

## ZONING BY-LAW AMENDMENT

### Office Use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

ZN PL 2011 250  
BN PL 2011 185 pd  
Nov 24/11  
11  
Nov 25/11  
11 AB

This development 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.

Property assessment roll number: 3310- 337-020-1310

Check whether this development application is for approval of:

- ☒ Zoning by-law amendment  
☐ Lifting holding by-law  
☐ Temporary use extension

### A. APPLICANT INFORMATION

Name of Applicant SHERMANDALE FARMS LIMITED Phone #Address 1307 CONC. 3, R.R. #1 Fax #Town / Postal Code WILSONVILLE, ON NOE120 E-mail

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

REG/Kim Smith.  
519-443-4448  
519-426-1861 ATTN: Kim  
cucumberly.smith@sympatico.ca

Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_ Fax # \_\_\_\_\_

Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

Name of Owner <sup>2</sup> SHERMANDALE FARMS LIMITED Phone # \_\_\_\_\_Address 45 BIG CREEK RD. Fax # \_\_\_\_\_Town / Postal Code CALEDONIA, ON N3W2G9 E-mail \_\_\_\_\_

<sup>2</sup> 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.

Please specify to whom all communications should be sent <sup>3</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>3</sup> Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

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



RECEIVED  
NOV 29 2011

THE CORPORATION OF  
NORFOLK COUNTY  
RECEIVED  
NOV 29 2011

## ZONING BY-LAW AMENDMENT

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township WOODHOUSE TOWNSHIP Urban Area or Hamlet \_\_\_\_\_  
Concession Number 5 Lot Number(s) PT. LOTS 17 AND 18  
Registered Plan Number \_\_\_\_\_ Lot(s) or Block Number(s) \_\_\_\_\_  
Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
Frontage (metres/feet) PROPOSED 20' Depth (metres/feet) ± 720'  
Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 1.5 acres 50.85 ac.  
Municipal Civic Address 1422 CONCESSION 6, R.R. #1, PORT DOVER, ON.

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.on.ca](mailto:NorfolkGIS@norfolkcounty.on.ca).

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

☒ Yes ☐ No

If yes, describe the easement or covenant and its effect:

BELL EASEMENT ON NORTHERN FRONTAGE

Does the requested amendment implement an alteration to 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, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

Does the requested amendment remove the subject land from an area of employment?

☐ Yes ☒ No

If yes, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

## ZONING BY-LAW AMENDMENT

### C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary and include the nature and extent of the amendment requested (if additional space is required, please attach a separate sheet):

ZONING AMENDMENT ON RETAINED LANDS TO CHANGE  
TO AGRICULTURAL A-40 AFTER SEVERENCE OF A DWELLING  
MADE EXCESS THROUGH FARM AMALGAMATION WITH A  
FRONTAGE OF LESS THAN THE MINIMUM IE 20' OF FRONTAGE WITH  
RIGHT OF WAY.

Please explain why the zoning by-law amendment is being requested (if additional space is required, please attach a separate sheet):

REQUIRE<sup>M</sup>MENT / CONDITION OF SEVERENCE FOR  
APPLICATION BNPL2011-185 WITH REQUEST FOR RELIEF TO  
ALLOW 6m FRONTAGE FOR  
PROPOSED LOT.

Present zoning:

AGRICULTURAL

Proposed zoning:

AGRICULTURAL A-40

Present official plan designation:

A1

Explain how the application for zoning by-law amendment conforms to the official plan:

RETAINED LANDS AFTER SEVERENCE OF EXCESS DWELLINGS  
ARE TO BE ZONED SPECIAL AGRICULTURAL (A-40)

Are the subject lands within an area where zoning with conditions apply?

☐ Yes ☒ No

If yes, please describe how the application conforms to the official plan policies relating to zoning with conditions:

Approximate area of lands affected by the proposed amendment:

**ZONING BY-LAW AMENDMENT**

**D. PROPERTY INFORMATION**

Present use of the subject lands:

AGRICULTURAL, RESIDENTIAL, IDLE, (~~HAZARD~~)

Proposed use of the subject lands:

PROPOSED LOT: RESIDENTIAL      RETAINED: AGRICULTURAL, IDLE

Present use of adjacent properties:

AGRICULTURAL, RESIDENTIAL

Are there any existing buildings or structures on the subject lands?

☒ Yes      ☐ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

HOUSE - SETBACK FRONT 10m, SIDES EAST 15m, WEST 20m, BACK 30m

- HEIGHT 20', FLOOR AREA 600 SQ. FT.

SHED - SETBACK FRONT 35m, SIDES 3m, BACK 3m.

- HEIGHT 15', FLOOR AREA 750 SQ. FT.

Are there any buildings or structures proposed to be built on the subject lands?

☐ Yes      ☒ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:

\_\_\_\_\_

## ZONING BY-LAW AMENDMENT

The date the subject lands was acquired by the current owner:

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If known, the date existing buildings or structures were constructed on the subject lands:

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

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### E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes    ☒ No    ☐ Unknown

If yes, specify the uses:

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Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes    ☒ No    ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes    ☒ No    ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes    ☒ No    ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes    ☒ No    ☐ Unknown

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

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If you answered yes to any of the above questions, 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

## ZONING BY-LAW AMENDMENT

### F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act*, R.S.O. 1990, c. P. 13 for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

☒ Yes      ☐ No      ☐ Unknown

If yes, indicate the following information about **each application**:

File number:

BNPL2011-185

Land it affects:

WDH CONCS PILOT 17,18 (1422 CONCESSION 6)

Purpose:

To sever a dwelling made excess due to Farm Amalgamation

Status/decision:

Approved pending fulfillment of conditions.

Effect on the requested amendment:

Condition of approval.

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes      ☒ No

### G. PROVINCIAL POLICY

Is the requested by-law 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:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes      ☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

## ZONING BY-LAW AMENDMENT

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands		Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)		
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance
Wooded area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	0 distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Floodplain	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	0 distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance
Seasonal wetness of lands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	0 distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance

## H. SERVICING AND ACCESS

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)

If other, describe:

FIELD TILE

Will the requested amendment permit development on a privately owned and operated individual or communal septic system that produces more than 4500 litres of effluent per day as a result of the development being completed?

- ☐ Yes      ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.



## ZONING BY-LAW AMENDMENT

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes ☒ No

Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

☐ Yes ☐ No ☒ Unknown

Existing or proposed access to subject lands:

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

If other, describe:

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Name of road/street:

CONCESSION RD., WOODHOUSE

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### I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☐ Yes ☒ No

If yes, describe:

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

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**J. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

*See application  
BAP 2011-185*

In order for your development application to be considered complete, **two (2) copies of the plan(s) (folded to 8 1/2" x 11")** must be submitted, in metric units, drawn to scale, as part of the development application, which shows:

1. The boundaries and dimensions of the subject lands
2. The topographical features
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
4. The location of any existing and proposed wells, septic systems and tile beds that is located on the subject land and on land that is adjacent to it and may affect the application
5. The location, name, status and width of any road, lanes, highways, railways, driveways or encroachments, both existing and proposed, within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
6. The location and nature of any easements affecting the subject land
7. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site
8. Outlines of all planting beds, buffer planting, lawn areas, areas to be seeded and sodded and any other landscaping or site improvements
9. Location and dimensions of off-street parking, parking structures and aisles, the number of parking spaces to be provided and location of accesses
10. Any pylon signs, fascia signs, etc., any lighting facilities and their location
11. Any proposed subdivision of the subject lands
12. Current uses of land that is adjacent to the subject land
13. Location of outside storage, refuse storage and disposal facilities
14. The legal description of the subject lands in question (lot, concession, registered plan no., geographic township)

**Five (5) copies of any applicable information/reports** indicated in the development application form.

If other documentation/supporting material becomes necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

## ZONING BY-LAW AMENDMENT

### K. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to locate your lands, 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
3. Notify the Planner when the sign is in place in order to avoid processing delays
4. Maintain the sign until the development application is finalized and thereafter removed

### L. PERMISSION TO ENTER SUBJECT LANDS

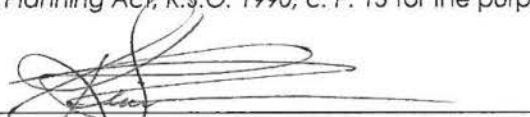
Permission is hereby granted to Norfolk County staff to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

24 NOV 2011  
\_\_\_\_\_  
Date

### M. 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 development application.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

24 NOV 2011  
\_\_\_\_\_  
Date

## ZONING BY-LAW AMENDMENT

### N. DECLARATION

I, KIMBERLEY A. SMITH of WILSONVILLE, ONTARIO 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:

Simcoe

In Norfolk County

This 24<sup>th</sup> day of November

A.D., 20 11

Shirley Carrington Cater  
A Commissioner, etc.

SHIRLEY CARRINGTON CATER, a  
Commissioner, etc., Norfolk County, for  
the Corporation of Norfolk County.  
Expires September 9, 2014.

[Signature]  
Owner/Applicant/Agent Signature

### O. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this development 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 development application for a zoning by-law amendment.

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

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

# LYNN VALLEY CONSULTANTS

A Division of 1426569 Ontario Limited

July 4, 2011

Shermandale Farms Ltd.,  
45 Big Creek Road,  
Caledonia, ON, N3W 2G9,  
Att: Kim Smith, B.Sc. Eng.

**RE: Shermandale Farms, 1422 Concession 5, Lot 18, Geographic Township of  
Woodhouse, Norfolk County – Scoped Environmental Impact Assessment (EIS)**

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Dear Ms. Smith:

This letter report constitutes a scoped environmental impact assessment (EIS) related to *a farm surplus dwelling severance*.

Required permits from Norfolk County, and the Long Point Region Conservation Authority (LPRCA) must be obtained prior to undertaking any works. Please note that any grading or excavation on this property, must conform with, and must be permitted by LPRCA under their Development, Interference with Wetlands, Alterations to Shorelines and Watercourses Regulation: 178/06.

## **Background:**

On July 1, 2011, I conducted an online NHIC Natural Heritage screening to determine historical occurrence of species at risk (Appendix A), undertook a preliminary site visit to the Subject Lands, contacted planning staff at Norfolk County, and On June 8<sup>th</sup>, I attended a Norfolk Environmental Advisory Committee (NEAC) meeting to define the scope of the EIS. This was followed by a site visit on July 1<sup>st</sup> 2011.

The Subject Lands include the following: an existing farm comprised of an agricultural field; farmhouse; shed; well; and septic beds (Figures 1 and 2). There is a partially shared road right-of-way (approximately 0.2 ha) leading to the farmhouse from Concession 6 to the north. The farmhouse/shed/septic clearing is approximately 0.54ha (1.33acres) and is bordered by 2.5ha (6.2 acres) of woodland to the north. This woodland is part of a much larger contiguous woodland which surrounds Black Creek and its valleyland, and floodplain wetlands to the north and east of Concession 6. This woodland has been classed as a Significant Woodland in Schedule C-5 of the Norfolk County Official Plan. As such, the location of the proposed



40 Holden Avenue  
SIMCOE, Ontario,  
Canada, N3Y 4E3

Phone: 519-426-3929  
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severance lot fell within the woodland's 120-m adjacent lands zone requiring an EIS. In this regard, an EIS was required by the Norfolk County Official Plan and the Provincial Policy Statement (Anon. 2005) to demonstrate that the proposed severance would not have negative impacts on the natural heritage features or ecological functions of the proposed lot and the woodland's 120-m adjacent lands zone.

