

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



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: 331049100123000

A. Applicant Information

Name of Owner Donald & Kathryn Crawford

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 1746 Windham Rd 2
Town and Postal Code Norwich, ON N0E 1R0
Phone Number 519-802-4896
Cell Number _____
Email dk.crawford@yahoo.ca

Name of Applicant Haley's Acres Ltd. c/o Michael Haley

Address 50 Fairfield Rd
Town and Postal Code Burford, ON N0E 1A0
Phone Number 519-449-3443
Cell Number _____
Email michael@haleyselevator.ca

| | |
|----------------------|-------------------------------------|
| Name of Agent | Ruchika Angrish - The Angrish Group |
| Address | 156 Charing Cross St. |
| Town and Postal Code | Brantford, N3R 2J4 |
| Phone Number | 519-953-8200 |
| Cell Number | |
| Email | theangrishgroup@gmail.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:

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 2 Con 2 Windham AS IN NR529257; NORFOLK COUNTY

Municipal Civic Address: 1746 Windham Rd 2

Present Official Plan Designation(s): Agricultural

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:

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:

The details of existing buildings and structures are included on the attached site plan

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:

no new buildings/structures 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:
unknown
-

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 <small>retained</small> | Proposed <small>severed</small> | Deficiency |
|---------------------------------|------------|-----------|--------------------------------------|------------------------------------|------------|
| Lot frontage | +/-602.59m | 30m | 540.51 | 62.08m | NO |
| Lot depth | +/-676m | NA | +/-676m | 61.34m | NO |
| Lot width | +/-676m | NA | +/-676m | 61.34m | NO |
| Lot area | +/-40.4ha | 40 ha | +/-40.02ha | 0.38 ha | YES |
| Lot coverage | | NA | | 4.1% | No |
| Front yard | 27m | 13m | 58.0 | 27m | NO |
| Rear yard | <9m | 9.0m | 17.55m | <9m | NO |
| Height | >11m | >11m | >11m | >11m | NO |
| Left Interior side yard | +/-9.29m | 3m | 1.4 | +/-9.29m | YES |
| Right Interior side yard | <10m | 3m | <10m | <10m | NO |
| Exterior side yard (corner lot) | NA | NA | NA | NA | NA |
| Parking Spaces (number) | 2 | 2 | 2 | 2 | NO |
| Aisle width | NA | NA | NA | NA | |
| Stall size | NA | NA | NA | NA | |
| Loading Spaces | NA | NA | NA | NA | |
| Other | | | | | |

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

See attached Planning Justification Report

The amendment is required to prohibit a dwelling on the retained lands and to allow a reduced side yard setback of 1.4m whereas 3m is required.

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

Frontage: 62.08m

Depth: 61.34m

Width: 61.34m

Lot Area: 0.381 ha

Present Use: Agricultural use & Residential dwelling

Proposed Use: Surplus farm dwelling

Proposed final lot size (if boundary adjustment): NA

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

Description of land intended to be retained in metric units:

Frontage: +/-540.51

Depth: +/- 675.5m

Width: +/- 675.5m

Lot Area: +/-39.61ha

Present Use: Agriculture

Proposed Use: Agriculture

Buildings on retained land: agricultural farm buildings

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

Frontage: N/A

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: _____ Haley Acres Ltd.
Roll Number: _____ 54504022150
Total Acreage: _____ 50.17 acres
Workable Acreage: _____ approximately 50 acres
Existing Farm Type: (for example: corn, orchard, livestock) _____ crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: _____ Oct 31, 2017

Owners Name: _____ Haley Acres Ltd.
Roll Number: _____ 49100123002
Total Acreage: _____ 53.31 acres
Workable Acreage: _____ approximately 53 acres
Existing Farm Type: (for example: corn, orchard, livestock) _____ crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: _____ Sept 29, 2021

Owners Name: _____ Haley Acres Ltd.
Roll Number: _____ 33601002700
Total Acreage: _____ 100.25 acres
Workable Acreage: _____ approximately 100 acres
Existing Farm Type: (for example: corn, orchard, livestock) _____ crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: _____ Feb 7, 2020

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: approximately 32.5 acres
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:

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. 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 see attached mds report

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:

Windham Road 2

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.

Please see attached Planning Justification Report

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.

Donald + Kathryn Crawford

Owner/Applicant/Agent Signature

Nov. 14, 2024

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 Donald + Kathryn Crawford am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Ruchika Angrish(The Angrish Group) 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.

[Signature]

Owner

Nov 14/24

Date

Kathryn Crawford

Owner

Nov. 14/24

Date

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

K. Declaration

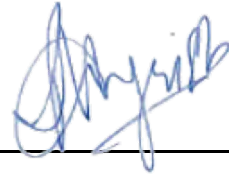
I, Ruchika Angrish of The City of Brantford

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:

City of Brantford

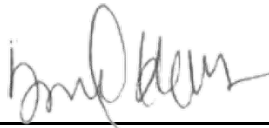


Owner/Applicant/Agent Signature

In the Province of Ontario

This 15 day of November

A.D., 2024



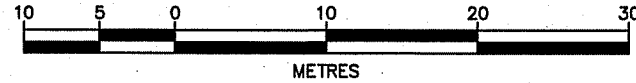
A Commissioner, etc.

**Sunil Kumar Angrish,
a Commissioner, etc.,
Province of Ontario,
for The Angrish Group.
Expires March 15, 2027.**

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



PLAN OF SURVEY OF
PART OF LOT 2
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WINDHAM)
NORFOLK COUNTY
SCALE 1:500



THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 356mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:500

MacAULAY, WHITE & MUIR LTD.

SCHEDULE

| PART | LOT | CONCESSION | PIN | AREA IN HECTARES |
|------|-----------|------------|------------|------------------|
| 1 | PART OF 2 | 2 | 50178-0152 | 0.381 |

PART 1 COMPRISES PART OF PIN 50178-0152.

LEGEND

SIB - STANDARD IRON BAR
SSIB - SHORT STANDARD IRON BAR
IB - IRON BAR
CC - CUT CROSS
PB - PLASTIC BAR
CP - CONCRETE PIN
□ - PLANTED
■ - FOUND
⊙ - ROUND
S - WITNESS
W - SET
700 - JEWITT AND DIXON, O.L.S.
P1 - EXPROPRIATION PLAN 725

SURVEYOR'S CERTIFICATE

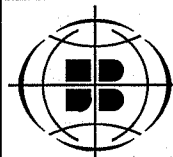
I CERTIFY THAT:

- 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 9TH DAY OF OCTOBER, 2024.

NOVEMBER 1, 2024

JOHN W. MUIR
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-



MacAulay, White & Muir Ltd.

ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS

A Wholly Owned Subsidiary of J.D. Barnes Limited

440 HARDY ROAD, UNIT 2, BRANTFORD, ON N3T 5L8

T: (519) 752-0040 www.jdbarnes.com

DRAWN: LD
CHECKED: JM
Ref. No. 24-50-272-00

NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9995959. ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED. ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN. ALL PINS ARE (LT) UNLESS NOTED (R). FOR BEARING COMPARISONS, A ROTATION OF 00°26' COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1. ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010)
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.

| POINT ID | NORTHING | EASTING |
|----------|------------|-----------|
| A | 4760703.92 | 550546.08 |
| B | 4760829.44 | 551136.79 |

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

THE RESULTANT TIE BETWEEN ORP A AND ORP B IS N77°44'E 223.19.

CONCESSION

LOT

PIN

WINDHAM ROAD No. 2
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2
PIN 50178-0104

PART 1

LANDS TO BE SEVERED
LOT COVERAGE 4.1%

2 STOREY
BRICK HOUSE
CIVIC No. 1746
128m²

CONCRETE
PORCH

WOOD
DECK

SEPTIC BED LOCATED
BY OTHERS

WOOD
SIDED
GARAGE

FRAME BARN



THE ANGRISH GROUP

156 Charing Cross Street, Brantford, ON N3R 2J4

Planning Justification Report

1746 Windham Road 2, Norfolk County

Prepared For: Haley's Acres Ltd. c/o Michael Haley

Prepared By: The Angrish Group

November 13, 2024

File: 2024_132

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1. Introduction

The Planning Justification Report (PJR) has been prepared by The Angrish Group on behalf of Haley's Acres Ltd. c/o Michael Haley, the applicant for the property municipally known as 1746 Windham Road 2, Scotland, Norfolk County (herein referred to as "Subject Lands" or "Property"). The report outlines the request for a Consent to sever a surplus farm dwelling on the existing agricultural property as well as an associated Zoning By-Law Amendment to prohibit residential use on the retained lands. The Applicant has entered into a purchase and sale agreement with the current owners and the house is surplus to their needs as they own multiple farms in Norfolk County and Brant County. A list of properties owned by Haley's Acres Ltd. is included with the submission.

