

**For Office Use Only:**

File Number ZNPL2017261  
Related File Number BNPL2017240  
Pre-consultation Meeting Nov. 2, 2017  
Application Submitted Nov 8 2017  
Complete Application \_\_\_\_\_  
Public Notice Sign \_\_\_\_\_

SPRT Meeting \_\_\_\_\_  
Application Fee Nov 2, 2017 326.00  
Conservation Authority Fee \_\_\_\_\_  
OSSD Form Provided yes to severance  
Planner MAT

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

- ☐ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☒ Consent/Severance
- ☐ Minor Variance
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

**Property Assessment Roll Number:** 541-060-08700-0000

**A. Applicant Information**

**Name of Owner** Van Meer Farms 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** 1400 Bell Mill Side Rd RRL6

**Town and Postal Code** Tillsonburg N4G 4G9

**Phone Number** (519) 688 3362

**Cell Number** (519) 521 8801

**Email** Greg@vanmeertfarms.com

Name of Agent

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 agent noted above.

☒ Owner

☐ Agent

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

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**B. Location, Legal Description and Property Information**

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

Part lot 17 Con 3 STR Middleton

Municipal Civic Address: 252 2nd Conc Rd STR

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture with 14.29

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

☒ Yes ☐ No If yes, please specify:

14.29

3. The date the subject lands was acquired by the current owner: February 2015

4. Present use of the subject lands:

Agriculture

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:

No buildings / structure

6. If known, the date existing buildings or structures were constructed on the subject lands: \_\_\_\_\_
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.

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:

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

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:

12. Existing use of abutting properties:

Agriculture + residential

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:

### C. Purpose of Development Application

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:

Exchanging 0.05 hectares of land with Jack White to change lot shape for ease of farming. Retained area for both parcels to stay the same.

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

To remove the 14.29

3. 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:

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

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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

Frontage: ~~43.80 meters~~ X  
Depth: 21.37 meters irregular  
Width: 45.28 meters irregular  
Lot Area: 0.05 hectares  
Present Use: agriculture  
Proposed Use: residential  
Proposed final lot size (if boundary adjustment): 0.33h

Description of land intended to be retained in metric units:

Frontage: 100+ meters  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Lot Area: 32.86 h  
Present Use: \_\_\_\_\_  
Proposed Use: agriculture

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed use: \_\_\_\_\_

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

Jack White

## 9. Site Information

### Existing

### Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> 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

\_\_\_\_\_

\_\_\_\_\_

## 10. Building Size

Number of storeys

\_\_\_\_\_

\_\_\_\_\_

Building height

\_\_\_\_\_

\_\_\_\_\_

Total ground floor area

\_\_\_\_\_

\_\_\_\_\_

Total gross floor area

\_\_\_\_\_

\_\_\_\_\_

Total useable floor area

\_\_\_\_\_

\_\_\_\_\_

## 11. 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 \_\_\_\_\_

\_\_\_\_\_

## 12. Multiple Family Residential (if applicable)

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<sup>2</sup>

Bachelor \_\_\_\_\_

One bedroom \_\_\_\_\_

Two bedroom \_\_\_\_\_

Three bedroom \_\_\_\_\_

Townhouse \_\_\_\_\_

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

### 13. Commercial/Industrial Uses (if applicable)

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:

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**14. Institutional (if applicable)**

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.):

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**15. Describe Recreational or Other Use(s) (if applicable)**

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#### 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.):

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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:

Knowledge of owner

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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

### 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:

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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:

*This is cropland.*

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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:

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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.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard (submit MDS Calculation with application)**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ 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. Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

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

N/A

### Sewage Treatment

- ☐ Municipal sewers
- ☐ Communal system
- ☐ Septic tank and tile bed
- ☐ Other (describe below)

N/A

### Storm Drainage

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

N/A

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

- ☐ Yes ☒ No

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

5. How many water meters are required?

N/A

6. Existing or proposed access to subject lands:

☐ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

2nd concession Str threw residential lot

G. Other Information

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

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

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

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## **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

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)  
☐ Draft condominium declaration

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.