The Subject Lands and lot proposed for severance were defined as the Shermandale Farm at Lot 18 Concession 5, Geographic Township of Woodhouse, Norfolk County (Figure 2).

#### **Natural Heritage Screening:**

An OMNR, Natural Heritage Information Centre Screening was conducted on July 1, 2011 and yielded 16 significant species (Ont. rank S1-S3 and 3 species at risk (Appendix A)). The nearest species at risk occurred >6 km to the southwest of the Subject Lands; no significant species were recorded on the proposed severance lot or the Subject Lands.

Nine, 1-km square grids, centred by the Subject Lands, were selected for the screening: 17NH64\_54; 17NH64\_55; 17NH64\_45; 17NH64\_44; 17NH64\_43; 17NH64\_53; 17NH64\_63; 17NH64\_64; 17NH64\_65.

#### **Site Visit July 1, 2010**

The majority of the Subject Lands, viz., the southern ~ 85% was a cleared agricultural field. The proposed severance lot was a mowed grass meadow between the agricultural field and woodland to the north (Figure 2).

No species at risk were found on the Subject Lands agricultural field, proposed severance lot, or woodland edge on the day of the site visit. There was no interior forest habitat present in the Subject Lands woodland/wetland nor was it likely large enough to provide habitat for area sensitive bird species. The Subject Lands woodland serve an ecological function by providing core wildlife habitat and wildlife travel corridors.

#### **Impact Assessment:**

Pre-development impacts included:

- removal of forest and creation of a mowed grass meadow occupying approximately 90% of the southern portion of the Subject Lands.

Development impacts: none – the house, shed, septic beds, and laneways already exist.

Post-development impact may include:

- removal of vegetation,
- human encroachment,
- disturbance of fauna and flora and



**Impact Mitigation Measures:**

- Proposed severance lot must be located outside of the existing woodland as is shown in Figure 2. Survey markers must clearly define the northern extent of the severed lot.
- Any future applications for building permits must maintain a 10-m vegetation buffer from the edge of the natural woodland dripline to protect woodland edge trees.

**Conclusions and Recommendations**

Potential post-development impacts, including cumulative impacts, identified above, viz., human encroachment, vegetation removal, and disturbance of flora and fauna would be expected to be minimal; the lot proposed for severance has already been fully developed and any flora and fauna in the adjacent woodland would be expected to have acclimatized to the anthropogenic influences over time. The continuation of one residence on the mowed grassed meadow would not be expected to add significantly to this activity level.

During the study terms of reference scoping process, NEAC advised that Norfolk County required more lot frontage than was afforded by the current road right-of-way. This issue could be addressed by adding a narrow strip of land to the proposed lot along the western boundary of the immediate neighbour and extending it to Concession 6 where it could include the Bell Telephone easement. This strategy would meet the frontage requirement, strictly limit development and protect the woodland.

In my opinion, a proposed severance of an existing dwelling and associated buildings would not negatively impact the natural heritage features of the Significant Woodland or Black Creek, or their ecological functions (core wildlife habitat and wildlife corridor) providing that the above mitigation measures are followed.



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Les Sztramko, B.Sc., FP-C  
Principal and Senior Biologist  
Lynn Valley Consultants  
(a division of 1426569 Ontario Limited)

c.c. Shirley Cater, Senior Planner, Norfolk County  
Scott Peck, Senior Planner, NEAC Liaison, Norfolk County  
Bonnie Bravener, Long Point Region Conservation Authority

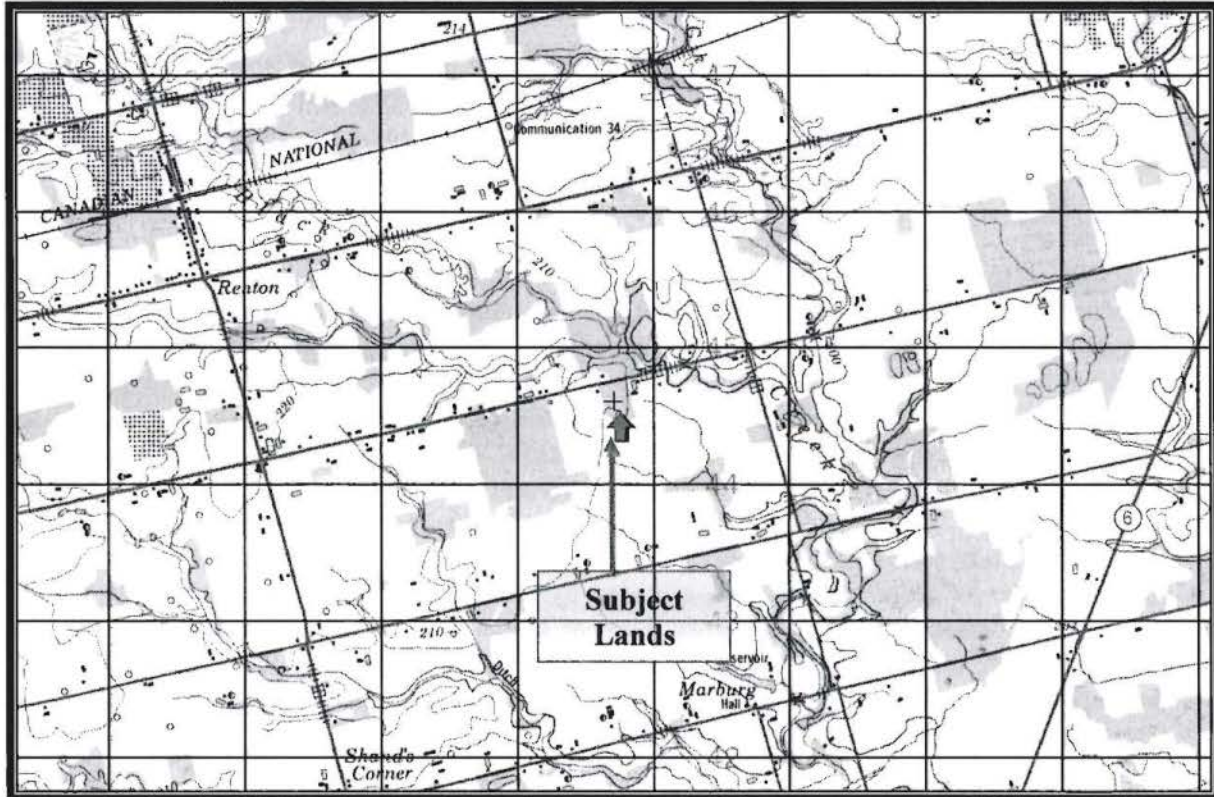


Figure 1. Topography of the Shermandale Farms Subject Lands, Woodhouse Township (Scale 1-km grids).



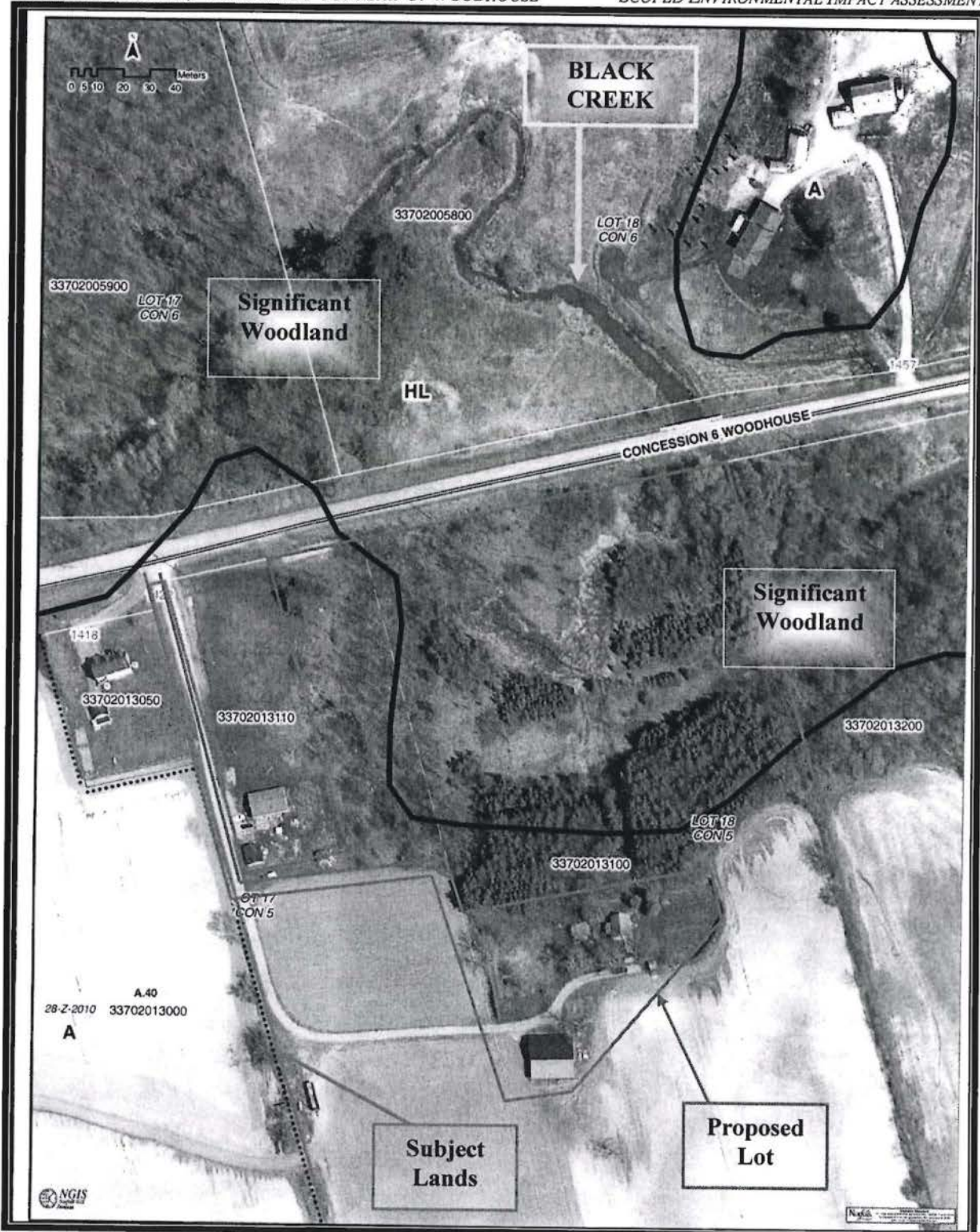


Figure 2. Shermandale Farms Subject Lands, Woodhouse Township and location of natural heritage features.