The Consent and Zoning By-Law Amendment applications are being submitted concurrently for the severance of a surplus farm dwelling.

The Planning Justification Report will provide an analysis of the provincial and municipal planning framework and provide a professional planning opinion related to the proposed applications required for the severance of a surplus farm dwelling.

2. Description of Lands and Surrounding Uses

The Subject Lands are described as Part Lot 2 Concession 2 geographic Township of Windham as in NR529257, Norfolk County municipally known as 1746 Windham Road 2, Norfolk County. The Property is approximately 40.4 ha (99.83 acres) in size, with a frontage of approximately 602.59 meters (+/-1,977 feet) along Windham Road 2.

The Property is located on the south side of Windham Road 2, between Brantford Road (Highway No. 4) and Highway No. 24, south-west of the Village of Scotland and north-east of the Village of Vanessa. The Property contains a single detached dwelling, a detached garage and four (4) agricultural accessory structures.

The Subject Lands are currently serviced by private well and private septic system.

The immediate surrounding area is predominately comprised of agricultural lands with a number of smaller residential parcels containing dwellings and accessory structures.

Natural heritage and natural hazard features are present on the Subject Lands.

Figure 1 shows the location of the Property and the surrounding land uses. **Figure 2** shows the dwelling looking south from Windham Road 2 and **Figure 3** show the Subject Lands looking south towards Windham Road 2.

Figure 1: Location of Subject Lands



Figure 2: Subject Lands Looking South from Windham Road 2



Figure 3: Subject Lands Looking South



3. Proposal

The Property is currently designated Agricultural, with a Significant Woodlands overlay, in the Norfolk County Official Plan, 2018 and zoned Agricultural (A) in the Norfolk County Zoning By-Law 1-Z-2014. The proposal is to sever the existing single detached dwelling and detached garage from the farmlands as a surplus farm dwelling severance as the dwelling is not an asset to the new owner's agricultural operation. The new owner of the Property owns multiple farm properties in Norfolk County and the County of Brant. As he resides elsewhere, the owner has no need to retain the dwelling on the Subject Lands. The dwelling is in a good state of repair and, as such, it is proposed to sever the existing dwelling and detached garage as a surplus farm dwelling severance.

An associated Zoning By-Law amendment is proposed to restrict construction of future dwellings on the Retained parcel as well as recognize a reduced side yard setback of an existing agricultural accessory structure on the proposed retained parcel.

The severed parcel will be approximately 0.38 hectares (0.94 acres) in size, with a frontage of approximately 62.08 metres on Windham Road 2. The lot size and dimensions are limited to those required to accommodate the dwelling and associated well and septic system. The Retained lands will be approximately 40.02 hectares (98.89 acres) in size with a frontage of approximately 540.51 metres on Windham Road 2. The retained lands will continue to be used for agricultural purposes.

Figure 4 shows a sketch of the proposed severance. **Figure 5** shows an aerial photo of the lands to be severed. **Figure 6** shows a draft survey of the proposed severance.

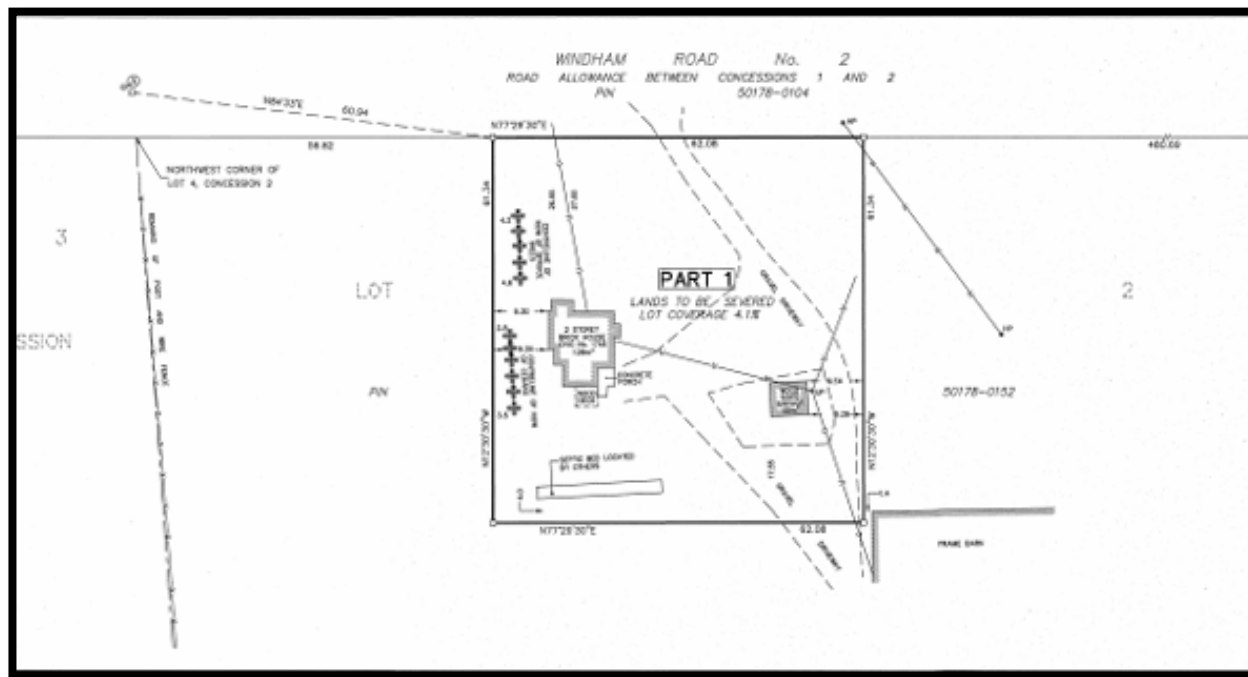
Figure 4: Proposed Severance



Figure 5: Aerial of Lands to be Severed



Figure 6: Proposed Severance



The area to be severed as a surplus farm dwelling is not being farmed and will not have any impact on the viability of the retained parcel for farming purposes. There are no natural heritage features on, or directly adjacent to, the proposed severed lands. No further development or construction of new buildings or structures is proposed for the Site. The retained lands will continue to be farmed.

The dwelling located at 1746 Windham Road 2 is serviced by private well and private septic system, which will be fully contained on the severed parcel.

The dwelling was built in 1900s, is currently occupied and is in habitable condition. The two (2) sheds are accessory to the dwelling and used for storage purposes.

No trees are proposed to be removed or impacted as a result of this application.

All parking is accommodated on site.

A Zoning By-Law Amendment is proposed alongside the Consent application to prohibit residential use on the retained farm parcel and recognize a deficient side yard setback of an agricultural accessory structure on the proposed retained parcel.

4. The Policy Context

The applications are subject to the provisions of the Planning Act, as amended. All Planning Act applications are evaluated to ensure the proposal is consistent with the Provincial Planning Statement (2024) and is in conformity with the municipal Official Plan. This section demonstrates the proposed Consent and Zoning By-Law Amendment Applications are consistent with, and conform to, the applicable provincial and local planning policy framework.

4.1. Planning Act

The Planning Act provides the legislative framework for land use planning in Ontario. The sections of the Planning Act that are applicable to these applications are as follows:

Section 2 - The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- (a) the protection of ecological systems, including natural areas, features, and functions;
- (b) the protection of the agricultural resources of the Province;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.

Section 3 Requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 Allows for amendments to the Zoning By-Law and Section 53 Allows for Consent to sever.

The proposed Consent and Zoning By-Law Amendment applications align with the framework and interests of the Planning Act by protecting the agricultural uses in the County. The proposal does not create any new residential uses in agricultural areas as prohibitions will be in place through the proposed Zoning By-Law Amendment for construction of any dwelling units on the Retained lands.

The proposed lot lines do not conflict with the existing buildings on the Subject Lands. No changes to the existing dwelling or the accessory structures are

proposed. No new private services will be required as the existing private well and private septic system are sufficient to service the Severed lands.

