

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:

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9. Existing use of abutting properties:

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Residential and Agricultural (no livestock barns)

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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:

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**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	* 20.13m + 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):

\* Relief from minimum lot frontage as frontage will be 20.13m

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

\* The existing frontage on Lamport St. is 20.13m

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

Frontage:	* 20.13m
Depth:	* 87.61m
Width:	* 109.95m
Lot Area:	* 7508m <sup>2</sup> (1.85ca)
Present Use:	Agricultural
Proposed Use:	Residential

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

**Norfolk**

Revised April 2019

Committee of Adjustment Development Application

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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       Communal wells  
 Individual wells       Other (describe below)

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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)

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2. Existing or proposed access to subject lands

Municipal road       Provincial highway  
 Unopened road       Other (describe below)

Name of road/street:

Lamport St. and Fishers Glen Road

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## 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.

## **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

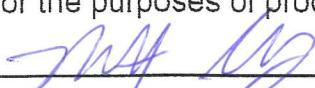
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

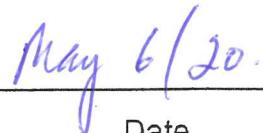
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### 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



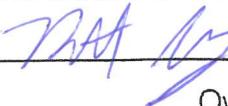
Date

### J. Owner's Authorization

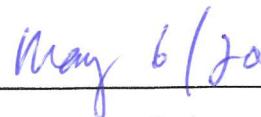
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

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 Simcoe

MAI Laff

Owner/Applicant/Agent Signature

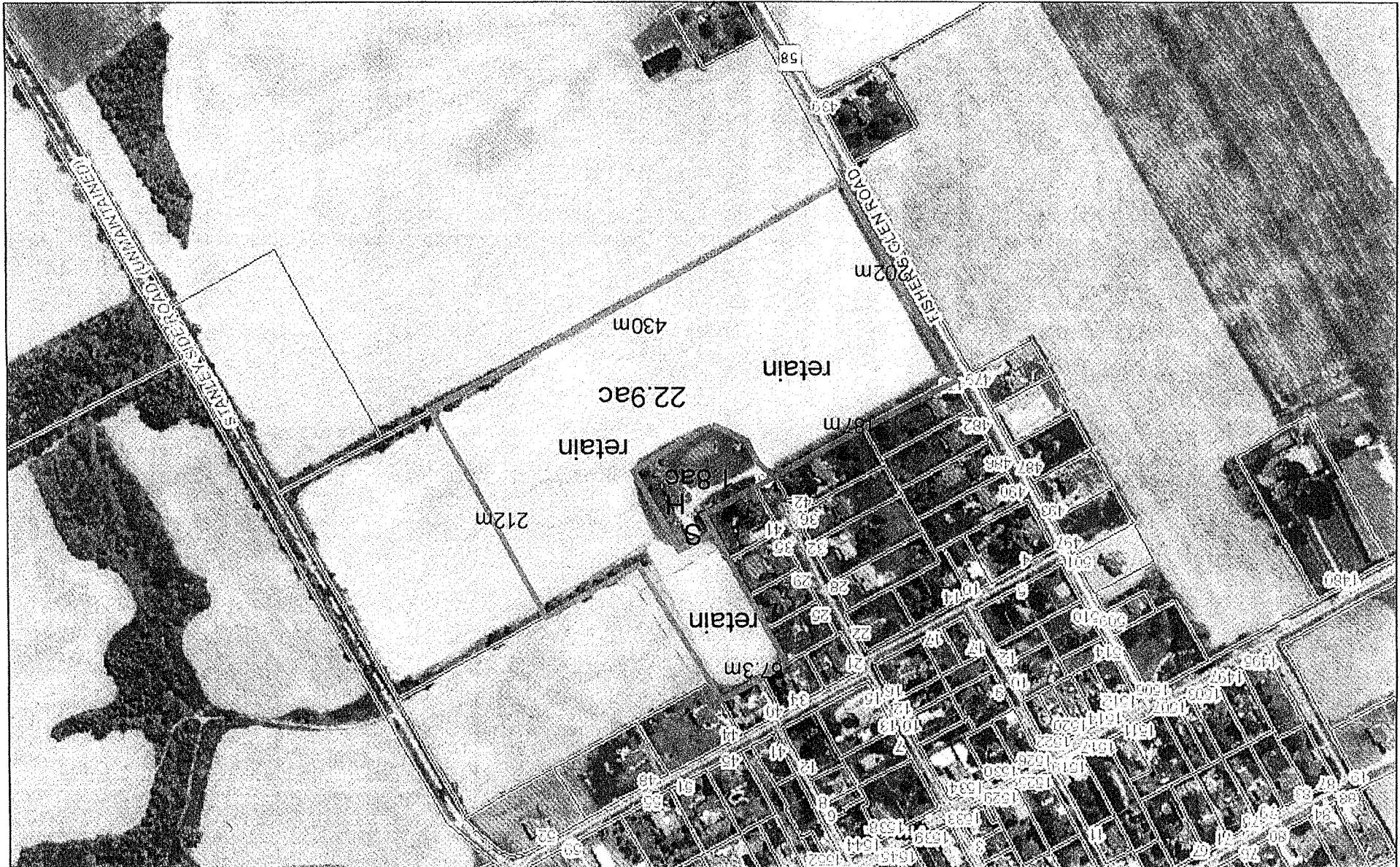
In Norfolk County

This 6th day of May

A.D., 2020.

