



Norfolk County

Planning Department
185 Robinson Street,
Simcoe, Ontario N3Y 5L6

February 22nd, 2024

Attention: Andrew Wallace, Planner

Dear Mr. Wallace,

RE: Kowanetz Farms Ltd.

Severance and Minor Variance

Severed Lands: Roll No. 54107016320

Retained Lands: Roll No. 54107015800

We are the solicitors for the owner-applicant, Kowanetz Farms Ltd.

The purpose of the application is to reverse the over forty-year-old inadvertent merger of the Severed Lands and Retained Lands.

Predecessors-in-title Joseph and Magdalena Kowanetz acquired the Retained Lands on May 4th, 1962.

Mr. and Mrs. Kowanetz then acquired the Severed Lands on October 2nd, 1979.

As these lands abut, and were owned by the same owners, they merged by operation of law the day Mr. and Mrs. Kowanetz acquired the Severed Lands, even though the properties have separate roll numbers and Parcel Identification Numbers (PINs).

The Retained Lands are approximately 47.75 hectares in area.

The Severed Lands are approximately 13.677 hectares in area. The Severed Lands are identified as Part 1 on Reference Plan 37R11450, a copy of which is attached.

There is an active cannabis production facility located on the Severed Lands that is a business separate from Kowanetz Farms Ltd. A copy of the site plans are attached (please refer to your internal site plan records for any further site plan particulars).

As the severance of the Severed Lands would result in a parcel that is below the minimum lot size required for the Agricultural Zone, the application also includes a minor variance requesting relief of 26.323 hectares from provision 12.1.2(a)(i) of the Zoning By-Law.

Please find enclosed:

1. Combined Severance-Minor Variance application;
2. GIS Mapping;
3. Reference Plan 37R11450; and
4. Site Plan Drawings.

Please proceed to process this application for the earliest possible Committee of Adjustment meeting date.

Please contact the undersigned if you require any further information.

Yours truly,

BRIMAGE LAW GROUP

Per:



Nathan Kolomaya

NK

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: 54107016320 (severed) & 54107015800 (retained)

A. Applicant Information

Name of Owner Kowanetz Farms Ltd. c/o Anthony Kowanetz

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 1521 2nd Concession Road STR

Town and Postal Code Delhi, Ontario N4B 2W6

Phone Number _____

Cell Number 519-983-8295

Email lak888@bell.net

Name of Applicant Same as owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent Brimage Law Group - Nathan Kolomaya

Address 21 Norfolk Street North

Town and Postal Code Simcoe, Ontario N3Y 4L1

Phone Number 519-426-5840

Cell Number _____

Email nkolomaya@brimage.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:

N/A

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 36 CON 2 STR MIDDLETON PT 1 37R1596 EXCEPT PT 1 37R1698 & PT 1 37R5123; NORFOLK COUNTY

Municipal Civic Address: 2762 Rhineland Road, Delhi, Ontario

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

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:

1 main building and four 4 kilns. Please refer to existing site plan for full particulars.

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:
-

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.**

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	243.733m				N/A
Lot depth	Irregular				N/A
Lot width	Irregular				N/A
Lot area	13.677ha	40ha	12.1.2		26.323
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

The subject property, at 13.677ha in area, is less than the zone minimum of 40ha.

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

Frontage: 243.733m

Depth: Irregular (see Reference Plan enclosed)

Width: Irregular (see Reference Plan enclosed)

Lot Area: 13.677ha

Present Use: Agricultural

Proposed Use: Agricultural

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: ~361m

Depth: ~1,012m

Width: ~512m

Lot Area: 47.75ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Single Family Dwelling and barn

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: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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:

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:

Subject application only proposes to restore the historical legal
boundaries of the subject property. No new development is proposed

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:

Subject application only proposes to restore the historical legal
boundaries of the subject property. No new development is proposed

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 _____

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

- ☐ Municipal piped water ☐ Communal wells
☒ Individual wells ☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers ☒ Open ditches
☐ Other (describe below)

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

Rhineland Road

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?

6 full time. Around 40 temporary during peak season.

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.

The existing cannabis facility on the subject lands is a successful standalone business separate from the balance of the farm.

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



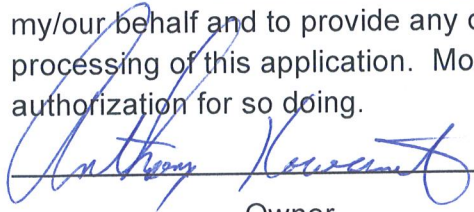
Date

J. Owner's Authorization

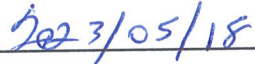
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Anthony Kowanetz, President, Kowanetz Farms Ltd. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Brimage Law Group/Nathan Kolomaya 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

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

K. Declaration

I, Nathan Kolomaya 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:

Norfolk County



Owner/Applicant/Agent Signature

In the Province of Ontario

This 2nd day of February

A.D., 2024



A Commissioner, etc.

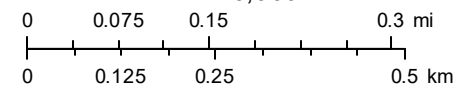
MAP NORFOLK - Community Web Map



2/22/2024, 7:31:28 PM

-  Land Parcels Plan Lines
 Roll Numbers Road Labels
 Civic Address DraftPlan

1:10,000



Queen's Printer for Ontario
Norfolk GIS

NOTE:

BEARINGS ARE GRID AND WERE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, SHOWN HEREON HAVING A BEARING OF N29°19'35"W [UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010)]

TO CONVERT (P1) BEARINGS TO GRID BEARINGS
- SUBTRACT 00°40'25" FROM THE NORTHWEST BEARINGS
- ADD 00°40'25" TO THE NORTHEAST BEARINGS

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.999846898 THEN DIVIDING BY 0.3048 TO CONVERT TO IMPERIAL.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010) COORDINATES ARE TO A RURAL ACCURACY AS PER SEC. 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4740422.515	537920.204
ORP B	4741168.385	537501.189
ORP C	4740789.384	537714.122

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATED AUGUST 26, 2021

R. C. DIXON
ONTARIO LAND SURVEYOR

PLAN 37R-11450

RECEIVED AND DEPOSITED

DATED 2021/09/24

Linda Bursley

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE

PART	PART LOT	CONCESSION	PIN	AREA
1	PART OF LOT 36	CONCESSION 2 SOUTH OF TALBOT ROAD	ALL OF PIN 50166-0112(LT)	13.677 Hectares

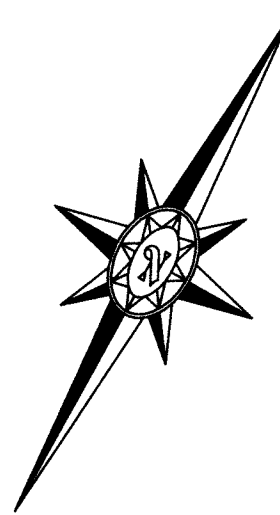
PLAN OF SURVEY

OF PART OF
LOT 36, CONCESSION 2
SOUTH OF TALBOT ROAD
IN THE GEOGRAPHIC
TOWNSHIP OF MIDDLETON
IN
NORFOLK COUNTY

SCALE: 1 : 1000

10 0 40 METRES

JEWITT AND DIXON LTD.