No natural hazard or heritage features exist on, or adjacent to, the proposed Severed lands. Natural hazard and natural heritage features exist on the Retained parcel and no development, including the creation of lots, is proposed within the natural hazard and natural heritage features on the adjacent lands.

No site alterations, additions or any new buildings or structures are proposed through these applications.

It is my professional opinion that the proposed applications comply with the direction and regulations of the Planning Act.

4.2. Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (PPS) is issued in accordance with Section 3 of the Planning Act and came into effect on October 20, 2024. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” the PPS.

The PPS provides policy direction on matters of provincial interest related to land use planning and development in Ontario and sets the policy foundation for regulating the development and use of land. The PPS encourages efficient development patterns that support sustainability by promoting strong, livable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. The wise use and management of natural heritage resources, water resources, agricultural resources, mineral resources, and cultural heritage and archaeological resources over the long term are key provincial interest.

Chapter 4.0 of the Provincial Planning Statement’s intent is to ensure Ontario’s wise use and management of resources for long-term prosperity, environmental health, and social well-being by conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral, and cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

The Subject Lands are located in an agricultural area of the County and designated and zoned as such in the Official Plan and the Zoning By-law respectively. No changes to the current agricultural operations are proposed through the applications. Further, no development or site alterations are proposed within the identified significant woodlands and wetland identified on the Subject Lands.

Chapter 4.1 of the PPS provides policies for Natural Heritage. The Section details the importance of long-term protection of natural features as well as diversity and connectivity.

Significant Woodlands and wetlands are identified along the eastern portion of the Subject Lands. No impacts to the natural heritage features will occur as a result of the surplus farm dwelling severance as no development, including the creation of lot lines, will occur within the natural heritage features. The natural heritage features will be maintained with the Retained parcel and no new buildings are proposed in association with the surplus farm dwelling severance.

Chapter 4.3 of the PPS provides policies for Prime Agricultural Areas and highlights the importance of protecting the agricultural resources of Ontario. Permitted uses and activities include agricultural uses, agriculture-related uses and on-farm diversified uses.

The Subject Lands are located within the agricultural area of Norfolk County. The lands are designated as Agricultural in the Norfolk County Official Plan, 2018. The Property is serviced by private well and private septic system. The approximately 40.40 hectare property contains a single detached dwelling, detached garage and four (4) accessory structures. No new dwellings or structures are proposed upon the arable lands as a result of these applications. The proposed Zoning By-Law Amendment will prohibit future dwellings on the proposed retained parcel and permit a reduced side yard setback of an existing agricultural accessory structure.

Chapter 4.3.2.3 of PPS states that “New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.”

An analysis in consideration of the Minimum Distance Separation Formulae was undertaken by Soil Solutions Plus, dated October 25, 2024. Review of nearby livestock facilities, including 1821 Windham Road 2 and 1877 Windham Road 2, were undertaken.

It was determined there are no MDS I setback distances applicable to the residence surplus to a farming operation severance. The MDS setback for the poultry barn at 1821 Windham Road 2 extends onto the north-east corner of the proposed Retained parcel. The current application proposes to rezone the Retained parcel to prohibit the construction of new dwellings on the proposed Retained parcel. As such, no negative impacts are anticipated as a result of the setback from the livestock facility at 1821 Windham Road 2.

Chapter 4.3.3.1 Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:

c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective;

The proposed surplus farm dwelling severance will create a lot of 0.38 hectares in size. The proposed Consent does not remove any actively farmed lands from the proposed retained parcel. The private well and private septic system are located on the proposed severed lands and are sufficient to service the existing dwelling.

The retained lands will be approximately 40.02 hectares (98.89 acres). These lands will continue to be farmed and will not be impacted by the proposed severance. No new services are required for the Subject Lands.

As a result of the residence surplus to an agricultural operation severance, a Zoning By-Law Amendment Application has been submitted to prohibit a dwelling on the retained lands and permit a reduced interior side yard setback for an existing agricultural accessory structure.

It is my professional opinion that the surplus farm dwelling severance is consistent with the Provincial Planning Statement (2024).

4.3. Conservation Authority, Ontario Regulation 41/24

Ontario Regulation 41/24 ("the Regulation") is prepared under the Conservation Authorities Act (1990), as approved by the Minister of Natural Resources. The purpose of the Regulation is to prevent loss of life, minimize property damage and social disruption, and avoid public and private expenditure for emergency operations, evacuation and restoration due to natural hazards and associated processes. Further, the Regulation prohibits development which, singularly or cumulatively, may restrict riverine channel capacities to pass flood flows, reduce storage capacity in floodplains and wetlands resulting in increased flood levels, and create potential danger to upstream and downstream landowners.

The Subject Lands are located on the watershed divide between the Grand River (GRCA) and Long Point Region Conservation Authorities (LPRCA). No regulated features are identified on the portion of the lands within the LPRCA's watershed. However, a portion of the Subject Lands is regulated under Ontario Regulation 41/24, as administered by the Grand River Conservation Authority (GRCA). The Subject Lands contain natural hazard features, including wetlands and the regulated allowance adjacent to the wetlands.

Figure 6 below shows an excerpt from the GRCA Regulation 41/24 mapping and Figure 7 shows an excerpt from the LPRCA Regulation 41/24 mapping.

The proposed surplus farm dwelling severance will be located outside of the identified natural hazard feature and the associated regulated area. As such, there will be no impact on the natural hazard feature as a result of the proposed severance.

Figure 6 – Grand River Conservation Authority Regulation Map

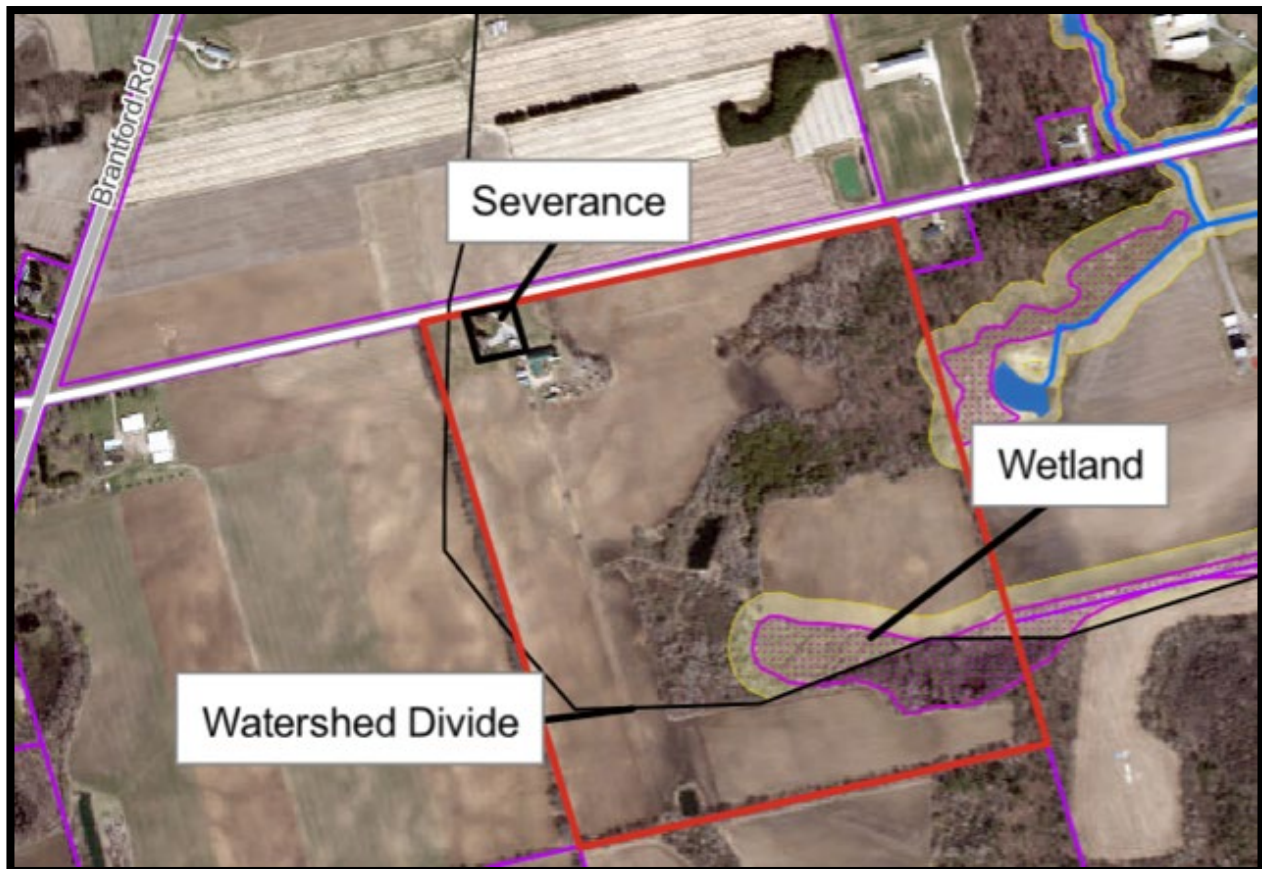


Figure 7 – Long Point Region Conservation Authority Regulation Map



On April 1, 2024, Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits) and Part VI of the Conservation Authorities Act came into effect. This regulation replaces the Grand River and the Long Point Region Conservation Authority's previous "Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses" regulation. As such, amendments to the Grand River and the Long Point Region Conservation Authority's Planning & Regulation Policies and Guidelines will be forthcoming to reflect this new framework.

