

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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: 336 070 60100

A. Applicant Information

Name of Owner Schuyler Farms Limited c/o Brett Schuyler

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 336 Concession 13 Townsend
Town and Postal Code Simcoe, Ontario N3Y 4K4
Phone Number _____
Cell Number 519-427-9696
Email brett@schuylerfarms.ca

Name of Applicant Same as owner

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of 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:

Bank of Montreal, Corporate Finance Division - Diversified Industries
100 King Street West, 18th Floor, Toronto, Ontario M5X 1A1

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 6, CONCESSION 13 TOWNSEND, PART 1, PLAN 37R5062; NORFOLK COUNTY

Municipal Civic Address: 1481 Blueline Road, Simcoe, Ontario

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 and single-family 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:

Severed lands - grain elevators

Retained lands - single-family dwelling and barns

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:

N/A

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:

N/A

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

9. Existing use of abutting properties:

Agricultural and single-family residential

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	840m (Blueline Road)	30m	12.1.2(b)(i)	565m	NIL
Lot depth	Irregular				N/A
Lot width	Irregular				N/A
Lot area	50.86ha	40ha	12.1.2(a)(i)	46.19ha	NIL
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other	N/A (Lot not yet severed)	40ha	12.1.2.(a)(i)	4.67ha	35.33ha

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

The proposed severed lot will be approximately 4.67ha which is below the 40ha minimum

lot size required by section 12.1.2(a)(i) of the Zoning By-Law.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 275m

Depth: 170m

Width: 275m

Lot Area: 4.67ha

Present Use: Agricultural

Proposed Use: Agricultural

Proposed final lot size (if boundary adjustment): N/A

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

Description of land intended to be retained in metric units:

Frontage: 565m

Depth: Irregular

Width: Irregular

Lot Area: 46.19ha

Present Use: Agricultural and single-family residential

Proposed Use: Agricultural and single-family residential

Buildings on retained land: Single-family dwelling and barns

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: N/A

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: N/A
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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

D. All Applications: 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. All Applications: 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:

Severance of existing grain elevators - no new development 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:

Severance of existing grain elevators - no new development proposed

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. All Applications: 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. All Applications: 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
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands:

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

Blueline Road

G. All Applications: 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:

- ☐ 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

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.


 _____ Nathan Kolomaya Owner/Applicant/Agent Signature	2025/07/30 _____ 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 Brett Schuyler, President,
Schuyler Farms Limited 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.

 _____ Brett Schuyler Owner	2025/07/29 _____ 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


Nathan Kolomaya
Owner/Applicant/Agent Signature

In the Province of Ontario

This 30th day of July,

A.D., 2025



A Commissioner, etc.

Elizabeth Correia, a Commissioner, etc.,
Province of Ontario,
for Brimage Law Group.
Expires May 8, 2026.



Ministry of Public and
Business Service Delivery

Profile Report

SCHUYLER FARMS LIMITED as of July 30, 2025

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SCHUYLER FARMS LIMITED
Ontario Corporation Number (OCN)	5025156
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Amalgamation	February 28, 2020
Registered or Head Office Address	383 Concession 14 Townsend, Simcoe, Ontario, N3Y 4K3, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Minimum Number of Directors 1
Maximum Number of Directors 10

Active Director(s)

Name BRETT SCHUYLER
Address for Service 416 Concession 13 Townsend, Simcoe, Ontario, N3Y 4K3,
Canada
Resident Canadian Yes
Date Began February 28, 2020

Name RYAN SCHUYLER
Address for Service 337 Culver Road, Simcoe, Ontario, N3Y 4K3, Canada
Resident Canadian Yes
Date Began February 28, 2020

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

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Director/Registrar

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Active Officer(s)

Name

BRETT SCHUYLER

Position

President

Address for Service

416 Concession 13 Townsend, Simcoe, Ontario, N3Y 4K3,
Canada

Date Began

January 01, 2024

Name

RYAN SCHUYLER

Position

Secretary

Address for Service

337 Culver Road, Simcoe, Ontario, N3Y 4K3, Canada

Date Began

January 01, 2024

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Corporate Name History

Name

Effective Date

SCHUYLER FARMS LIMITED

February 28, 2020

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Amalgamating Corporations

Corporation Name
Ontario Corporation Number

SCHUYLER FARMS LIMITED
1782818

Corporation Name
Ontario Corporation Number

LINGWOOD FARMS LIMITED
1374134

Corporation Name
Ontario Corporation Number

NORFOLK CHERRY COMPANY LIMITED
1229044

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Active Business Names

Name	WOOLLEYS' LAMB
Business Identification Number (BIN)	310918636
Registration Date	June 08, 2021
Expiry Date	June 07, 2026
Name	WOOLLEY'S LAMB
Business Identification Number (BIN)	310911599
Registration Date	June 07, 2021
Expiry Date	June 06, 2026
Name	LINGWOOD FARMS
Business Identification Number (BIN)	300292869
Registration Date	March 12, 2020
Expiry Date	March 10, 2030
Name	NORFOLK CHERRY COMPANY
Business Identification Number (BIN)	300292836
Registration Date	March 12, 2020
Expiry Date	March 10, 2030

