195 8th Concession Road

For Office Use Only:

File Number	BNPL2021357	Application Fee	$2816.00
Related File Number	ANPL2021358	Conservation Authority Fee	502.85
Pre-consultation Meeting	N/A	Well & Septic Info Provided	yes
Application Submitted	August 3, 2022	Planner	Hanne Yager
Complete Application	August 4, 2022	Public Notice Sign	-

Check the type of planning application(s) you are submitting.

- [ ] Consent/Severance/Boundary Adjustment
- [x] Surplus Farm Dwelling Severance and Zoning By-law Amendment
- [ ] Minor Variance
- [ ] Easement/Right-of-Way

Property Assessment Roll Number: 5203020200

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 Kell Dr. Suite 3

Town and Postal Code Chatham ON N7M 3H1

Phone Number 519-352-8413

Cell Number 519-784-7339

Email info@aginvestcanada.com

Purchaser of Farmland

Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent	David Roe , Civic Planning Solutions Inc.
Address	61 Trailview Dr.
Town and Postal Code	Tillsonburg, ON N4G 0C6
Phone Number	
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:

none

B. Location, Legal Description and Property Information

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

   North Walsingham, Con 8, Lot 3

   Municipal Civic Address: 195 8th Concession Road

   Present Official Plan Designation(s): Agricultural

   Present Zoning: Agricultural

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

   ◉ Yes ○ No If yes, please specify:

3. Present use of the subject lands:

   Agricultural cash crops

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, 2 trailers, 3 barns, greenhouse, bunkhouse, bulk kilns and a coverall

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.

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(x)

   If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

   Agricultural

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

    ( )Yes (x)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

Please indicate unit of measurement, for example: m, m^2 or %

	Existing	Proposed
Lot frontage	618.4m	
Lot depth	677.5m	
Lot width	618.4m	
Lot area	41.8ha	
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):

Section 12.1.2 b) lot frontage - Min 30m - proposed 13.3m

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

Reduced lot frontage is request in order to minimize loss of agricultural land resulting from severance

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

Frontage: 13.3m

Depth: 181.87m

Width: 48.92m

Lot Area: 4369.6m2 (1.07ac)

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: 605.1m

Depth: 677.5m

Width: 618.4m

Lot Area: 41.36ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: 3 barns, greenhouse, bunkhouse, trailer, coverall and kilns

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

Frontage: 2m

Depth: 192.9m

Width: 2m

Area: 476m2

Proposed Use: Underground hydro line easement

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

See attached sheet

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 _____

Owners Name: See attached sheet

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 sheet

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 sheet

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 (X)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 (X)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 (X)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*? (X)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 (X)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 (X)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. 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

[x] On the subject lands or [x] 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. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

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

Storm Drainage

- ( ) Storm sewers
- ( ) Other (describe below)
- (X) Open ditches

2. Existing or proposed access to subject lands
   - (X) Municipal road
   - ( ) Unopened road
   - ( ) Provincial highway
   - ( ) Other (describe below)

   Name of road/street:

   St. John's Road West and Hillcrest Road

G. Other Information

1. Does the application involve a local business? ( ) Yes (X) 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.

Owner/Applicant/Agent Signature

Sept 21/21

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. 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.

X

Owner

2021-09-14

Date

I have power to bind the corporation

Owner

Date

K. Declaration

I, David Roe of Oxford 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:

Delhi

Owner/Applicant/Agent Signature

In Norfolk County

This 27TH day of SEPTEMBER

A.D., 2021

A Commissioner, etc.

Leanne Carol Robinson, a Commissioner etc.
Province of Ontario
for John R. Harper, Barrister & Solicitor
Expires August 5, 2024