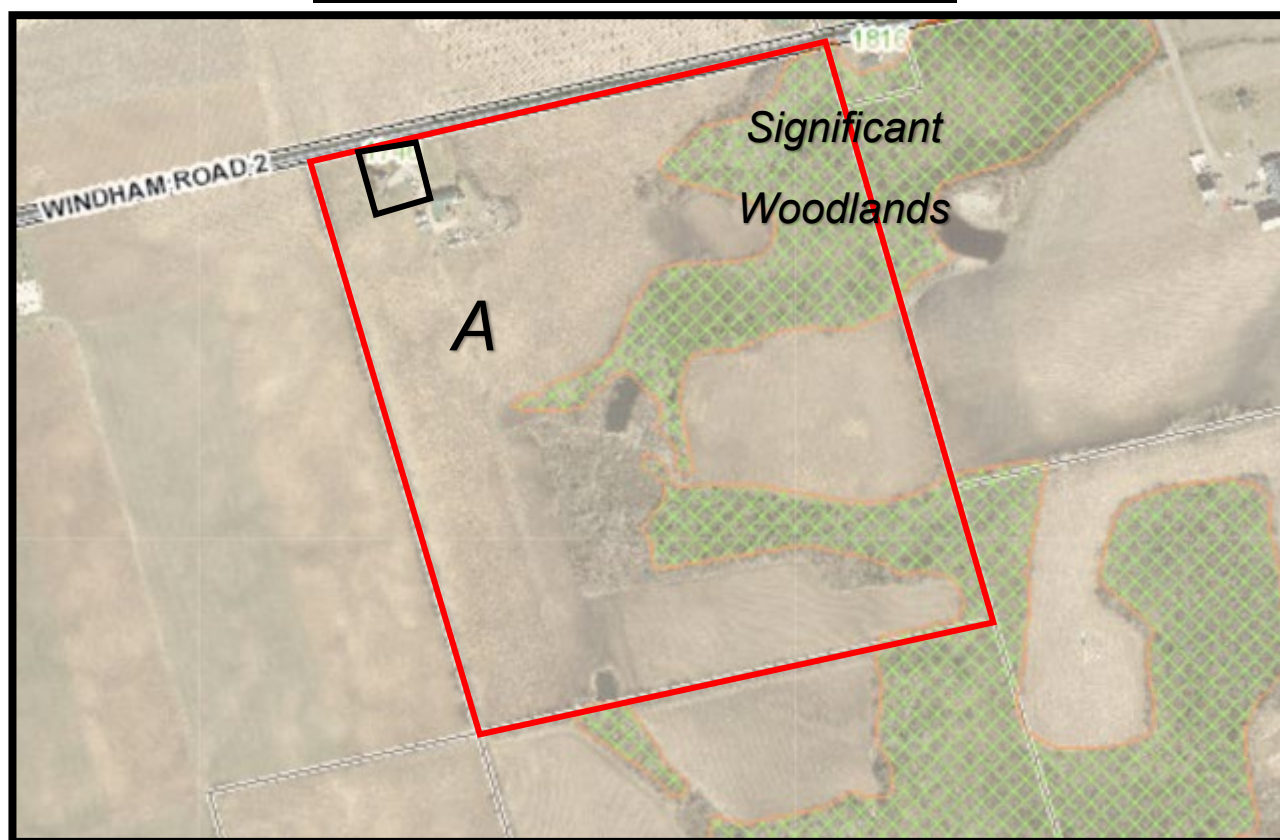
4.4. Norfolk County Official Plan (2018)

The Official Plan was adopted by Norfolk County Council in 2006 with a five-year review completed in 2018. The Official Plan was approved by the Ministry of Municipal Affairs and Housing on October 5, 2018. The Official Plan provides a framework of objectives and strategies, land use designations and policies intended to guide the future growth and development in the County which will result in strong, balanced, sustainable, and complete communities.

The Property is designated Agricultural in the Norfolk County Official Plan. The Property also contains Significant Woodlands. Figure 8 is an excerpt from the Norfolk County Official Plan, outlining the Subject Lands.

There is an existing single detached dwelling, a detached garage and four (4) accessory structures on the Subject Lands. The proposal involves the severance of a surplus farm dwelling as the owner resides elsewhere and has no need of the dwelling.

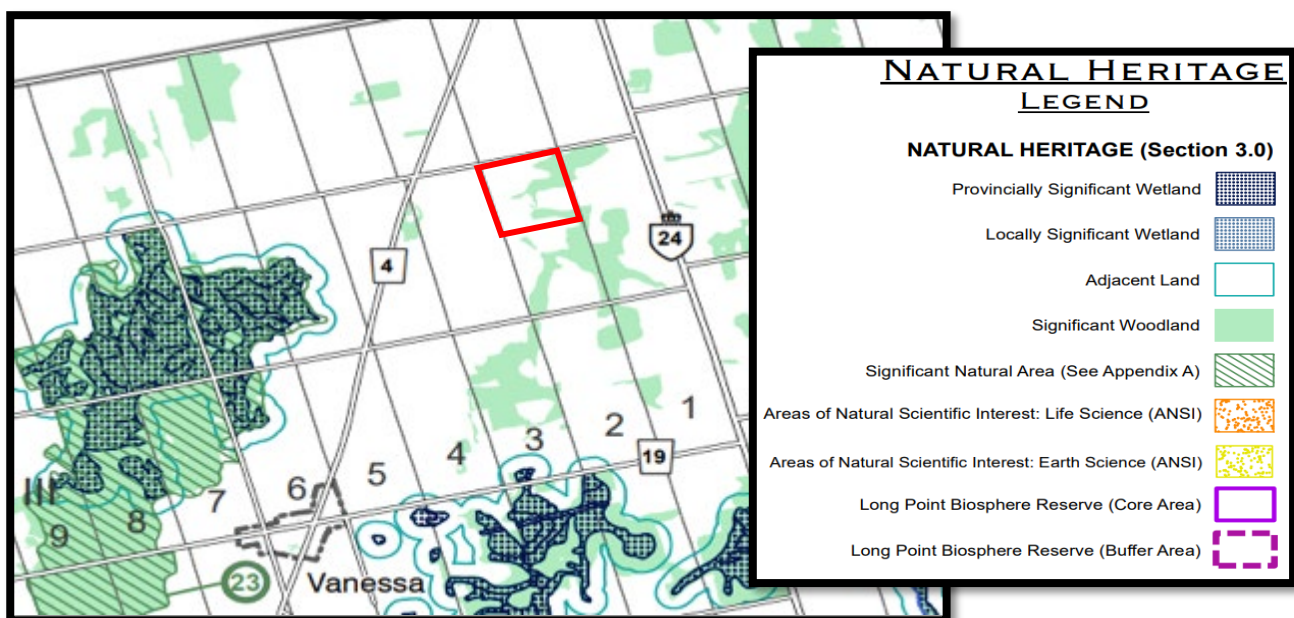
Figure 8: Norfolk County Official Plan Excerpt



Section 3.5 of the Official Plan relates to Natural Heritage Systems. The County will conserve Natural Heritage Features and functions and protect such features and areas from incompatible development, wherever possible.

The Subject Lands contain natural heritage features as identified in Schedule “C-1” of the Official Plan. Figure 9 below shows an excerpt from Schedule “C-1”, identifying Significant Woodlands along the eastern portion of the Subject Lands. No development or site alterations are proposed within the significant woodlands or the adjacent lands.