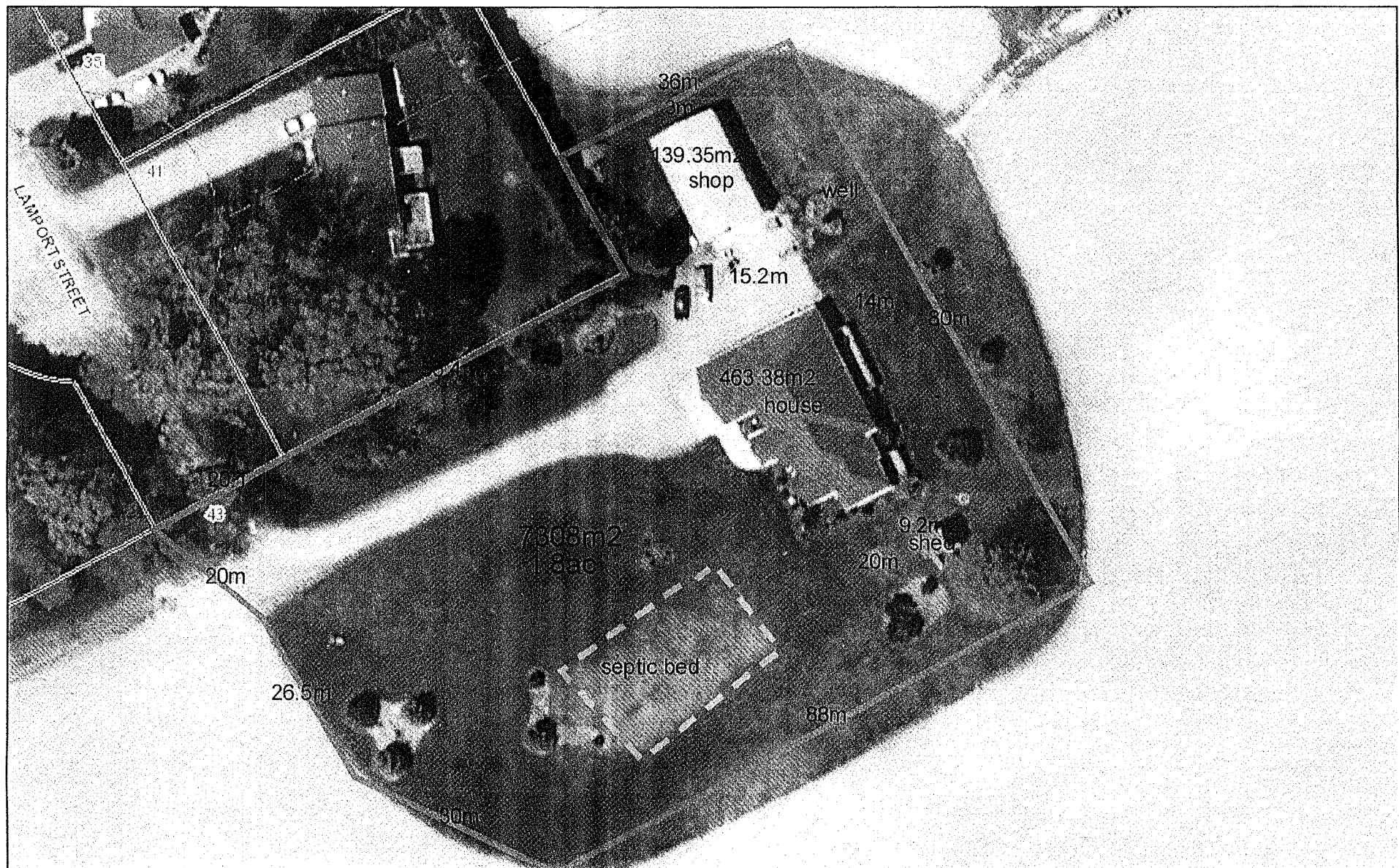
Schuyler Farms Limited

A Commissioner, etc.



