

For Office Use Only:	BNPL2022116	Application Fee	
File Number		Conservation Authority Fee	NA
Related File Number		Well & Septic Info Provided	Jen
Pre-consultation Meeting		Planner	
Application Submitted	April 7, 2022	Public Notice Sign	
Complete Application	May 4, 2022		

Check the type of planning application(s) you are submitting.

- ☒ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 33607027600, 33607029600, 33607026800, 33607027930, 33607027920, 33607027910, 33607028100, 33607028200

A. Applicant Information

Name of Owner SCHUYLER FARMS LIMITED c/o Brett Schuyler and Max Marshall Schuyler

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 383 Concession 13, Townsend

Town and Postal Code Simcoe, ON N3Y 4K3

Phone Number _____

Cell Number 519-427-9696

Email brett@schuylerfarms.ca

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



Name of Agent LandPro Planning Solutions Inc. c/o Michael Sullivan
Address 28 Colborne St. N.
Town and Postal Code Simcoe, ON N3Y 3T9
Phone Number _____
Cell Number (289) 687-3730
Email mike@landproplan.ca

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):

Part Lots 7 to 9 Concession 12 Geographic Township of Townsend,
Norfolk County.

Municipal Civic Address: No municipal address

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:

OPA 126 : Site Specific Policy Area 7.2.5.52 on Schedule "B" of this Plan, one residential severance is permitted.

3. Present use of the subject lands:

Agricultural. Existing residential lot.

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:

Not applicable.

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.

Relocation of existing buildable lot to a new location, which is LPAT approved.

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:

Not applicable. Proposed lot is vacant. Building may occur in the future.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

Agricultural

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage	68.5 m	50.2 m
Lot depth	123.7 m	80.2 m
Lot width	68.5 m	50.2 m
Lot area	8,500 sq.m	4,000 Sq.m.
Lot coverage	Vacant lot	Vacant lot
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):

No relief requested. Application is only for severance. Note both the existing and proposed lots are vacant. No structures or buildings are located on either.

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

Not applicable.

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

Frontage:	50.2 m
Depth:	80.2 m
Width:	50.2 m
Lot Area:	4,000 Sq.m. / 0.4 Ha
Present Use:	Agriculture
Proposed Use:	Residential

Proposed final lot size (if boundary adjustment):

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: Not applicable.

Description of land intended to be retained in metric units:

Frontage: 1384.5 m
Depth: 822.6 m
Width: 1,525.8 m
Lot Area: 64.75Ha
Present Use: Agriculture
Proposed Use: Agriculture

Buildings on retained land: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: None
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: See attached
Roll Number: Various. A list of properties can be provided, on request
Total Acreage: 4,200+/-
Workable Acreage: 4,200+/-
Existing Farm Type: (for example: corn, orchard, livestock) crop, livestock, tender fruit
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built Various

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

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

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:
Historical knowledge provided by the property 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:

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:

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 0m

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

Concession 13

G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

300+

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.

See the attached Planning Brief.

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

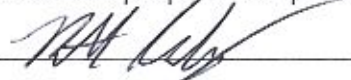
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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 Ltd c/o Brett and Max Schuyler am/are the registered owner(s) of the lands that is the subject of this application.

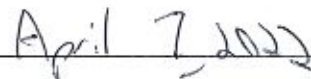
I/We authorize LandPro Planning Solutions c/o Michael Sullivan to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



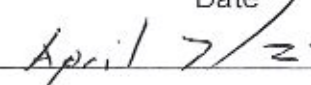
Owner



Owner



Date



Date

K. Declaration

I, Brett Schuyler of Schuyler Farms Limited

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Norfolk County

[Signature]
Owner/Applicant/Agent Signature

In the Province of Ontario

This 7th day of April

A.D., 2022

[Signature]
A Commissioner, etc.



LANDPRO
PLANNING SOLUTIONS

PLANNING JUSTIFICATION LETTER

LOT RELOCATION

Part Lots 7 to 9 Concession 12 Geographic Township of
Townsend, Norfolk County

Revised March 2022



LandPro Planning Solutions Inc.
707 East Main Street
Welland, ON, L3B 3Y5

DISCLAIMER

This report was prepared by the team at LandPro Planning Solutions Inc. It is based on the information provided to us by the applicant. The planning policy research and opinions are based on our own research and independent analysis of the applicable policy.

Adam Moote, MPlan Research, Reporting

Michael Sullivan, RPP Project Manager, Quality Control

This report was written by professionals and supervised by Registered Professional Planners, who are full members of the Ontario Professional Planners Institute as defined by the *Ontario Professional Planners Act, 1994*. The contents of this report represent the author's independent professional opinions and comply with the OPPI Code of Professional Practice and the opinions presented herein will be defended as required.

LandPro Planning Solutions Inc.



Michael Sullivan, RPP, MCIP, EP
President | Principal Planner



Adam Moote, MPlan
Planner

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1. INTRODUCTION

LandPro Planning Solutions (LandPro) has been retained by Schuyler Farms Ltd, which owns the subject properties (listed below) in Townsend, through Norfolk Cherry Company Ltd. (now part of Schuyler Farms Inc.) to assist in obtaining the required County permissions for the relocation of an existing residential lot.

This letter is to provide details on the proposed relocation to assist the County.

1.1 PURPOSE

This application is to justify the relocation of a 2-acre lot to a nearby location and resizing it as a 1 acre lot for the construction of a residential dwelling. This severance application for a 1-acre residential parcel on the subject lands, implements the policy of Official Plan Amendment 126, which was approved by the Ontario Municipal Board (PL141196) and more recently reaffirmed by the Local Planning Appeals Tribunal (PL 200020), which enable this matter.