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Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

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Document List

Filing Name	Effective Date
Annual Return - 2024 PAF: BRETT SCHUYLER	January 24, 2025
Annual Return - 2023 PAF: RYAN SCHUYLER	February 13, 2024
Annual Return - 2022 PAF: RYAN SCHUYLER	June 02, 2023
Annual Return - 2021 PAF: Ryan SCHUYLER	October 26, 2022
Annual Return - 2019 PAF: MARSHALL MAX SCHUYLER - DIRECTOR	October 30, 2020
CIA - Notice of Change PAF: ROBERT S. FULLER - OTHER	September 10, 2020
CIA - Notice of Change PAF: ROBERT S. FULLER - OTHER	May 21, 2020
CIA - Initial Return PAF: ROBERT S. FULLER - OTHER	March 12, 2020
BCA - Articles of Amalgamation	February 28, 2020

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

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July 30th, 2025

Norfolk County
Planning Department
12 Gilbertson Drive,
Simcoe, Ontario N3Y 3N3

Attention: Committee of Adjustment Applications

Dear Madam or Sir:

RE: Schuyler Farms Limited
1481 Blueline Road, Simcoe

We are the solicitors for Schuyler Farms Limited.

The purpose of the application is to sever an existing grain elevator facility, being a parcel of approximately 4.67 hectares, and retain existing agricultural lands of approximately 46.19 hectares.

As the severed lands will be undersized relative to the Agricultural Zone minimum lot size, the application includes a minor variance to seek relief from this provision.

Please proceed to process this application and schedule it for the earliest possible Committee of Adjustment date.

