

For Office Use Only:

File Number	ANPL2023167	Application Fee	_____
Related File Number	BNPL2023157	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: 54501026800**A. Applicant Information**

Name of Owner Bonnefield Farmland Ontario V 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	<u>141 Adelaide Street West, Suite 510</u>
Town and Postal Code	<u>Toronto, ON M5H 3L5</u>
Phone Number	<u>613.230.3854</u>
Cell Number	_____
Email	<u>info@bonnefield.ca</u> <u>calbers@bonnefield.com</u>

Name of Applicant Duca Farms Ltd. c/o Erica Van Es

Address	<u>218 Glen Meyer Road</u>
Town and Postal Code	<u>Langton, N0E 1G0</u>
Phone Number	_____
Cell Number	_____
Email	<u>info@ducafarms.ca</u>

Name of Agent	<u>LandPro Planning Solutions Inc. c/o Mitchell Baker</u>
Address	<u>28 Colborne St. N.</u>
Town and Postal Code	<u>Simcoe, ON N3Y 3T9</u>
Phone Number	
Cell Number	<u>289-680-6134</u>
Email	<u>mitchell@landproplan.ca</u>

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):

HGN CON ENR PT LOT 16 PT LOT 17

Municipal Civic Address: 16 Glen Meyer 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

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, bunk house, garage and two (2) barns. Please refer to attached Planning L

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:

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	Proposed	Deficiency
Lot frontage	623m	30m		62m	
Lot depth	694.82m	-		49m	
Lot width	666.74m	-		62m	
Lot area	29.95ha	2000sqm		0.30ha	
Lot coverage	-	-		-	
Front yard	21.43m	13m		21.47m	
Rear yard	259m	9m		3.63m	5.37m
Height	<11m	11m		<11m	
Left Interior side yard	-	3m		15.54m	
Right Interior side yard	414m	3m		21.69m	
Exterior side yard (corner lot)	144.5m	13m		-	
Parking Spaces (number)	2+	2		2+	
Aisle width	4m	-		4m	
Stall size	-	-		-	
Loading Spaces	-	-		-	
Other	Remnant lot area	40ha		29.65ha	originally an undersized lot

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

Existing building encroaches on rear yard setback and remnant lot area was originally Please refer to attached planning letter.

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

Frontage: +/- 62m

Depth: +/- 49m

Width: +/- 62m

Lot Area: 0.30ha

Present Use: Agricultural

Proposed Use: Agricultural/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: +/- 566.86m (irregular)

Depth: +/- 694.82m (irregular)

Width: +/- 666.74m (irregular)

Lot Area: 29.65ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Two (2) barns

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: Bonnefield Farmland Ontario V Inc.Roll Number: 54501021300 (1566 & 1606 1st Concession Rd ENR)Total Acreage: +/- 215acWorkable Acreage: +/- 165acExisting Farm Type: (for example: corn, orchard, livestock) cash cropsDwelling Present?: Yes No If yes, year dwelling built UnknownDate of Land Purchase: December 17th 2021Owners Name: Bonnefield Farmland Ontario V Inc.Roll Number: 54201013200 (530 Norfolk County Rd 21)Total Acreage: +/- 107acWorkable Acreage: +/- 80acExisting Farm Type: (for example: corn, orchard, livestock) cash cropsDwelling Present?: Yes No If yes, year dwelling built UnknownDate of Land Purchase: December 17th 2021Owners Name: Bonnefield Farmland Ontario V Inc.Roll Number: 54501021500 (280 Glen Meyer Rd)Total Acreage: +/- 124acWorkable Acreage: +/- 82acExisting Farm Type: (for example: corn, orchard, livestock) cash cropsDwelling Present?: Yes No If yes, year dwelling built _____Date of Land Purchase: December 17th 2021

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:
Agricultural use. Please see attached planning letter.

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 150m _____

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 150m _____

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:

Glen Meyer 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.

Bunkhouse is to be demolished. Please see attached planning letter.

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

11/7/2022

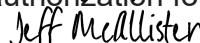
Date

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 Bonnefield Farmland Ontario V Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize LandPro Planning Solutions Inc. c/o Mitch 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.