The applicant intends to move forward with this lot relocation application in the interest of promoting good planning in Norfolk County. This application aims to protect agricultural lands by reducing the total number of locations where a house can be built, by reducing the size of the lot from 2 acres to 1 acre, and by moving the lot from high value agricultural land to lower value agricultural land.

If the application is not supported by County Planning staff the applicant intends to sell the existing 2 acre lot and build on the proposed building lot which will result in 2 dwellings, as this is currently permitted on each lot. It is the applicant's hope that the County will choose good planning over strict interpretation of policy.

It is the applicant's desire that the merits of the application are obvious and that future applications will be supported to help protect agricultural lands and result in better land use planning.

1.2 BACKGROUND INFORMATION

The Norfolk Cherry Company Ltd., now part of Schuyler Farms Inc., is a consolidated farming operation which owns properties including the subject property that is composed of 64.3 hectares (158.88 Acres). The properties included as part of this application are as follows:

Table 1 - Schuyler Farms Properties Nearby

	Roll Number	Legal Description	Area
1	33607028200	TWN CON 12 PT LOT 7 PT LOT 8 RP 37R3410 PART 1 RP 37R4153 PART 2	6.96ha (17.20ac)
2	33607028100	TWN CON 12 PT LOT 8 RP 37R7199 PART 1, PART3 TO 7 PARTS 10,11,12,14,17 & 18 SUBJ TO EASEMENT	19.83ha (49.00ac)

	Roll Number	Legal Description	Area
3	33607027910	TWN CON 12 PT LOT 8 RP 37R9342 PARTS 1 3 TO 6	0.50ha (1.25ac)
4	33607027920	TOWNSEND CON 12 PT LOT 8 RP 37R10226 PART 1	0.88ha (2.18ac)
5	33607027930	TWN CON 12 PT LOT 8 RP 37R9342 PART 2	0.63ha (1.56ac)
6	33607027800	TWN CON 12 PT LOT 8 RP 37R8914 PT PART 1 AND PART 2	8.44ha (20.85ac)
7	33607027805	TWN CON 12 PT LOT 8 RP 37R10496 PART 1 (TO BE RELOCATED)	0.85ha (2.10ac)
8	33607028500	TWN CON 12 PT LOTS 8 AND 9	10.12ha (25.00ac)
9	33607027600	TWN CON 12 PT LOT 9 RP 37R8914 PART 4	16.08 (39.74ac)

It is presently used as a cherry farm operation. The properties consist of primarily cherry orchards for production; a cherry processing facility; a woodlot; and three residential dwellings.

The applicant had previously sought an Official Plan Amendment in 2019 to permit the relocation of a previously severed residential lot to another location on the subject property, which is the subject of Official Plan Amendment 126 (OPA 126). The proposal consisted of permitting the severance of a 1-acre residential parcel in the Agricultural designated area; and merging back into the agricultural operation the previously severed 2 acres parcel. Norfolk County approved this application.

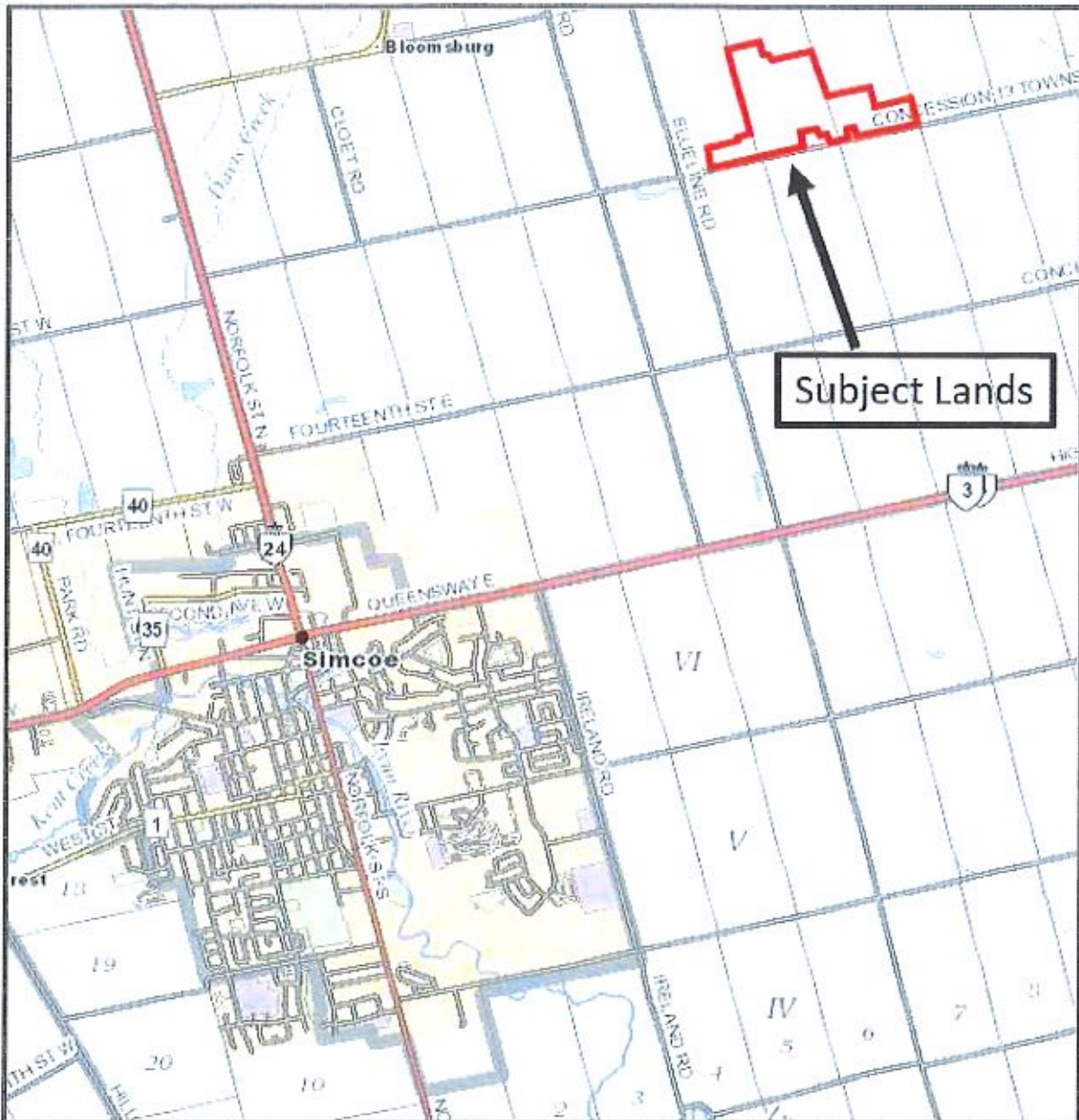
Subsequently this decision was appealed by the Ministry of Municipals Affairs and Housing (MMAH) to the Local Planning Appeal Tribunal (LPAT). The resulting decision from the LPAT was a denial of the appeal; and thus, OPA 126 was approved. It amends the County's Official Plan to permit the severance of a residential lot on the subject lands for the specific purpose of relocating the current 2-acre lot, which comprises prime agricultural lands to a different location on the subject property, reducing the lot to 1-acre and placing it on lower quality agricultural land that also contains a woodland.