Yours truly,

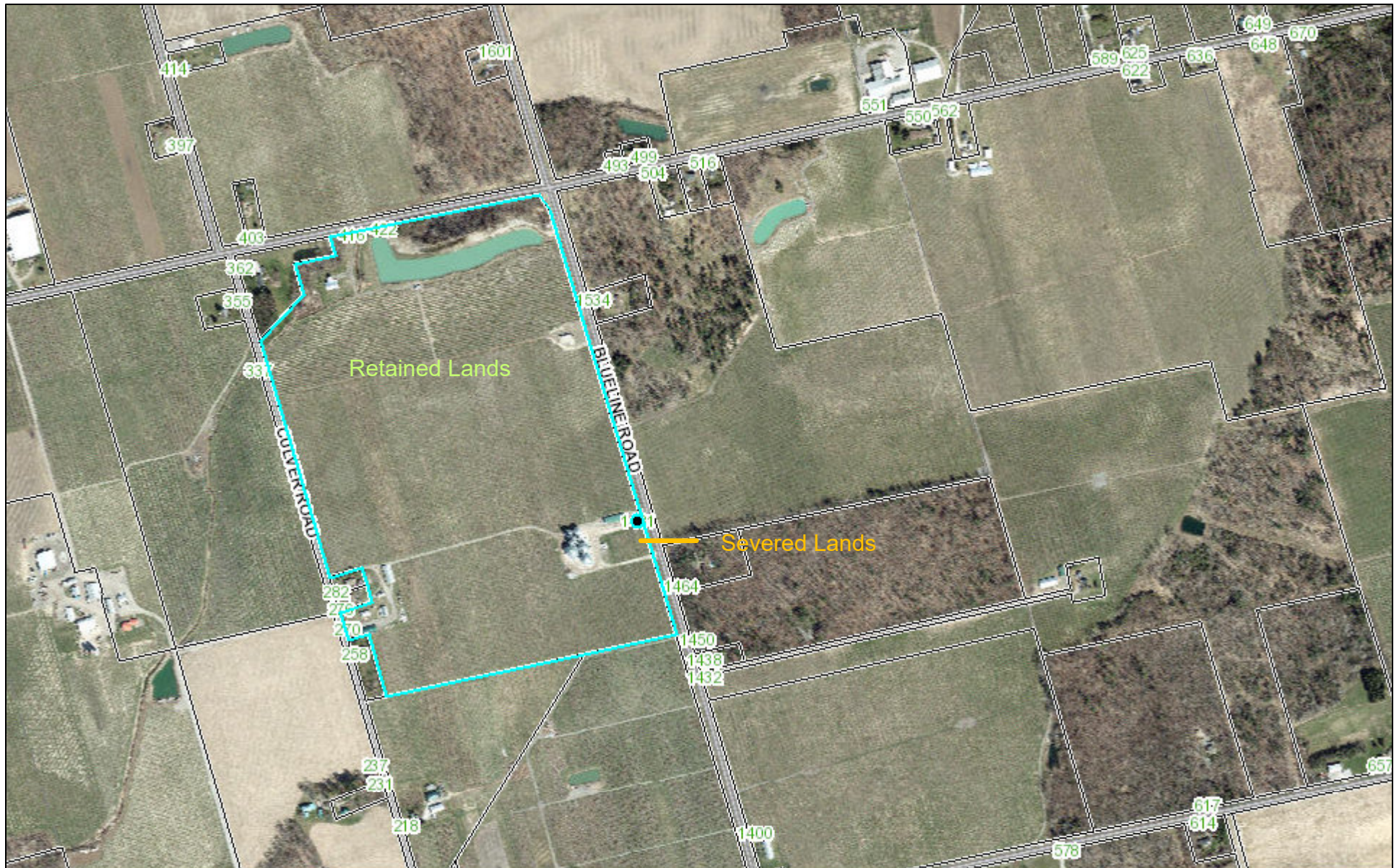
BRIMAGE LAW GROUP

Per:

A handwritten signature in black ink, appearing to read "Nathan Kolomaya", written in a cursive style.

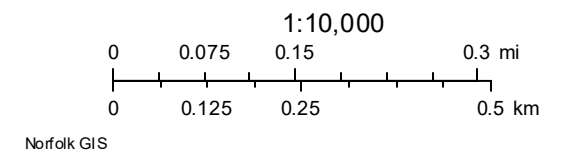
Nathan Kolomaya
NK

MAP NORFOLK - Community Web Map



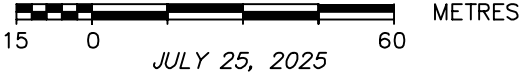
7/30/2025, 12:05:48 PM

- Land Parcels
- Civic Address
- Plan Lines
- Road Labels
- DraftPlan



