

official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

## Contact Us

For additional information or assistance in completing this application, please contact a planner at 519.426.5870.

Please submit the completed application and fees to Norfolk County, Development and Cultural Services Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or 22 Albert Street Langton, ON N0E 1G0.

### For Office Use Only:

File Number	<u>BNPL2017019</u>	SPRT Meeting	<u>—</u>
Related File Number	<u>—</u>	Application Fee	<u>\$1842</u>
Pre-consultation Meeting	<u>DEC 21/16</u>	Conservation Authority Fee	<u>—</u>
Application Submitted	<u>JAN 26/17</u>	OSSD Form Provided	<u>JAN 26/17</u>
Complete Application	<u>JAN 27/17</u>	Planner	<u>Alisha</u>
Public Notice Sign	<u>—</u>	PAC Meeting	<u>—</u>

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

## A. Applicant Information

**Name of Owner** Schuyler Farms Ltd.

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** 283 Concession Road 14

**Town and Postal Code** Simcoe, ON N3Y 4K3

**Phone Number** 519-428-7968

**Cell Number** —

**Email** —

**Name of Applicant** Same as owner

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

**Name of Agent** Civic Planning Solutions Inc. (David Roe)

Address 599 Larch Street

Town and Postal Code Delhi, ON N4B 3A7

Phone Number 519-582-1174

Cell Number \_\_\_\_\_

Email dfrfez@bellnet.ca

**Name of Engineer** \_\_\_\_\_

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

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

☐ Applicant

☒ Agent

☐ Owner

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:  
Bank of Montreal - Simcoe ON Branch

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**B. Location, Legal Description and Property Information**

1. Property Assessment Roll Number: 3310 - 336070615000, 33607060300, 3360705200

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

Part Lots 4 and 5, Concession 13, geographic Township of Townsend

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Municipal Civic Address (911 Number): 283 Con. Road 14

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural A and Hazard Lands HL

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2. Is there a special provision or site specific zone on the subject lands?  
14.31 (permits a 2nd house on the farm)
- 
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3. The date the subject lands was acquired by the current owner: \_\_\_\_\_

4. Present use of the subject lands:  
Apple and Cherry Orchard and cash crops
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5. 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, height, etc. on your attached sketch which must be included with your application:

See attached sketch - Parcel 1 - office , implement shed, dwelling,

Parcel 2 - 3 bunkhouses and 1 storage barn

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6. If known, the date existing buildings or structures were constructed on the subject lands: \_\_\_\_\_

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

n/a

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8. 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, height, etc. on your attached sketch which must be included with your application:

None at this time

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9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

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10. 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:



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

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12. Existing use of abutting properties:  
Agricultural (no livestock) and residential

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13. 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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14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

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15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

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### C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Sever existing large agricultural land holding into two parcels

to provide more flexibility for future operations

Create a electrical power easement to service the retained lands

See sketch for easement location

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

Frontage: 619.07m, + easement 3.0m

Depth: 893m, + easement 590m

Width: 681.25m Maximum, + easement 3.0m

Lot Area: 44.6 ha, + easement 2013m2

Present Use: Apple and cherry orchard and cash crops

Proposed Use: Apple and cherry orchard and cash crops

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

Schuyler Farms Ltd.

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

Owners Name: See attached list of owned and rents lands

Roll Number:

Total Acreage:

Workable Acreage:

Existing Farm Type: (i.e., corn, orchard etc.)

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

Owners Name:

Roll Number:

Total Acreage:

Workable Acreage:

Existing Farm Type: (i.e., corn, orchard etc.)

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

Owners Name: \_\_\_\_\_

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

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

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

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

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

Owners Name: \_\_\_\_\_

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

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

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

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

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

Owners Name: \_\_\_\_\_

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

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

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

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

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

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

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

Will comply with both the official plan policies and zoning provisions

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6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No



If yes identify the policy to be deleted:

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7. Does the requested amendment change or replace a policy in the Official Plan?

☐ Yes ☐ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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## 8. Site Information

### Existing

### Proposed

Please indicate unit of measurement i.e. m, m<sup>2</sup> or % etc.

Lot frontage	<hr/>	<hr/>
Lot depth	<hr/>	<hr/>
Lot width	<hr/>	<hr/>
Lot area	<hr/>	<hr/>
Lot coverage	<hr/>	<hr/>
Front yard	<hr/>	<hr/>
Rear yard	<hr/>	<hr/>
Left Interior side yard	<hr/>	<hr/>
Right Interior side yard	<hr/>	<hr/>
Exterior side yard (corner lot)	<hr/>	<hr/>
Landscaped open space	<hr/>	<hr/>

Entrance access width \_\_\_\_\_

Exit access width \_\_\_\_\_

Size of fencing or screening \_\_\_\_\_

Type of fencing \_\_\_\_\_

## 9. Building Size

Number of storeys \_\_\_\_\_

Building height \_\_\_\_\_

Total ground floor area \_\_\_\_\_

Total gross floor area \_\_\_\_\_

Total useable floor area \_\_\_\_\_

## 10. Off Street Parking and Loading Facilities

Number of off street parking spaces \_\_\_\_\_

Number of visitor parking spaces \_\_\_\_\_

Number of accessible parking spaces \_\_\_\_\_

Number of off street loading facilities \_\_\_\_\_

## 11. Multiple Family Residential

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): \_\_\_\_\_

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## 12. Commercial/Industrial Uses