CONCESSION LOT 2, SOUTH ROAD 35

CONCESSION LOT 3, SOUTH ROAD 35

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3 SOUTH OF TALBOT ROAD

LOT 36
CONCESSION 2, SOUTH ROAD 35

PART 1

PIN 50166-0112 (LT)

PART 1, PLAN 37R-1596

PART 1

PIN 50166-0112 (LT)

PART 1, PLAN 37R-1596

PART 1

PIN 50166-0112 (LT)

PART 1, PLAN 37R-1596

PART 1

PIN 50166-0112 (LT)

PART 1, PLAN 37R-1596

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 24TH DAY OF AUGUST, 2021.

DATED: AUGUST 25, 2021

R. C. DIXON, O.L.S.
FOR JEWITT & DIXON LTD.

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD	IRON BARS	SHOWN	-□- SIB
1.6cm X 1.6cm X 0.6m	IRON BARS	SHOWN	-□- IB
1.6cm ROUND X 0.6m	IRON BARS	SHOWN	-□- IB Ø
LOT LINES	SHOWN	- - - - -	
DEED LINES	SHOWN	- - - - -	
FENCE LINES	SHOWN	-X-X-X-X-X-X-	
CENTRE LINES	SHOWN	- - - - -	
ROAD LINES	SHOWN	- - - - -	
FOUND IRON BARS	SHOWN	-■-	PLANTED IRON BARS SHOWN -□-

JEWITT AND DIXON LTD.
K.S. HUSTED, O.L.S.
WITNESS MONUMENT
ORIGIN UNKNOWN
EXPROPRIATION PLAN 1100
PLAN 37R-1596
PLAN 37R-1698
PLAN 37R-5123
CHAIN LINK FENCE

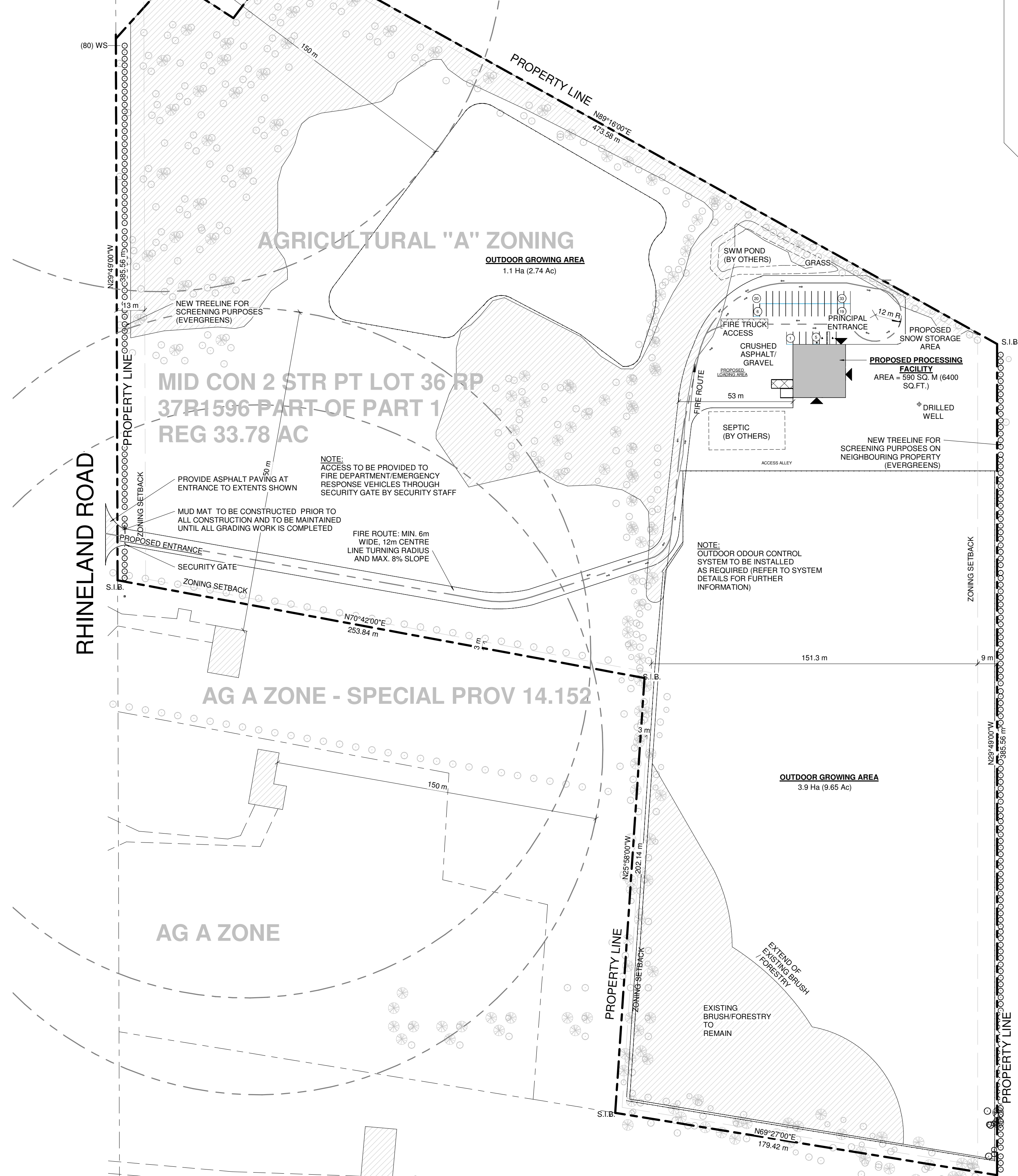
SHOWN (700)
SHOWN (1582)
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SHOWN (OU)
SHOWN (P1)
SHOWN (P2)
SHOWN (P3)
SHOWN (P4)
SHOWN CLF