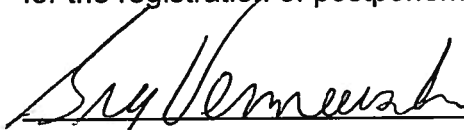
**All final plans must include the owner's signature as well as the engineer's signature and seal.**

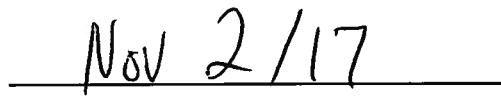
#### **I. Development Agreements**

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**

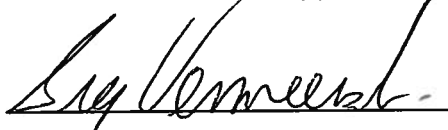
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

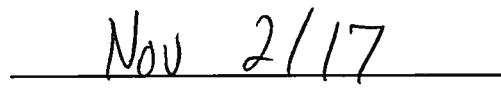
  
Owner/Applicant Signature

  
Date

#### **K. Permission to Enter Subject Lands**

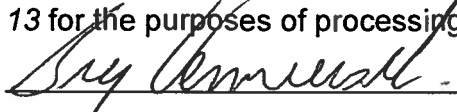
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

  
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.

  
Owner/Applicant Signature

Nov 2 / 17  
Date

#### M. 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

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

#### N. 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

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**O. Declaration**

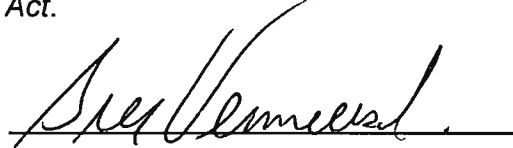
I, Greg Vermeersch of Norfolk County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

LANGTON



Owner/Applicant Signature

In Norfolk City

This 2 day of November

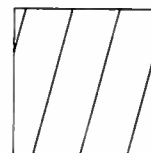
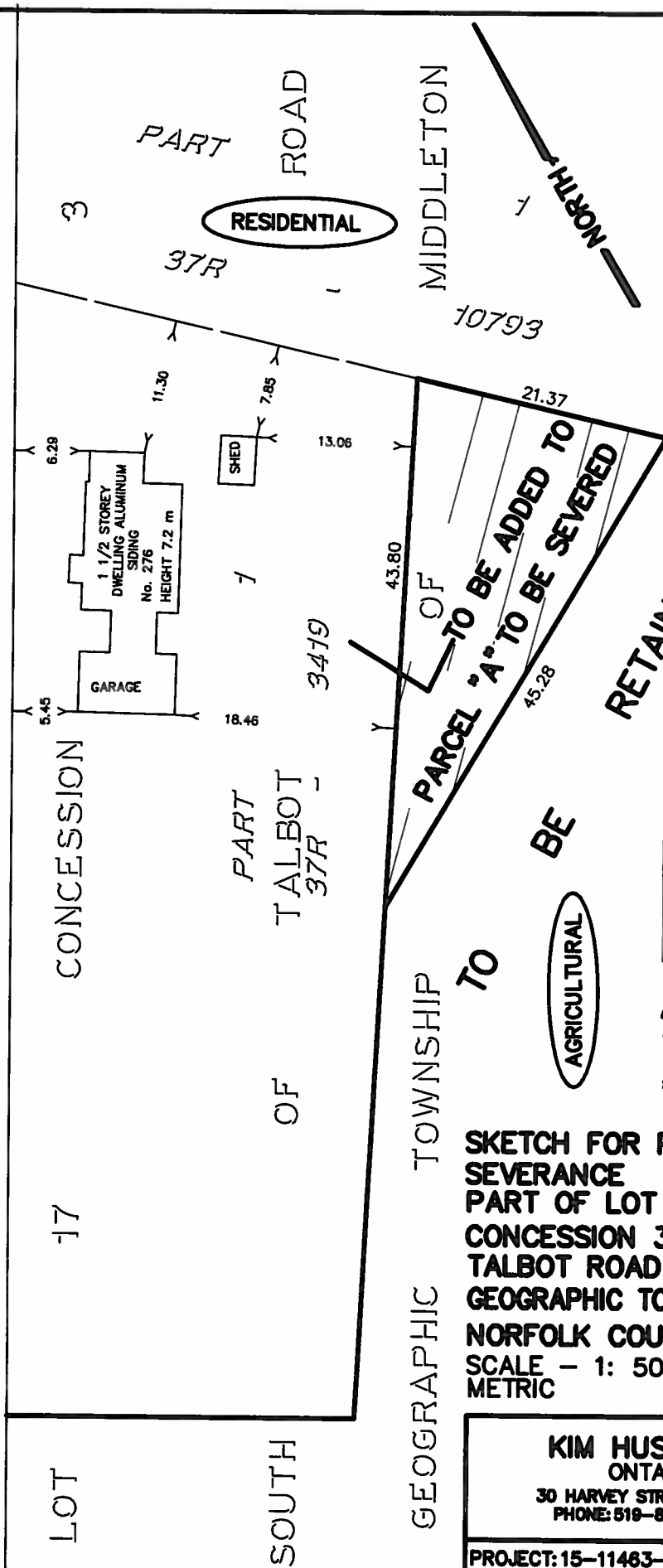
A.D., 20 17