11/7/2022

Owner

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, M. Rebekah Baker of Waterloo, 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:

WATERLOO

M. Baker

Owner/Applicant/Agent Signature

In ONTARIO

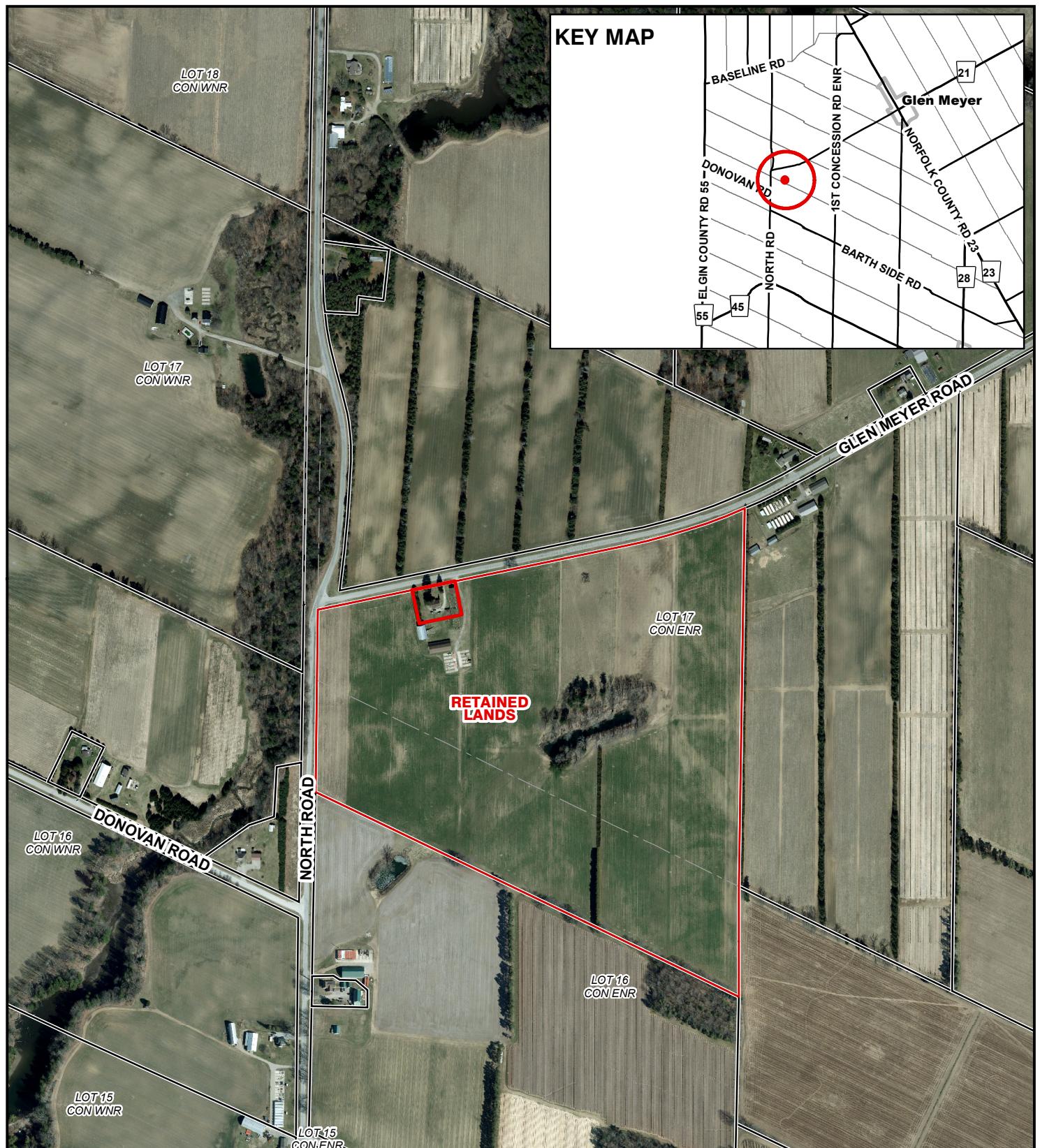
This 16 day of NOVEMBER

A.D., 2022

A Commissioner, etc.

JOANNE ELIZABETH RAYMOND
BARRISTER & SOLICITOR
Notary Public and Commissioner of Oaths
in and for the Province of Ontario.
My commission is of unlimited duration.
No legal advice given.