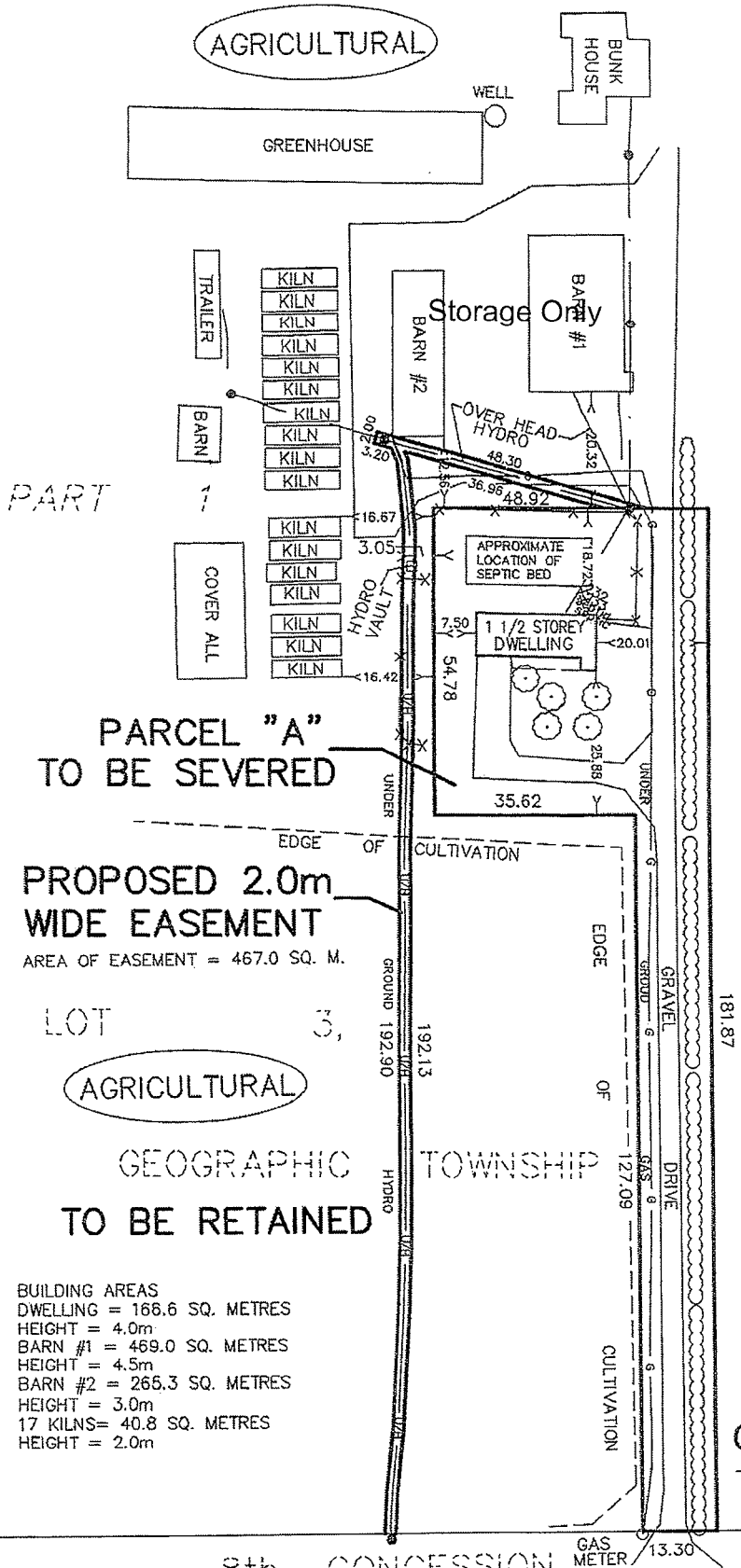
PROPOSED SKETCH FOR SEVERENCE

PART OF LOT 3
CONCESSION 8
GEOGRAPHIC TOWNSHIP OF
NORTH WALSINGHAM
IN
NORFOLK COUNTY

NOT TO SCALE

AREA OF PARCEL "A"
= 4369.6 SQUARE METRES

37R -- 3957



Notes:
Bulk kilns have been removed
The fence near house to be removed
Concrete slab near lot line to be removed
Septic bed more than 3m from lot line

AGRICULTURAL

NORTH

Updated May 13, 2022

CONCESSION 8

NORTH WALSINGHAM

TO BE RETAINED

CAUTION

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

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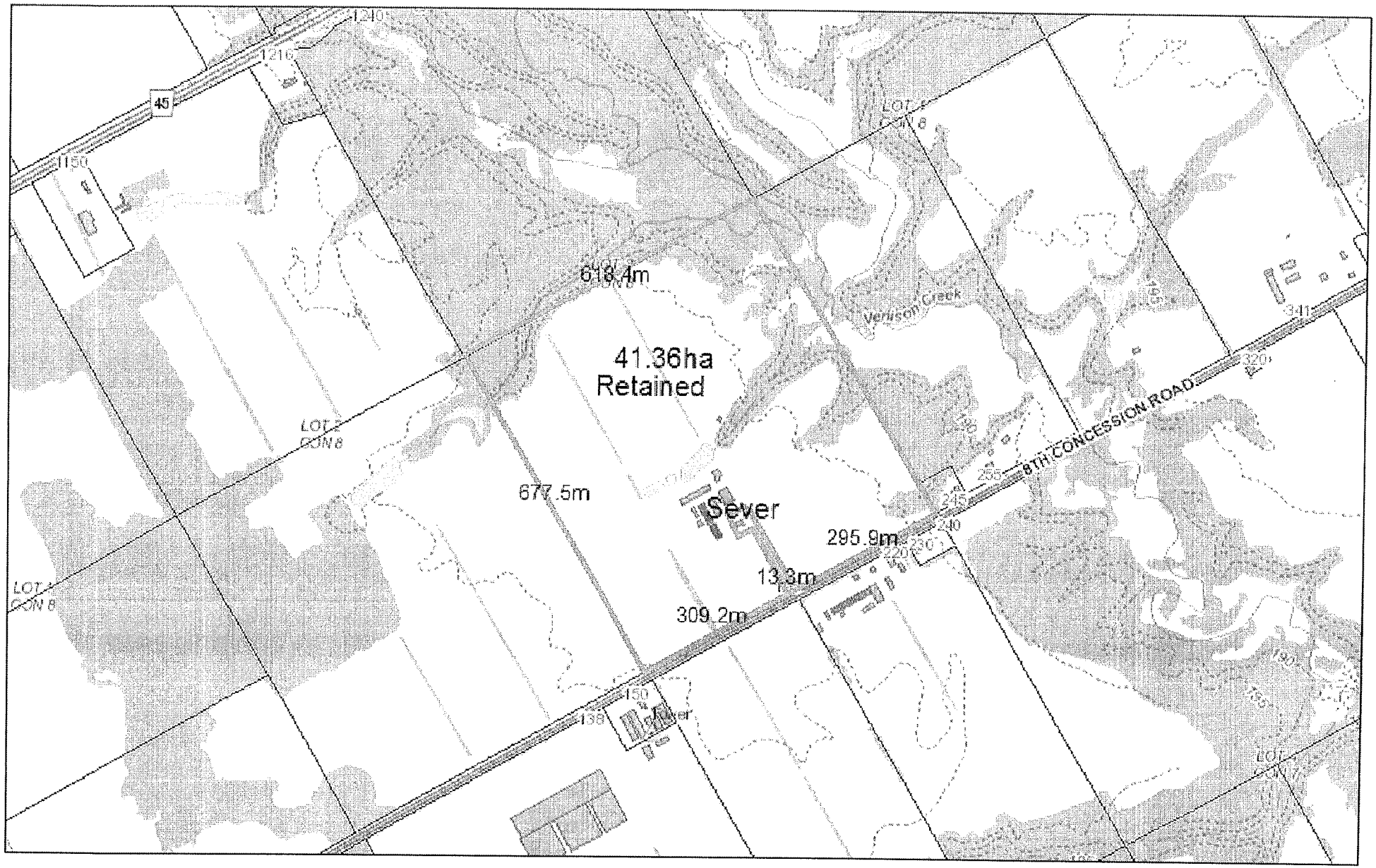
KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE:519-842-3638 FAX: 519-842-3639