Figure 9: Norfolk County Official Plan Schedule “C-1” Excerpt



Section 6.7.1 of the Official Plan speaks to Agricultural Lands. One of the primary components of the County’s economy and heritage is the extensive area of productive agricultural lands, which covers most of the County. The County will preserve and foster, as one of its primary objectives, a thriving agricultural industry and the associated rural lifestyle. The land base dedicated to agricultural production must, therefore, be protected and the use of the land must be predominantly agriculturally-oriented.

c) New lots shall only be permitted in accordance with the agricultural consent and consolidation policies of Section 7.2.3 (Lot Creation and Lot Adjustment Policies).

Section 7.0 details the County’s policies for managing land use, with Section 7.2 specifically applying to lands within the Agricultural Designation. The Agricultural Designation is intended to strengthen the agricultural community in the County. The

policies are designed to protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to agricultural practices.

Section 7.2.3 of the Official Plan speaks to agricultural lot creation and lot adjustment policies.

- a) Consent to sever land may be considered for the following purposes:
 - v) a currently habitable farm dwelling surplus to a farming operation as a result of the consolidation of farm properties located within Norfolk County and adjacent municipalities, subject to the policies of Sections 7.2.3(b) and (c);
- b) As a condition of the approval of a consent granted under Section 7.2.3 a) v), the County shall ensure that the land is zoned in the Zoning By-law such that no new residential dwelling shall be permitted on the retained agricultural lot. No consent shall be granted unless it is demonstrated that the severed lot will not adversely affect the operation or viability of the farm operation on the retained lot or any adjacent land.
- c) Further to Section 7.2.3(b), a consent to sever a currently habitable dwelling shall be subject to the following criteria:
 - i. the habitable dwelling shall be at least 10 years old at the date of application for a severance;
 - ii. the severed lot shall be of an appropriate size for the intended residential use, which shall be determined in the Zoning By-law, and shall minimize the amount of agricultural land removed from active production;
 - iii. the severed lot shall be serviced by approved water supply and wastewater treatment facilities to be situated on the lot to be created;
 - iv. subject to the appropriate policies of this Plan, the severed lot shall be an appropriate distance from existing pits and quarries, waste disposal sites, and other potential land use conflicts;
 - v. both the severed and retained lots shall be situated with frontage and safe and direct separate access onto a permanently maintained public road. Preference shall be given to locations on roads other than Provincial Highways or arterial roads.

- vi. potential impacts of the consent on cultural heritage resources shall be assessed and mitigated where necessary;
- vii. the severed lot shall comply with the minimum distance separation formulae; and
- viii. the severed lot shall not be permitted within Provincially Significant Features. Consents adjacent to Provincially Significant Features, or within or adjacent to Natural Heritage Features, shall be supported by an EIS, prepared in accordance with the policies of Section 9.7.1 (Environmental Impact Study).
- ix. Severances to separate Accessory Residential Dwellings from the farm property will not be permitted [3-OP-2020, Amendment 124).

The dwelling on the Subject Lands was constructed in the 1900s and is in habitable condition. The proposed severance is the result of farm consolidation, as the owner resides elsewhere but owns a number of farms throughout Norfolk and Brant Counties.

The proposed severance will not affect the operation or viability of the farm operation on the retained parcel. The arable lands are maintained as part of the retained parcel, to the benefit of the owner's farming operations, and will remain in active production. The proposed severed parcel is comprised of a small yard, dwelling, existing well and septic system as well as accessory structures.

Submitted concurrently with the Consent application is a Zoning By-Law amendment. The Zoning By-Law amendment will ensure the land is zoned such that no new residential dwellings shall be permitted on the retained agricultural lot as well as permit a reduced interior side yard setback of an existing agricultural accessory structure.

The severed lot will be serviced by the existing private well and septic system, located on the proposed severed lands.

The proposed severed lot is appropriately distanced from existing pits and quarries, waste disposal sites and other potential land use conflicts. The proposed severed parcel meets MDS setback requirements.

Both the severed and retained parcels have frontage on Windham Road 2, offering safe and direct access onto a permanently maintained public road.

Windham Road 2 is a collector road, as identified in Norfolk County Official Plan Schedule 'E-1' Transportation.

No cultural heritage resources are identified on the Subject Lands and no site alterations are proposed in association with the proposed severance and Zoning By-Law amendment.

Significant Woodlands and wetlands are identified on the Subject Lands. The identified natural heritage features will be maintained with the Retained parcel. The proposed Severed parcel, at its closest point, is 235 metres away from the natural heritage features. No alterations are proposed to the features as a result of the present applications.

The proposed severance is not to separate an accessory residential dwelling from the farm property.

It is my professional opinion that the proposed surplus farm dwelling severance and associated Zoning By-Law Amendment to prohibit residential uses on the retained lands and recognize a reduced interior side yard setback conform with the policies of the Norfolk County Official Plan.

4.5. Zoning By-Law of Norfolk County, 1-Z-2014

The Subject Lands are zoned Agricultural (A) in the Norfolk County Zoning By-Law 1-Z-2014. A Zoning By-Law Amendment is required for the Retained lands to prohibit future dwellings. It is proposed to amend the zoning of the Retained lands from Agricultural (A) to Agricultural (A-XX)

An excerpt from the Zoning By-law, showing the location of the Property, is included in **Figure 10**. A draft by-law is included in the submission.

The retained lands will be approximately 40.02 hectare (98.89 acres), with a frontage of 540.51 metres on Windham Road 2. The Retained lands will continue to be farmed, and no changes to the land use is requested.

20

| Table 1: Site Statistics | | | | | |
|--|---|-----------------|-----------|----------------|-----------|
| Provision | Required | Retained Parcel | Compliant | Severed Parcel | Compliant |
| Lot Area, Minimum (hectares) | 40.0 0.20 for residential lot surplus to farm operation | 40.02 | Yes | 0.38 | Yes |
| Lot Frontage, Minimum (metres) | 30.0 | 540.51 | Yes | 62.08 | Yes |
| Front Yard, Minimum (metres) | 13.0 | 27.0 | Yes | 58.0 | Yes |
| Interior Side Yard Setback, Minimum (metres) | 3.0 | 1.4 | No | 9.26 | Yes |
| Rear Yard Setback, Minimum (metres) | 9.0 | 17.55 | Yes | <9.0 | Yes |
| Building Height, Maximum (metres) | 11.0 | >11.0 | Yes | >11.0 | Yes |

5. Summary and Recommendations

The proposed applications for Consent to sever a surplus farm dwelling and Zoning By-Law amendment to prohibit future dwellings and permit a reduced side yard setback on the retained parcel are in keeping with the character of the area and are compatible with surrounding Agricultural lots. There are no adverse impacts due to the development of the lands.

It is my professional opinion that the proposed surplus farm dwelling severance is:

- consistent with the Provincial Planning Statement;
- conform to the policies of the Norfolk County Official Plan; and
- in keeping with the regulations of the Norfolk County Zoning By-Law 1-Z-2014.

The proposed application represents good planning, and it is requested to the Committee of Adjustment that the application be approved.

Respectfully Submitted,

TAG – The Angrish Group



Ruchika Angrish, MPlan, B.Tech, MCIP, RPP
Co-Founder

cc: Haley's Acres Ltd. c/o Michael Haley, applicant

I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners' Institute Act, 1994.



November 13, 2024

I hereby certify that this plan/report was prepared by a Registered Professional Planner,
within the meaning of the Ontario Professional Planners Institute Act, 1994.
November 13, 2024
Date 
Ruchika Angrish
Registered Professional Planner

Appendix 1 – Draft By-Law

EXPLANATORY NOTE

TO

BY-LAW NO. _____

This By-law applies to the lands that are located at 1746 Windham Road 2, Norfolk County. The Subject Lands are legally described as Part Lot 2 Concession 2 geographic Township of Windham as in NR529257, Norfolk County municipally known as 1746 Windham Road 2 Scotland, Norfolk County. The Property is approximately 40.4 ha (99.83 acres) in size, with a frontage of approximately 602.59 meters (+/-1,977 feet) along Windham Road 2.

The purpose of this By-law is to change the zoning on the retained agricultural lands to prohibit residential uses and permit a reduced interior side yard setback.

BY-LAW NUMBER _____

-of-

THE CORPORATION OF NORFOLK COUNTY

To amend Zoning By-law No. 1-Z-2014, being a By-Law to regulate the use of lands and the location and use of buildings and structures in The Corporation of Norfolk County.