PROPOSED
SEVERANCE SKETCH
FOR:
MARSHALL SCHUYLER
#1481 BLUELINE ROAD

SCALE: 1 : 1500



NOTES

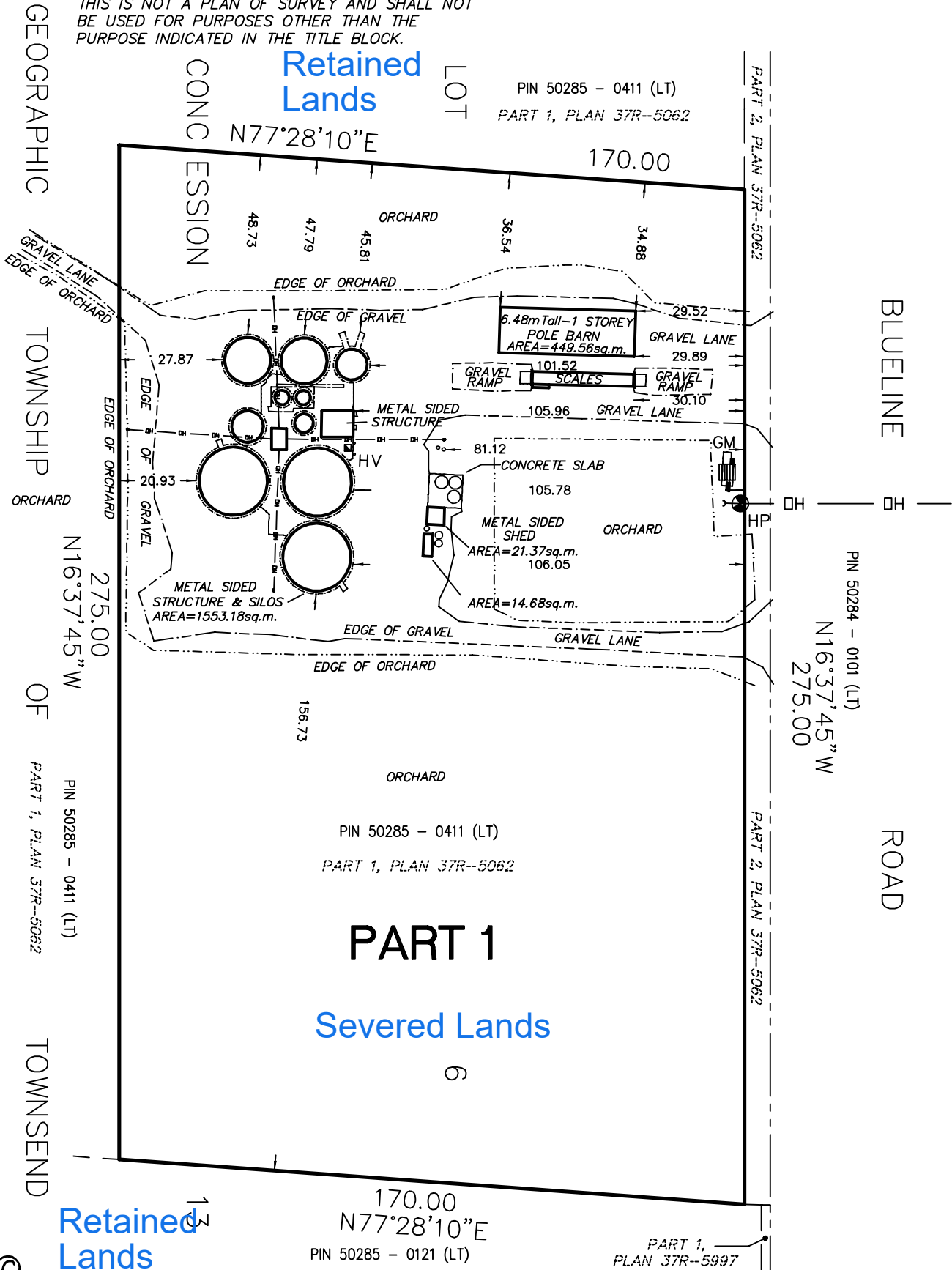
- AREA OF PART 1 = 46,630.40 SQUARE METRES
- STRUCTURE AREA, CEMENT SLABS = 2,038.79 SQ.M
- STRUCTURES COVERAGE = 4.4%
- REMAINING AREA OF PIN 50285-0411 (LT)
= 461,929.82 sq.m.
- HYDRO VAULT SHOWN HV
- OVERHEAD WIRES SHOWN - OH -
- GAS METER SHOWN GM
- HYDRO POLE SHOWN HP