PROJECT: 21-17064SKETCH	AGRIVEST FARMLAND PROPERTIES CANADA INC	REF: FILE	DWG.	GES
			CKD.	XXX

E:\OSOFT141\Wayne\Greg's Dwg's\21-17064.dwg

MAP NORFOLK - Community Web Map



2/1/2022, 3:01:03 PM

- Land Parcels
- Plan Lines
- DraftPlan

1:10,000

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

Norfolk GIS

Norfolk GIS
© Norfolk County

Revised July 25, 2021

AGinvest Farmland Properties in Norfolk County

Owners Name	Farm Name (internal)	Roll Number	Address	Total Acres	Workable Acres	Dwelling Present
AGinvest Farmland Two Inc.	8th Concession Farm	33105420302020000000	195 8th Concession Road, Langton	106.76	75	Yes (1950s)
AGinvest Farmland IV Inc.	Hillcrest Farm	33104020100660000000	737 Hillcrest Road, Simcoe	44.4	40	Yes (1920)
AGinvest Farmland IV Inc.	Hillcrest Farm (2)	33103370300010000000	747 Hillcrest Road, Simcoe	41.2	40	No
AGinvest Farmland Two Inc.	Deli Farm North	33105420300780000000	116 10th concession Rd, Langton	159.2	137	Yes (1950s)
AGinvest Farmland Two Inc.	Deli Farm South	33105420301510000000	Behind (1150 Norfolk County Rd 45, Langton)	94	70	No
AGinvest Farmland IV Inc	Simcoe 170	33104930501930000000 33104930501901000000	217 Norfolk 24 E, St Williams	284	178	Yes (1960s)
AGinvest Farmland One Inc.	Hwy 3 Farm	33105450100390000000		114.8	83	No
AGinvest Farmland Two Inc.	Cultus Farm	33105450201610000000 33105450201770000000		94.75	56.3	No

Norfolk County

Working together with our community to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY	**FILE NO.:**		
PROPERTY INFORMATION	Municipal Address: 195 8th Concession Rd Langton		**DATE RECEIVED:**
Owner: AGinvest Farmland Two Inc.			
Lot Area: 1.08	Lot Frontage: 50Ft	Assessment Roll No. 331654203020200000	Lot: 3 / Concession: 8
PURPOSE OF EVALUATION	☑ Consent ☐ Minor Variance ☐ Site Plan	☐ Zoning ☐ Other _____	
BUILDING INFORMATION	☐ Residential ☐ Commercial ☐ Industrial ☑ Agricultural		
Building Area: 2000sqft	No. of Bedrooms: 2	No. of Fixture Units: 3	Is the building currently occupied? (Yes) / No If No, how long?
EVALUATOR'S INFORMATION	Evaluator's Name: Ben Loewen		Company Name: Exact Septic Inc.
Address:			Postal Code: / Phone: 519-207-0104
Email:			BCIN #
SITE EVALUATION	Ground Cover (trees, bushes, (grass), impermeable surface):		Soil Type: Sand
Site Slope: ☑ Flat ☐ Moderate ☐ Steep	Soil Conditions: ☐ Wet ☑ Dry		Depth of Water Table: N/A ft.
Surface Discharge Observed: Yes (No)	Odour Detected: Yes (No)		Current Weather (at time of evaluation):
SYSTEM EVALUATION	Class of System: ☐ 1 (Privy) ☐ 2 (Greywater) ☐ 3 (Cesspool) ☑ 4 (Leaching Bed) ☐ 5 (Holding Tank)		
Tank: ☑ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other _____		Size: 800 Gal.	Pump: Yes (No)
Distribution System: Area: ☑ Trench Bed ☐ Filter Medium	No. of Tile Runs: 4 runs-60	Total Length of Tile: 240 feet	Distance Between Tile Runs: 5 Feet
Tile Material: ☑ PVC ☐ Clay ☐ Other	Ends: ☑ Capped ☐ Joined	Cover: ☑ Filter Cloth ☐ Sand ☐ Top Soil ☐ Seeded	

Setbacks:	Tank	Distribution Pipe
Distance to Buildings & Structures (ft)	Tank is 5 Feet away From House	
Distance to Bodies of Water (ft)	N/A	
Distance to Nearest Well (ft)	75 Feet from Drilled well	
Distance to Proposed Property Lines	Front +300 Rear +80 Side +60 Side +60	Front _____ Rear _____ Side _____ Side _____

OVERALL SYSTEM RATING

- ☑ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:
Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.