It was challenged by MMAH through a request for Tribunal review and the decision was upheld on the basis that the severance shall be based on the merits of a consent application. This application demonstrates the merits.

1.3 SITE CONTEXT

The site is located generally North-East of the community of Simcoe; on the north side of Concession 13 Townsend Road, starting approximately 242 metres east of Blueline Road. This is presented in Figure 1, below.

Figure 1 – Location of Subject Property

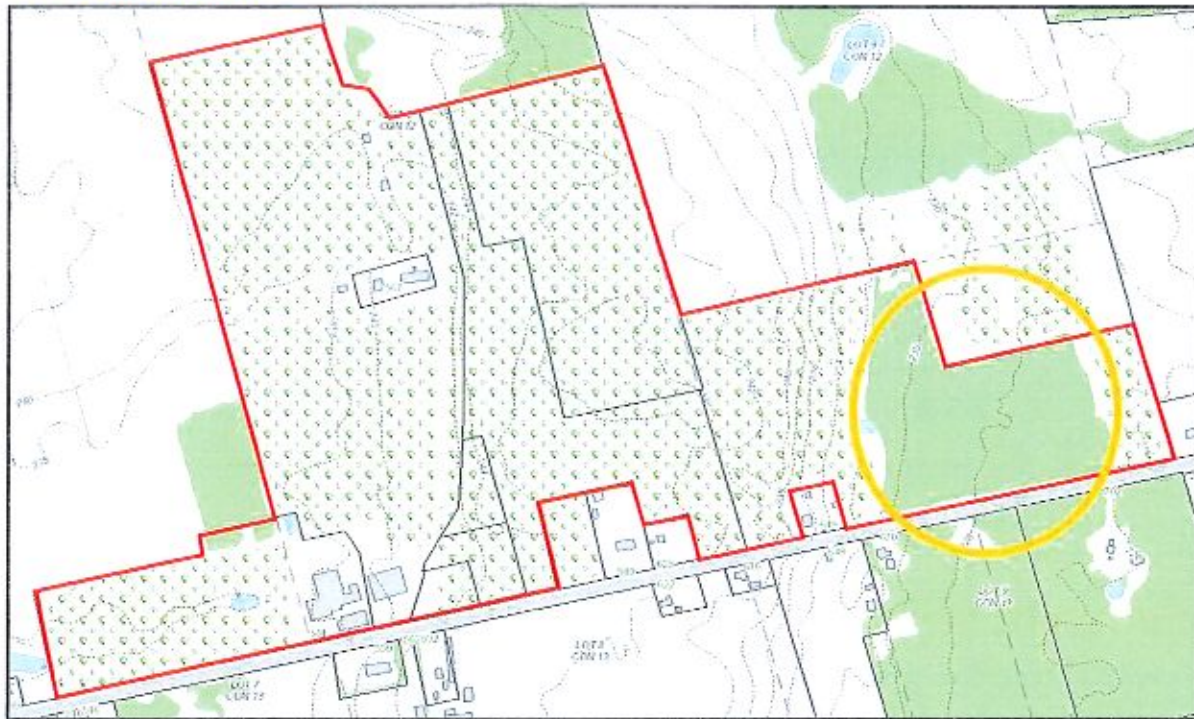


1.4 LEGAL DESCRIPTION & LAND USE CONTEXT

The legal description of the property is Part Lots 7 to 9 Concession 12 Geographic Township of Townsend, Norfolk County.

The subject property is designated Agricultural, and also contains part of a Significant Woodland. The Significant Woodland area is identified below (yellow circle) in Figure 2. Additionally, the property is zoned Agricultural under the Norfolk County Zoning By-Law.

