

SEVERANCE

For Office Use Only:

File Number

BNPL 2020146

Related File Number

AKPL 2020147

Pre-consultation Meeting

Application Submitted

Complete Application

JULY 29, 2020

Application Fee

3301.⁰⁰

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

SCOTT WILSON

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: 49306025600

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 Concession 14 (Townsend) Road

Town and Postal Code

Simcoe, ON N3Y 4K3

Phone Number

519-426-5784

Cell Number

Email

brett@schuylerfarms.ca

Name of Applicant

same as above

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent David Roe, Civic Planning Solutions Inc.
Address 599 Larch Street
Town and Postal Code Delhi, ON N4B 3A7
Phone Number 519-582-1174
Cell Number 519-983-8154
Email civicplanningsolutions@nor-del.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 agent noted above.

☐ Owner ☒ Agent ☐ Applicant

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

None

B. Location, Legal Description and Property Information

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

CHAR PLAN 29B, BLK 19, LOTS 7 & 8

Municipal Civic Address: 43 Lamport St

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:

Agricultural cash crop: corn and beans

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:

House, shop and garden shed

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.

n/a

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:

nothing new

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:

9. Existing use of abutting properties:

Residential and Agricultural (no livestock barns)

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, m² or %

Lot frontage	20.1 m + 202m	
Lot depth	358m	
Lot width	430m	
Lot area	24.75ac	
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:	20.1m
Depth:	80m
Width:	109.5m
Lot Area:	1.8ac, 7308m ²
Present Use:	Agricultural
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: 202m
Depth: 430m
Width: 358m
Lot Area: 22.9ac, 9.26ha
Present Use: Agricultural
Proposed Use: Agricultural
Buildings on retained land: none

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: Schuyler Farms Limited
Roll Number: 493-060-25600-0000
Total Acreage: 24.75ac
Workable Acreage: 22.9ac
Existing Farm Type: (for example: corn, orchard, livestock) cash crop, corn & beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2002

Owners Name: Schuyler Farms Limited
Roll Number: 33607061500
Total Acreage: 62ac
Workable Acreage: 60ac
Existing Farm Type: (for example: corn, orchard, livestock) apples & cherries
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1940's

Owners Name: Schuyler Farms Limited
Roll Number: 33607062400
Total Acreage: 110.3ac
Workable Acreage: 105ac
Existing Farm Type: (for example: corn, orchard, livestock) apples , cherries
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1940's

Owners Name: Schuyler Farms Limited
Roll Number: 33607060300
Total Acreage: 48.28ac
Workable Acreage: 47ac
Existing Farm Type: (for example: corn, orchard, livestock) apples , cherries
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:
Knowledge of owner

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:

no change in use proposed

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:

not within a source water protection area

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)
-

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order

- ☐ Communal system
☐ Other (describe below)
-

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches
-

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road

- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

Lamport St. and Fishers Glen 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?

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

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. 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

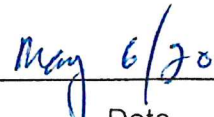
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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



Date

J. Owner's Authorization

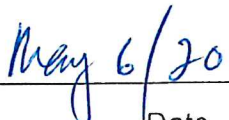
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

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

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



Owner



Date

Owner

Date

K. Declaration

I, Schuyler Farms Limited 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:

Geographic Town of Sincere


Owner/Applicant/Agent Signature

In County of Norfolk

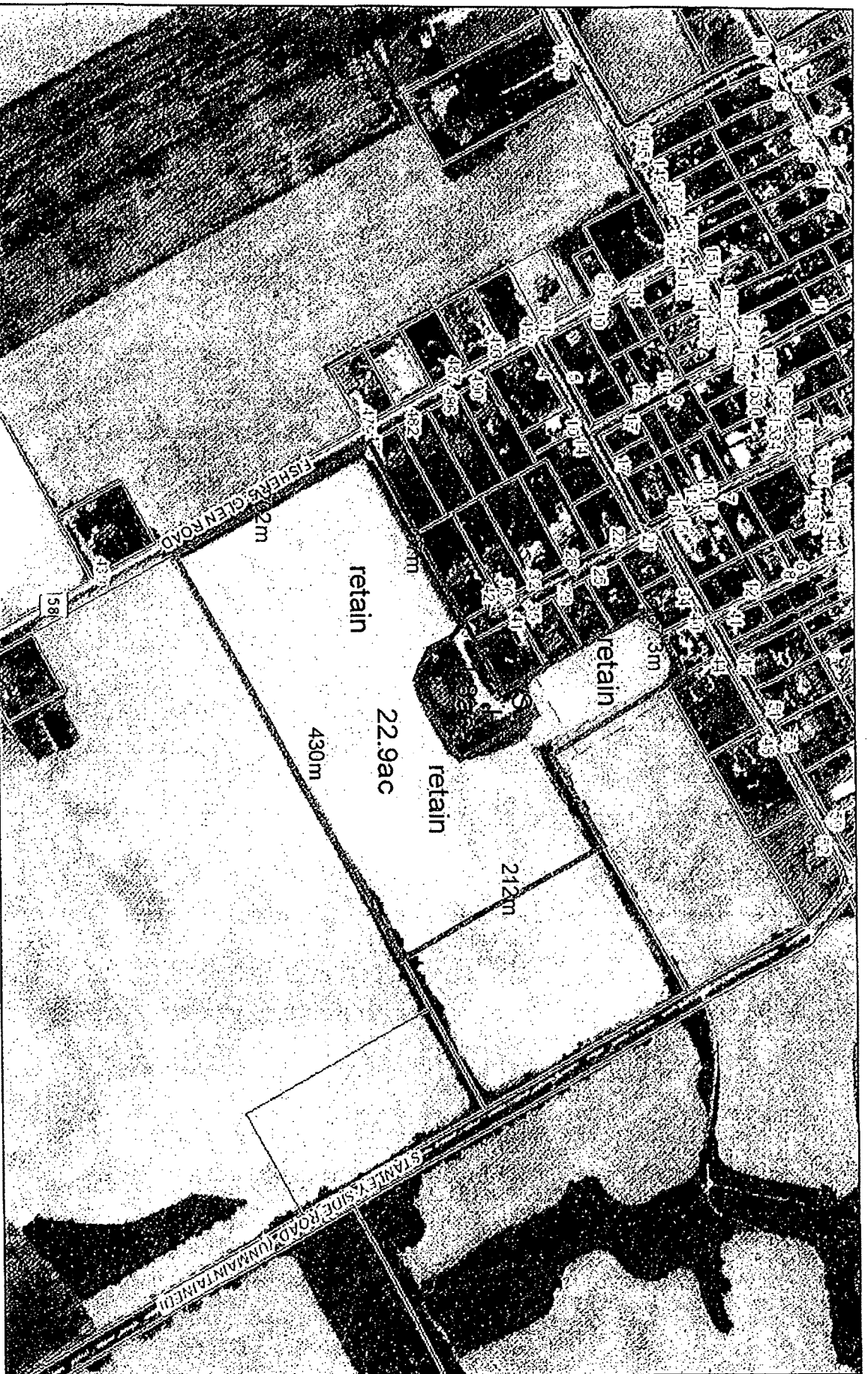
This 6th day of May

A.D., 2020



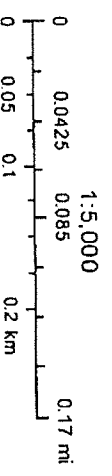
A Commissioner, etc.

MAP NORFOLK - Community Web Map



4/30/2020, 10:51:36 AM

- ☐ Land Parcels
- ☐ Plan Lines
- ☐ DraftPlan



Queen's Printer for Ontario
Norfolk GIS

MAP NORFOLK - Community Web Map

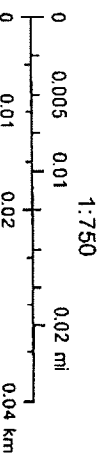


4/30/2020, 10:33:22 AM

☐ Land Parcels

☐ Plan Lines

☐ DraftPlan



Queen's Printer for Ontario
Norfolk GIS

Schuyler Farms Limited

They are family farm operation. They grow grains, oil seeds, apples and sour cherries. They also raise sheep. They own the Norfolk Cherry Company and are associated with the Norfolk Fruit Growers Association.