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

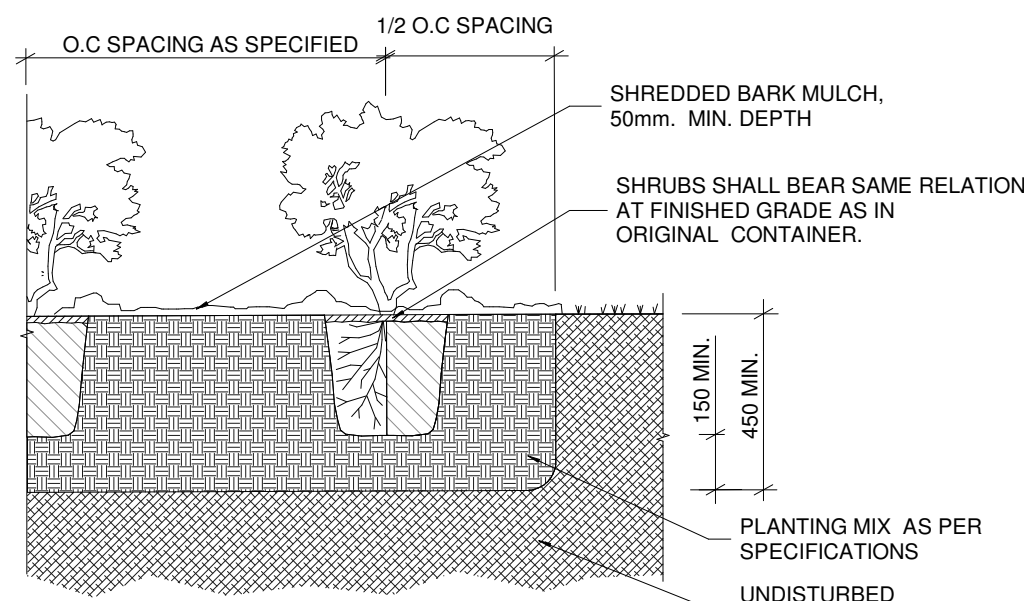
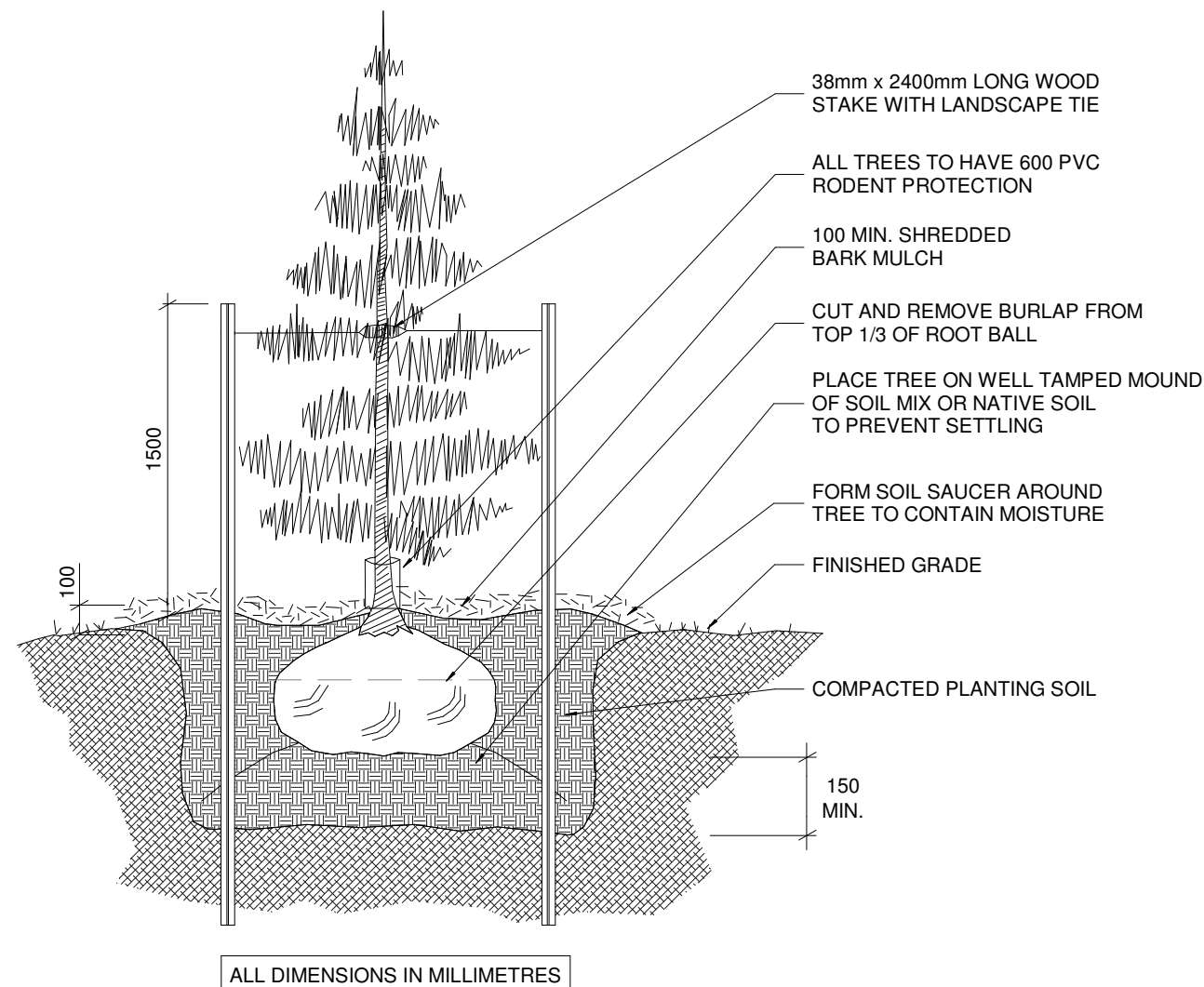
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

F.W. -
BOOK - LL-FILE
CALC. - J.L.M.
PLAN - J.L.M.
CHECK - K.H.
CLIENT - KOWANETZ
JOB No. - 21-3073
21-3073-RP

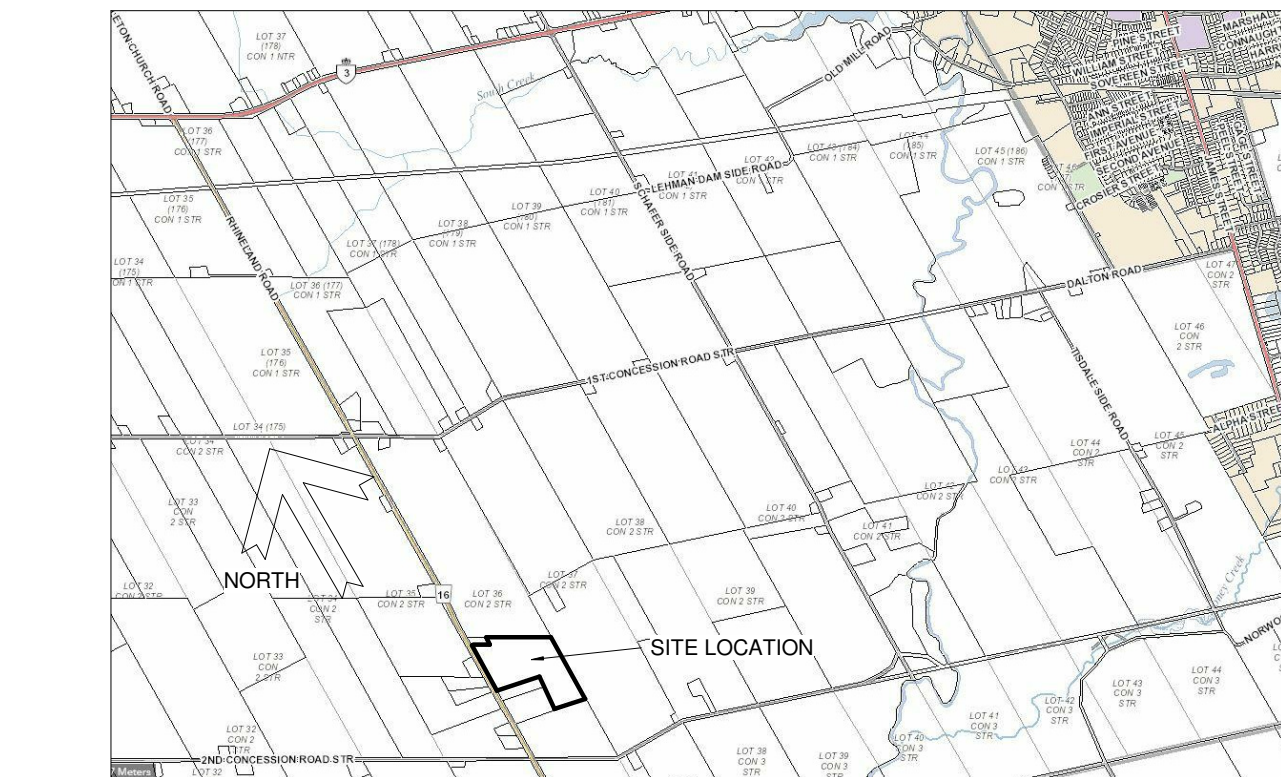


PLANTING SCHEDULE				
TAG	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
WS	80	PICEA GLAUCA	WHITE SPRUCE	175cm ht./ W.B.



