

889 Middleton-North Walsingham Townline Road

For Office Use Only:

File Number

AWPL2020140

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Application Fee

1529.⁰⁰

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

yes

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: 541060167000000

A. Applicant Information

Name of Owner

Vanmeer Farms Inc. and Gregory Vermeersch

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

1400 Bell Mill Side Road

Town and Postal Code

Tillsonburg, ON N4G 4G9

Phone Number

519-688-3362

Cell Number

Email

Name of Applicant

same as owner

Address

Town and Postal Code

Phone Number

Cell Number

Email



| | |
|-----------------------------|--|
| Name of Agent | David Roe, Civic Planning Solutions Inc. |
| Address | 599 Larch Street |
| Town and Postal Code | Delhi, ON N4B 3A7 |
| Phone Number | 519-582-1174 |
| Cell Number | 519-983-8154 |
| Email | civicplanningsolutions@nor-del.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 agent noted above.

☐ Owner
 ☒ Agent
 ☒ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

Farm Credit Corporation - Tillsonburg

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 3 STR PT LOT 17

Municipal Civic Address: 889 Middleton-North Walsingham Townline Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural A zone

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 Cash crop farming corn and beans in rotation

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:

Dwelling, greenhouse and 3 barns

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:

nothing 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:

9. Existing use of abutting properties:

Agricultural and residential

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:



C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

| | | |
|---------------------------------|--------|--|
| Lot frontage | 305.7m | |
| Lot depth | 931m | |
| Lot width | 310m | |
| Lot area | 69ac | |
| Lot coverage | | |
| Front yard | | |
| Rear yard | | |
| Left interior side yard | | |
| Right interior side yard | | |
| Exterior side yard (corner lot) | | |

2. Please outline the relief requested (assistance is available):

Relief requested for lot frontage on severed parcel. Proposed frontage is 13.8m and the required frontage under the zoning by-law is 30m. Relief requested is 16.2m.

Relief requested for rear yard on severed parcel. Proposed rear yard is 2.41m and required rear yard is 9m. Relief requested is 6.59m.

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

and rear yard
The proposed reduction in lot frontage is requested in order to reduce the amount of tillable land from being converted to a residential use. The proposed frontage is adequate to provide access to the proposed residential lot.

4. Description of land intended to be severed in metric units:

| | |
|---|--------------------------------|
| Frontage: | 13.804m |
| Depth: | 140.522m irregular |
| Width: | 51.547m |
| Lot Area: | 3286.8m ² (0.812ac) |
| Present Use: | Agricultural |
| 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: _____ 386.177m _____

Depth: _____ 925.8m _____

Width: _____ 404m _____

Lot Area: _____ 90.83ac _____

Present Use: _____ Agricultural _____

Proposed Use: _____ Agricultural _____

Buildings on retained land: _____ 3 barns , greenhouse (to be removed) _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____ n/a _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____ see attached list _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____



Owners Name: See attached list
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: See attached list
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: See Attached list
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown
If yes, specify the uses (for example: gas station, or petroleum storage): _____

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

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

Knowledge of 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. 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 use proposed

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

If no, please explain:

not located in 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. 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 adjacent

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

Industrial or commercial use (specify the use(s))

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
☐ 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:

Middleton-North Walsingham Townline Road

G. Other Information

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

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

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

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:

- ☐ Zoning Deficiency Form
- ☐ 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
- ☐ Agricultural Impact Assessment

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.

[Signature]
Owner/Applicant/Agent Signature

I have power to bind the corporation

April 1, 2020
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 Vanmeer Farms Inc. and Gregory Vermeersch am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe, Civic Planning Solutions Inc. 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.

George Vermeersch
Owner

April 1, 2020
Date

Suzanne Vermeersch
Owner

April 1, 2020
Date



K. Declaration

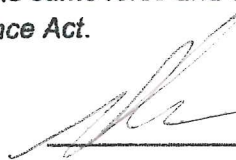
I, David Roe of Norfolk County

solemnly declare that:

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

Declared before me at:

Town of Tillsonburg



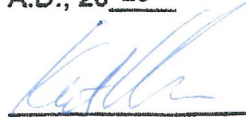
Owner/Applicant/Agent Signature

In County of Oxford

David Roe (Agent)

This 3rd day of April

A.D., 20 20



A Commissioner, etc.