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION:

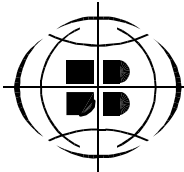
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.



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IS STRICTLY PROHIBITED.

PROPERTY DESCRIPTION:

PART 1, PLAN 37R-5062
PART OF LOT 6, CONCESSION 13
TOWNSEND
PAGE 2 OF 2

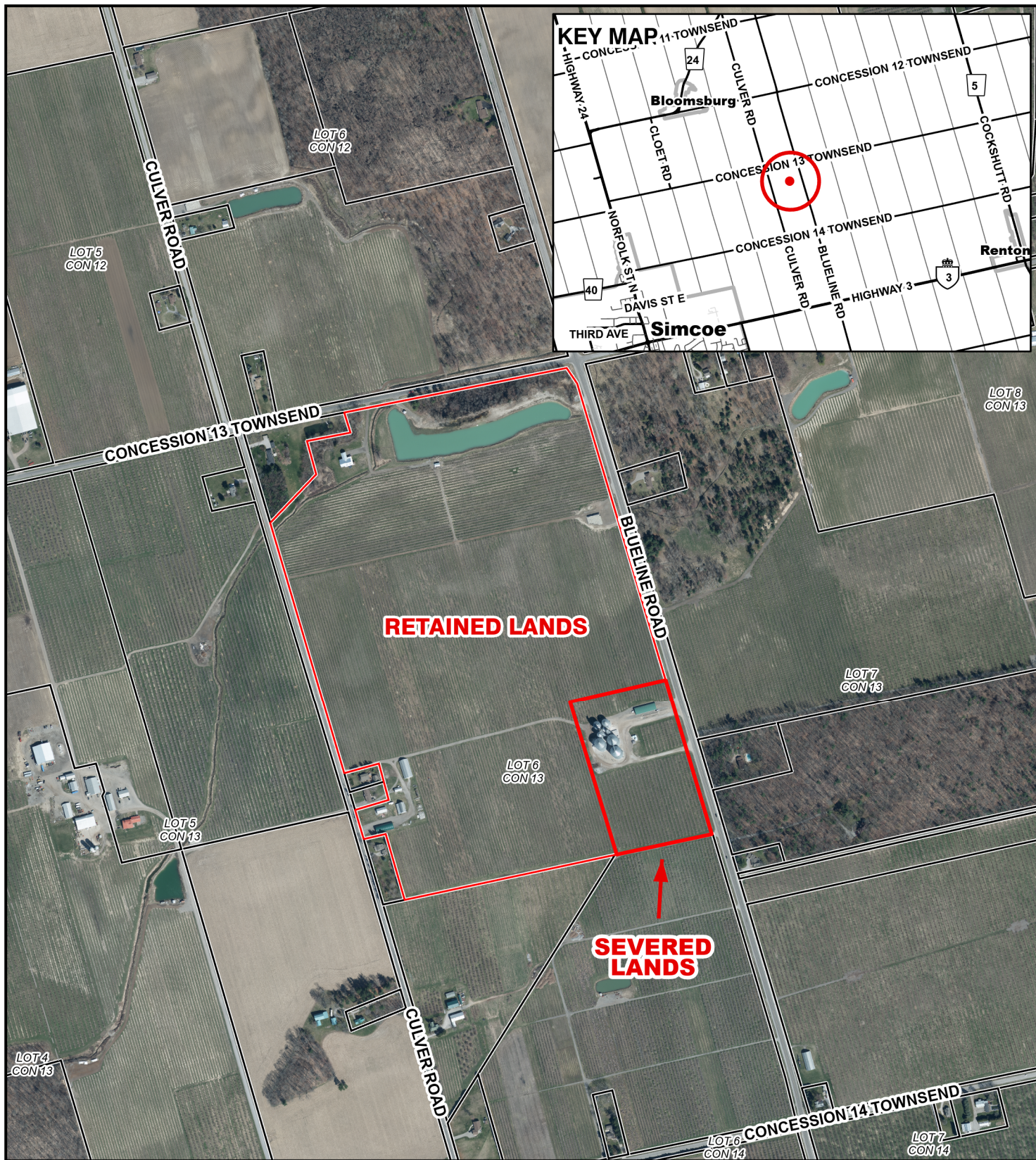


JEWITT AND DIXON
ONTARIO LAND SURVEYORS
A Division of Klm Husted Surveying Ltd.

SURVEYING
MAPPING
GIS

650 Ireland Rd., Simcoe, ON N3Y 4K2
T: (519) 426-0842 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
M.T.C.	K.S.H.	25-54-360-00
		DATED: JULY 25, 2025

