

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: 541-050-07400-0000

A. Applicant Information

Name of Owner Nathan Froese

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 451 Colonel Talbot Rd

Town and Postal Code Tillsonburg, ON, N4G 4G9

Phone Number _____

Cell Number 226-448-3536

Email froesenate@gmail.com

Name of Applicant Nathan Froese

Address 451 Colonel Talbot Rd

Town and Postal Code Tillsonburg, ON, N4G 4G9

Phone Number _____

Cell Number 226-448-3536

Email froesenate@gmail.com

Name of Agent

Jesse Froese

Address

55048 Maple Grove Line

Town and Postal Code

Eden, ON. N0S 1H0

Phone Number

Cell Number

226-268-3768

Email

Jfroese-farms@outlook.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:

Kindred Credit Union, 549 John St N, Aylmer, ON

B. Location, Legal Description and Property Information

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

MID CON 1 NTR PT LOT 4

Municipal Civic Address: 451 Colonel Talbot Rd

Present Official Plan Designation(s): Agricultural

Present Zoning: A

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Cash crop farming

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:

Metal Clad Barn (to be retained)
1 1/2 Story Dwelling (to be severed)

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:

Land has been farmed for over 50 years

9. Existing use of abutting properties:

North/South/East/West properties are all cash crop/vegetable farms.

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	172.4 m	30 m		79.3 m	
Lot depth	1006 m	67 m		51.62 m	15.39 m
Lot width	172.4 m	30 m		79.3 m	
Lot area	200,000 m ²	2000 m ²		2000 m ²	
Lot coverage					
Front yard	9.10 m	13 m		9.10 m	3.9 m
Rear yard	27.24 m	9 m		27.24 m	
Height	9 m	11 m		9 m	
Left Interior side yard	9.97 m	3 m		9.97 m	
Right Interior side yard	14.06 m	3 m		14.06 m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other LOT AREA	19.91	40 H	40 H _e	19.71 H _e	20.29 H _e

RETAINED

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

By-law:

- Lot depth has a deficiency of 15.38 m because making the lot deep would make the lot area over the permitted 2000 m²
- Front yard deficiency exists because the house already exists in this location.

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

Frontage: 79.3 m
Depth: 51.62 m
Width: 79.3 m
Lot Area: 2000 m²
Present Use: Empty house
Proposed Use: Sell the old house
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: 93.1 m
Depth: 1006 m (irregular)
Width: 172.4 m (irregular)
Lot Area: 19.71 hectares
Present Use: Cash Crop Farming
Proposed Use: Cash Crop Farming
Buildings on retained land: Metal clad Barn

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: Nathan Froese
Roll Number: 541-050-07400-0000
Total Acreage: 20 hectares
Workable Acreage: 19 hectares
Existing Farm Type: (for example: corn, orchard, livestock) Corn/Ginseng
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1940's
Date of Land Purchase: April 2023

Owners Name: Nathan Froese (Sandytown Farms Inc)
Roll Number: 3310545010142000000
Total Acreage: 40 hectares
Workable Acreage: 35 hectares
Existing Farm Type: (for example: corn, orchard, livestock) Corn/Vegetables
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1950's
Date of Land Purchase: March 2024

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:

Discussion with current and previous owners. Physically
walking the property

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 _____

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
☒ Individual wells

- ☐ Communal 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
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Unopened road

- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

Colonel Talbot Rd

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.