## REFERENCES

- Anonymous. 2005. Provincial Policy Statement. Ontario Ministry of Housing and Municipal Affairs. Toronto, Ontario. 42pp.
- NHIC. 2011. Ontario Ministry of Natural Resources (OMNR) Geographic Query, Natural Heritage Information Centre. [http://nhic.mnr.gov.on.ca/nhic\\_.cfm](http://nhic.mnr.gov.on.ca/nhic_.cfm)
- OMNR. 1997. Natural Heritage Training Manual for Policy 2.3 of the Provincial Policy Statement. Ontario Ministry of Natural Resources, Peterborough, Ontario. 141 pp.
- OMNR. 1999. Natural Heritage Reference Manual. For Policy 2.3 of the Provincial Policy Statement. Ontario Ministry of Natural Resources, Peterborough, Ontario. 127 pp.
- OMNR. 2000. Significant Wildlife Habitat Technical Guide. Ontario Ministry of Natural Resources , Peterborough, Ontario. October, 2000. 384pp.
- OMNR. 2010. Natural Heritage Reference Manual. 2<sup>nd</sup> Edition. Ontario Ministry of Natural Resources, Peterborough, Ontario. March, 2010. 248 pp.

**APPENDIX A. NHIC Screening.**

Appendix Table 1. NHIC Screening of  
Shermandale Farms, Woodhouse Township,  
July 1, 2011.

EO ID	Scientific Name	English Name	G-rank	S-rank	COSEWIC Status	SARO Status	Canada Status	Ontario Status	UTM Zone	Easting (nearest km)	Northing (nearest km)	Last Observed Date
35475	Pipistrellus subflavus	Eastern Pipistrelle	G5	S3?			Sensitive	Sensitive	17	563000	4737000	27/07/1977
3798	Anaxyrus fowleri	Fowler's Toad	G5	S2	THR	THR	At risk	At Risk	17	566000	4738000	11/08/1946
41216	Nasiaeschna pentacantha	Cyrano Darner	G5	S3					17	555000	4733000	
41337	Somatochlora enebrosa	Clamp-tipped Emerald	G5	S2S3					17	556000	4742000	14/08/1939
41477	Libellulasemi-fasciata	Painted Skimmer	G5	S2					17	556000	4742000	19/06/1939
2793	Arisaema draconium	Green Dragon	G5	S3	SC	SC			17	565000	4737000	26/08/1971
2904	Carex hirsutella	Hairy Green Sedge	G5	S3					17	570000	4742000	10/06/1986
2215	Carya glabra	Pignut Hickory	G5	S3					17	557000	4739000	13/07/1940
2169	Corydalis flavula	Yellow Corydalis	G5	S2					17	565000	4738000	10/05/1951
23171	Hieracium longipilum	Hairy Hawkweed	G4G5	SX					17	378000	4711000	01/08/1905
59426	Juncus acuminatus	Sharp-fruited Rush	G5	S3					17	566000	4737000	
66389	Lupinus perennis	Sundial Lupine	G5	S3					17	557000	4740000	07/06/1953
59605	Persicaria arifolia	Halberd-leaved Tearthumb	G5	S3					17	566000	4743000	08/08/1985
2495	Phlox subulata	Moss Phlox	G5	S1?					17	557000	4742000	23/05/1936
2148	Quercus prinoides	Dwarf Chinquapin Oak	G5	S2					17	554000	4743000	26/09/1949
2748	Viola pedata	Bird's-foot Violet	G5	S1	END	END			17	557000	4742000	06/06/1905



**APPENDIX B. Curriculum Vitae***Curriculum Vitae***L.K. (Les) Sztramko, B.Sc., CF-P**Principal, Lynn Valley Consultants, Ecological Services  
a Division of Ontario 1426569 Ontario Limited

40 Holden Avenue, Simcoe, ON N3Y 4E3

Phone: 519-426-3929 Fax: 519-426-0079

[fishes@sympatico.ca](mailto:fishes@sympatico.ca) [www.lvcacology.com](http://www.lvcacology.com)

*Mr. Sztramko is founder of Lynn Valley Consultants and a senior biologist with over 35 years of aquatic and terrestrial ecology and Environmental Impact Assessment experience. He has managed numerous projects in the public and private sectors, habitat studies, and environmental impact assessments on the Great Lakes, inland lakes and rivers, and lands in northwestern, eastern, and southwestern Ontario. He has published peer-reviewed articles, reviewed manuscripts for the North American Journal of Fisheries Management, and served on international multi-disciplinary task groups. He recently served on the Norfolk County Groundwater Study Advisory Committee, and the Norfolk County Environmental Advisory Committee. Mr. Sztramko was a Certified Fisheries Scientist (American Fisheries Society) from 1986-2004, and has been a Certified Fisheries Professional since 2004.*

**Education and Courses**

- 1973 University of Guelph, Guelph, Ontario  
Honours B.Sc., Fisheries, and Wildlife Biology, 1973.
- 1968 University of Toronto, Toronto, Ontario  
Faculty of Forestry, 1967-69.

**Courses and Accreditation**

- Certified OMNR - Ontario Wetlands Evaluation Course, June 2006
- Certified OMNR - Ontario Stream Assessment Protocol Course, June, 2006
- Certified OMNR - Ontario OBBN Benthic Identification, June 2006
- Certified OMNR - Electro shocker Pack back Level 2, June, 2006
- Certified OMNR - Ecological Land Classification Course, November, 2005
- Advanced Fish Habitat Training, London, DFO, 2001
- Fish Habitat Protocol Information Session, Burlington, DFO, 2001

**Employment History**

- 2002 to present Lynn Valley Consultants
- 2001 Acres & Associated Environmental Limited
- 1974 to 2000 Ontario Ministry of Natural Resources

**Environmental Assessments and DFO Fish Habitat Permitting**

- 2010 Environmental Impact Assessment - Hwy 6 Development, Port Dover, Norfolk County
- 2010 Environmental Impact Assessment - Smith Development, Norfolk County
- 2010 Environmental Impact Assessment - Milmont Development, Haldimand County
- 2009 Environmental Impact Assessment - Biddle, Norfolk County
- 2009 Environmental Impact Assessment - Tillsonburg Airport Expansion, Oxford County
- 2009 Environmental Impact Assessment - North, Elgin County
- 2009 Environmental Impact Assessment - Sitko, Norfolk County
- 2009 Environmental Impact Assessment - Fredericks, Norfolk County
- 2009 Environmental Impact Assessment - Rokeby Road, Town of Tillsonburg

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- 
- 2009 Fisheries Habitat Dam Permitting - Brouwer, Aylmer
  - 2009 Environmental Impact Assessment - Procyk, Norfolk County
  - 2009 Dalewood Environmental Management Plan - St. Thomas
  - 2009 Environmental Impact Assessment - Schuyler, Norfolk County
  - 2009 Environmental Impact Assessment - Bouw, Norfolk County
  - 2009 Environmental Impact Assessment - Wiens, Norfolk County
  - 2009 Environmental Impact Assessment - Deeschmaeker, Norfolk County
  - 2009 Environmental Impact Assessment - Norfolk County Wayside Pit
  - 2008 Environmental Impact Assessment - Kantor Development, St. Thomas
  - 2008 Environmental Impact Assessment - Jacklin Farms Development, St. Thomas
  - 2008 Environmental Impact Assessment - Jones Development, Port Stanley
  - 2008 Environmental Impact Assessment - Hollohan, Norfolk County
  - 2008 Environmental Impact Assessment - Murphy, Norfolk County
  - 2008 Environmental Impact Assessment - Kyles Place, Norfolk County
  - 2008 Environmental Impact Assessment - Queensway Garage, Norfolk County
  - 2007 Environmental Impact Assessment - Turkey Point Ecotourism, Norfolk County
  - 2007 Environmental Impact Assessment - Gunawan Development, Simcoe
  - 2007 Environmental Impact Assessment - Governor's Grove Development, Simcoe
  - 2007 Environmental Impact Assessment - Orchard Park Development, St. Thomas
  - 2007 Environmental Impact Assessment - The Point Tent and Trailer Park, Norfolk County
  - 2007 Environmental Impact Assessment - Hill Barwick Development, St. Thomas
  - 2007 Environmental Impact Assessment - Brant Terra Development, Simcoe
  - 2006 Environmental Impact Assessment - Pine Ridge Development Port Dover,
  - 2006 Environmental Impact Assessment - Dalewood Development, St. Thomas,
  - 2006 Environmental Impact Assessment - Norview Townhouse Development, Simcoe,
  - 2006 Environmental Impact Assessment - High St. Development, London
  - 2006 Environmental Impact Assessment - Hader Property, Norfolk County
  - 2005 Environmental Impact Assessment - Delhi Golf Estates, Norfolk County
  - 2005 Environmental Impact Assessment - Dadurka Norfolk County
  - 2005 Environmental Impact Assessment - Keursten, Norfolk County
  - 2005 Environmental Impact Assessment - Squires, Norfolk County
  - 2005 Environmental Impact Assessment - Van Den Haede, Norfolk County
  - 2005 Environmental Impact Assessment - Blizman, Norfolk County
  - 2005 Environmental Impact Assessment - White Admiral, St Thomas
  - 2005 Phase 1 ESA - Rassaun Steel, Simcoe
  - 2005 Environmental Impact Assessment - Freeman, Turkey Point
  - 2005 DFO Fish Habitat - Stream Crossing - Canadian Tire Development, Simcoe
  - 2005 Environmental Impact Assessment - Oke Development Goderich Port Huron,
-

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- 2005 Environmental Impact Assessment - Duttona Beach, Lake Erie,
- 2005 DFO Fish Habitat - Marina Project - Port Stanley
- 2005 Environmental Impact Assessment - Giles, Norfolk County
- 2005 DFO Fish Habitat Letter of Authorization, Gull River, Haliburton County
- 2004 Environmental Impact Assessment - Stamp - Minden
- 2004 Environmental Impact Assessment - Gilbert, Norfolk County
- 2004 Phase 1 ESA - Lasko Property Delhi
- 2004 DFO Fish Habitat Mitigation and Compensation Plan, Dalewood Development
- 2004 Environmental Impact Assessment - Knox, Norfolk County
- 2004 Environmental Impact Assessment - Vallaeys, Norfolk County
- 2004 Environmental Impact Assessment - Kat Townsend, Norfolk County
- 2003 Environmental Impact Assessment - Proctor, Norfolk County
- 2003 Phase 1 ESA - Leitch Re-zoning, - Norfolk County
- 2002 Environmental Impact Assessment - Deming Property, Norfolk County
- 2002 Environmental Impact Assessment - Wilhelmus Severance, Norfolk County
- 2002 Environmental Impact Assessment - Travelodge Development, Simcoe
- 2002 Environmental Impact Assessment - Aspden Development, Tillsonburg
- 2001 Class EA of Misema River small hydropower development
- 2001 Class EA of Sturgeon River Weyerhaeuser New Unit
- 2001 Class EA of Chapleau Power dam
- 2001 Class EA of Lower Opikininnika Lake dam
- 2001 Class EA of Saymo Lake Dam
- 2001 Class EA of Agonzon Lake dam
- 1975 Nanticoke TGS environmental effects study and report

