

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:

3310 5420 0300780 0000

A. Applicant Information

Name of Owner

AGinvest Farmland Two Inc.

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address

80 Keil Drive, Suite 3

Town and Postal Code

Chatham, N7M 3H1

Phone Number

519-352-8413

Cell Number

Email

info@crescero.com

Name of Applicant

Kent Willmore

Address

80 Keil Drive, Suite 3

Town and Postal Code

Chatham, N7M 3H1

Phone Number

519-352-8413

Cell Number

Email

info@crescero.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the 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:

The Bank of Nova Scotia, 4715 Tahoe Blvd, Mississauga, ON,
L4W 0B4

B. Location, Legal Description and Property Information

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

Part Lot 2, Concession 9, North Walsingham

Municipal Civic Address: 116 10th Concession Road

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

Present Zoning: Agricultural and Hazard Land

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

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:

See attached drawing

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.

No additions proposed

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 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:

Entirety

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 (Residential Parcel)

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			12.1.2b)	66m	None
Lot depth		N/A		42.25m ²	N/A
Lot width		N/A		66m ²	N/A
Lot area			12.1.2a ii)	2700m ²	None
Lot coverage					N/A
Front yard		13m	12.1.2.c)	12.97m	None
Rear yard		9m	12.1.2.F)	14.47m	None
Height		11m	12.1.2.h)	7m	None
Left Interior side yard		3m	12.1.2.e)	23.86m	None
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

C. Purpose of Development Application (Retained Ag parcel)

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				160m + 165m	None
Lot depth	1380m			1380m	
Lot width	462m			462m	
Lot area				64ha	
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:

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

Frontage: 66m

Depth: 42.25m

Width: 66m

Lot Area: 0.27ha

Present Use: Residential

Proposed Use: Residential

Proposed final lot size (if boundary adjustment): ✓

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

Description of land intended to be retained in metric units:

Frontage: 165m W and 160m E

Depth: 1380m

Width: 462m

Lot Area: 64ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: 2 Storage Buildings, 2 Migrant Quarters

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

Frontage: ✓

Depth: ✓

Width: _____
Area: _____
Proposed Use: _____

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

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 33 10 542 030 078000 0000, 33 10 542 030 15100 0000
Total Acreage: 159 ac, 94 ac
Workable Acreage: 137 ac, 70 ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash crops and veg rotation
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1950's
Date of Land Purchase: 2021

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 33 10 542 030 20200 0000
Total Acreage: 106.76 ac
Workable Acreage: 75 ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash crops and veg rotation
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 33 10 545 020 16100 0000
Total Acreage: 95 ac
Workable Acreage: 56 ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop and veg rotation
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 2021

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 33 10 493 050 08300 0000
Total Acreage: 200 ac
Workable Acreage: 117 ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash crop and veg rotation
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 2021

Owners Name: AGinvest Farmland Two Inc.
Roll Number: 33 10 545 030 05200 0000, 33 10 542 030 13300 0000
Total Acreage: 122.6 ac, 94.6 ac
Workable Acreage: 105 ac, 62 ac.
Existing Farm Type: (for example: corn, orchard, livestock) Cash crops
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 2022, 2022

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

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

knowledge of previous owner

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

No change in land use

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Not within a source water protection area

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

(Kent Willmore) 10/03/2025
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 AGinvest Farmland Two Inc and Kent Willmore am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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 (kent willmore) 10/03/2025
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, Kent Willmore of AGinvest Farmland Two Inc.

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:

Crescero Natural Capital Office



Owner/Applicant/Agent Signature

In Chatham - Kent

This 3rd day of October

A.D., 2025

A Commissioner, etc.