NOTE: EXCAVATE ENTIRE SHRUB BED AS SHOWN ON DRAWINGS. FOR PLANTS IN FIBRE CONTAINERS, CUT OUT BOTTOM AND SLIT SIDE BEFORE PLANTING. PLASTIC POT TO BE REMOVED COMPLETELY. CUT AWAY TOP 1/3 OF BURLAP AND AND ROPE ON B&B PLANT AND REMOVE WITHOUT DISTURBING ROOT BALL. PRUNE AS PER STANDARD HORTICULTURAL PRACTICE. REMOVE RUBBING AND/OR BROKEN BRANCHES, NURSERY TAGS, PLASTIC OR METAL. DO NOT TOP PRUNE.

ALL DIMENSIONS IN MILLIMETRES



KEY MAP

ZONING BY-LAW INFORMATION TABLE

	PROPOSED	ZONING BY-LAW
LOT AREA	14.2 Ha (142773m²)	MIN. 40 Ha
LOT FRONTAGE	385.56m	30m
FRONT YARD SETBACK	314m	13m
INT. SIDE YARD SETBACK	347,39m	3m
EXT. SIDE YARD SETBACK	N/A	13m
REAR YARD SETBACK	70m	9m
LOT DEPTH	414.84 m	N/A
LOT COVERAGE	0.4%	N/A
GROSS FLR AREA (ALL BUILDINGS)	595m²	N/A
BUILDING FLOOR AREA	595m²	N/A
BUILDING HEIGHT	8.4m	MAX. 11m
NUMBER OF PARKING SPACES	33	1 per 90 Sq. m. =33
BARRIER FREE SPACES	2	2
NUMBER OF LOADING SPACES	2	N/A
LANDSCAPED AREA	N/A	N/A
GRANULAR AREA	N/A	NO PROVISIONS
PAVED AREA	N/A	NO PROVISIONS

SITE LEGEND

	POURED CONCRETE SIDEWALK/DRIVEWAY		REQUIRED EXIT DOOR/BARRIER FREE ENTRANCE
	LOADING SPACE/ PUMPER TRUCK LOCATION		UNOBSTRUCTED FIRE FIGHTER ACCESS DOOR/WINDOW OR PANEL
	EXISTING DECIDUOUS TREE		EXTERIOR BUILDING LIGHT OVER ROLL-UP DOORS: LYTEPRO LP32 MANDOORS: LYTEPRO 16
	EXISTING CONIFEROUS TREE		PROPERTY LINE
	PARKING SPACE TAGS		ZONING REQUIREMENT SETBACKS
	BARRIER FREE PARKING SPACE		FIRE TRUCK ROUTE
	DRY/MUNICIPAL FIRE HYDRANT		FIRE HOSE LINE
			DRILLED WELL
			FIRE ROUTE SIGN LOCATION

SITE NOTES

NOTE: FIRE ROUTE ACCESS REQUIRES FIRE PERSONNEL ACCESS AS REQUIRED BY OBC.

FIRE ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BYLAW DESIGN REQUIREMENTS AS FOLLOWS:

- MIN. 6m WIDE, 12m CENTRE LINE TURNING RADIUS AND MAX. 8% SLOPE

FIRE ROUTE SIGNS ARE TO BE PLACED AT INTERVALS OF NOT LESS THAN 15.2m (50') AND NOT MORE THAN 45.7m (150') ALONG THE DESIGNATED FIRE ROUTE, AND AT A HEIGHT OF NOT LESS THAN 1.8m (6') - ALL SIGNS MUST BE STANDARD TOWNSHIP OF NORFOLK FIRE ROUTE SIGNS.

GARBAGE/RECYCLING STORAGE TO BE INCLUDED IN THE BUILDING DESIGN (PARTIALLY) AS WELL AS OUTDOOR SECURED AREA AS SHOWN.

ANY SITE FENCING TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION.

YARD LIGHTING LOCATION AND ORIENTATION TO BE INSTALLED TO NOT INTERFERE WITH TRAFFIC ON COUNTY ROADS PLUS MINIMIZE INTERFERENCE ON NEIGHBOURING PROPERTIES ALL OUTDOOR LIGHTING IS TO BE DARK SKY COMPLIANT

ZONING: AGRICULTURAL ZONE
REFER TO ZONING INFO TABLE FOR DETAILS

REFER TO ZONING BY-LAW 25-2-2018 FOR FURTHER INFORMATION

PARKING: REFER TO SECTION 4.0 OF ZONING BYLAW
1 PER 90 SQ.M. OF FLOOR AREA = 2966/90 = 33 PARKING SPOTS
TOTAL REQUIRED PARKING SPACES = 33 SPACES
TOTAL BARRIER FREE PARKING SPACES = 2

ODOUR CONTROL: REFER TO LETTER PREPARED BY AA ENVIRONMENTAL ON PROPOSED SYSTEM

NOTES:

PLEASE READ NOTE PAGE AT END OF DRAWING SET FOR ALL NOTES REGARDING THIS PROJECT

NO.	DATE	DESCRIPTION
2	AUGUST 13, 2018	FINAL GREEN HOUSE SIZES
3	OCT. 30, 2018	MOVED BUILDINGS 75' NORTH
4	NOV 27, 2018	RELOCATED SWM, FIRE POND, DRY HYDRANT
5	NOV 18, 2019	REDUCED BUILDING

LEGEND:

	SPOT ELEVATION
	DOOR IDENTIFICATION TAG
	WALL IDENTIFICATION TAG
	FOOTING IDENTIFICATION TAG
	WINDOW IDENTIFICATION TAG
	COLUMN IDENTIFICATION TAG

NOTES:

1. OWNER/APPLICANT: 10281158 CANADA INC (BRAD ASSIM), 1521 2ND CONCESSION S.T.R., DELHI, ONTARIO, N4B 2W6 PHONE: 519-257-0602

2. LEGAL AND TOPOGRAPHICAL SURVEY INFORMATION PROVIDED BY H.V. JEWITT, O.L.S., PROJECT P79/03/2137

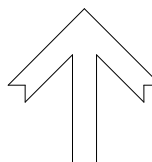
LEGAL DESCRIPTION: PART OF LOT 36 (PART 1) CONCESSION 2 GEOGRAPHIC TOWNSHIP OF MIDDLETON TOWNSHIP OF NORFOLK COUNTY OF NORFOLK PLAN 37/1586

3. GRADING, SEPTIC AND STORM WATER MANAGEMENT DESIGN PROVIDED BY AET. REFER TO DRAWINGS ASSOCIATED WITH PROJECT (#194184)

