

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>—</u>
Complete Application	<u>Jan 27/17</u>	Planner	<u>Jan 21/17</u>
Public Notice Sign	<u>—</u>	PAC Meeting	<u>Alisha</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 _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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

B. Location, Legal Description and Property Information

336070615000, 33607060300, 3360705200

1. Property Assessment Roll Number: 3310 -

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

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

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural A and Hazard Lands HL

2. Is there a special provision or site specific zone on the subject lands?
14.31 (permits a 2nd house on the farm)

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

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



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

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

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

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:

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

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:

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:

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

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

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



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 ²
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.): _____

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:

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

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:

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

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:

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:

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

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)

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?

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. 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: R. H. Lly 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: R. H. Lly 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.

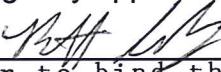
Owner/Applicant Signature: R. H. Lly Date: Jan 13/2017

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.

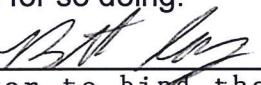
Owner/Applicant Signature:  Date: Jan 13/2017
I have power to bind the corporation

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:  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:  Date: Jan 13/2017
Agent Signature : _____ Date : _____

P. Declaration

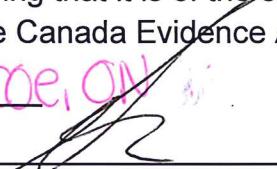
I, David Roe of Norfolk County

solemnly declare that:

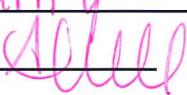
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously

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 26th day of Jan A.D., 20 17

A Commissioner, etc.: 

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	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	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	33 10 336 070 62400	1
15c	Home - Tatarka	Farm	Townsend	14	7,8	33 10 336 070 71400	23.5
16	Kotchan	Farm	Townsend	14	10,11	33 10 336 070 73100	134.06
17	Cull Owned	Farm	Townsend	14	4,5	33 10 336 070 82400	140.68
18	Crabbe	Farm	Woodhouse	6	6	33 10 337 010 19500	133.35
19	Wainfleet	Farm	Woodhouse	6	5,6	33 10 337 010 20005	47.27
20	Fedusenko	Farm	Townsend	13	5,6	33 10 336 070 60300	140.74
21a	Home - Cleaver	Farm	Townsend	13	5	33 10 336 070 52000	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	Shrub	Farm	Townsend	14	10	33 10 336 070 72500	24.13
24	Richardson	Farm	Woodhouse	6	7	33 10 337 010 21100	160.6
25	Waddle	Farm	Townsend	14	7	33 10 337 020 09300	44
26	Bollett	Farm	Woodhouse	13	1,2	33 10 403 025 12050	89.28
27	Cul Windham	Farm	Woodhouse	14	14,15	33 10 336 080 62950	46
28	Young	Farm	Townsend	6	13	33 10 337 020 01700	83.85
29	Vasko	Farm	Woodhouse	6	8	33 10 337 020 00800	81.16
30a	McEown	Farm					
						Added to Roll Number 33 10 336 070 73100 or Cul owned	

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
	Eirenhoffer	Farm	Woodhouse	6	11	337 020 07900	99.13
	Eirenhoffer	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	28	10 339 080 42100	68	2,999

Railway

No.	Farm	Township	Concession	Lot	Roll Number	Acres
1	Railway	Farm	Townsend	?	33 10 336 990 01000	35.22
2	Railway	Residential	Walpole	8	28 10 332 005 00199	12.38
3	Railway	Farm	Townsend	14	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
BenkoJackson				104	26		36	166	166
Bloomsburg Farm		74						74	74
Bollert Mink Farm						30		30	30
Cleaver (Wilcox - planted with CuiBoi)	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	28
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	28
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
Total Rented	1071	578	0	104	26	30	36	1845	1837
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	23			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	
Shudlo+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
Total owned	1099	403	0	341	645	225	331	3044	3044
Total R+O	2170	981	0	445	671	255	367	4889	4881
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
Total Custom	97	60	0	0	0	0	0	157	157
Total - All	2267	1041	0	445	671	255	367	5046	5038

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

OFFICE USE ONLY	FILE No.:	DATE RECEIVED:	
PROPERTY INFORMATION	Municipal Address: 383 Concession Rd. 14		
Owner: Schuyler Farms Ltd.	Lot:	Concession: 13	
Lot Area: 220 acres	Lot Frontage:	Assessment Roll No. 33 10 336 070 61500	
PURPOSE OF EVALUATION	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____		
BUILDING INFORMATION	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural		
Building Area: 2700 ft ²	No. of Bedrooms: 5	No. of Fixture Units: 20	Is the building currently occupied? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, how long?
EVALUATOR'S INFORMATION	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	
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): Grass		Soil Type: Silty / 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: > 50 ft.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Odour Detected: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Current Weather (at time of evaluation): Sunny	
SYSTEM EVALUATION	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 checked="" type="checkbox"/> No <input 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	
Setbacks:	Tank	Distribution Pipe	
Distance to Buildings & Structures (ft)	5ft	20ft	
Distance to Bodies of Water (ft)	> 250 ft	> 200 ft	
Distance to Nearest Well (ft)	100ft	120 ft	
Distance to Proposed Property Lines	Front 7100 Rear 100 Side 7100 Side 7100 220 acre farm	Front 7100 Rear 7100 Side 7100 Side 7100 210 acre farm	

OVERALL SYSTEM RATING	
<i>Good</i>	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> 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, <u>Marshall Schuyler</u> (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	 <u>(Schuyler Farms Lin. Ltd.)</u> <u>January 23, 2017</u> Date
EVALUATOR:	
1. I, <u>Neil Montague</u> 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	<u>January 23, 2017</u> Date
BUILDING DIVISION COMMENTS	
Comments: _____ _____	
I, _____ have reviewed the information contained in this form as submitted.	
Chief Building Official or designate	Date



On Site Sewage Disposal System Location Plan

DATE: January 3, 2017

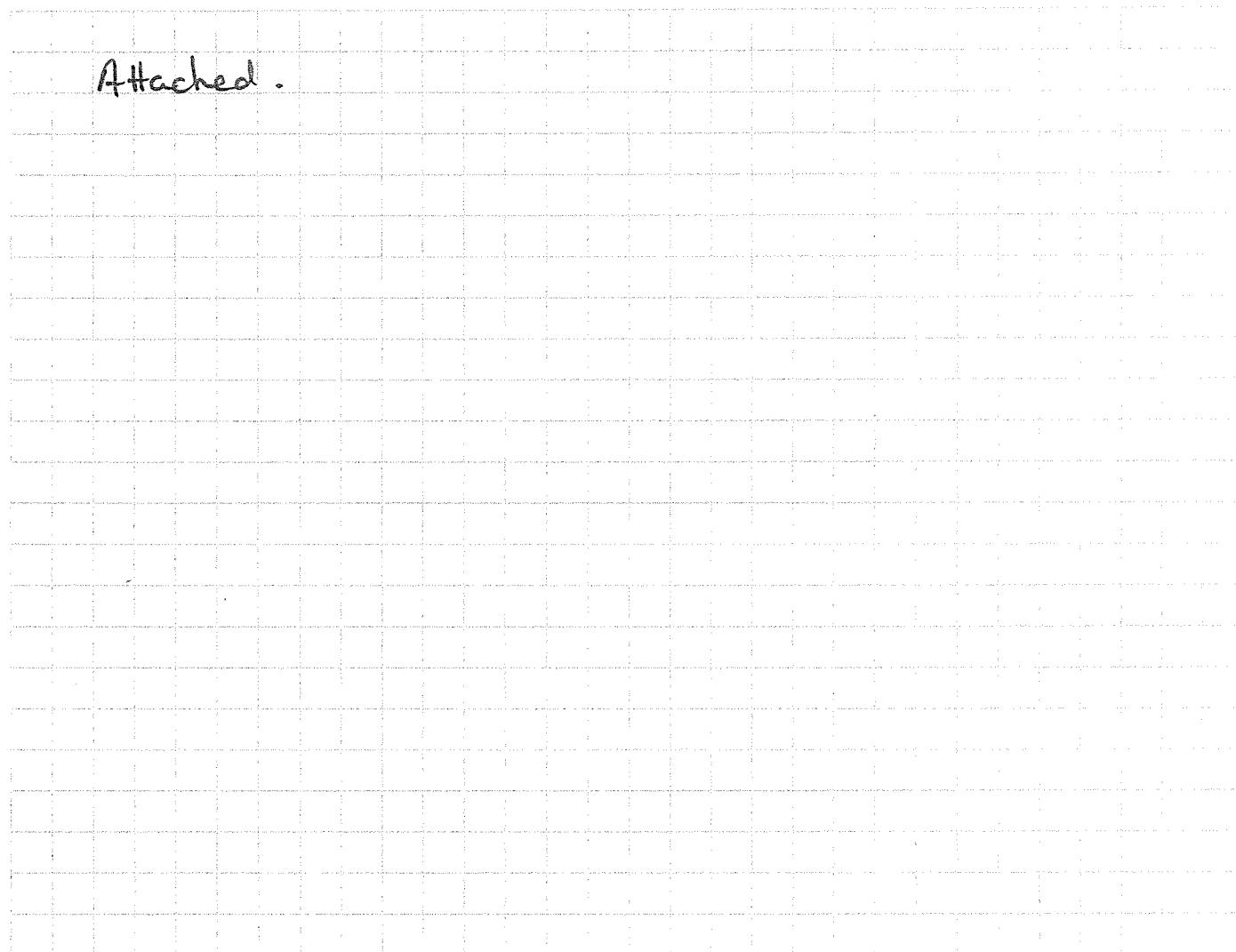
APPLICATION NUMBER: _____

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.



PREPARED BY: Neil Montague

NOTE: The above sketch is not to exact scale.

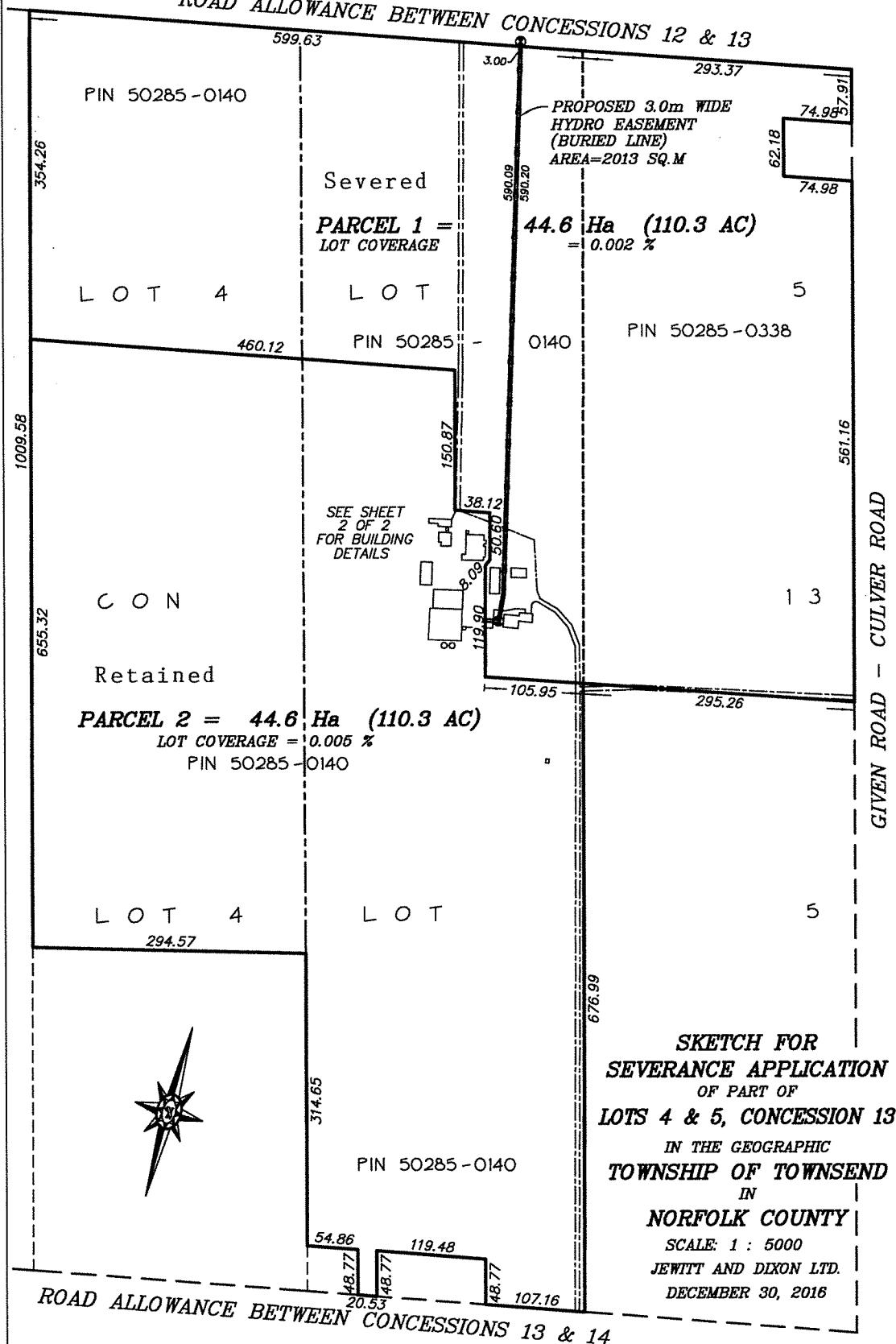
House Septic Map

Write a description for your map.

Legend
Run
septic



ROAD ALLOWANCE BETWEEN CONCESSIONS 12 & 13

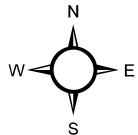


MAP 1

File Number: BNPL2017019

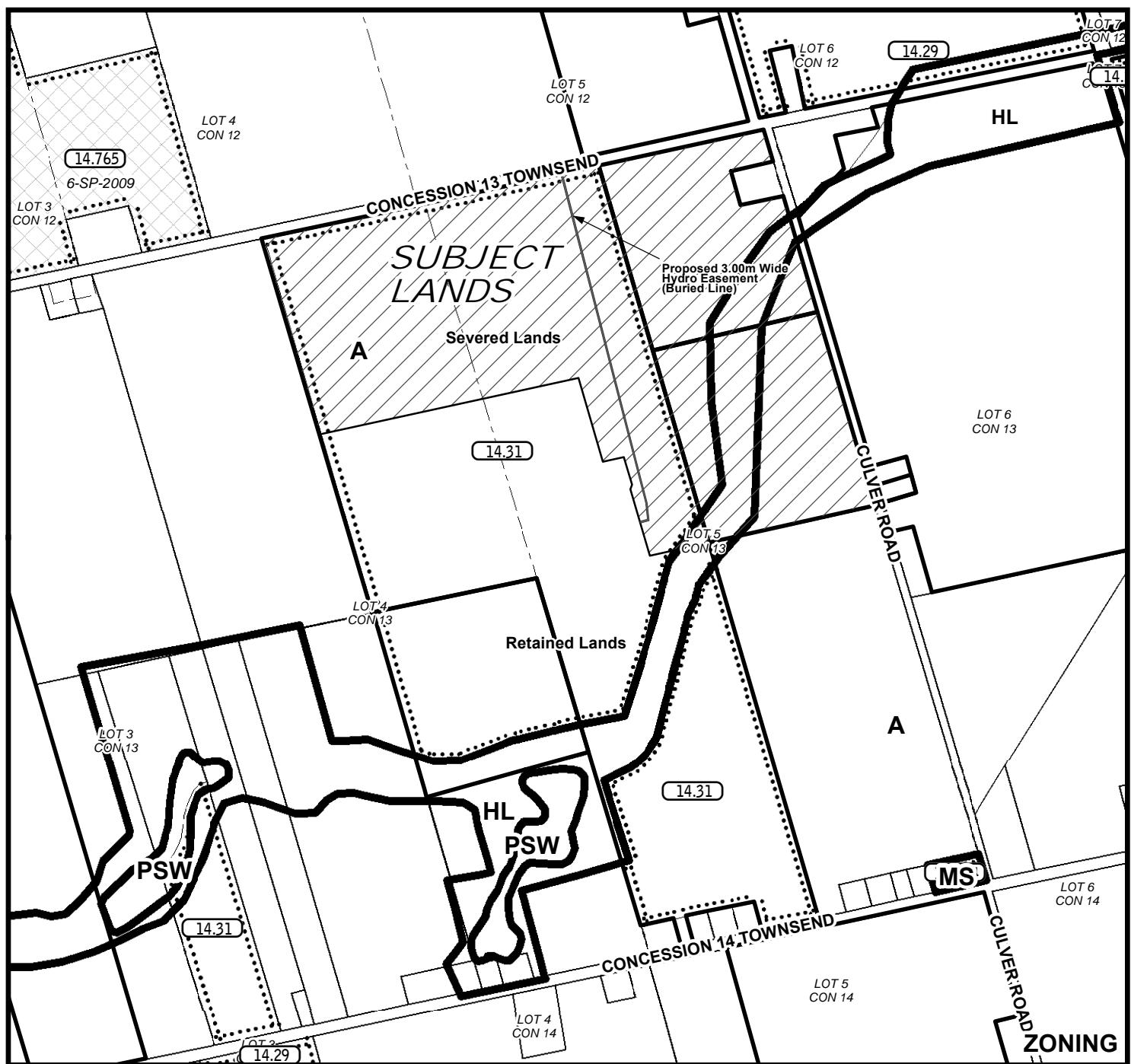
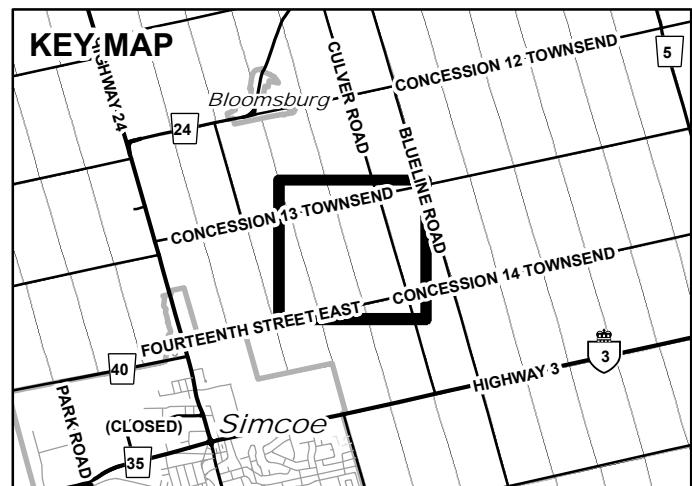
Geographic Township of

TOWNSEND



1:10,000

75 37.5 0 75 150 225 300 Meters

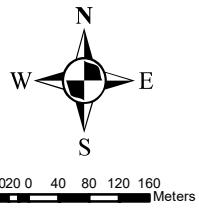


2017-02-15

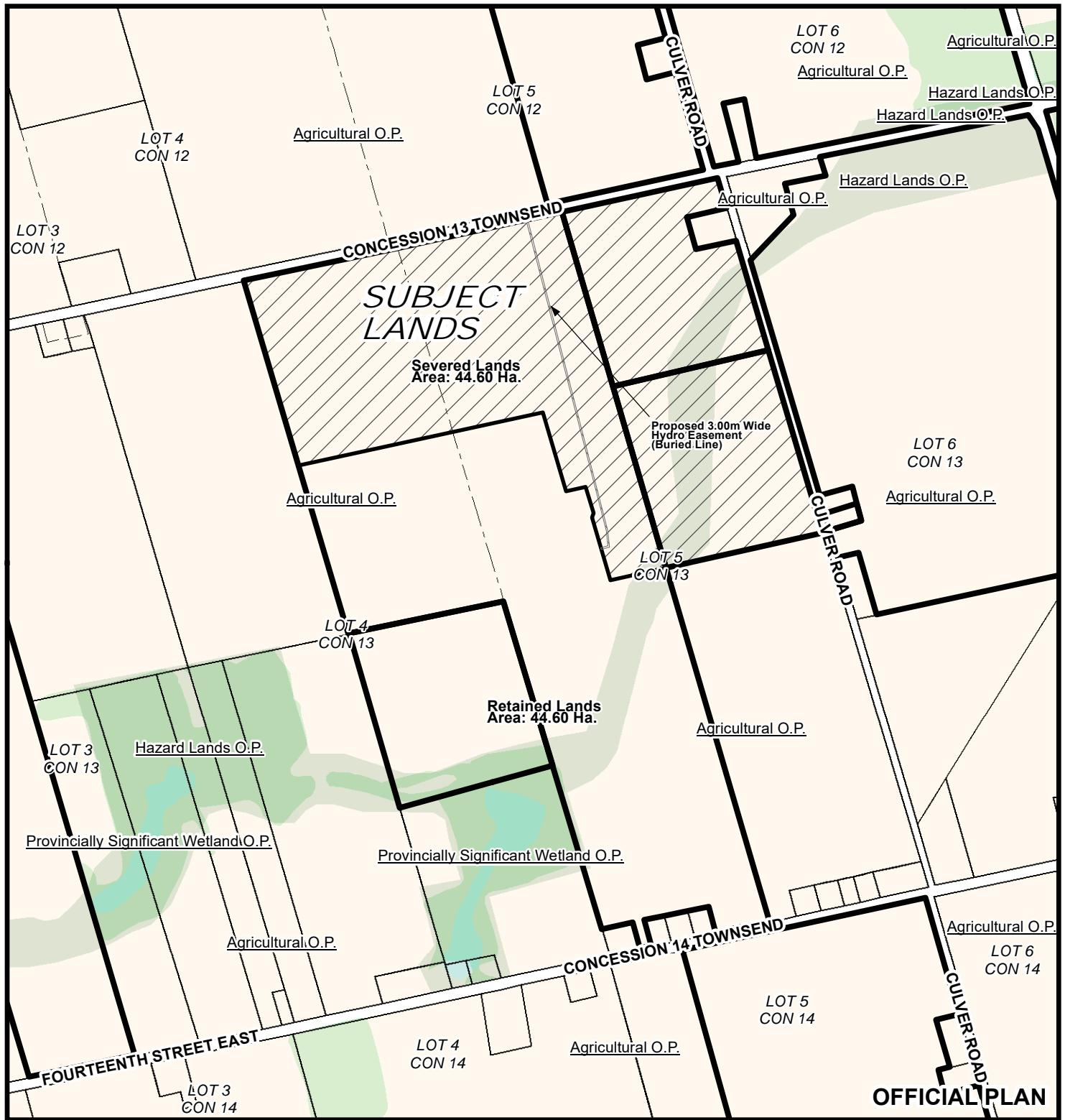
MAP 2

File Number: BNPL2017019

Geographic Township of TOWNSEND



1:10,000



MAP 3

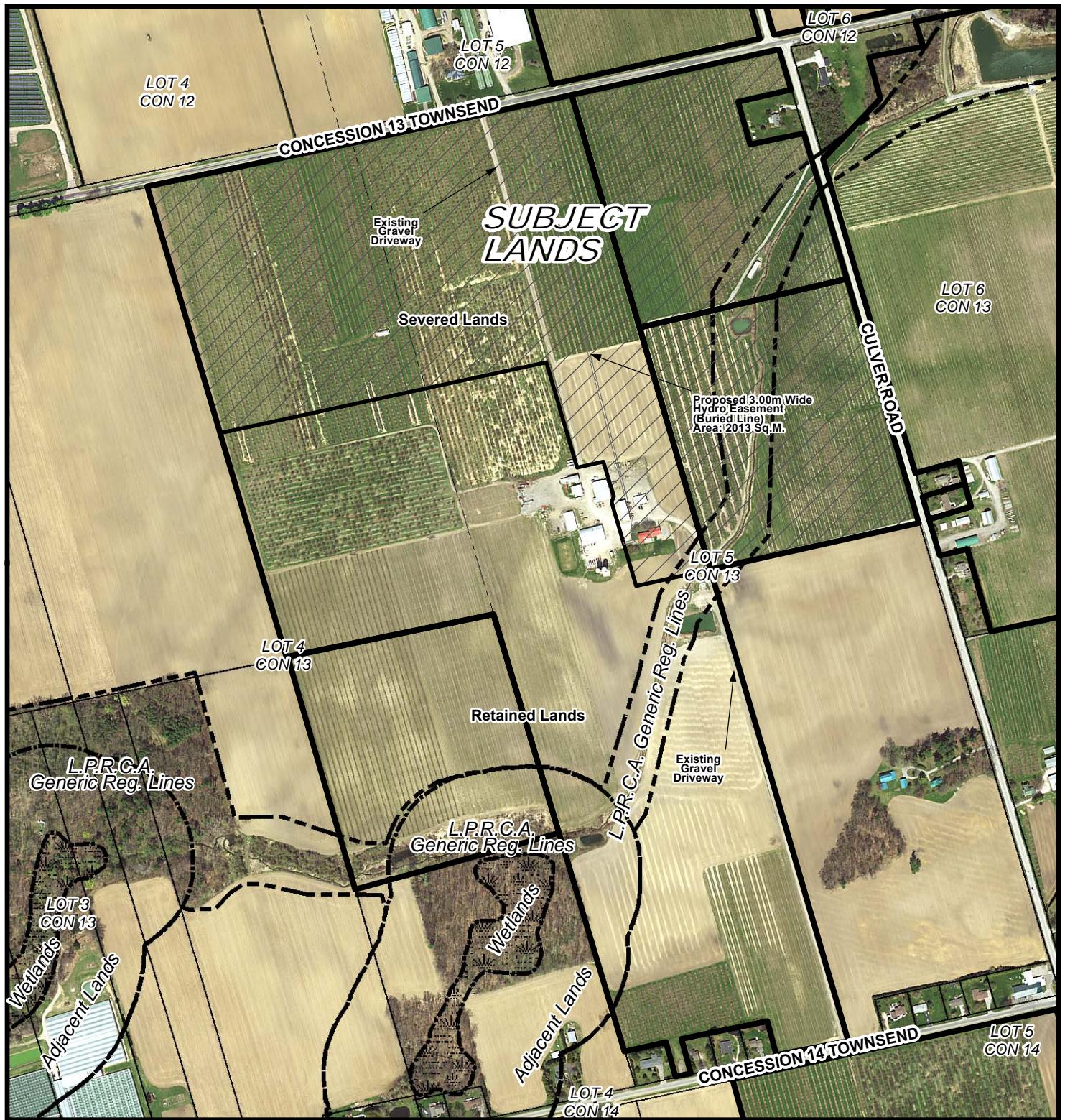
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Geographic Township of TOWNSEND



30 60 90 120 Meters

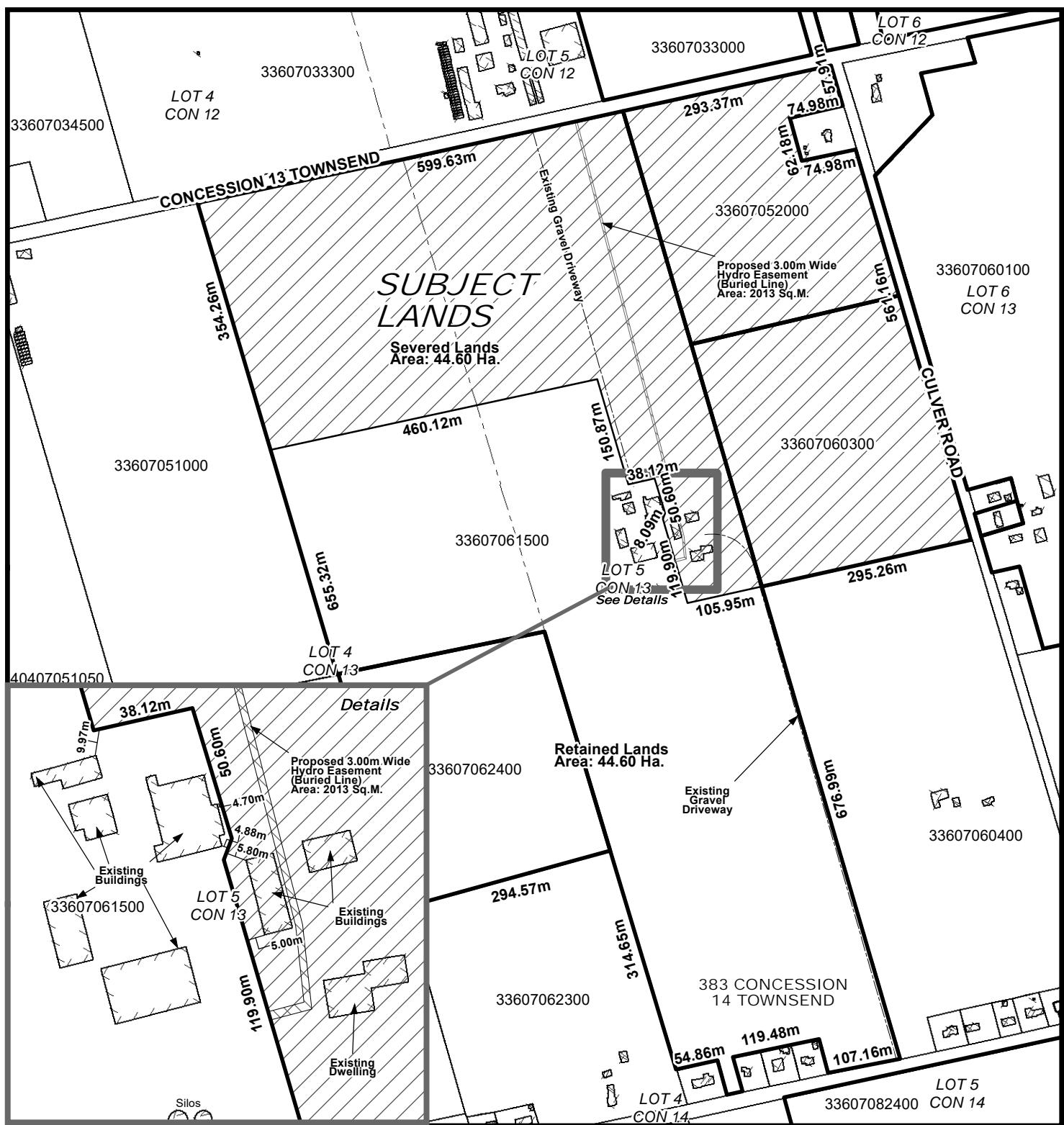
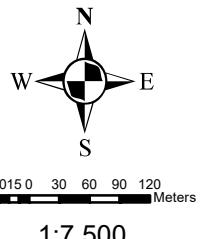
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MAP 4

