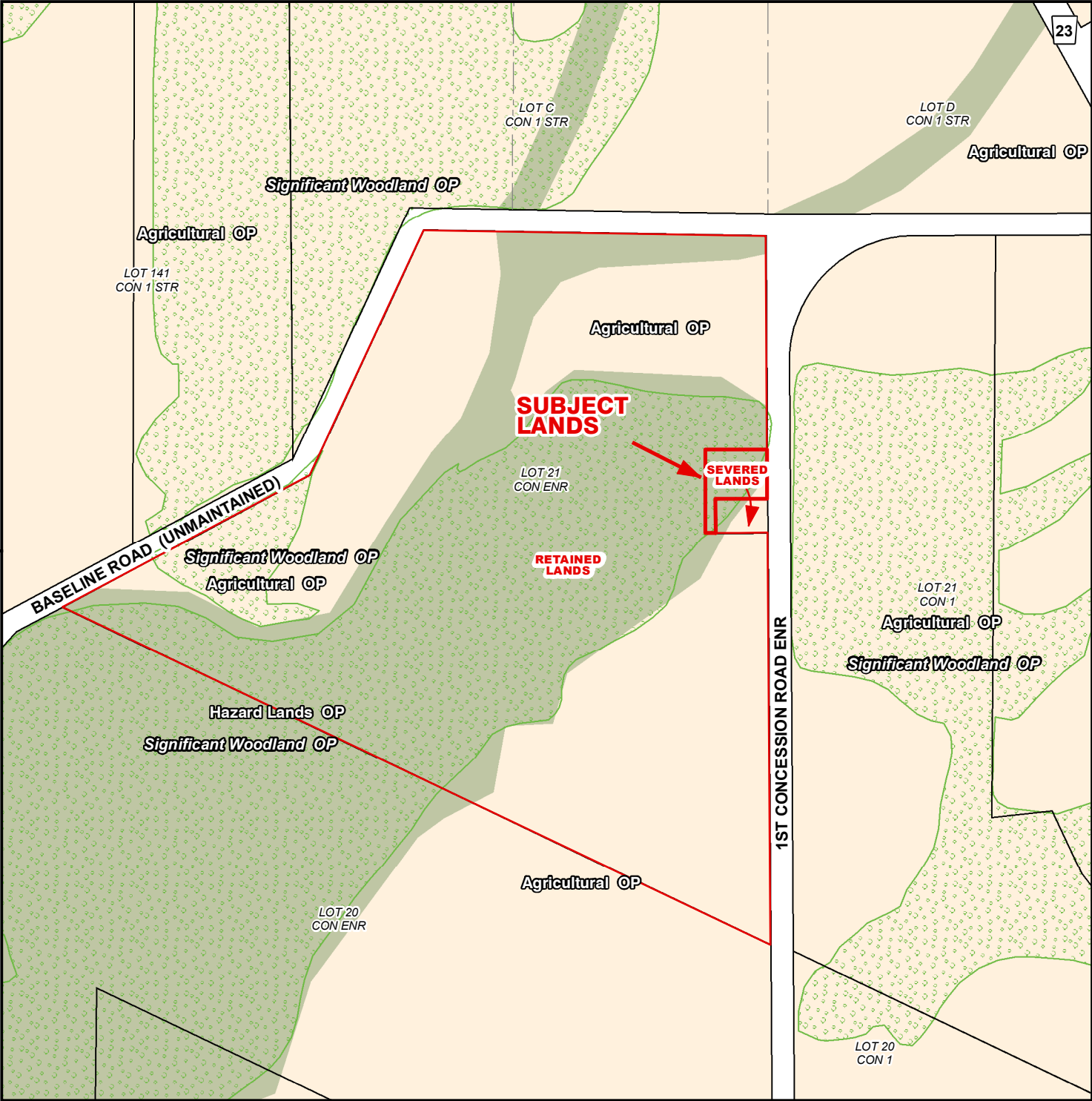
Legend

- Subject Lands
- Lands Owned

2020 Air Photo



2021-10-06





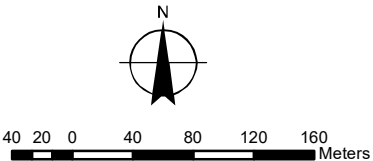
2021-10-06

Legend

-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Significant Woodland