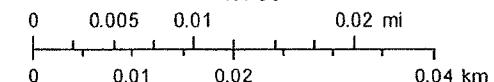
MAP NORFOLK - Community Web Map

# MAP NORFOLK - Community Web Map



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

1:750



Queen's Printer for Ontario  
Norfolk GIS

- Land Parcels
- Plan Lines
- DraftPlan

# Schuyler Farms Limited

## 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	Miesels	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/Boll	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
5b	Cull/Boll	Farm	Townsend	14	8	33 10 336 070 71600	97.05
5c	Cull/Boll	Farm	Townsend	14	8,9	33 10 336 070 71650	27
5d	Cull/Boll	Farm	Townsend	14	8	33 10 336 070 71700	28.26
8	Pacey	Farm	Woodhouse	6	8	33 10 337 020 08500	62.29
9	Rajtrowski	Farm	Woodhouse	6	4	33 10 337 010 20300	48.16
10	Malo Pond	Farm	Townsend	12	6	33 10 336 070 31300	3.57
11	Malo	Farm	Townsend	12	5	33 10 336 070 33000	47.13
12	Lor/Ouw/Kel	Farm	Townsend	13	9,10	33 10 336 070 58300	198.97
13	Woolley	Farm	Townsend	13	7	33 10 336 070 59000	57.45
14a	Gazda	Farm	Townsend	13	6	33 10 336 070 60100	116.68
	Gazda	Commercial	Townsend	13	6	33 10 336 070 60100	1
14b	Drew House	Residential	Townsend	13	6	33 10 336 070 60208	0.55
15a	Home	Farm	Townsend	13	4,5	33 10 336 070 61500	147.9
15b	Home	Residential	Townsend	13	4,5	33 10 336 070 61500	1
15c	Home - Tatarka	Farm	Townsend	13	4	33 10 338 070 62400	23.5
16	Kotchan	Farm	Townsend	14	7,8	33 10 336 070 71400	133.06
	Kotchan	Residential	Townsend	14	7,8	33 10 336 070 71400	1
17	Cull Owned	Farm	Townsend	14	10,11	33 10 336 070 73100	139.68
	Cull Owned	Residential	Townsend	14	10,11	33 10 336 070 73100	1
18	Crabbe	Farm	Townsend	14	4,5	33 10 336 070 82400	133.35
19	Wainfleet	Farm	Woodhouse	6	6	33 10 337 010 19500	47.27
20	Fedusenko	Farm	Woodhouse	6	5,6	33 10 337 010 20005	140.74
21a	Home - Cleaver	Farm	Townsend	13	5	33 10 336 070 60300	24.4
21b	Home - Cleaver	Farm	Townsend	13	5	33 10 336 070 52000	24.24
22a	Grohs	Farm	Townsend	13	7,8	33 10 336 070 59500	143.79
22b	Grohs	Residential	Townsend	13	7,8	33 10 336 070 59520	2.62
23	Shrubb	Farm	Townsend	14	10	33 10 336 070 72600	24.13
24	Richardson	Farm	Woodhouse			33 10 337 010 21100	160.6
25	Waddle	Farm	Woodhouse	6	7	33 10 337 020 09300	44
26	Bollert	Farm	Townsend			Added to Roll Number 33 10 336 070 73100 or Cull owned	
27	Cul Windham	Farm	Windham	13	1,2	33 10 403 025 12050	81.16
28	Young	Farm	Townsend	14	14,15	33 10 336 080 62950	83.85
29	Vasko	Farm	Woodhouse	6	13	33 10 337 020 01700	88.24
29a	Vasko Lot	Residential	Woodhouse	6	13	33 10 337 020 01710	
30a	McEown	Farm	Woodhouse	6	8	33 10 337 020 00800	49.03
30b	McEown	Residential	Woodhouse	6	8	33 10 337 020 00800	1
31a	Helm	Farm	Townsend	12	6	33 10 336 070 31000	51.58
31b	Helm	Residential	Townsend	12	6	34 10 336 070 31000	1
	Erenhoffer	Farm	Woodhouse	6	11	337 020 07900	99.13
	Erenhoffer	Residential	Woodhouse	6	11	337 020 07910	0.57
32	Ireland	Farm	Townsend	14	15,16	33 10 336 080 60900	109.68
	Ireland	Residential	Townsend	14	15,16	33 10 336 080 60900	1
33	Patterson	Farm	Townsend	14	15	33 10 336 080 62100	0.84
34	Norman	Farm	Townsend	14	19	33 10 336 080 55900	91.09
	Norman - Severed	Farm	Townsend	14	19	33 10 336 080 55900	66.13
	Norman - Lot	Farm	Townsend	14	19	33 10 336 080 55902	24.96
35	Houwer	Farm	Townsend			28 10 339 080 42100	67.73

Total

3004 ac.

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.