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

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Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

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Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

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## 13. Institutional

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_



Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### 14. Describe Recreational or Other Use(s)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### 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 (example: gas station, petroleum storage, etc.):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

4. Provide the information you used to determine the answers to the above questions:  
Knowledge of owner

\_\_\_\_\_

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5. 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:

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2. 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:

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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

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4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.
5. 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)
- 

**Sewage Treatment**

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

**Storm Drainage**

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☒ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. How many water meters are required? None

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

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7. Name of road/street:

Concession Road 14, Concession Road 13 and Culver 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions



28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule

- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

### **J. 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.

Owner/Applicant Signature: *Beth Ly* Date: Jan 13/2017

I have power to bind the corporation

### **K. 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.

Owner/Applicant Signature: *Beth Ly* Date: Jan 13/2017

I have power to bind the corporation

### **L. 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 Signature: *Beth Ly* Date: Jan 13/2017

I have power to bind the corporation



## M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.

Owner/Applicant Signature: [Signature] Date: Jan 13/2017  
I have power to bind the corporation

## N. 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 Ltd. am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize David Roe 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: [Signature] Date: Jan 13/2017  
I have power to bind the corporation  
Owner: \_\_\_\_\_ Date: \_\_\_\_\_

## O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Applicant Signature: [Signature] Date: Jan 13/2017  
Agent Signature : \_\_\_\_\_ Date : \_\_\_\_\_

## P. Declaration

I, David Roe 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: Simcoe, ON

Owner/Applicant Signature: \_\_\_\_\_

In Norfolk County This 20<sup>th</sup> day of Jan A.D., 20 17

A Commissioner, etc.: [Signature]

ALISHA KATHLEEN CULL, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires April 28, 2019.



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	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
5b	CullBoll	Farm	Townsend	14	8	33 10 336 070 71600	97.05
5c	CullBoll	Farm	Townsend	14	8,9	33 10 336 070 71650	27
5d	CullBoll	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	Rajrowski	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	117.68
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 10 336 070 62400	23.5
16	Kotchian	Farm	Townsend	14	7,8	33 10 336 070 71400	134.06
17	Cull Owned	Farm	Townsend	14	10,11	33 10 336 070 73100	140.68
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	144.71
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	89.28
30a	McEown	Farm	Woodhouse	6	8	33 10 337 020 00800	46

30b	McEown	Residential	Woodhouse	6	8	33 10 337 020 00800	1
31a	Helm	Farm	Townsend	12	6	33 10 336 070 31000	49
31b	Helm	Residential	Townsend	12	6	34 10 336 070 31000	1
	Eirenhofer	Farm	Woodhouse	6	11	337 020 07900	99.13
	Eirenhofer	Residential	Woodhouse	6	11	337 020 07910	0.57
	32 Ireland	Farm	Townsend	14	15,16	33 10 336 080 60900 0000	1
	Ireland	Residential	Townsend	14	15,16	33 10 336 080 60900 0000	108.72
	33 Patterson	Farm	Townsend	14	15	33 10 336 080 62100 0000	0.84
	34 Norman	Farm	Townsend	14	19	33 10 336 080 55900	91.09
	35 Houwer	Farm	Townsend	14		28 10 339 080 42100	68
							2,999

#### Railway

No.	Farm	Township	Concession	Lot	Roll Number	Acres
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

