

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



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: _____

A. Applicant Information

Name of Owner MORNING PEACE FARM LTD.

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 700 BURFORD-DELHI TOWNLINE
Town and Postal Code SCOTLAND, ON NOE 1R0
Phone Number 519 602 7209
Cell Number 519 602 7209
Email juanherk@execulink.com

Name of Applicant JON VANHERK
Address Box 20006
Town and Postal Code WOODSTOCK, ON N4S 8X8
Phone Number 519 602 7209
Cell Number 519 602 7209
Email juanherk@execulink.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

_____ N _____

_____ A _____

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:

CIBC 15 MAIN STREET W

NORWICH ON N0J 1P0

B. Location, Legal Description and Property Information

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

Municipal Civic Address: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

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:

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 ATTACHMENT

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.

NEW BARN TO HOUSE GOATS

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:

SEE ATTACHMENT

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:

UP TO 12 YEARS

9. Existing use of abutting properties:

CASH CROP FARMING, RESIDENCES

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					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)		N/A			
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: _____
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____
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: _____
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____
Buildings on retained land: _____

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: _____
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: _____ N A
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: _____

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:

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
- 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?

FARM OPERATION. 1 FULL-TIME 3 PART-TIME

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.

N/A

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

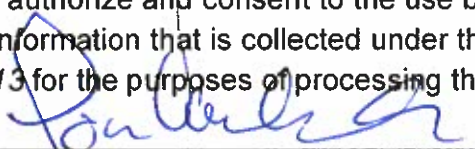
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Oct 9, 2024

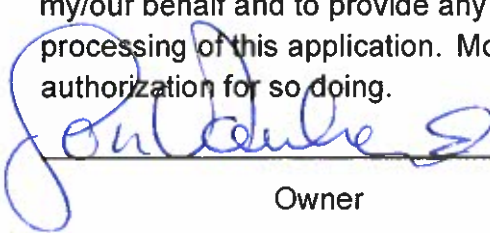
Date

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

I/We authorize MORNING PEACE FARM LTD. 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

Oct 9, 2024

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, _____ of _____

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:

Owner/Applicant/Agent Signature

In _____

This _____ day of _____

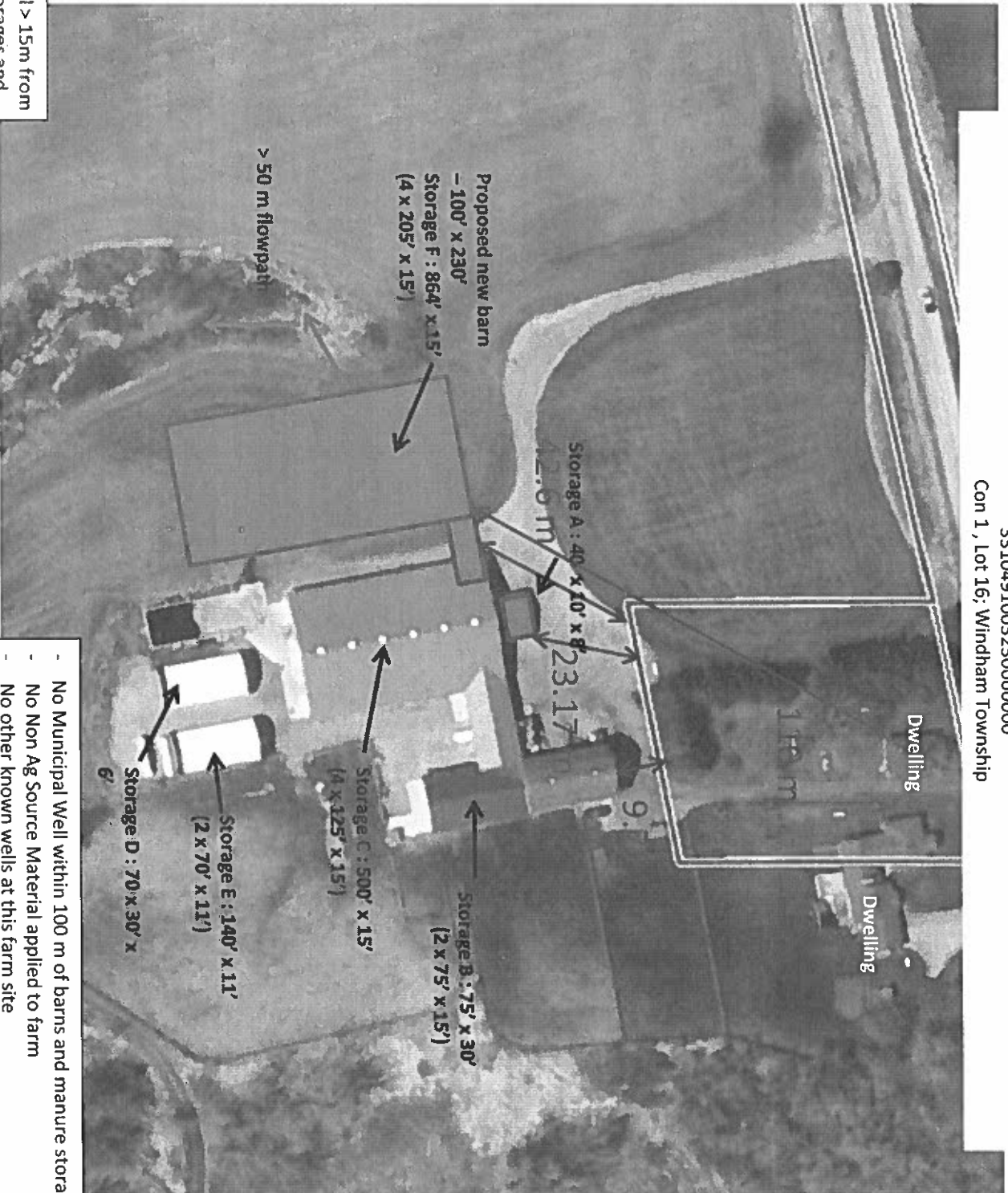
A.D., 20_____

A Commissioner, etc.



Morning Peace Farm INC

700 Burford Delhi Town Line
3310491003230000000
Con 1, Lot 16; Windham Township



★ Drilled well > 15m from manure storages and livestock housing

- No Municipal Well within 100 m of barns and manure storages
- No Non Ag Source Material applied to farm
- No other known wells at this farm site
- Surface water on farm site > 50m flow path to animal housing and storages
- No tile inlets, tile outlets, or catch basin within 50m barns or manure storages

6. The amendment has been duly authorized as required by sections 168 and 170 (as applicable) of the *Business Corporations Act*.
La modification a été dûment autorisée conformément aux articles 168 et 170 (selon le cas) de la *Loi sur les sociétés par actions*.
7. The resolution authorizing the amendment was approved by the shareholders/directors (as applicable) of the corporation on
Les actionnaires ou les administrateurs (selon le cas) de la société ont approuvé la résolution autorisant la modification le

2015/07/28

(Year, Month, Day)
(année, mois, jour)

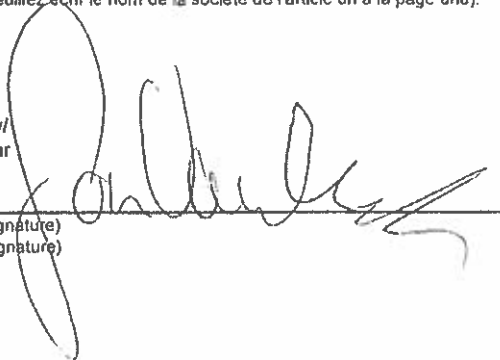
These articles are signed in duplicate.
Les présents statuts sont signés en double exemplaire.

2228838 ONTARIO INC.

(Print name of corporation from Article 1 on page 1)
(Veuillez écrire le nom de la société de l'article un à la page une).

By/
Par

(Signature)
(Signature)



DIRECTOR

(Description of Office)
(Fonction)

INSURANCE REQUIREMENTS

For the Owner Entering Into a Development Agreement

Prior to the execution of the Development Agreement, the Owner shall purchase, at its expense, obtain and keep in force, during the term of the Agreement, until the end of the maintenance / guarantee period and return of all securities, insurance coverage. The insurance policy or policies shall be in the Owner's name as shown on the property identification number.