Additional Comments:

VERIFICATION

OWNER:
The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Kent Willmore (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Kent Willmore
Owner Signature

Date

EVALUATOR:

1. I, Ron Loewen declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Ron Loewen
Evaluator Signature

July 21/2021
Date

BUILDING DIVISION COMMENTS

Comments: Just needs To be pumped

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 16, 2016

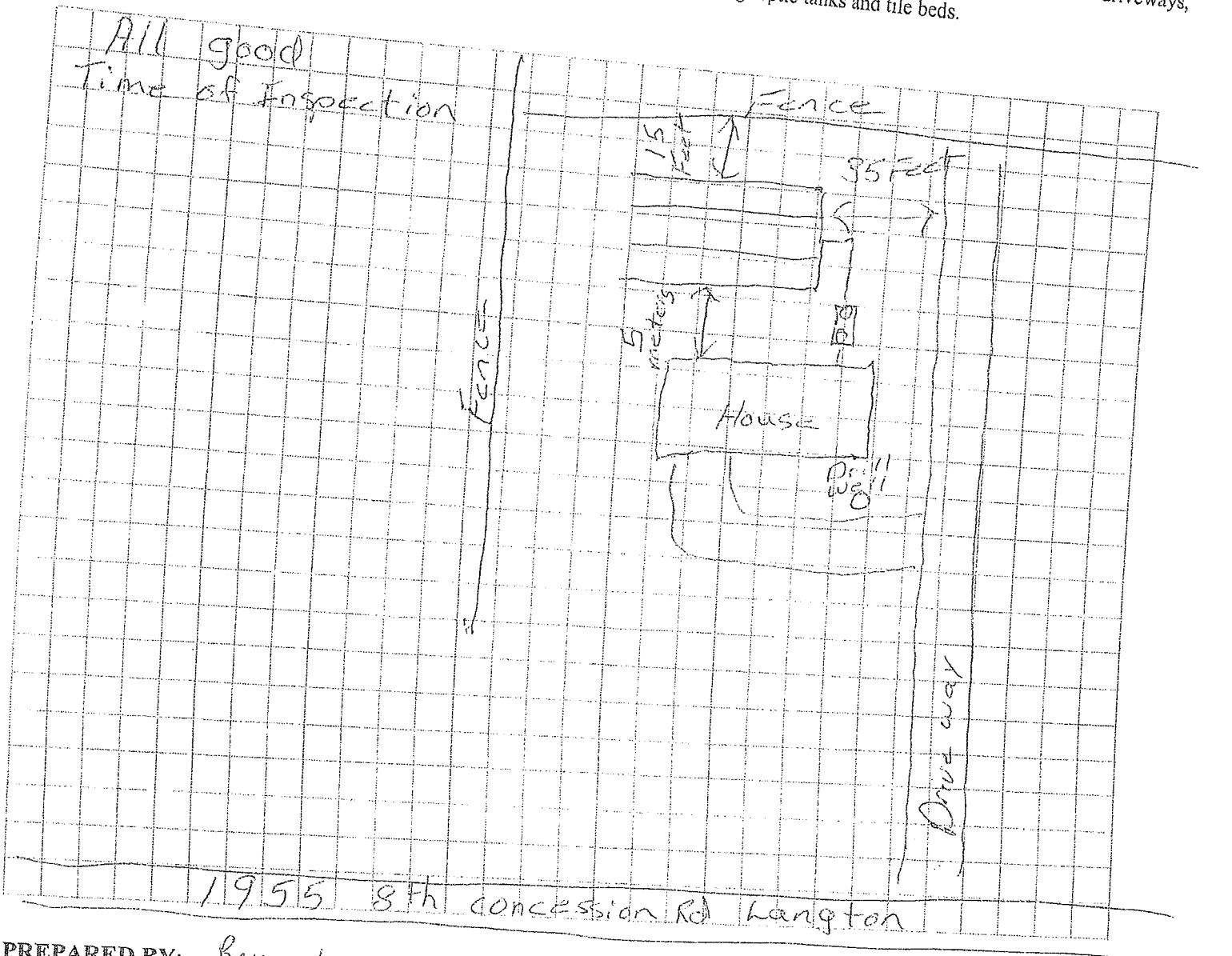
On Site Sewage Disposal System Location Plan

DATE: July 21/2021

OWNER AGinvest Farmland Two Inc. APPLICATION NUMBER:

PROPERTY ADDRESS AG Invest Farm land EVALUATOR Ben Loewen

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: Ben Loewen

NOTE: The above sketch is not to exact scale.

exact septics
6389 Talbot Line | St Thomas, ON N5P 3R7 | 519-203-1109

Inspection Date: July 21, 2021

Job Site Address: 195 8th Concession Rd, Langton ON

Tank Size: 800 Gallons

Status: Good

To Whom It May Concern,

A septic system inspection was completed at the above stated address on July 21, 2021 for the purpose of determining the condition of existing septic system.