(2025-10-03) Committee of Adjustment Development Application

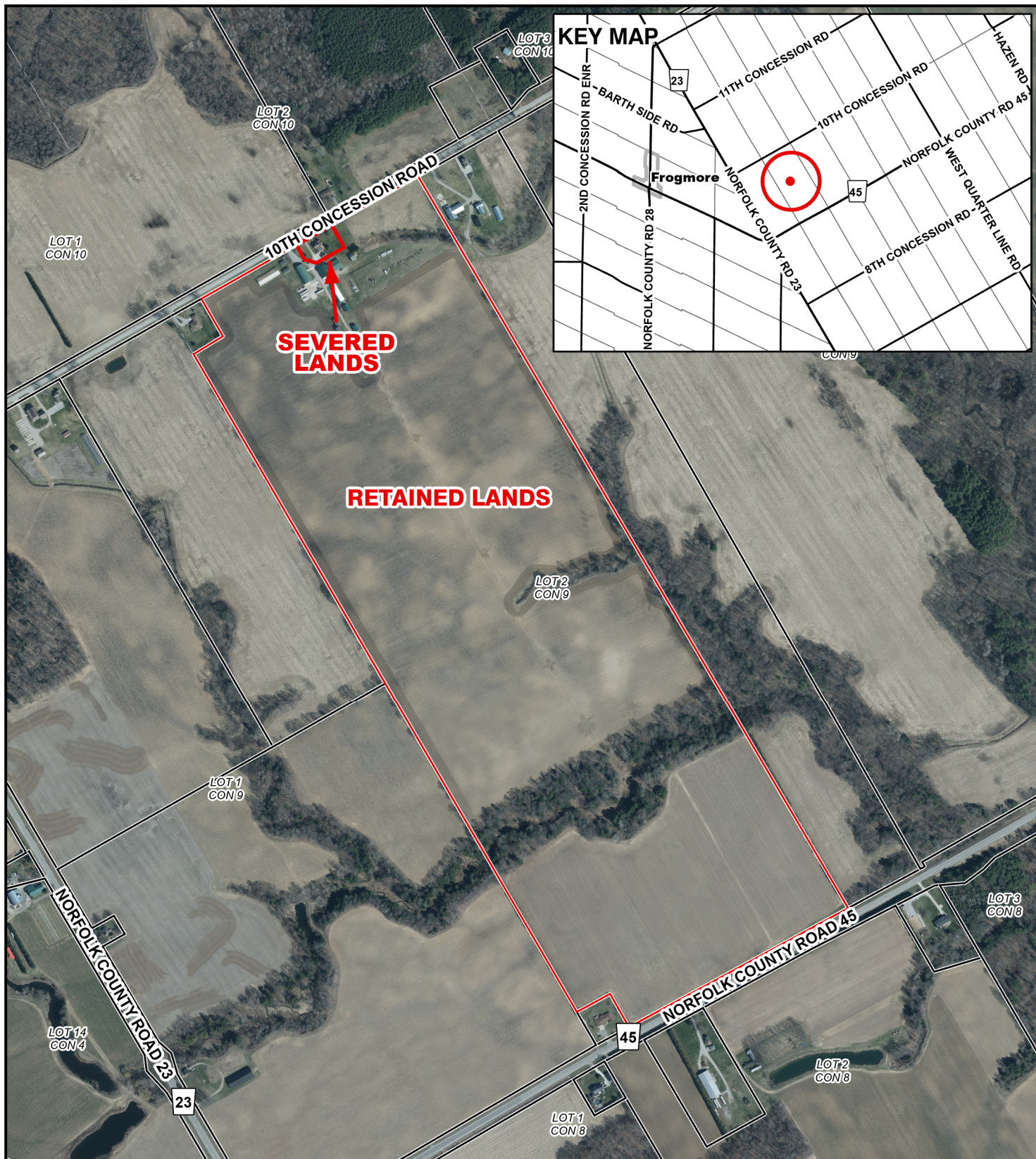
Final Audit Report

2025-10-03

Created:	2025-10-03
By:	Ron Stevens (ron.stevens@agininvestcanada.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbNVAZ7i7r1sNVXwCE6pZsCaN8An6rtER

"(2025-10-03) Committee of Adjustment Development Application" History

-  Document created by Ron Stevens (ron.stevens@agininvestcanada.com)
2025-10-03 - 4:14:30 PM GMT
-  Document emailed to kent willmore (kent.willmore@crescero.com) for signature
2025-10-03 - 4:14:47 PM GMT
-  Email viewed by kent willmore (kent.willmore@crescero.com)
2025-10-03 - 4:40:38 PM GMT
-  Document e-signed by kent willmore (kent.willmore@crescero.com)
Signature Date: 2025-10-03 - 4:42:16 PM GMT - Time Source: server
-  Agreement completed.
2025-10-03 - 4:42:16 PM GMT