## FIELD PLANNING 2016

As of May 2, 2016

Schuyler Farms Ltd. RENTED	Corn	Beans	Wheat	Cherries	Apples	Pasture	Non-crop Land	Total	Act
Benko Jackson				104	26		36	166	166
Bloomsburg Farm		74						74	74
Bollert Mink Farm						30		30	30
Cleaver (Wilcox - planted with CulBol)	10							10	10
Crabbe MH (Clink, crabbeS, New/Max)	40							40	40
Cloet Joe East		30						30	30
Cloet Joe West		113						113	113
Jules Cloet - East field (includes CrabbeN)		48						48	40
Jules Cloet - South of Buildings		25						25	25
Jules Cloet - West field		32						32	32
Cornyea	15							15	15
Culver - E of H (Home)	34							34	34
Culver - west of barn (Home)	5							5	5
Culver - Windham Barn		2						2	2
Culver South Field (Home)	100	19						119	119
Deming	36							36	36
Einreinhoffer	84							84	84
Hellyer		55						55	55
Highway	33							33	33
Jerry Malo Farm	26							26	26
Kotch		24						24	24
Lingwood Kitchen		40						40	40
Lukach	57							57	57
Malcolm	17							17	17
Malo, Andy	102							102	102
Malo Home Farm	162							162	162
Moore	15							15	15
Nicks Farm North		32						32	32
Nicks Farm South		45						45	45
NFGA		2						2	2
Osborne Farm		37						37	37
Patterson	60							60	60
Shaw N	25							25	25
Shaw S	15							15	15
Stackhouse E	17							17	17
Stackhouse W	17							17	17
Steven Malo North	201							201	201
<b>Total Rented</b>	<b>1071</b>	<b>578</b>	<b>0</b>	<b>104</b>	<b>26</b>	<b>30</b>	<b>36</b>	<b>1845</b>	<b>1837</b>
Schuyler Farms Ltd. OWNED	Corn	Beans	Wheat	Cherries	Apples	Pasture	Non-crop Land	Total	Act
C Frost	28						6	34	34
Cleaver - Home					44		4	48	48
Crabbe				11	45		46	125	125
Culver Bollert	185					18	2	205	205
Culver Owned	80				31		37	148	148
Fedusenko Wainfleet	177			13				190	190
Gazda					95		25	120	120
Grohs				57	20	25	45	147	147
Home				77	49		16	142	142
Home North of House					5			5	5
Home South of Crick				7	19			26	26
Kellar				16	37		23	76	76
Kotchan				45		82	9	136	136
Kowalsky McEown		131						131	131
Lorimer				25	31		22	78	78
Malo					48			48	48
Norman		106				53		159	159
Ouwendyk					43		2	45	45
Pacey					43		21	64	64
Railway lands - Haldimand							12	12	12
Rajtrowski				24	26		1	51	51
Richardson (Hudec included)	173						1	174	174
Shrubb					18		4	22	22
Shudio+MaloPond					28		22	50	50
Sommerville				4	63		2	69	69
T Frost Kociuk (62AC Kociuk)	119						7	126	126
Vasko	63					27	2	92	92
Waddle Miesels	83							83	83
Windham Woolley (66AC windham)		166					16	182	182
Woolley				62			6	68	68
Young Ireland	168					20		188	188
<b>Total owned</b>	<b>1099</b>	<b>403</b>	<b>0</b>	<b>341</b>	<b>645</b>	<b>225</b>	<b>331</b>	<b>3044</b>	<b>3044</b>
<b>Total R+O</b>	<b>2170</b>	<b>981</b>	<b>0</b>	<b>445</b>	<b>671</b>	<b>255</b>	<b>367</b>	<b>4889</b>	<b>4881</b>
Schuyler Farms Ltd. RENTED (CUSTOM)	Corn	Beans	Wheat	Cherries	Apples	Pasture	Non-crop Land	Total	Act
Ibrahim - Ireland Farm	65							65	65
Sidway - Frost Bite	32							32	32
Sidway - Red Roof east		30						30	30
Sidway - Red Roof west		30						30	30
<b>Total Custom</b>	<b>97</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>157</b>	<b>157</b>
<b>Total - All</b>	<b>2267</b>	<b>1041</b>	<b>0</b>	<b>445</b>	<b>671</b>	<b>255</b>	<b>367</b>	<b>5046</b>	<b>5038</b>

NFGA - 630 x 125/43560 = 1.8 acres



Working together with our community  
to provide quality services.

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE NO.:</b>		<b>DATE RECEIVED:</b>	
<b>PROPERTY INFORMATION</b>		Municipal Address: 383 Concession Rd. 14			
Owner: Schuyler Farms Ltd.			Lot: 5	Concession: 13	
Lot Area: 220 acres	Lot Frontage:	Assessment Roll No. 33 10 336 070 615 00			
<b>PURPOSE OF EVALUATION</b>		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
<b>BUILDING INFORMATION</b>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 2700 M <sup>2</sup>	No. of Bedrooms: 5	No. of Fixture Units: 20	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?		
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: Neil Montague Company Name: Neil Montague Construction Ltd. Address: 2461 Hwy #3 Jarvis Postal Code: N0A 1J0 Phone: 519-587-4173 Email: neil@montagueconstruction.com BCIN #: 16574			
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, grass, impermeable surface): Grass		Soil Type: Silt / Clay	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: 750 ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): Sunny	
<b>SYSTEM EVALUATION</b>		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____			Size: 1000 Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 4	Total Length of Tile: 100ft	Distance Between Tile Runs: 6 ft	
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded		
<b>Setbacks:</b>			<b>Tank</b>		
Distance to Buildings & Structures (ft)			5 ft		
Distance to Bodies of Water (ft)			> 250 ft		
Distance to Nearest Well (ft)			100 ft		
Distance to Proposed Property Lines			Front 7100    Rear 2100    Side 7100    Side 7100 220 acre farm		
			Front 7100    Rear 7100    Side 7100    Side 7100 220 acre farm		



**OVERALL SYSTEM RATING**

Good

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

**Note:**

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

**VERIFICATION****OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Marshall Schuyler (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Owner Signature

Date

**EVALUATOR:**

1. I, Neil Montague declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature

Date

**BUILDING DIVISION COMMENTS**

Comments:

I, \_\_\_\_\_ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 24, 2012



## On Site Sewage Disposal System Location Plan

DATE: January 3, 2017

APPLICATION NUMBER: \_\_\_\_\_

OWNER Schuyler Farms Ltd

EVALUATOR Neil Montague

PROPERTY ADDRESS 383 Concession Rd. 14

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.

Attached.

PREPARED BY: Neil Montague

NOTE: The above sketch is not to exact scale.