The current house is abandoned and would need significant renovations by the purchaser

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

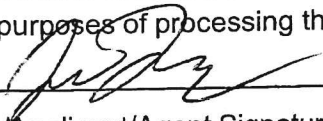
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

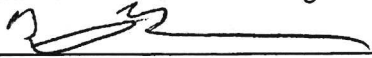
Feb 7/25
Date

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

I/We authorize Nathan Fraese 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

Feb 7/25
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, Jesse Froese of Eden, ON

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

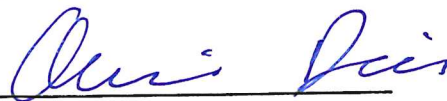
Simcoe


Owner/Applicant/Agent Signature

In Norfolk County

This 21 day of March

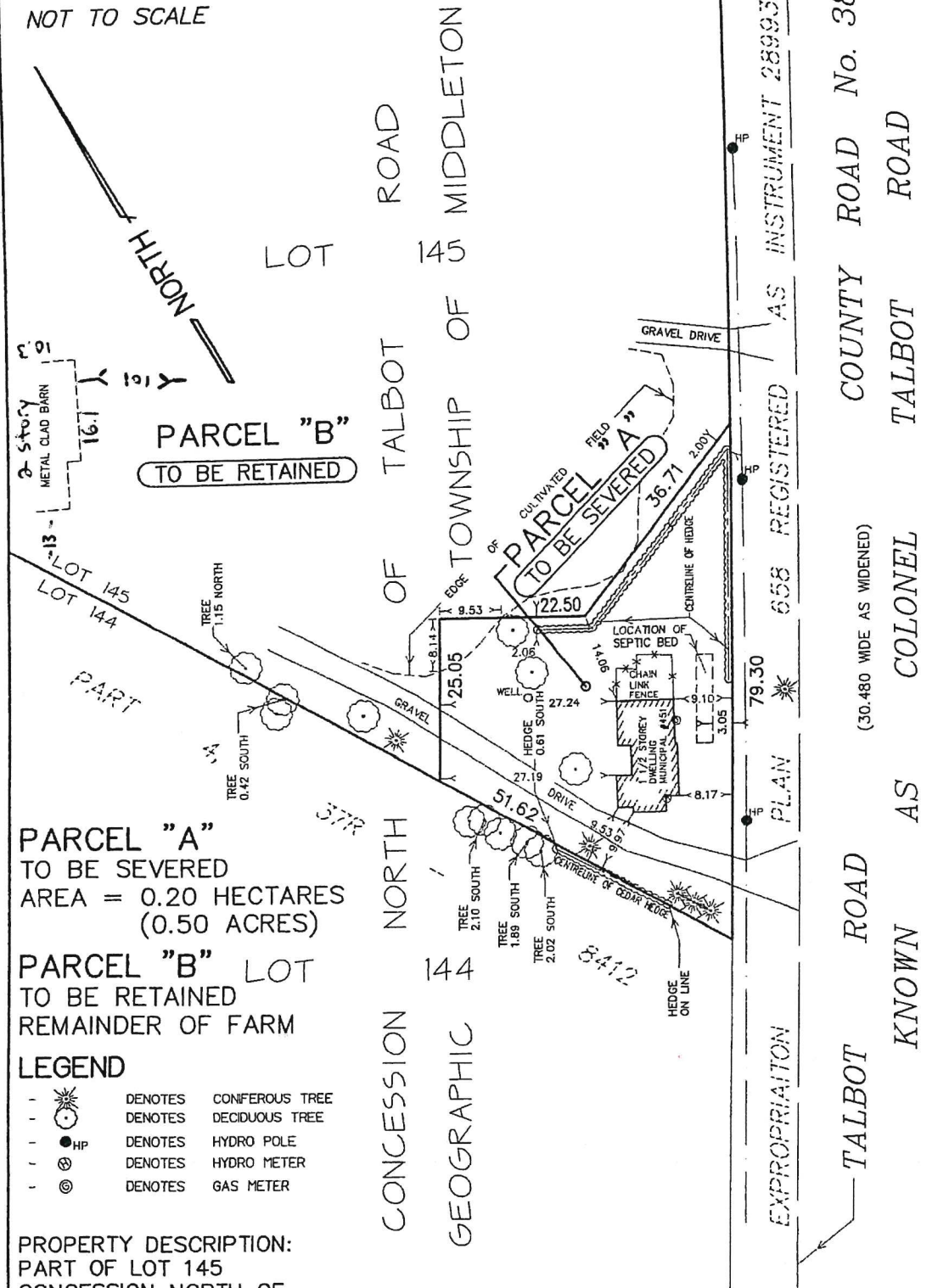
A.D., 2025


A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.

SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: NATHAN FROESE
NOT TO SCALE



PARCEL "A"
TO BE SEVERED
AREA = 0.20 HECTARES
(0.50 ACRES)

PARCEL "B" LOT 144
TO BE RETAINED
REMAINDER OF FARM

LEGEND

- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE
- DENOTES HYDRO POLE
- DENOTES HYDRO METER
- DENOTES GAS METER

PROPERTY DESCRIPTION:
PART OF LOT 145
CONCESSION NORTH OF
TALBOT ROAD
GEOGRAPHIC TOWNSHIP
OF MIDDLETON
NORFOLK COUNTY

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL
NOT BE USED EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK

© COPYRIGHT 2025 KIM HUSTED SURVEYING LTD.

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN
PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING
LTD. IS STRICTLY PROHIBITED



KIM HUSTED
SURVEYING LTD.
A wholly owned subsidiary of J.D. Barnes Limited

30 Harvey St., Tillsonburg, ON N4G 3J8
T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com

SURVEYING
MAPPING
015

WLP	DRAWN
JGD	CHECKED
01/15/25	DATED:
24-53-380-00	Ref. No.



Articles of Incorporation

Business Corporations Act

1. Corporation Name
SANDYTOWN FARMS INC.

2. Registered Office Address
10019 Plank Road, Eden, Ontario, Canada, N0J 1H0

3. Number of Directors
Minimum/Maximum

Min 1 / Max 10

4. The first director is/are:

Full Name
Resident Canadian
Address for Service

Nathan John FROESE
Yes
55121 Jackson Line, Straffordville, Ontario, Canada, N0J 1Y0

