

**For Office Use Only:**

File Number	<u>BNPL2023145</u>	Application Fee	<u>\$ 3693.00</u>
Related File Number	<u> </u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	Well & Septic Info Provided	<u> </u>
Application Submitted	<u> </u>	Planner	<u>A. Wallace</u>
Complete Application	<u>April 28, 2023</u>	Public Notice Sign	<u> </u>

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: 54105015400**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):

54105015400, MID CON 1 STR PT Lot 1 RP, 37R8030 PT Part 1, REG, 81.14 AC

Municipal Civic Address: 2940 Norfolk Cty Rd 23

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 approximately 70 acres of workable land
The house on this farm is rented out.

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:

the only existing building on this farm is a brick house. please refer to sketch for details.

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 2012 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, m² or %

Lot frontage	887.2	43.282
Lot depth	398	97.094
Lot width	1035.8	43.282
Lot area	328361.93	4202.422
Lot coverage		5486.3 m
Front yard		63.9
Rear yard		20
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):

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:	43.282
Depth:	97.0974
Width:	43282
Lot Area:	4202.422
Present Use:	rental excess farm dwelling and agriculture
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: 843.918
Depth: 300.90
Width: 992.518
Lot Area: 324159.908
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: 541-010-04700-0000
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: 541-0550-12700-0000
Total Acreage: 97.05
Workable Acreage: 71.5
Existing Farm Type: (for example: corn, orchard, livestock) corn, soybeans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1920

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:
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
☒ Other (describe below)
cistern type septic.

☐ Communal system

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:

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.

We are working toward consolidating farm lands belonging to VanQuaethem Farms LTD, by detaching existing dwellings where possible.

I. Transfers, Easements and Postponement of Interest

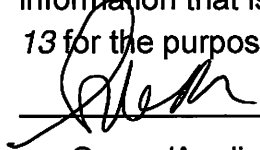
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

March 28 / 2023

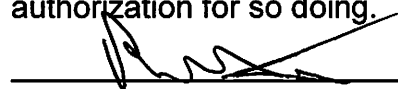
Date

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 Van Ouaethem am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Sherry Van Ouaethem 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

March 28 / 2023

Date

Owner

Date

K. Declaration

I, Sherry VanQuaethem of 66616 Eden Line, Eden ON
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 Street