A Commissioner, etc.

LINDA JANE BERKE, a  
Commissioner, etc., Norfolk County,  
for the Corporation of Norfolk County.  
Expires January 20, 2020.

# 2 AND 3 SOUTH OF TALBOT ROAD ROAD ALLOWANCE BETWEEN CONCESSIONS



**DENOTES:  
TO BE SEVERED**

**AREA OF PARCEL "A"  
TO BE SEVERED  
= 0.05 HECTARES**

**SKETCH FOR PROPOSED  
SEVERANCE  
PART OF LOT 17  
CONCESSION 3 SOUTH OF  
TALBOT ROAD  
GEOGRAPHIC TOWNSHIP OF MIDDLETON  
NORFOLK COUNTY  
SCALE - 1: 500  
METRIC**

**KIM HUSTED SURVEYING LTD.  
ONTARIO LAND SURVEYOR**

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

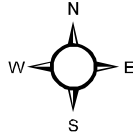
**PROJECT: 15-11463-2 REFERENCE: FILE**



# MAP 1

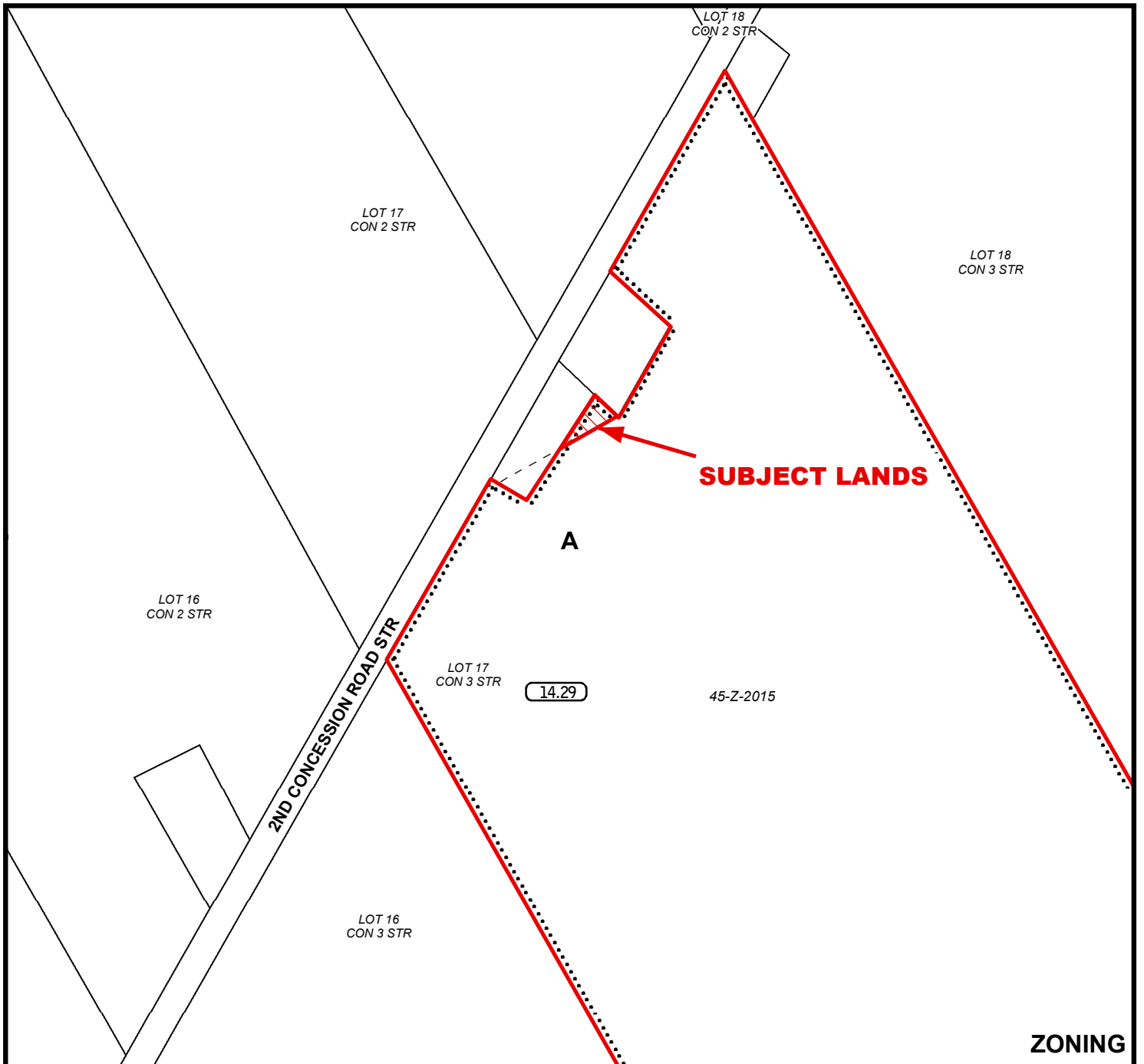
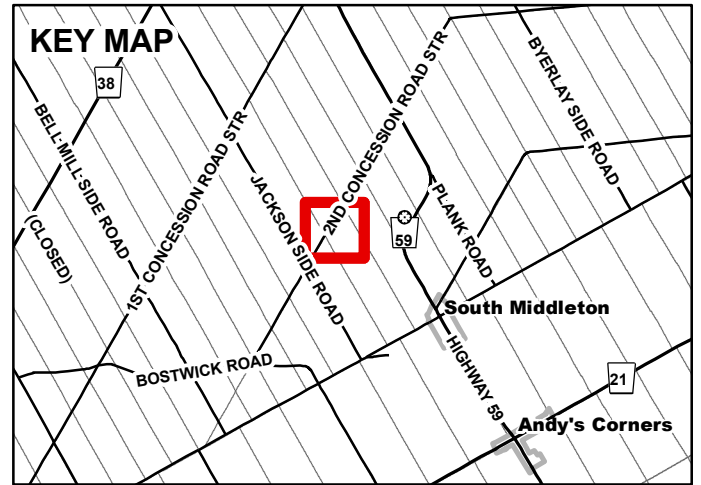
File Number: ZNPL2017261