Full Name
Resident Canadian
Address for Service

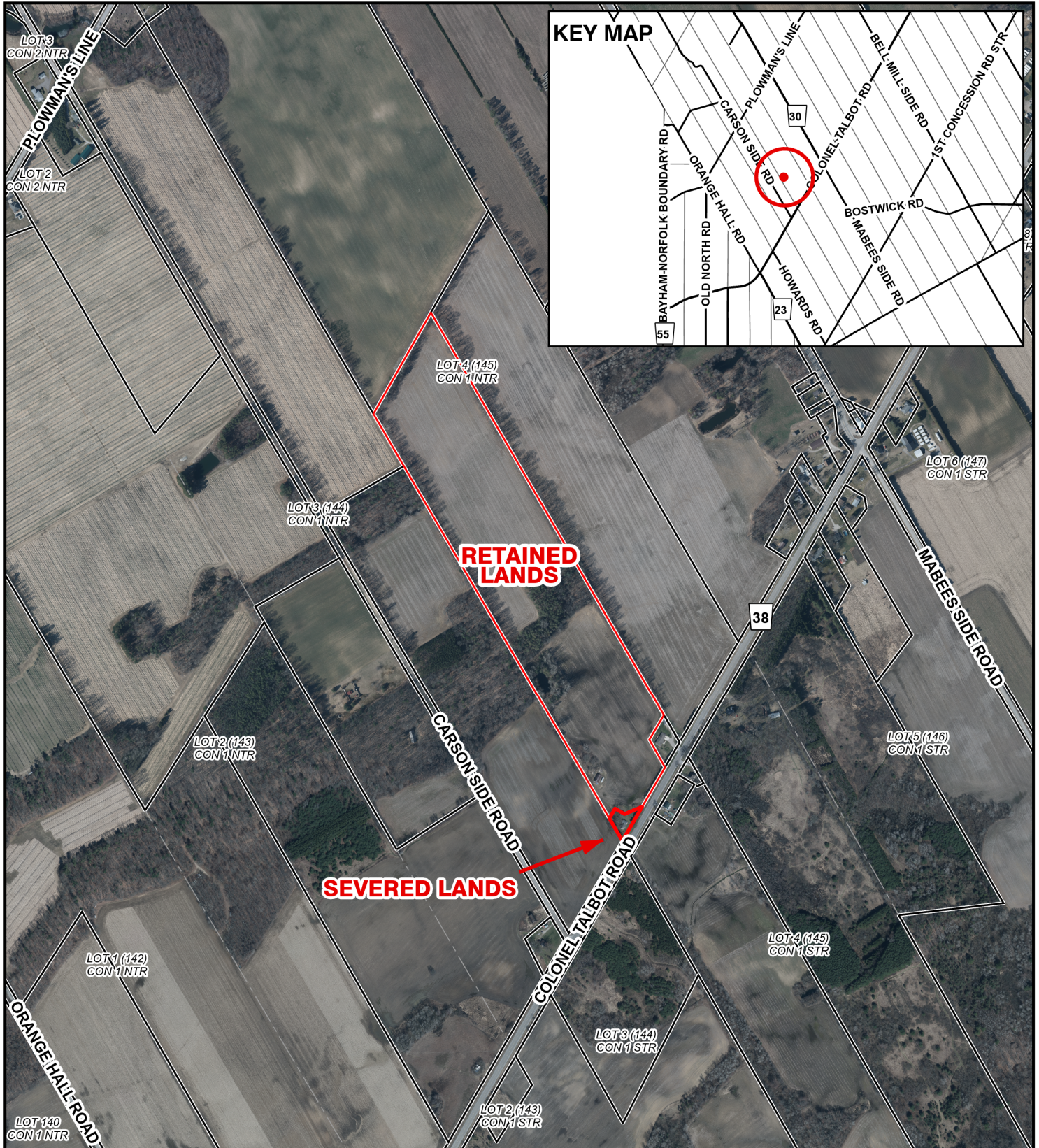
Timothy HARMS
Yes
8542 Plank Road, Straffordville, Ontario, Canada, N0J 1Y0

Full Name
Resident Canadian
Address for Service

Oscar Noel REDDECOP
Yes
10019 Plank Road, Eden, Ontario, Canada, N0J 1H0

The endorsed Articles of Incorporation are not complete without the Certificate of Incorporation.
Certified a true copy of the record of the Ministry of Government and Consumer Services.