# House Septic Map

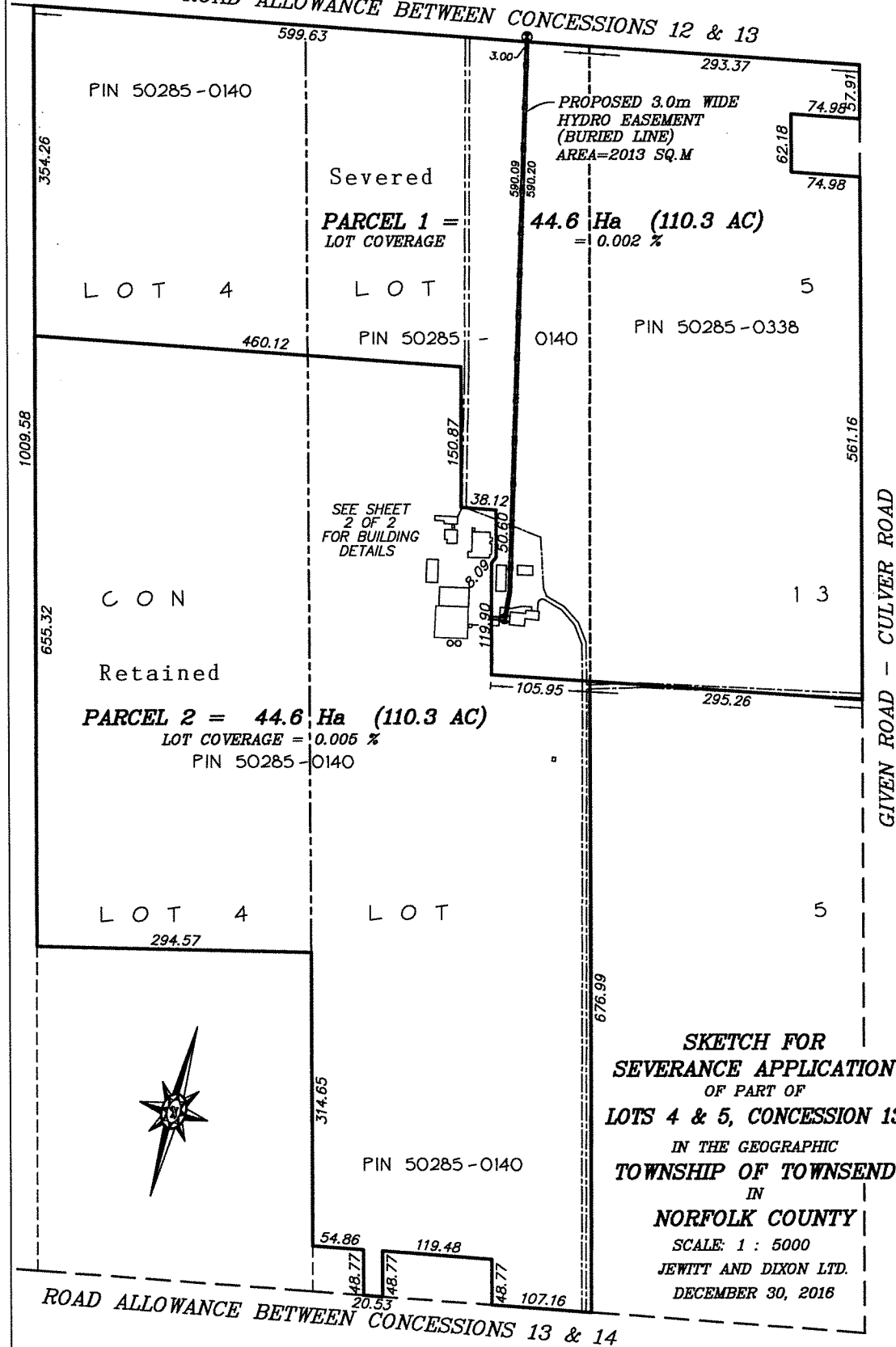
Write a description for your map.

- Legend**
-  Run
  -  septic





ROAD ALLOWANCE BETWEEN CONCESSIONS 12 &amp; 13

**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)

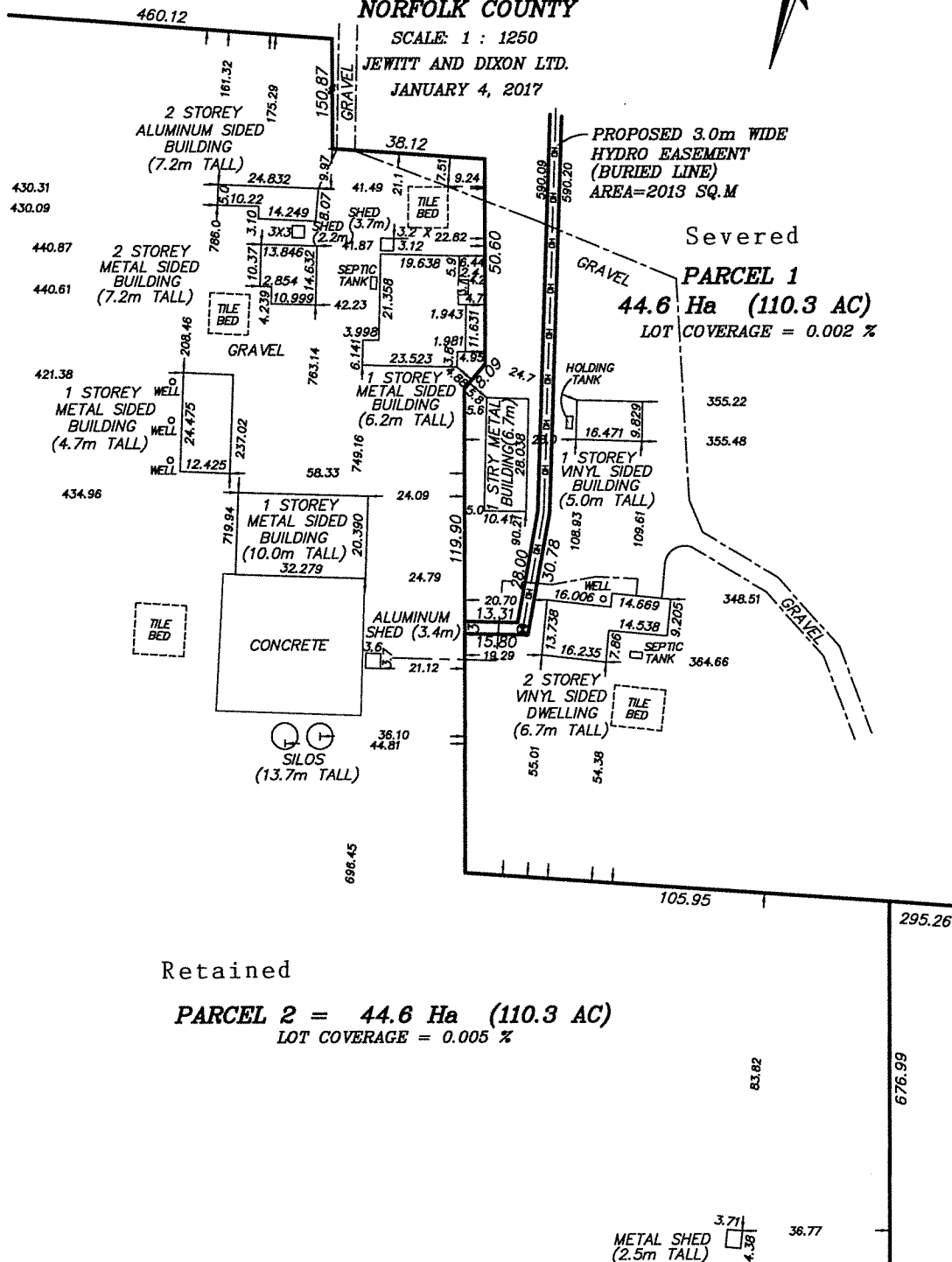
PHONE: (519) 426-0842 FAX: (519) 426-1034  
 E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)



**SCALE: 1 : 1250**

**JEWITT AND DIXON LTD.**

**JANUARY 4, 2017**

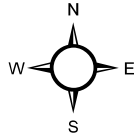


# MAP 1

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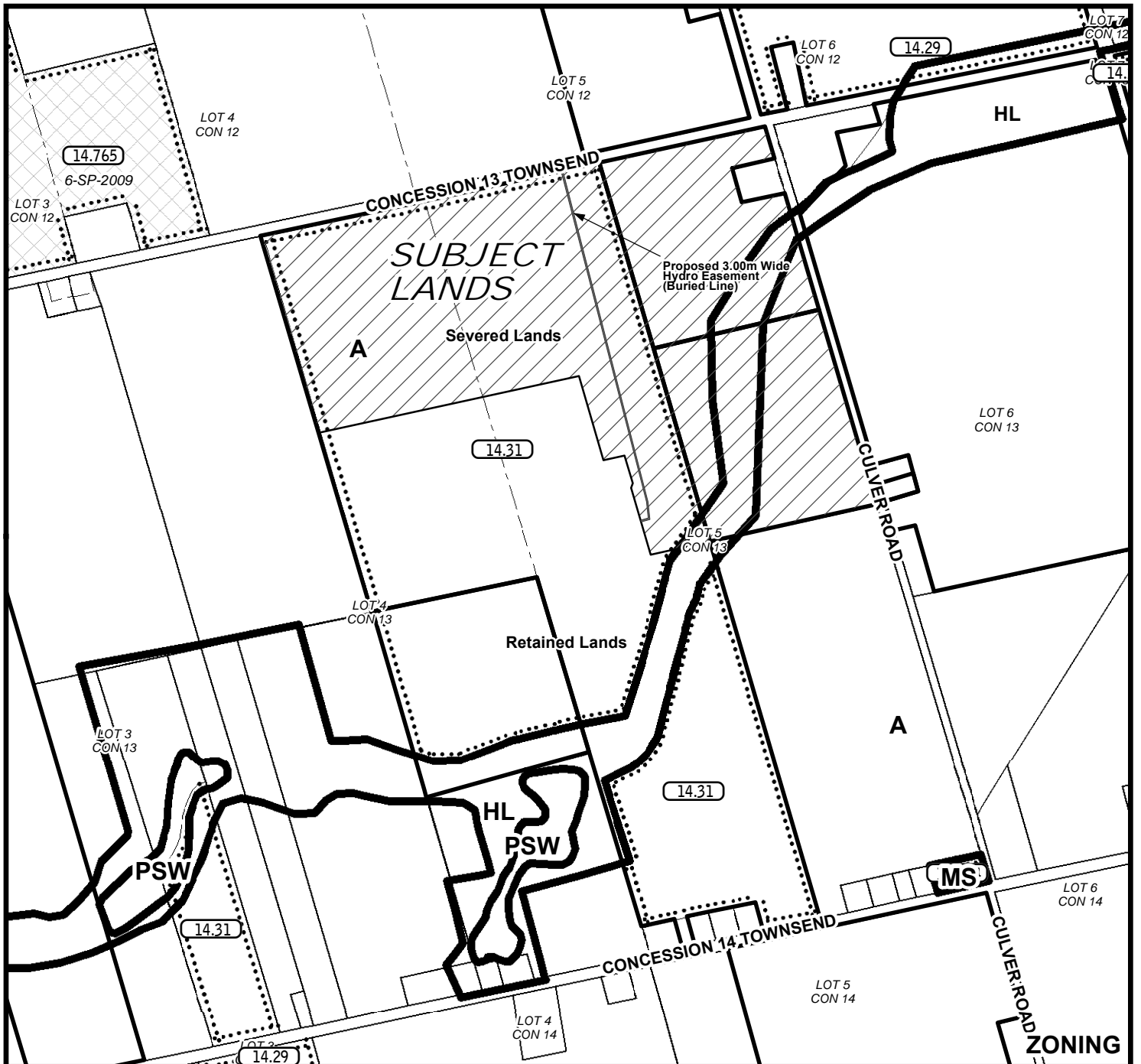
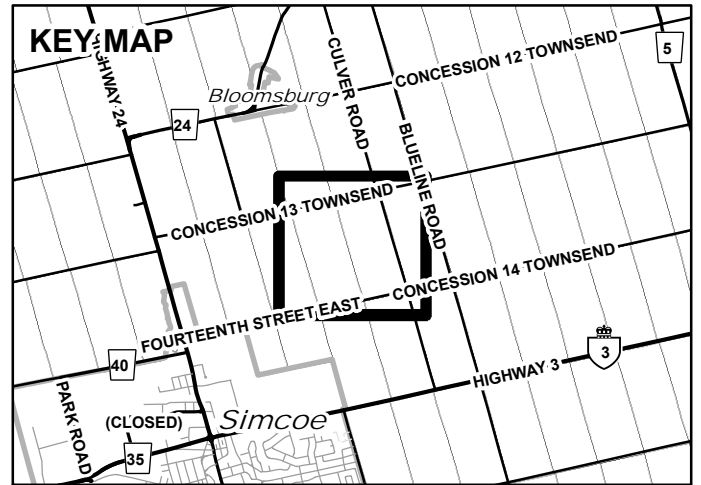
Geographic Township of

## TOWNSEND



1:10,000

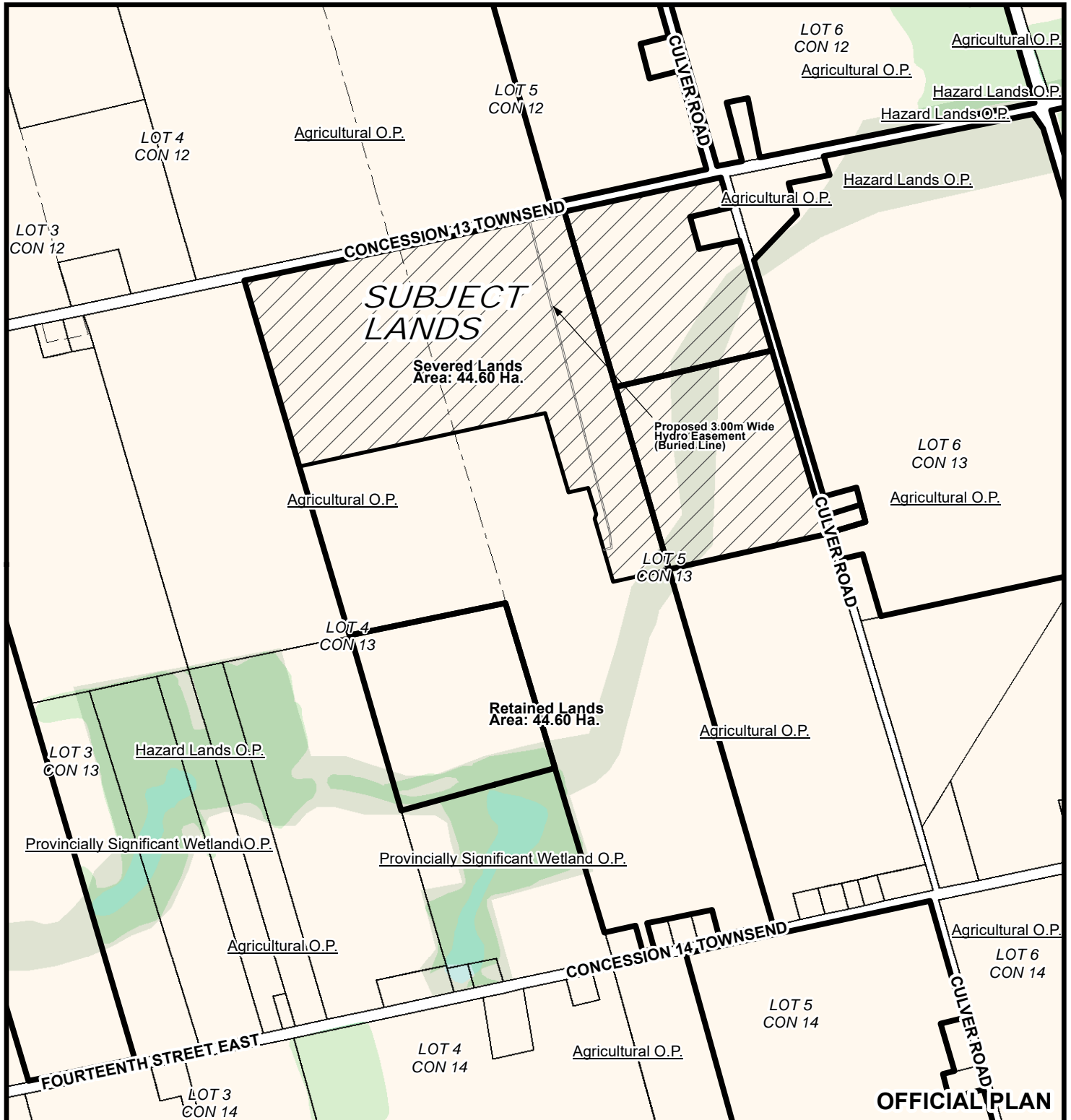
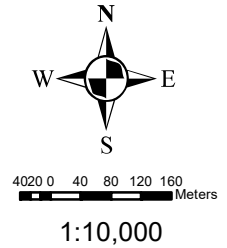
75 37.5 0 75 150 225 300 Meters