The issuance of such insurance policy or policies shall not be construed as relieving the Owner from responsibility for any other or larger claims in excess of such policy or policies, if any, for which the Owner may be held responsible. Such insurance policy or policies shall be in a form acceptable to Norfolk County and, without limiting the generality of the foregoing, shall provide:

1. A **Commercial General Liability** insurance policy with and including the following coverages:
 - a. a limit of liability of not less than five million dollars (\$5,000,000) per occurrence;
 - b. The Corporation of Norfolk County 50 Colborne Street South, Simcoe ON N3Y 4H3 named as an additional insured
 - c. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) per occurrence including contractual non-owned coverage
 - d. Cross liability and severability of interest in respect of the named insured
 - e. Products and completed operations
 - f. Premises and operations liability
 - g. Contingent employers liability
 - h. Owners and contractors protective
 - i. Blanket contractual
 - j. Thirty (30) days prior written notice of any alteration, cancellation or change in policy terms, which reduces coverage, and any such notice of cancellation shall be given in writing to Norfolk County

Norfolk County reserves the right to request such higher limits of insurance or other types of policies appropriate to the Agreement as Norfolk County may reasonably require from time to time.

Proof of Insurance

The Owner shall provide the certificate of insurance or certified copies of the above referred to policies, satisfactory to Norfolk County. Provided that if a certificate is provided, all requirements as above set forth must be shown on the said certificate and notwithstanding the provision of any certificate, Norfolk County may require that the Owner provide a certified copy of the policy, if required. Such certificates or policies shall be provided prior to the commencement of any work.

The Owner shall further provide evidence of the continuance of said insurance be filed at each policy renewal date for the duration of the Agreement until the end of maintenance period. In the event any renewal premium is not paid, Norfolk County, in order to prevent the lapse of such policy, may pay the renewal premium or premiums, and the Owner agrees to reimburse Norfolk County for the cost of such renewals within ten (10) days of the account therefore being rendered by Norfolk County. Further, prior to the commencement of the Agreement, the Owner shall cause its insurance broker to confirm in writing that it will accept any request from Norfolk County to renew such insurance and will extend the term of any such insurance policy held by the Owner in accordance with such request upon payment of the renewal premium(s) by Norfolk County.

Notice

Every party to the Agreement agrees to immediately notify all other parties of any occurrence, incident, or event, which may reasonably be expected to expose any of the parties to liability of any kind in relation to the development of the Lands.

GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.

GRADING NOTES:

- EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM P.D.C. NO SANITARY SEWER CONNECTIONS PERMITTED.
- A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

LEGAL INFORMATION

PART OF LOT 16 CONCESSION 1 AS IN NR585351; S/T and T/W NR585351 IN THE TOWNSHIP OF WINDHAM COUNTY OF NORFOLK

SITE BENCHMARK:

MONUMENT TYPE: CONCRETE PAD
 LOCATION: SOUTHWEST CORNER OF REAR CONCRETE COURTYARD
 GEODETIC ELEVATION: 265.05m (HTV2.0)
 (CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

KEY PLAN

N.T.S.

SUBJECT SITE



NOTE: LANDINGS SERVING STAIRS OR RAMPS SHALL HAVE MAXIMUM SLOPE OF 1:50 OR 2% AS PER O.B.C. 3.4.6.8.
NOTE: STAIR RISERS TO HAVE UNIFORM HEIGHT WITHIN 5mm TOLERANCE AS PER O.B.C. 3.4.6.8.

*RETAINING WALL AND GUARD/RAILING (IF REQUIRED): CIVIL DESIGN/DRAWINGS SOLELY SPECIFY GRADING REQUIREMENTS FOR RETAINING WALLS. STRUCTURAL/GEOTECHNICAL DESIGN, CONSTRUCTION SUPERVISION, AND CERTIFICATION BY OTHERS.

TACTILE PLATE NOTE: CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER AODA LEGISLATION, OPSD 310.033, AND OPSD 310.039.