- The tank has an 800 gallon capacity and is in good shape.
- There were no signs of breaking out in the field bed area. It was dry at the time of inspection.
- Baffles were in place at the time of inspection.
- Levels were normal.
- Tank has not been pumped at the time of inspection.
- The field bed area has 4 runs of 60 feet each.
- The septic bed ends 35 feet away from the driveway and 15 feet away from the fence.

At the time of the inspection, the technician found that the existing septic system is in a good condition.

Exact Septics Inc. is not liable for any issues arising after date of inspection.

Dan Friesen

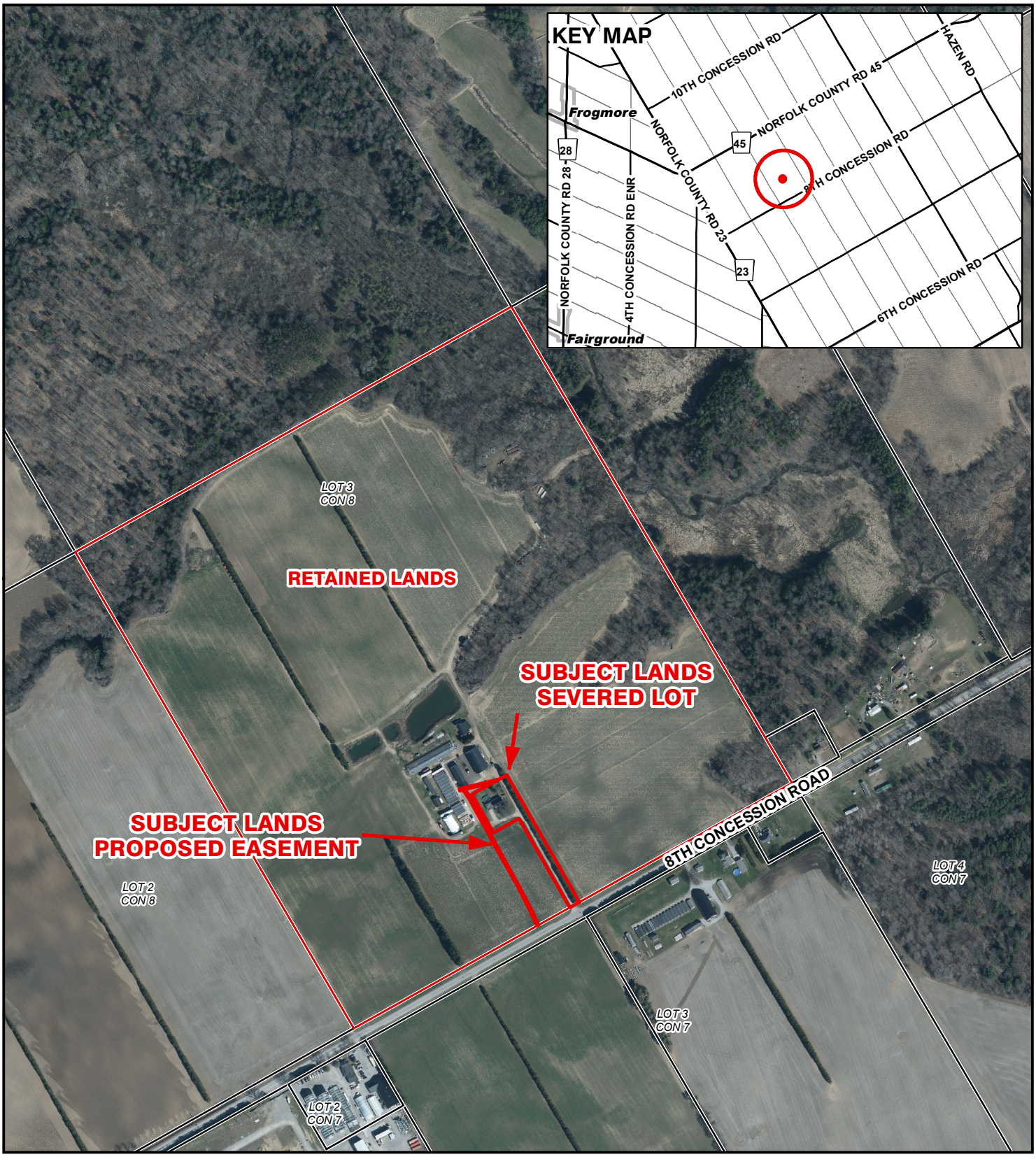
Exact Septics Inc.
BCIN# 13548

MAP A

CONTEXT MAP

Geographic Township of NORTH WALSINGHAM

BNPL2021357
ANPL2021358



Legend

- Subject Lands
- Lands Owned
- 2020 Air Photo

8/4/2022

N

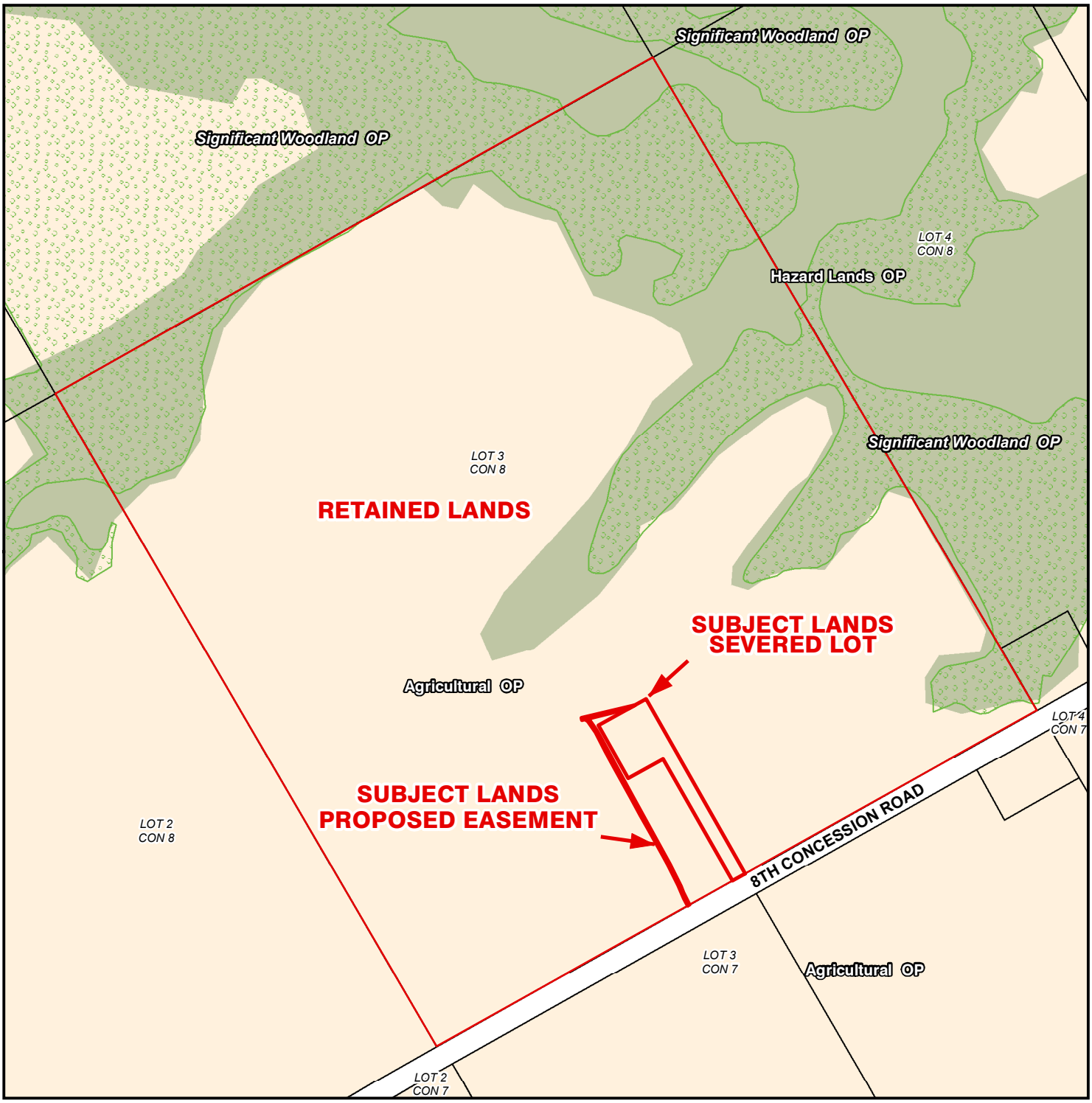
50 25 0 50 100 150 200 Meters

MAP B

OFFICIAL PLAN MAP