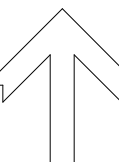
4. GEOTECHNICAL INVESTIGATION BY PROVIDED BY ENGLOBE. REFER TO REPORT DATED JULY 26, 2018. REPORT # 160-P-0016426-0-01-100-GE-R0001-00

5. REFER TO DRAWINGS SP-1 THROUGH SP-2 FOR COMPLETE SITEPLAN DRAWINGS AND DETAILS

PROJECT NORTH



TRUE NORTH



PROFESSIONAL ENGINEER'S SEAL



SHAKESPEARE, ONTARIO, CANADA
PH: (519)-625-8025
FX: (519)-625-8966

CONTRACTOR TO CHECK ALL DIMENSIONS AND ELEVATIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK

DO NOT SCALE THE DRAWINGS

CLIENT: BRAD ASSIM

LOCATION: MID CON 2 STR PT LOT 36 RP, 37R1596 PART OF PART 1, REG. 33.78 AC

PROJECT TYPE: MEDICINAL CANNABIS FACILITIES

PROJECT STATUS AND VERSION: CONCEPTUAL DRAWINGS

DRAWN BY: BRAM V. PRINT DATE: 2019-12-03

PAGE DESCRIPTION: SITE PLAN

SCALE: AS NOTED

FILE: 6147-7

PAGE NUMBER:

The map displays a grid of land parcels with various lot numbers and acreage. Notable features include:

- Roads:** Oregon Highway 101 (top), Oregon Highway 102 (middle), and Oregon Highway 103 (bottom).
- Water Bodies:** Several small ponds and streams are visible, particularly on the right side of the map.
- Site Location:** A large black arrow points to a parcel in the lower-left quadrant, labeled "SITE LOCATION".
- Parcel Details:** Numerous lot numbers and acreage figures are scattered throughout the map, such as "LOT 100 AC 100.00", "LOT 100 AC 100.00", and "LOT 100 AC 100.00".

ZONING BY-LAW INFORMATION TABLE

	PROPOSED	ZONING BY-LAW
LOT AREA	14.2 Ha (142773m ²)	MIN. 40 Ha
LOT FRONTAGE	385.56m	30m
FRONT YARD SETBACK	314m	13m
INT. SIDE YARD SETBACK	347,39m	3m
EXT. SIDE YARD SETBACK	N/A	13m
REAR YARD SETBACK	70m	9m
LOT DEPTH	414.84 m	N/A
LOT COVERAGE	0.4%	N/A
GROSS FLR AREA (ALL BUILDINGS)	595m ²	N/A
BUILDING FLOOR AREA	595m ²	N/A
BUILDING HEIGHT	8.4m	MAX. 11m
NUMBER OF PARKING SPACES	33	1 per 90 Sq. m. =33
BARRIER FREE SPACES	2	2
NUMBER OF LOADING SPACES	2	N/A
LANDSCAPED AREA	N/A	N/A
GRANULAR AREA	N/A	NO PROVISIONS
PAVED AREA	N/A	NO PROVISIONS

	POURED CONCRETE SIDEWALK/DRIVEWAY		REQUIRED EXIT DOOR/BARRIER FREE ENTRANCE
	LOADING SPACE/ PUMPER TRUCK LOCATION		UNOBSTRUCTED FIRE FIGHTER ACCESS DOOR/WINDOW OR PANEL
	EXISTING DECIDUOUS TREE		EXTERIOR BUILDING LIGHT OVER ROLL-UP DOORS: LYTEPRO LP32 MANDOORS: LYTEPRO 16
	EXISTING CONIFEROUS TREE		PROPERTY LINE
			ZONING REQUIREMENT SETBACKS
			FIRE TRUCK ROUTE
			FIRE HOSE LINE
	PARKING SPACE TAGS		DRILLED WELL
	BARRIER FREE PARKING SPACE		FIRE ROUTE SIGN LOCATION
	DRY/MUNICIPAL FIRE HYDRANT		

NOTE:
FIRE ROUTE ACCESS REQUIRES FIRE PERSONNEL ACCESS AS REQUIRED BY OBC.

FIRE ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BYLAW DESIGN REQUIREMENTS AS FOLLOWS:

- MIN. 6m WIDE, 12m CENTRE LINE TURNING RADIUS AND MAX. 8% SLOPE

FIRE ROUTE SIGNS ARE TO BE PLACED AT INTERVALS OF NOT LESS THAN 15.2m (50') AND NOT MORE THAN 45.7m (150') ALONG THE DESIGNATED FIRE ROUTE, AND AT A HEIGHT OF NOT LESS THAN 1.8m (6'). ALL SIGNS MUST BE STANDARD TOWNSHIP OF NORFOLK FIRE ROUTE SIGNS.

GARBAGE/RECYCLING STORAGE TO BE INCLUDED IN THE BUILDING DESIGN (PENTILLO) AS WELL AS OUTDOOR SECURED AREA AS SHOWN.

ANY SITE FENCING TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION.

YARD LIGHTING LOCATION AND ORIENTATION TO BE INSTALLED TO NOT INTERFERE WITH TRAFFIC ON COUNTY ROADS PLUS MINIMIZE INTERFERENCE ON NEIGHBOURING PROPERTIES ALL OUTDOOR LIGHTING IS TO BE DARK SKY COMPLIANT

ZONING:
AGRICULTURAL ZONE
*REFER TO ZONING INFO TABLE FOR DETAILS

REFER TO ZONING BY-LAW 25-2-2018 FOR FURTHER INFORMATION

PARKING:
*REFER TO SECTION 4.0 OF ZONING BYLAW
1 PER 90 SQ.M. OF FLOOR AREA = 2966/90 + 33 PARKING SPOTS
TOTAL REQUIRED PARKING SPACES = 33 SPACES
TOTAL BARRIER FREE PARKING SPACES = 2

ODOUR CONTROL:
REFER TO LETTER PREPARED BY AA ENVIRONMENTAL
ON PROPOSED SYSTEM

NOTES:
PLEASE READ NOTE PAGE AT END OF
DRAWING SET FOR ALL NOTES
REGARDING THIS PROJECT

2	AUGUST 13, 2018	FINAL GREEN HOUSE SIZES
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NO.	DATE:	DESCRIPTION:

LEGEND:

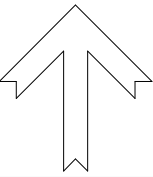
- | | |
|---|----------------------------|
|  | SPOT ELEVATION |
|  | DOOR IDENTIFICATION TAG |
|  | WALL IDENTIFICATION TAG |
|  | FOOTING IDENTIFICATION TAG |
|  | WINDOW IDENTIFICATION TAG |
|  | COLUMN IDENTIFICATION TAG |

NOTES:

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(BRAD ASSIM), 1521 2ND CONCESSION S.T.R.
1000 HWY 101, UNIT 2W6 PHONE: 519-257-0602
2. LEGAL AND TOPOGRAPHICAL SURVEY
INFORMATION PROVIDED BY H.V. JEWITT, OLS.
PROJECT P79 03 2137
3. LEGAL DESCRIPTION
PART OF LOT 36 (PART 1)
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MIDDLETON
TOWNSHIP OF NORFOLK
COUNTY OF NORFOLK
PLAN 37R1596
3. GRADING, SEPTIC AND STORM WATER
MANAGEMENT DESIGN PROVIDED BY AET.
REFER TO DRAWINGS (H419184)
4. GEOTECHNICAL INVESTIGATION BY PROVIDED
BY ENGLOBE. REFER TO REPORT DATED JULY 26,
2000. REPORT # 160-P-00016428-0-01, 100-GE
R-0001-00