Property Summary - Schuyler Farms Limited

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 Mesels	Farm	Woodhouse	6	7	33 10 337 020 08600	48.93
4 T. Frost	Farm	Windham	13	5,6	33 10 403 025 10900	60.57
5a Cull/Boil	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 Sonnenville	Farm	Townsend	14	12	33 10 336 070 73700	67.05
8 Cull/Boil	Farm	Townsend	14	8	33 10 336 070 71600	97.05
9 Cull/Boil	Farm	Townsend	14	8,9	33 10 336 070 71650	27
10 Cull/Boil	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 Rajkowski	Farm	Woodhouse	6	4	33 10 337 010 20300	48.16
13 Rajkowski	Farm	Woodhouse	6	6	33 10 336 070 31300	3.57
14 Malo Pond	Farm	Townsend	12	5	33 10 336 070 33000	47.13
15 Malo	Farm	Townsend	12	9,10	33 10 336 070 58300	198.97
16 Lor/Ow/ikel	Farm	Townsend	13	7	33 10 336 070 59000	57.45
17 Woolley	Farm	Townsend	13	6	33 10 336 070 60100	116.68
18a Gazda	Farm	Townsend	13	6	33 10 336 070 60100	1
19 Gazda	Commercial	Townsend	13	6	33 10 336 070 60200	0.55
20 Drew House	Residential	Townsend	13	6	33 10 336 070 61500	147.9
21a Home	Farm	Townsend	13	4,5	33 10 336 070 61500	1
22a Home	Residential	Townsend	13	4,5	33 10 336 070 62400	23.5
23a Home - Talarka	Farm	Townsend	13	4	33 10 336 070 71400	133.06
24a Home - Talarka	Farm	Townsend	14	7,8	33 10 336 070 71400	1
25a Home - Talarka	Farm	Townsend	14	7,8	33 10 336 070 71400	1
26a Home - Talarka	Farm	Townsend	14	10,11	33 10 336 070 73100	139.68
27a Home - Talarka	Farm	Townsend	14	10,11	33 10 336 070 73100	1
28a Home - Talarka	Farm	Townsend	14	4,5	33 10 336 070 82400	133.35
29a Home - Talarka	Farm	Townsend	14	6	33 10 337 010 19500	47.27
30a Home - Talarka	Farm	Woodhouse	6	5,6	33 10 337 010 20005	140.74
31a Home - Talarka	Farm	Woodhouse	6	5	33 10 336 070 60300	24.4
32a Home - Talarka	Farm	Townsend	13	5	33 10 336 070 52000	24.24
33a Home - Talarka	Farm	Townsend	13	7,8	33 10 336 070 59500	143.79
34a Home - Talarka	Farm	Townsend	13	7,8	33 10 336 070 59520	2.62
35a Home - Talarka	Farm	Townsend	14	10	33 10 336 070 72600	24.13
36a Home - Talarka	Farm	Woodhouse	6	7	33 10 337 010 21100	160.6
37a Home - Talarka	Farm	Woodhouse	6	7	33 10 337 020 09300	44
38a Home - Talarka	Farm	Townsend	13	1,2	33 10 403 025 12050	81.16
39a Home - Talarka	Farm	Windham	14	14,15	33 10 336 080 62850	83.85
40a Home - Talarka	Farm	Woodhouse	6	13	33 10 337 020 01700	88.24
41a Home - Talarka	Farm	Woodhouse	6	13	33 10 337 020 01710	49.03
42a Home - Talarka	Farm	Woodhouse	6	8	33 10 337 020 00800	1
43a Home - Talarka	Farm	Woodhouse	6	8	33 10 337 020 00800	51.58
44a Home - Talarka	Farm	Townsend	12	6	33 10 336 070 31000	1
45a Home - Talarka	Farm	Townsend	12	6	34 10 336 070 31000	99.13
46a Home - Talarka	Farm	Woodhouse	6	11	337 020 07900	0.57
47a Home - Talarka	Farm	Woodhouse	6	11	337 020 07910	109.68
48a Home - Talarka	Farm	Townsend	14	15,16	33 10 336 080 60900	1
49a Home - Talarka	Farm	Townsend	14	15,16	33 10 336 080 60900	0.84
50a Home - Talarka	Farm	Townsend	14	15	33 10 336 080 62100	91.09
51a Home - Talarka	Farm	Townsend	14	19	33 10 336 080 65800	66.13
52a Home - Talarka	Farm	Townsend	14	19	33 10 336 080 55900	24.96
53a Home - Talarka	Farm	Townsend	14	19	33 10 336 080 55902	67.73
54a Home - Talarka	Farm	Townsend	14	19	28 10 339 080 42100	

3004 ac.