Owner/Applicant/Agent Signature

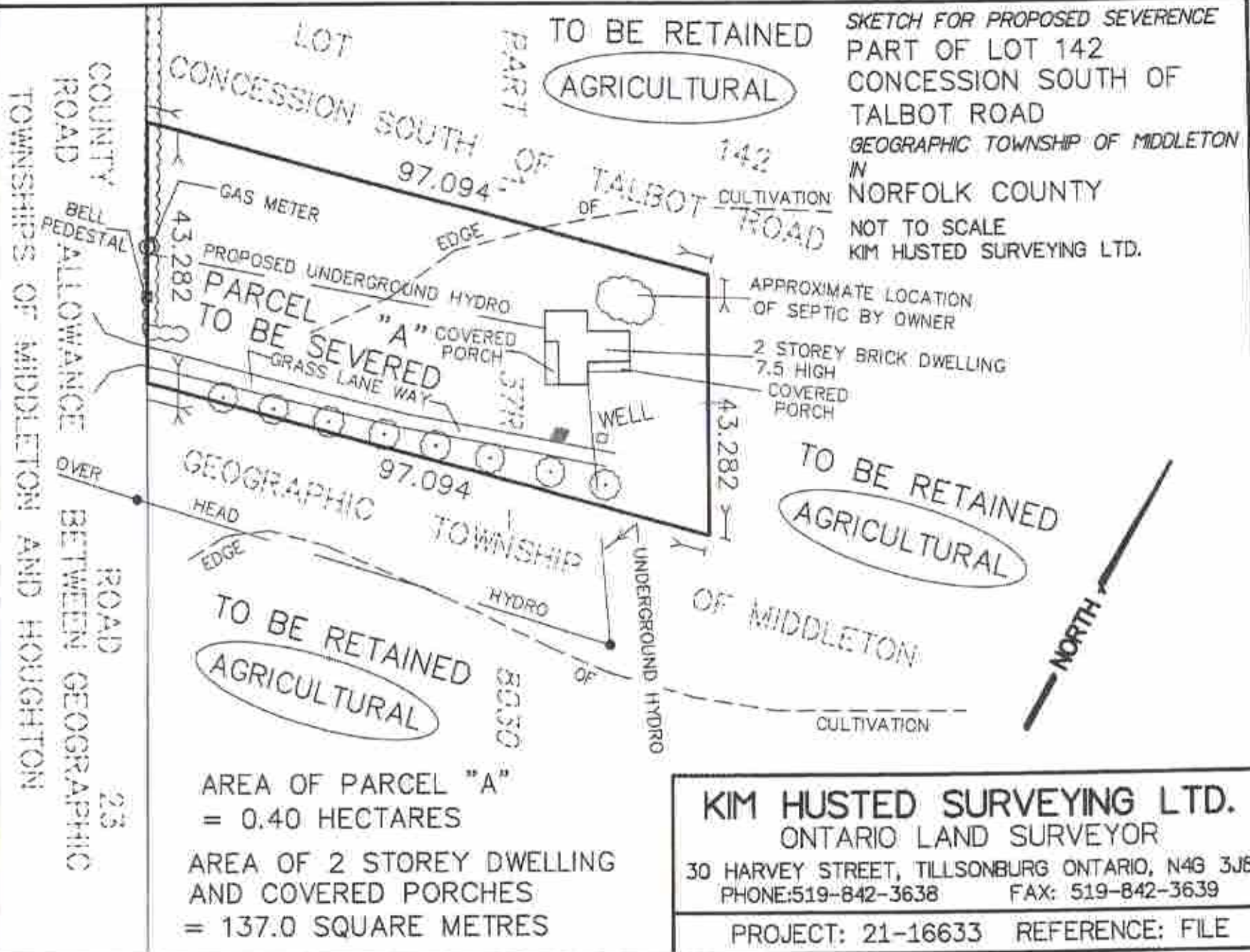
In Simcoe Ontario

This 30th day of March

A.D., 2023

Danielle Lynne Miller, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 1, 2026.

A Commissioner, etc.