Geographic Township of NORTH WALSINGHAM

BNPL2021357
ANPL2021358



Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

8/4/2022

N

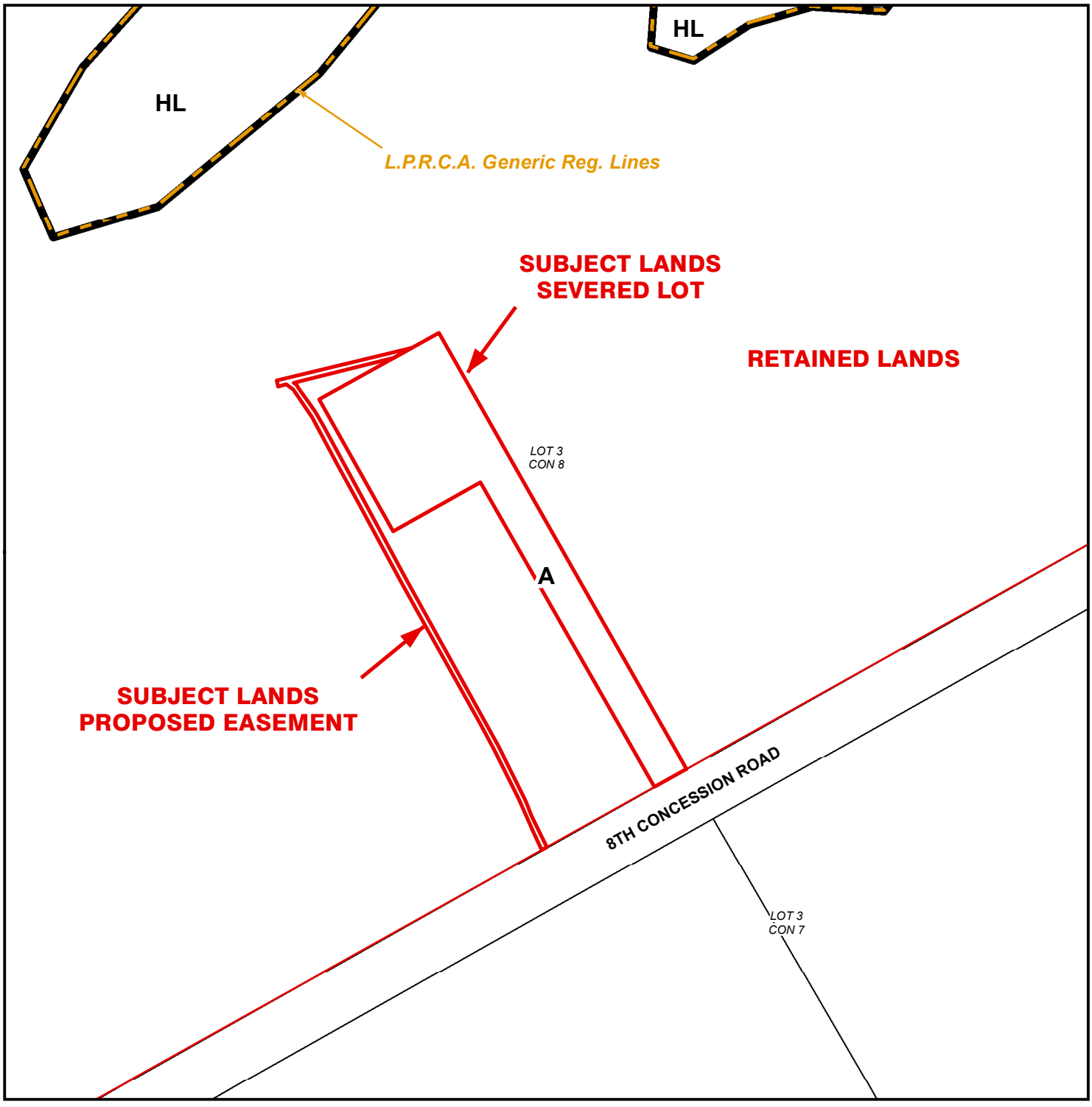
40 20 0 40 80 120 160 Meters

MAP C

ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM

BNPL2021357
ANPL2021358



8/4/2022

LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone

N

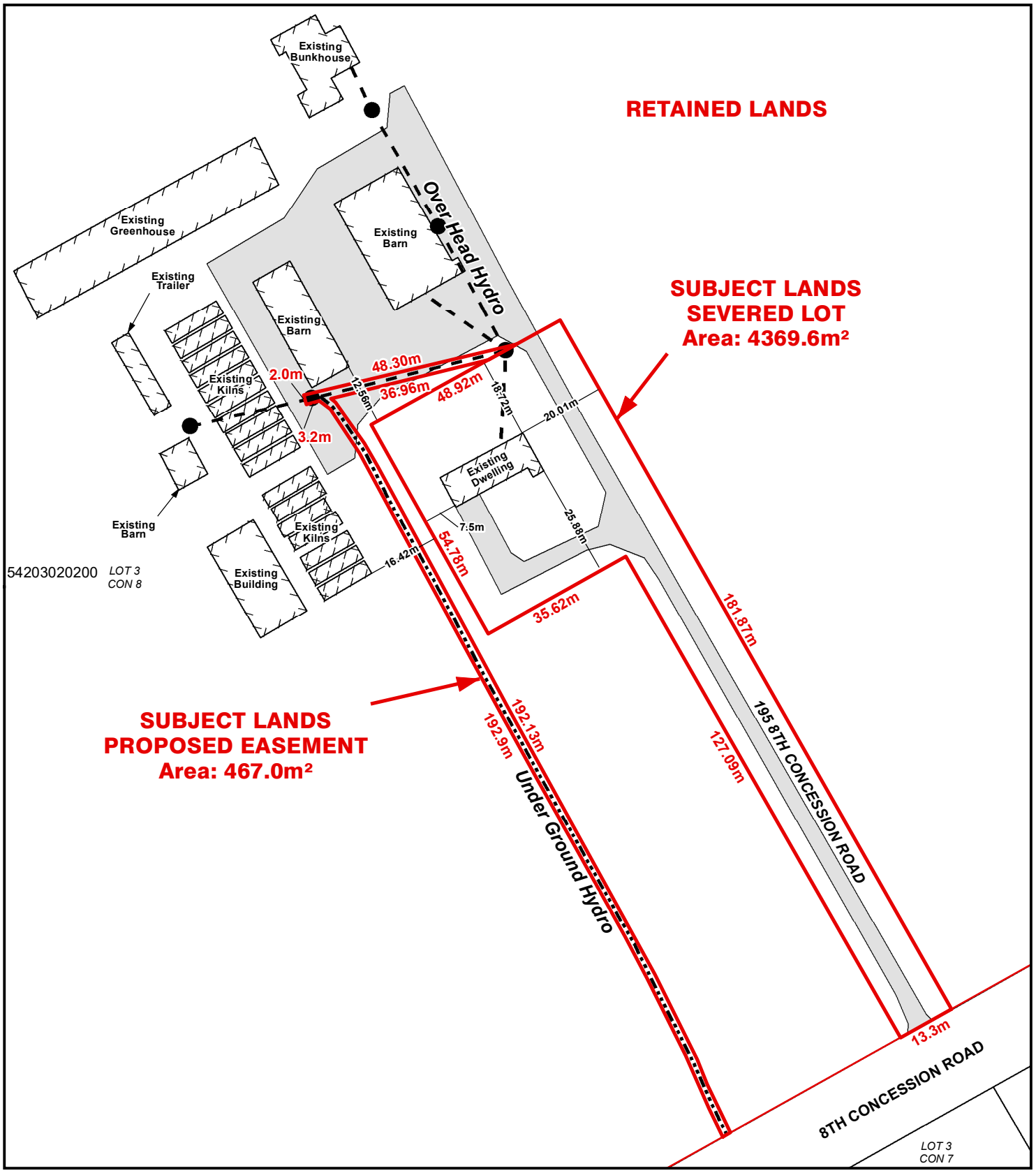
10 5 0 10 20 30 40 Meters

MAP D

CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM

BNPL2021357
ANPL2021358



Legend

- Subject Lands
- Lands Owned
- Hydro Pole
- Over Head Hydro Line
- Under Ground Hydro Line
- Driveway

8/4/2022

N

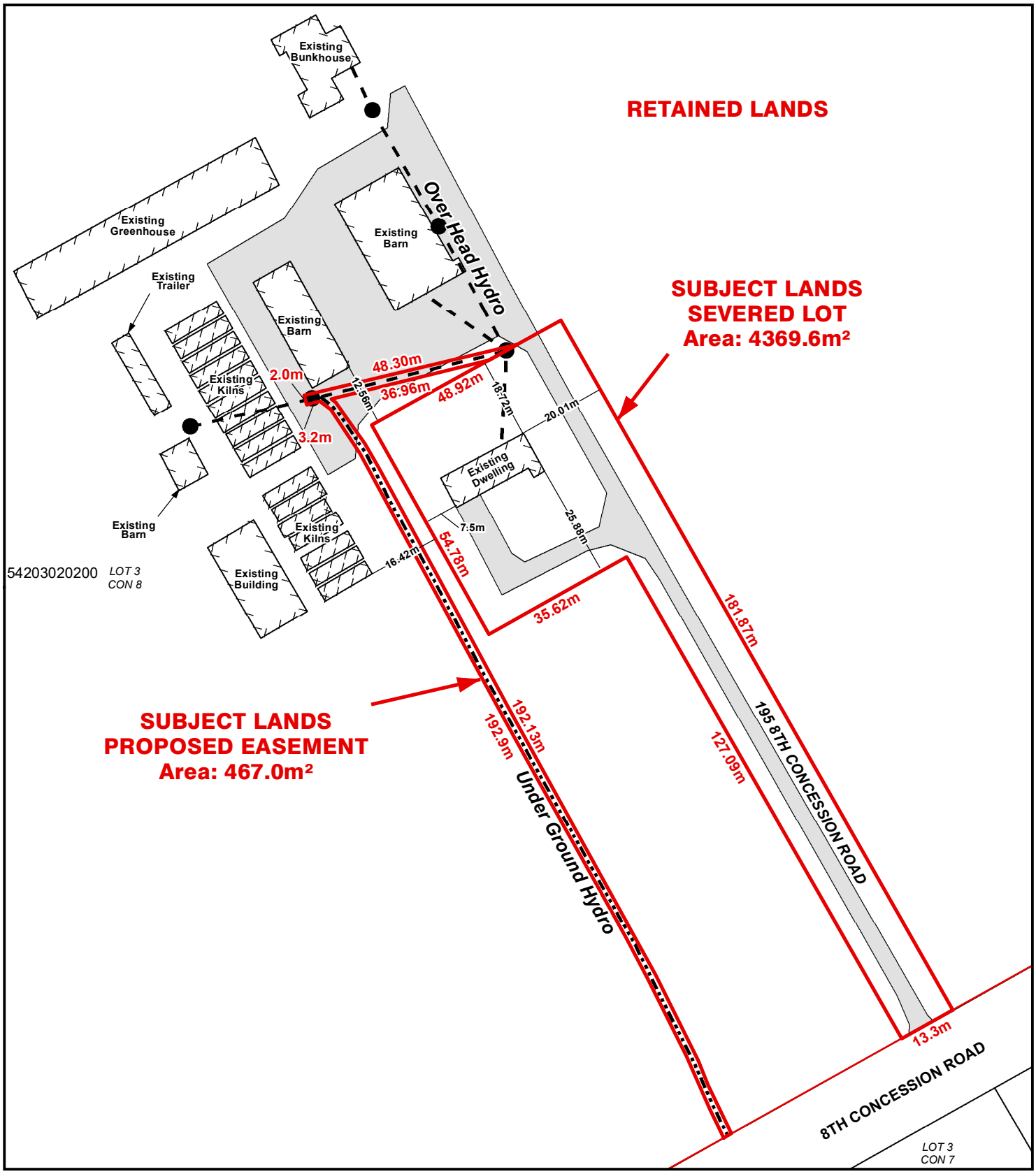
10 5 0 10 20 30 40 Meters

LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM

BNPL2021357
ANPL2021358



Legend

- Subject Lands
- Lands Owned
- Hydro Pole
- Over Head Hydro Line
- Under Ground Hydro Line
- Driveway

8/4/2022

N

10 5 0 10 20 30 40 Meters