Director/Registrar, Ministry of Government and Consumer Services

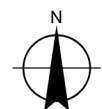


Legend

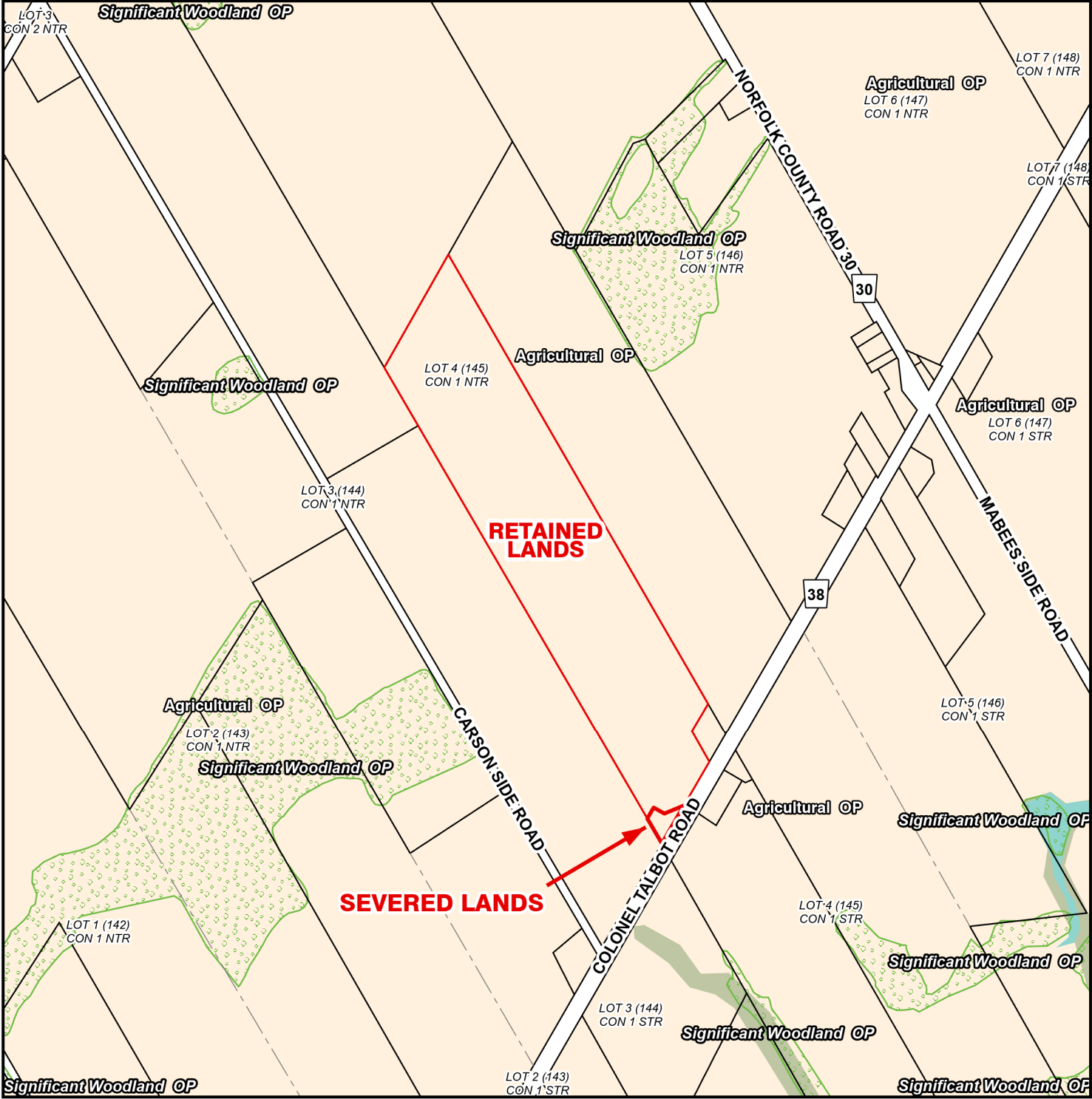
- Subject Lands
- Lands Owned

2020 Air Photo

5/8/2025



80 40 0 80 160 240 320
 Meters



Legend