Legend

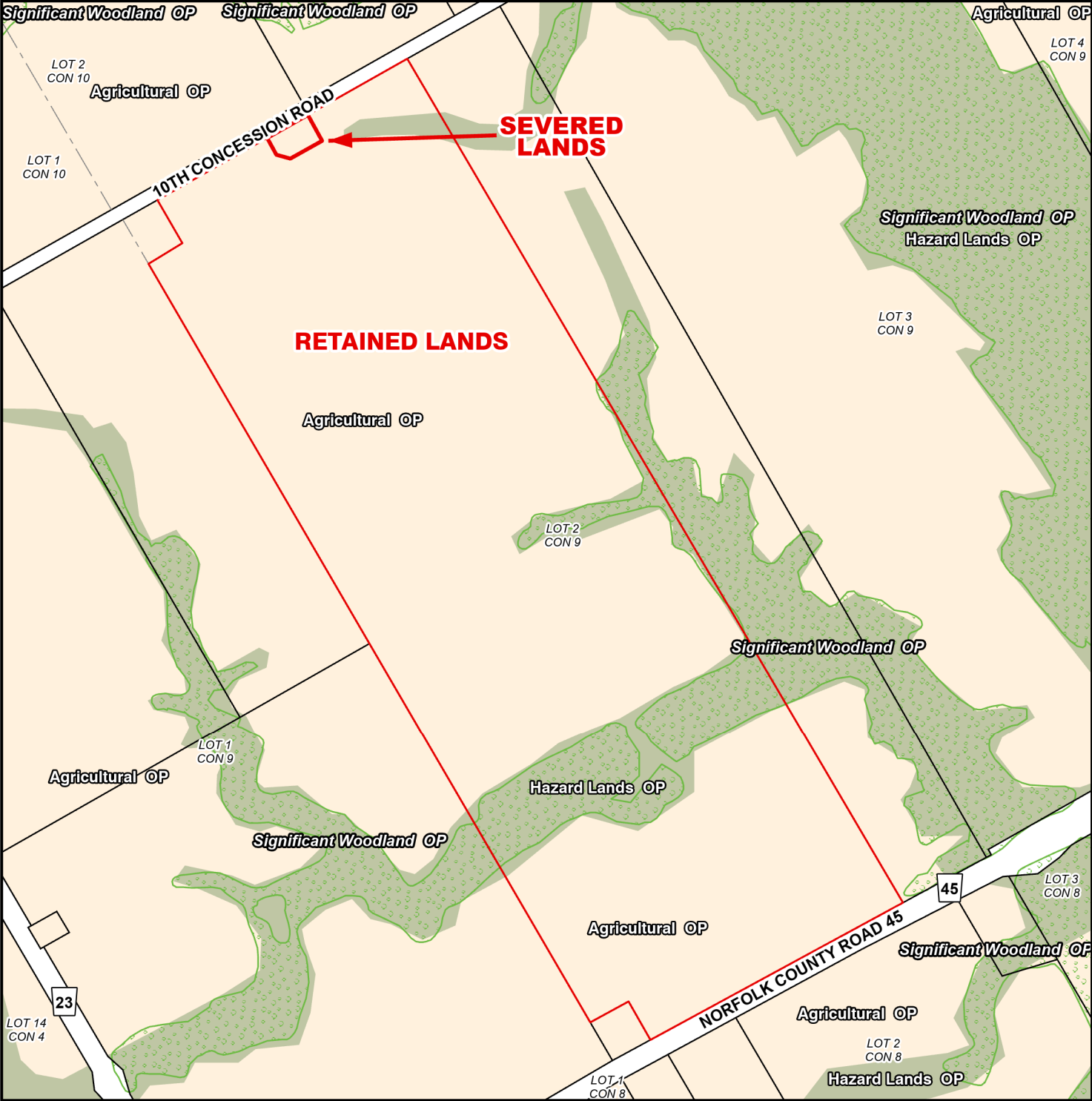
- Subject Lands
- Lands Owned

2020 Air Photo



10/30/2025






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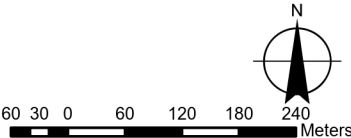
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-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Significant Woodland