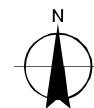
Walk-In Notary
22 King Street South, 3rd floor
Waterloo, ON, N2J 1N8
226-899-4479
www.walkinnotary.com



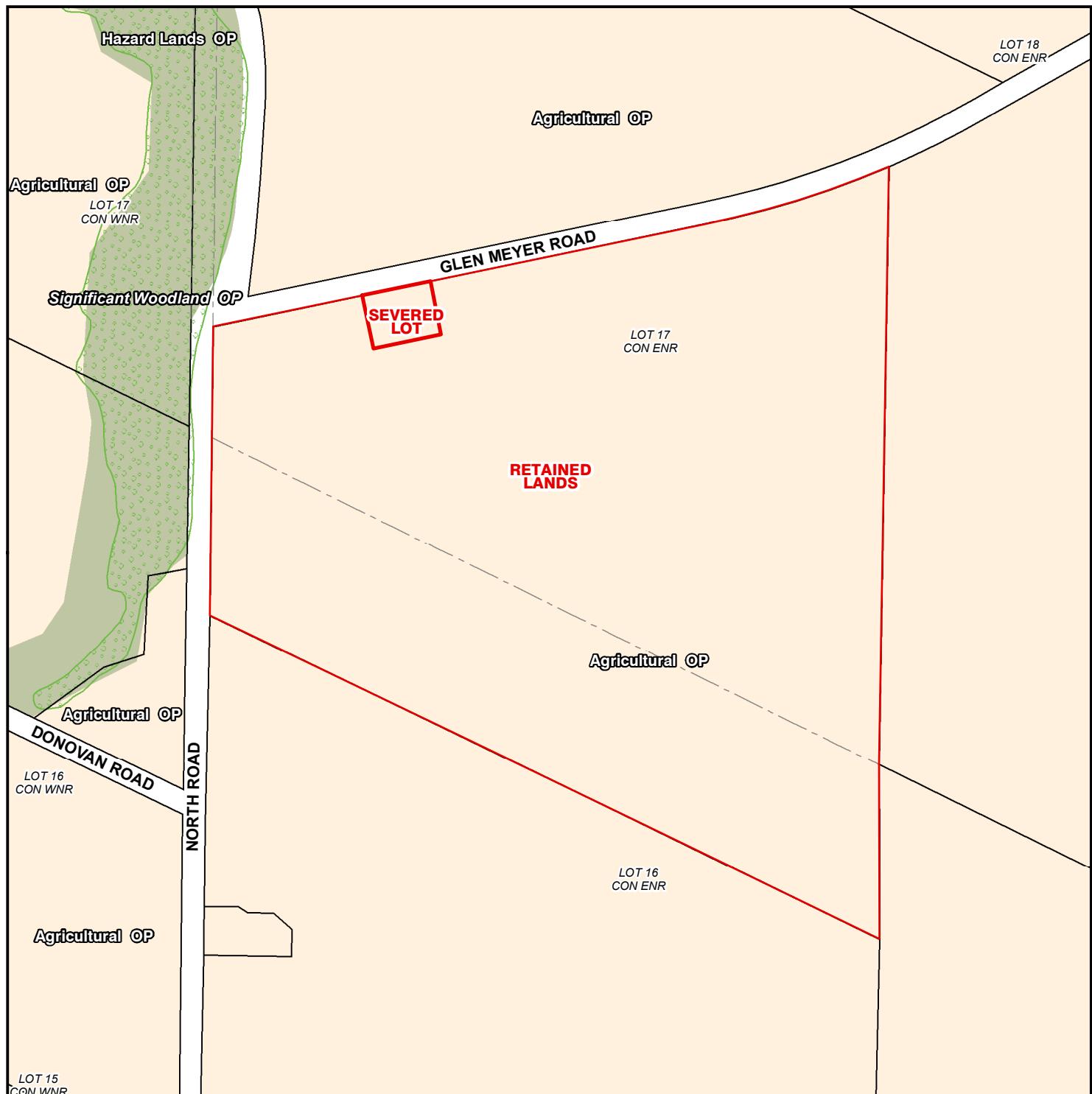
Legend

- Subject Lands
- Lands Owned
- 2020 Air Photo

6/1/2023



60 30 0 60 120 180 240
Meters