Kristen Leighann Rose, a Commissioner, etc.,
Province of Ontario, for Holmes, Kocheff
& Good LLP, Barristers and Solicitors.
Expires January 1, 2022.

Subject Land

| Owner | Vanmeer Farms | Vanmeer Farms Greg Vermeersch | Vanmeer Farms | Vanmeer Farms | Wilhemina & George Vermeersch | Vanmee Farms | Wilhemina & George Vermeersch |
|----------------|----------------|-------------------------------|----------------|----------------|-------------------------------|----------------|-------------------------------|
| Roll# | 54201001700 | 54106016700 | 54504006603 | 54504004600 | 54504006700 | 54105020500 | 54105016700 |
| Total Acres | 69 | 92 | 101.4 | 102.7 | 99.14 | 117.39 | 133.5 |
| Workable Acres | 65 | 75 | 90 | 92 | 78 | 98 | 90 |
| Crops Grown | Corn and Beans | Corn and Beans | Corn and Beans | Corn and Beans | Corn and Beans | Corn and Beans | Corn and Beans |
| House | yes | yes | no | no | yes | yes | yes |
| Year Built | 1940's | 1960's | | | 1950's | 1950's | 1940's |



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 889 Mid Nwal Tline

Legal Description:

Roll Number: 541060167000

Application #: **BNPL2020077**

Information Origins: planning application and site plan

Agricultural Zone (A)

| Main Building | REQUIRED | PROPOSED | DEFICIENCY | UNITS |
|--|----------|----------|------------|-------|
| 12.1 a) minimum lot area | | | | |
| i) new lot (retained lands) | 40.00 | | N/A | ha |
| ii) lot of record | 1390.00 | | N/A | m.sq |
| iii) residential lot surplus to a farm operation | 2000.00 | 4714.70 | N/A | m.sq |
| b) minimum lot frontage | | | | |
| i) interior corner lot s | 30.00 | 17.80 | 12.20 | m |
| ii) lot of record | 18.00 | | N/A | m |
| c) minimum front yard | 13.00 | | N/A | m |
| d) minimum exterior side yard | 13.00 | | N/A | m |
| e) minimum interior side yard | 3.00 | | N/A | m |
| | 3.00 | | N/A | m |
| f) minimum rear yard | 9.00 | | N/A | m |
| g) Minimum separation between a farm processing facility and a dwelling on an adjacent lot | 30.00 | | N/A | m |
| h) maximum building height | 11.00 | | N/A | m |

Comments

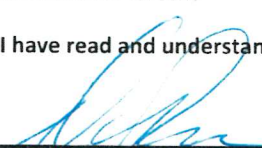
creation of a surplus dwelling creates a deficiency in lot frontage on the new lot. No accessory structures will be on the surplus farm dwelling lot

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Roxanne Lambrecht

I have read and understand the above.


Signature of owner or authorized agent


date

AS PER: Fritz R. Enzlin, CBCO,
CRBO - Chief Building Official
Manager Building & Bylaw



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 889 Mid Nwal Tline

Legal Decription:

Roll Number: 541060167000

Application #:

Information Origins: planning application and site plan

Agricultural Zone (A)

