

For Office Use Only:

File Number	BNPL2022056	Application Fee	pd - \$3,367
Related File Number		Conservation Authority Fee	
Pre-consultation Meeting		Well & Septic Info Provided	provided
Application Submitted	Feb 3, 2022	Planner	Jen
Complete Application	Feb 22, 2022	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: 33105420300780000000

A. Applicant Information

Name of Owner AGinvest Farmland Two 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 80 Kell Dr. Suite 3

Town and Postal Code Chatham, ON N7M 3H1

Phone Number 519-352-8413

Cell Number 519-784-7339

Email info@aginvestcanada.com

Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent David Roe , Civic Planning Solutions Inc.
Address 61 Trailview Dr.
Town and Postal Code Tillsonburg, ON N4G 0C6
Phone Number _____
Cell Number 519-983-8154
Email civicplanningsolutions@nor-del.com

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 owner and agent noted above.

☐ Owner ☐ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:
none

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Part Lot 2, Concession 9, North Walsingham

Municipal Civic Address: 116 10th Concession Road

Present Official Plan Designation(s): Agricultural and Hazard land

Present Zoning: Agricultural and Hazard land

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:
cash crop farming - corn and beans



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:

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:

Nothing proposed

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:

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. **Failure to complete this section will result in an incomplete application.** *House on Severed lot

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	426m	30m	12.1.2 b)	66m*	none
Lot depth	1380m	n/a		42.25m*	n/a
Lot width	462m	n/a		66*m	n/a
Lot area		2000m2	12.1.2 aii)	2700m2*	none
Lot coverage					n/a
Front yard	12.97m	13m	12.1.2c)	12.97m	existing
Rear yard		9m	12.1.2 f)	14.47m*	none
Height	7m	11m	12.1.2h)	7m	none
Left Interior side yard		3m	12.1.2 e)	23.86m*	none
Right Interior side yard		3m	12.1.2e)	28.52m*	none
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

Note: setbacks of buildings on lands are shown on the attached sketch

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

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 66m

Depth: 42.25m

Width: 66m

Lot Area: 0.27ha

Present Use: Agricultural

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: 360m

Depth: 1380m

Width: 462m

Lot Area: 158ac

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: 3 greenhouses, 1 coverall, 5 barns and 2 bunkhouses

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage:

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 33105420300780000000
Total Acreage: 159
Workable Acreage: 137
Existing Farm Type: (for example: corn, orchard, livestock) cash crop farming - corn and beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1950's
Date of Land Purchase: 2020

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 33105420302020000000
Total Acreage: 106.76ac
Workable Acreage: 75
Existing Farm Type: (for example: corn, orchard, livestock) cash crop farming - corn and beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1950's
Date of Land Purchase: 2020

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 3310545020161000000
Total Acreage: 95
Workable Acreage: 56
Existing Farm Type: (for example: corn, orchard, livestock) cash crop farming - corn and beans
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 2020

Owners Name: AGinvest Farmland IV Inc.
Roll Number: 33104020100660000000
Total Acreage: 44.4ac
Workable Acreage: 40ac
Existing Farm Type: (for example: corn, orchard, livestock) cash crop farming - corn and beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1920's
Date of Land Purchase: 2020

Owners Name: AGinvest Farmland IV Inc.
Roll Number: 33104930501930000000
Total Acreage: 284ac
Workable Acreage: 178ac
Existing Farm Type: (for example: corn, orchard, livestock) cash crop farming - corn and beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1960's
Date of Land Purchase: 2020

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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:
knowledge of owner

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. All Applications: 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 change in land use

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:

not within a source water protection area

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. All Applications: 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 adjacent

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. All Applications: 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 in good working order | <input type="checkbox"/> Other (describe below) |

Storm Drainage

- | | |
|---|--|
| <input type="checkbox"/> Storm sewers | <input checked="" 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:

10th Concession Road North Walsingham

G. All Applications: 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:

- ☐ 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.



Owner/Applicant/Agent Signature

Nov 24/21

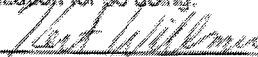
Date

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 AGInvest Farmland Two Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe, Civic Planning Solutions Inc. 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

November 22/2021

Date

I have power to bind the corporation

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.