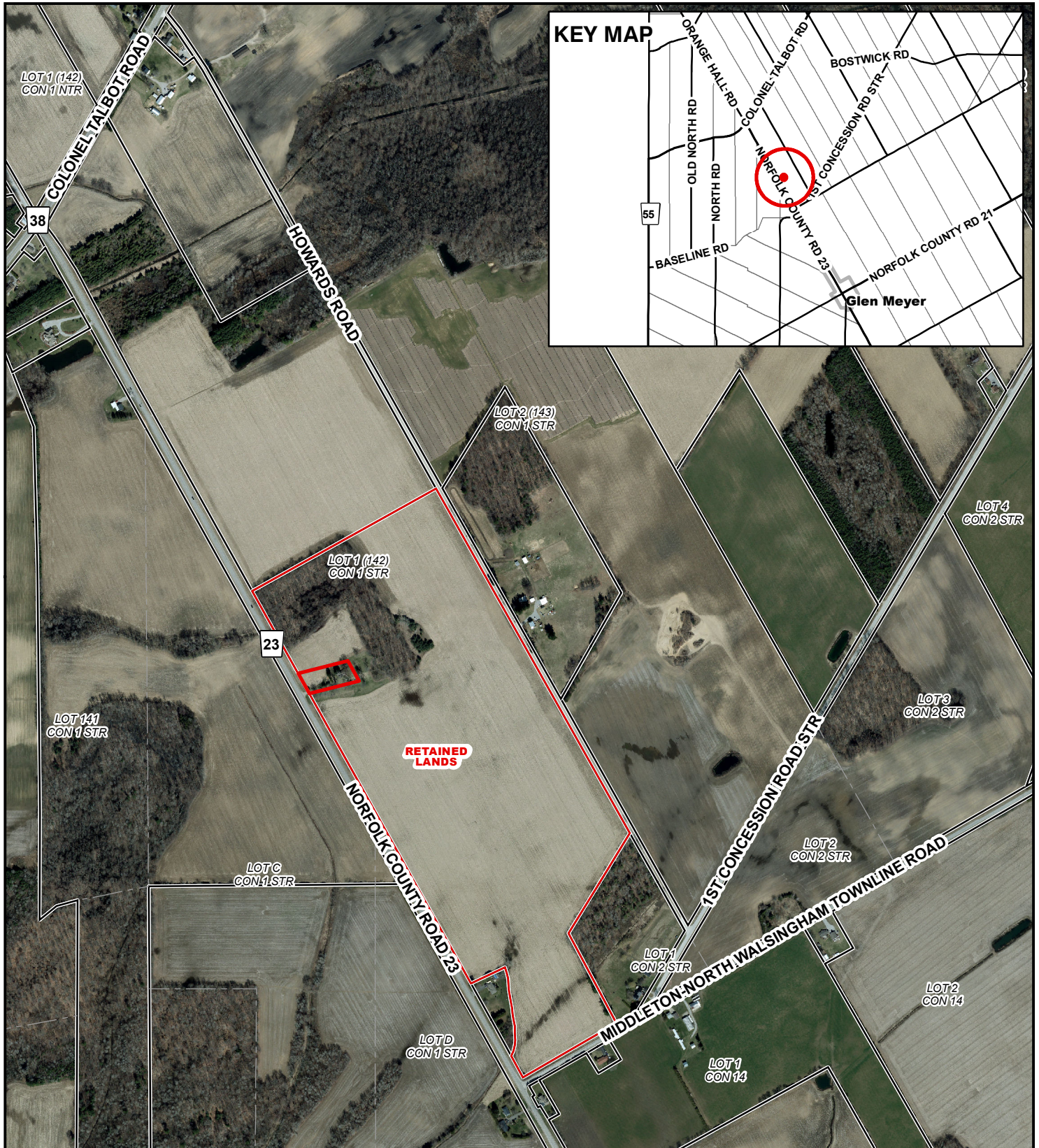


MAP A

CONTEXT MAP

Geographic Township of MIDDLETON

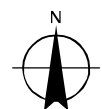
BNPL2023145



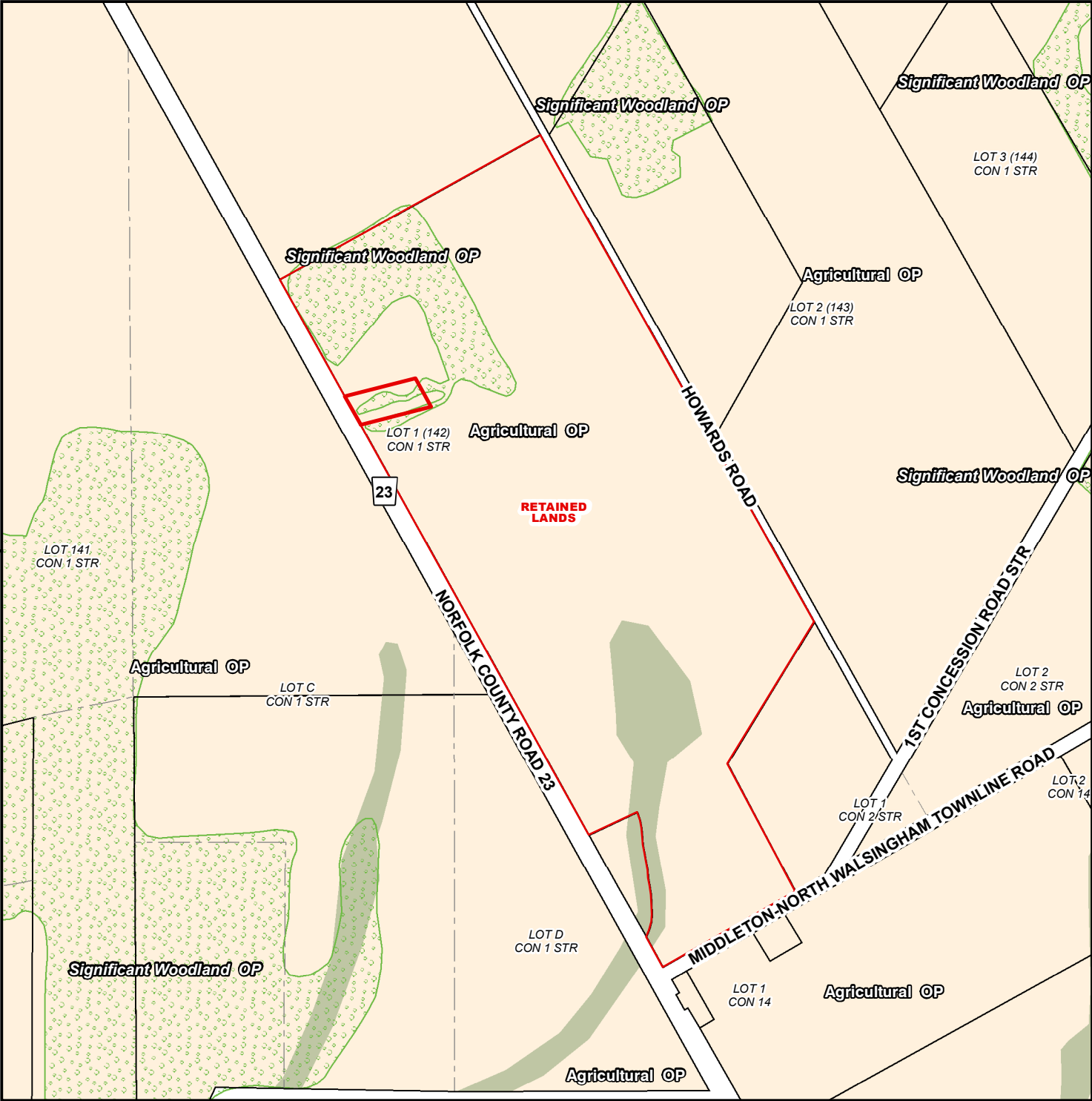
Legend

- Subject Lands
- Lands Owned
- 2020 Air Photo

5/1/2023



80 40 0 80 160 240 320 Meters



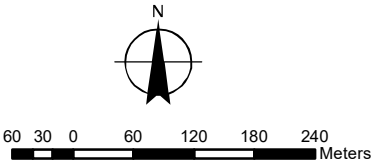
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- Subject Lands
- Lands Owned