Railway

No.	Farm	Township	Concession	Lot	Roll Number	
1 Railway	Farm	Townsend	?	?	33 10 336 990 01000	35.22
2 Railway	Residential	Walpole	8	1 to 3	28 10 332 005 00199	12.38
3 Railway	Farm	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 27800	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 28500	25.00
Malo	Farm	Townsend	12	8,9	33 10 336 070 28500	1.25
Gravel Pit	Farm	Townsend	12	8	33 10 336 070 27910	1.56
Gravel Pit	Farm	Townsend	12	8	33 10 336 070 27930	2.18
Vacant Lot	Residential	Townsend	12	8	33 10 336 070 27920	
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





## Zoning Deficiency

Simcoe: St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: St.  
Langton, On.  
NOE 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 43 Lampert Street Vittoria

Legal Description:

Roll Number: 49306025600

Application #:

Information Origins: planning application and site plan

### Agricultural Zone (A)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a) minimum <i>lot area</i>				
i) new <i>lot (retained lands)</i>	40.00		N/A	ha
ii) <i>lot of record</i>	1390.00		N/A	m.sq
iii) residential lot surplus to a farm operation	2000.00	7508.00	N/A	m.sq
b) minimum <i>lot frontage</i>				
i) <i>interior corner lots</i>	30.00	20.13	9.87	m
ii) <i>lot of record</i>	18.00		N/A	m
c) minimum <i>front yard</i>	13.00		N/A	m
d) minimum <i>exterior side yard</i>	13.00		N/A	m
e) minimum <i>interior side yard</i>	3.00		N/A	m
	3.00		N/A	m
f) minimum <i>rear yard</i>	9.00		N/A	m
g) Minimum separation between a <i>farm processing</i> facility and a <i>dwelling</i> on an adjacent <i>lot</i>	30.00		N/A	m
h) maximum building height	11.00		N/A	m
Comments	creation of a surplus dwelling creates a deficiency in lot frontage on the new lot. One accessory building remains on the surplus farm dwelling lot which conforms to the bylaw for accessory structures.			

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

#### Prepared By:

Roxanne Lambrecht

I have read and understand the above.

Signature of owner or authorized agent

date

AS PER: Fritz R. Enzlin, CBCO,  
CRBO - Chief Building Official  
Manager Building & Bylaw



## Zoning Deficiency

Simcoe: St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: St.  
Langton, On.  
N0E 1G0  
519-875-4485

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**PROPERTY INFORMATION**

Address: 43 Lamport Street Vittoria

Legal Description:

Roll Number: 49306025600

Application #:

Information Origins: planning application and site plan

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**Agricultural Zone (A)**

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Signature of Zoning Administrator

---

date

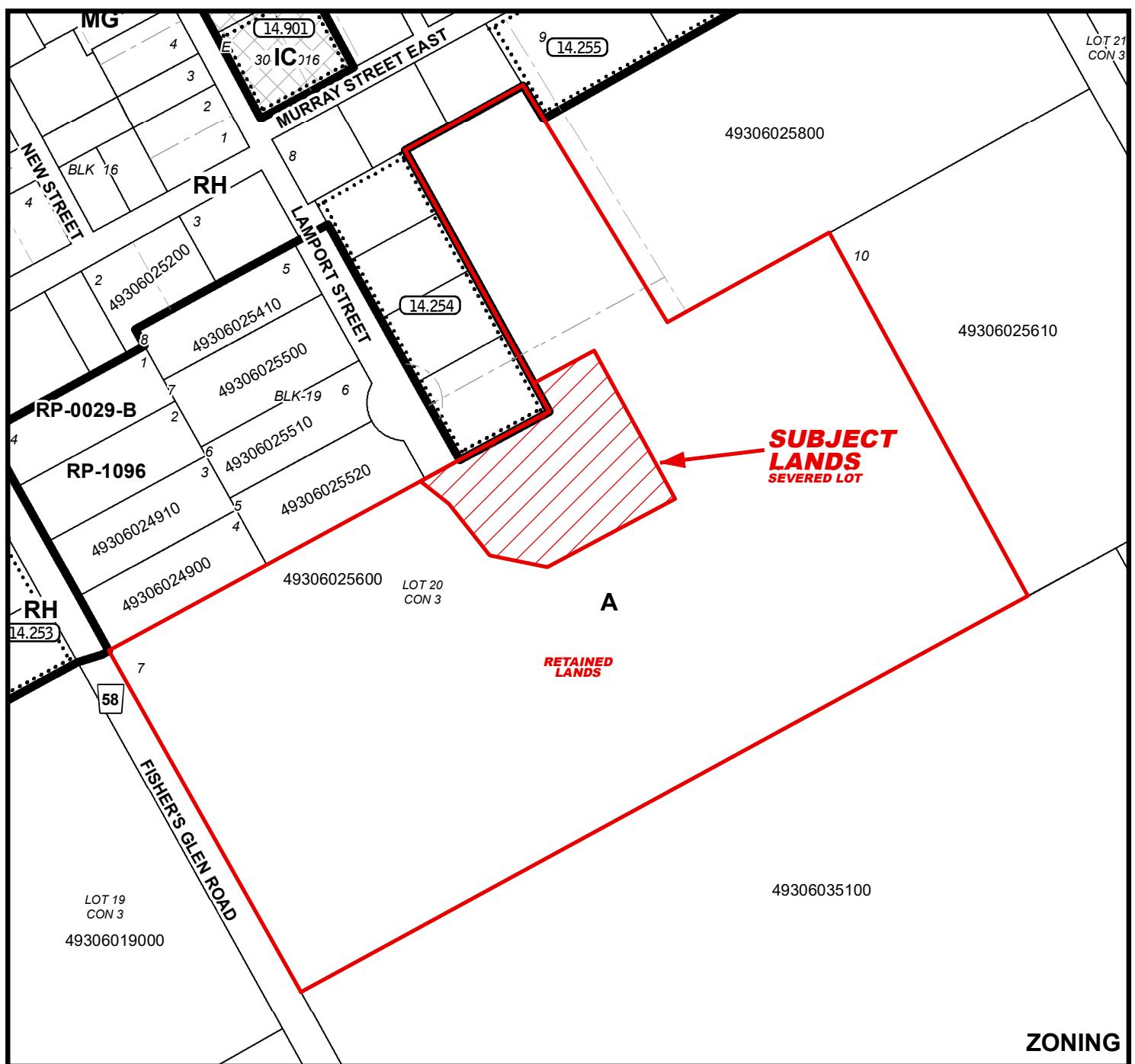
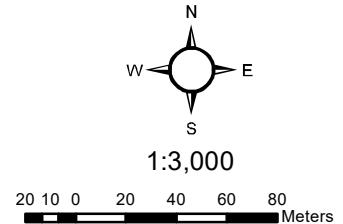
Division, Norfolk County