Geographic Township of  
**MIDDLETON**



1:4,000

30 15 0 30 60 90 120 Meters



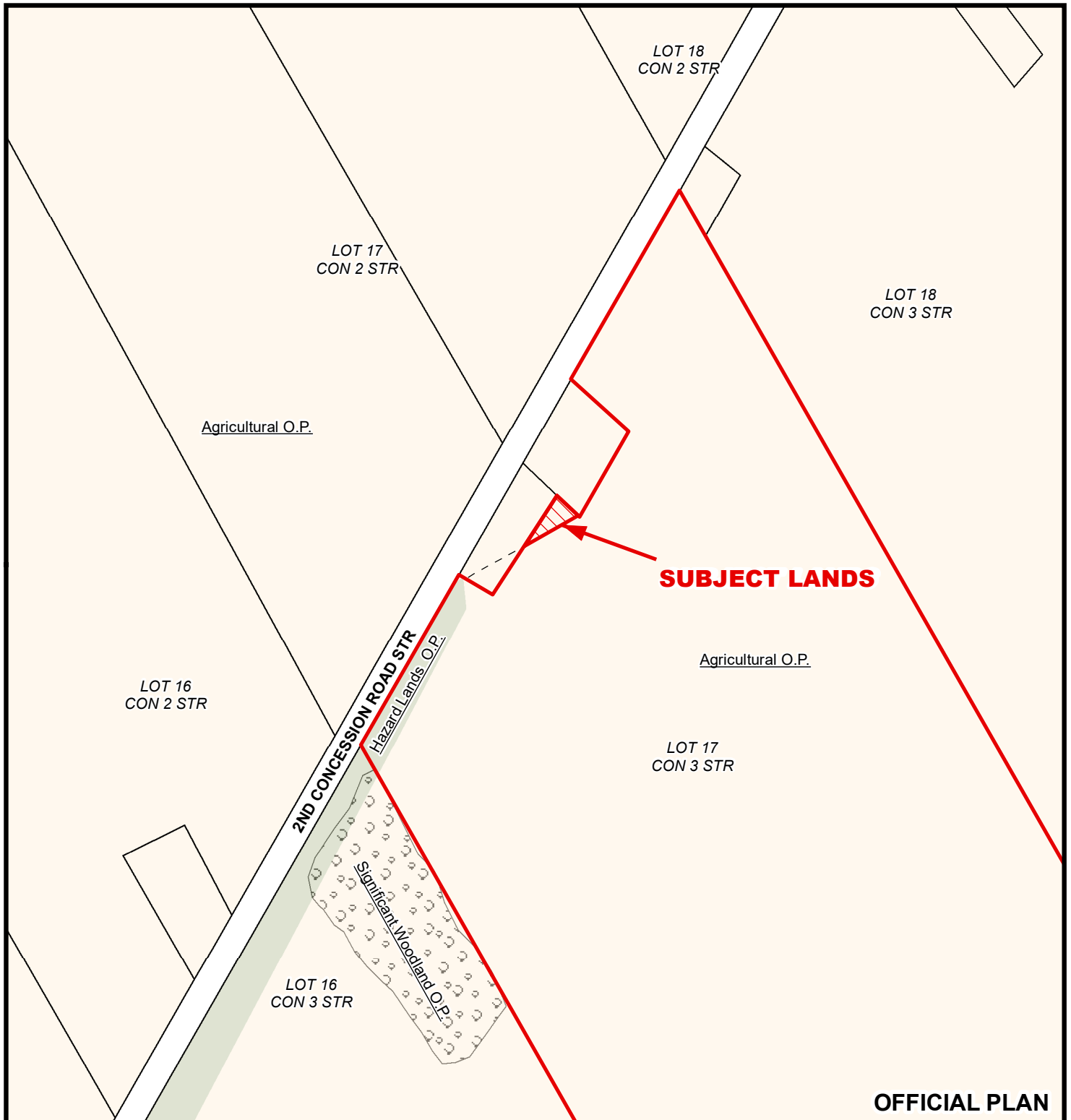
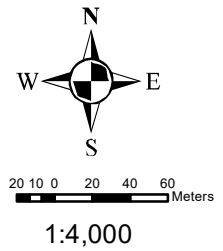
**ZONING**

