



For Office Use Only:

File Number _____
Related File Number _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

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

- Standard Minor Variance
- Complex Minor Variance (After the fact)
- Routine Minor Variance

Property Assessment Roll Number: 493 040 27100

A. Applicant Information

Name of Owner Strawberry Tyme Farms Inc. c/o John Cooper

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 1250 St. John's Road West

Town and Postal Code Simcoe, Ontario N3Y 4K1

Phone Number 519-420-7162

Cell Number _____

Email styme@kwic.com

Name of Authorized Applicant Same as owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



Name of Authorized Agent Brimage Law Group - Nathan Kolomaya

Address 21 Norfolk Street North

Town and Postal Code Simcoe, Ontario N3Y 4L1

Phone Number 519-426-5840

Cell Number _____

Email nkolomaya@brimage.com

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

Owner Agent Applicant

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

The Toronto-Dominion Bank, 135 Queensway Drive East, Simcoe, Ontario N3Y 4M5

B. Location, Legal Description and Property Information

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

PT LT 14 CON 6 CHARLOTTEVILLE PT 1 37R11844; NORFOLK COUNTY

Municipal Civic Address: 1045 St. John's Road West, Simcoe, Ontario

Land acquisition date (if known): _____

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

Yes No

If yes, please specify:

3. Present use of the subject lands:

Single-family residential



4. Please describe **all existing and proposed** buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

	Existing	Proposed
Type of Building	_____	_____
Number of Storey(s)	_____	_____
Number of Dwelling Units per lot	_____	_____
Buildings/Structures/ARDU Width (m)	_____	_____
Building/ Structures /ARDU Length (m)	_____	_____
Building/ Structures /ARDU Height (m)	_____	_____
Usable Floor Area (sq.m)	_____	_____
Lot coverage	_____	_____

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. 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:

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

8. Existing use of abutting properties:

Agricultural and single-family residential

9. 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. Zoning Review (chart must be completed in metric units)

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m ²) 2000 sq m	40ha	0.137ha	39.863ha
Lot frontage (m)	30m	37m	NIL
Lot depth (m)			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)	9 m	6.33 m	2.67 m
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)			
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building i) Usable floor area (m ²) ii) Height (m) iii) Building separation (m)			
Number of parking spaces			

631.1 sq m



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 (for example: gas station, or petroleum storage):

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

Yes No Unknown

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

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached?

Yes No

E. Provincial Policy

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

Yes No

If you answered no, please explain:

2. It is the 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 Planning Statement ?



Yes No

If no, please explain:

Minor variance to facilitate severance of existing single-family dwelling.

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:

Minor variance to facilitate severance of existing single-family dwelling.

Note: If the subject lands are in an area of source water Wellhead Protection Area (WHPA) A, B or C, Issue Contributing Area, Intake Protection zone, please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Does the property have any significant environmental features on the subject land or within 500 metres:

Yes No

If yes, indicate: Significant Woodland Provincially Significant Wetland Floodplain Other _____

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

Yes No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water
 Individual wells

Communal wells
 Other (describe below)



Sewage Treatment

- Municipal sewers
- Communal system
- Septic tank and tile bed in good working order
- Other (describe below)

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

St. John's Road West

G. Other Information

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.

Related application BNPL2024326

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario Regulation 200/96](#).

i. Sketch in Metric Units

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land.
- e) The location, width and name of any roads 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.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.



I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

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

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purpose of processing this application.

 2025/12/16
Owner/Applicant/Agent Signature Date

J. Owner's Authorization

If the authorized 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 John Cooper, am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Brimage Law Group - Nathan Kolomaya 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.

 2025/12/16
Owner Date

Owner Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.



K. Declaration

I, Nathan Kolomaya of Norfolk County, Province of 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:

Norfolk County



Owner/Applicant/Agent Signature

In the Province of Ontario

This 16th day of December

A.D., 2025



A Commissioner, etc.



ZONING DEFICIENCY FORM

AGRICULTURAL ZONE

PROPERTY INFORMATION

PLANNING APPLICATION NUMBER: ANPL2026022

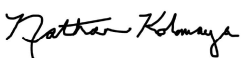
Owner / Applicant: STRAWBERRY TYME FARMS INC c/o JOHN COOPER
Civic Address: 1045 ST. JOHNS ROAD WEST
Legal Description: CHR CON 6 PT LOT 14 REG 0.33AC 120.00FR 121.00D
Roll Number: 3310493040271000000
Current zoning: A- AGRICULTURAL
Proposed building/use: DWELLING
Existing uses on property: DWELLING

ZONING PROVISIONS

	Proposed	Required	Deficiency	Zoning By-Law Reference
Lot Area	1368.9 m2	2000 m2	631.1 m2	12.1.2 a
Lot Frontage	37 m	30 m	m	12.1.2 b
Front Yard Setback	n/a m	13 m	m	12.1.2 c
Exterior Side Yard Setback	n/a m	13 m	m	12.1.2 d
Interior Side Yard Setback(Left)	2.02 m	3 m	see comments m	12.1.2 e
Interior Side Yard Setback(Right)	15.94 m	3 m	m	12.1.2 e
Rear Yard Setback	6.33 m	9 m	2.67 m	12.1.2 f
Minimum separation between farm processing facility and a dwelling on adjacent lot	n/a m	30 m	m	12.1.2 g
Building Height	n/a m	11 m	m	12.1.2 h
Number Of Parking Spaces	>2	2		4.9
Other:				
Other:				

Comments: The deficient left interior side yard setback can be considered legal non-complying and does not require relief.

The "proposed" information and any supporting documentation have been submitted by the owner/applicant. The information provided above pertains solely to zoning requirements and does not exempt the owner from obtaining any required building permits or complying with applicable laws and regulations that are administered by other agencies. The owner acknowledges and accepts responsibility for the accuracy of the proposed information included in this form.

Signature: 
 Owner / Applicant

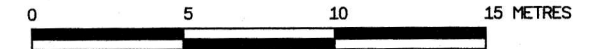

 Zoning Administrator

05/06/2026
 Date

5/6/2026
 Date

SURVEYOR'S REAL PROPERTY REPORT

(PART 1) PLAN OF SURVEY OF
PART OF LOT 14
CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
 IN
NORFOLK COUNTY

SCALE - 1: 250 
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KIM HUSTED SURVEYING LTD.

(PART 2)

REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PLAN OF SURVEY)
 REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE REGISTERED ON TITLE.
 COMPLIANCE WITH MUNICIPAL OFFICIAL PLANS AND ZONING BY-LAWS: NOT CERTIFIED BY THIS REPORT
 ADDITIONAL REMARKS: PROPERTY DESCRIPTION: PART OF LOT 14, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE, NORFOLK COUNTY, MUNICIPAL #1045 ST. JOHN'S RD. W.
 PART OF PLAN: 50197-XXXX BEING PART 1, 37R-XXXX
 AREA OF PART 1, 37R-XXXX = 1368.9 SQ. METRES
 AREA OF PART 1 COVERED BY DWELLING = 148.4 SQ. METRES
 PART 1 COVERAGE = 10.8%
 AREA OF PART 1 COVERED BY SHED = 17.8 SQ. METRES
 PART 1 COVERAGE = 1.3%

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 (1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS
 MADE UNDER THEM
 (2) - THIS SURVEY WAS COMPLETED ON THE th DAY OF ---, 2020.

DATE _____ JAMIE G. DOCKX
 ONTARIO LAND SURVEYOR

THIS SURVEYOR'S REAL PROPERTY REPORT HAS BEEN PREPARED FOR
STRAWBERRY TYME FARMS INC.
 AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
 FOR USE BY OTHERS

THIS REPORT CAN BE UPDATED BY KIM HUSTED SURVEYING LTD.
 HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL
 REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE
 OF CERTIFICATION

NOTES


(1) - BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF
 COUNTY ROAD No. 3 HAVING A BEARING OF N 60° 00' 30" E AS SHOWN ON
 DEPOSITED PLAN 37R-XXXX

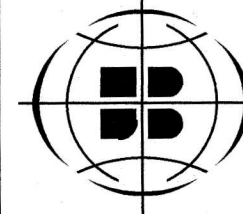
LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- B DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- (WIT) DENOTES WITNESS
- (JDB) DENOTES J.D. BARNES LIMITED
- (700) DENOTES JEWITT & DIXON LTD.
- (P1) DENOTES DEPOSITED PLAN 37R-XXXX
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (P.I.N.) DENOTES PROPERTY IDENTIFICATION NUMBER

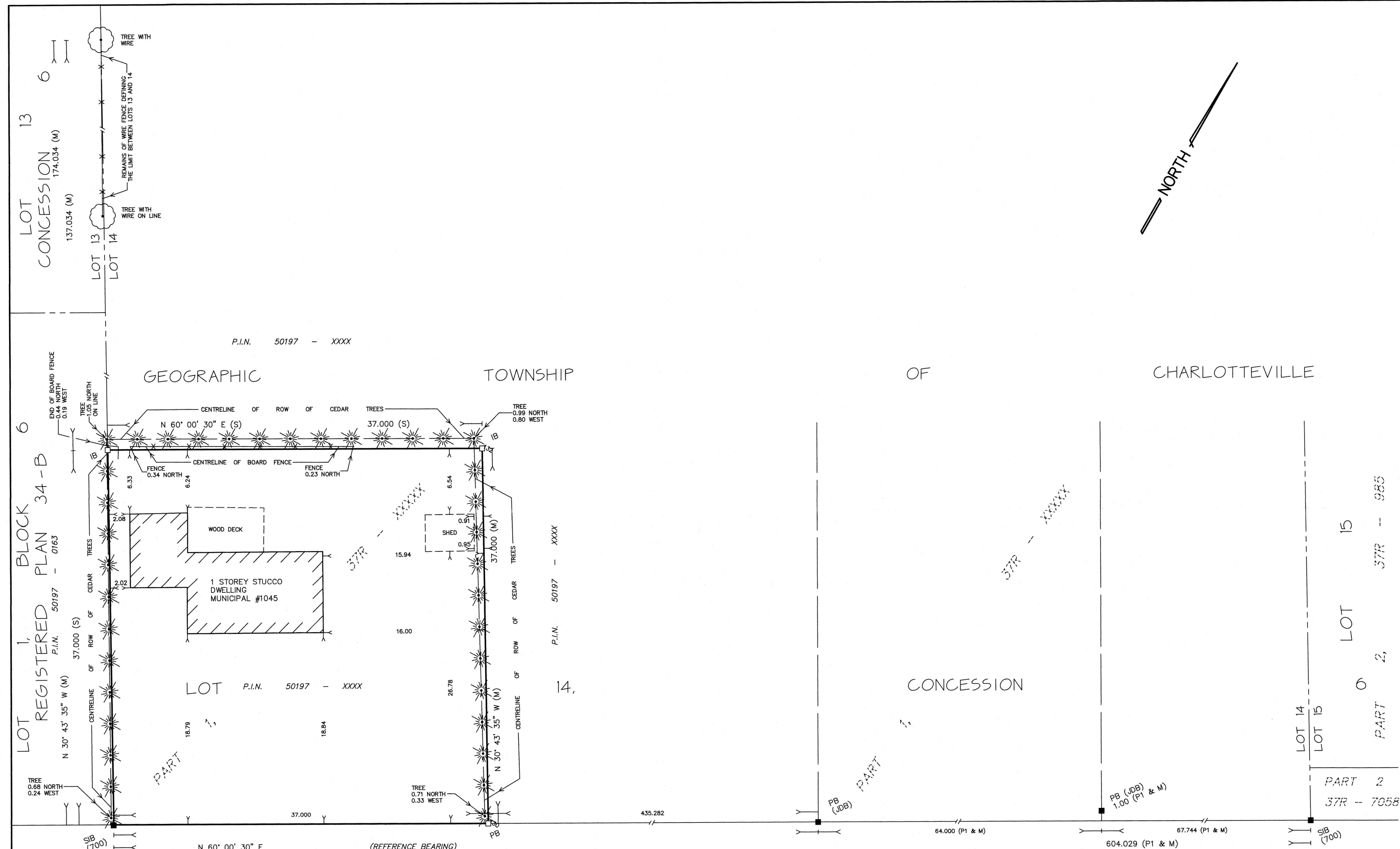
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ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
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 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with Regulation 1026, Section 29(3)

 **KIM HUSTED** SURVEYING
 MAPPING GIS
 A wholly owned subsidiary of J.D. Barnes Limited
 30 Harvey St., Tillsonburg, ON N4G 3J8
 T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com

DRAWN BY: WLP	CHECKED BY: XXX	REFERENCE NO.: 25-53-931-00
STRAWBERRY TYME FARMS INC.		DATED: 08/18/25



COUNTY ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND ROAD 6 WEST)

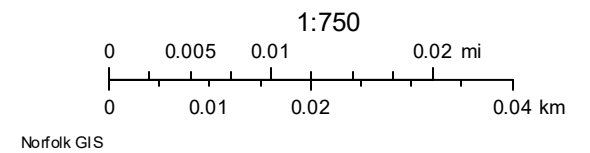
(VARIOUS WIDTHS AS WIDENED)
 P.I.N. 50197 - 0191

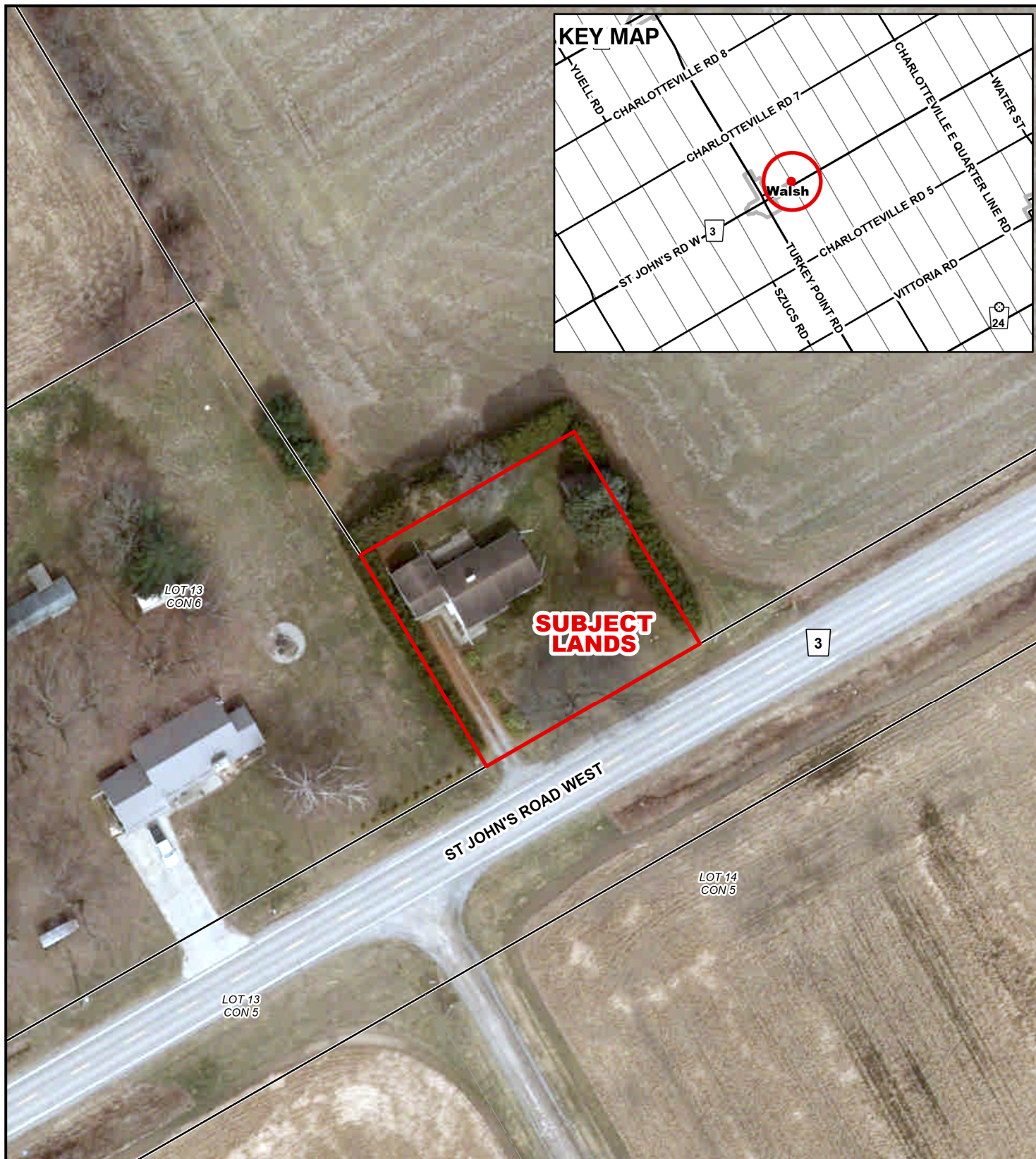
MAP NORFOLK - Community Web Map




2/2/2026, 10:43:59 AM

-  Land Parcels
-  Civic Address
-  Plan Lines
-  DraftPlan
-  Reg Plan Lot Numbers
-  Road Labels
-  DraftPlan



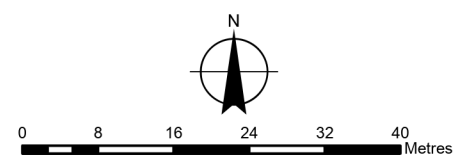


Legend

 Subject Lands

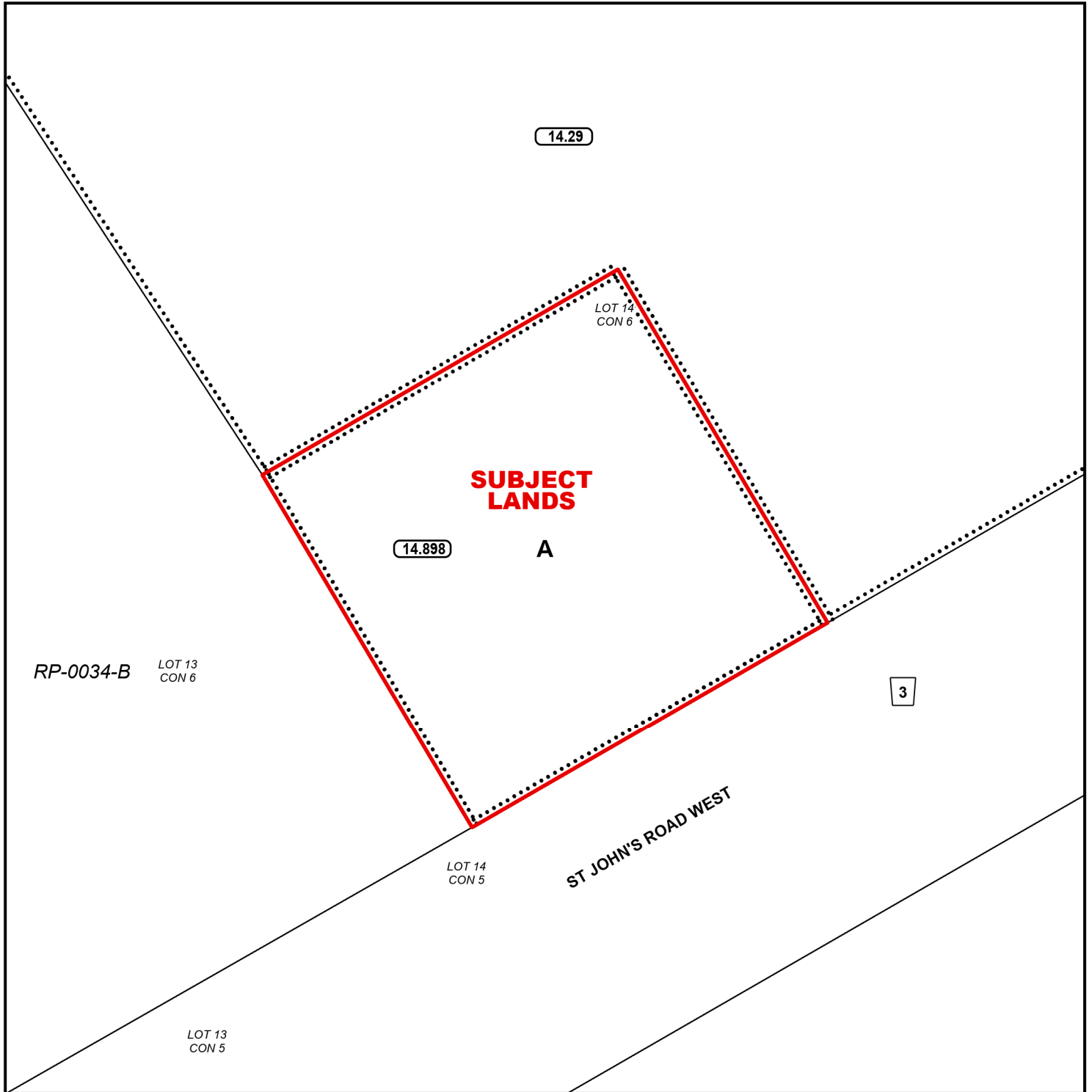
5/6/2026

2025 Air Photo



MAP B
ZONING BY-LAW MAP
Geographic Township of CHARLOTTEVILLE

ANPL2026022



LEGEND

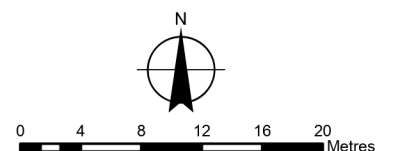
 Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

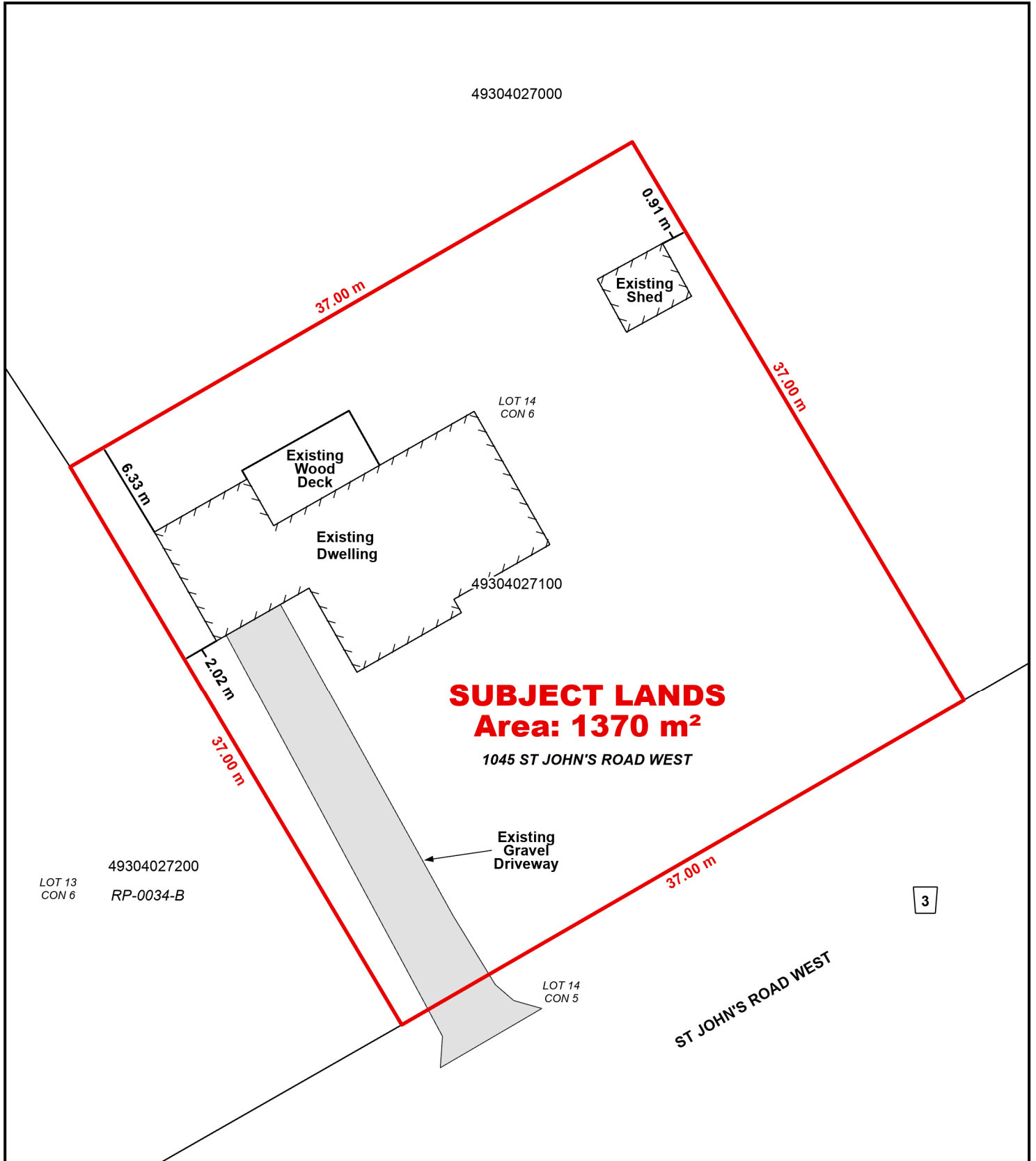
A - Agricultural Zone

5/6/2026




CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

5/6/2026