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# MAP 1

## File Number: BNPL2020146 & ANPL2020147

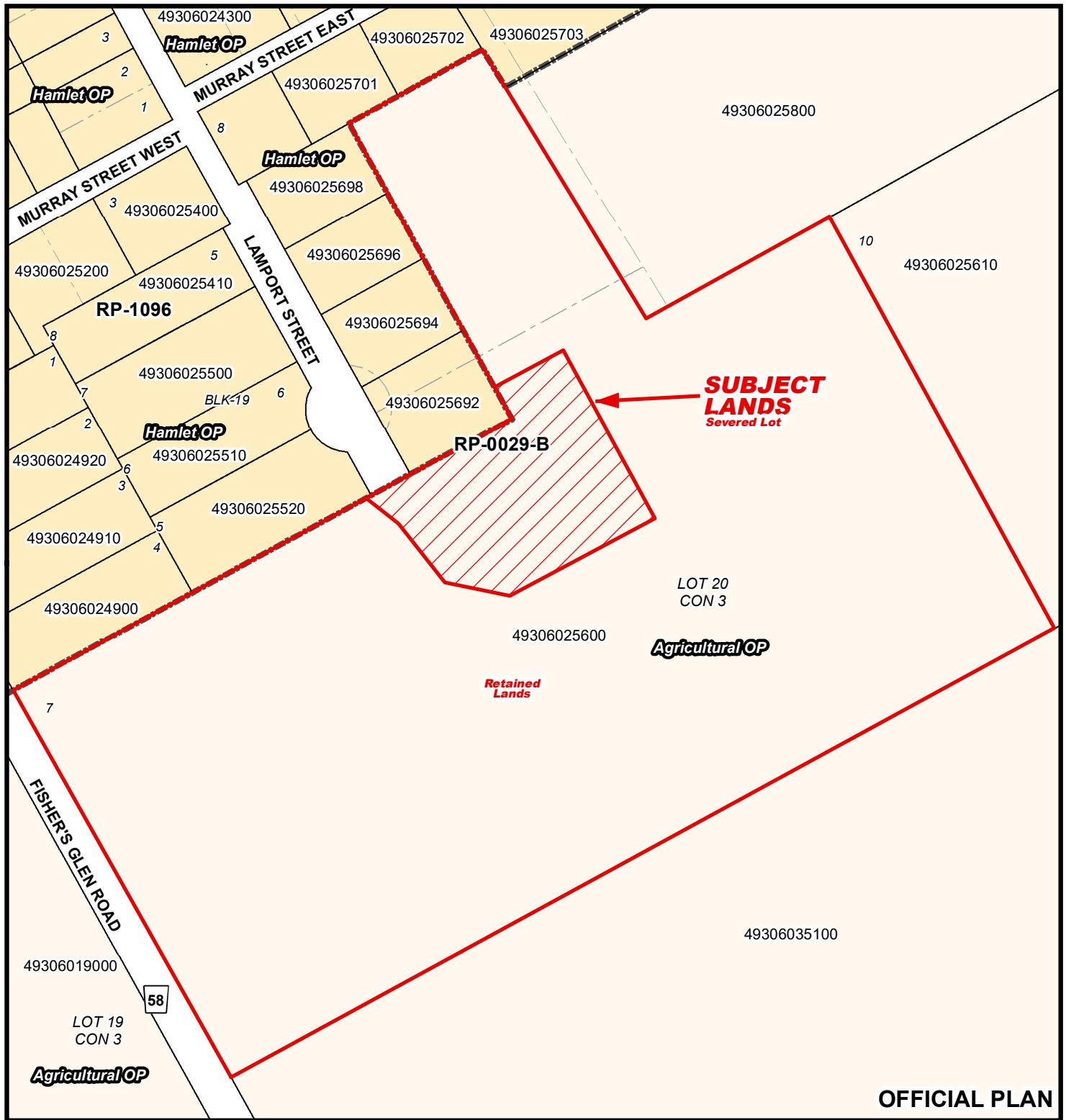
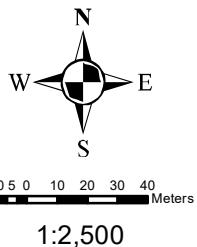
Geographic Township of  
**CHARLOTTEVILLE**



## MAP 2

File Number: BNPL2020146 & ANPL2020147

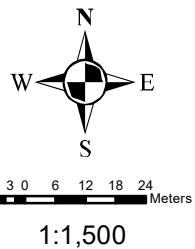
# **Geographic Township of CHARLOTTESVILLE**



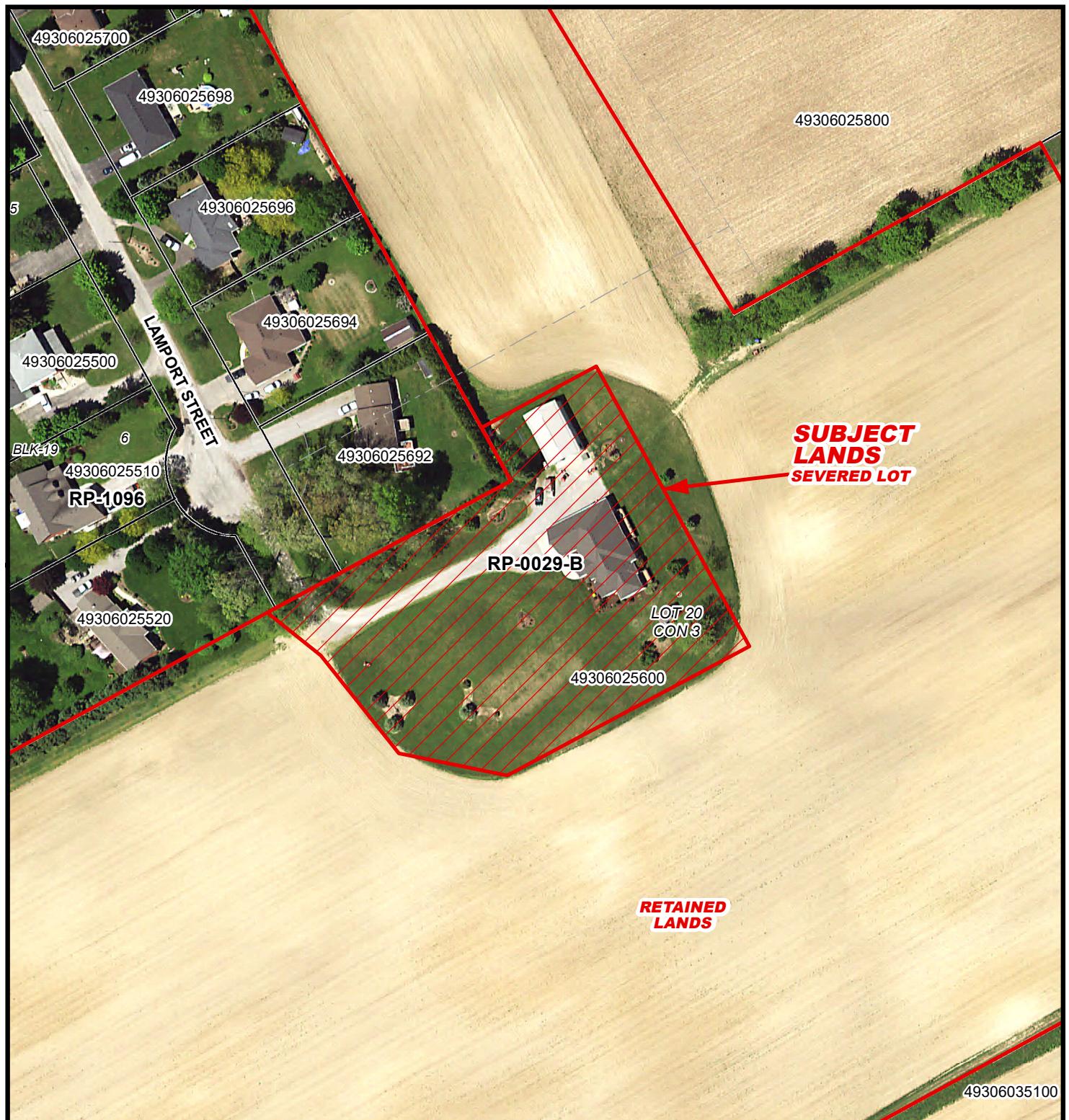
