

For Office Use Only:

File Number	<u>BNPL 2017190</u>	SPRT Meeting	
Related File Number		Application Fee	<u>1842.00</u>
Pre-consultation Meeting	<u>Sept</u>	Conservation Authority Fee	<u>N/A</u>
Application Submitted		OSSD Form Provided	<u>N/A</u>
Complete Application	<u>Sept 12 2017</u>	Planner	<u>NAT</u>
Public Notice Sign		PAC Meeting	

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

A. Applicant Information

Name of Owner ONTARIO WILD TURKEY RANCH 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 1138 BYERLAY SIDE ROAD
Town and Postal Code RR #2 TILLSONBURG ONT. N4G 4G7
Phone Number 519 688 4488
Cell Number 519 550 4488
Email gcampbell @execulink.com

Name of Applicant George Campbell

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address AS ABOVE
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Notification Sign Requirements

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (consent, minor variance, zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519.426.5870.

Please submit the completed application and fees to Norfolk County, Development and Cultural Services Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or 22 Albert Street Langton, ON N0E 1G0.

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Engineer

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

- ☒ Applicant
☐ Agent
☐ Owner

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

BANK OF MONTREAL - ERIC HARROP. - SIMCOE
519-426-1868

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 541.030.15200.0000

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

MID CON 1 NTR PT LOT 26, 27, 28

(167, 168, 169)

Municipal Civic Address (911 Number): 958 BYERLAY SIDE RD 00964

Present Official Plan Designation(s): Agriculture

Present Zoning: AGRICULTURE

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

3. The date the subject lands was acquired by the current owner: NOVEMBER 1999

4. Present use of the subject lands:

CORN SOYBEANS HAY

5. 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, height, etc. on your attached sketch which must be included with your application:

PROVIDED ON SURVEY

6. If known, the date existing buildings or structures were constructed on the subject lands: TURKEY BARNS EARLY 70'S, HORSE BARNS - 1920'S
OLD DAIRY BARN EARLY 50'S, MANURE STORAGE
AROUND 2005 - COMPOST ABOUT 2008 - THE NORTH
HOUSE - 1950'S - THE SOUTH HOUSE - 2009

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

N/A

8. 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, height, etc. on your attached sketch which must be included with your application:

N/A

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

N/A

10. 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:

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

TURKEYS SINCE 1973 - 44 YEARS.

12. Existing use of abutting properties:

BUSH + FARM LAND.

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

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

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application *(SEVERANCE APPLICATION ONLY)*

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

I AM GETTING CLOSE TO RETIREMENT AND I
MAY WANT TO WORK OUT A DEAL OF RENT TO
OWN ON THE 100 ACRE PROPERTY, WITH THE FARM
AT ITS PRESENT SIZE + LAND VALUES SO HIGH IT WON'T WORK.

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

Frontage: 332.71 m

Depth: irregular

Width: irregular

* Lot Area: 40.5 ha (100 acres)

Present Use: Ag.

Proposed Use: Ag.

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

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

Owners Name: GEORGE CAMPBELL + ONTARIO WILD TURKEY RANCH INC

Roll Number: 331054103015250 0000

Total Acreage: 41.22

Workable Acreage: 8 ACRES

Existing Farm Type: (i.e., corn, orchard etc) CORN HAY BEANS.

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2000

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

N/A

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No
If yes identify the policy to be deleted:

N/A

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

9. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

No New construction planned.

11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

13. Institutional

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

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 (example: gas station, petroleum storage, etc.):

TITAN TRAILERS - ADJACENT LANDS - SOUTH OF TALBOT
TRUCK YARD (CULTUS) ON CORNER OF BYERLEY +
TALBOT

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
4. Provide the information you used to determine the answers to the above questions:

TALKED WITH PREVIOUS OWNERS.
COLD SPRINGS FARM - HARVEY BEATY
GEORGE ROBINSON THE ELECTRICIAN

I RENTED LAND TO GARY MOGGACH - HE OWNED
THE TRUCK YARD WHEN IT WAS FOR GARLIC
PROCESSING + THEN J.L. EQUIPMENT USED IT
TO SHUNT TRAILERS + THEN CULTUS BOUGHT
IT.