Total

Railway

No.	Farm	Township	Concession	Lot	Roll Number	
1	Railway	Townsend	?	?	33 10 336 990 01000	35.22
2	Railway	Walpole	8	1 to 3	28 10 332 005 00199	12.38
3	Railway	Townsend	14	7	33 10 336 070 71490	1.14

Cherry Company

No.	Farm	Township	Concession	Lot	Roll Number	
Jackson	Farm	Townsend	12	8	33 10 336 070 28100	52.28
Benko	Farm	Townsend	12	8	33 10 336 070 27800	20.85
Benko	Farm	Townsend	12	9	33 10 336 070 27600	39.74
Cherry Plant	Farm	Townsend	12	7.8	33 10 336 070 28200	17.20
Cherry Plant	Industrial	Townsend	12	7.8	33 10 336 070 28200	17.20
Cherry Plant	Commercial	Townsend	12	7.8	33 10 336 070 28200	17.20
Malo	Farm	Townsend	12	8.9	33 10 336 070 28500	25.00
Gravel Pit	Farm	Townsend	12	8	33 10 336 070 27910	1.25
Gravel Pit	Farm	Townsend	12	8	33 10 336 070 27930	1.56
Vacant Lot	Residential	Townsend	12	8	33 10 336 070 27920	2.18
Vacant Lot	Residential	Townsend	12	8	33 10 336 070 27805	

Note 1 - Changed from a combined industrial commercial to straight industrial. The value of 1,250,000 stated on the notice is inconsistent with the summation of 709,760 + 234,180 = 943,940 a difference of 306,060.

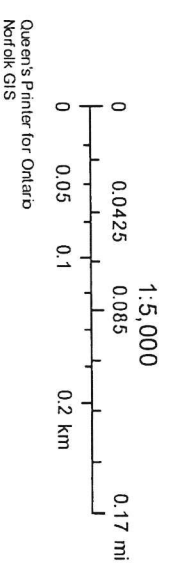
Note 2 - Combined value in 2008 is 1,502,500. On the 2012 statement, the 2008 value is 1,305,000 and the 2012 value is 1,410,000

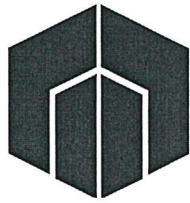
MAP NORFOLK - Community Web Map



4/30/2020, 10:51:36 AM

- ☐ Land Parcels
- ☐ Plan Lines
- ☐ DraftPlan





Brimage
LAW GROUP

May 6, 2020

HAND-DELIVERED

NORFOLK COUNTY
RECEIVED

MAY 07 2020

DEVELOPMENT AND
CULTURAL SERVICES

Committee of Adjustment
Norfolk County
185 Robinson Street, Suite 200
SIMCOE, ON N3Y 5L6

Attention: Sherry Mott


Dear Madam:

Re: Schuyler Farms Limited
Part Lots 7 & 8, Block 19, Plan 29B
43 Lamport Street, Vittoria, ON

We are enclosing herewith the Application for Surplus Farm Dwelling Severance and Zoning By-law Amendment in the above-noted matter along with our firm's trust cheque payable to Norfolk County in the amount of \$3,301.00.

We are,

Yours very truly,
BRIMAGE LAW GROUP


W. Michael Wiebe
WMW/be
Encl.

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF

LOT 7, BLOCK 19

IN THE GEOGRAPHIC

TOWNSHIP OF CHARLOTTEVILLE

IN

NORFOLK COUNTY

SCALE: 1 : 750

JEWITT AND DIXON LTD.