Figure 2 – Subject Property

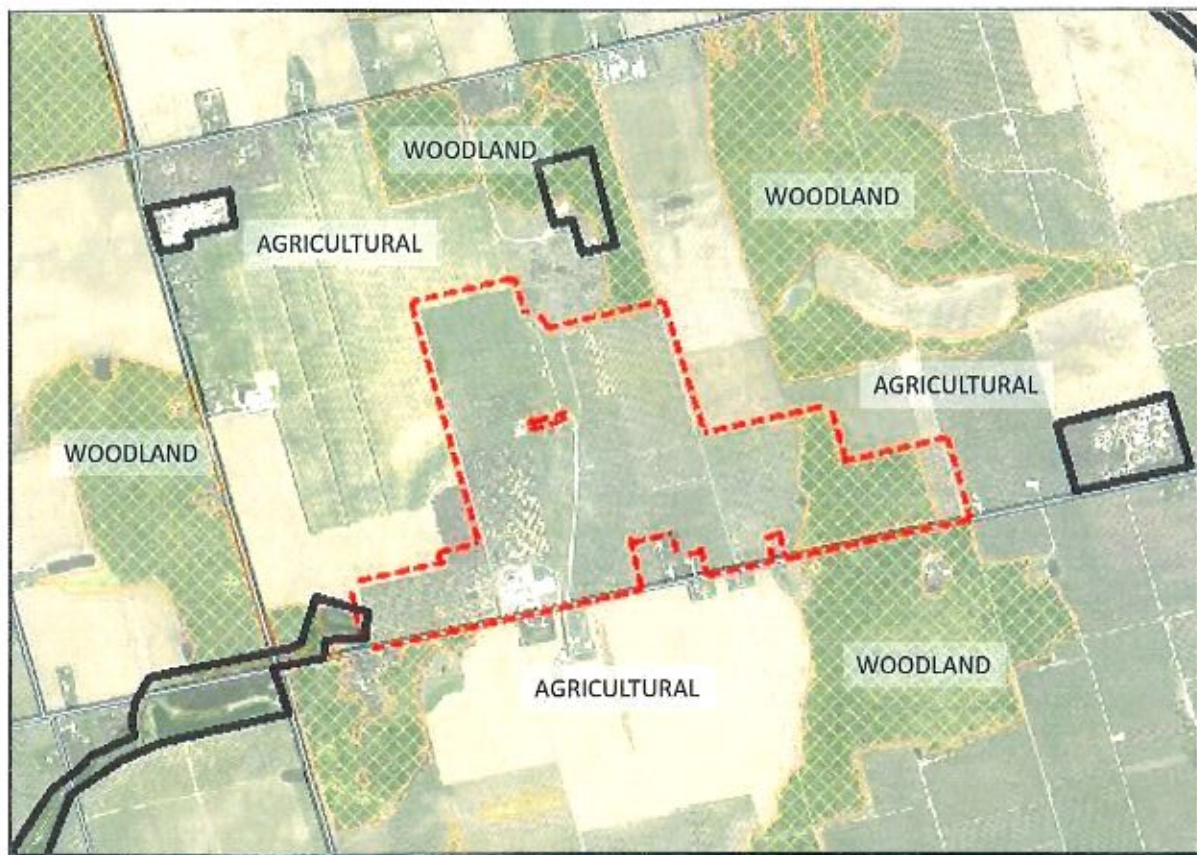


Surrounding land uses include:

- North = Agriculture
- South = Agriculture | Significant Woodland
- East = Agriculture | Significant Woodland
- West = Agriculture | Significant Woodland

These lands are presented in Figure 3 below.

Figure 3 – Surrounding Land Uses



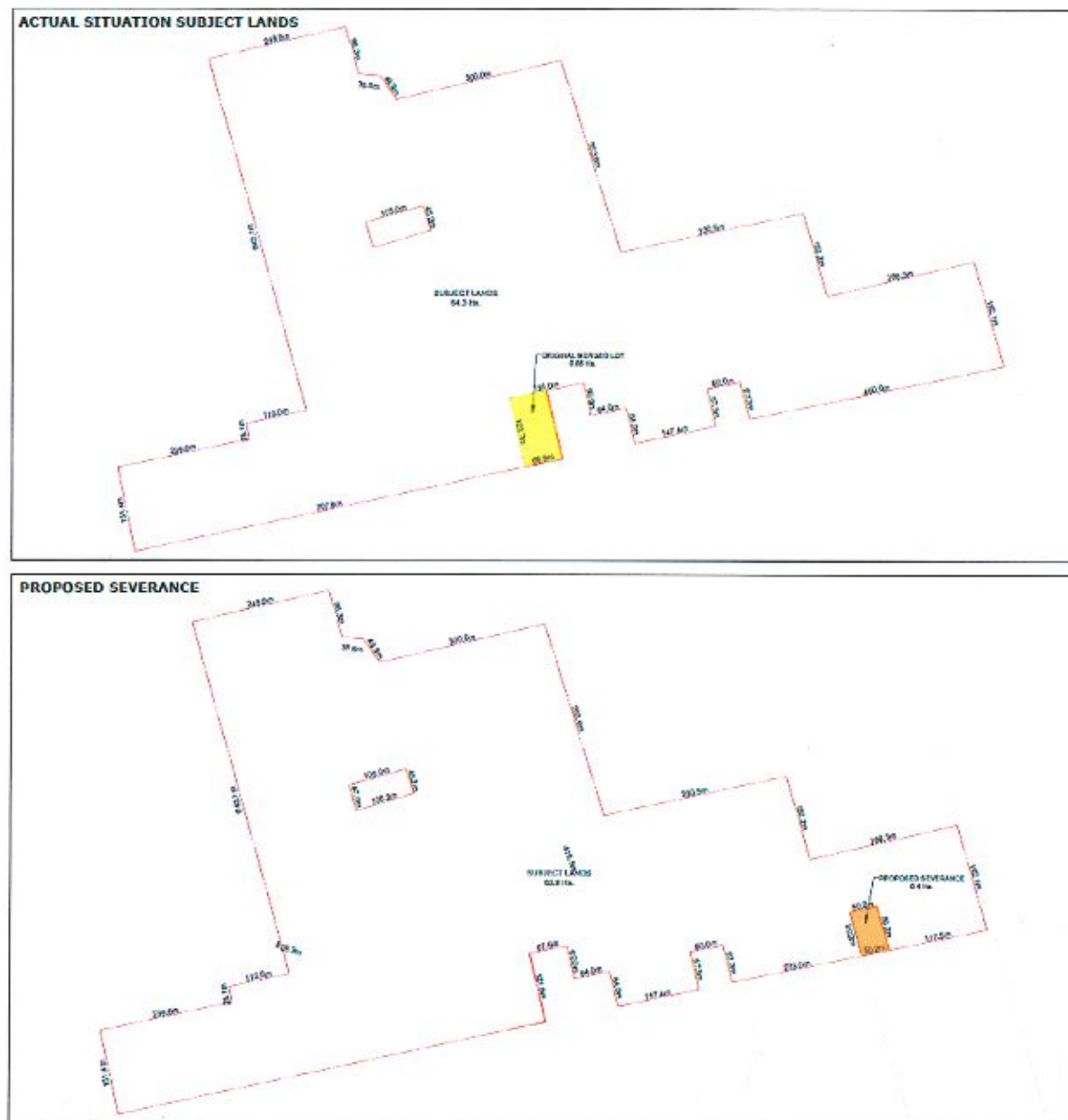
2. PROPOSED DEVELOPMENT

1.5 THE DEVELOPMENT PROJECT

The applicant is seeking County permission to relocate an existing 2-acre property on agricultural lands and resize it into a 1-acre residential lot on lower quality agricultural lands, located within a wooded area. The applicant would then merge the former 2-acre lot back into the agricultural operation by merging it with the adjacent property, also owned by the applicant. This would be a net gain of 1-acre of land back into agricultural production.

Figure 4 below, indicates the general concept on a map. A full copy is attached as an appendix.

Figure 4: Concept of Proposed Development



3. LAND USE PLANNING FRAMEWORK

In preparing this application, several policy and regulatory documents were reviewed to develop our professional opinion. They include the following:

1. The Provincial Policy Statement (2020),
2. Norfolk County Official Plan, and the
3. Norfolk County Zoning By-law 1-Z-2014.

The proposed development was assessed against these policies and regulations. A detailed review of each policy follows.

1.6 PROVINCIAL POLICY STATEMENT, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest for all land use development throughout Ontario. It provides direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS is based on three overlying principles: **1) Building Strong Healthy Communities; 2) Wise Use and Management of Resources; and 3) Protecting Public Health and Safety.**

The appeal of OPA 126 was based on the premise that it was inconsistent with the PPS. The decision from the LPAT found that *"OPA 126 has regard for provincial interest as it facilitates due considerations consistent with the PPS."* Further to this, that the current 2-acre lot will be merged into its adjacent lot, as a condition of severance, the PPS "no new lot" policy can and will be achieved.

Thus, this application is consistent with the PPS.

1.7 NORFOLK COUNTY OFFICIAL PLAN (CONSOLIDATED 2021)

The Norfolk County Official Plan (COP) is the land use planning tool used to manage growth and development within the County to the year 2036. The purpose of the Plan is to provide a policy framework to guide economic, environmental and social decisions that have implications for the use of land.

As previously stated OPA 126 applies to this application. The operative language of OPA 126 is:

"On land designated Agricultural – Site Specific Policy Area 7.2.5.52 on Schedule "B" of this Plan, one residential severance shall be permitted".

It is noted that the location of the proposed new lot is located within the area that is designated Significant Woodlands. Should this new lot be developed it shall meet the criteria for development outlined under Section 3.5.2 Natural Heritage Features of the COP.

This application conforms with the County's Official Plan.

1.8 NORFOLK COUNTY ZONING BY-LAW 1-Z-2014

The Norfolk County Zoning By-law 1-Z-2014 is used to regulate the use of lands, frontage and depth of a parcel of land; along with the portion of land that is occupied by buildings and/or structures.

As under OPA 126, the permitted residential severance would meet the applicable zoning requirements under Section 12.1.2.a.ii; a *"residential lot surplus to a farm operation."* being that the minimum lot size

is 2,000 square metres. The proposed lot size is to be 4,000 square metres., which exceeds this requirement.

This proposed severance conforms to the County's Zoning By-law 1-Z-2014.

4. PLANNING ANALYSIS

This application is to facilitate the relocation of a 2-acre lot, located on prime agricultural lands to another location within the adjacent property (also owned by the applicant) which will be on lower quality land, in a woodland area and only 1 acre in size.

Through OPA 126, the Norfolk County Official Plan provides a policy basis for this severance, subject to meeting the County's zoning and other requirements.

For example, the proposed lot is smaller (1 acre rather than 2 acres), is located on lower quality agricultural land that is a Significant Woodland. And this smaller lot continues to meet the County's Official Plan and Zoning By-law requirements for approval.

The policy basis for this application has been LPAT approved. In addition, an LPAT internal review has concluded that the Tribunals decision was legally correct. This lot relocation has been determined to be consistent with the PPS and the Norfolk County Official Plan and the concept design also conforms with the County's Zoning By-law.

The location, size and context of this relocated lot has been designed to reduce removal of agricultural lands, avoid impacts to identified natural heritage features, while maintaining a lot size that will ensure sustainable servicing and building results. We believe this application meets these requirements.

5. CLOSING

This application is consistent with the applicable provincial and the local planning policies.

It is our opinion that this application represents good planning and should be approved.

LANDPRO PLANNING SOLUTIONS INC.



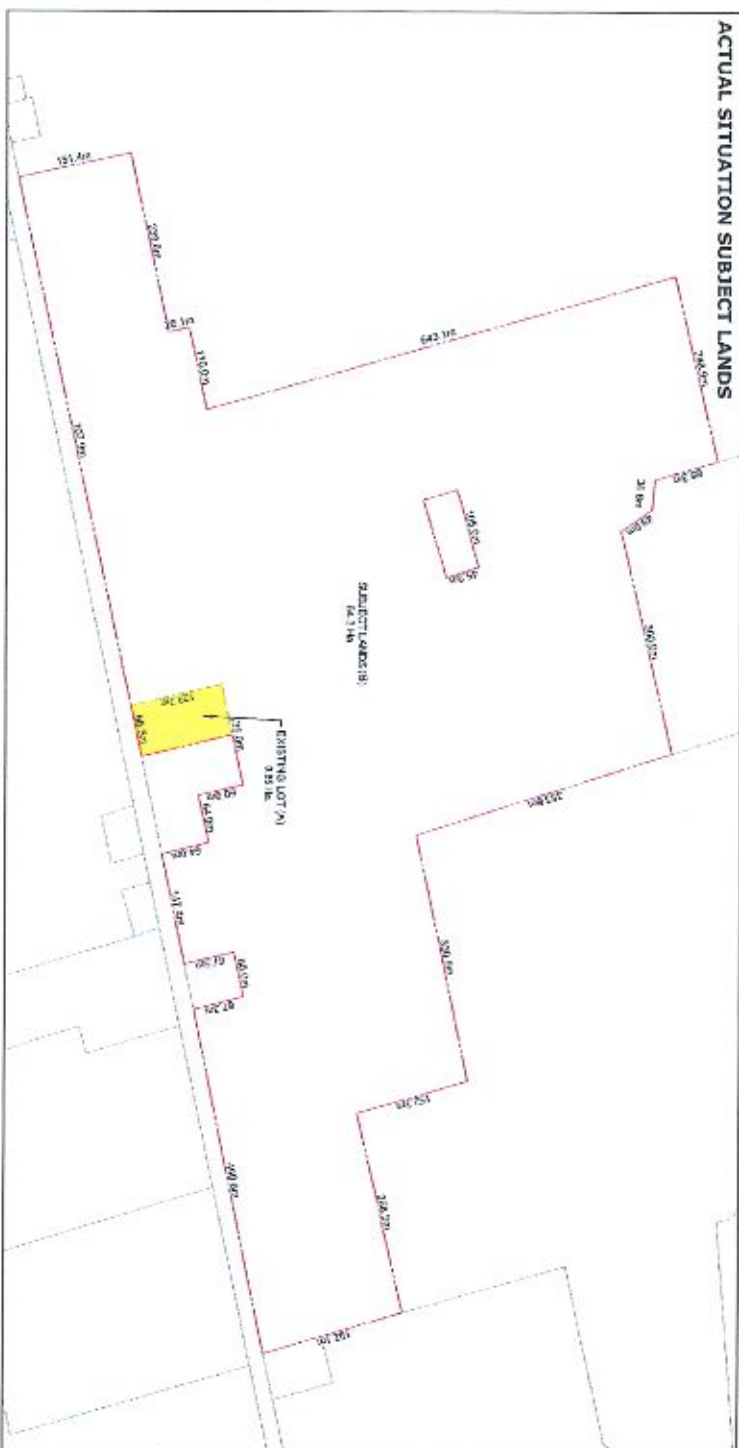
Michael Sullivan, RPP, MCIP, EP
President | Principal Planner



Adam Moote, MPlan
Planner

Appendices

ACTUAL SITUATION SUBJECT LANDS



PROPOSED SEVERANCE



NOT MAP N.T.S.

LEGEND

- PROPERTY LINE
- EXISTING LOT
- PROPOSED NEW LOT
- LOCAL ONTARIO REGULATION 173E
- WATERCOURSE / WYCK
- WATERCOURSE / WYCK

SUBJECT LANDS SCHEDULE

ACTUAL SITUATION	
SUBJECT LANDS TOTAL AREA	64.1 HA / 159.9 ACRES
ORIGINAL UNSEVERED LOT	0.25 HA / 2.1 ACRES
PROPOSED SEVERANCE	
SUBJECT LANDS TOTAL AREA	52.9 HA / 130.9 ACRES
PROPOSED SEVERANCE	64.1 HA / 159.9 ACRES



LANDPRO PLANNING SOLUTIONS
 2110 KENNEDY ROAD, SUITE 100
 MARKHAM, ONTARIO L3R 9W7

CONCEPTUAL PLAN OF LOT RE-LOCATION SCHUYLER FARMS LIMITED

PART LOTS 7 TO 9, CONCESSION 13
 CONCESSION 13 TOWNSHIP

MARKHAM COUNTY

FILE NUMBERS: 352702100, 352702100, 352702100
 352702100, 352702100, 352702100

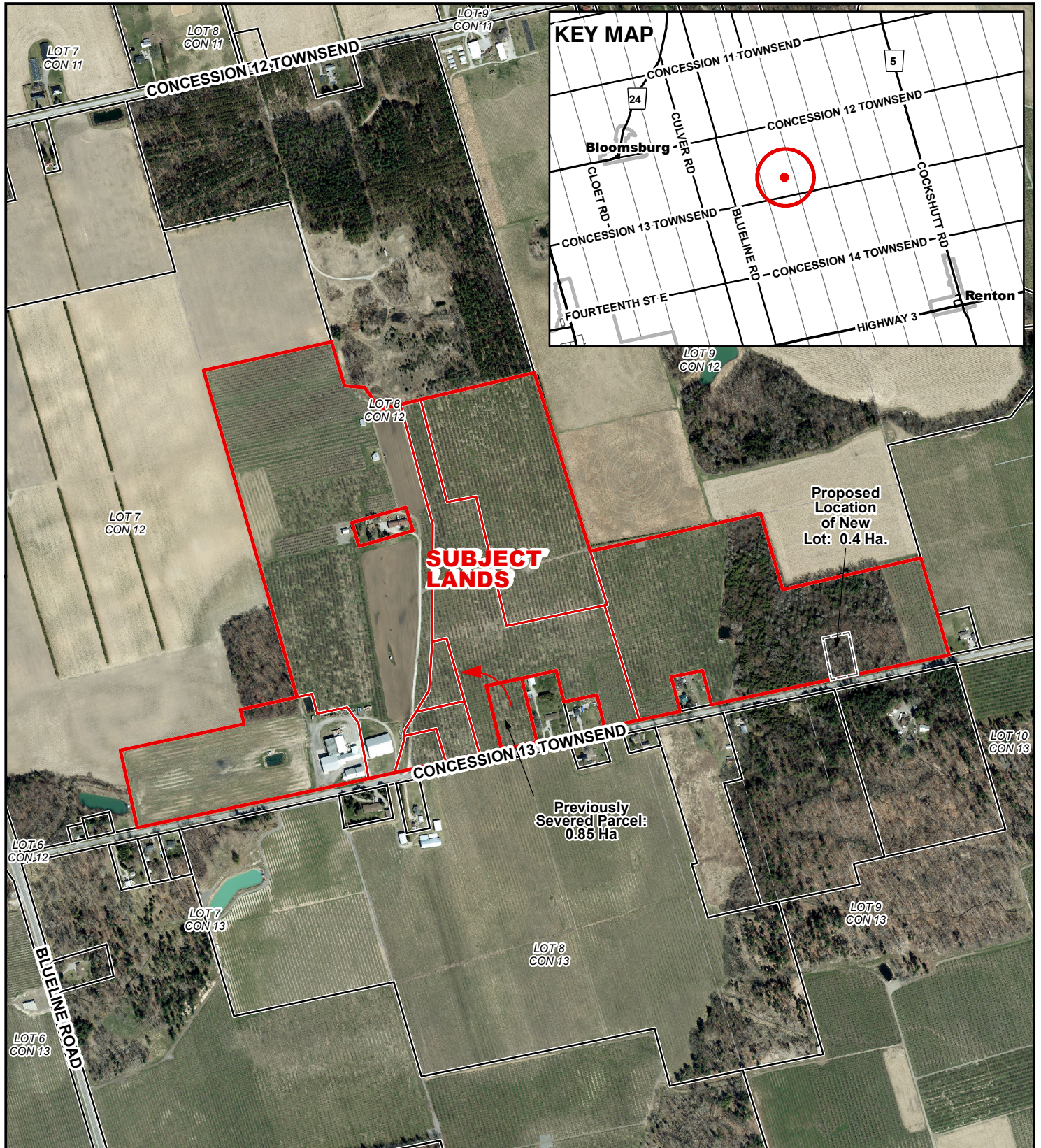
DATE: MARCH 31, 2022

SCALE: 1:5000



CONTEXT MAP

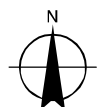
Geographic Township of TOWNSEND



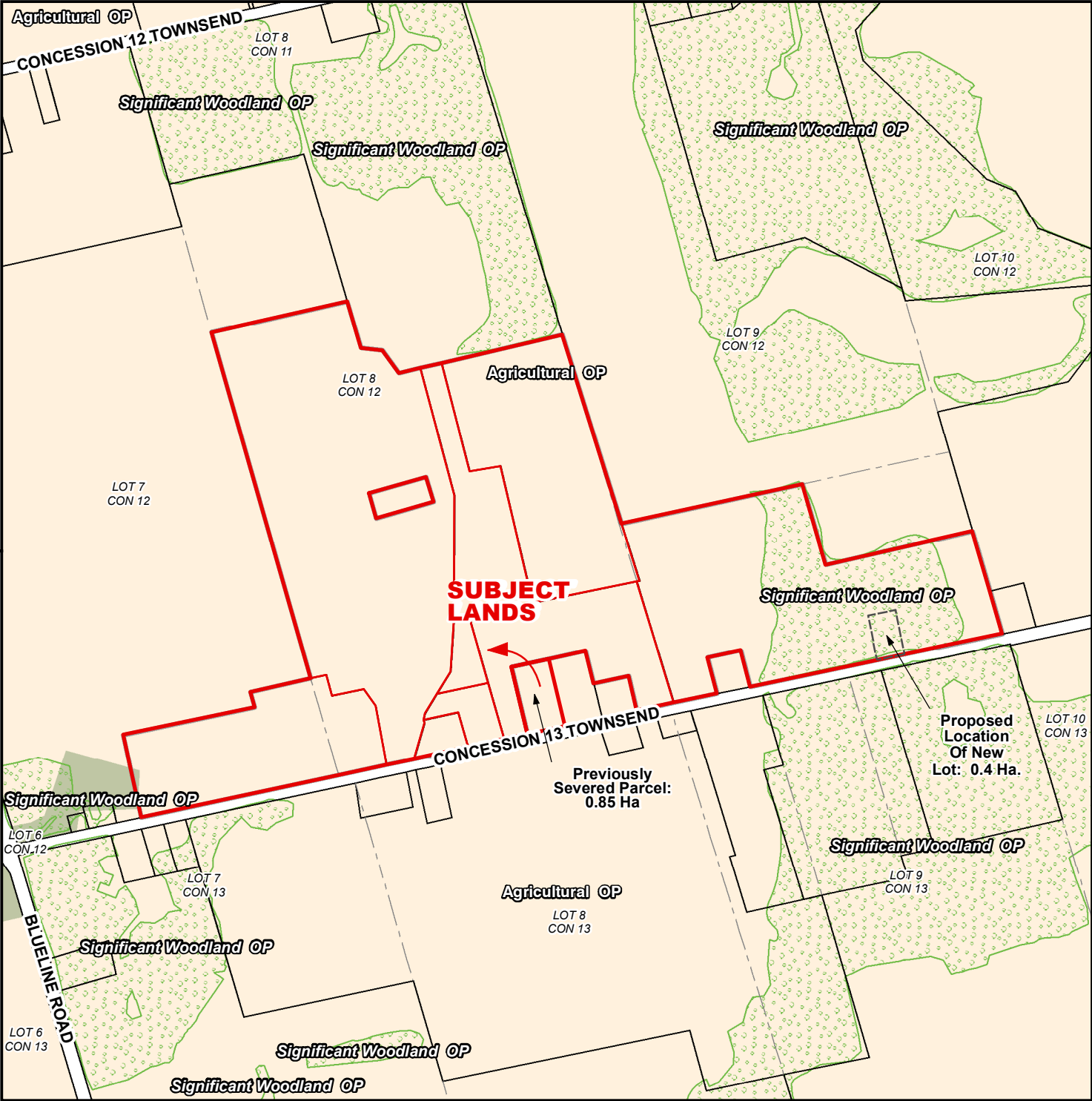
Legend

- Subject Lands