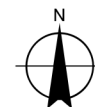


Legend

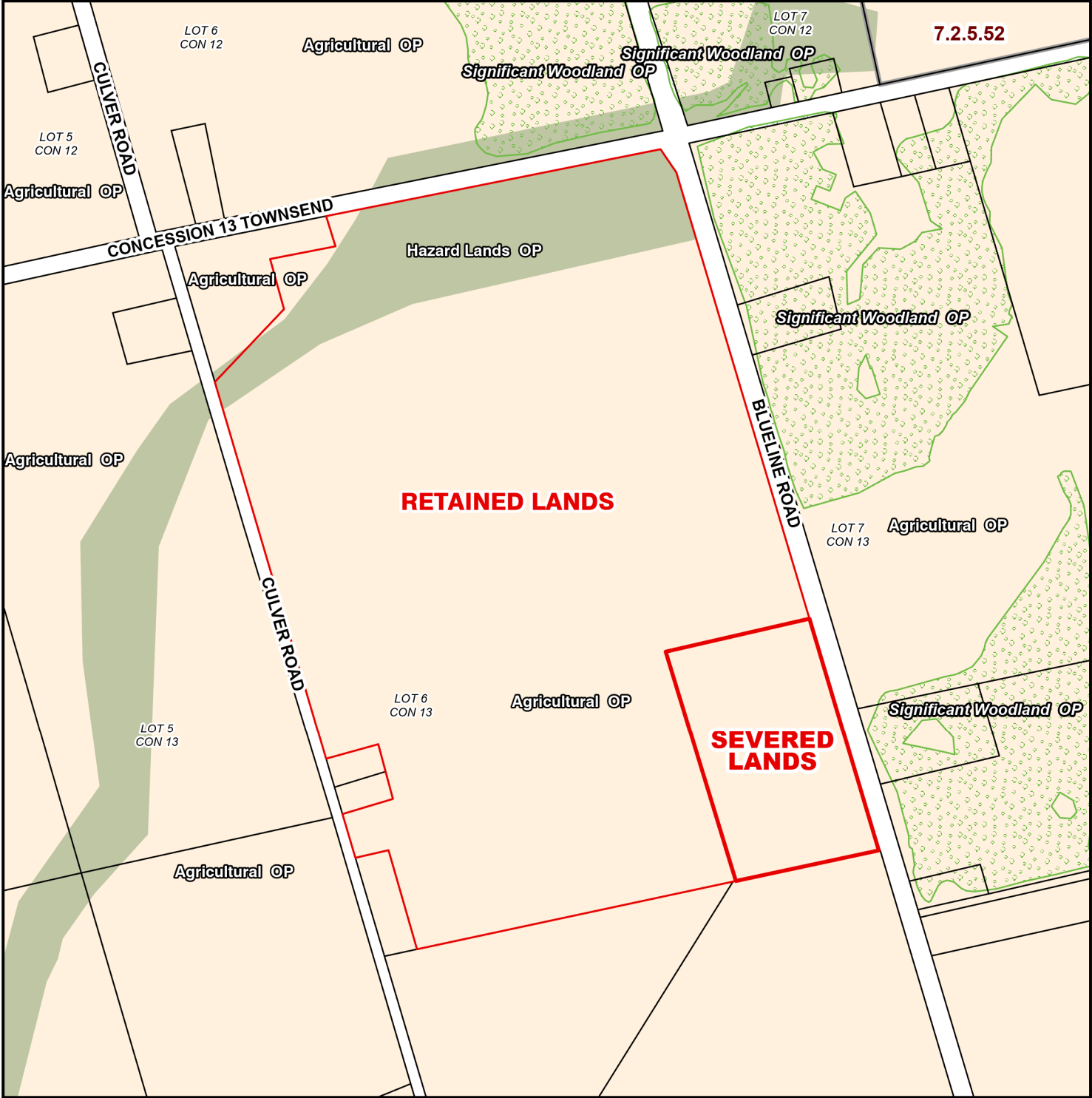
- Subject Lands
- Lands Owned

2020 Air Photo

9/8/2025



70 35 0 70 140 210 280 Meters



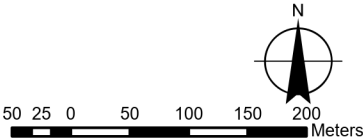
Legend

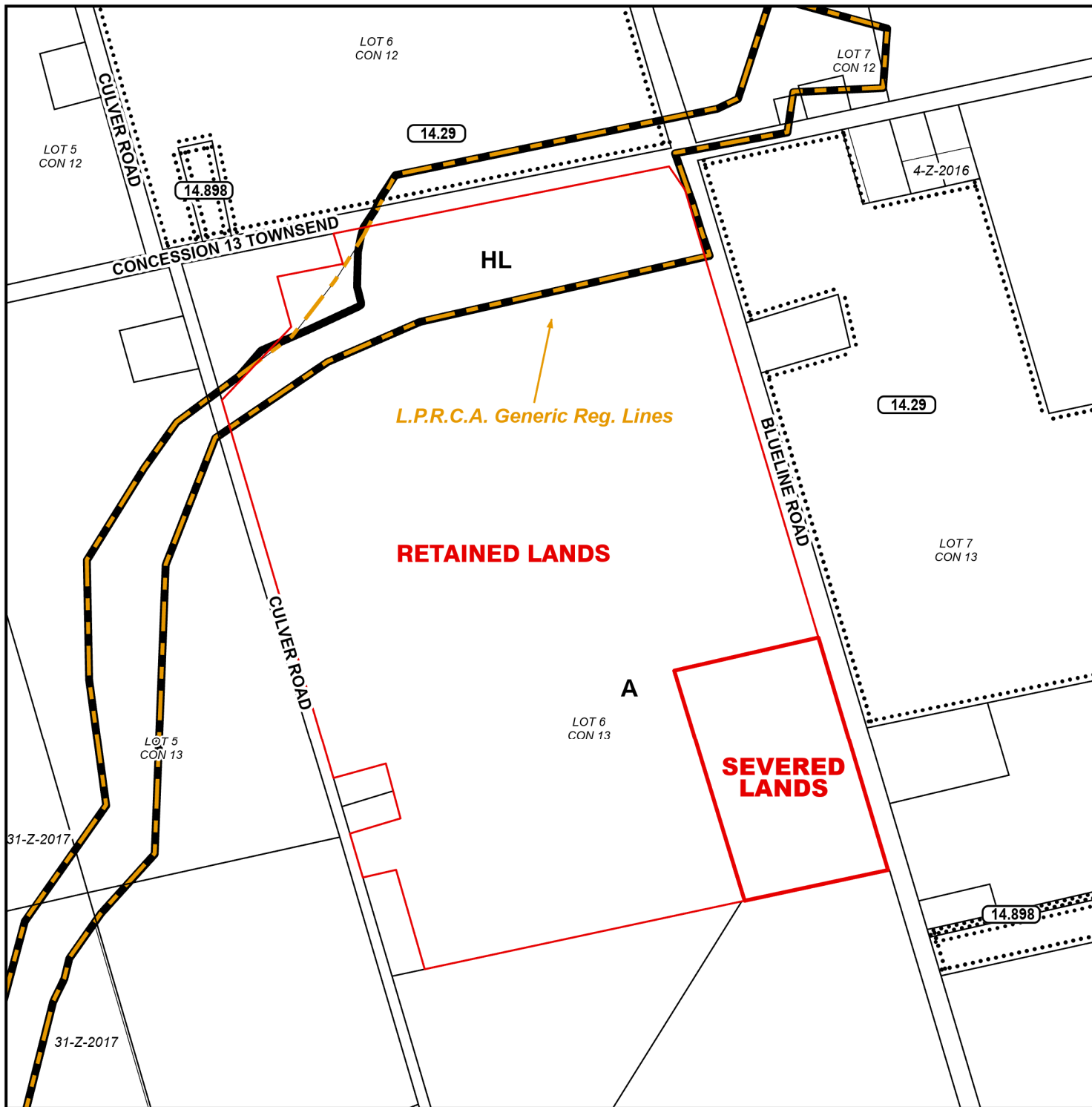
- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