Respecting Lands described as Part Lot 2 Concession 2 geographic Township of Windham as in NR529257, Norfolk County municipally known as 1746 Windham Road 2 Scotland, Norfolk County. The Property is approximately 40.4 ha (99.83 acres) in size, with a frontage of approximately 602.59 meters (+/-1,977 feet) along Windham Road 2.

WHEREAS Norfolk County is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, CHAPTER P. 13, as amended;

AND WHEREAS this By-Law conforms to the Norfolk County Official Plan; and

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

1. **THAT** Schedule 'A', of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning on a portion of the Subject Lands identified on Map A (attached to and forming part of this By-Law) from Agricultural (A) Zone to Agricultural (A) Zone with a special provision.
2. **THAT** Section 14 Special Provisions is hereby further amended by adding new 14.XXXX as follows:

14.XXXX

In lieu of the corresponding provisions in the Agricultural (A) Zone, the following shall apply:

Notwithstanding any provision of this by-law to the contrary, within any area zoned A-XXXX on Schedule “A” hereto, no *dwelling unit* shall be permitted and a reduced interior side yard setback of 1.4 metres shall be permitted, where 3.0 metres is required. All other requirements of the By-Law shall apply.

3. **THAT** this By-Law shall come into force on the day it is passed by the Council of the Corporation of Norfolk County.

READ a first and second time, this

READ a third time and finally passed in Council,

THE CORPORATION OF NORFOLK COUNTY

MAYOR

CLERK

1746 Windham Rd 2 MDS I

General information

| | | |
|---|--|---|
| Application date Oct 8, 2024 | Municipal file number | Proposed application Lot creation for a residence surplus to a farming operation (i.e. surplus dwelling severance) |
| Applicant contact information Michael Haley Haleys Acres Ltd 50 Fairfield Rd Burford, ON N0E 1A0 519-732-5690 | Location of subject lands County of Norfolk County of Norfolk WINDHAM Concession 2 , Lot 2 Roll number: 331049100123000 | |

Calculations

1821 Windham Road 2

| | | |
|--------------------------|---|----------------|
| Farm contact information | Location of existing livestock facility or anaerobic digester | Total lot size |
| Tom Komienski | County of Norfolk | 49.24 ac |
| Komienski Ltd. | County of Norfolk | |
| 4511 Hwy 24 South | WINDHAM | |
| Scotland, ON | Concession 1 , Lot 1 | |
| N0E 1R0 | Roll number: 331049100103000 | |
| 519-761-8967 | | |

| Livestock/manure summary | | | | |
|--------------------------|--------------------------|-------------------------|------------------------------|-------------------------------|
| Manure Form | Type of livestock/manure | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
| Solid | Chickens, Broilers | 20000 ft² | 74.9 NU | 20000 ft² |

| Setback summary | | | | |
|----------------------------|--------------------------------|---------------------------------|--------|--|
| Existing manure storage | V1. Solid, inside, bedded pack | | | |
| Design capacity | 74.9 NU | | | |
| Potential design capacity | 149.8 NU | | | |
| Factor A (odour potential) | 0.7 | Factor B (design capacity) | 363.76 | |
| Factor D (manure type) | 0.7 | Factor E (encroaching land use) | 1.1 | |

| | |
|--|----------------------------|
| Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn) | 197 m (646 ft) |
| Actual distance from livestock barn | NA |
| Storage base distance 'S' (minimum distance from manure storage) | No existing manure storage |
| Actual distance from manure storage | NA |

Farm contact information

Tom Komienki
 Komienki Ltd.
 4511 Hwy 24 South
 Scotland, ON
 N0E 1R0
 519-761-8967

Location of existing livestock facility or

anaerobic digester
 County of Norfolk
 County of Norfolk
 WINDHAM
 Concession 1 , Lot 1
 Roll number: 331049100101500

Total lot size

24.75 ac

Livestock/manure summary

| Manure Form | Type of livestock/manure | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|--------------------------|-------------------------|------------------------------|-------------------------------|
| Solid | Chickens, Broilers | 25000 ft² | 93.7 NU | 25000 ft² |

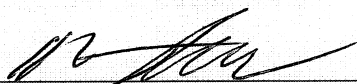
Setback summary

| | | | |
|--|--------------------------------|---------------------------------|-------|
| Existing manure storage | V1. Solid, inside, bedded pack | | |
| Design capacity | 93.7 NU | | |
| Potential design capacity | 187.3 NU | | |
| Factor A (odour potential) | 0.7 | Factor B (design capacity) | 393.3 |
| Factor D (manure type) | 0.7 | Factor E (encroaching land use) | 1.1 |
| | | | |
| Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn) | 212 m (696 ft) | | |
| Actual distance from livestock barn | NA | | |
| | | | |
| Storage base distance 'S' (minimum distance from manure storage) | No existing manure storage | | |
| Actual distance from manure storage | NA | | |

Preparer signoff & disclaimer**Preparer contact information**

Matt Robillard
 Soil Solutions Plus
 66 High Street
 POBOX 1003
 St. George, ON
 N0E 1N0
 905-297-5328
 matt@soil-solutions-plus.com

Signature of preparer



Matt Robillard ,

OCT - 25 - 2024

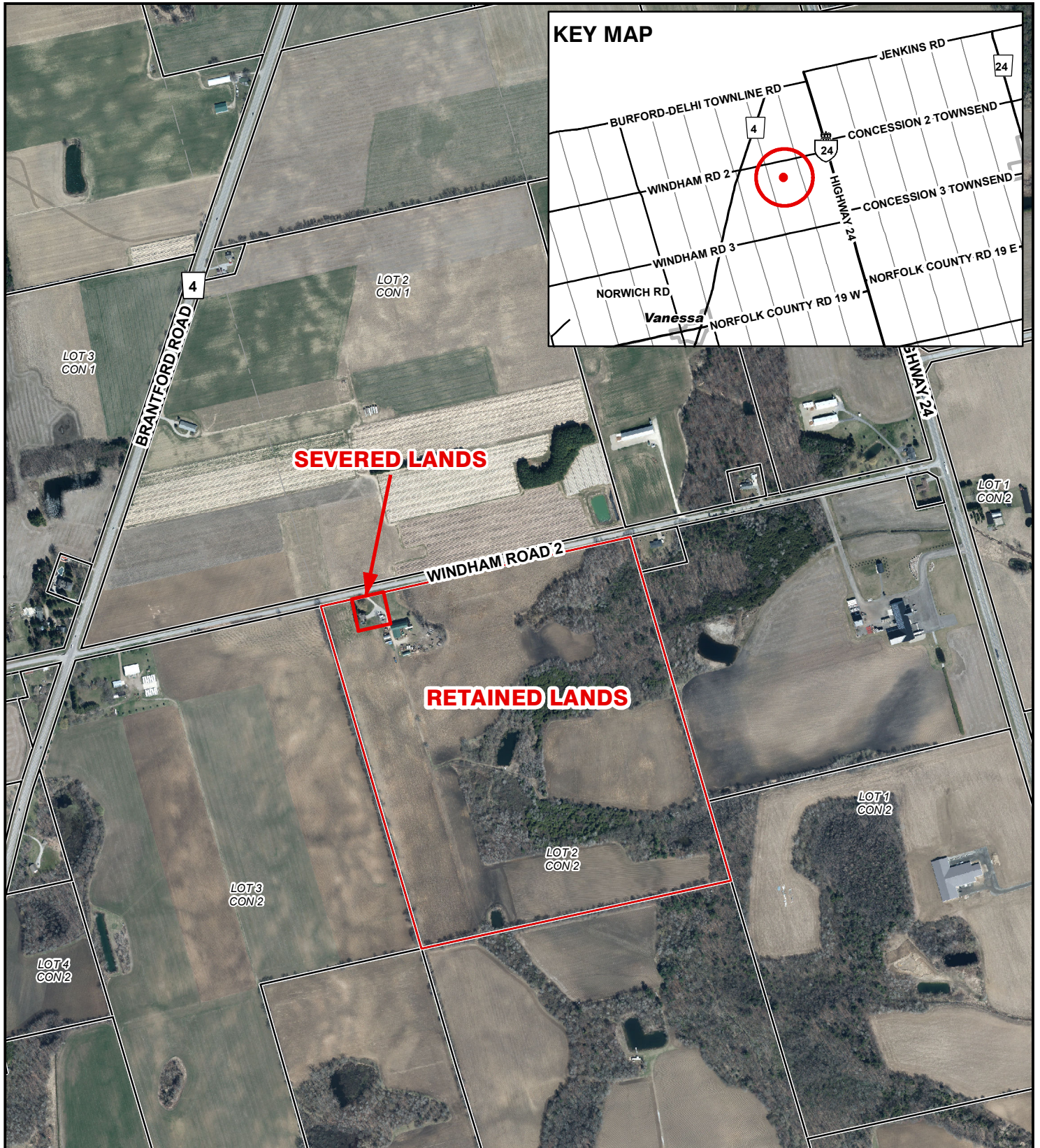
Date (mmm-dd-yyyy)