10/30/2025

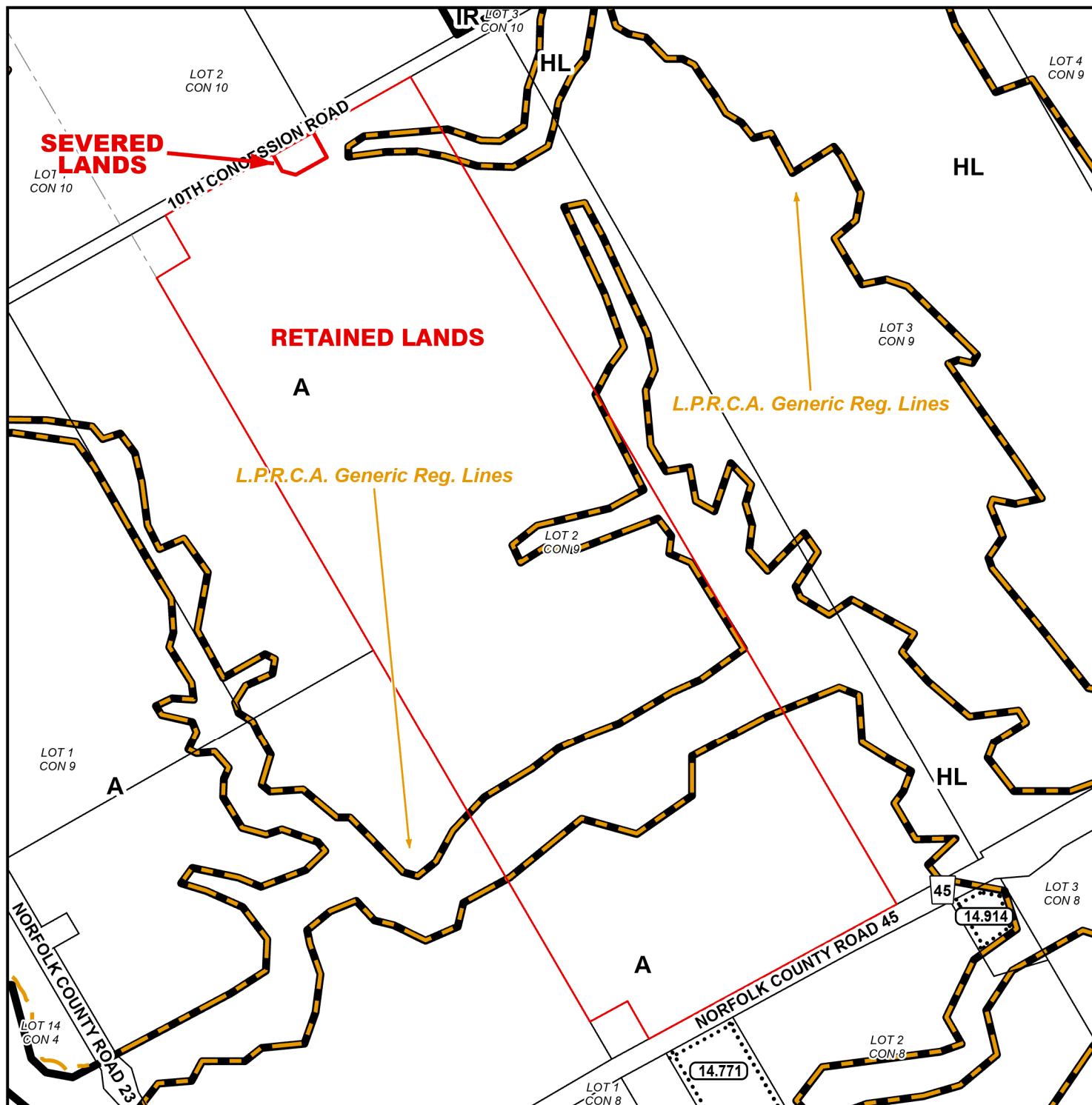


MAP C

ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM

BNPL2025232



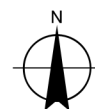
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- Subject Lands
- LPRCA Generic RegLines