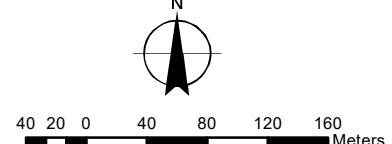
**Legend**

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

6/1/2023



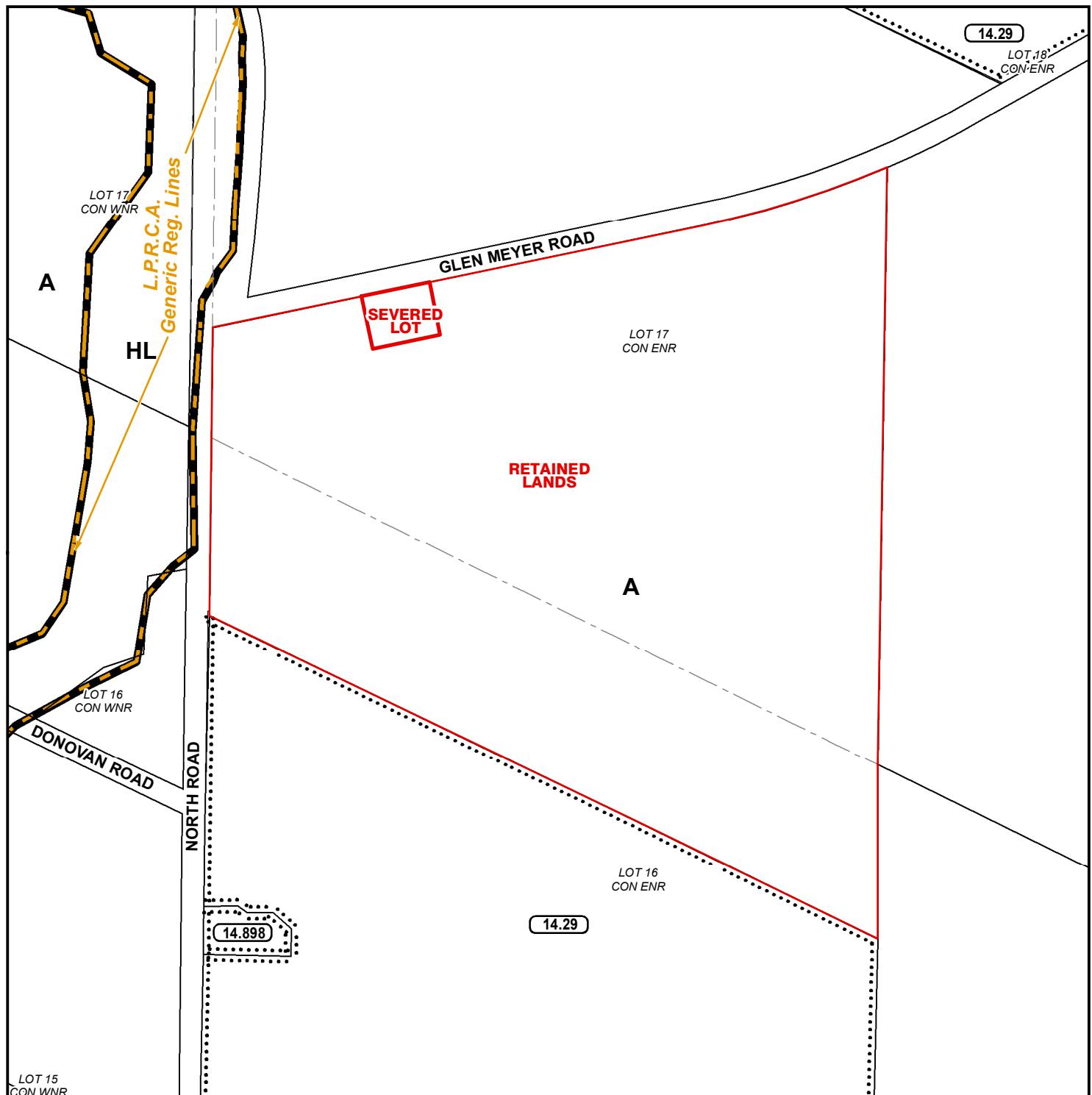
MAP C

ZONING BY-LAW MAP

Geographic Township of HOUGHTON

BNPL2023157

ANPL2023167



LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