K. Declaration

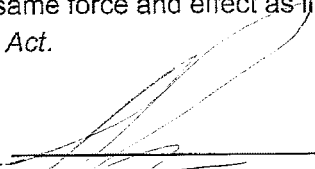
I, David Roe of Oxford County

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:


Norfolk County


Owner/Applicant/Agent Signature

In Province of Ontario

This 24th day of November

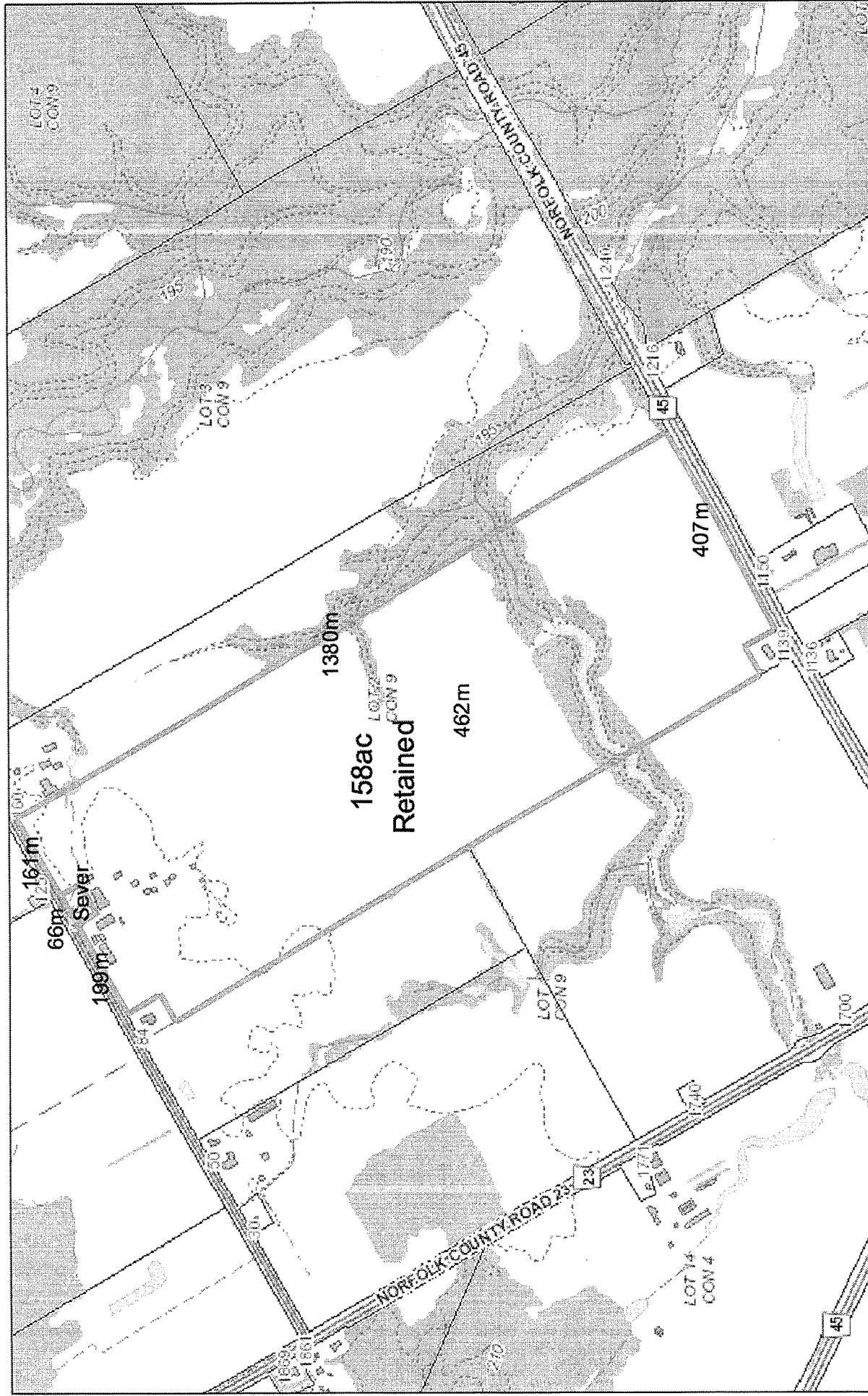
A.D., 20 21



A Commissioner, etc.