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LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic Reg. Lines

ZONING BY-LAW 1-Z-2014

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(H) - Holding
 A - Agricultural Zone
 HL - Hazard Land Zone



50 25 0 50 100 150 200
 Meters

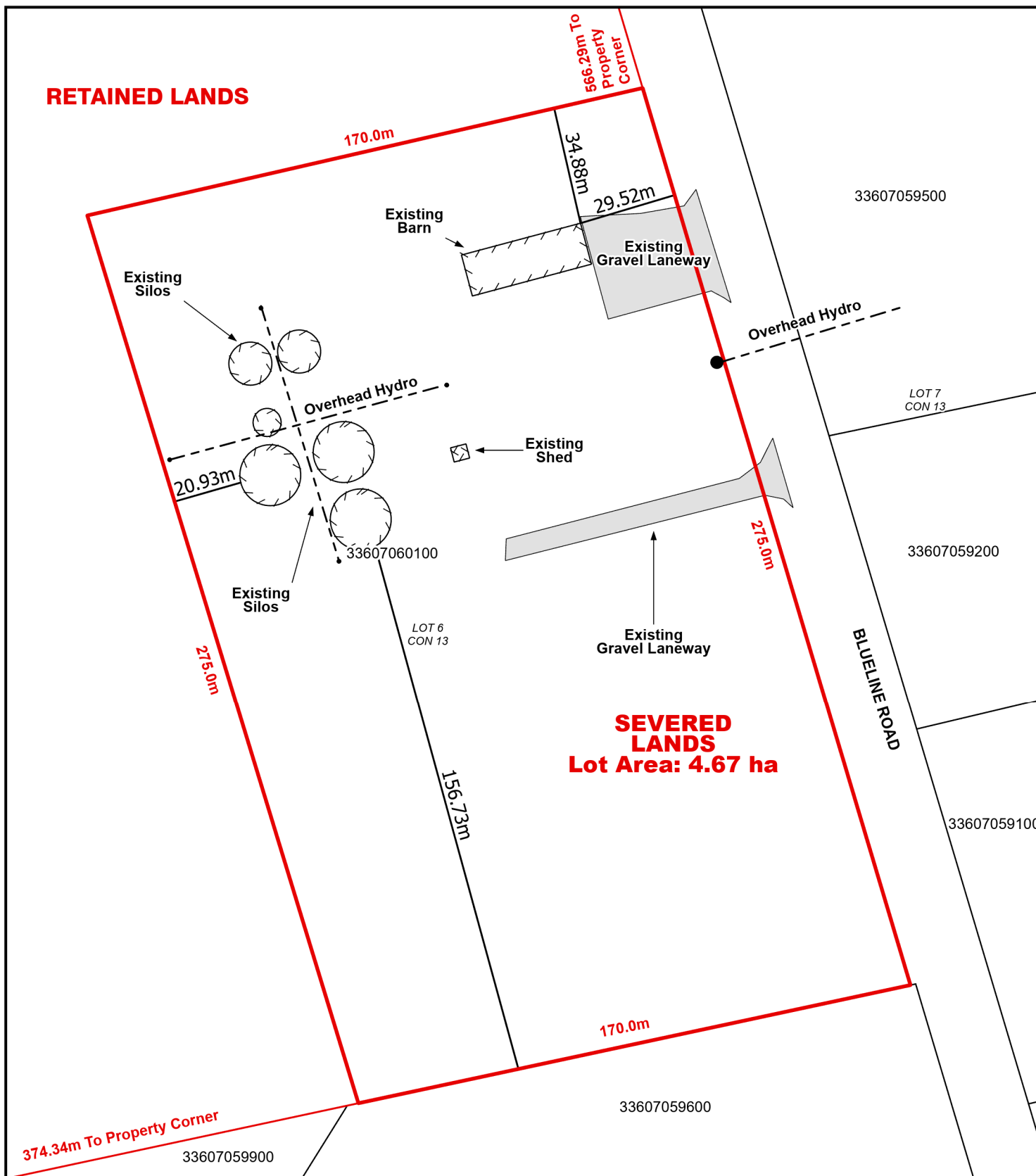
MAP D

CONCEPTUAL PLAN