## MAP 3

File Number: BNPL2020146 & ANPL2020147

Geographic Township of CHARLOTTEVILLE



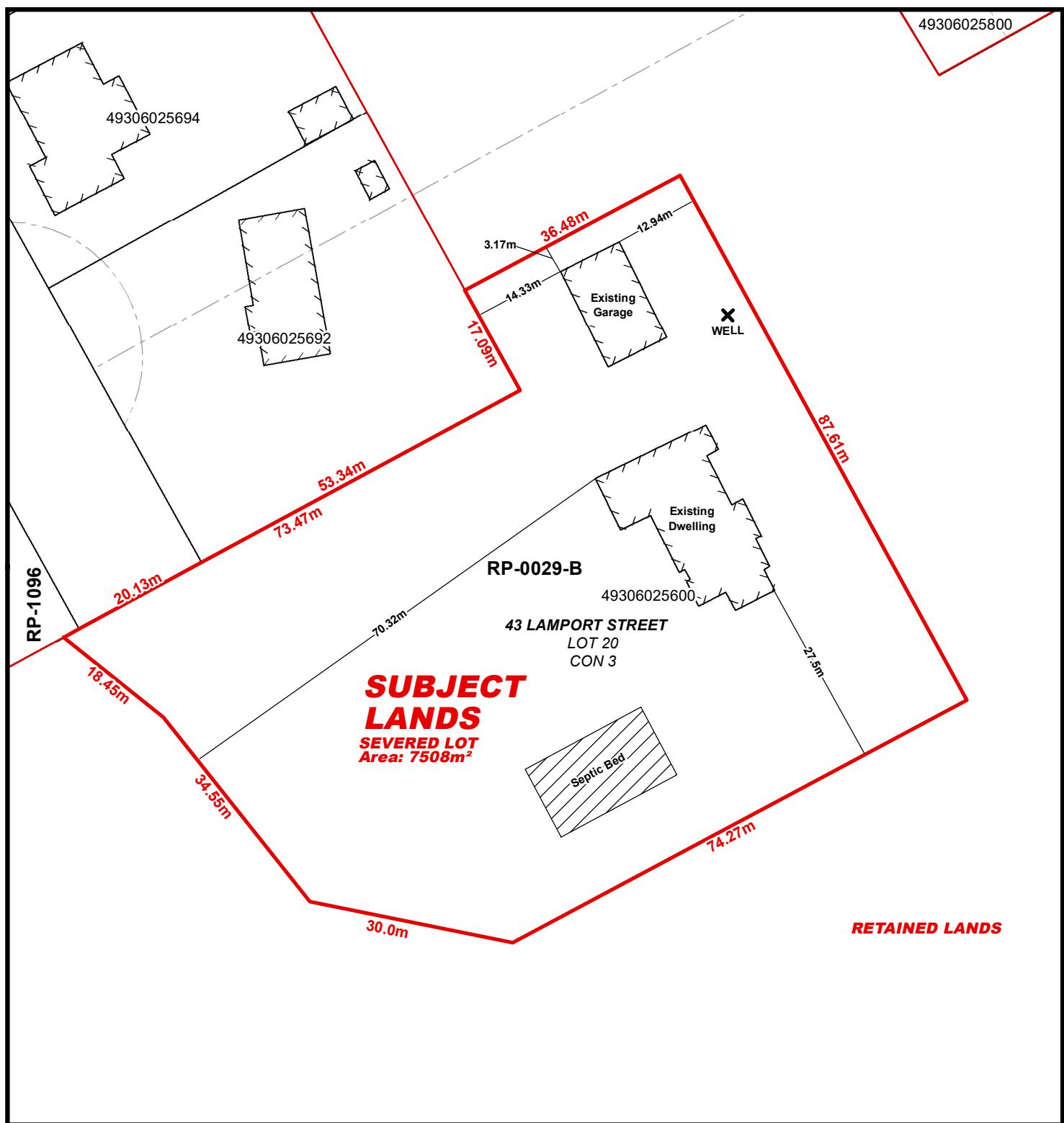
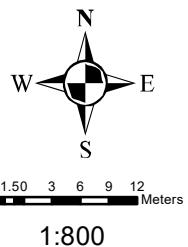
1:1,500