Official Plan Designations

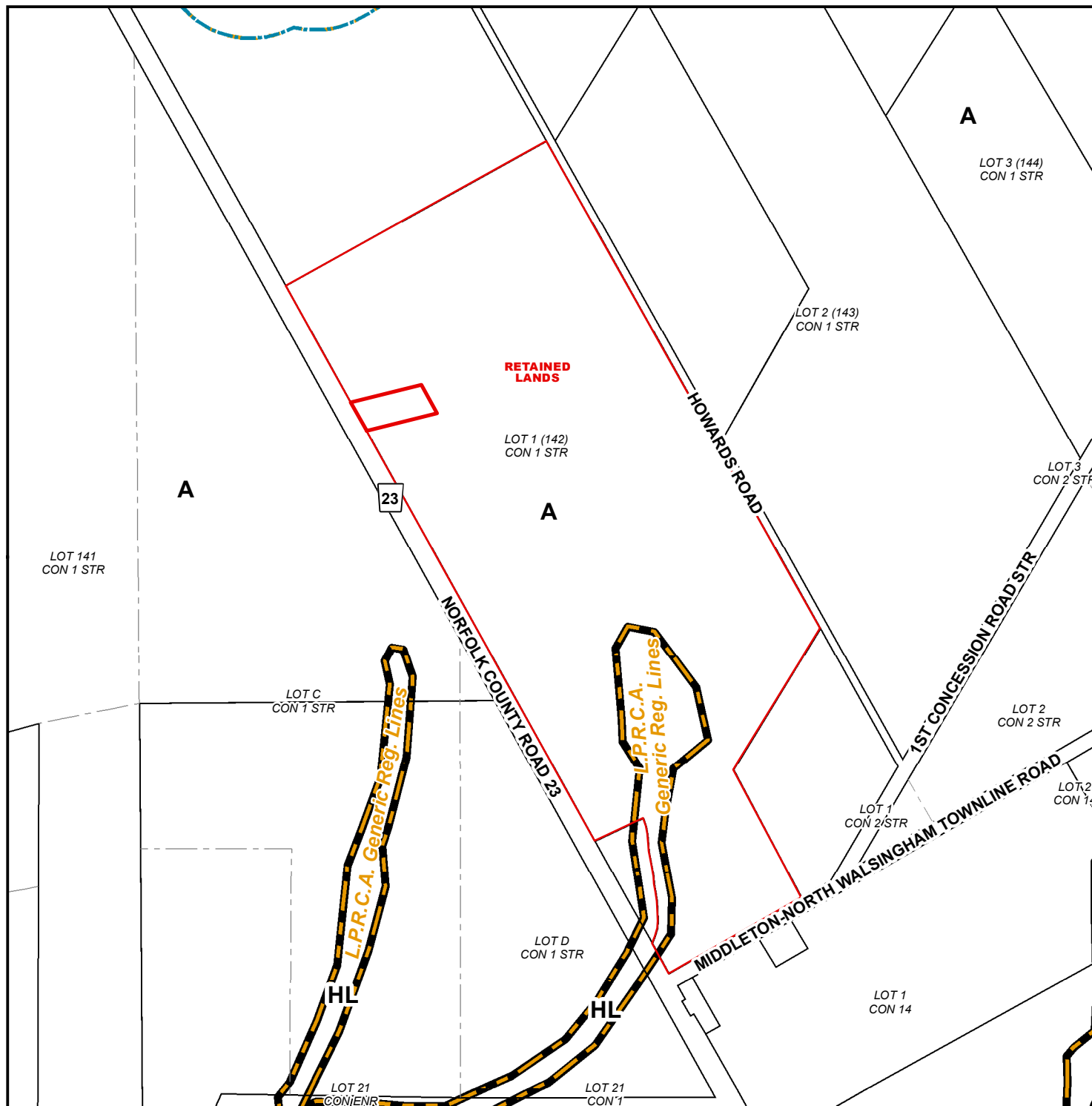
- Agricultural
- Hazard Lands
- Significant Woodland