JUNE 23, 2020

BLOCK 5, R.P. 1096

-x-x-x-

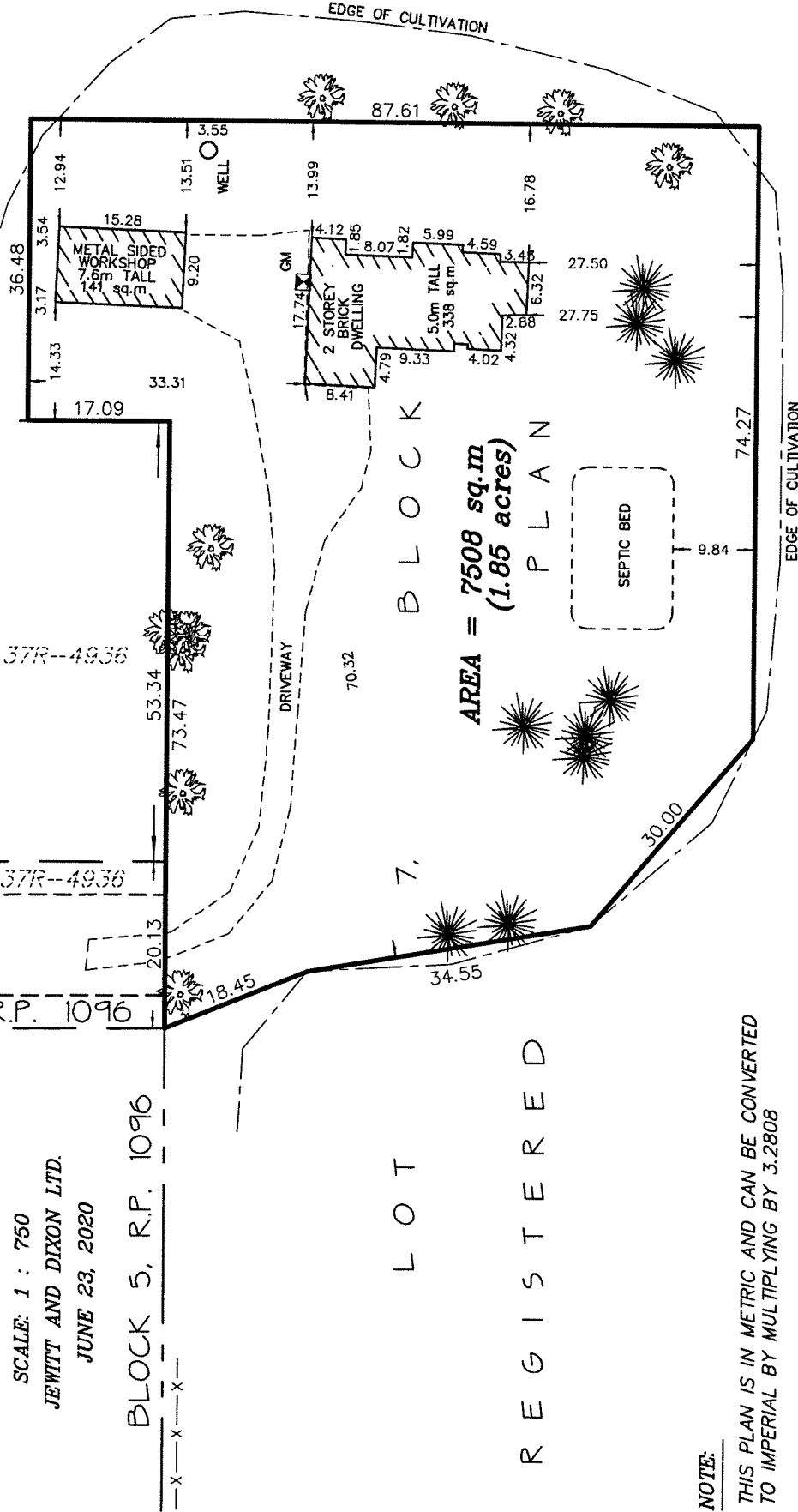
LOT 8,
PART 5, PLAN 37R-4936
LOT 7,
PART 8, PLAN 37R-4936
BLOCK B, R.P. 1096

B L O C K

19

L O T

9



AREA = 7508 sq.m
(1.85 acres)