2020-08-07

## MAP 4

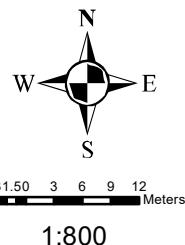
File Number: BNPL2020146 & ANPL2020147  
Geographic Township of CHARLOTTESVILLE



# LOCATION OF LANDS AFFECTED

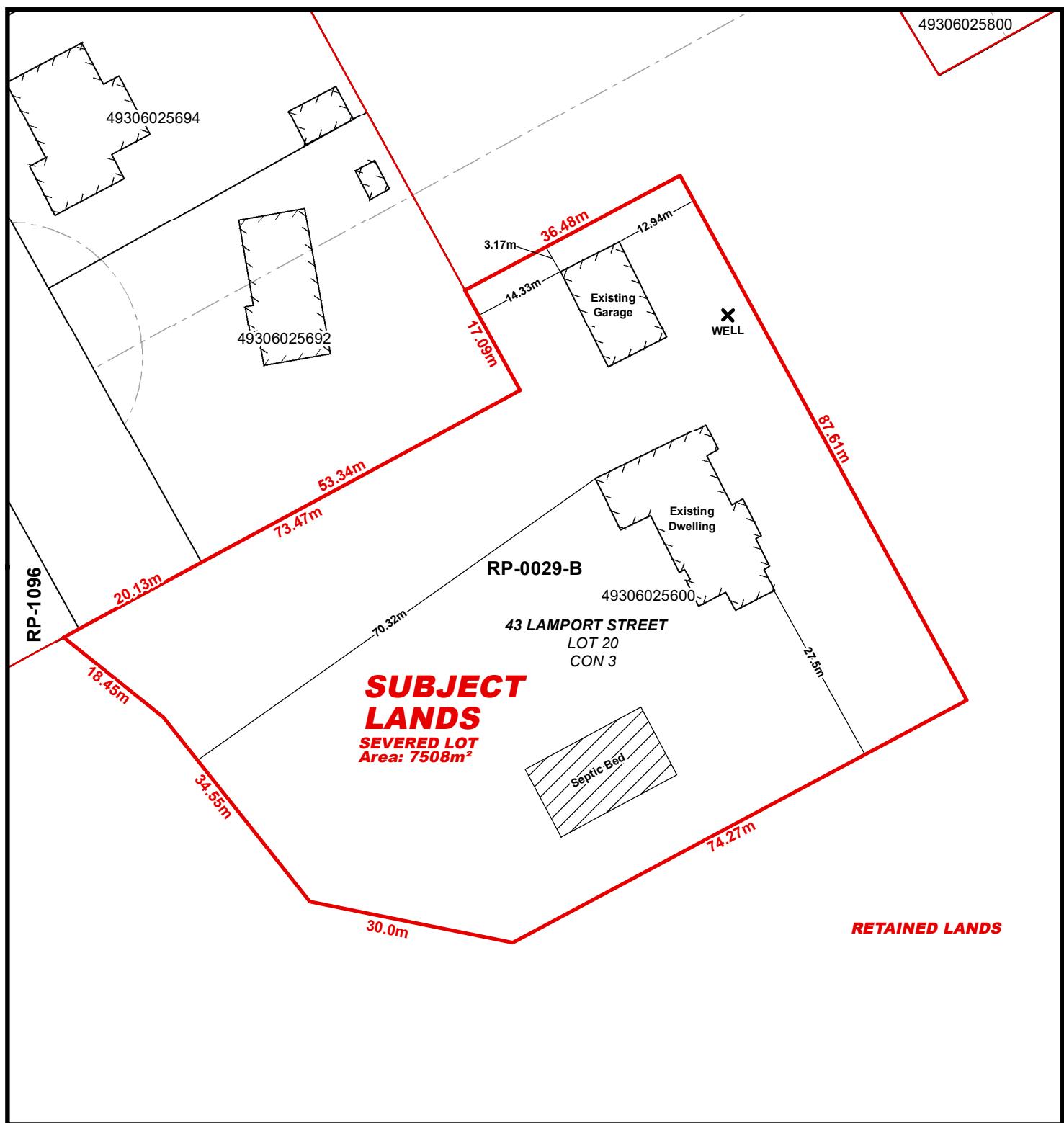
File Number: BNPL2020146 & ANPL2020147

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31.50 3 6 9 12 Meters

1:800



2020-08-07