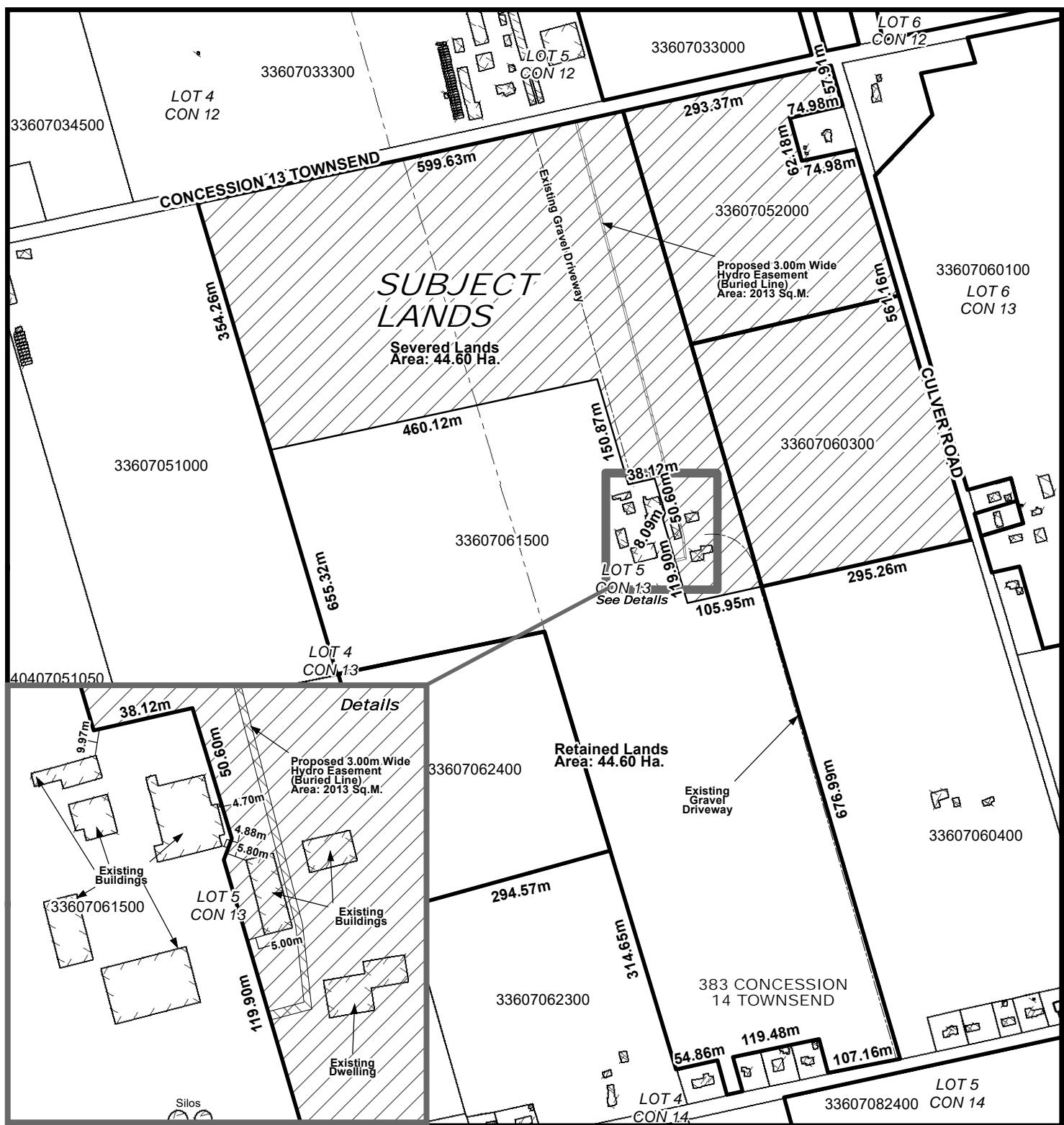
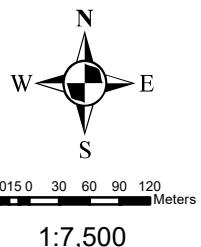
File Number: BNPL2017019

Geographic Township of TOWNSEND



2017-02-07

LOCATION OF LANDS AFFECTED
File Number: BNPL2017019
Geographic Township of TOWNSEND



2017-02-07