Manager, Planning & Development
Division, Norfolk County

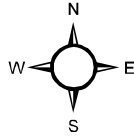
Signature of Zoning Administrator

date

MAP 1

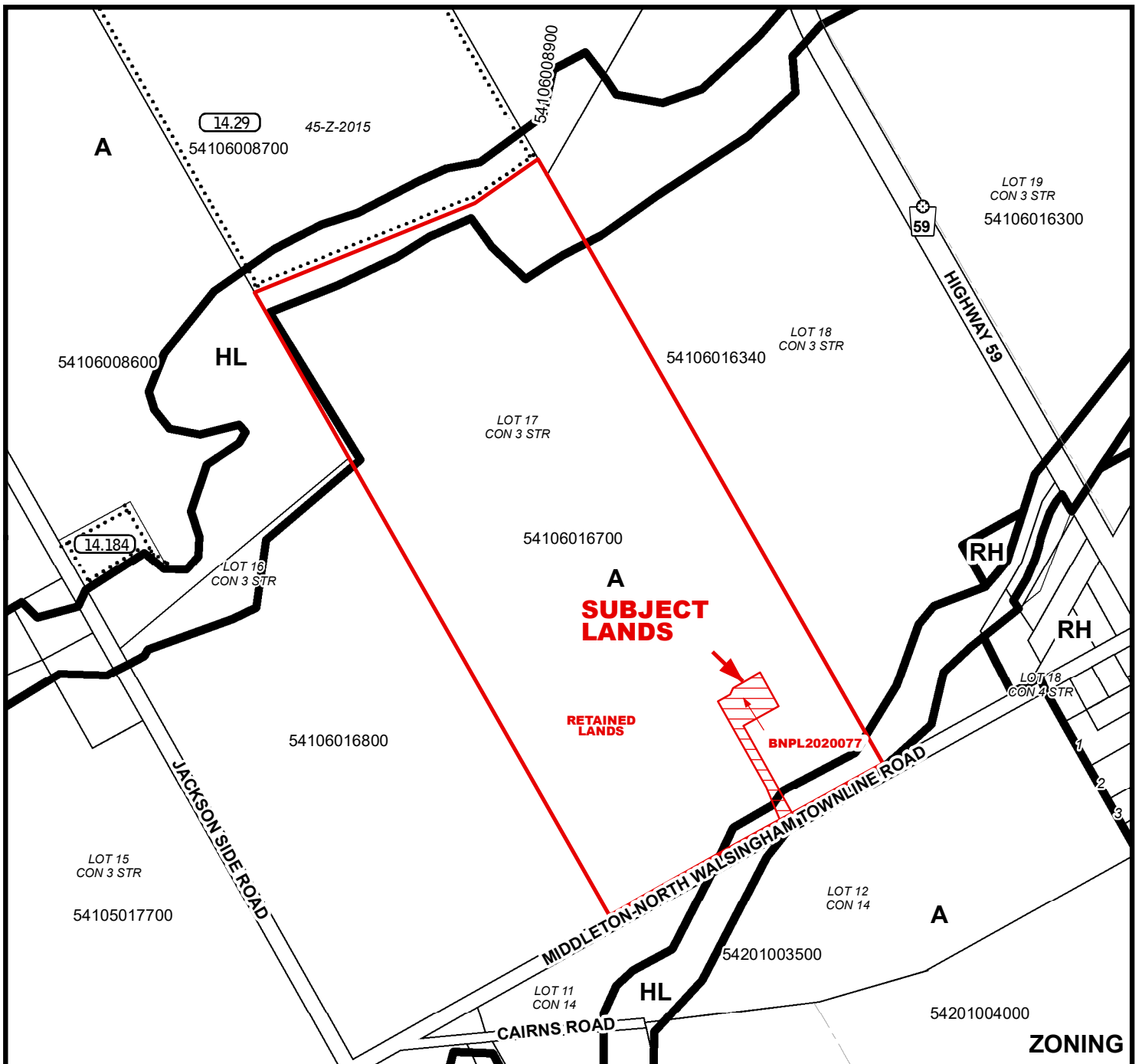
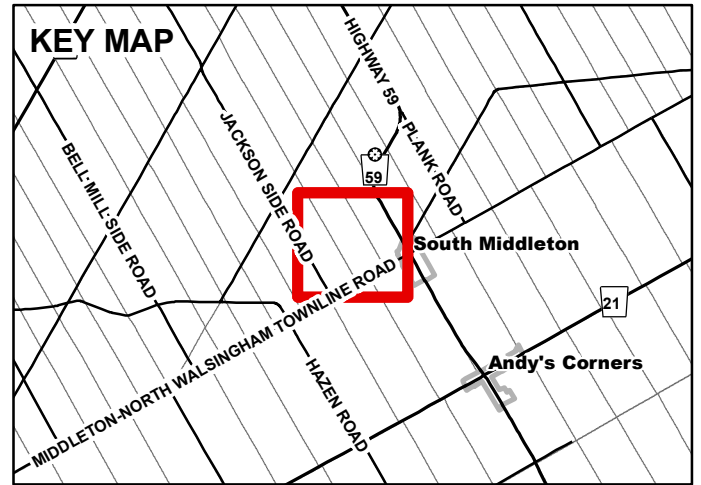
File Number: ANPL2020160