Elizabeth Ann Catarino, a Commissioner, etc.
Province of Ontario
for John R. Hanselman, Barrister and Solicitor
Expires December 19, 2021

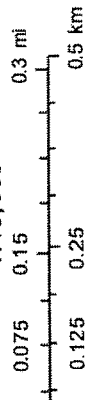
MAP NORFOLK - Community Web Map



11/10/2021, 7:35:27 PM

- ☐ Land Parcels
- ☐ Plan Lines
- ☐ DraftPlan

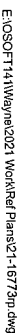
1:10,000



Norfolk GIS

ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048





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: 116 Concession Rd 10 Langton			
Owner: AGinvest Farmland Two Inc.		Lot: 2		Concession: 9	
Lot Area: 0.66	Lot Frontage: 160ft	Assessment Roll No. 3310542030078000000			
PURPOSE OF EVALUATION		<input checked="" 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 checked="" type="checkbox"/> Agricultural			
Building Area: 1500 sqft	No. of Bedrooms: 2	No. of Fixture Units: 4	Is the building currently occupied? (Yes) / No If No, how long?		
EVALUATOR'S INFORMATION		Evaluator's Name: Ben Loewen Company Name: Exact Septic Inc. Address: _____ Postal Code: _____ Phone: 519-207-0104 Email: _____ BCIN #: _____			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type: Sandy	
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: N/A ft.	
Surface Discharge Observed: Yes (No)		Odour Detected: Yes (No)		Current Weather (at time of evaluation): Sunny	
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: 800 Gal.		Pump: Yes (No)	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs:		Total Length of Tile:	
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input checked="" type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		Tank is 7 feet away From House			
Distance to Bodies of Water (ft)		N/A			
Distance to Nearest Well (ft)		200 feet			
Distance to Proposed Property Lines		Front +75 Rear +30 Side +80 Side +60		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:**

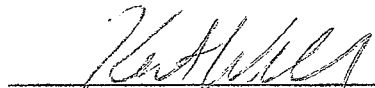
Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.

Additional Comments:

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, Kent Willmore (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.



Owner Signature

Date

EVALUATOR:

1. I, Ben Loewen 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.



Evaluator Signature

July 21 / 2021

Date

BUILDING DIVISION COMMENTS

Comments: Septic in good working order at The Time of Inspection

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 16, 2016



On Site Sewage Disposal System Location Plan

DATE: July 21/2021

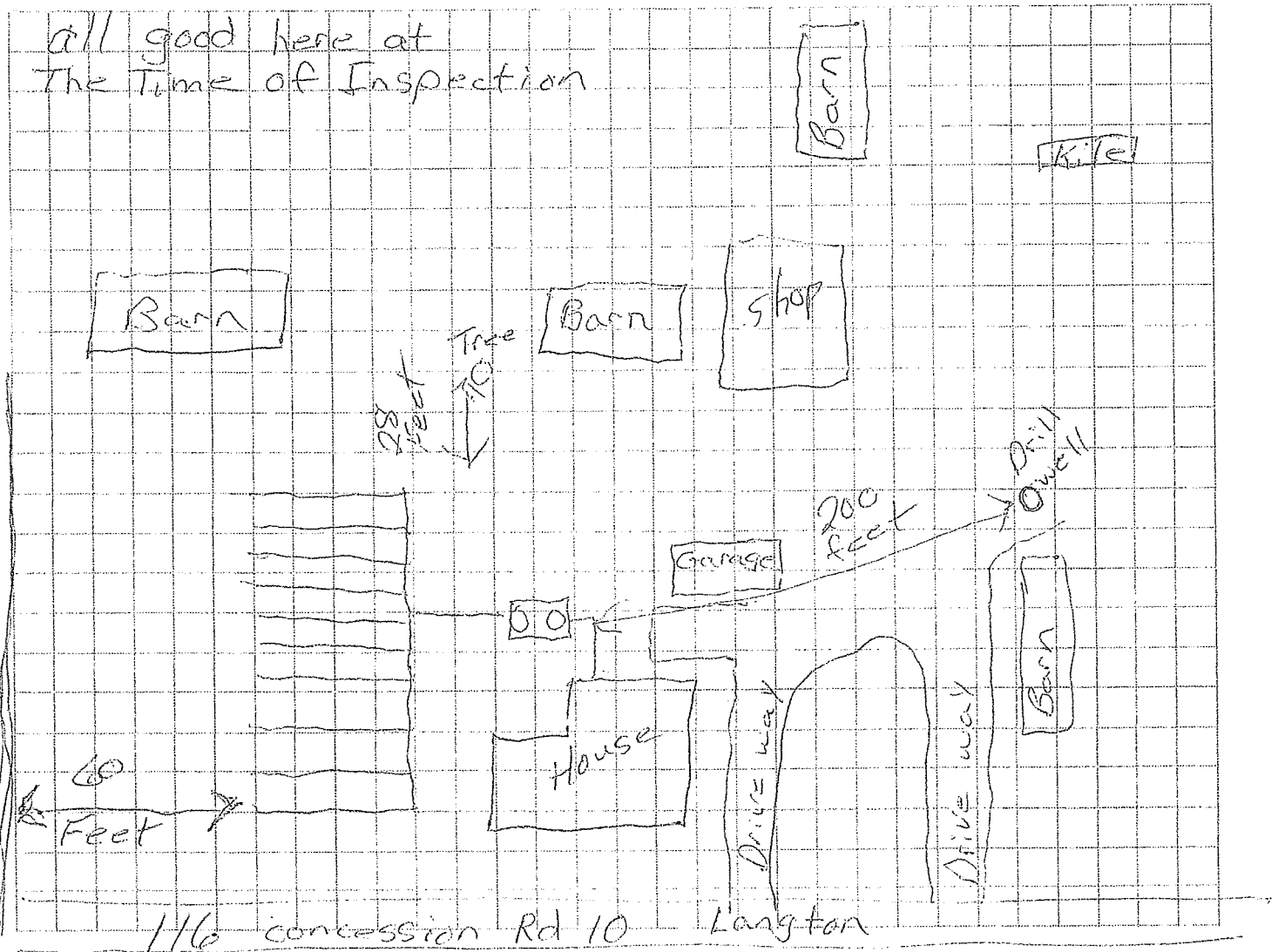
APPLICATION NUMBER: _____

OWNER AGinvest Farmland Two Inc.

EVALUATOR Ben Loewen

PROPERTY ADDRESS AG Invest Farm land

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: Exact Septic

NOTE: The above sketch is not to exact scale.



42870 Talbot Line | St. Thomas, ON, N5R 1S7 | 519 337 3106

Inspection Date: July 21, 2021

Tank Size: 800 Gallons

Job Site Address: 116 Concession Rd. 10 Langton, ON

Status: Good

To Whom It May Concern,