THE TITAN LAND WAS FARMED CONTINUOUSLY
UNTIL THE TITAN EXPANSION OCCURED.

5. 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

AN ADJACENT LAND SOUTH OF THE TALBOT
ROAD WAS FARMLAND BUT IS NOW ZONED
INDUSTRIAL + IS OWNED BY TITAN TRAILERS

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. 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

NO DEVELOPMENT OR SITE ALTERATION IS
PLANNED.

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

5. 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 NO

NONE

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance NO

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 NO

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance NO

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☒ within 500 meters – distance TITAN TRAILERS.

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance NO

Seasonal wetness of lands

☐ On the subject lands or ☒ within 500 meters – distance LOW LYING AREAS

Erosion

☐ On the subject lands or ☐ within 500 meters – distance TITAN TRAILERS.

Abandoned gas wells

☐ On the subject lands or ☒ within 500 meters – distance NO GAS PLUGGED IN 50'S.



F. 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
- ☐ Other (describe below)

Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☒ Yes ☐ No

I TALKED TO DRAINAGE INSPECTOR ABOUT BEAVER DAMS ON THE NORFOLK DRAIN & HE HAD THEM REMOVED - 2016

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No NORFOLK DRAIN

5. How many water meters are required? NONE

6. Existing or proposed access to subject lands:

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

7. Name of road/street:

BYERLEY FIDEL ROAD + TALBOT STREET.

G. Other Information

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

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

WE HAVE TWO FULL TIME EMPLOYEES
ONE FULLTIME - PARTTIME STUDENT
UP TO 8 PART TIME SEASONAL EMPLOYEES.

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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs

- 34. Sidewalks and walkways with dimensions
- 35. Pedestrian access routes into site and around site
- 36. Bicycle parking
- 37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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.

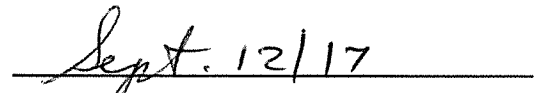
I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.

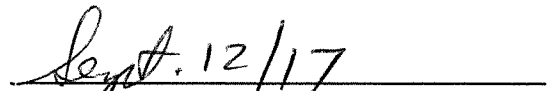

Owner/Applicant Signature


Date

K. 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.


Owner/Applicant Signature


Date

L. 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.

George P. Caplan
Owner/Applicant Signature

Sept. 12/17
Date

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.

George P. Caplan
Owner/Applicant Signature

Sept. 12/17
Date

N. 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 for site plan approval.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date

O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Applicant Signature

Date

Agent Signature

Date

P. Declaration

I, GEORGE CAMPBELL of 1138 BYERLAY RD.
RR2 TILLSONBURG
N4G 4G7
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:

Langton

George P. Campbell
Owner/Applicant Signature

In Norfolk County

This 12th day of Sept.

MATHEW VINCENT VAUGHAN, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 21, 2018.

A.D., 20 17

[Signature]

A Commissioner, etc.



FARM SPLITS

DESCRIPTION OF LAND:

	LAND TO BE SEVERED	LAND TO BE RETAINED
Area under cultivation	80 Acres	115 Acres
Woodlot area	15 Acres	90 Acres
Existing crops grown (type and area)	CORN	CORN
	HAY	HAY
Proposed crops grown (type and area)	CORN	CORN
	HAY	HAY

DESCRIPTION OF EXISTING BUILDINGS:

	LAND TO BE SEVERED				LAND TO BE RETAINED			
Residence 2	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Livestock barn 4 Turkey, 2 Horse	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If yes, type of livestock 1 storage Turkey								
capacity of barn horses								
Manure storage	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Type of manure storage 1x1000								

(SEE MANAGEMENT PLAN)

Ontario Wild Turkey Ranch Inc.

Field Map

Lot 167-169

Concession North Side of Talbot Rd. E.

Middleton Township

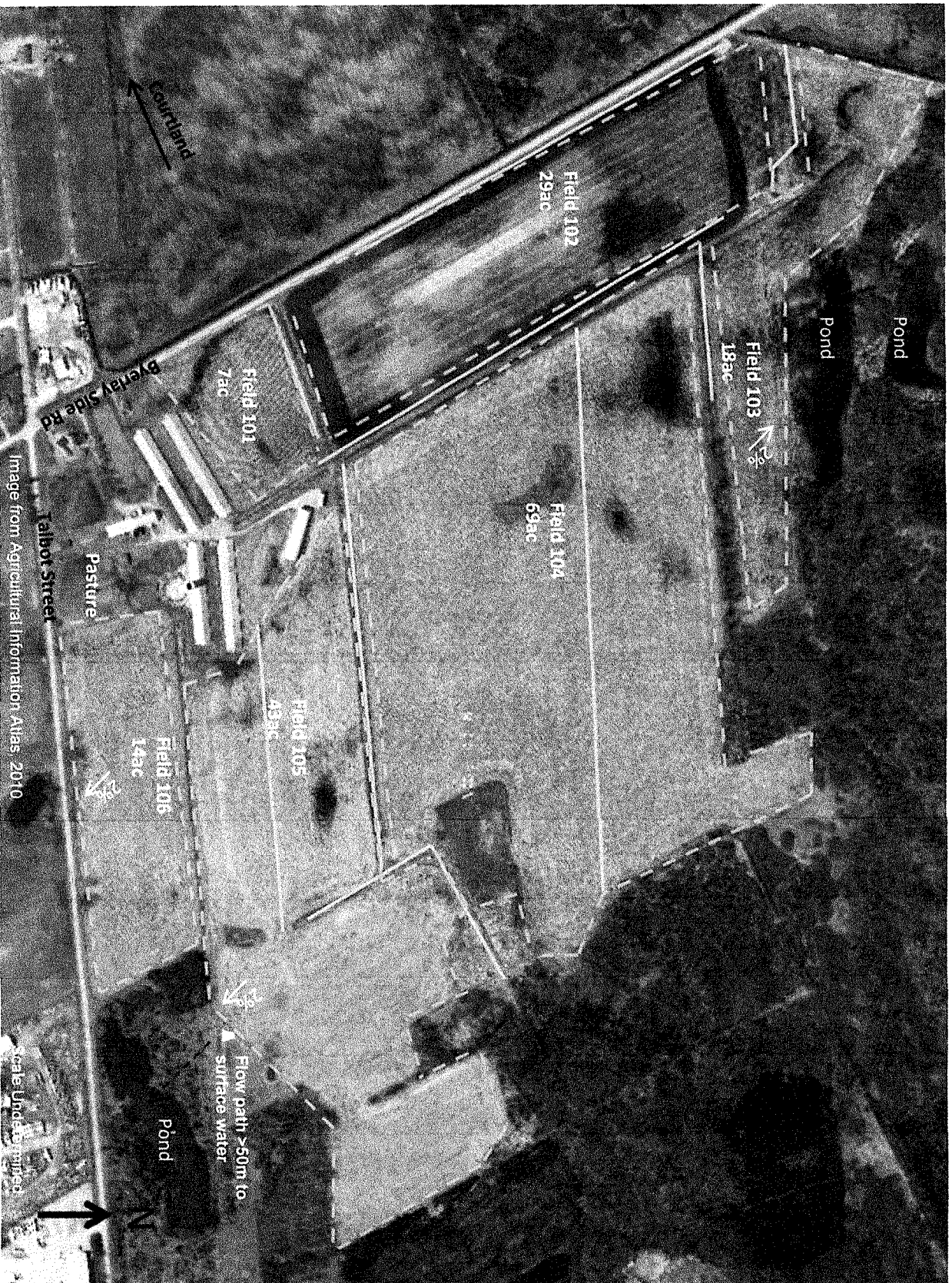
County of Norfolk

227.5 tillable acres

- Legend**
- Open drainage ditch
 - Field boundary
 - Drilled well
 - Temporary Field Storage

Fields not tiled
No municipal well <=100m from Farm Unit properties
Vegetated buffer width >3m between surface water and field
Slopes near drainage channels are <2%.

Manure application:
saturated soil at >30cm depth,
>15m from drilled well,
>30m from any other well,
>13m from top of bank of surface water if unincorporated



Ontario Wild Turkey Ranch Inc.

Field Map

Lot 167-169

Concession North Side of Talbot Rd. E.

Middleton Township

County of Norfolk

227.5 tillable acres



Legend

- Open drainage ditch
- Field boundary
- Drilled well
- Temporary Field Storage

Fields not tiled

- No municipal well <=100m from Farm Unit properties
- Vegetated buffer width >3m between surface water and field
- Slopes near drainage channels are <2%.

Mannure application:

- saturated soil at >30cm depth, >15m from drilled well, >30m from any other well, >13m from top of bank of surface water if unincorporated

TO BE RETAINED

An aerial photograph of a rural area with several large agricultural lots. A prominent road runs diagonally from the top right towards the bottom center. The road is labeled "NORTH" above it and "TALBOT ROAD" below it. To the left of the road, there are several large rectangular lots. One lot is specifically labeled "LOT 167 CONCESSION NORTH OF TALBOT ROAD". Below this label, the text "TOWNSHIP OF MIDDLETON" and "COUNTY OF YORK" are visible. A scale bar at the bottom indicates distances in meters (0, 100, 200). A north arrow points towards the top right. Other labels include "GEOGRAPHIC" and "224.944". There are also some smaller numbers like "8176" and "22.34" near the road intersection.

PARCEL TO BE
LOT 187 CONCESSION
40.5 HECTARES
(100 ACRES)
37R

NORTH

OF

SEVERED ROAD

TALBOT ROAD

GRAVEL

8000

135.6

37

SKETCH FOR PROPOSED SEVERANCE

**PART OF LOTS 167, 168 AND 169
CONCESSION NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
IN NORFOLK COUNTY
NOT TO SCALE**

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

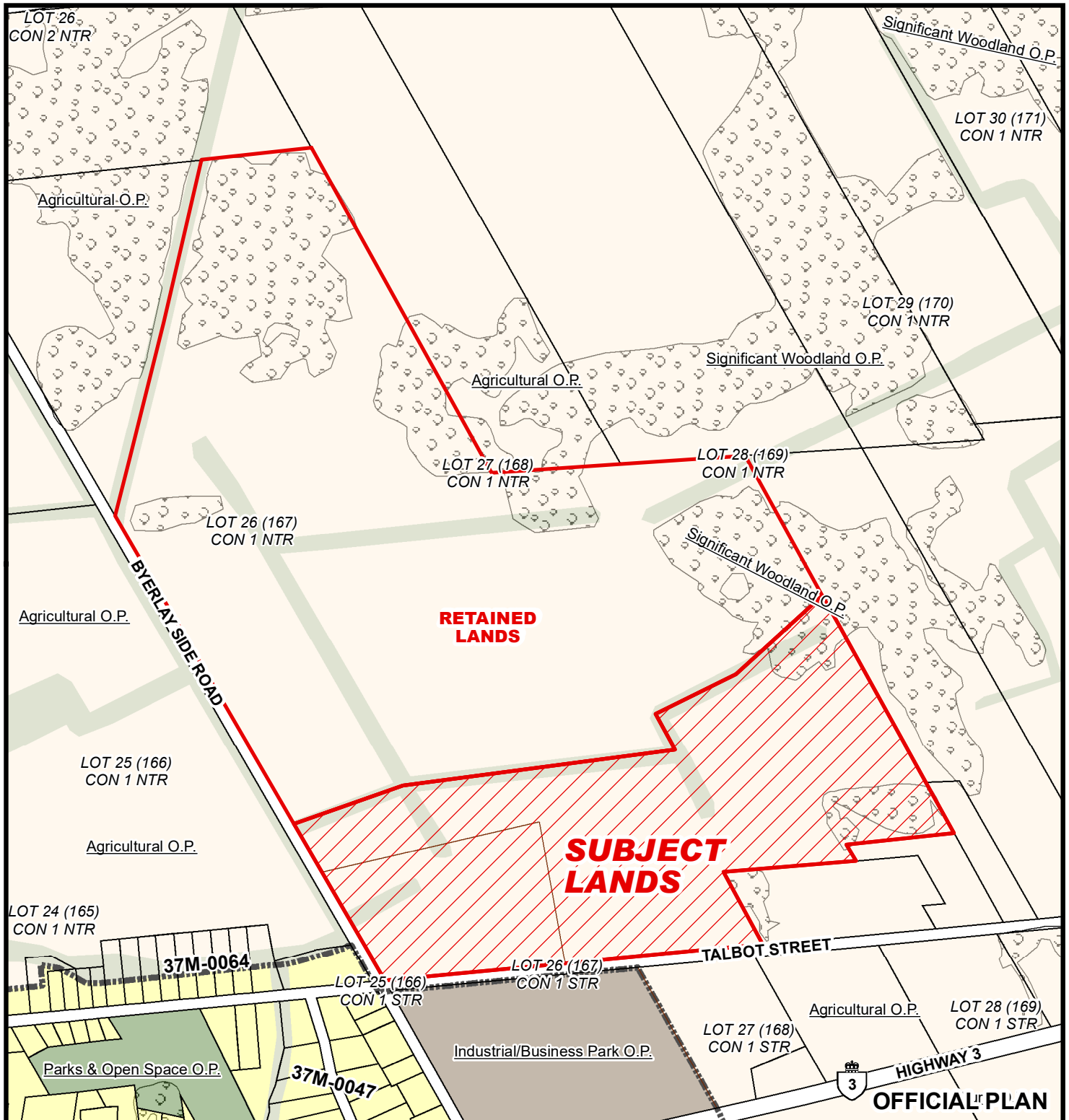
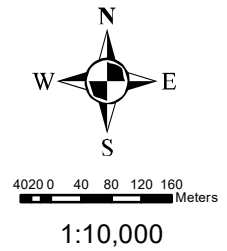
PROJECT: 17-13168 REFERENCE: HF1

DISK No.	DWG.
	CKD.

MAP 2

File Number: BNPL2017190

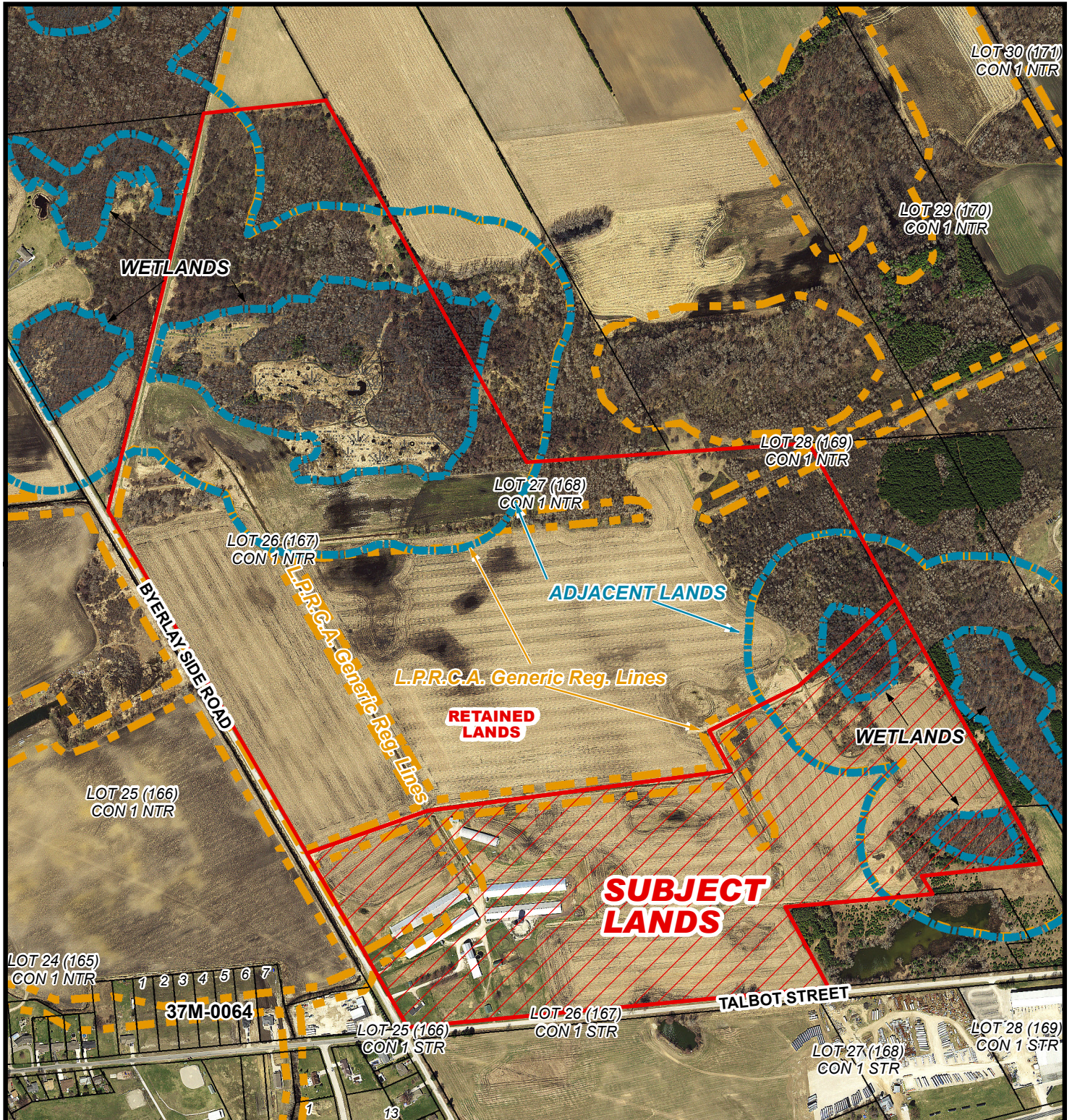
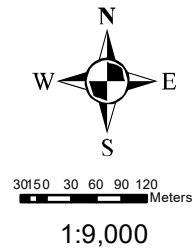
Geographic Township of MIDDLETON



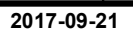
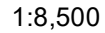
MAP 3

File Number: BNPL2017190

Geographic Township of MIDDLETON



Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

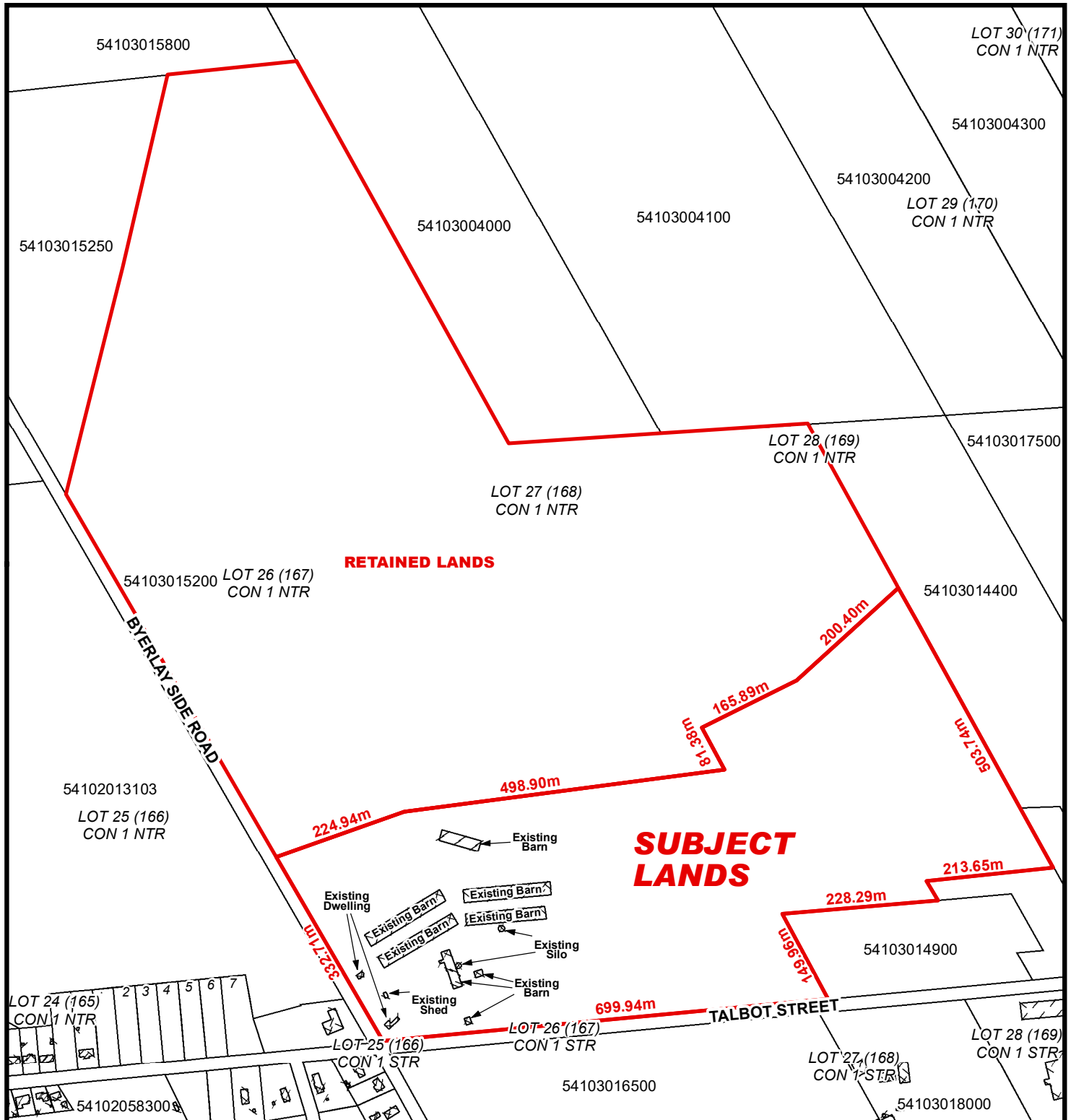
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Geographic Township of MIDDLETON

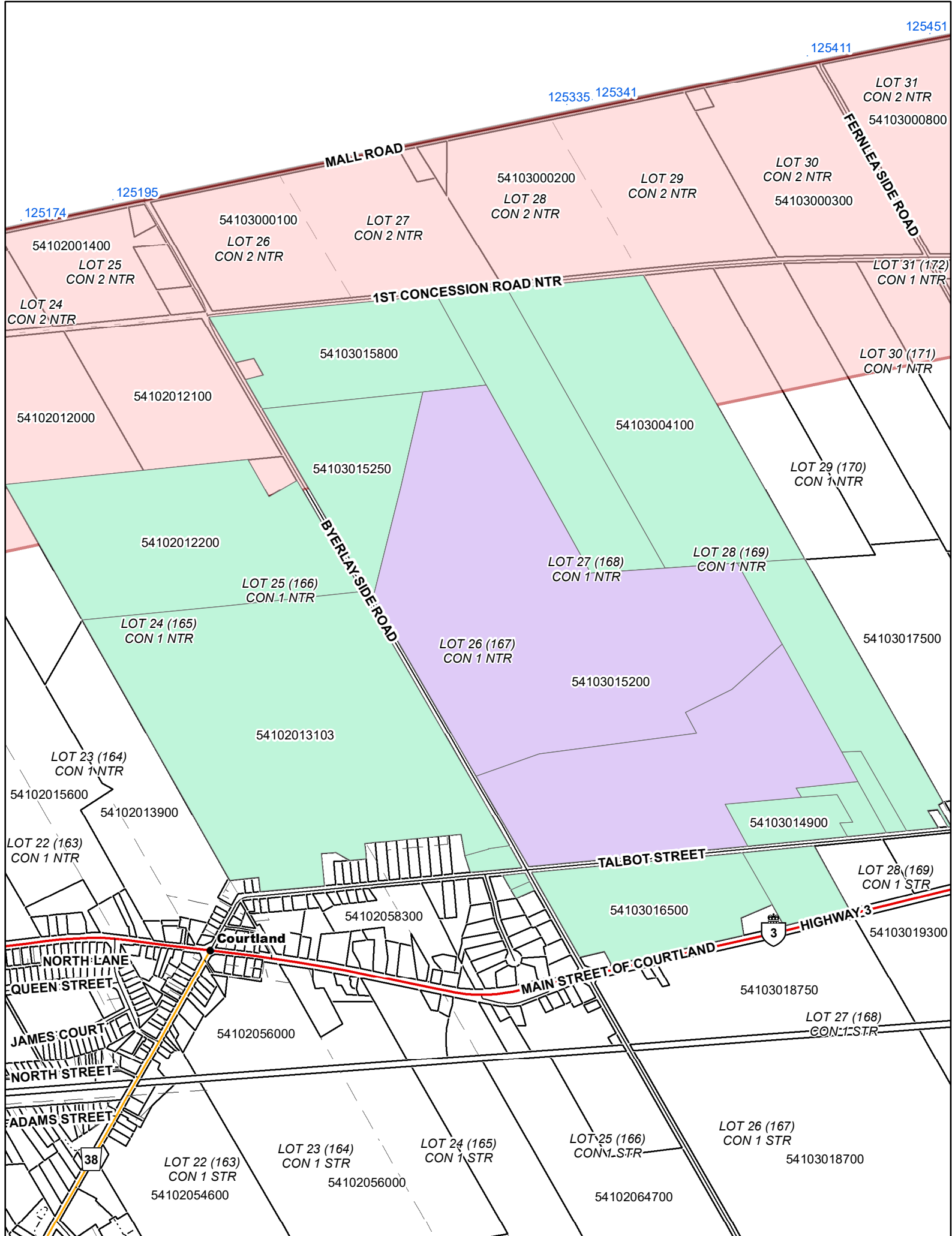


30 150 30 60 90 120 Meters

1:8,500



2017-09-20



3310541020124000000
1552000 ONTARIO LTD
367 TALBOT RD PO BOX 74
COURTLAND ON N0J 1E0

3310541030165000000
657694 ONTARIO LTD
C/O TITAN TRAILERS INC 1129 HIGHWAY 3
RR 3 DELHI ON N4B 2W6

3310541020131030000
772520 ONTARIO INC
C/O ANNIE KOVACS PO BOX 15
COURTLAND ON N0J 1E0

3310541030148000000
CALVERT JOHN RICHARD
CALVERT MARY PATRICIA
50 GORE RD RR 7 STN MAIN
ST THOMAS ON N5P 3T2

3310541030149000000
CALVERT JOHN RICHARD
CALVERT MARY PATRICIA
50 GORE RD RR 7 STN MAIN
ST THOMAS ON N5P 3T2

3310541030040000000
CASKENETTE FARMS LIMITED
1104 FERNLEA SIDE RD RR 2
TILLSONBURG ON N4G 4G7

3310541030041000000
CASKENETTE FARMS LIMITED
1104 FERNLEA SIDE RD RR 2
TILLSONBURG ON N4G 4G7

3310541020583900000
DYCK JOHN
947 BYERLAY SIDE RD RR 2
COURTLAND ON N0J 1E0