Geographic Township of
MIDDLETON



1:7,500

60 30 0 60 120 180 240 Meters

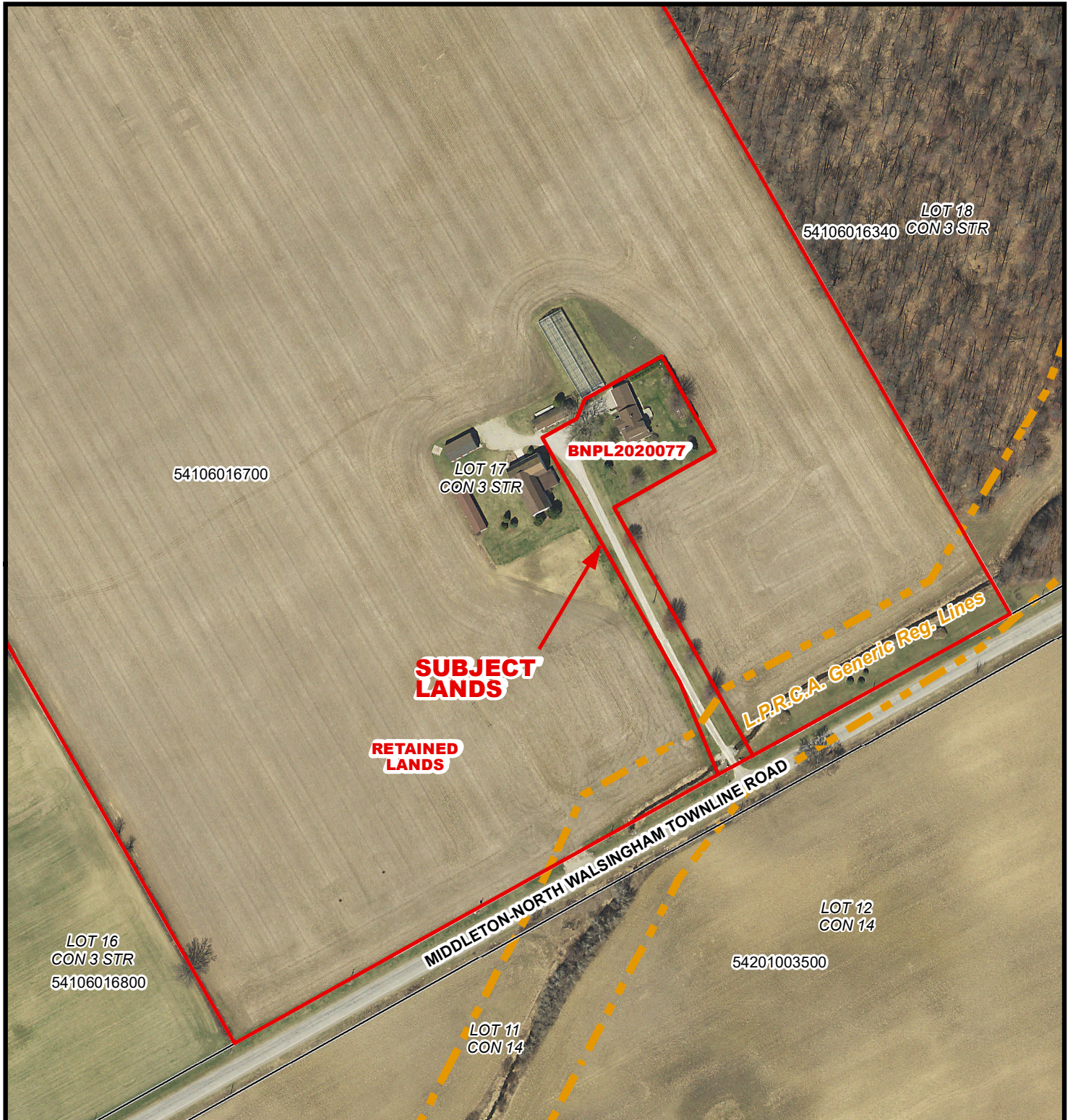
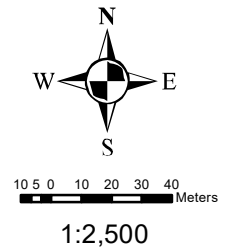