A septic system inspection was completed at the above stated address on July 21, 2021 for the purpose of determining the condition of existing septic system.

- The tank has an 800 gallon capacity and is in good shape.
- There were no signs of breaking out in the field bed area. It was dry at the time of inspection.
- Baffles were in place at the time of inspection.
- Levels were normal.
- Tank has not been pumped at the time of inspection.
- The field bed area has 10 runs of 50 feet each.
- The septic bed ends 60 feet away from the new proposed property line.

At the time of the inspection, the technician found that the existing septic system is in a good condition.

Exact Septics Inc. is not liable for any issues arising after date of inspection.

Dan Friesen

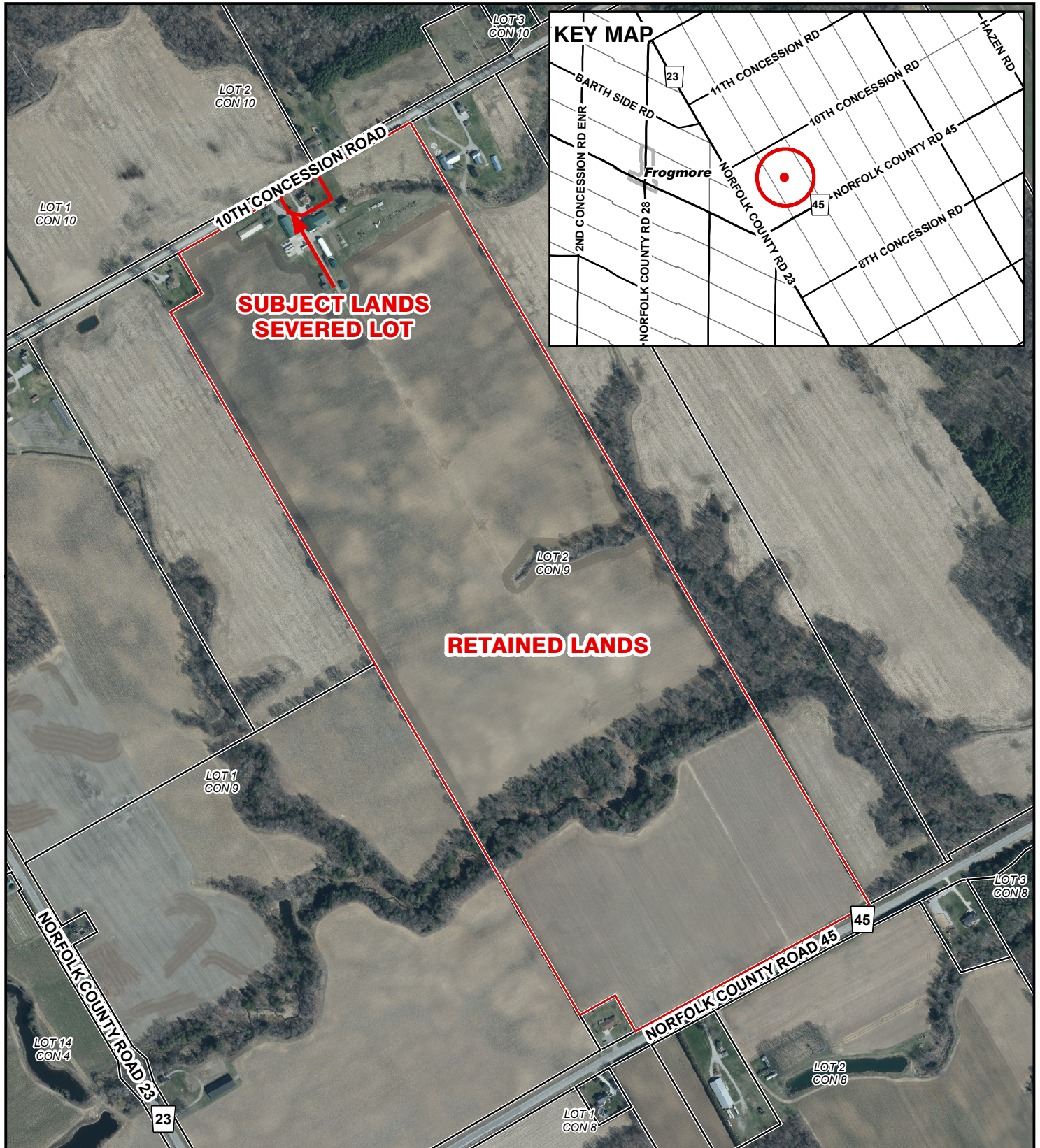
A handwritten signature in black ink, appearing to read "Dan Friesen".