**Aquatic Studies and Assessments**

- 1978 Nanticoke Industrial complex adult fish distribution and migration study
- 1974 OMNR Nanticoke TGS Adult Fish entrainment study
- 1971 OMNR Aquatic Habitat Inventory Lake of the Woods
- 1971 OMNR Aquatic Habitat Inventory Eastern Ontario
- 1971 OMNR Aquatic Habitat Inventory Algonquin Park
- 1968 OMNR Aquatic Habitat Inventory Lake Seul

**Fisheries Management, Habitat, and Economic Valuation**

- 1978-99 OMNR Lake Erie Fisheries Assessment Unit, Aylmer, Wheatley, Port Dover

**Professional Association**

- American Fisheries Society, Member and Certified Fisheries Scientist, #1810

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[fisher@sympatico.ca](mailto:fisher@sympatico.ca) [www.lvceecology.com](http://www.lvceecology.com)**Publications**

Einhouse, D.W., M.T. Bur, F.C. Cornelius, R. Kenyon, C.P. Madenjian, P.S. Rand, L.K. Sztramko, and L.D. Witzel. 1999. Consumption of rainbow smelt by walleye and salmonine fishes in eastern Lake Erie. In Munawar, M., T. Edsall, and I.F. Munawar (eds.), *State of Lake Erie (SOLE) - Past Present, and Future*, pp. 291-303. *Ecovision World Monograph Series*. Backhuys Publishers, Leiden, The Netherlands.

Ryan, P.A., L.D. Witzel, J. Paine, M. Freeman, M. Hardy, S. Scholten, L. Sztramko, and R. MacGregor. 1999. Recent trends in fish populations in eastern Lake Erie in relation to changing lake trophic state and food web. In Munawar, M., T. Edsall, and I.F. Munawar (eds.), *State of Lake Erie (SOLE) - Past Present, and Future*, pp. 241-289. *Ecovision World Monograph Series*. Backhuys Publishers, Leiden, The Netherlands.

Sztramko, L. 1992. Sport Fishery Management Partnerships on Lake Erie. Paper presented at 54th Midwest Fish and Wildlife Conference, Regal Constellation Hotel, Toronto, Ontario. Dec. 8, 1992.

Sztramko, L.K. 1991a. Improving precision of roving creel survey estimates: implications for fisheries with a closed season. *American Fisheries Society Symposium* 12:116-121, 1991.

Sztramko, L.K., W.I. Dunlop, S.W. Powell, and R.G. Sutherland. 1991b. Applications and benefits of an angler diary program on Lake Erie. *American Fisheries Society Symposium* 12:520-528.

Sztramko, L.K. 1985a. Effects of a sanctuary on the smallmouth bass fishery of Long Point Bay, Lake Erie. *North American Journal of Fisheries Management* 5: 233-241.

Sztramko, L.K. 1985b. The ecology and management of freshwater drum in Lake Erie. In Paine, J.K. and R.B. Kenyon (eds.), *Lake Erie Fish Community Workshop (report of the April 4-5, 1979 meeting)*. Great Lakes Fishery Commission. Spec. Pub. 85-1:58 p.

Sztramko, L.K. 1984a. Sport fisheries in the Canadian portion of Lake Erie and connecting waters, 1948-80. *Ont. Fish. Tech. Rep. Ser. No. 13*:iii & 43p.


Sztramko, L.K. and G.C. Teleki. 1977. Annual variations in the fecundity of yellow perch from Long Point Bay, Lake Erie. *Trans. Am. Fish. Soc.* 106(6): 578-582.

Teleki, G.C., N.G. MacLean, and L.K. Sztramko. 1977. The influence of shoreline industrialization on the fish populations in Long Point Bay, Lake Erie. Report No. 5, 1975 Findings and 1971-75 Trends. OMNR.

\*\* plus numerous technical reports related to environmental impact studies, DFO Mitigation and Compensation Plans, Construction Plans, and Letters of Intent.



Roll No.	Owner	Address	Road	Plan	Planning App	By-Law No.	OP Amend No.	Print	1:4,999
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Go 

**Results**

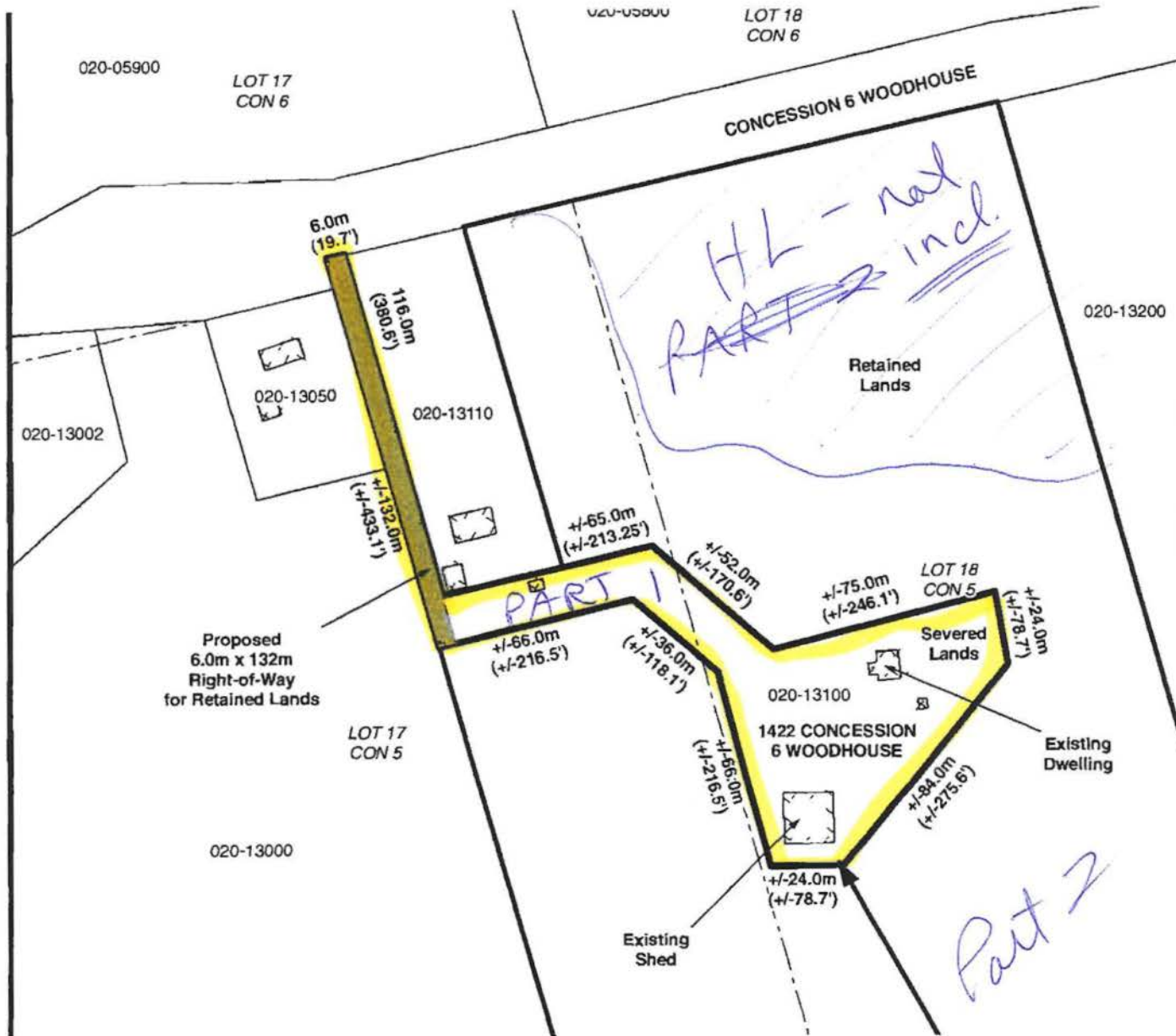
- ☒ **3370201310 (1)**
  - ☒ Property Fabric (1)
    - ☒ 33702013100

**Map Contents**

- ☒ PEDP\_Planning\_GISviewer
  - ☐ Turkey Point Residency Stati
  - ☐ LPRCA 100 Year Floodline
  - ☐ Zoning
  - ☐ Reg Plan Boundaries
  - ☒ Property Fabric
  - ☐ Reference Plans
  - ☐ Related Property Activity
  - ☐ Planning Applications
  - ☒ Civic Address
  - ☒ Town Names
  - ☐ Lot and Con Labels
  - ☒ Lot Lines
  - ☒ Plan Lines
  - ☐ Archeological Sites
  - ☐ Generic Reg Lines
  - ☒ DraftPlan
  - ☐ 1km Circulation Boundary
  - ☐ Official Plan
  - ☐ Reg Plan Lot Numbers
  - ☒ Municipal Boundaries
  - ☒ Roads
  - ☒ Heritage Designations
  - ☒ DraftPlan
  - ☐ Soils
  - ☐ Wetland PSW 2011
  - ☐ Forest Woodlands