ZONING

MAP 2

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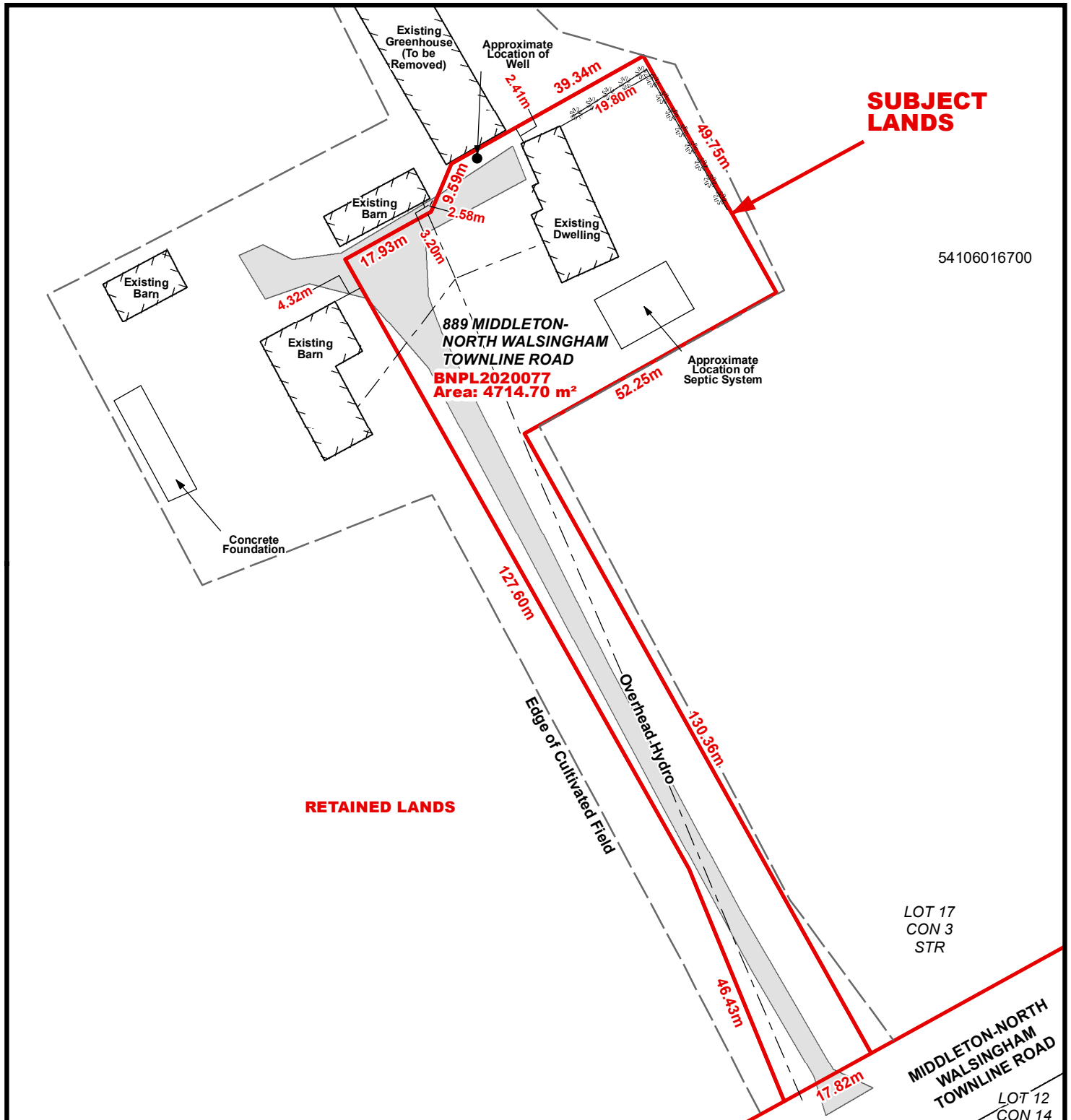
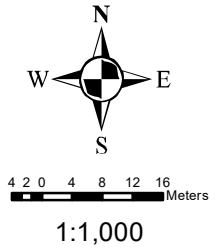
Geographic Township of MIDDLETON



MAP 3

File Number: ANPL2020160

Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

File Number: ANPL2020160

Geographic Township of MIDDLETON