# MAP 2

File Number: BNPL2017019

Geographic Township of TOWNSEND

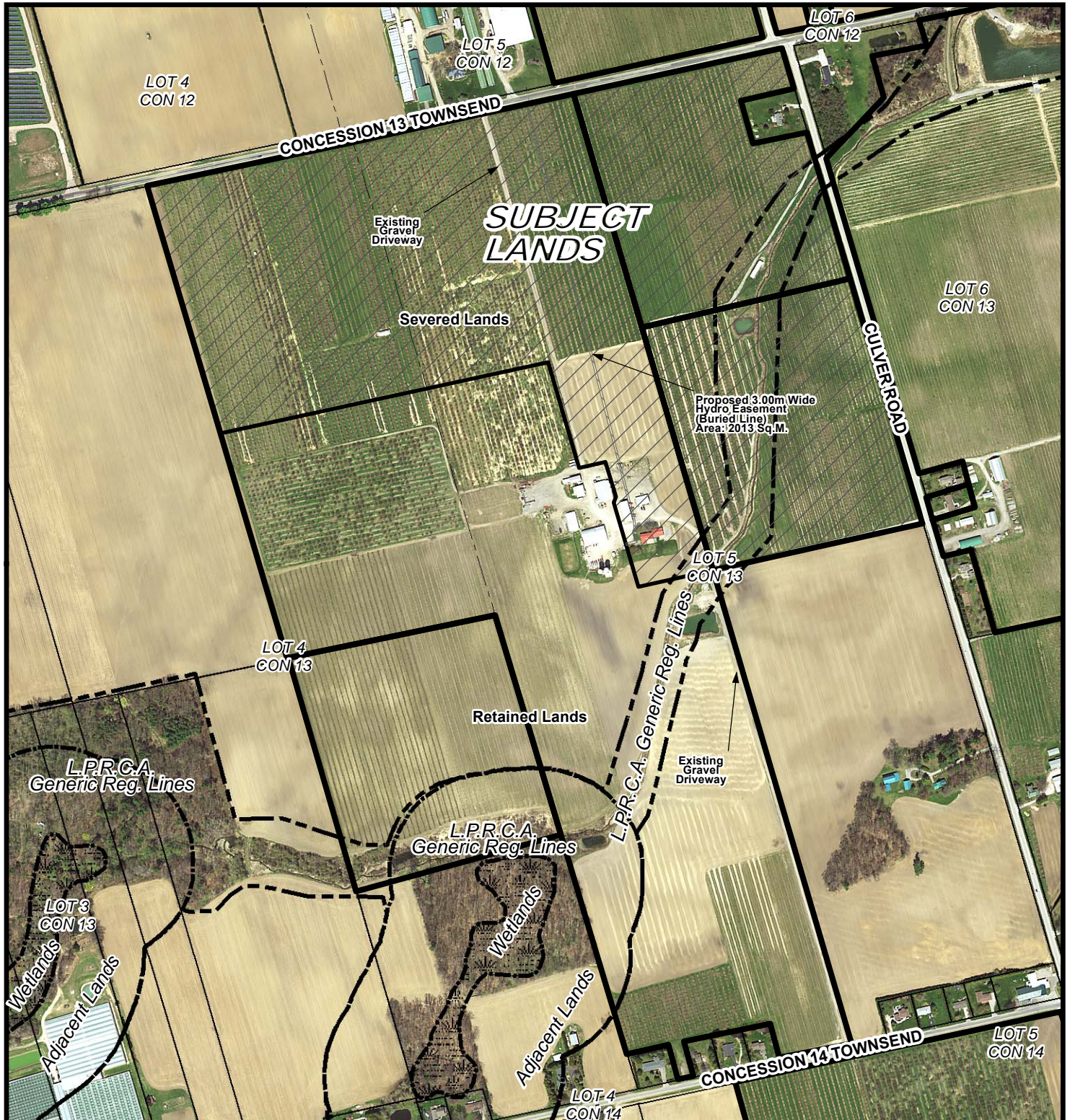
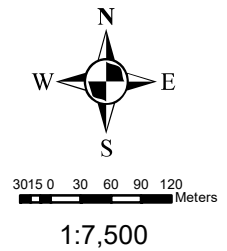