OFF-SITE WORKS NOTE: PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

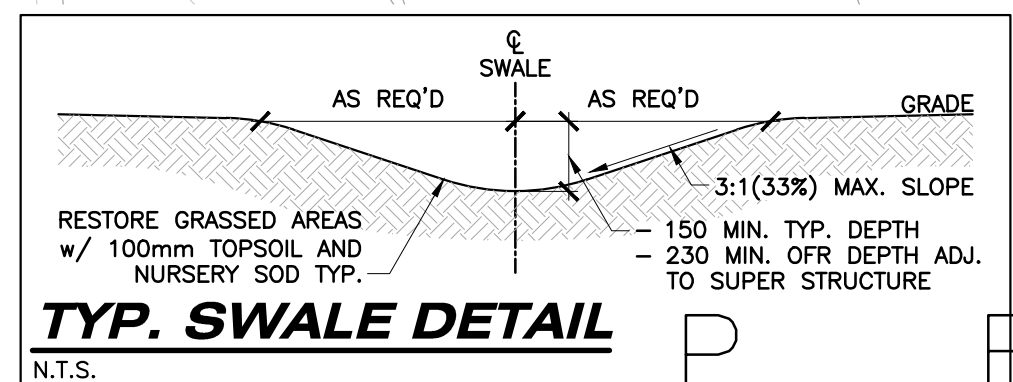
RESTORATION NOTE: ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE CITY OF LONDON ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT. THE STANDARD CONTRACT DOCUMENTS FOR MUNICIPAL CONSTRUCTION PROJECTS AS ADOPTED BY COUNCIL ON MAY 30, 1994 AND AS AMENDED FROM TIME TO TIME ARE TO BE APPLIED TO WORKS WITHIN THE CITY ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE CITY.

FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY.

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE CURRENT OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE MUNICIPALITY RIGHT-OF-WAY. THE OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPALITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.



SCALE - 1:500
 5.0 0 10.0m

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & CX

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JAH	1	PRELIMINARY FOR CLIENT REVIEW	17/01/2025	JAH	
DRAWN	JAH					
CHECKED	XX					
APPROVED	XX					
DATE				20/01/2025		
CAD	G250003					

sbm
 GEOMATICS
 ONTARIO LAND SURVEYORS

1599 Adelaide St. N, Unit 203, London, Ontario, N5X 4E8
 Tel: (519) 914-1134 Fax: (519) 471-0034

CLIENT
MORNING PEACE FARM Ltd.
 PO Box 20006
 WOODSTOCK, ON
 N4S 8X8
 E: JVANHERK@EXECULINK.COM

SCALE
 2.5 0 5.0m

TITLE
SITE GRADING PLAN
AGRICULTURE ADDITION
 700 BURFORD DELHI TOWNLINE
 SCOTLAND, ON.