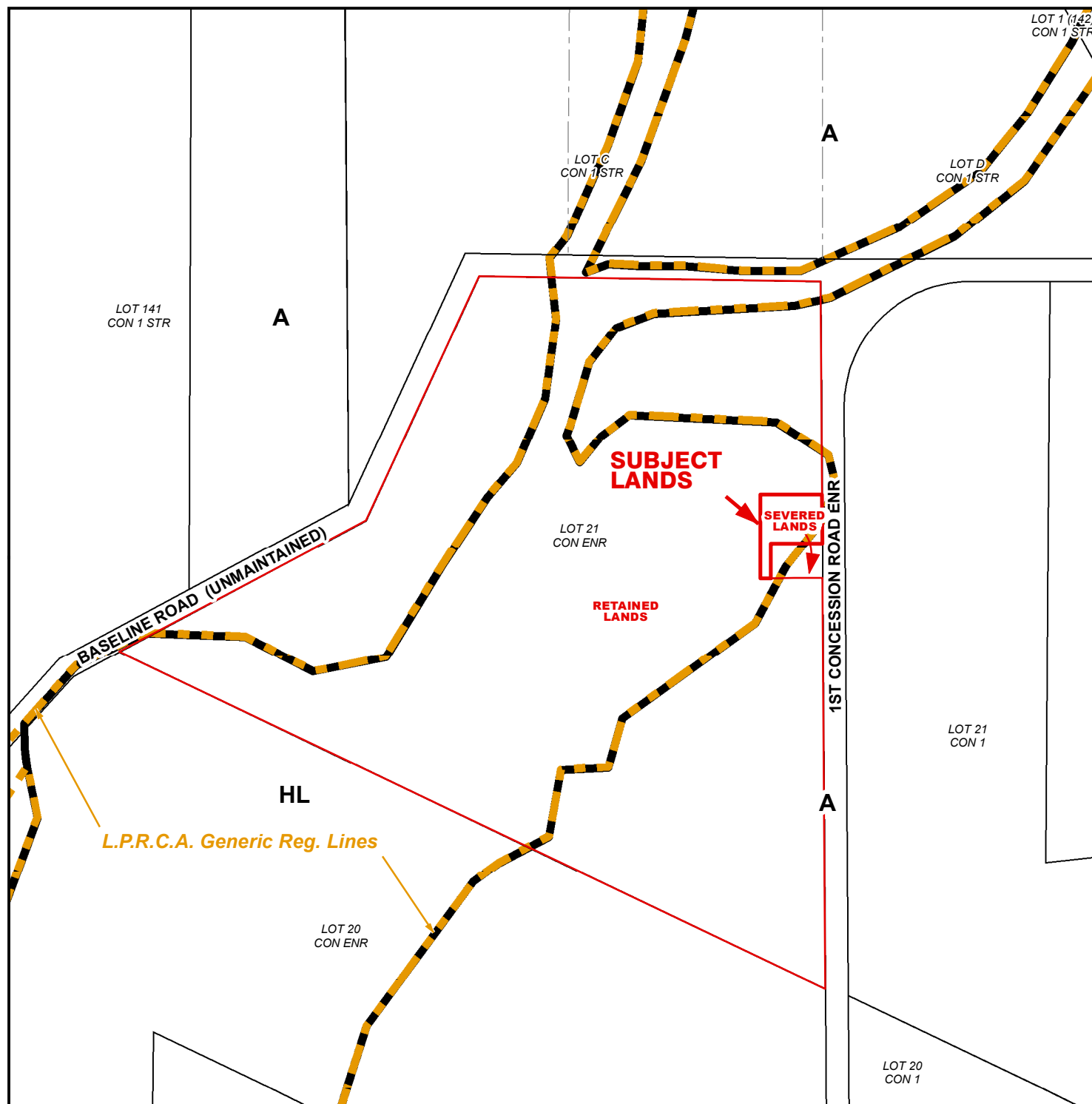


MAP C

ZONING BY-LAW MAP

Geographic Township of HOUGHTON

BNPL2021308



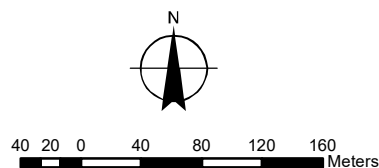
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