Exact Septics Inc.

BCIN# 13548

CONTEXT MAP

Geographic Township of NORTH WALSINGHAM

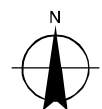


Legend

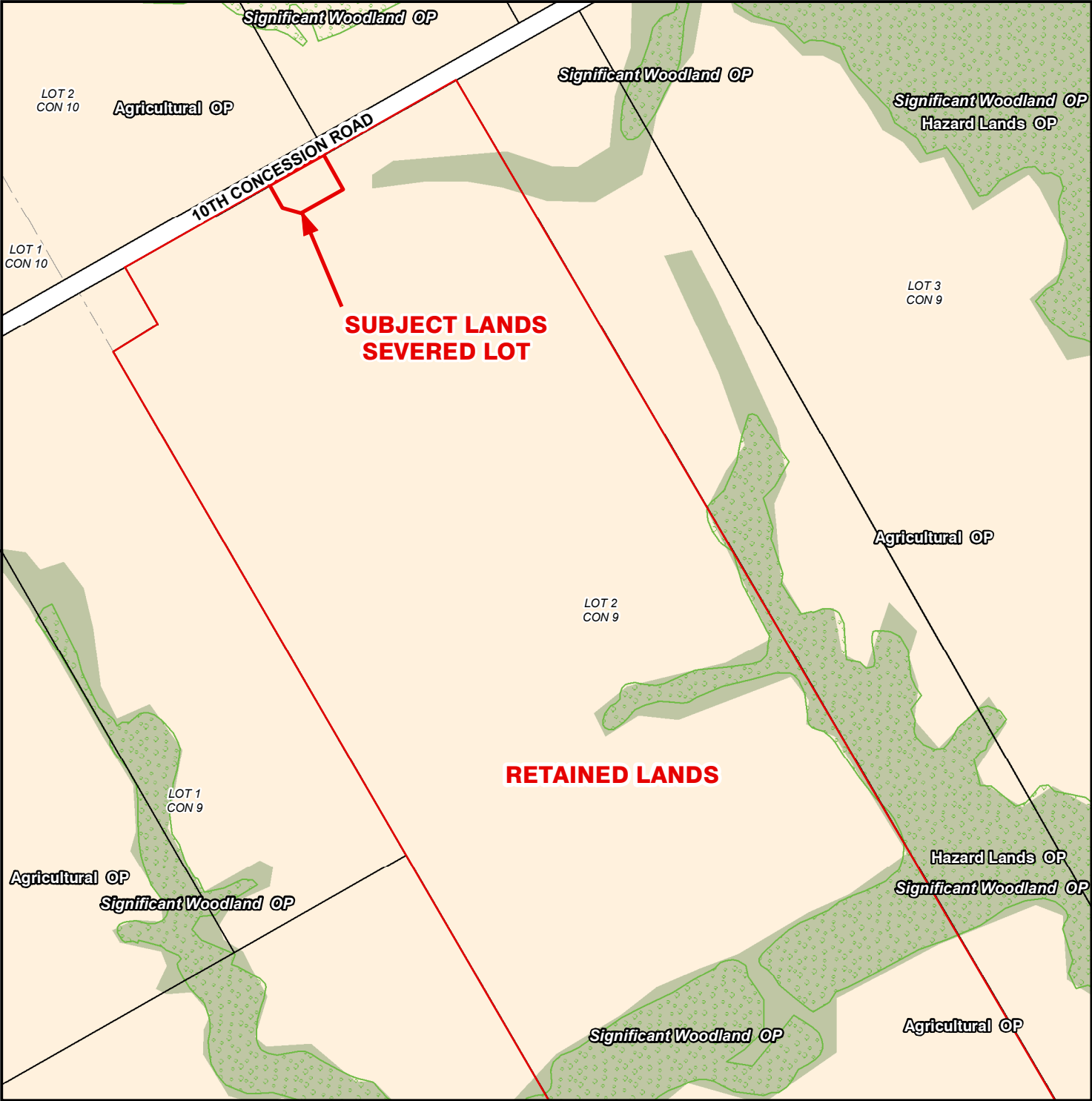
- Subject Lands
- Lands Owned

2020 Air Photo

2/25/2022



60 30 0 60 120 180 240 Meters



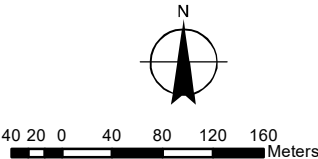
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

2/25/2022

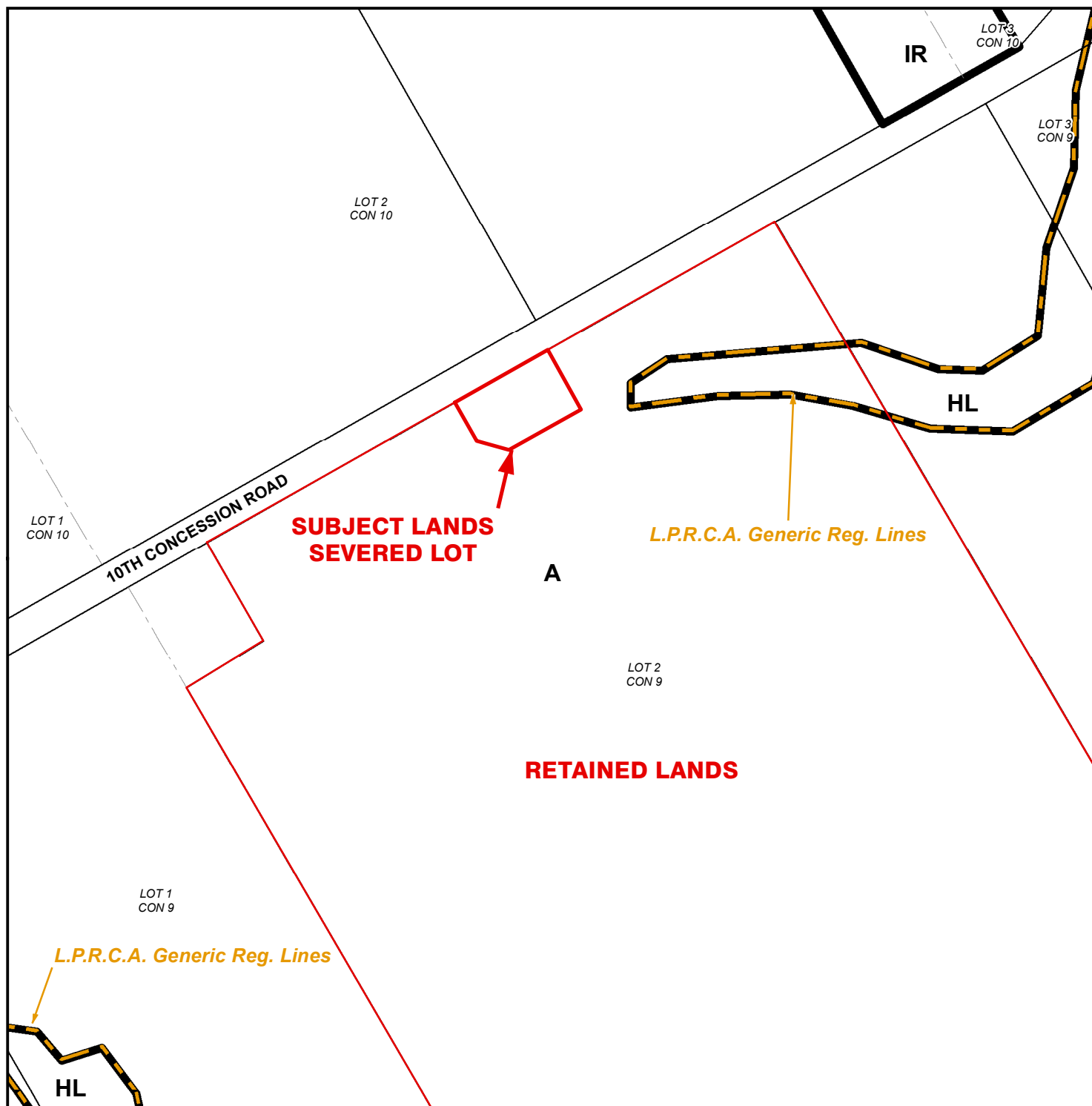


MAP C

ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM

BNPL2022056



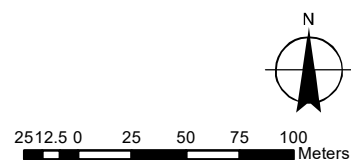
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

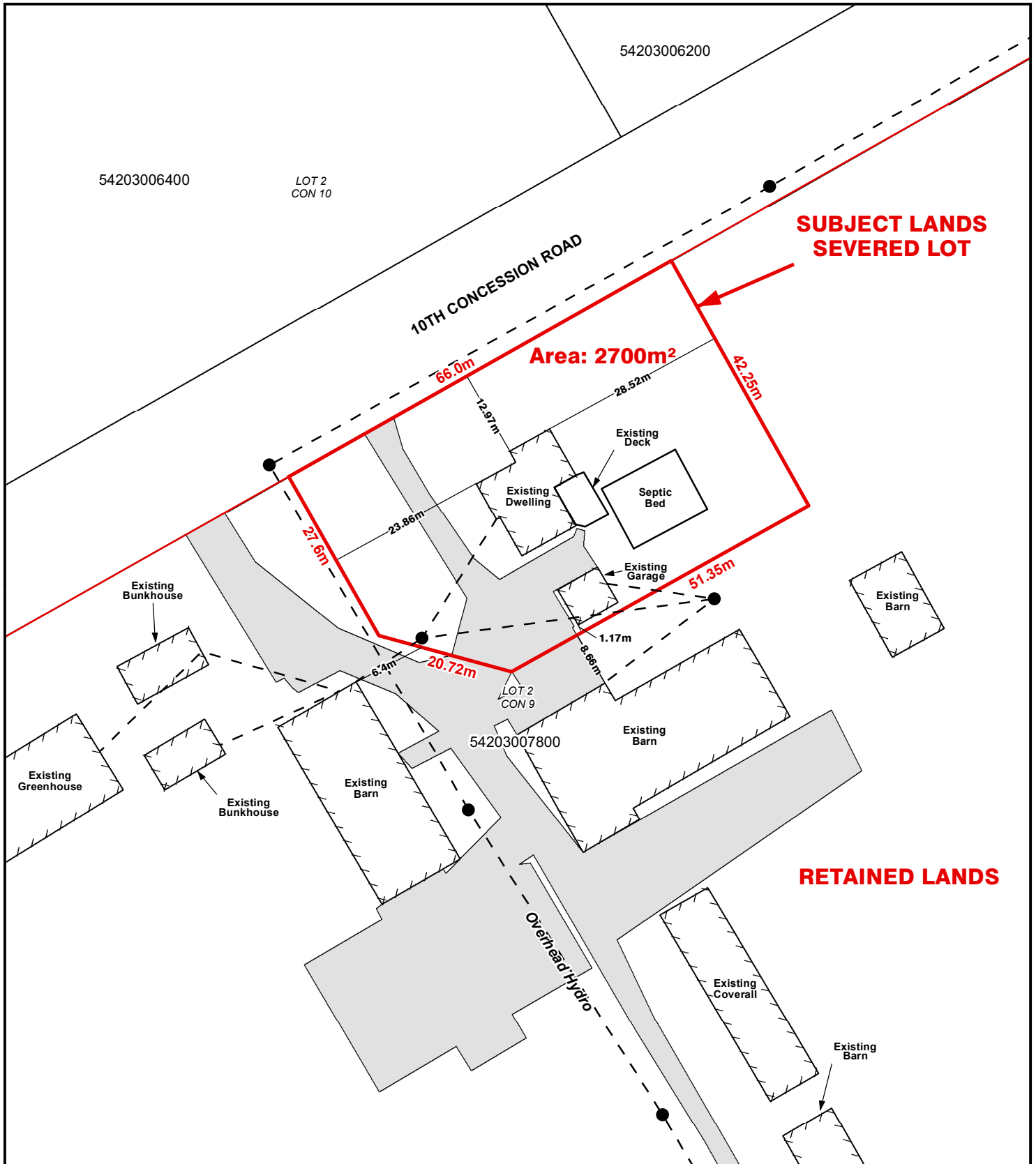
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- IR - Rural Institutional Zone