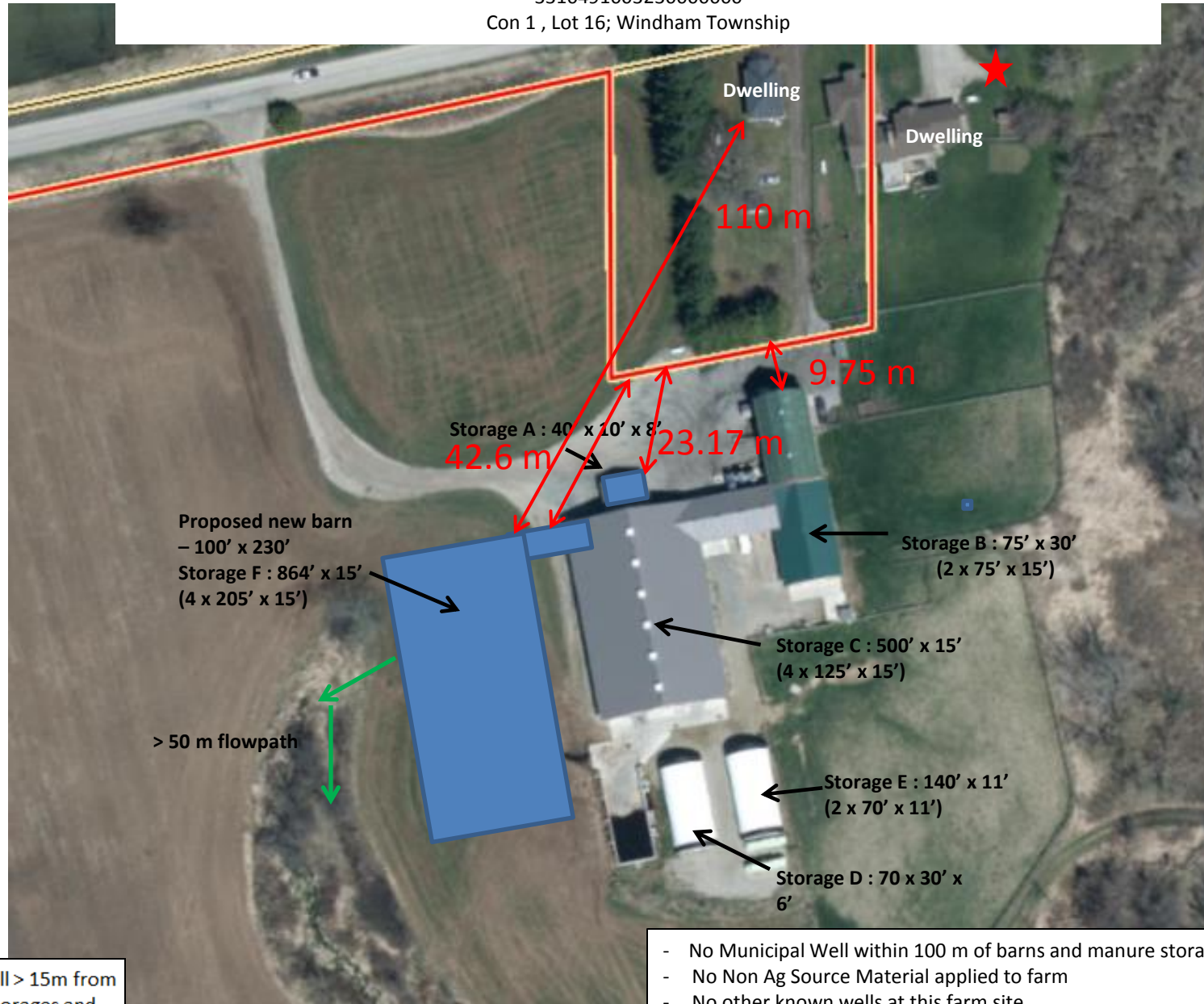
PROJECT No.	G250003
SHEET No.	C4
PLAN FILE No.	


Morning Peace Farm INC

700 Burford Delhi Town Line

3310491003230000000

Con 1 , Lot 16; Windham Township



 Drilled well > 15m from manure storages and livestock housing

- No Municipal Well within 100 m of barns and manure storages
- No Non Ag Source Material applied to farm
- No other known wells at this farm site
- Surface water on farm site > 50m flow path to animal housing and storages
- No tile inlets, tile outlets, or catch basin within 50m barns or manure storages



MDS II

General information

Application date
Sep 12, 2024

Municipal file number

Applicant contact information
Jon VanHerk
Morning Peace Farm LTD
ON

Location of subject livestock facilities
County of Norfolk
County of Norfolk
WINDHAM
Concession 1 , Lot 16
Roll number: 331049100323000000

Calculations

Dairy Goat Expansion

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum	Total after alteration	Estimated livestock barn area
Solid	Goats, Does & bucks (for dairy; includes unweaned offspring)	450 (56.3 NU)	800 (100 NU)	16000 ft ²
Solid	Goats, Dairy Kids, Confinement	50 (1.6 NU)	900 (28.1 NU)	7200 ft ²
Solid	Goats, Does & bucks (for meat; includes unweaned offspring)	50 (6.3 NU)	0 (0 NU)	NA

Setback summary

Existing manure storage	V1. Solid, inside, bedded pack		
Existing design capacity	64.1 NU		
Design capacity after alteration	128.1 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	344.36
Factor C (orderly expansion)	0.8737	Factor D (manure type)	0.7
Building base distance 'F' (A x B x C x D) (minimum distance from livestock barn)	148 m (486 ft)		
Storage base distance 'S' (minimum distance from manure storage)	148 m (486 ft)		

Setback distance summary

Description	Building setbacks	Storage setbacks
Type A land uses	Minimum 148 m (486 ft) Actual NA (Not available)	Minimum 148 m (486 ft) Actual NA (Not available)
Type B land uses	Minimum 296 m (971 ft) Actual NA (Not available)	Minimum 296 m (971 ft) Actual NA (Not available)
Nearest lot line (side or rear)	Minimum 15 m (49 ft) Actual NA (Not available)	Minimum 15 m (49 ft) Actual NA (Not available)
Nearest road allowance	Minimum 30 m (97 ft) Actual NA (Not available)	Minimum 30 m (97 ft) Actual NA (Not available)