Note to the user


The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

N



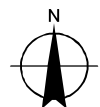


Legend

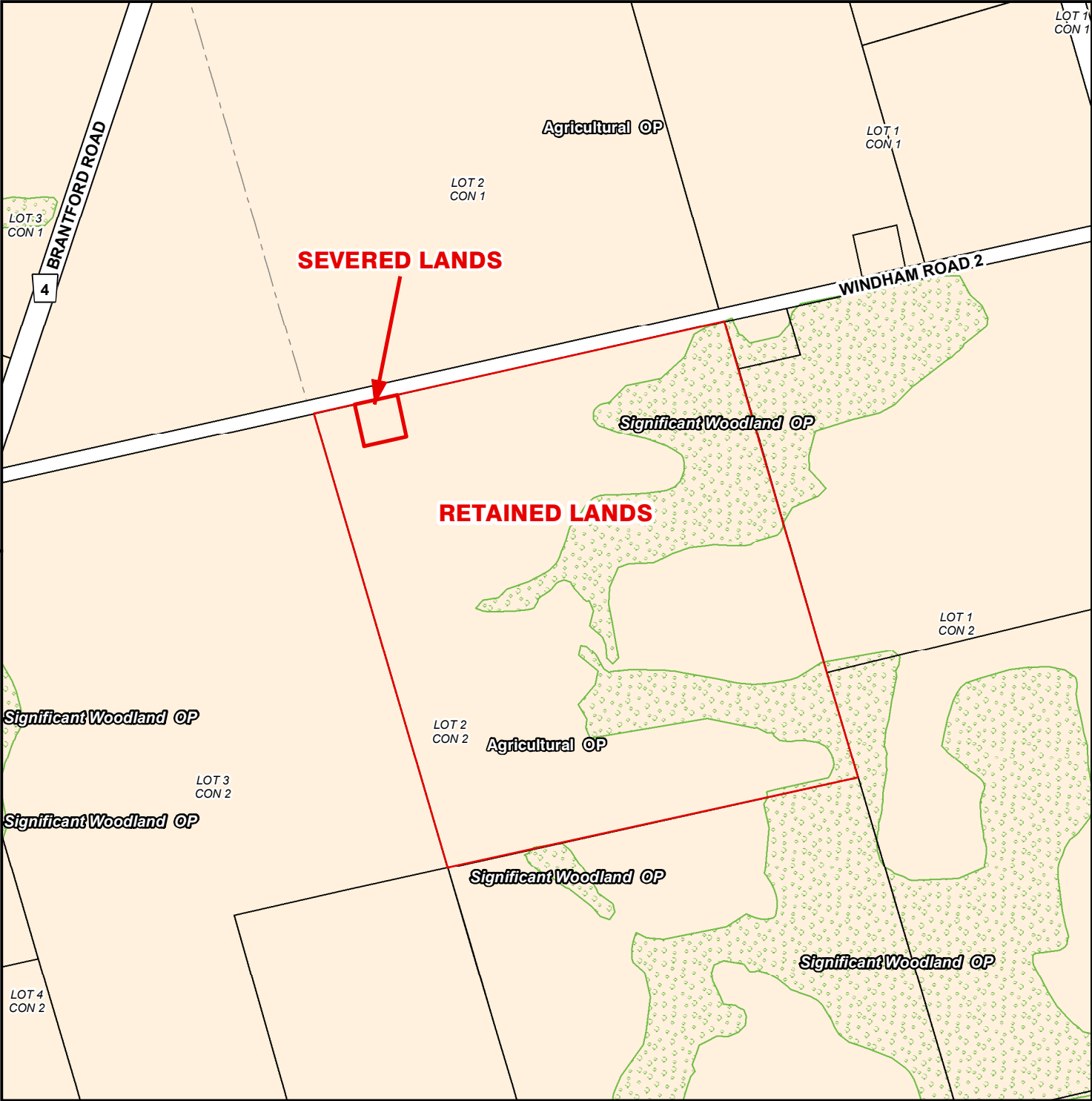
-  Subject Lands
-  Lands Owned

2020 Air Photo

1/8/2025

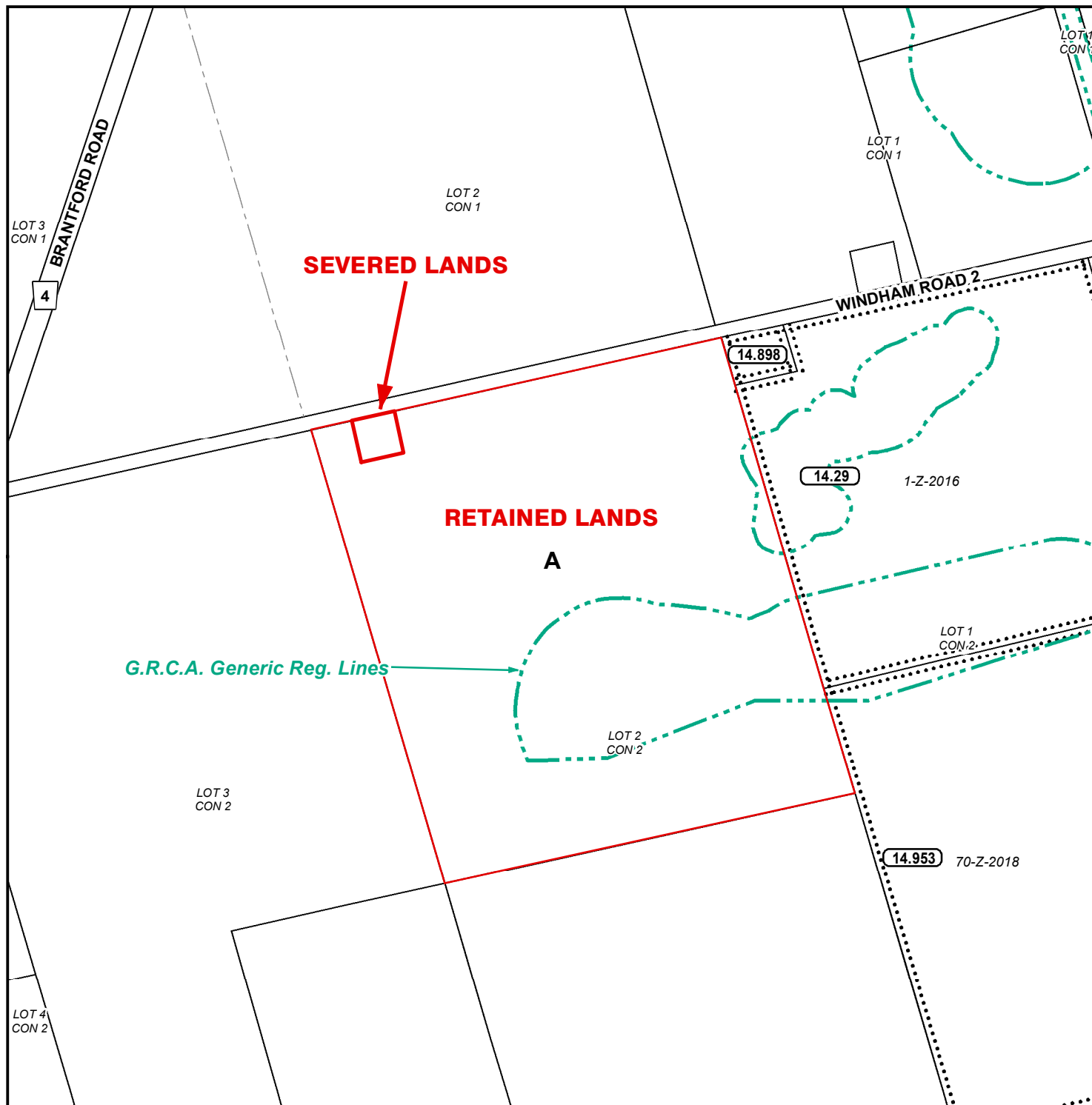


75 37.5 0 75 150 225 300 Meters






MAP C
ZONING BY-LAW MAP
Geographic Township of WINDHAM

BNPL2024399



LEGEND

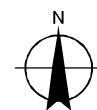
-  Subject Lands
-  Lands Owned
-  GRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