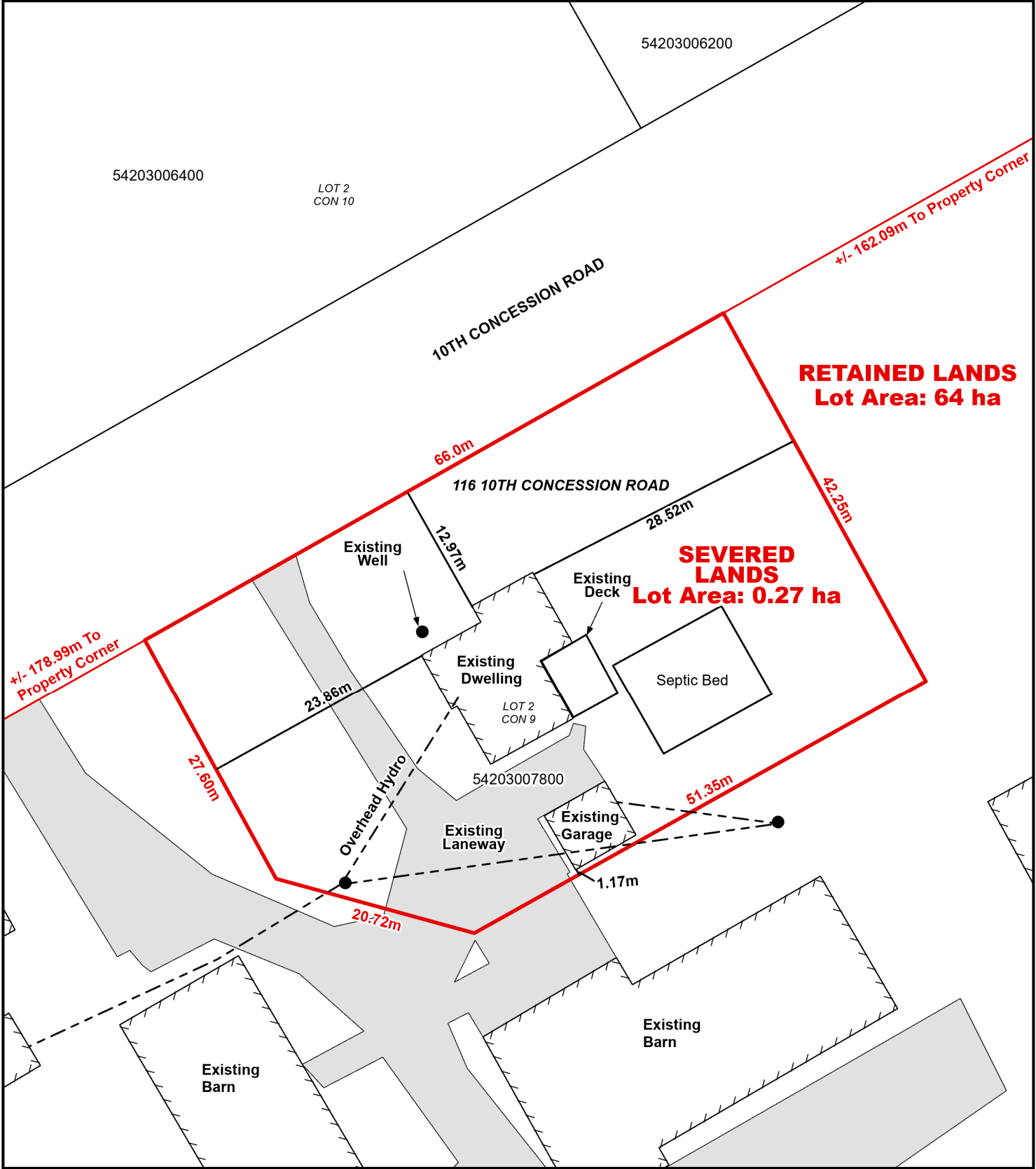
ZONING BY-LAW 1-Z-2014

10/30/2025

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

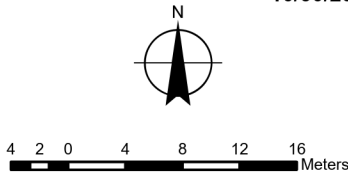


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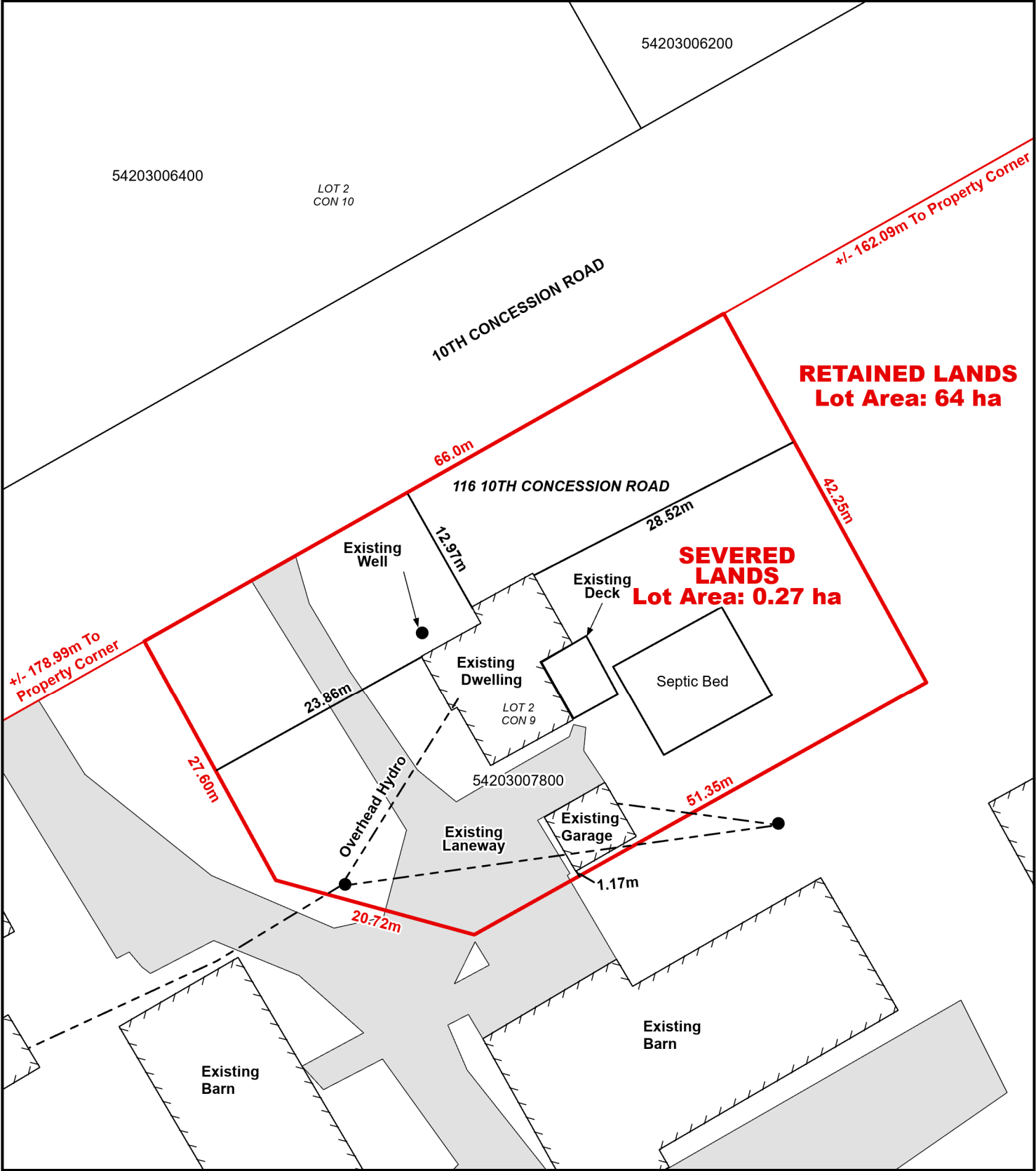
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- Subject Lands
- Lands Owned



CONCEPTUAL PLAN

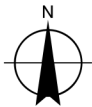
Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

10/30/2025



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