Preparer signoff & disclaimer

Preparer contact information

Aric Bos
78609 Bluewater Highway
Goderich, ON
N7A 3X8
519-440-9524
acbos88@gmail.com

Signature of preparer

Aric Bos**Date (mmm-dd-yyyy)****Note to the user**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

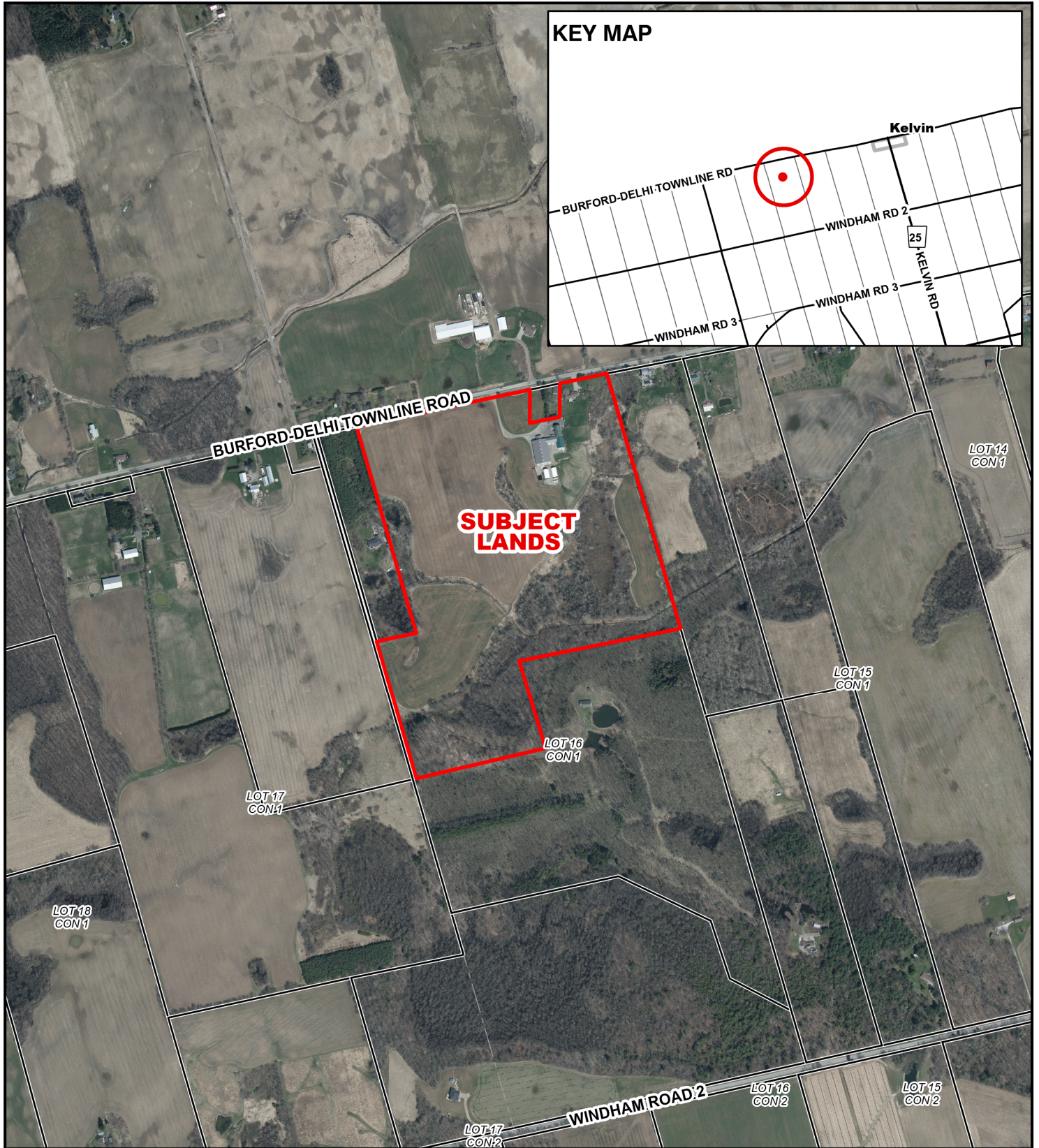
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MAP A