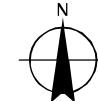
ZONING BY-LAW 1-Z-2014

6/1/2023

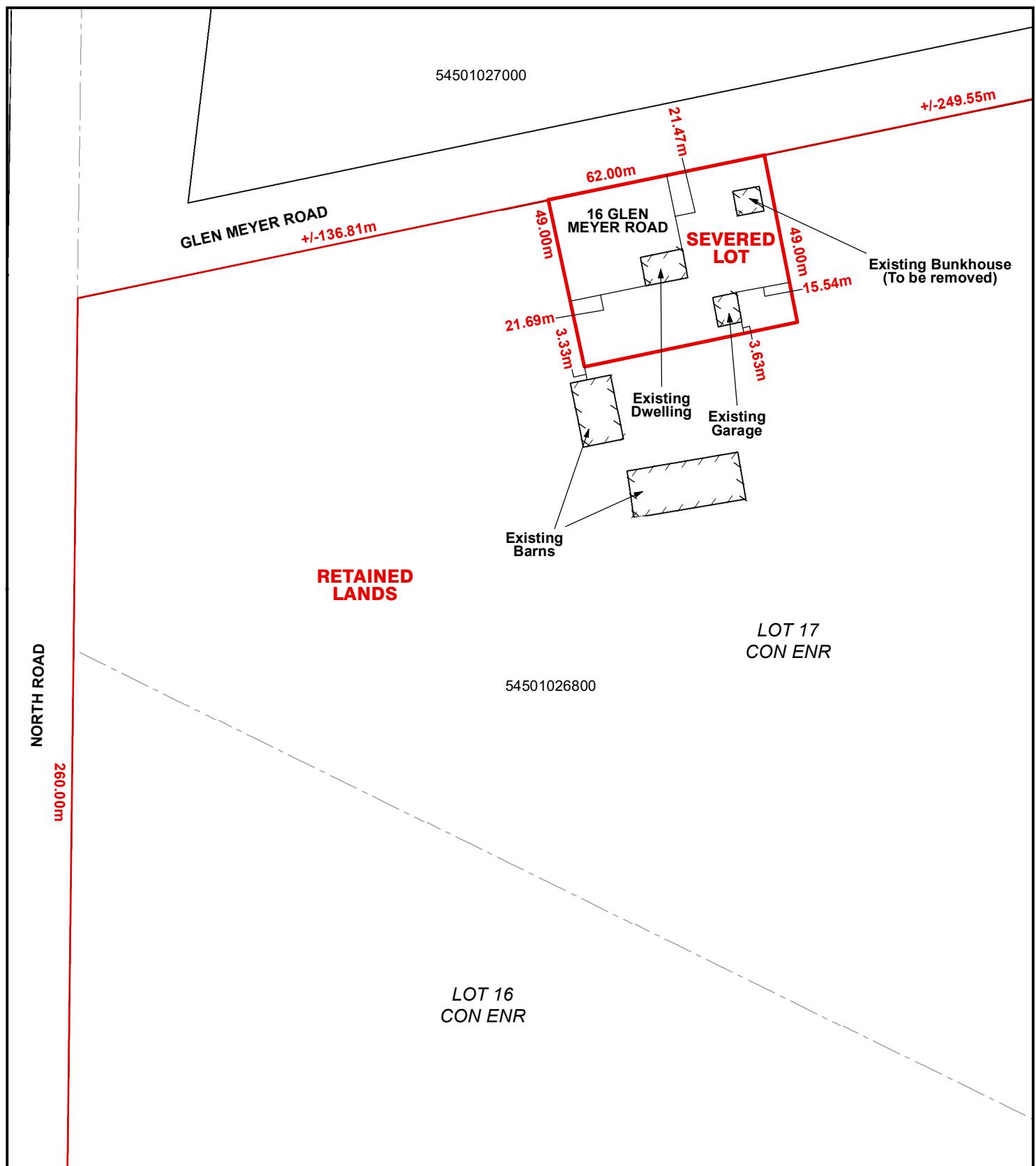
(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone



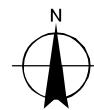
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Legend