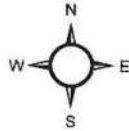




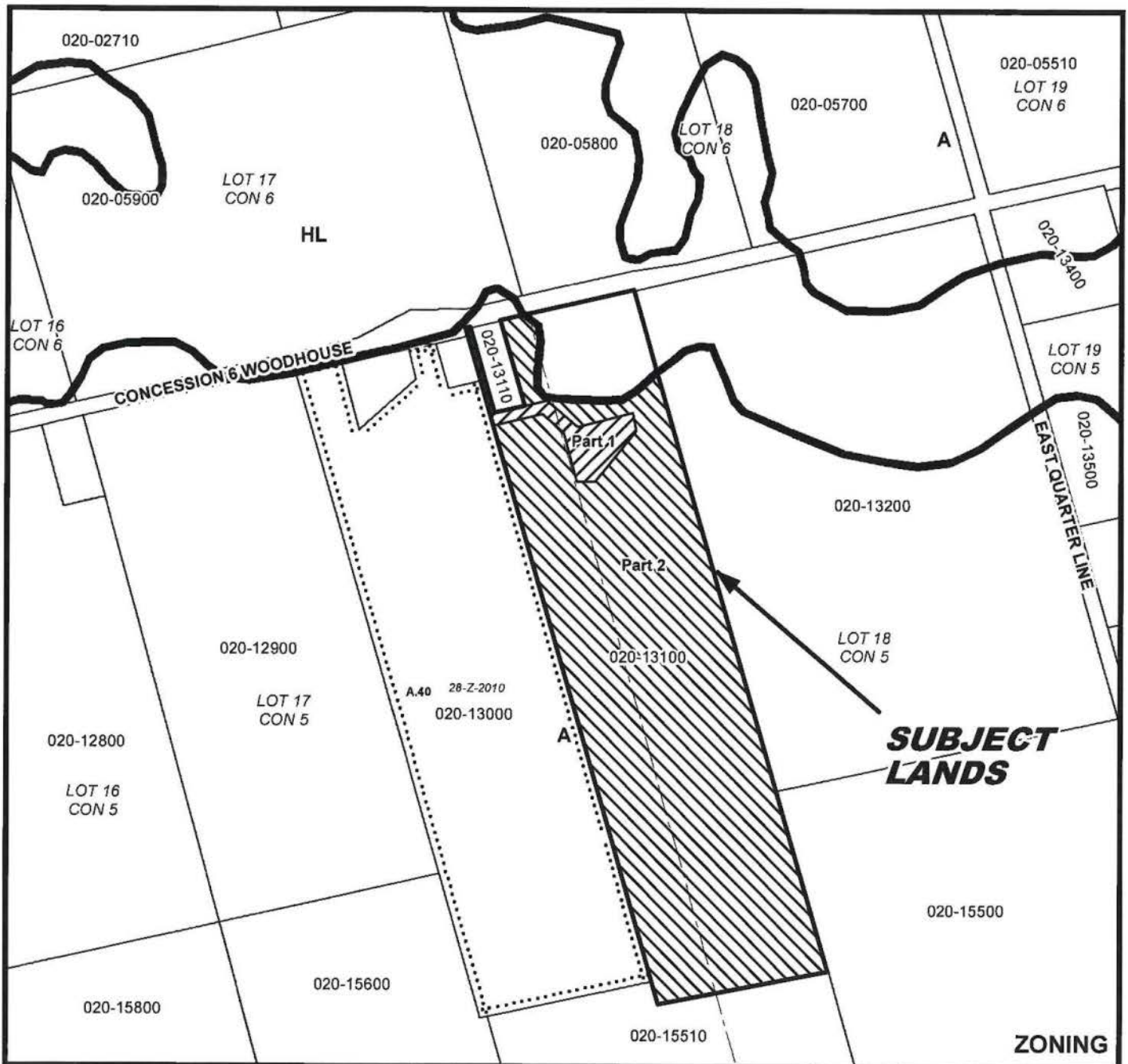
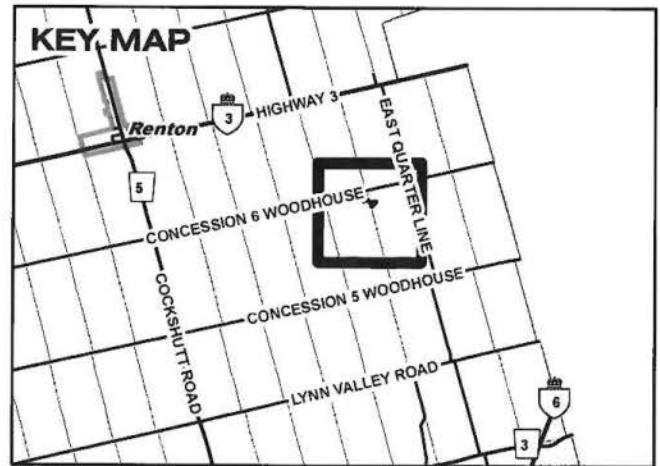


**MAP 1**  
**File Number: ZNPL2011250**

Geographic Township of  
**WOODHOUSE**



1:7,500



## MAP 2

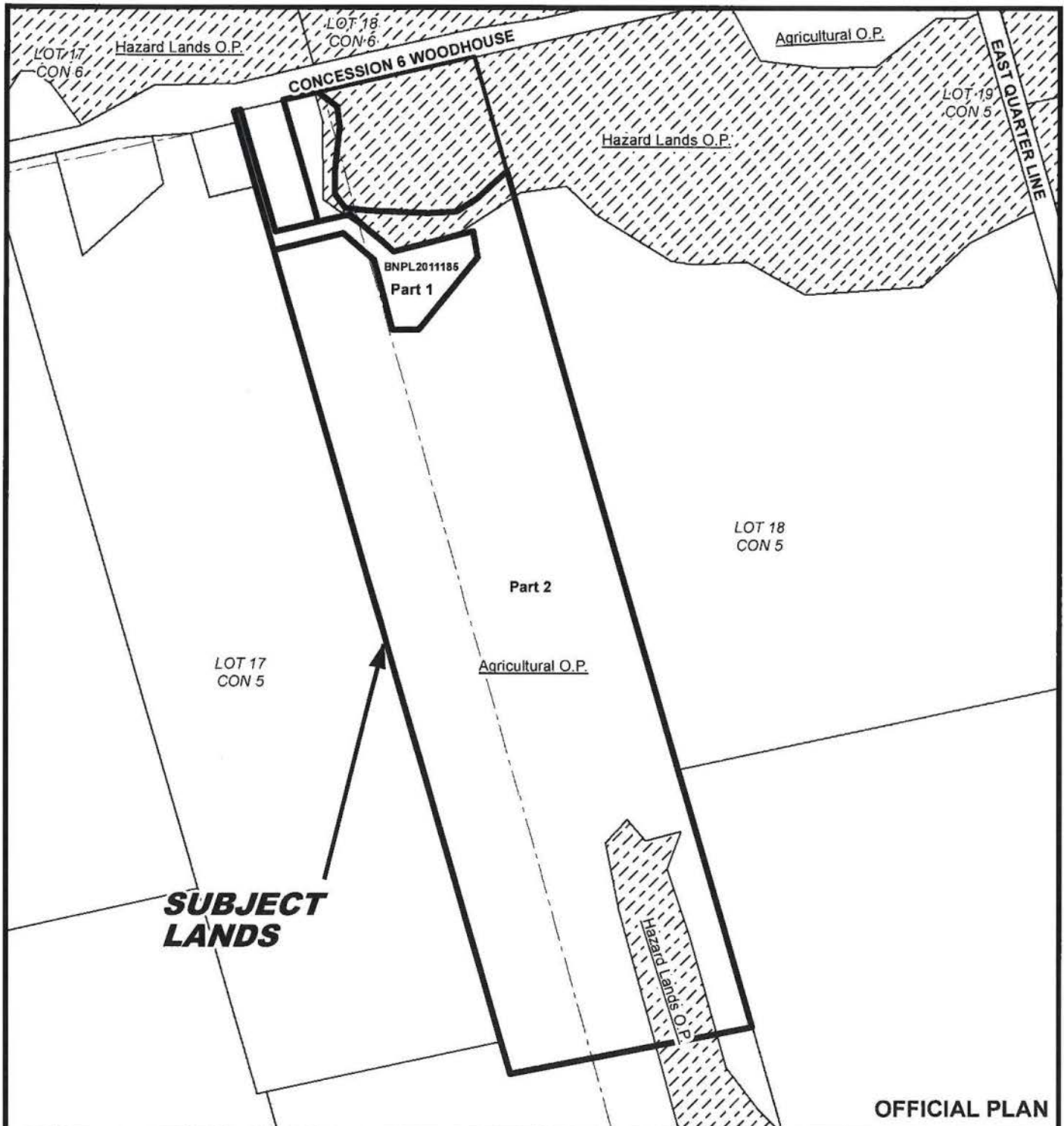
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Geographic Township of WOODHOUSE



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1:5,000





# MAP 3

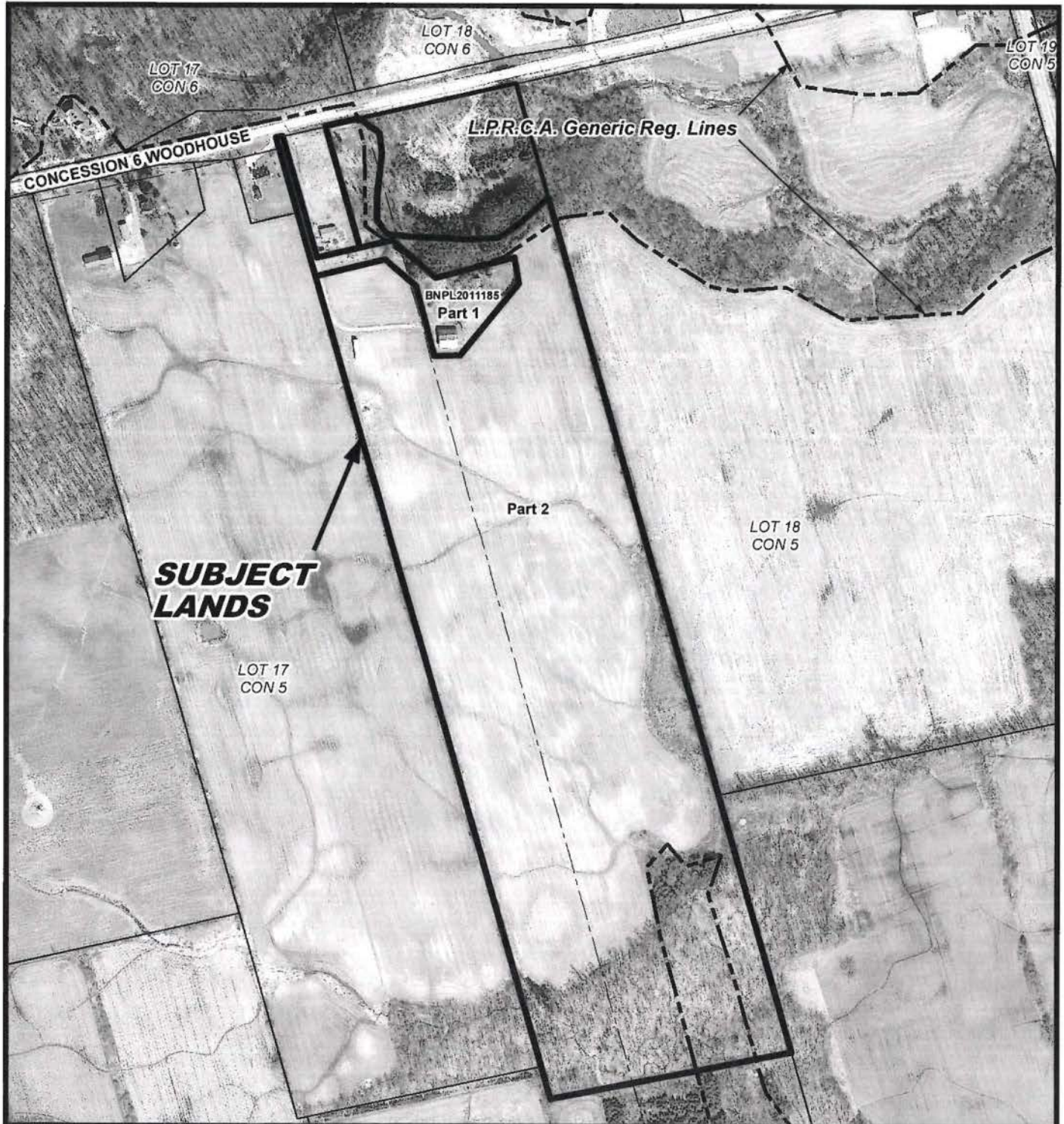
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Geographic Township of WOODHOUSE