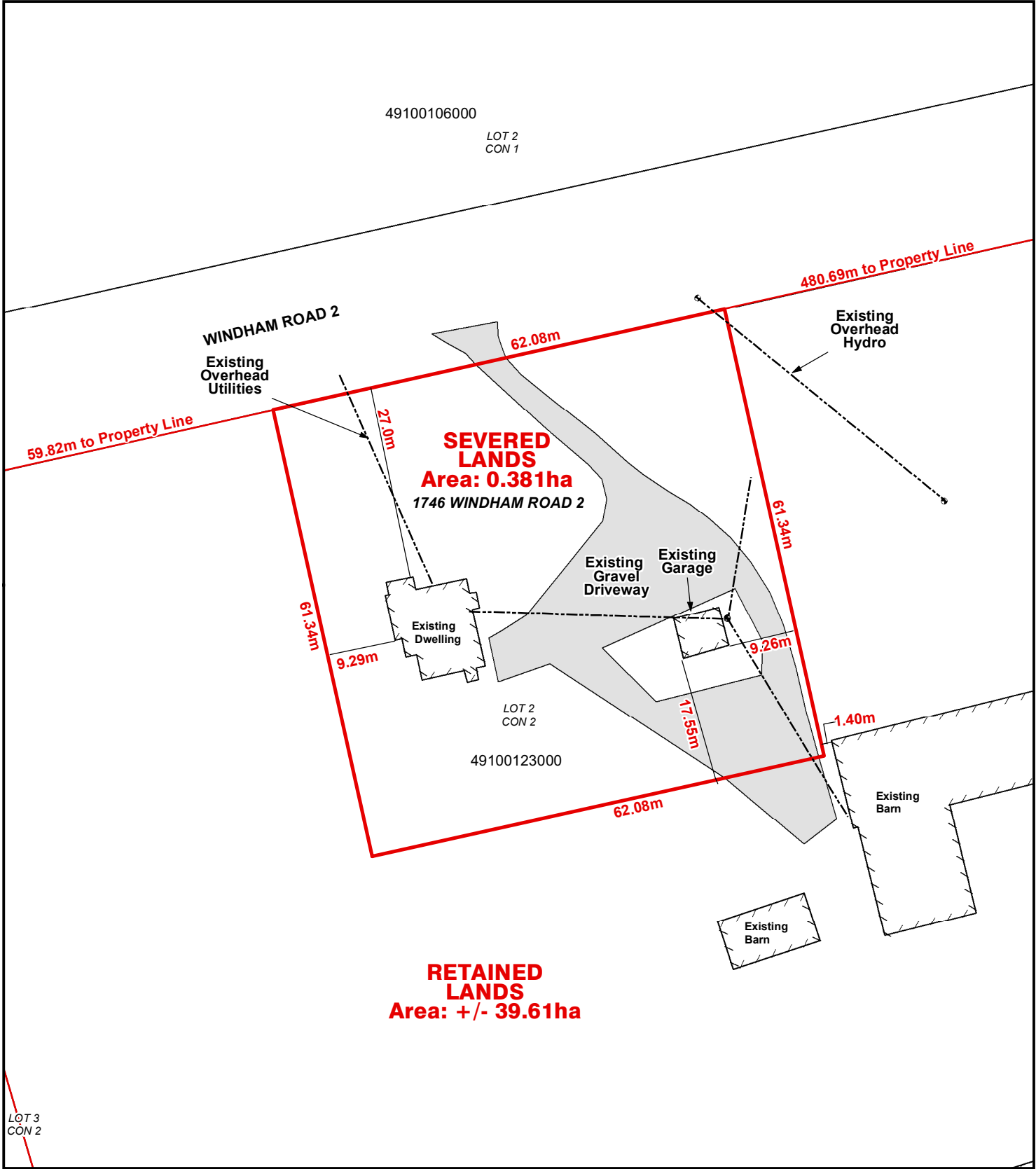
1/8/2025

(H) - Holding

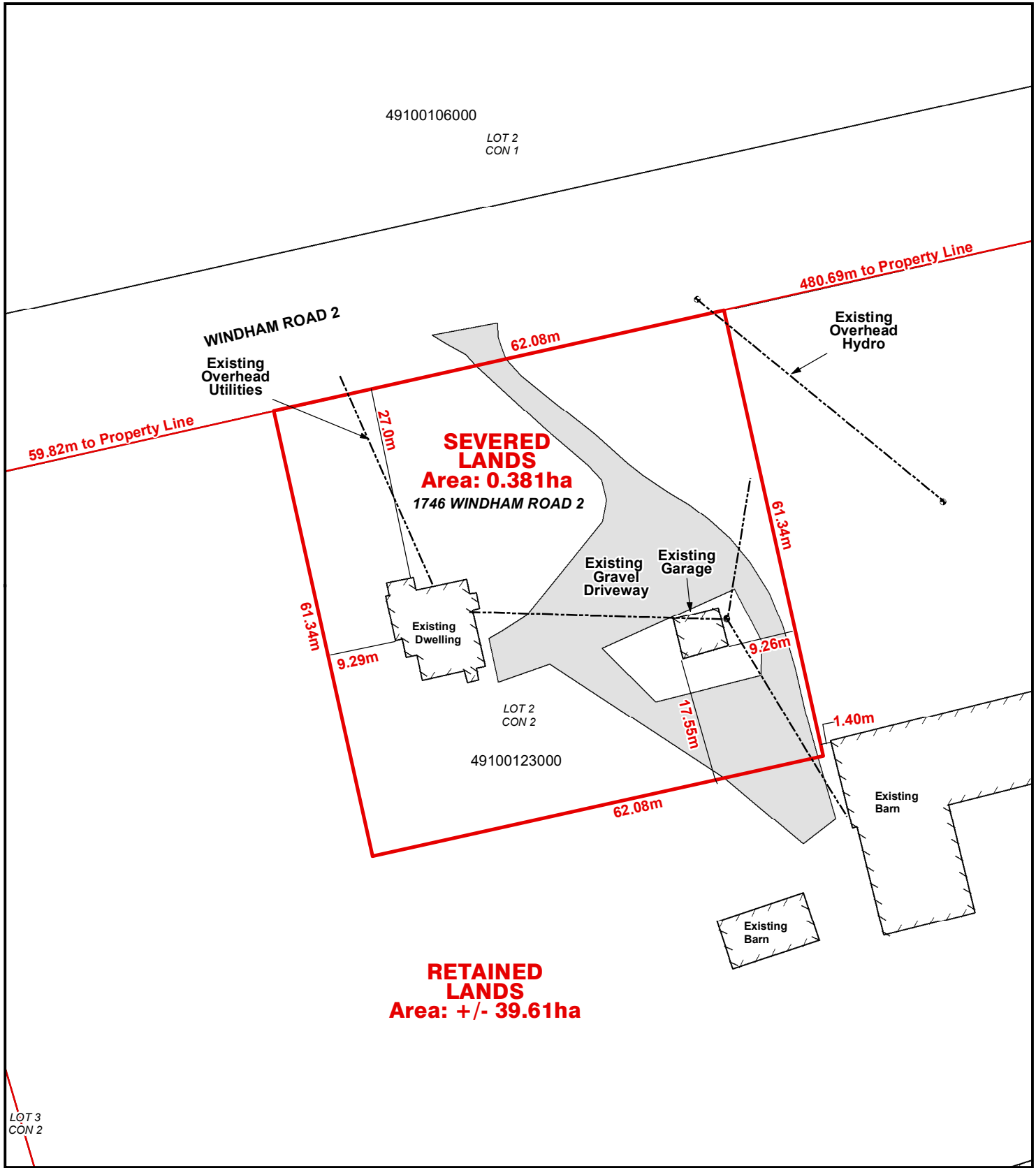
A - Agricultural Zone



50 25 0 50 100 150 200
Meters



CONCEPTUAL PLAN
Geographic Township of WINDHAM



Legend

- Subject Lands
- Lands Owned