- Subject Lands
- Lands Owned

Official Plan Designations

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

5/8/2025



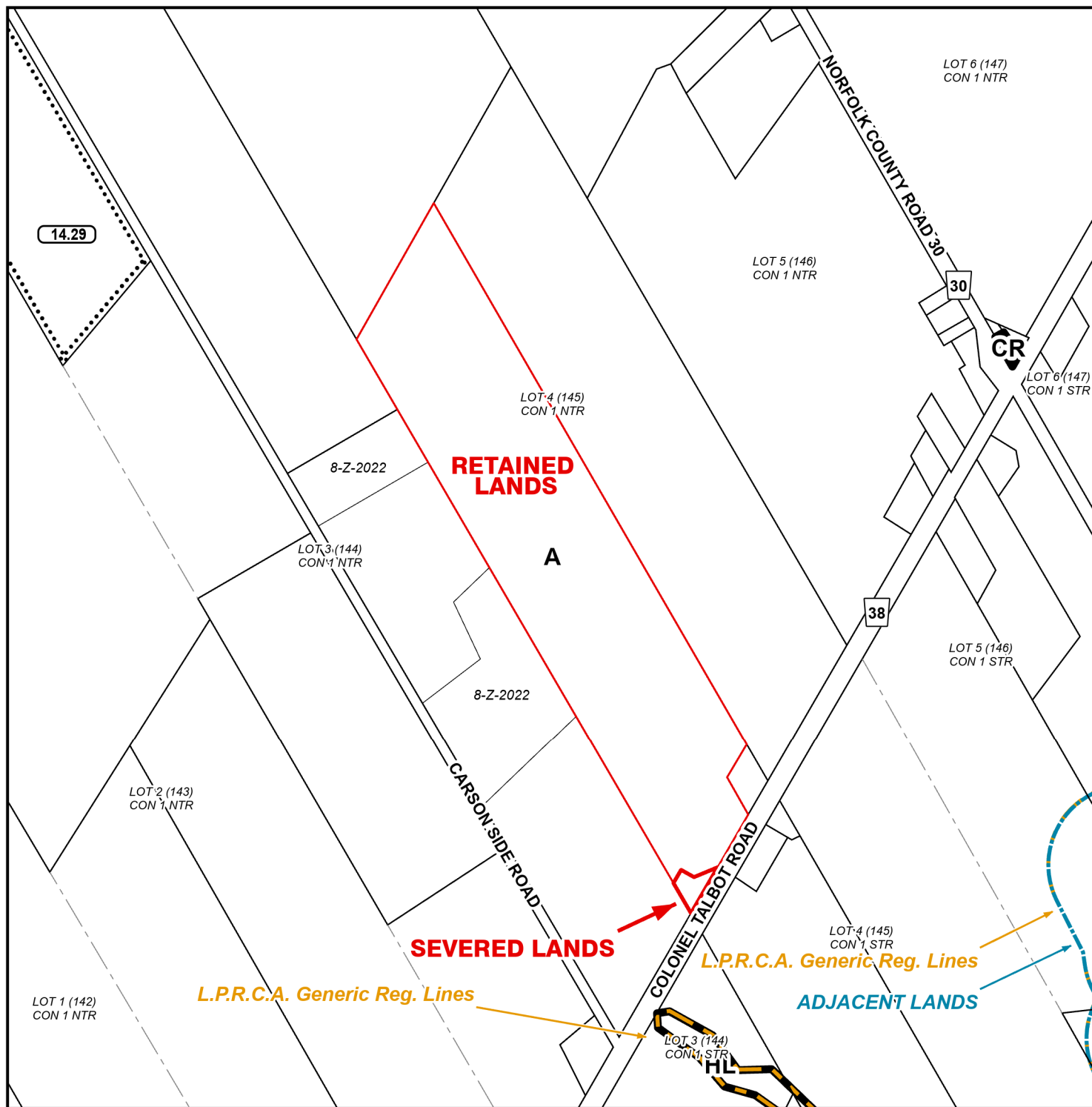
80 40 0 80 160 240 320 Meters

MAP C

ZONING BY-LAW MAP

Geographic Township of MIDDLETON