3310541030144000000
FERNLEA FLOWERS LIMITED
1211 HIGHWAY 3 RR 3
DELHI ON N4B 2W6

3310541020583950000
GEHRING MATTHEW GORDON LYNN
ANDERSON KRISTIN LEAH
941 BYERLAY SIDE RD RR 2
COURTLAND ON N0J 1E0

3310541030158000000
KONIGSHOFER TRACY ANN
1184 BYERLAY SIDE RD RR 2 STN MAIN
TILLSONBURG ON N4G 4G7

3310541030147000000
LESAGE DANNY ROBERT
LESAGE NANCY MARY
529 TALBOT ST RR 3
DELHI ON N4B 2W6

3310541020122000000
LUBITZ EDWARD DAVID
LUBITZ KATHRYN ANN
907289 TWP RD 12 RR 4
BRIGHT ON N0J 1B0

3310541030152500000
ONTARIO WILD TURKEY RANCH INC
CAMPBELL GEORGE PATERSON
1138 BYERLAY SIDE RD RR 2
TILLSONBURG ON N4G 4G7

3310541030152000000
ONTARIO WILD TURKEY RANCH INC
C/O GEORGE CAMPBELL 1138 BYERLAY
SIDE RD
RR 2 TILLSONBURG ON N4G 4G7

3310541030180000000
TITAN TRAILERS INC
1129 HIGHWAY 3 RR 3
DELHI ON N4B 2W6

Inside 1KM of County boundary