2017-11-17

# MAP 2

File Number: ZNPL2017261

Geographic Township of MIDDLETON

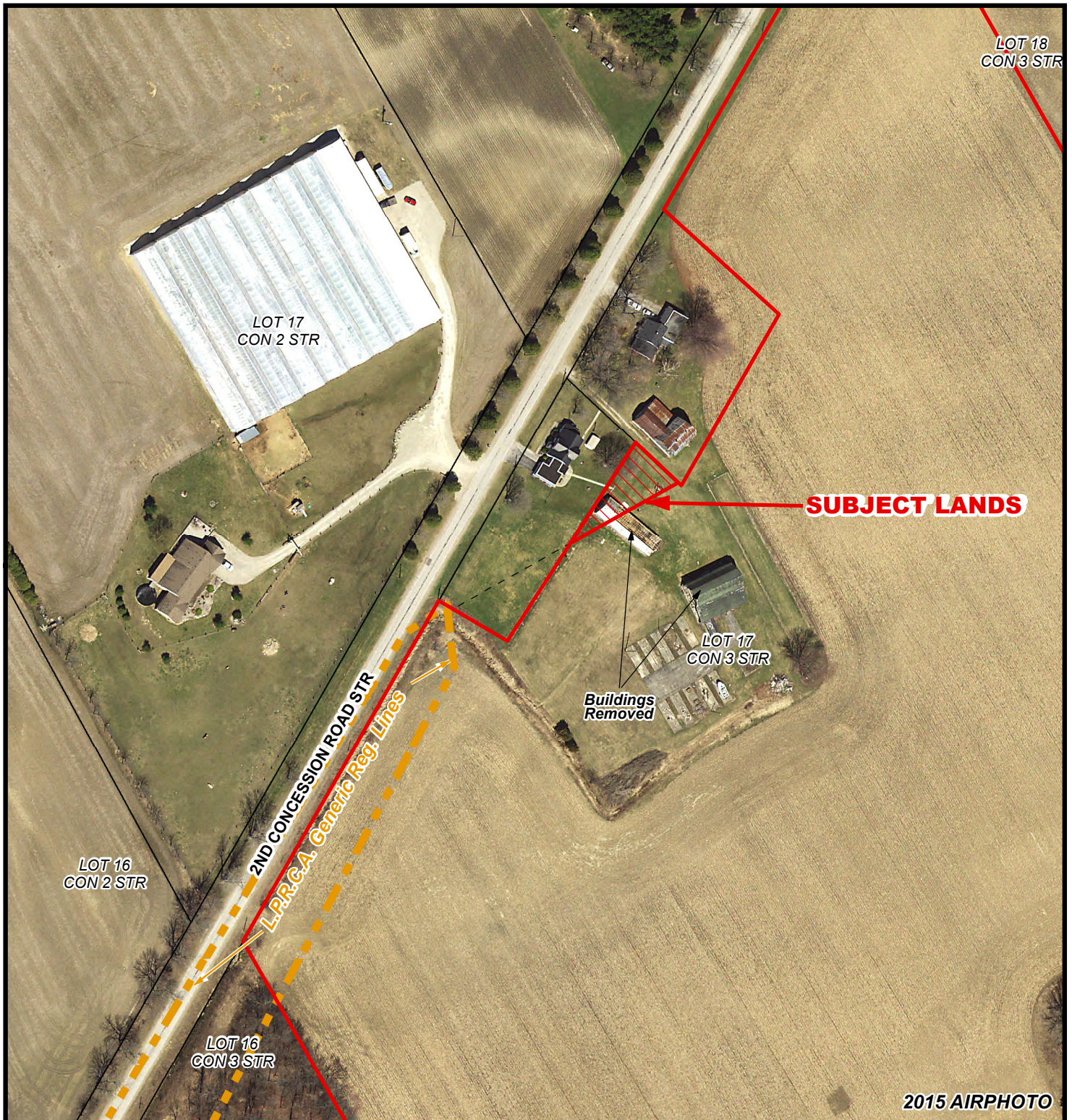
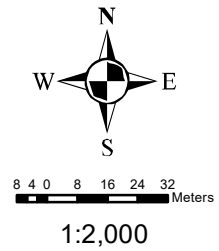