BNPL2025040
ANPL2025110



LEGEND

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

ZONING BY-LAW 1-Z-2014

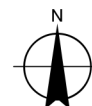
5/8/2025

(H) - Holding

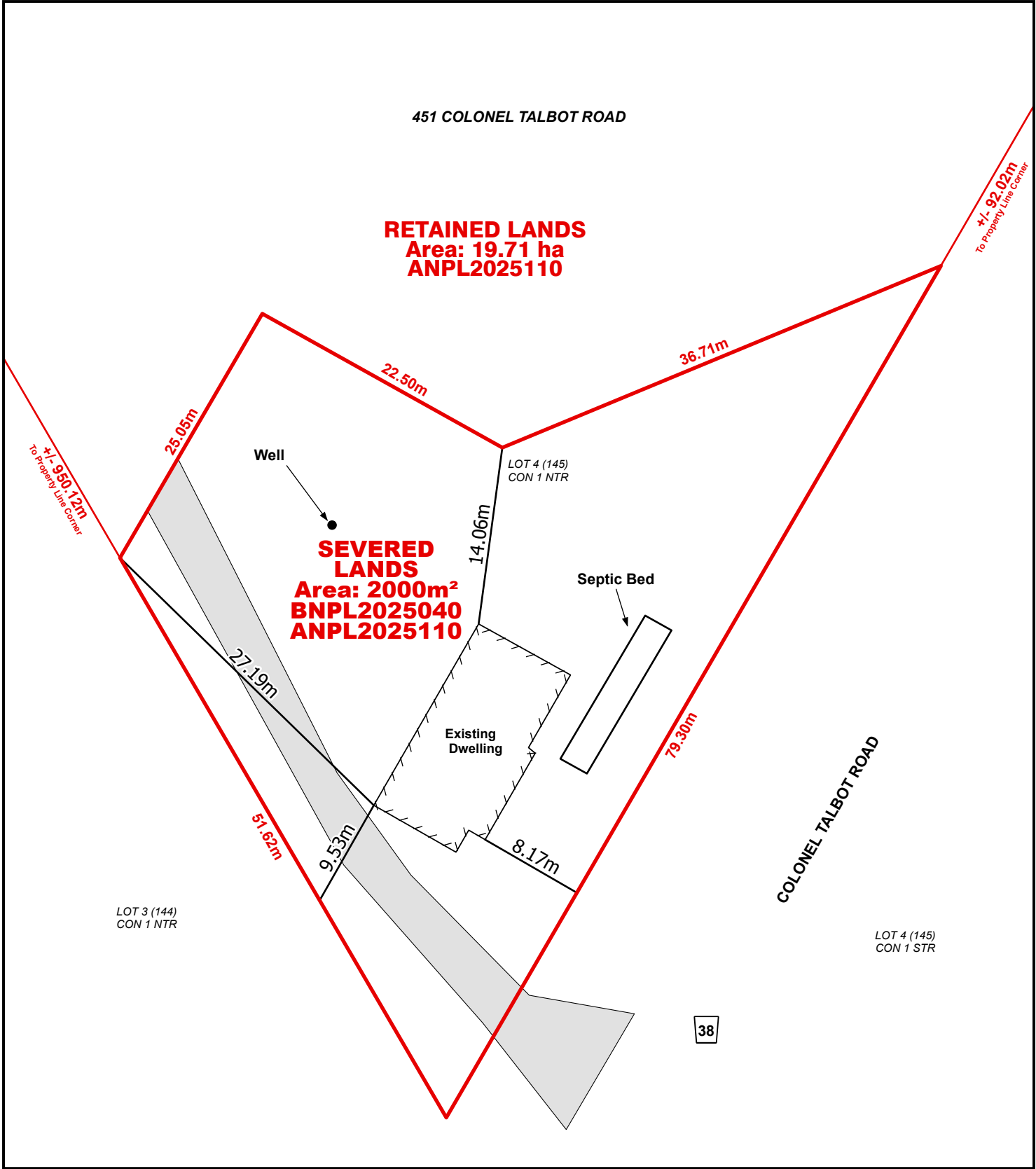
A - Agricultural Zone