2/25/2022



CONCEPTUAL PLAN

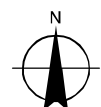
Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Hydro Pole
- Driveway
- Lands Owned
- Hydro Line

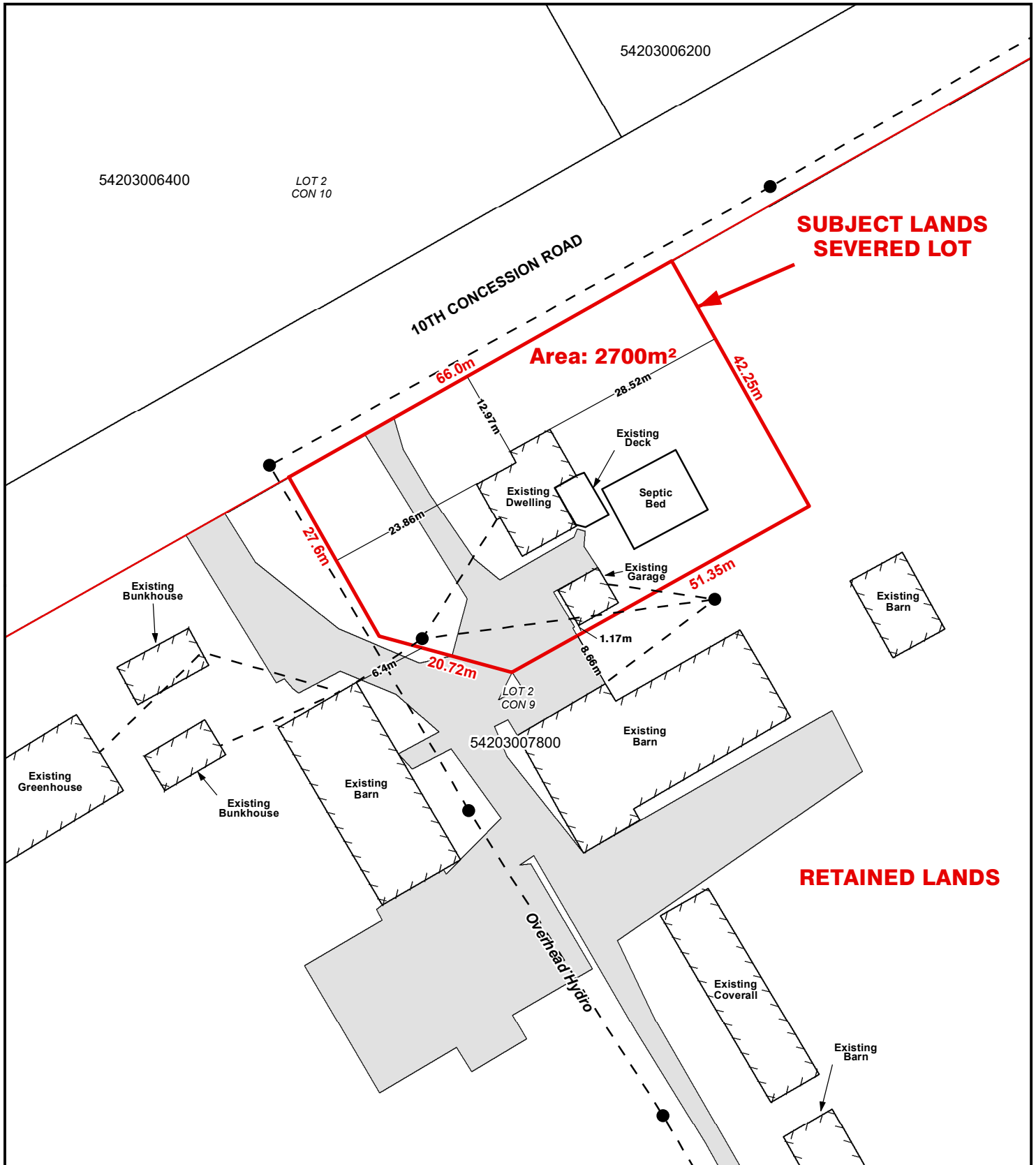
2/25/2022



6.5 3.25 0 6.5 13 19.5 26 Meters

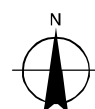
CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Hydro Pole
- Driveway
- Lands Owned
- Hydro Line



2/25/2022