OFFICIAL PLAN

# MAP 3

File Number: ZNPL2017261

Geographic Township of MIDDLETON



# MAP 4

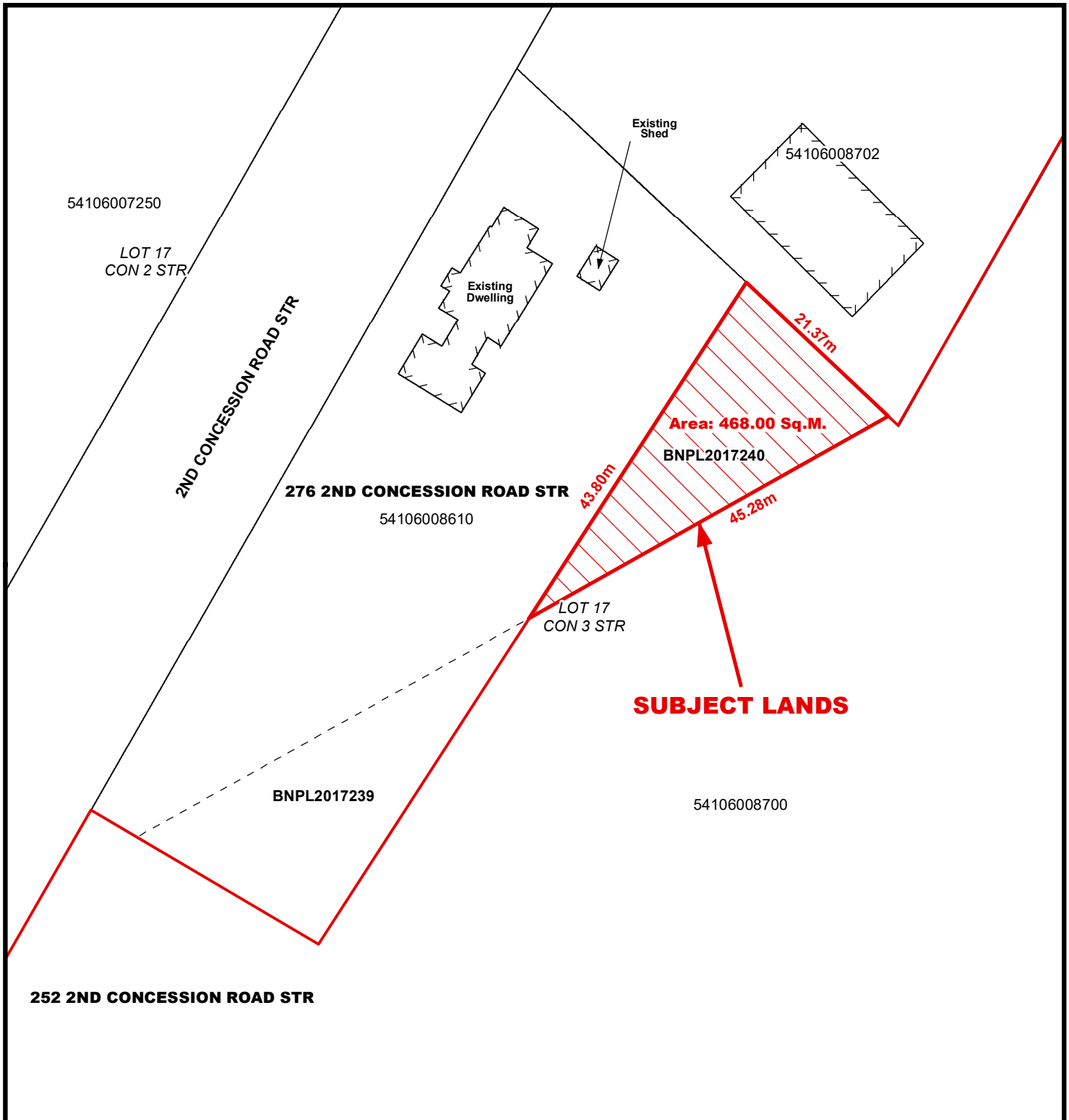
File Number: ZNPL2017261

Geographic Township of MIDDLETON



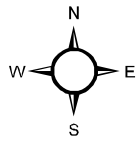
2 1 0 2 4 6 8 Meters