PROJECT
NORTH

TRUE
NORTH



PROFESSIONAL ENGINEER'S SEAL



SHAKESPEARE, ONTARIO, CANADA
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CLIENT:

AD ASSIM

LOCATION: MID CON 2 STR PT LOT 36 RP, 37R1596 PART
OF PART 1, REG, 33.78 AC

PROJECT TYPE: MEDICINAL CANNABIS FACILITIES

PROJECT STATUS AND VERSION:
CONCEPTUAL DRAWINGS

DRAWN BY:

PRINT DATE:
2019-12-03

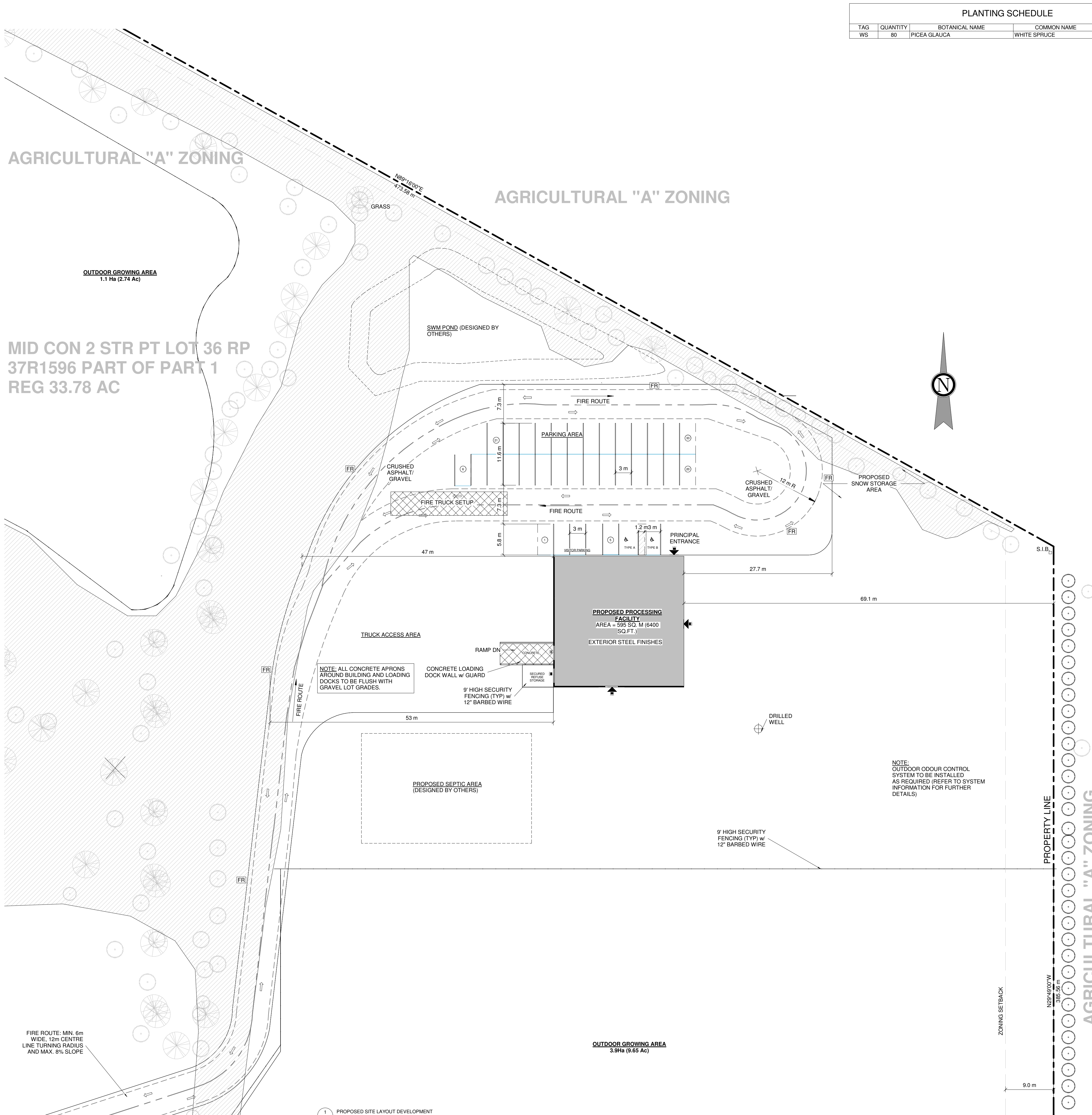
PAGE DESCRIPTION:

SITEPLAN 2

AS NO

FILE:
6147-7

SP-2



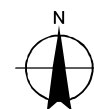
Geographic Township of MIDDLETON

ANPL2024083

Legend

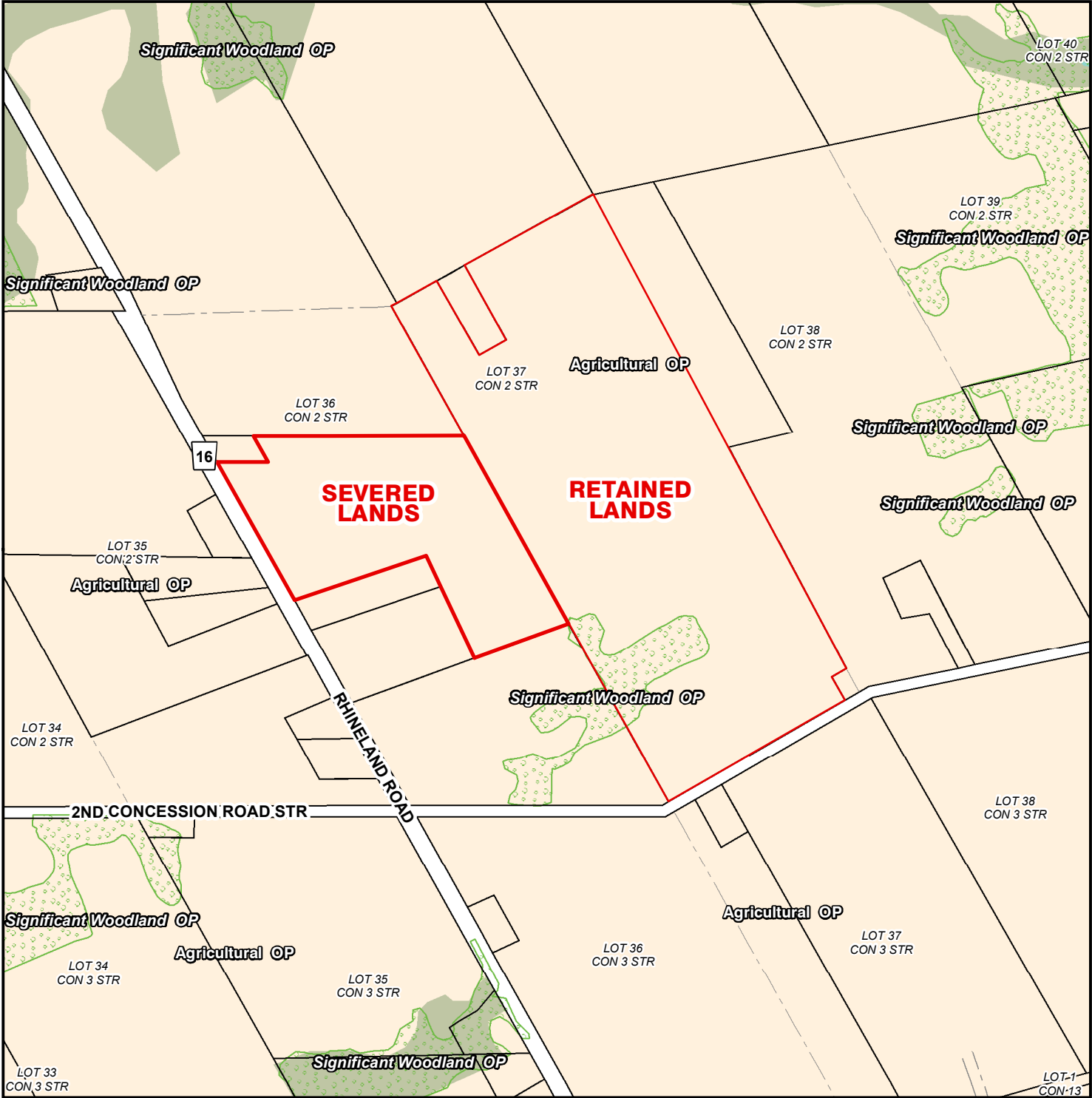
- ☐ Subject Lands
 - ☐ Lands Owned

2020 Air Photo



4/9/2024





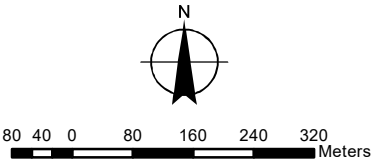
Legend

-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Provincially Significant Wetland
-  Significant Woodland