# MAP 3

File Number: BNPL2017019

Geographic Township of TOWNSEND

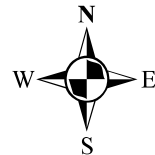




# MAP 4

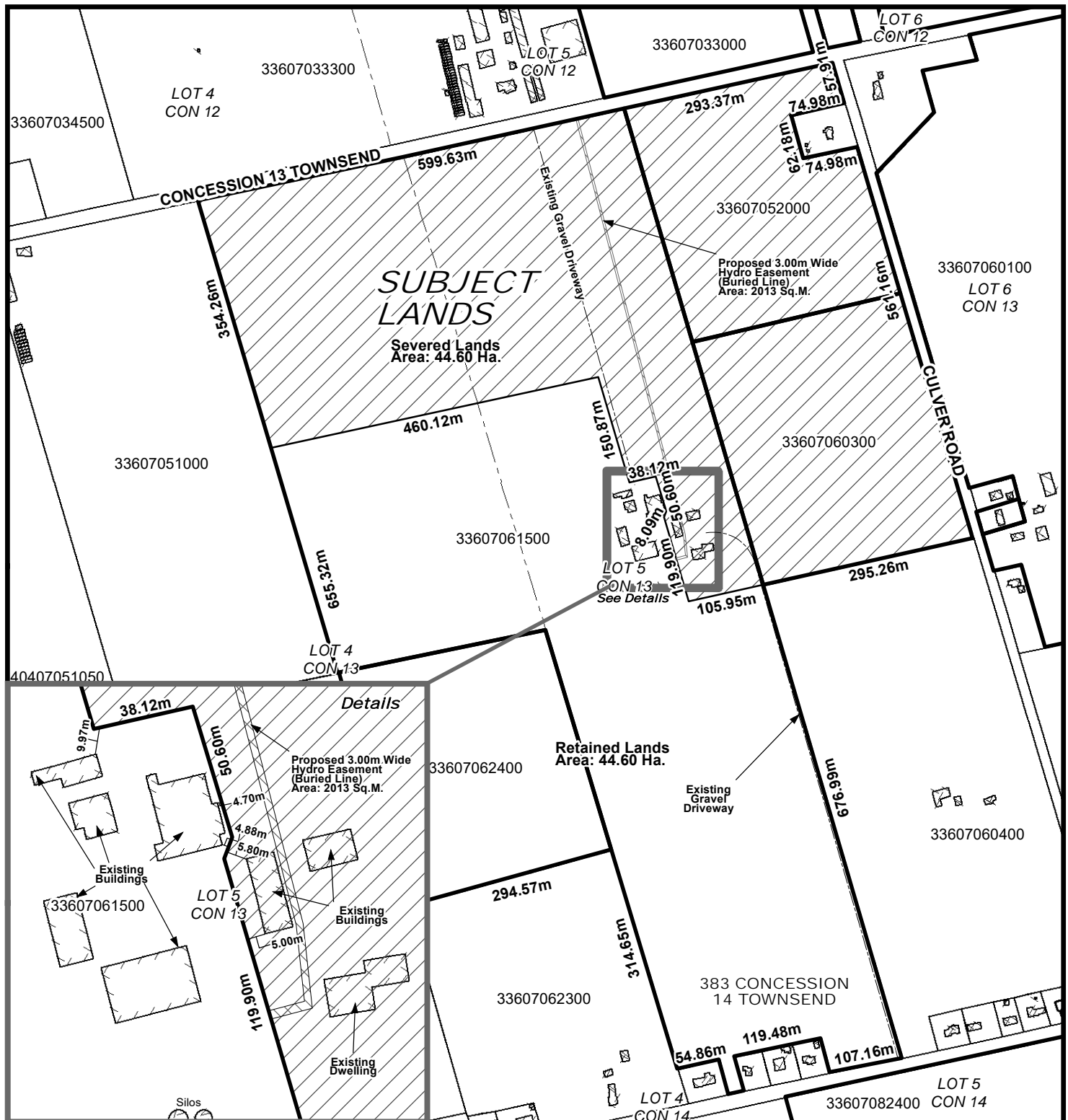
File Number: BNPL2017019

Geographic Township of TOWNSEND



30 15 0 30 60 90 120  
Meters

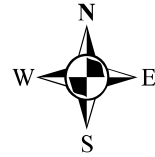
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# LOCATION OF LANDS AFFECTED

File Number: BNPL2017019

Geographic Township of TOWNSEND



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Meters

1:7,500