Geographic Township of TOWNSEND

BNPL2025254

ANPL2025268



Legend

- Subject Lands
- Lands Owned



9/8/2025

10 5 0 10 20 30 40 Meters

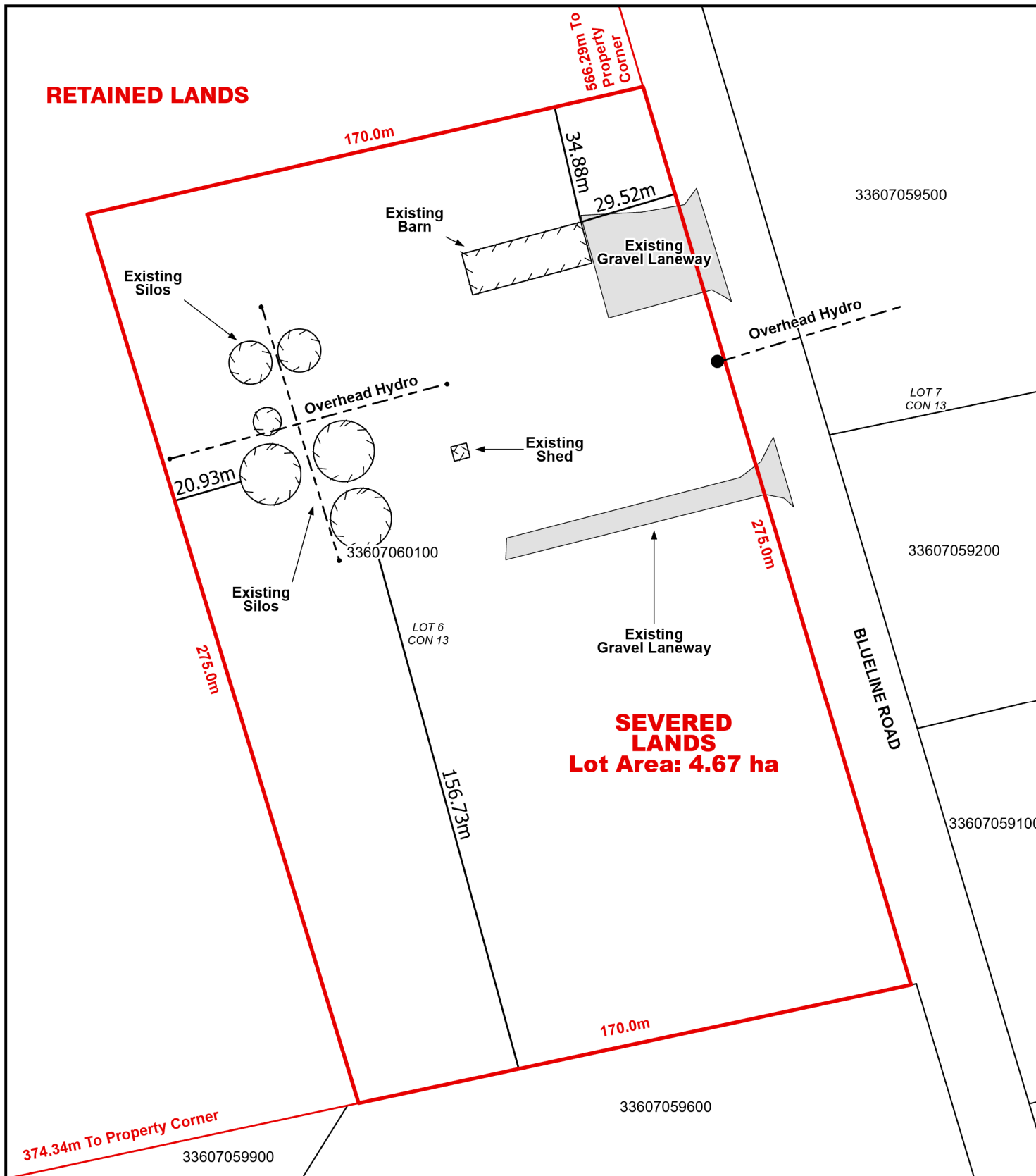
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of TOWNSEND

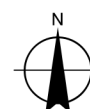
BNPL2025254

ANPL2025268



Legend

- Subject Lands
- Lands Owned



9/8/2025

10 5 0 10 20 30 40 Meters