R E G I S T E R E D

29 - B

19

NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

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

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9

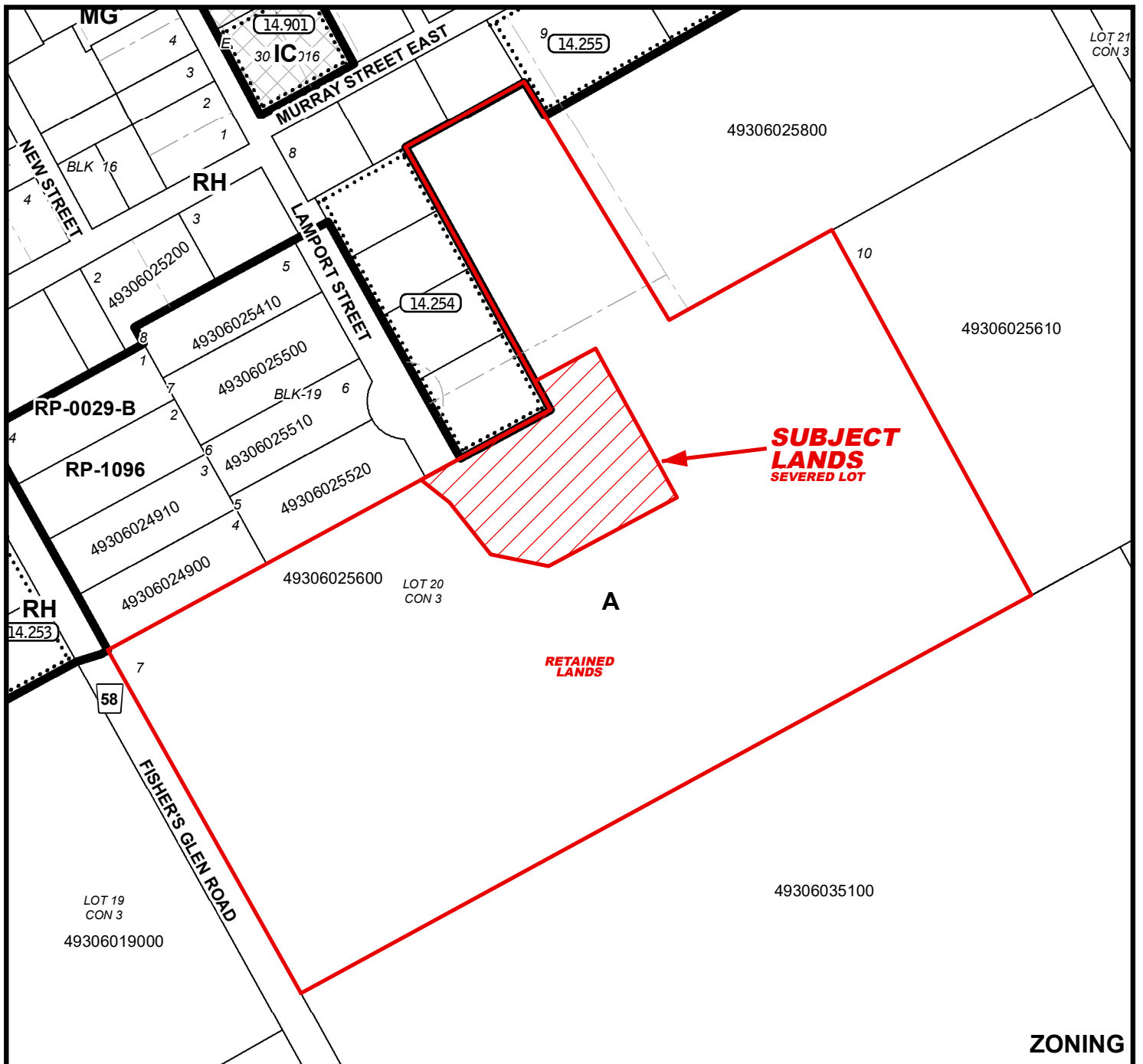
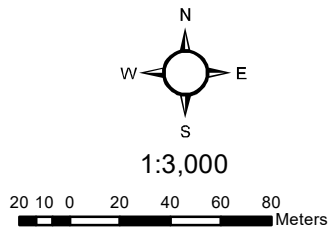
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034