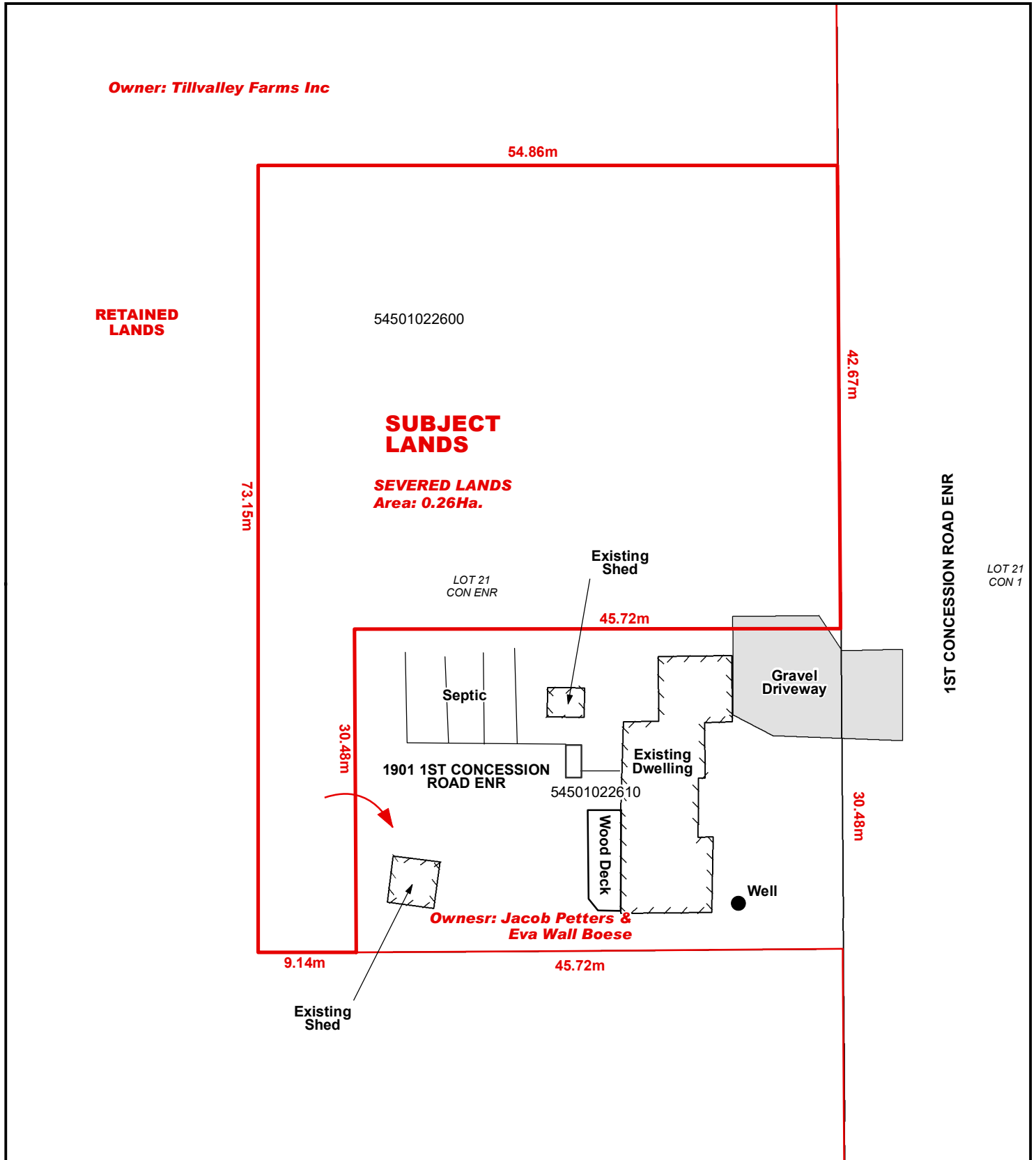
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone

2021-10-06



CONCEPTUAL PLAN

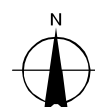
Geographic Township of HOUGHTON



Legend

- Subject Lands
- Lands Owned

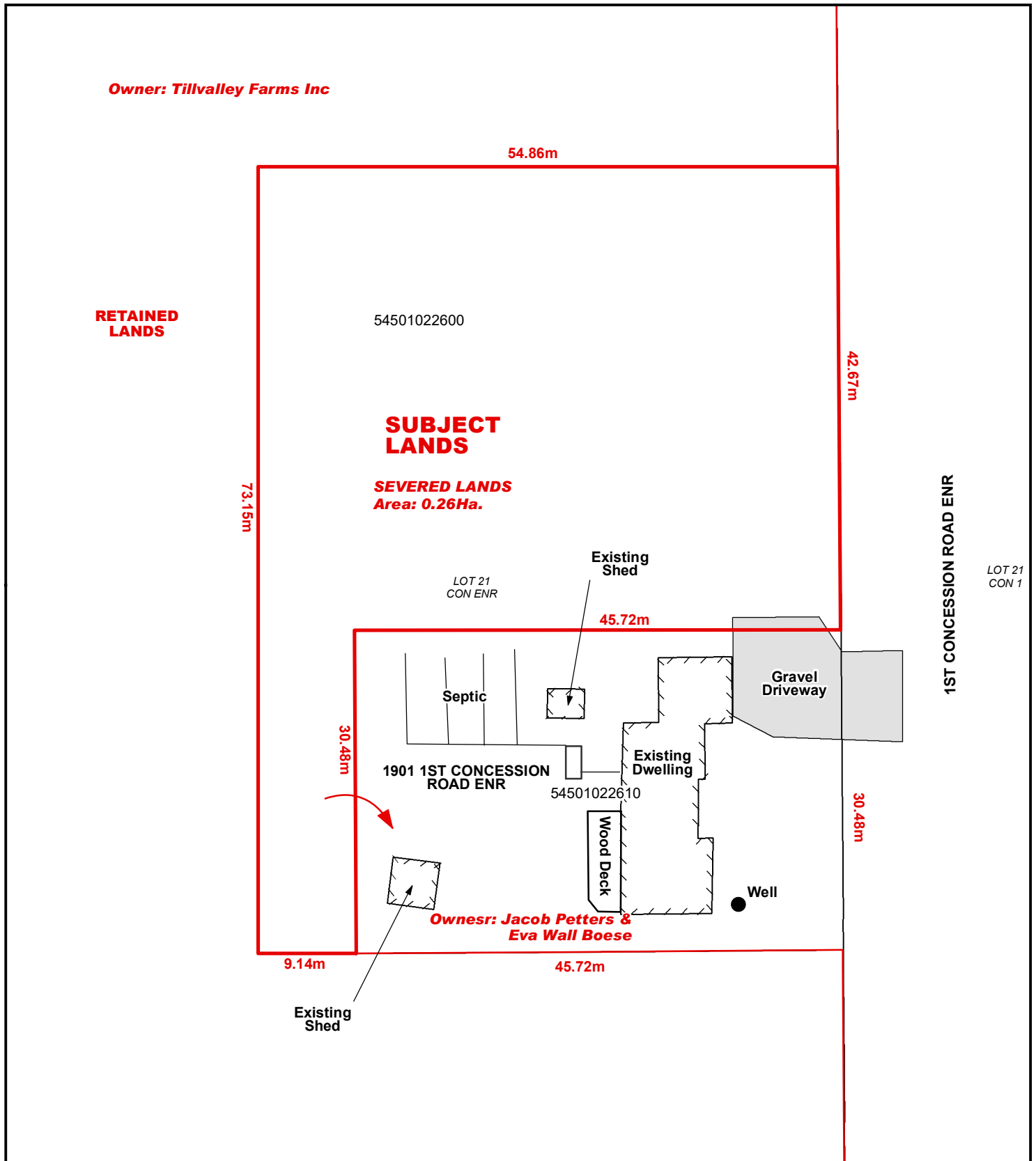
2021-10-06



4 2 0 4 8 12 16 Meters

CONCEPTUAL PLAN

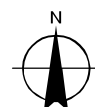
Geographic Township of HOUGHTON



Legend

- Subject Lands
- Lands Owned

2021-10-06



4 2 0 4 8 12 16 Meters