- Subject Lands
- Lands Owned

6/1/2023



10 5 0 10 20 30 40 Meters

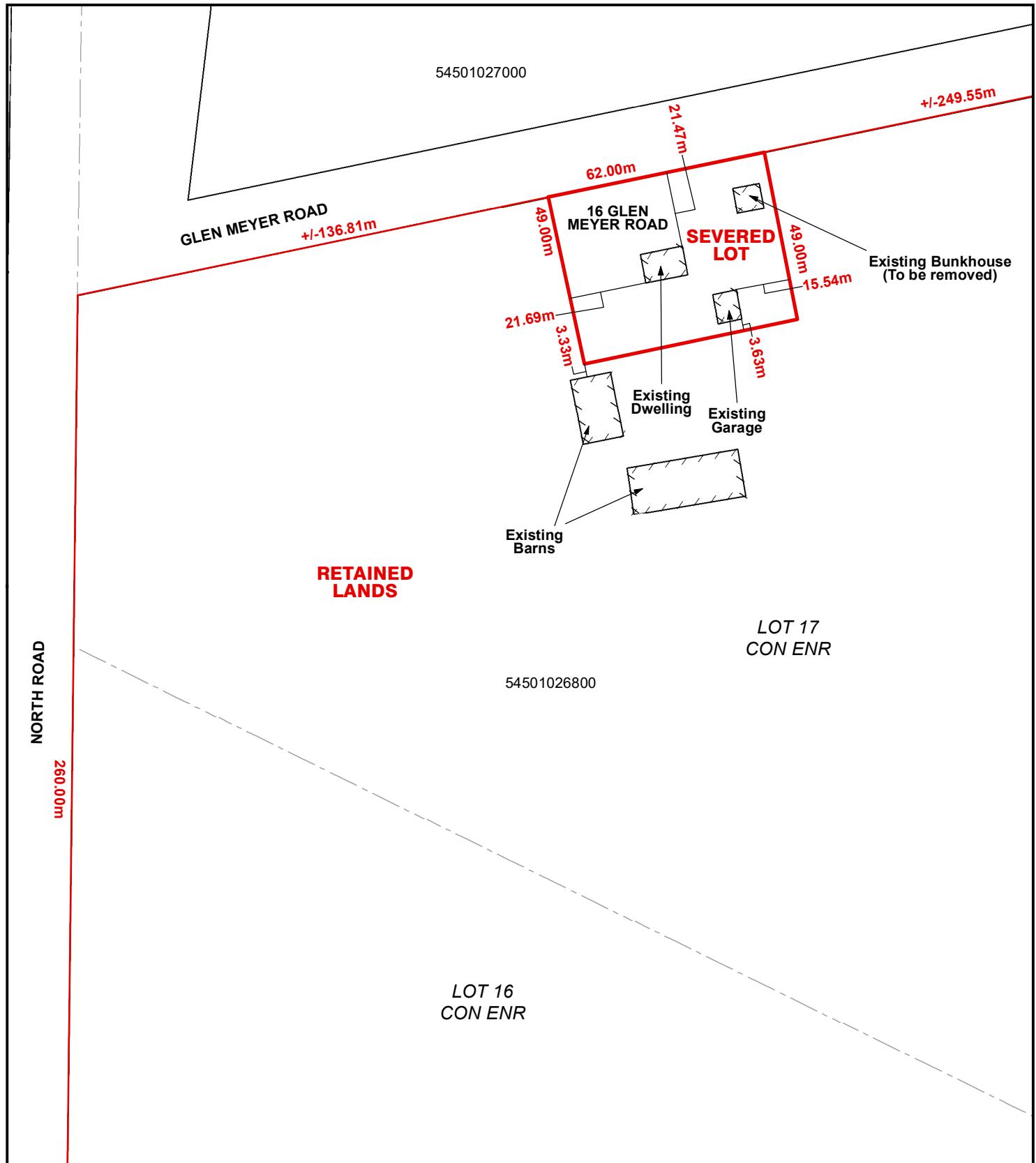
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

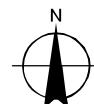
Geographic Township of HOUGHTON

BNPL2023157

ANPL2023167



6/1/2023



10 5 0 10 20 30 40 Meters