E-mail: surveyors@amtelecom.net

JOB # 19-2293 CLIENT : KELLER

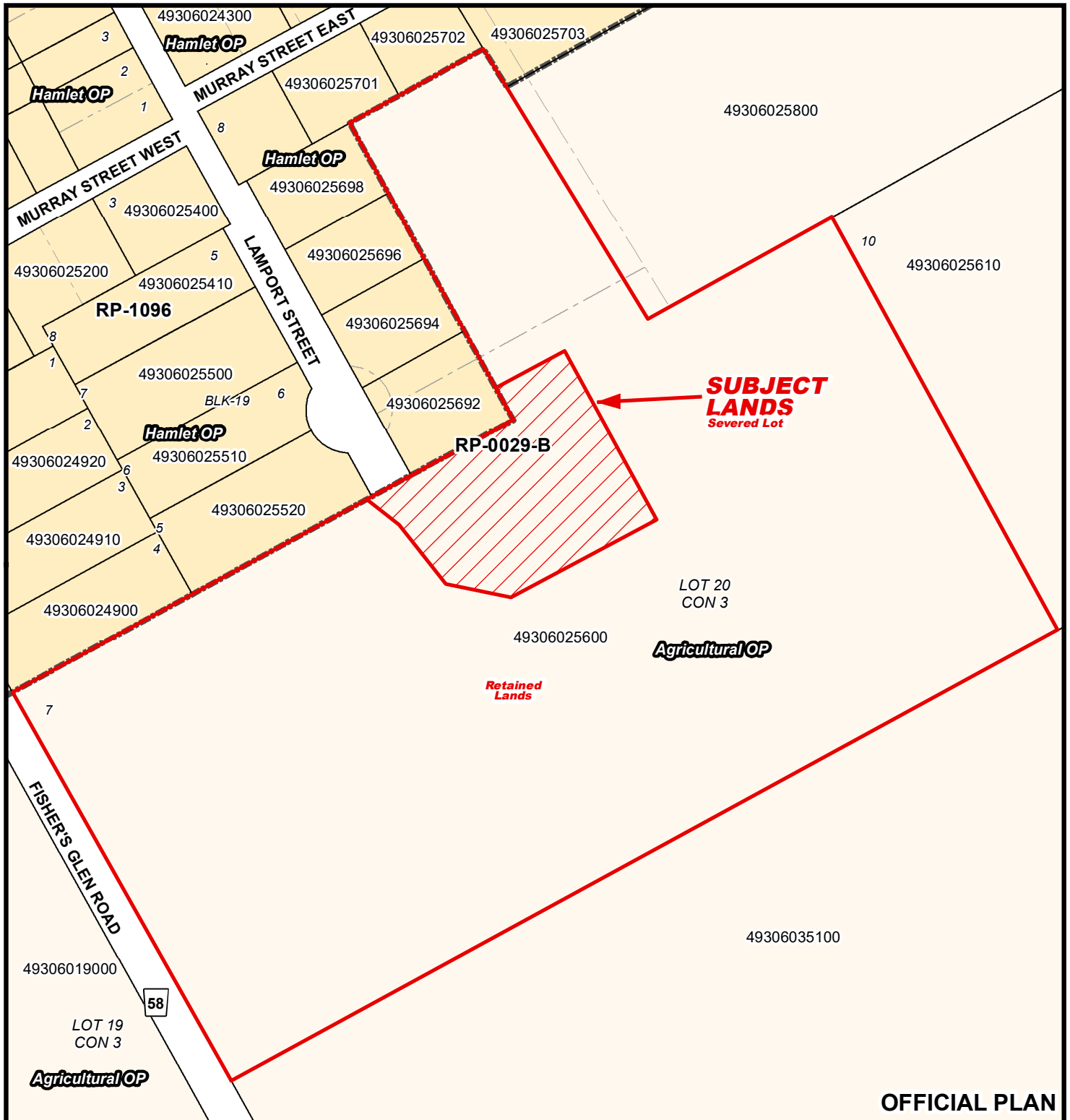
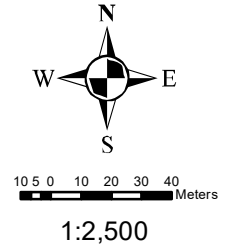
MAP 1
**File Number: BNPL2020146 &
ANPL2020147**
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: BNPL2020146 & ANPL2020147