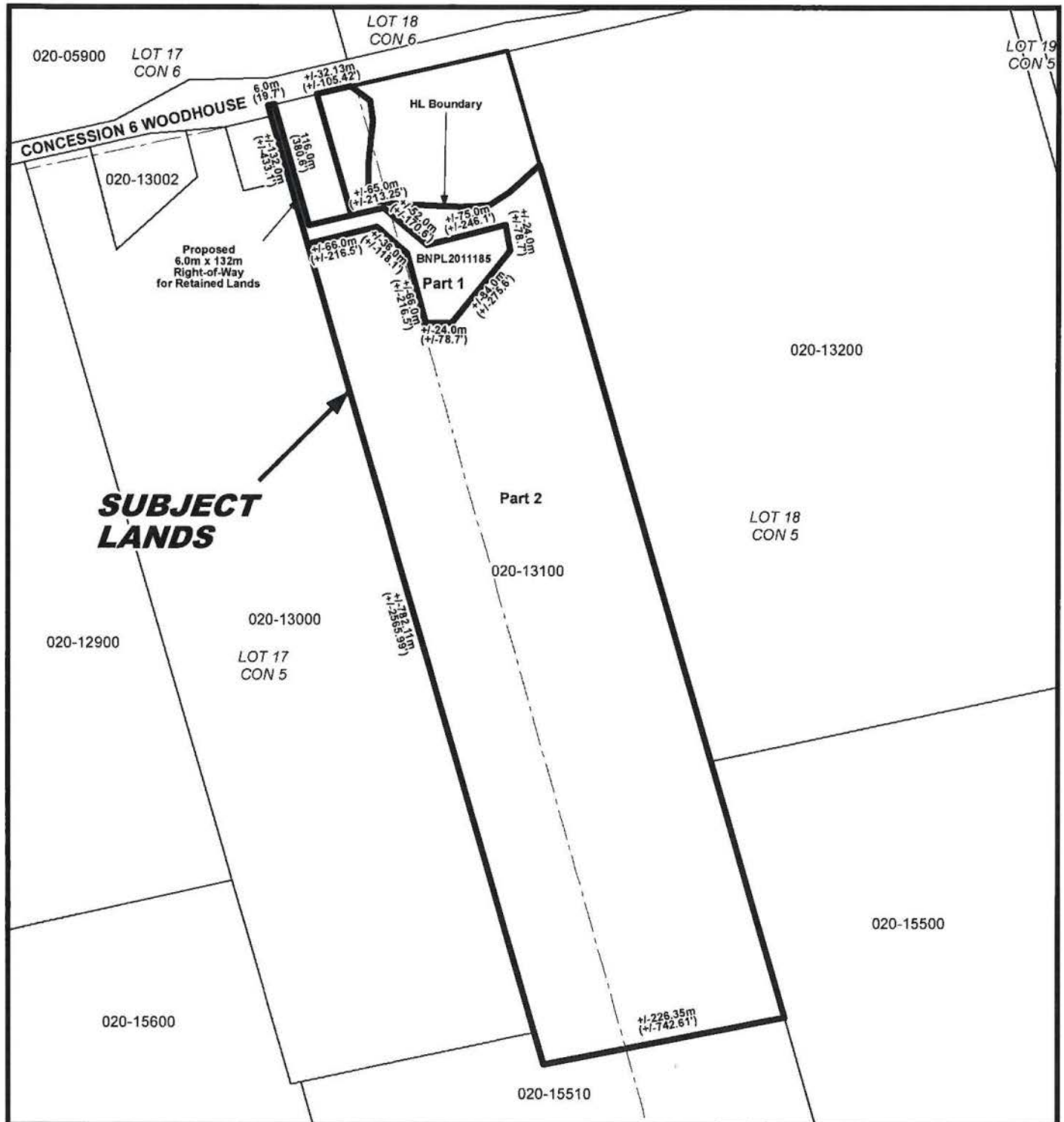


20 40 60 80 Meters

1:5,000



# Geographic Township of WOODHOUSE





"IN CAMERA" ☐BUDGET AMENDMENT ☐

DEPARTMENT:	Planning & Economic Development Department	PAGES	1 of 7
DATE PREPARED:	Date: January 20, 2012	REPORT NO.	P.E.D. 12-03
COUNCIL MEETING:	Date: February 28, 2012		
SUBJECT:	Application to amend the City of Nanticoke Zoning By-Law NW 1-2000 affecting the lands described as Part Lot 17 and 18, Concession 5, Geographic Township of Woodhouse, Norfolk County to exclude a Single Detached Dwelling as a Condition of Severance and to permit a reduced frontage on the severed lot.		
FILE NO.:	ZNPL2011250	ASSESSMENT ROLL NO.	
APPLICANT:	SHERMANDALE FARMS LIMITED RR1, 1307 CON 3 TOWNSEND, WILSONVILLE ON N0E 1Z0	3310337020131000000	
OWNER:	SHERMANDALE FARMS LIMITED 45 BIG CREEK RD, CALEDONIA ON N3W 2G9		

**INTRODUCTION / BACKGROUND:**

An application has been received to amend the City of Nanticoke Zoning By-Law NW 1-2000 regarding lands which are located southeast of Renton in the Geographic Township of Woodhouse, Norfolk County. The Lands are described as Part Lot 12, Concession 2 and consist of two parts. Part One refers to the severed lot (conditionally approved) at 1422 Concession 6 and Part Two refers to the retained lands after the severance of the dwelling. The applicant is proposing to amend the Zoning By-law to provide relief of the required frontage of the conditionally-approved lot and to exclude residential development on the retained lands. Related application BNPL2011185 was approved on November 17<sup>th</sup>, 2011 by the Committee of Adjustment. The property is designated and zoned "Agricultural" and "Hazard Lands" in the Norfolk County Official Plan and the City of Nanticoke Zoning By-law. If approved, a special provision would be applied to Part One to permit a frontage of 6 m. (19.7 ft.) and applied to Part Two to exclude "single detached dwelling" as a permitted use on the subject land.

Respectfully submitted by:  Christopher D. Baird, CET, CMM3, EcD. General Manager Planning & Economic Development Dept.	Reviewed by:  Jim McIntosh, MCIP, RPP Manager, Community Planning For more information call: 519.875.4485 ext. 1840	Prepared by:  Shirley Caler, MCIP, RPP, EcD. Senior Planner For more information call: 519.426.5870 or 519.875.4485 or 519.582.2100 ext 1290
COUNCIL: _____ RES. NO. _____ <div style="text-align: right;"><input type="checkbox"/> Approved <input type="checkbox"/> Approved with Amendments <input type="checkbox"/> Other</div>		

**DISCUSSION / ANALYSIS:****Site Features and Land Use:**

The subject lands front the south side of Concession 6, east of the Cockshutt Road. The lands are approximately 20.58 ha. (50.85 ac.) in size and are in use for agriculture. There is a ravine between the existing dwelling and the road. Surrounding uses are agricultural and residential.

**CIRCULATION COMMENTS:*****Building & Bylaw***

No concerns.

***Emergency Medical Services Manager***

Norfolk County EMS can foresee no issues with this application at this time.

***Forestry & Cemeteries Manager***

Please be advised that the subject property does contain forest cover and is adjacent to such - and as such is afforded the protection of the Forest Conservation By-law. Should the applicant wish to undertake any management activities or are proposing any removal or encroachment into said woodlands they will need to contact Forestry Division. Please ensure the applicant receives a copy of the Forest Conservation By-law.

***Fire & Rescue Services***

No comment at this time.

***GIS Division***

No Requirements.

***Public Works & Environmental Services***

No Requirements.

**TREASURY / FINANCIAL COMMENTS:**

No comments regarding the zoning amendment application.

**COMMUNITY PLANNING:**

The subject lands are designated and zoned "Agricultural" in the Norfolk County Official Plan and the City of Nanticoke Zoning By-law. A small portion of Part Two is also designated "Hazard Lands". The ravine at the front of the property is designated and zoned "Hazard Lands"; this area is not included in the subject lands affected by this application.

The applicant submitted an application to sever the existing home on the subject lands under the surplus dwelling severance policies. The severance is subject to the requirements of the 2005 Provincial Policy Statement. The 2005 Provincial Policy Statement permits the severance of "a residence surplus to a farming operation provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance". This application has been submitted to address the requirements of the PPS for the

retained lands, shown as Part Two and to meet the conditions of severance file number BNPL2011185 which was approved on November 17<sup>th</sup>, 2011 by the Committee of Adjustment.

The lot which is proposed to be severed and shown as Part One is accessed by an existing driveway which wraps around a previously-severed lot. No change in the access is proposed. A right-of-way to the retained farmland over this driveway was approved as part of the consent application. The Agricultural (A) Zone requires a minimum frontage of 30 m. (98.5 ft.) whereas the approved lot configuration has frontage of 6 m. (19.7 ft.) where the driveway exists. This driveway is between two separate residential lots and cannot be expanded. Therefore, planning staff do not object to the relief in frontage.

#### **CONCLUSION:**

Planning staff support this application as it meets the requirements of Section 2.3.4.1 c) of the Provincial Policy Statement and addresses the requirements of severance file number BNPL2011185.