4/9/2024

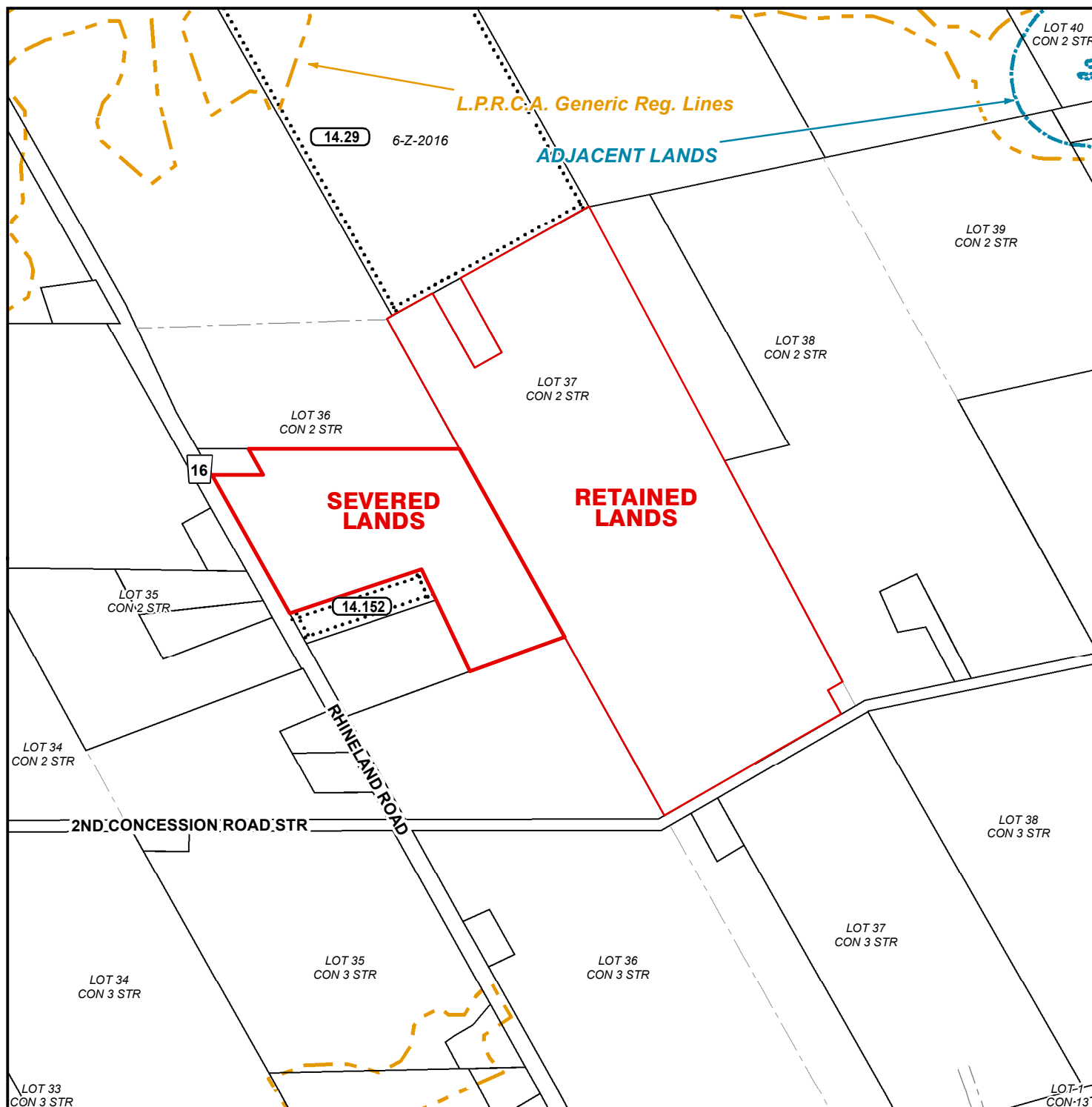


MAP C

ZONING BY-LAW MAP

Geographic Township of MIDDLETON

BNPL2024082
ANPL2024083



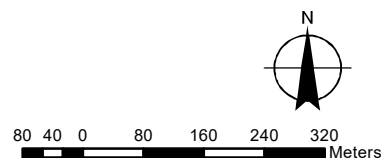
LEGEND

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

ZONING BY-LAW 1-Z-2014

4/9/2024

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone



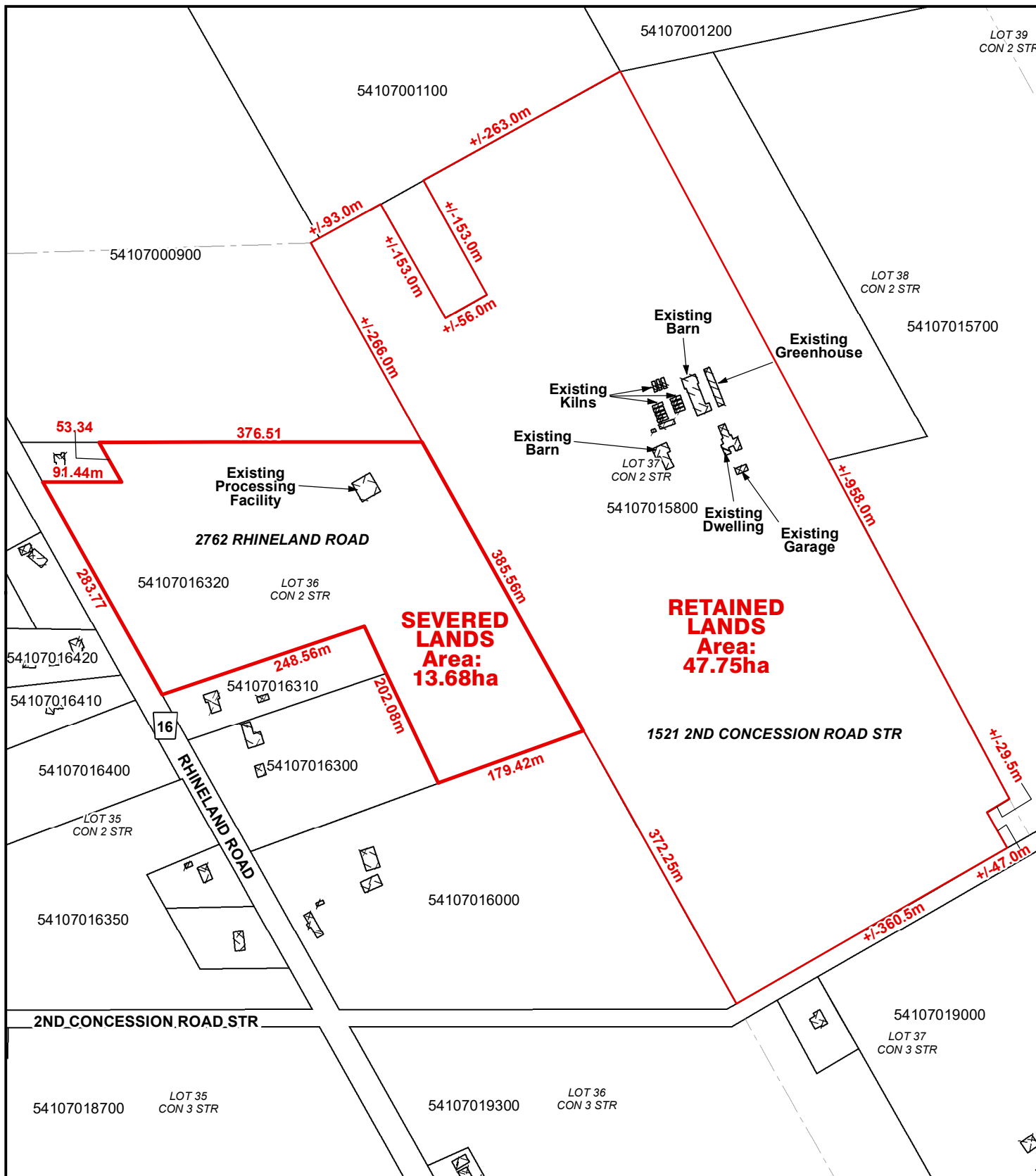
MAP D

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2024082

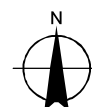
ANPL2024083



Legend

- Subject Lands
- Lands Owned

4/9/2024



50 25 0 50 100 150 200 Meters

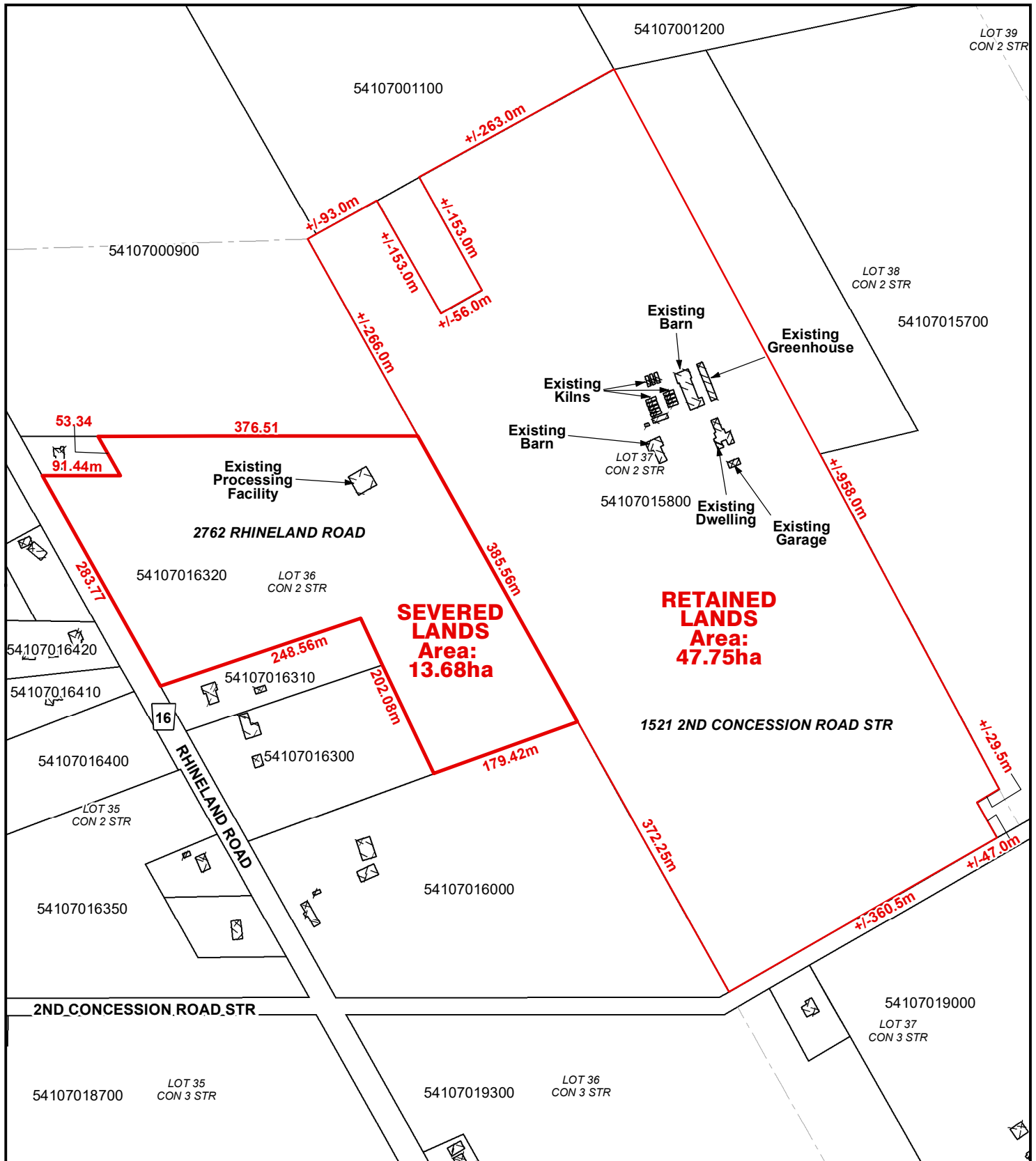
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2024082

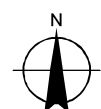
ANPL2024083



Legend

- Subject Lands
- Lands Owned

4/9/2024



50 25 0 50 100 150 200 Meters