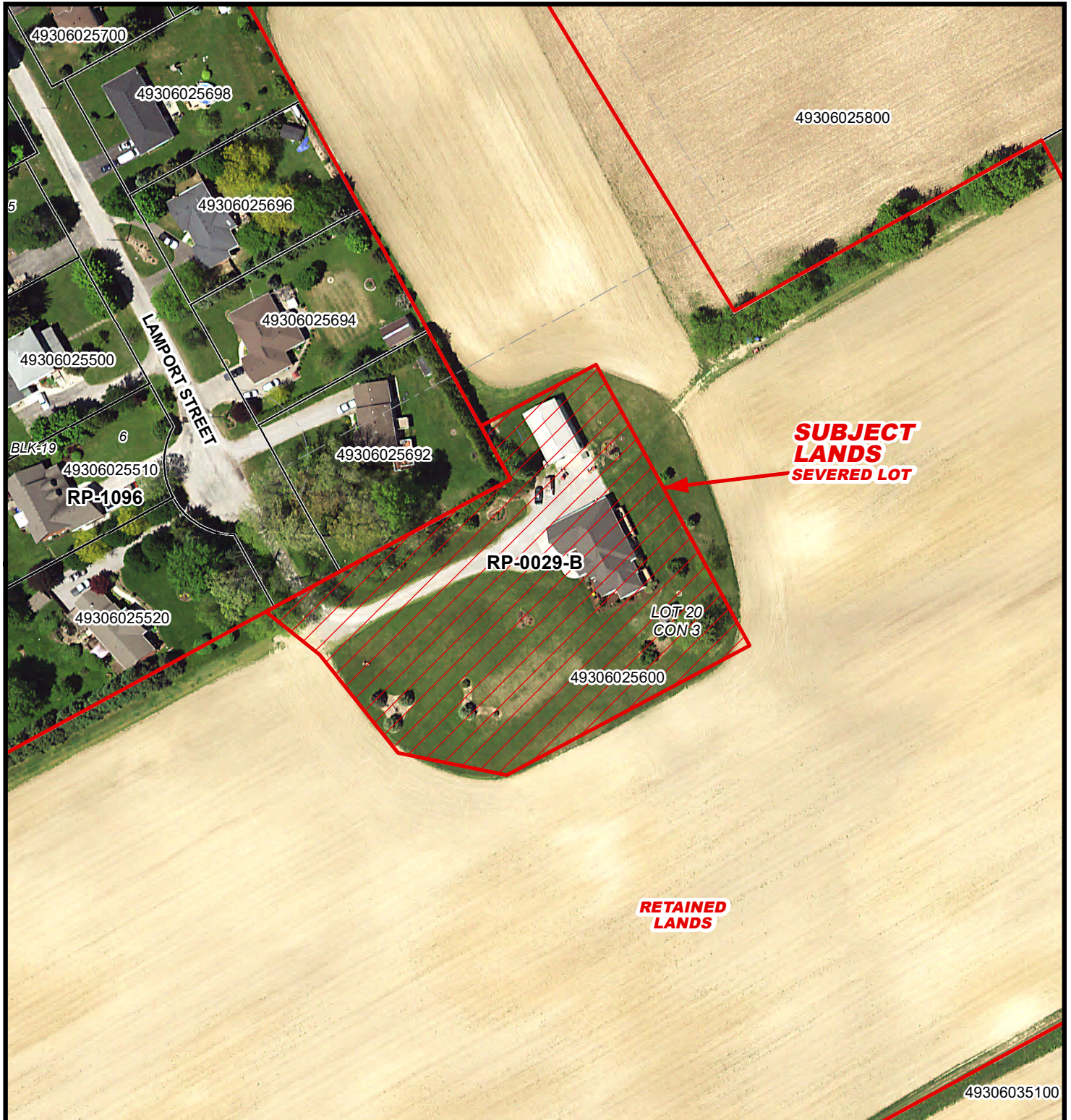
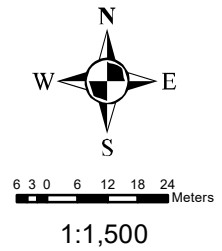
Geographic Township of CHARLOTTEVILLE



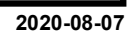
MAP 3

File Number: BNPL2020146 & ANPL2020147

Geographic Township of CHARLOTTEVILLE



Geographic Township of CHARLOTTVILLE



LOCATION OF LANDS AFFECTED

File Number: BNPL2020146 & ANPL2020147

Geographic Township of CHARLOTTEVILLE