CONTEXT MAP

Geographic Township of WINDHAM

ANPL2024421

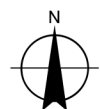


Legend

 Subject Lands

2020 Air Photo

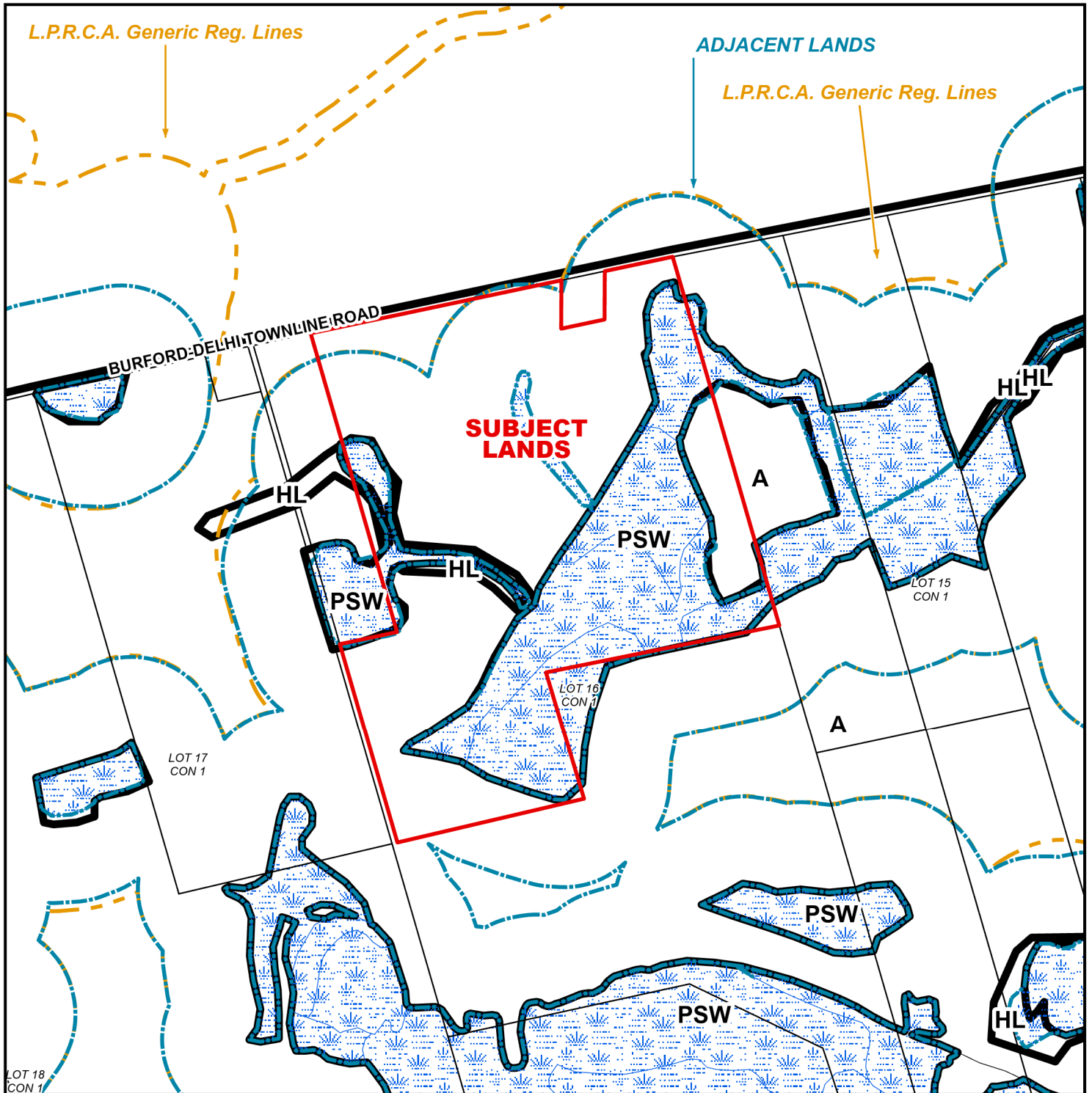
5/12/2025



80 40 0 80 160 240 320 Meters

MAP B
ZONING BY-LAW MAP
 Geographic Township of WINDHAM

ANPL2024421



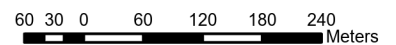
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