1:600



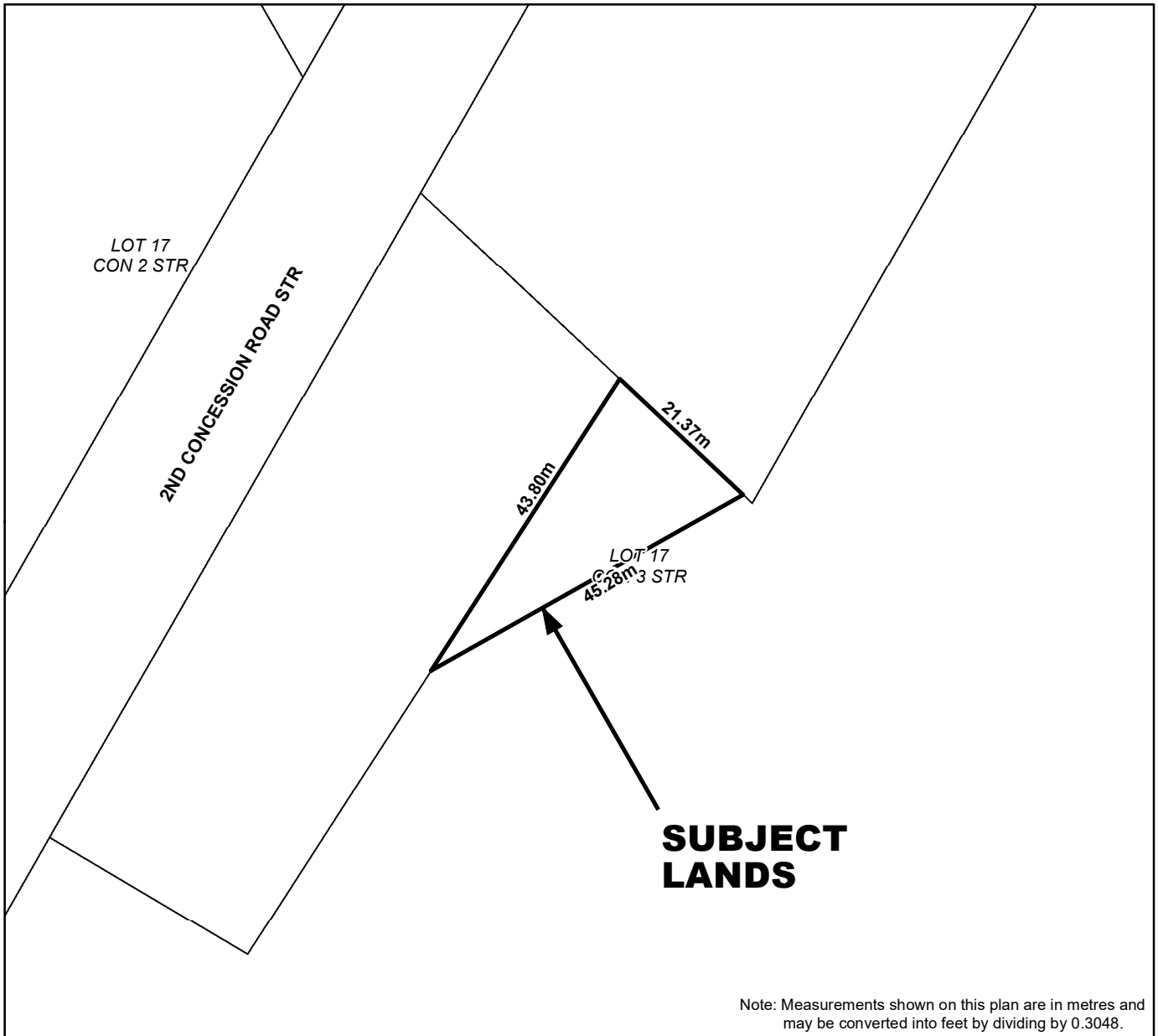
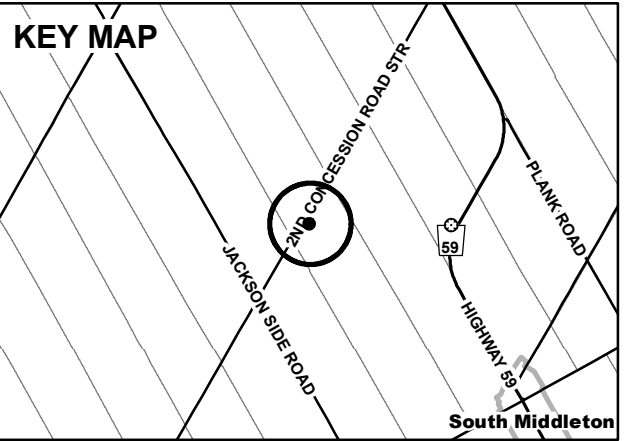
# Norfolk County

## Geographic Township of Middleton



1:800

9.5 4.75 0 9.5 19 28.5 38 Meters



This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK