

**For Office Use Only:**

|                          |                    |                             |               |
|--------------------------|--------------------|-----------------------------|---------------|
| File Number              | <u>BNPL2019312</u> | Application Fee             | <u>\$3239</u> |
| Related File Number      | <u>—</u>           | Conservation Authority Fee  | <u>—</u>      |
| Pre-consultation Meeting | <u>—</u>           | Well & Septic Info Provided | <u>on map</u> |
| Application Submitted    | <u>Sep 3/19</u>    | Planner                     | <u>Steve</u>  |
| Complete Application     | <u>Sep 3/19</u>    | Public Notice Sign          | <u>yes</u>    |

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

- ☐ Consent/Severance/Boundary Adjustment  
☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment  
☐ Minor Variance  
☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 336 080 02000**A. Applicant Information****Name of Owner** Schuyler Farms Limited

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** 383 14<sup>th</sup> Con. EAST,  
**Town and Postal Code** Simcoe, On N3Y4K3  
**Phone Number** (519) 428-7968  
**Cell Number** "  
**Email** —

**Name of Applicant** same as owner above

**Address** —  
**Town and Postal Code** —  
**Phone Number** —  
**Cell Number** —  
**Email** —

Name of Agent R.C. Dixon  
Address 277 Emily St.  
Town and Postal Code Simcoe, On N3Y 1J5  
Phone Number -  
Cell Number 519-410-1632  
Email dixonr@amtelecom.net

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 agent noted above.

☐ Owner ☒ Agent ☒ Applicant

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

## B. Location, Legal Description and Property Information

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

Townsend Parcel 8-10, Section D2, Unit 13, Plan D-37-2  
(Townsend lot 19- Concession 11)

Municipal Civic Address: Ag. (1462 Concession 11 Townsend)

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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:

Agricultural - Residential

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

see attached sketch. house, garage & shop.

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. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

—

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

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

100 years

9. Existing use of abutting properties:

Agriculture

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

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

—

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

|                                 |       |       |
|---------------------------------|-------|-------|
| 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) | _____ | _____ |

#### 2. Please outline the relief requested (assistance is available):

#### 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

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

|   |                           |
|---|---------------------------|
| Frontage:   | 33.151 m                  |
| Depth:  | 106.713 m                 |
| Width:  | variable                  |
| Lot Area:   | 0.466 ha                  |
| Present Use:                                      | Agriculture / Residential |
| Proposed Use:                                     | Residential               |
| Proposed final lot size (if boundary adjustment): | —                         |

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: 508.17m

Depth: 676.7 m

Width: 603-5

Lot Area: 39.39 ha

Present Use: Agriculture

Proposed Use: Agriculture

Buildings on retained land: see attached sketch

5. Description of proposed right-of-way/easement in metric units:

Frontage: —

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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

Owners Name: see attached sheet

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built \_\_\_\_\_

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

**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:

*local knowledge.*



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 policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

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

4. 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  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

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Sewage Treatment

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

New system being installed after approval of severance

Storm Drainage

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

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2. Existing or proposed access to subject lands

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

Name of road/street:

Townsend Concession 11 Road.

## G. Other Information

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

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

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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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

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

## I. Transfers, Easements and Postponement of Interest

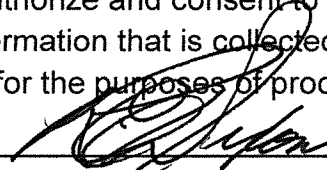
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

### Permission to Enter Subject Lands

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

### Freedom of Information

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

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

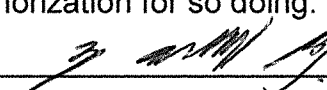
29/08/19  
\_\_\_\_\_  
Date

## J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Schuyler Farms Limited am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize R.C. Dixon 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

Aug 27, 2019  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. Declaration**

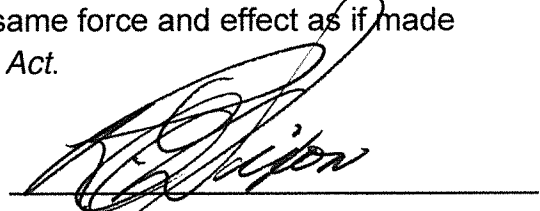
I, R.C. Dixon of Simcoe

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

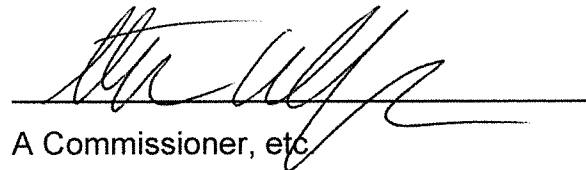


Owner/Applicant/Agent Signature

In Norfolk County

This 3<sup>rd</sup> day of September

A.D., 20 19



A Commissioner, etc

Staven James Collyer,  
a Commissioner, etc., Province of Ontario  
for the Corporation of Norfolk County.  
Expires April 3, 2021

| Property Summary - Schuyler Farms Limited |                |                |           |            |         | As of Aug 7/2012    |        |  |  |  |  |  |  |
|---|----------------|----------------|-----------|------------|---------|---------------------|--------|--|--|--|--|--|--|
| No.                                       | Farm           | Classification | Township  | Concession | Lot     | Roll Number         | Acres  |  |  |  |  |  |  |
| 1   | C. Frost       | Farm           | Windham   | 12         | 4       | 33 10 491 021 51500 | 32.2   |  |  |  |  |  |  |
| 2   | Kow/Andrews    | Farm           | Woodhouse | 6          | 7       | 33 10 337 020 09000 | 84     |  |  |  |  |  |  |
| 3   | Miesels        | Farm           | Woodhouse | 6          | 7       | 33 10 337 020 08600 | 49.31  |  |  |  |  |  |  |
| 4   | T.Frost        | Farm           | Windham   | 13         | 5,6     | 33 10 403 025 10900 | 60.57  |  |  |  |  |  |  |
| 5   | CullBoll       | Farm           | Townsend  | 14         | 9       | 33 10 336 070 81600 | 16     |  |  |  |  |  |  |
| 6   | Railway        | Farm           | Townsend  | 14         | 7 to 12 | 33 10 336 070 81500 | 88.55  |  |  |  |  |  |  |
| 7   | Sommerville    | Farm           | Townsend  | 14         | 12      | 33 10 336 070 73700 | 67.05  |  |  |  |  |  |  |
| 8   | CullBoll       | Farm           | Townsend  | 14         | 8       | 33 10 336 070 71600 | 97.05  |  |  |  |  |  |  |
| 9   | CullBoll       | Farm           | Townsend  | 14         | 8,9     | 33 10 336 070 71650 | 27     |  |  |  |  |  |  |
| 10  | CullBoll       | Farm           | Townsend  | 14         | 8       | 33 10 336 070 71700 | 28.26  |  |  |  |  |  |  |
| 11  | Pacey          | Farm           | Woodhouse | 6          | 8       | 33 10 337 020 08500 | 62.29  |  |  |  |  |  |  |
| 12  | Raitrowski     | Farm           | Woodhouse | 6          | 4       | 33 10 337 010 20300 | 48.16  |  |  |  |  |  |  |
| 13  | Malo Pond      | Farm           | Townsend  | 12         | 6       | 33 10 336 070 31300 | 3.57   |  |  |  |  |  |  |
| 14  | Malo           | Farm           | Townsend  | 12         | 5       | 33 10 336 070 33000 | 47.13  |  |  |  |  |  |  |
| 15  | Lor/Ouw/Kel    | Farm           | Townsend  | 13         | 9,10    | 33 10 336 070 58300 | 198.97 |  |  |  |  |  |  |
| 16  | Woolley        | Farm           | Townsend  | 13         | 7       | 33 10 336 070 59000 | 57.45  |  |  |  |  |  |  |
| 17  | Gazda          | Farm           | Townsend  | 13         | 6       | 33 10 336 070 60100 | 117.68 |  |  |  |  |  |  |
| 18  | Drew House     | Residential    | Townsend  | 13         | 6       | 33 10 336 070 60208 | 0.55   |  |  |  |  |  |  |
| 19  | Home           | Farm           | Townsend  | 13         | 4,5     | 33 10 336 070 61500 | 147.9  |  |  |  |  |  |  |
| 20  | Home           | Residential    | Townsend  | 13         | 4,5     | 33 10 336 070 61500 | 147.9  |  |  |  |  |  |  |
| 21  | Home - Tatarka | Farm           | Townsend  | 13         | 4       | 33 10 336 070 62400 | 23.5   |  |  |  |  |  |  |
| 22  | Kotchman       | Farm           | Townsend  | 14         | 7,8     | 33 10 336 070 71400 | 134.06 |  |  |  |  |  |  |
| 23  | Cull Owned     | Farm           | Townsend  | 14         | 10,11   | 33 10 336 070 73100 | 133.33 |  |  |  |  |  |  |
| 24  | Crabbe         | Farm           | Townsend  | 14         | 4,5     | 33 10 336 070 82400 | 128.14 |  |  |  |  |  |  |
| 25  | Wainfleet      | Farm           | Woodhouse | 6          | 6       | 33 10 337 010 19500 | 47.27  |  |  |  |  |  |  |
| 26  | Fedusenko      | Farm           | Woodhouse | 6          | 5,6     | 33 10 337 010 20005 | 140.74 |  |  |  |  |  |  |
| 27  | Grohs          | Farm           | Townsend  | 13         | 7,8     | 33 10 336 070 59500 | 147.33 |  |  |  |  |  |  |
| 28  | Shrubbs        | Farm           | Townsend  | 14         | 10      | 33 10 336 070 72600 | 24     |  |  |  |  |  |  |
| 29  | Richardson     | Farm           | Woodhouse | 5          | 5,6     | 33 10 337 010 21100 | 158.16 |  |  |  |  |  |  |
| 30  | Waddle         | Farm           | Woodhouse | 6          | 7       | 33 10 337 020 09300 | 44     |  |  |  |  |  |  |

|    |             |      |           |       |     |                     |       |  |  |
|----|-------------|------|-----------|-------|-----|---------------------|-------|--|--|
| 31 | Cul Windham | Farm | Windham   | 13    | 1,2 | 33 10 403 025 12050 | 81.16 |  |  |
| 32 | Vasko       | Farm | Woodhouse | 6     | 13  | 33 10 337 020 01700 | 89.28 |  |  |
| 33 | Young       | Farm | Townsend  | 14,15 | 14  | 33 10 336 080 62950 | 83.85 |  |  |
| 34 | McEown      | Farm | Woodhouse | 6     | 8   | 33 10 337 020 00800 | 46    |  |  |



Townsend

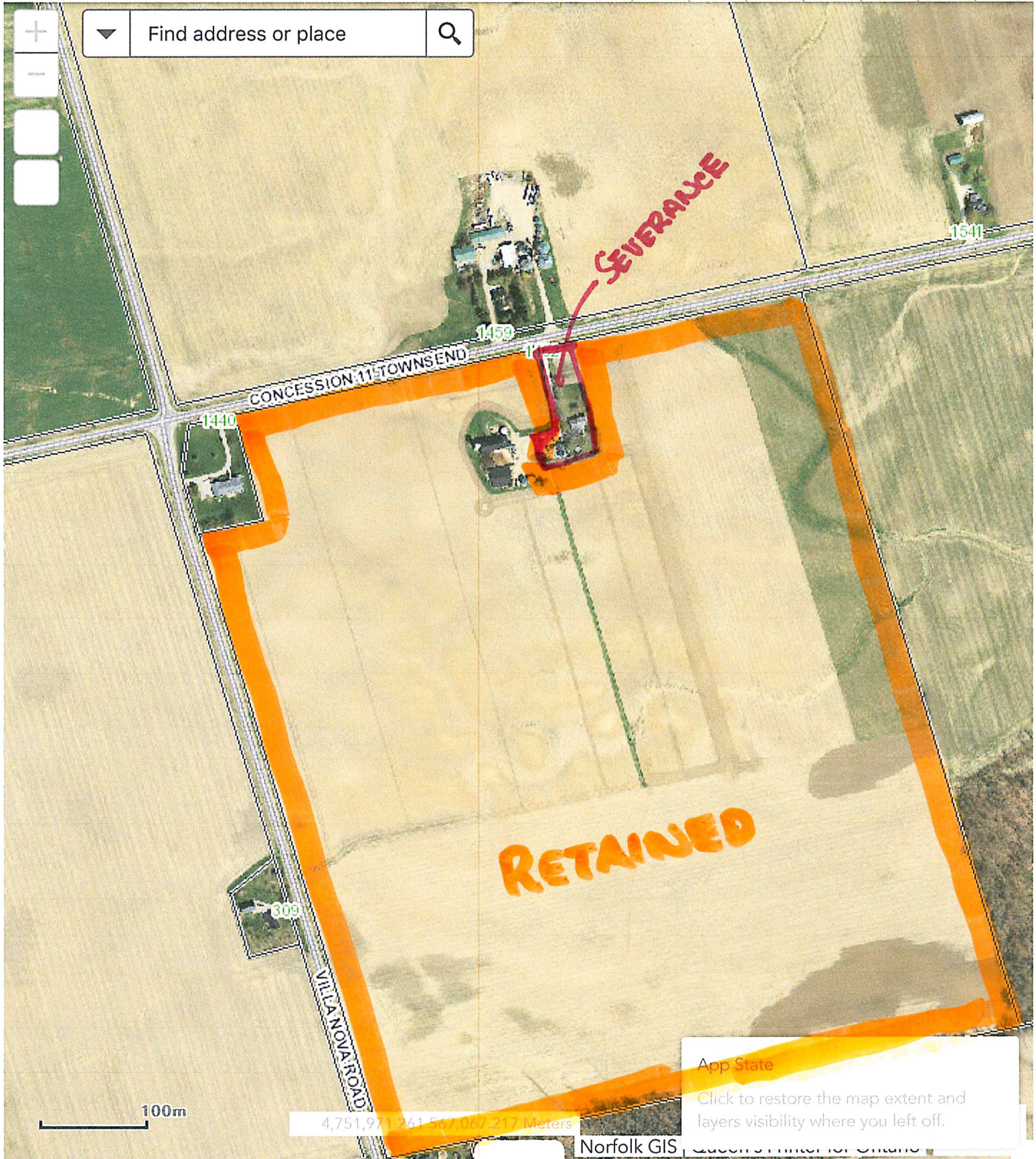
336 080 02000  
103.73 ac

Lot 19 Con 11  
Parcel 8-10 Section D2  
2019-08-30, 10:26 AM




COMMUNITY WEB MAP

Norfolk County





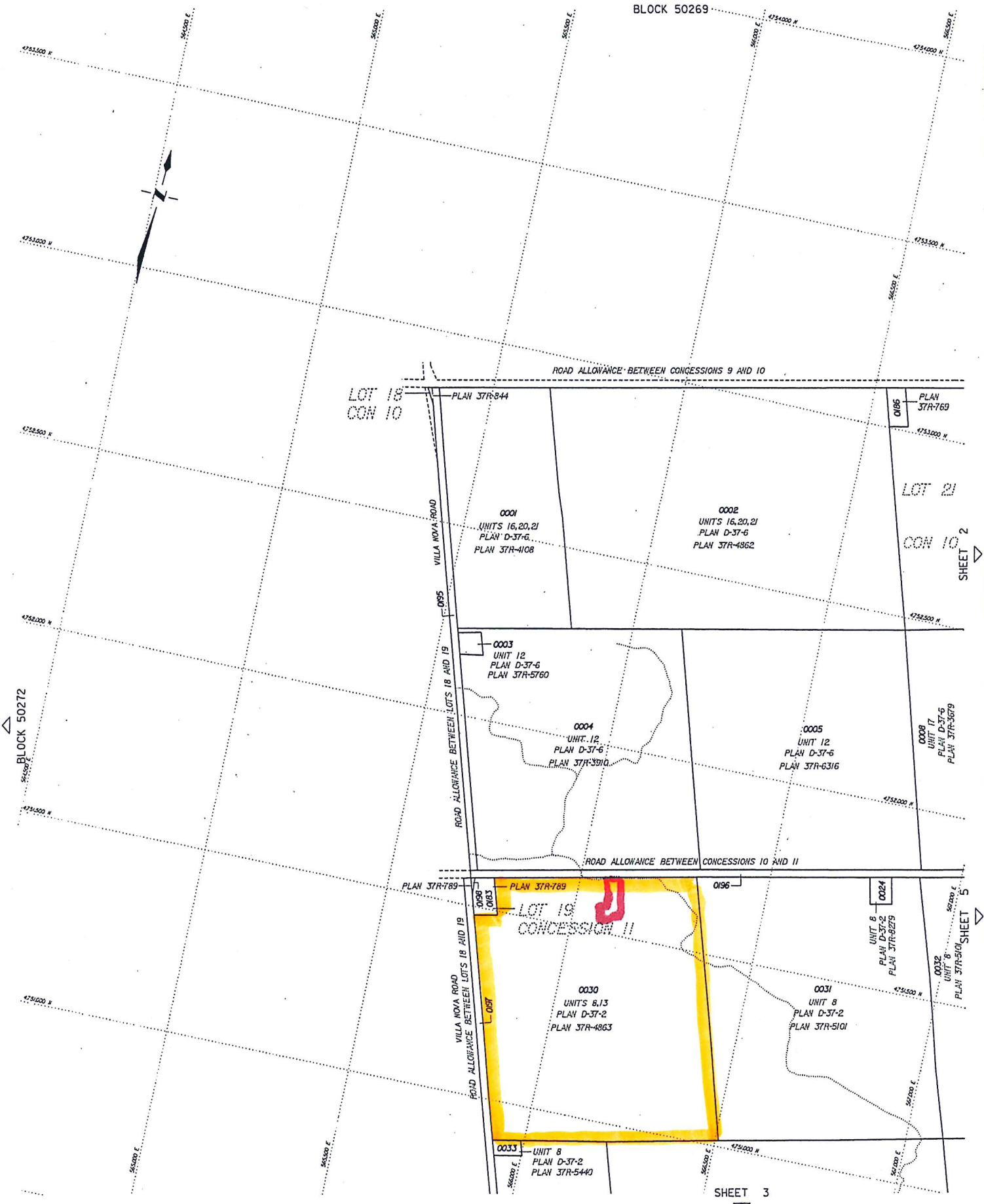
 COMMUNITY WEB MAP

Norfolk Coun

</



BLOCK 50269



BLOCK 50272

SHEET 2

SHEET 5

SHEET 3

BLOCK 50270

SCALE: 1 : 750  
JEWITT AND DIXON LTD.  
MAY 23, 2019

[illegible]

Approx.  
Septic  
Area

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

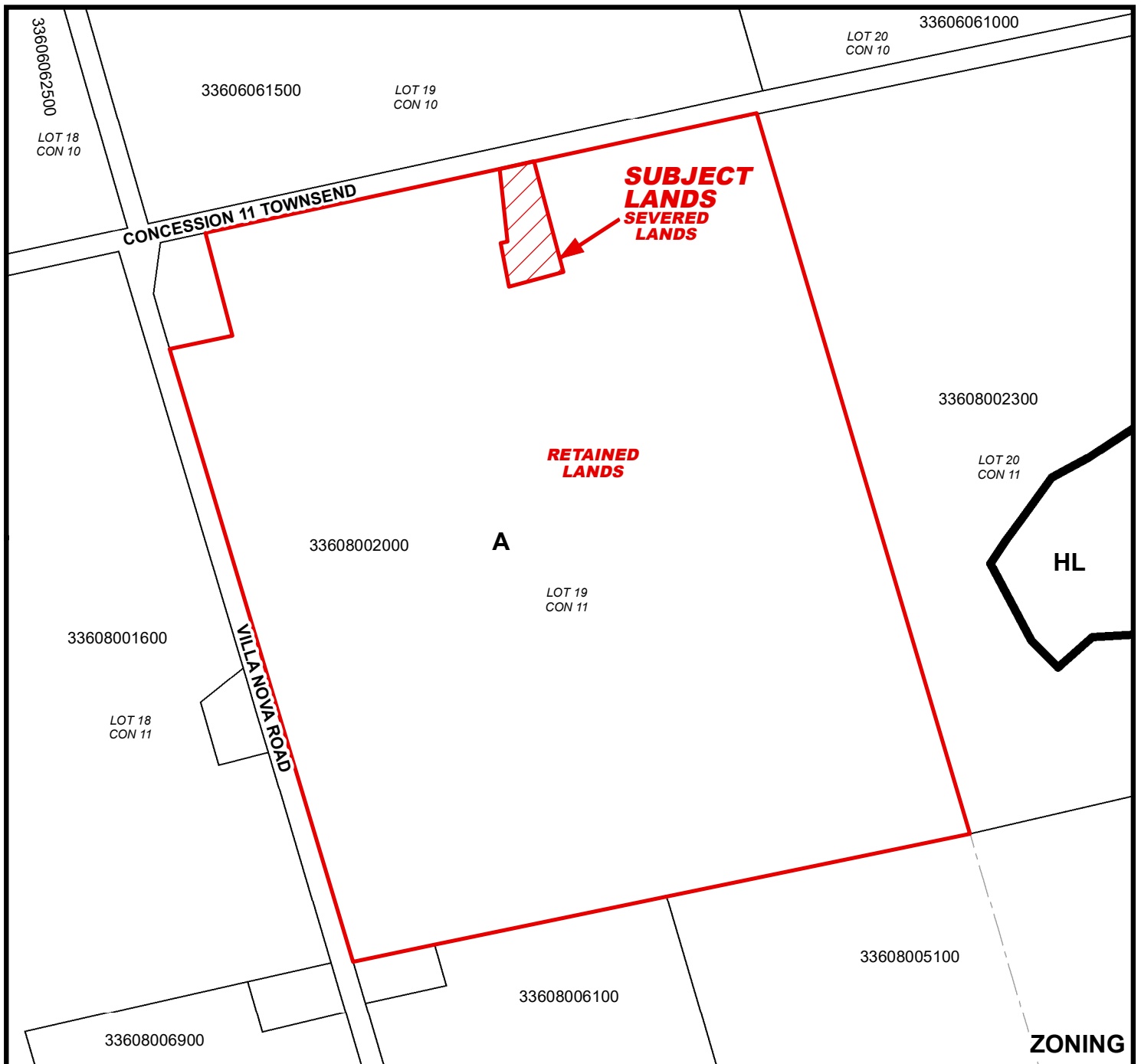
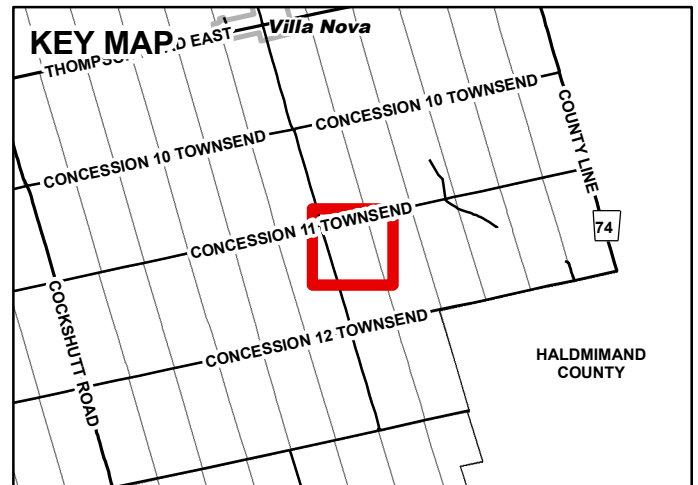
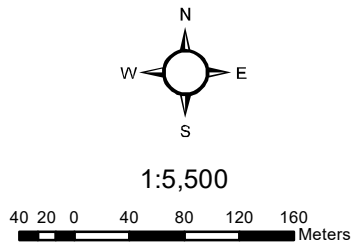
PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

JOB # 19-2207 LEMERY

# MAP 1

## File Number: BNPL2019312

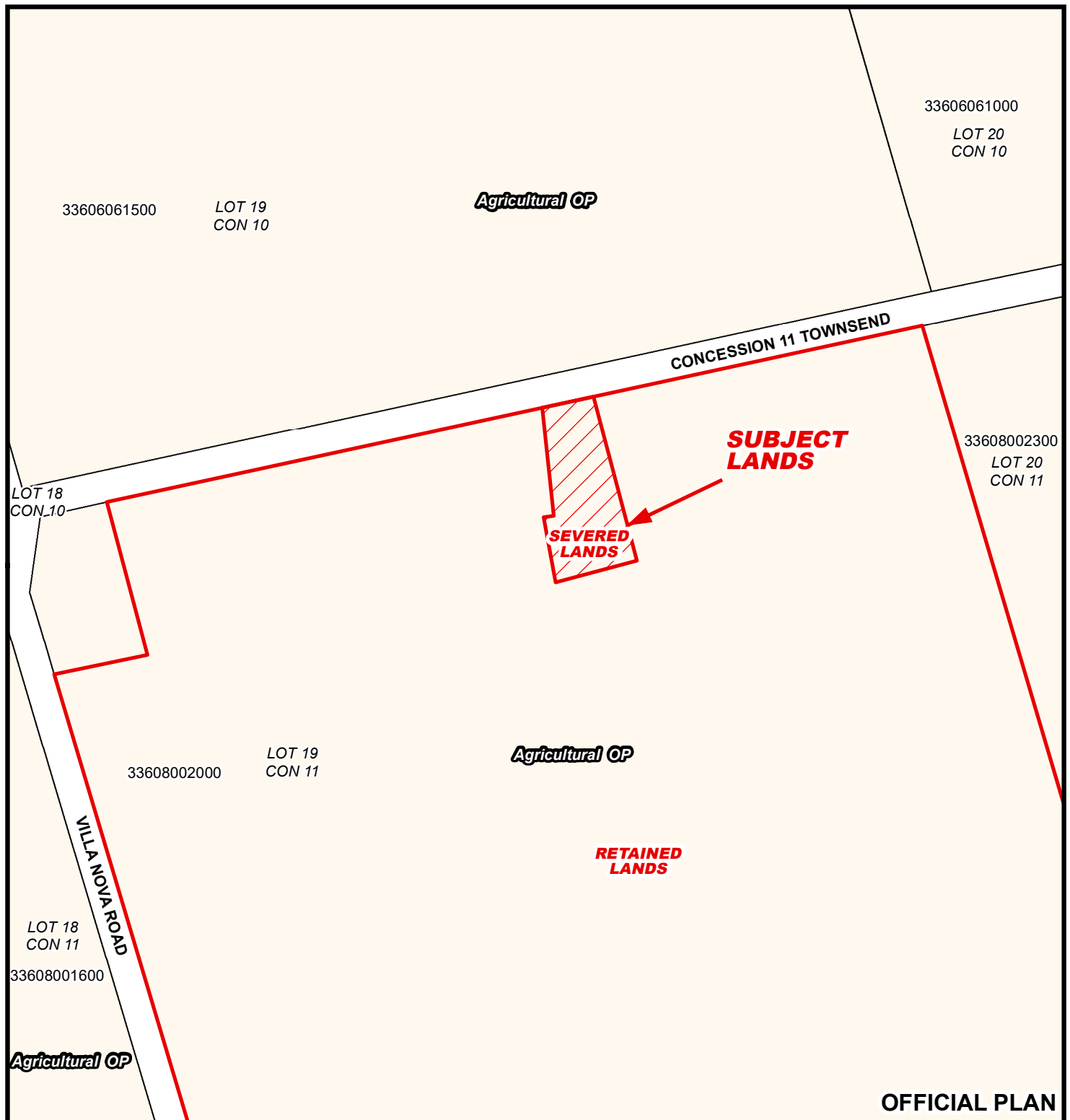
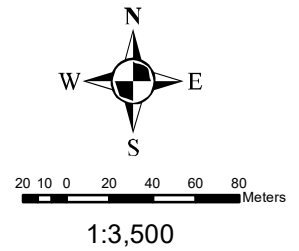
Geographic Township of  
**TOWNSEND**



## MAP 2

File Number: BNPL2019312

Geographic Township of TOWNSEND

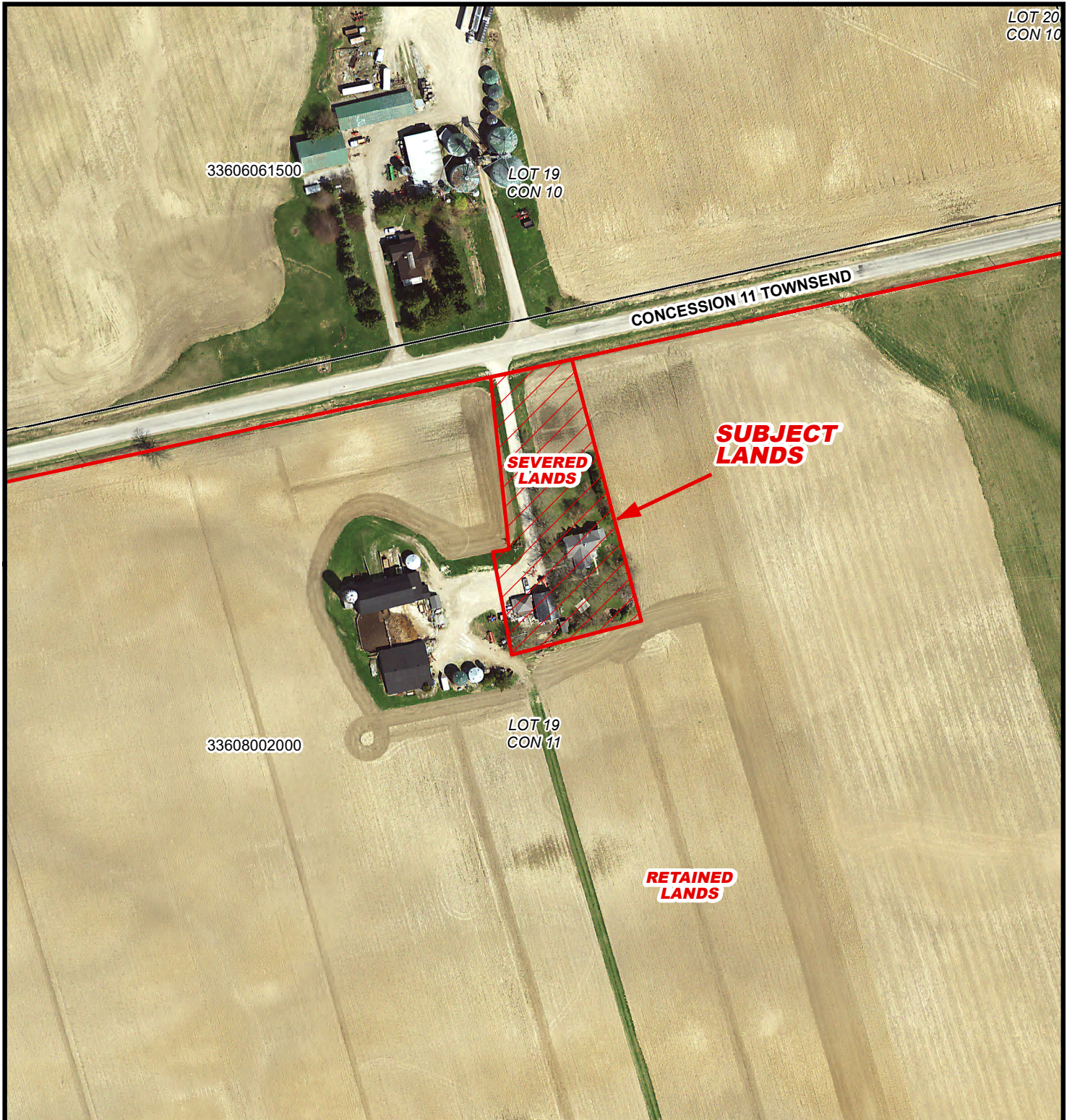
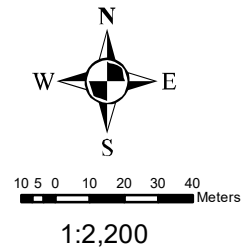




# MAP 3

File Number: BNPL2019312

Geographic Township of TOWNSEND

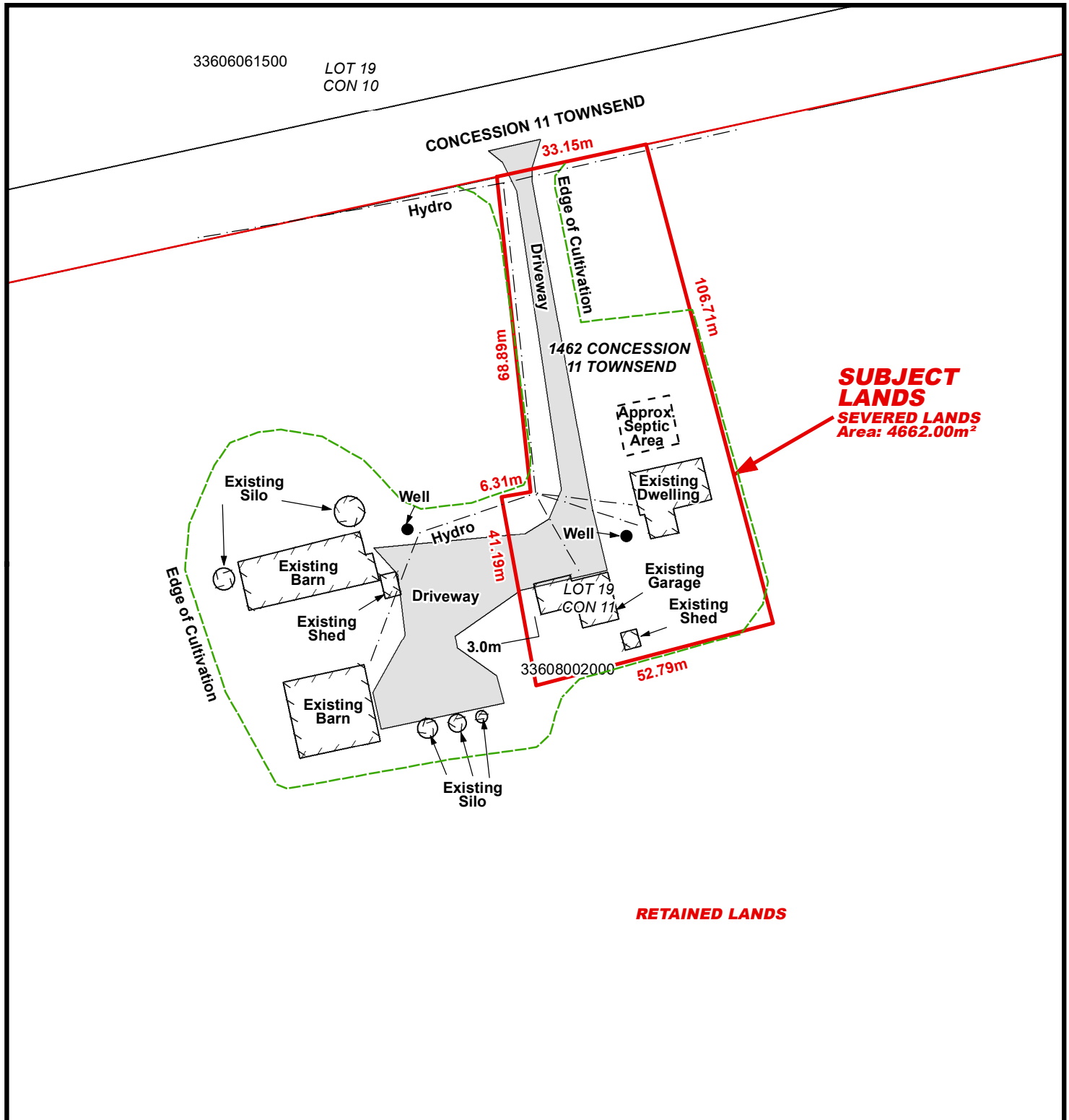
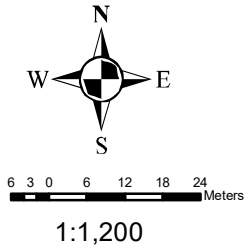




# MAP 4

File Number: BNPL2019312

Geographic Township of TOWNSEND



# LOCATION OF LANDS AFFECTED

File Number: BNPL2019312

Geographic Township of TOWNSEND