5/1/2023



MAP C
ZONING BY-LAW MAP
 Geographic Township of MIDDLETON

BNPL2023145



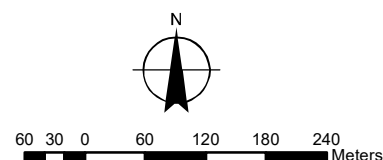
LEGEND

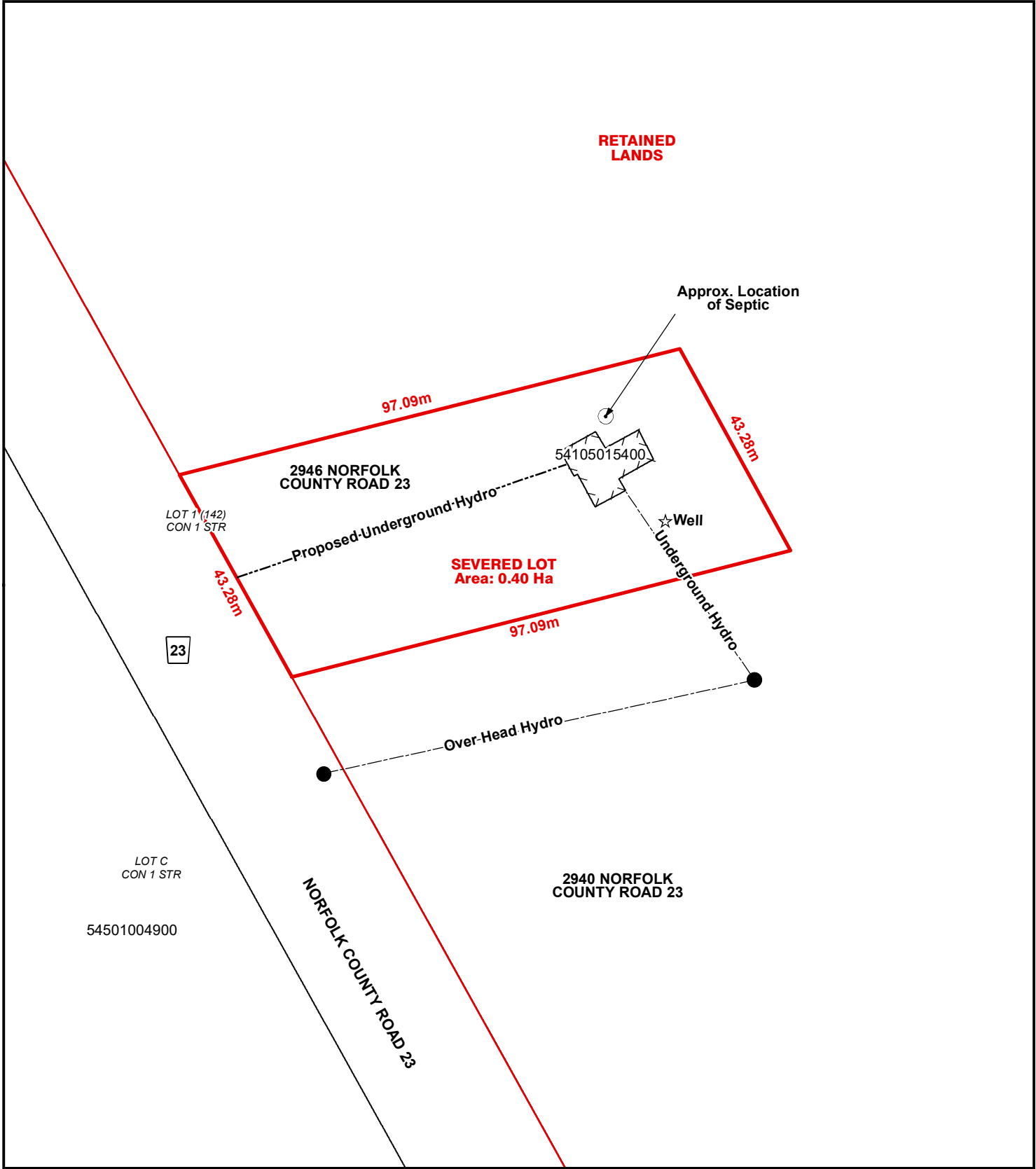
- Subject Lands
- Lands Owned
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

5/1/2023

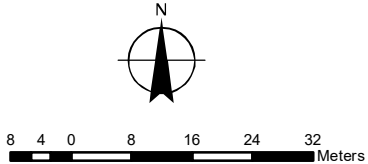
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone





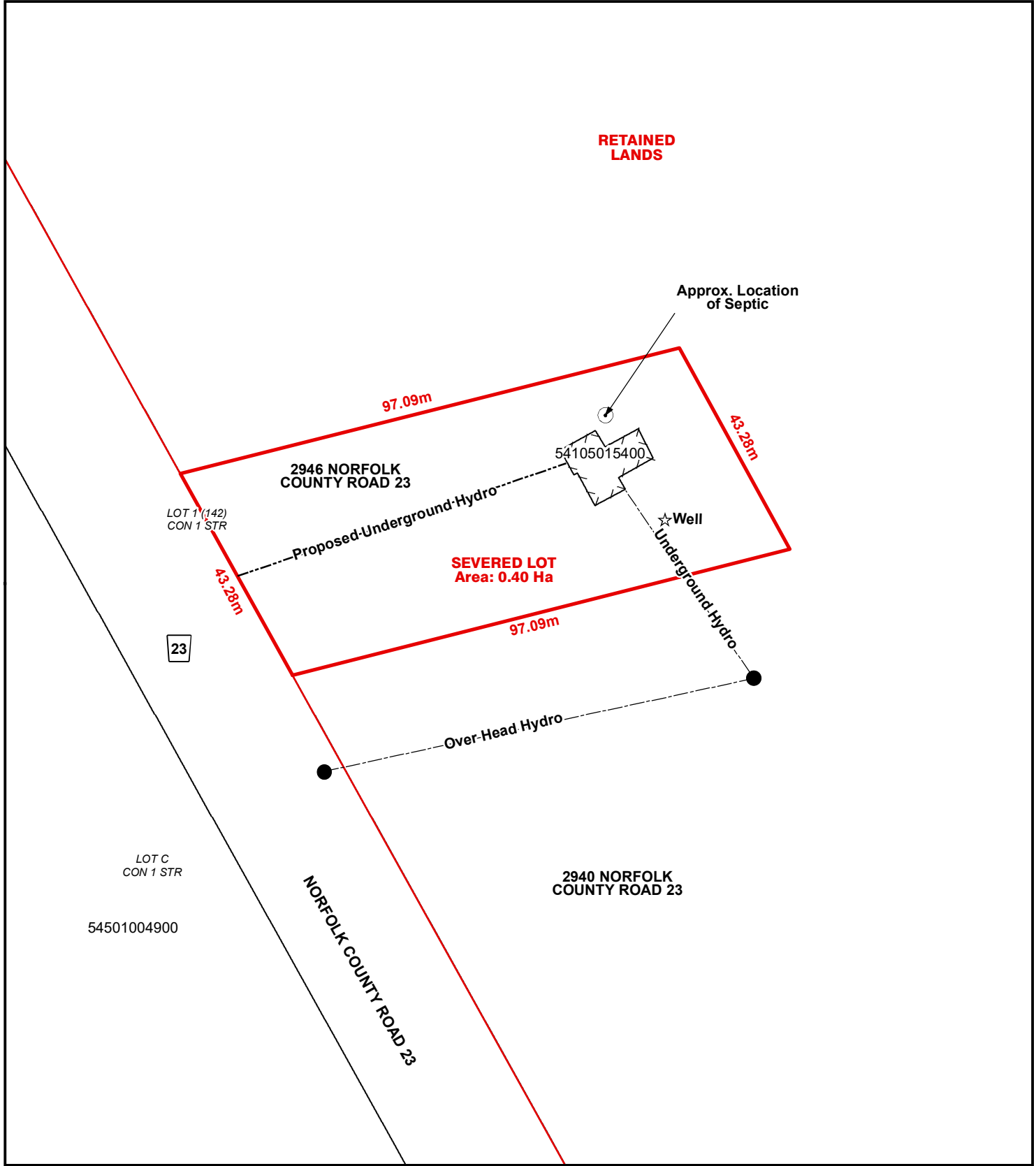
Legend

- Subject Lands
- Lands Owned





CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

-  Subject Lands
-  Lands Owned