CR - Rural Commercial Zone

HL - Hazard Land Zone



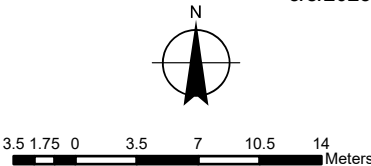
60 30 0 60 120 180 240 Meters

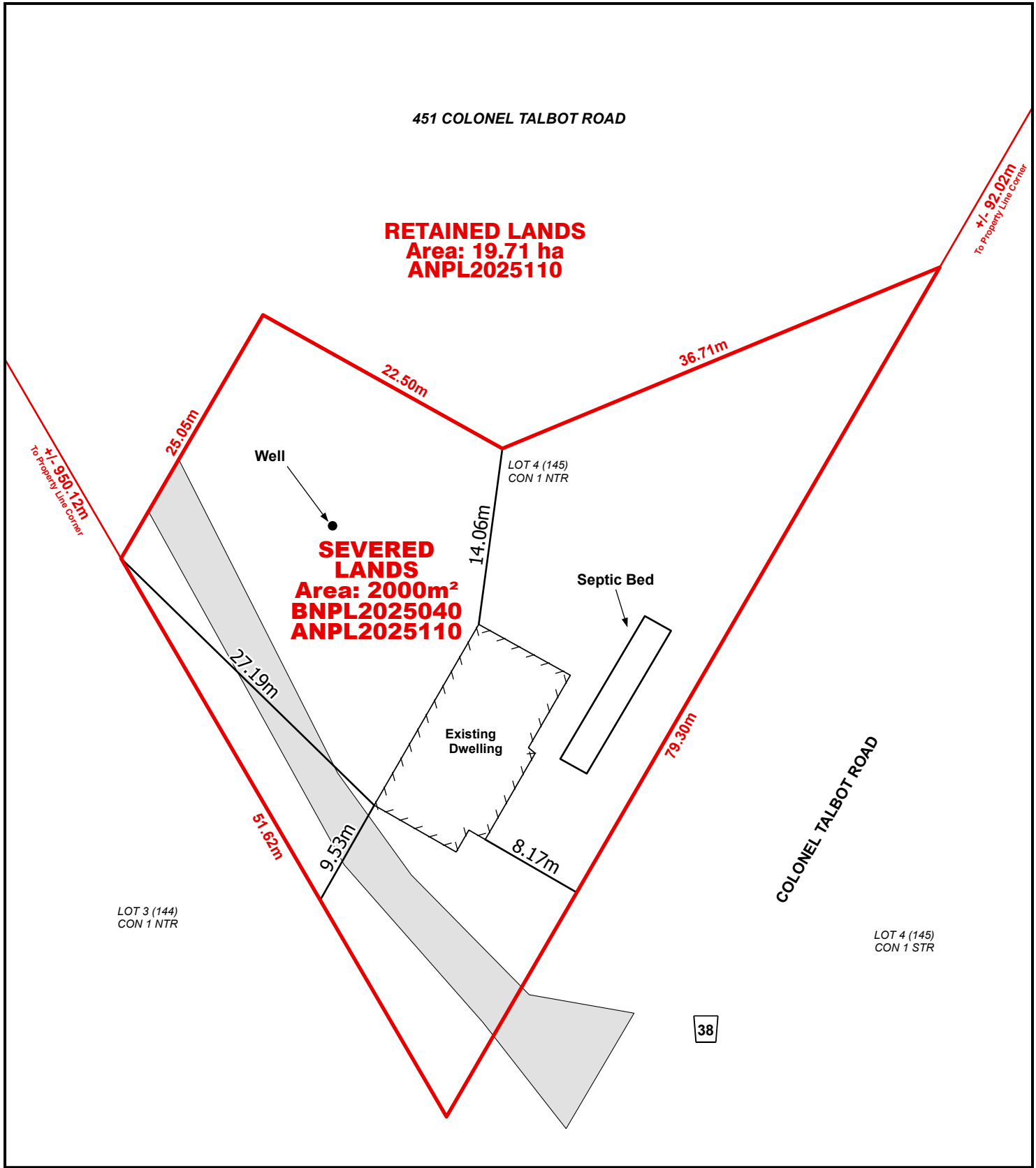


Legend

- Subject Lands
- Lands Owned

5/8/2025





Legend

-  Subject Lands
-  Lands Owned

5/8/2025