#### **RECOMMENDATIONS:**

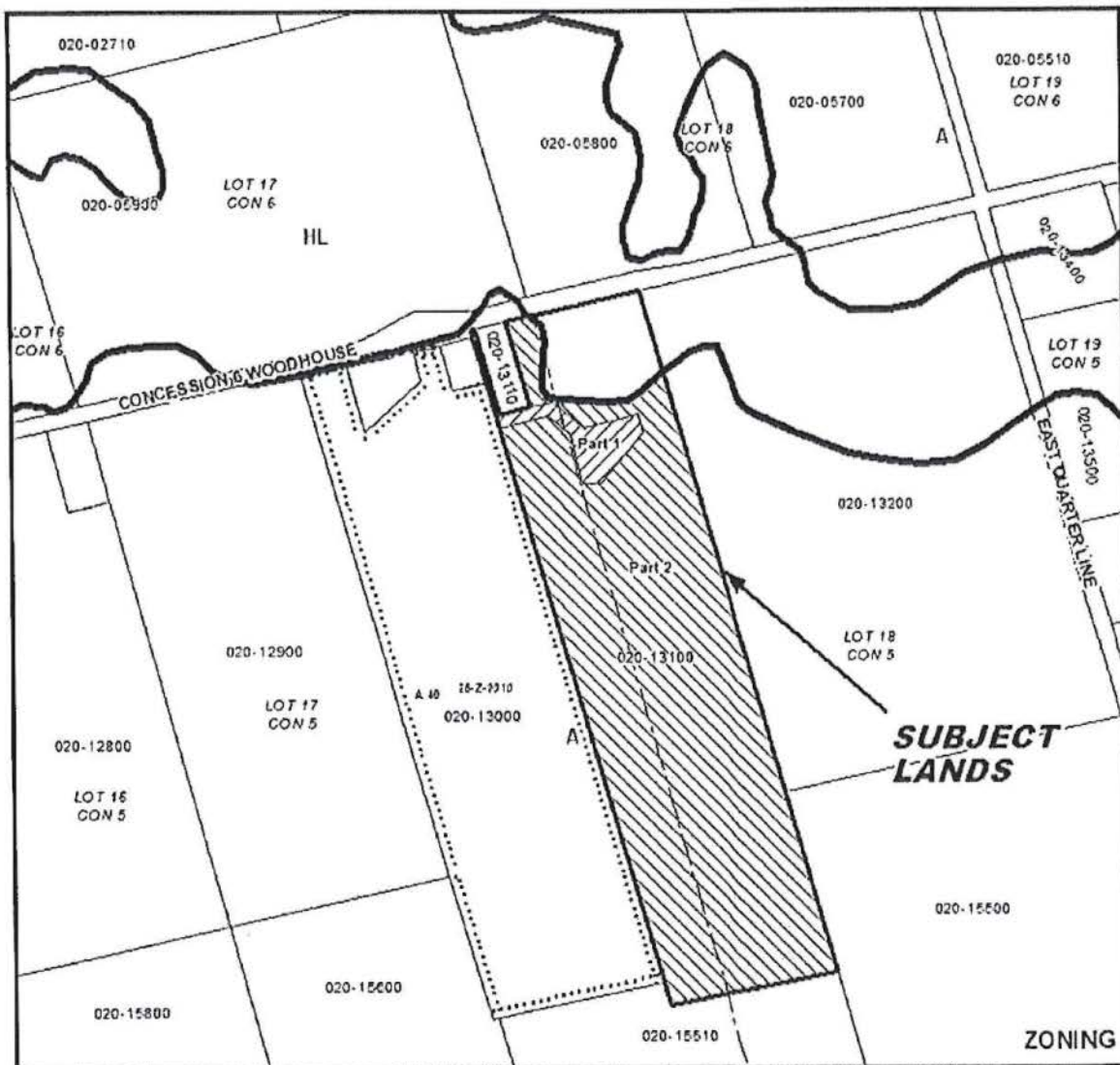
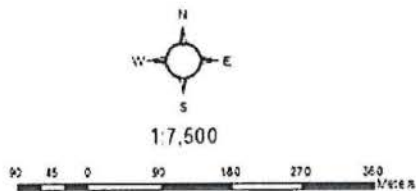
THAT the application by SHERMANDALE FARMS LIMITED, RR1, 1307 CONCESSION 3 TOWNSEND, WILSONVILLE ON N0E 1Z0 affecting lands described as Part Lot 17 and 18, Concession 5, Geographic Township of Woodhouse, Norfolk County to amend the City of Nanticoke Zoning By-Law NW 1-2000, File No. ZNPL2011250, BE APPROVED, for reasons set out in Report No. P.E.D. 12-03.

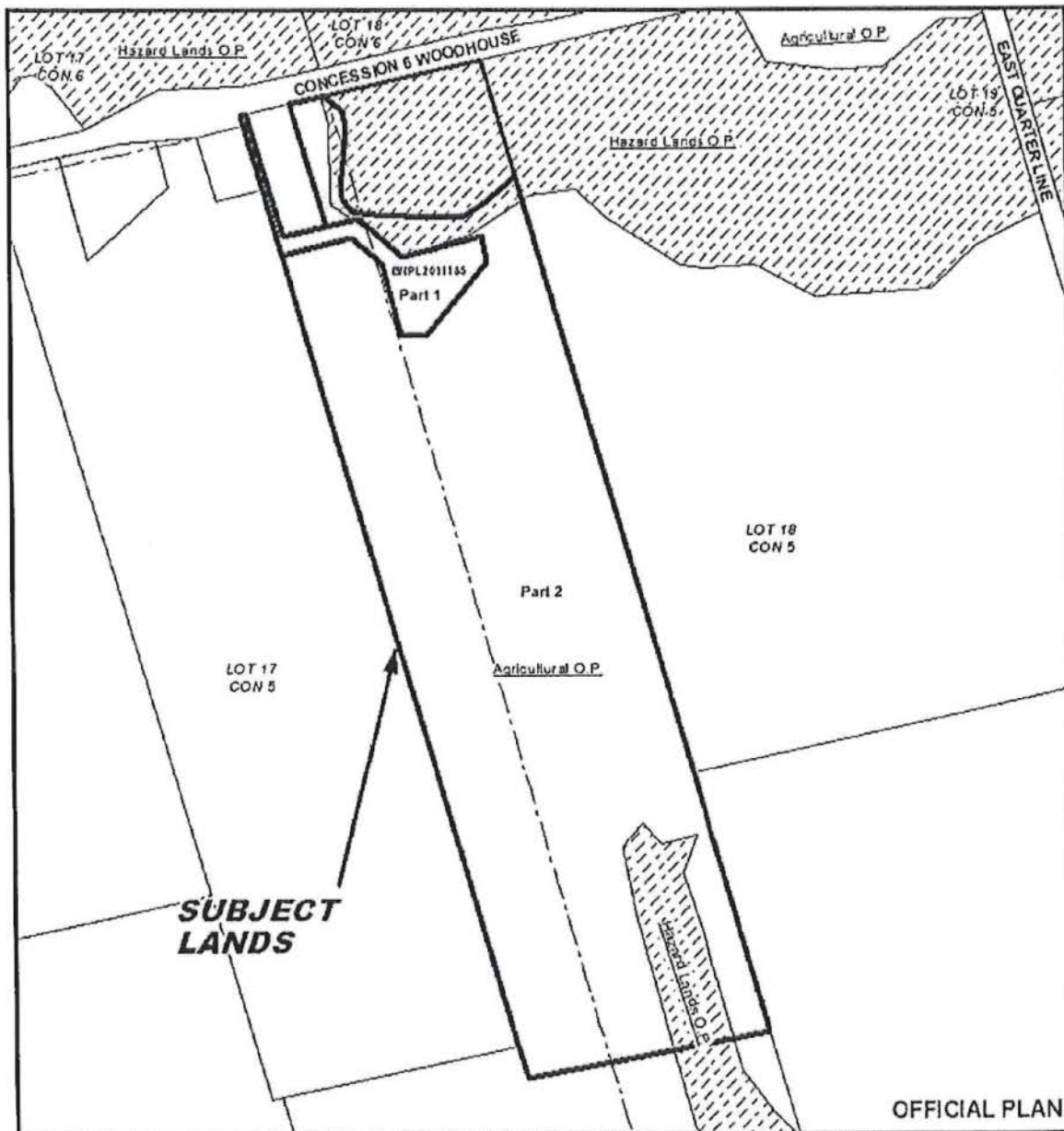
#### **ATTACHMENTS:**

Map No. 1  
Map No. 2  
Map No. 3  
Map No. 4



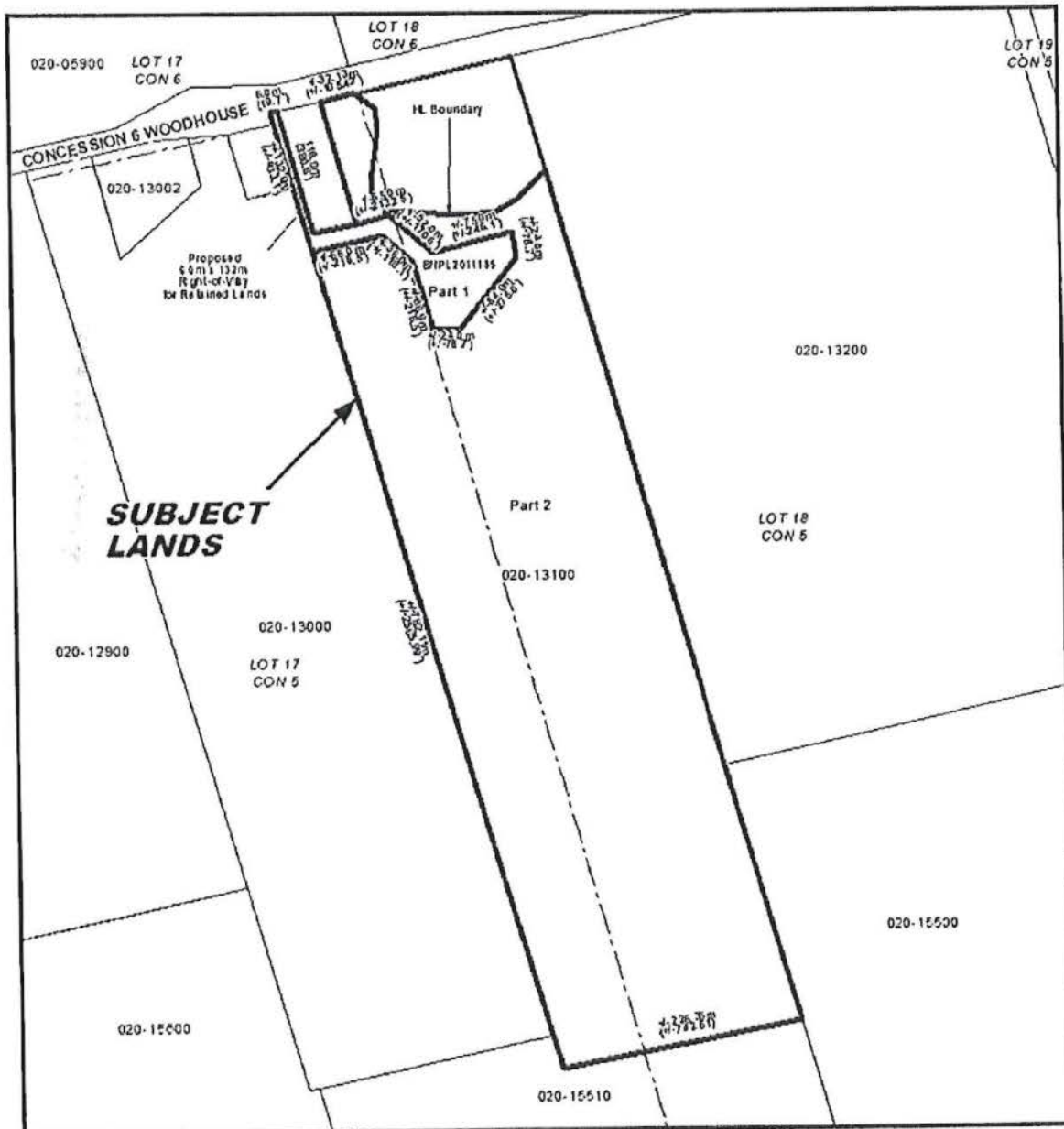
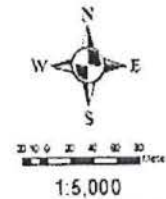
**MAP 1**  
**File Number: ZNPL2011250**  
 Geographic Township of  
**WOODHOUSE**



**MAP 2****File Number: ZNPL2011250****Geographic Township of WOODHOUSE**



**MAP 3****File Number: ZNPL2011250****Geographic Township of WOODHOUSE**

**MAP 4****File Number: ZNPL2011250****Geographic Township of WOODHOUSE**



**DECLARATION OF A ZONING BY-LAW**  
BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

I, JIM MCINTOSH, hereby certify that the Notice of the Passing of a Zoning By-Law No. **4-Z-2012** of the Corporation of Norfolk County, passed by the Council of the Corporation on the 28th day of February, 2012, was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of the *Planning Act, R.S.O. 1990, c. P. 13*.

I also certify that the twenty-day appeal period expired on the 21st day of March, 2012 and to date no notice of appeal of the By-Law has been filed by any person in the office of the Clerk of Norfolk County.

DATED at Norfolk County this  
22nd day of March, 2012



Jim McIntosh, MCIP, RPP  
Manager, Community Planning Services

File Number  
Applicant  
Location

ZNPL2011250  
SHERMANDALE FARMS LIMITED  
Part Lot 17 and 18, Concession 5, Geographic Township of Woodhouse, Norfolk County  
1422 Concession 6, Port Dover

Related File No.      BNPL2011185  
Roll Number          3310337020131000000



## DECLARATION OF A ZONING BY-LAW

BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

I, JIM MCINTOSH, hereby certify that the Notice of the Passing of a Zoning By-Law No. **4-7-2012** of the Corporation of Norfolk County, passed by the Council of the Corporation on the 28th day of February, 2012, was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

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DATED at Norfolk County this  
22nd day of March, 2012

Jim McIntosh, MCIP, RPP  
Manager, Community Planning Services

File Number  
Applicant  
Location

ZNPL2011250  
SHERMANDALE FARMS LIMITED  
Part Lot 17 and 18, Concession 5, Geographic Township of Woodhouse, Norfolk County  
1422 Concession 6, Port Dover

Related File No. BNPL2011185  
Roll Number 3310337020131000000





**DECLARATION OF A ZONING BY-LAW**  
BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

I, JIM MCINTOSH, hereby certify that the Notice of the Passing of a Zoning By-Law No. **4-Z-2012** of the Corporation of Norfolk County, passed by the Council of the Corporation on the 28th day of February, 2012, was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

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DATED at Norfolk County this  
22nd day of March, 2012



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Jim McIntosh, MCIP, RPP  
Manager, Community Planning Services

File Number	ZNPL2011250	Related File No.	BNPL2011185
Applicant	SHERMANDALE FARMS LIMITED	Roll Number	3310337020131000000
Location	Part Lot 17 and 18, Concession 5, Geographic Township of Woodhouse, Norfolk County 1422 Concession 6, Part Dover		

**DECLARATION OF A ZONING BY-LAW**  
BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

I, JIM MCINTOSH, hereby certify that the Notice of the Passing of a Zoning By-Law No. **4-Z-2012** of the Corporation of Norfolk County, passed by the Council of the Corporation on the 28th day of February, 2012, was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

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DATED at Norfolk County this  
22nd day of March, 2012



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Jim McIntosh, MCIP, RPP  
Manager, Community Planning Services

File Number	ZNPL2011250	Related File No.	BNPL2011185
Applicant	SHERMANDALE FARMS LIMITED	Roll Number	3310337020131000000
Location	Part Lot 17 and 18, Concession 5, Geographic Township of Woodhouse, Norfolk County 1422 Concession 6, Port Dover		





**BY-LAW NO. 4-Z-2012**

OF

***The Corporation of Norfolk County***

**BEING A BY-LAW TO AMEND ZONING BY-LAW NW 1-2000, AS AMENDED, OF THE FORMER CITY OF NANTICOKE FOR PROPERTY DESCRIBED AS PART LOT 17 AND 18, CONCESSION 5, GEOGRAPHIC TOWNSHIP OF WOODHOUSE, NORFOLK COUNTY IN THE NAME OF SHERMANDALE FARMS LIMITED.**

**WHEREAS** Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

**AND WHEREAS** this By-Law conforms to the Norfolk County Official Plan.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY HEREBY ENACTS AS FOLLOWS:**

1. That Schedule "A4" of the City of Nanticoke Zoning By-Law NW 1-2000, as amended, is hereby further amended by delineating the lands identified as Part 2 of the subject lands on Map "A" (attached to and forming part of this By-Law) as having reference to subsection A.40;
2. That Schedule "A4" of the City of Nanticoke Zoning By-Law NW 1-2000, as amended, is hereby further amended by delineating the lands identified as Part 1 of the subject lands on Map "A" (attached to and forming part of this By-Law) as having reference to subsection A.59;
3. That subsection 10.1.7, Special Provisions for Lot and Building Requirements is hereby further amended hereby further amended by adding the following:

#	By-Law	Address	Description of Special Provision
A.59	4-Z-2012	1422 Con. 6 Woodhouse	Minimum lot frontage: 6 m.

4. That the effective date of this By-Law shall be the date of final passage thereof.

**ENACTED AND PASSED THIS 28TH DAY OF FEBRUARY, 2012.**

First Reading: February 28, 2012

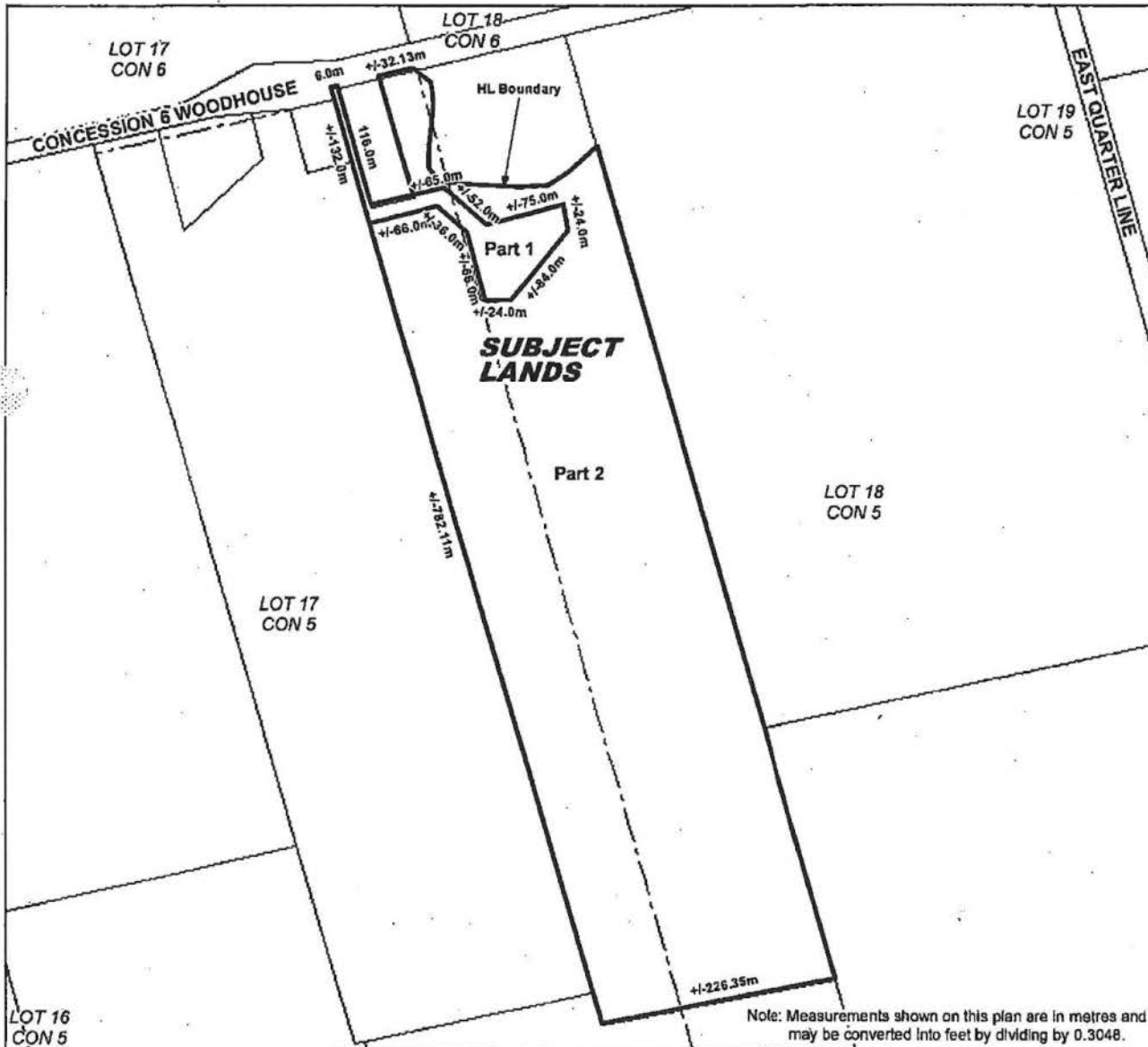
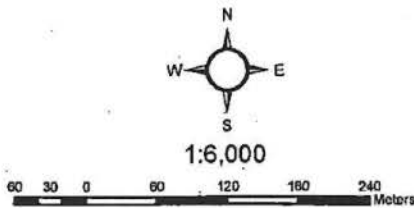
Second Reading: February 28, 2012

Third Reading: February 28, 2012

  
Mayor - Deputy

  
Clerk/Manager of Council Services

# Norfolk County Geographic Township of Woodhouse



Note: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048.

This is Map A to Zoning By-law **4-Z-2012** Passed the **28<sup>TH</sup>** day of **FEBRUARY** 2012.

*[Signature]*  
MAYOR - DEPUTY

*[Signature]*  
Deputy CLERK

**EXPLANATION OF THE PURPOSE AND EFFECT OF  
BY-LAW NO. 4-Z-2012**

This By-Law affects a parcel of land described as Part Lot 17 and 18, Concession 5, Geographic Township of Woodhouse, Norfolk County, located at 1422 Concession 6, Port Dover.

The purpose of this By-Law is to change the zoning on the subject lands shown as Part One to permit a frontage of 6 m. (19.7 ft.) and to change the zoning on the subject lands shown as Part Two to exclude "single detached dwelling" as a permitted use on the subject land.

Part One refers to the severed lot (conditionally approved) at 1422 Concession 6 and Part Two refers to the retained lands after the severance of the dwelling. Related application BNPL2011185 was approved on November 17<sup>th</sup>, 2011 by the Committee of Adjustment.

Applicant: SHERMANDALE FARMS LIMITED  
File No. ZNPL2011250  
Report No. P.E.D. 12-03  
Assessment Roll No. 3310337020131000000