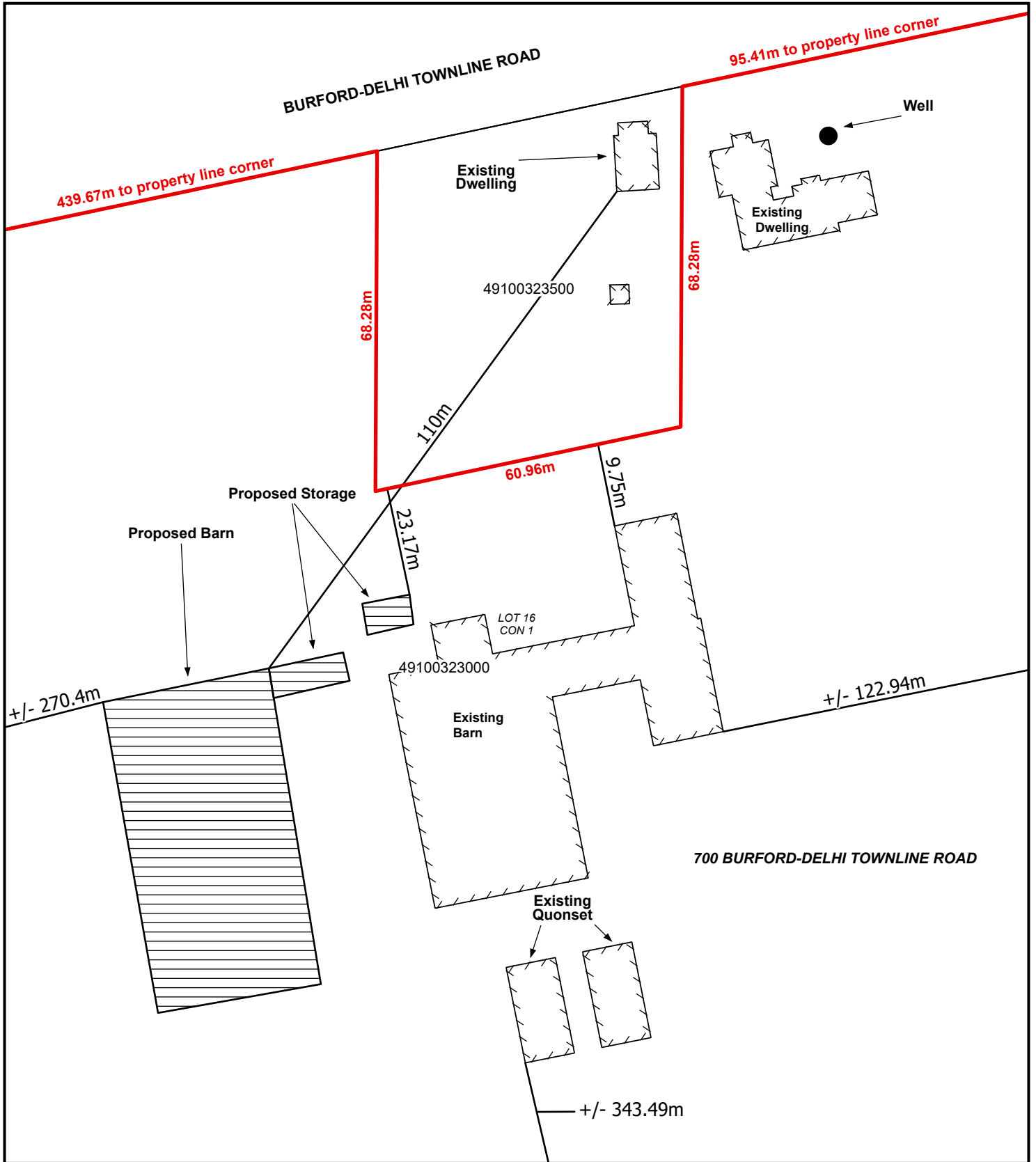
5/12/2025

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone



CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

Subject Lands

5/12/2025