 - Lands Owned
 - Proposed New Lot
- 2020 Air Photo

5/9/2022



80 40 0 80 160 240 320 Meters



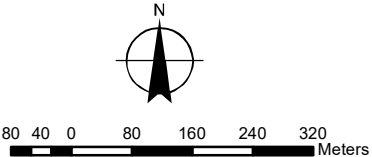
Legend

- Subject Lands
- Lands Owned
- Proposed New Lot

Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

5/9/2022

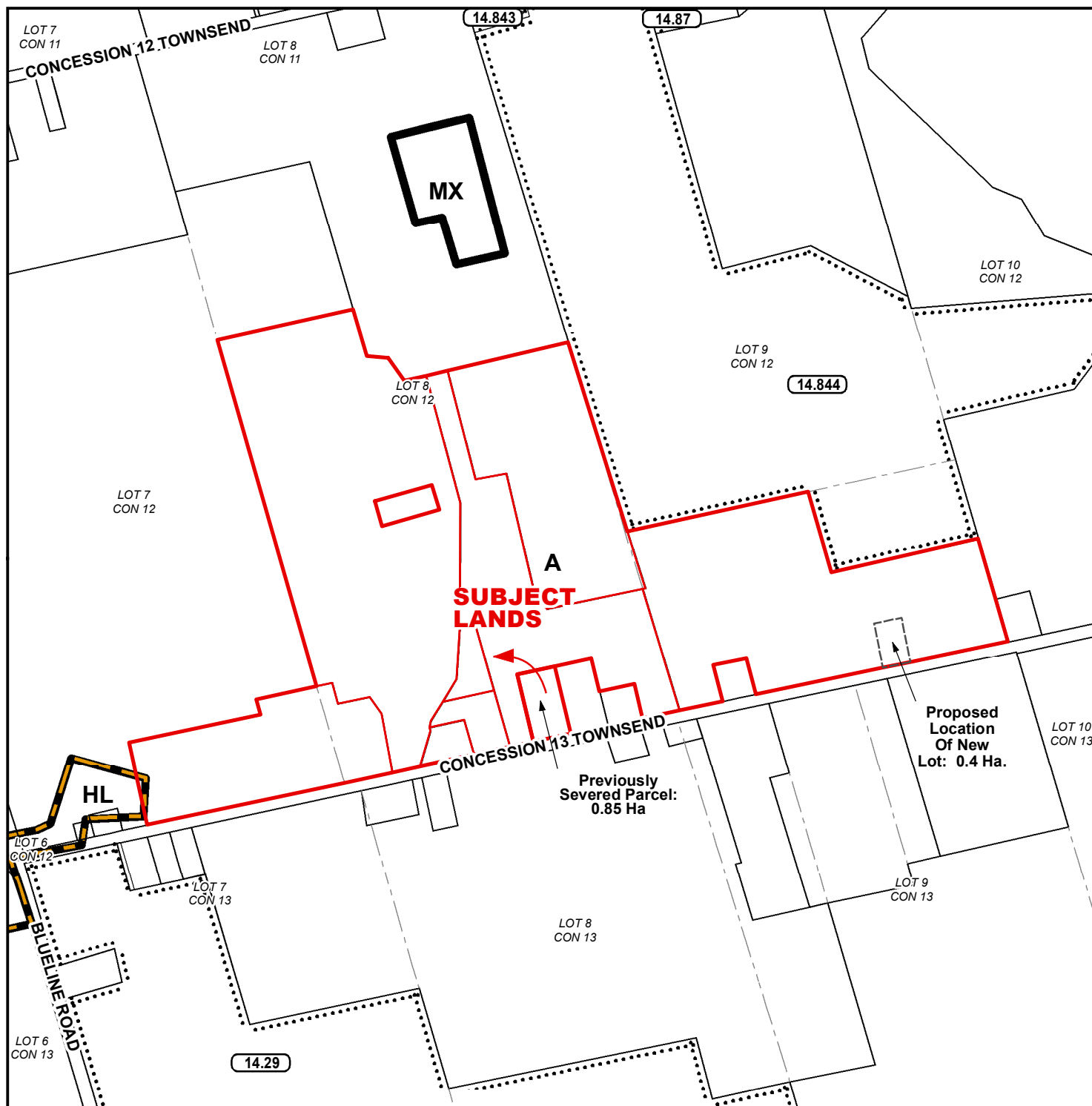


MAP C

ZONING BY-LAW MAP

Geographic Township of TOWNSEND

BNPL2022116



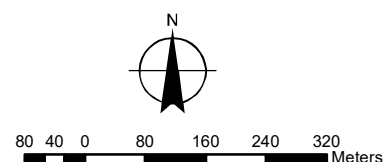
LEGEND

- Subject Lands
- Lands Owned
- Proposed New Lot
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

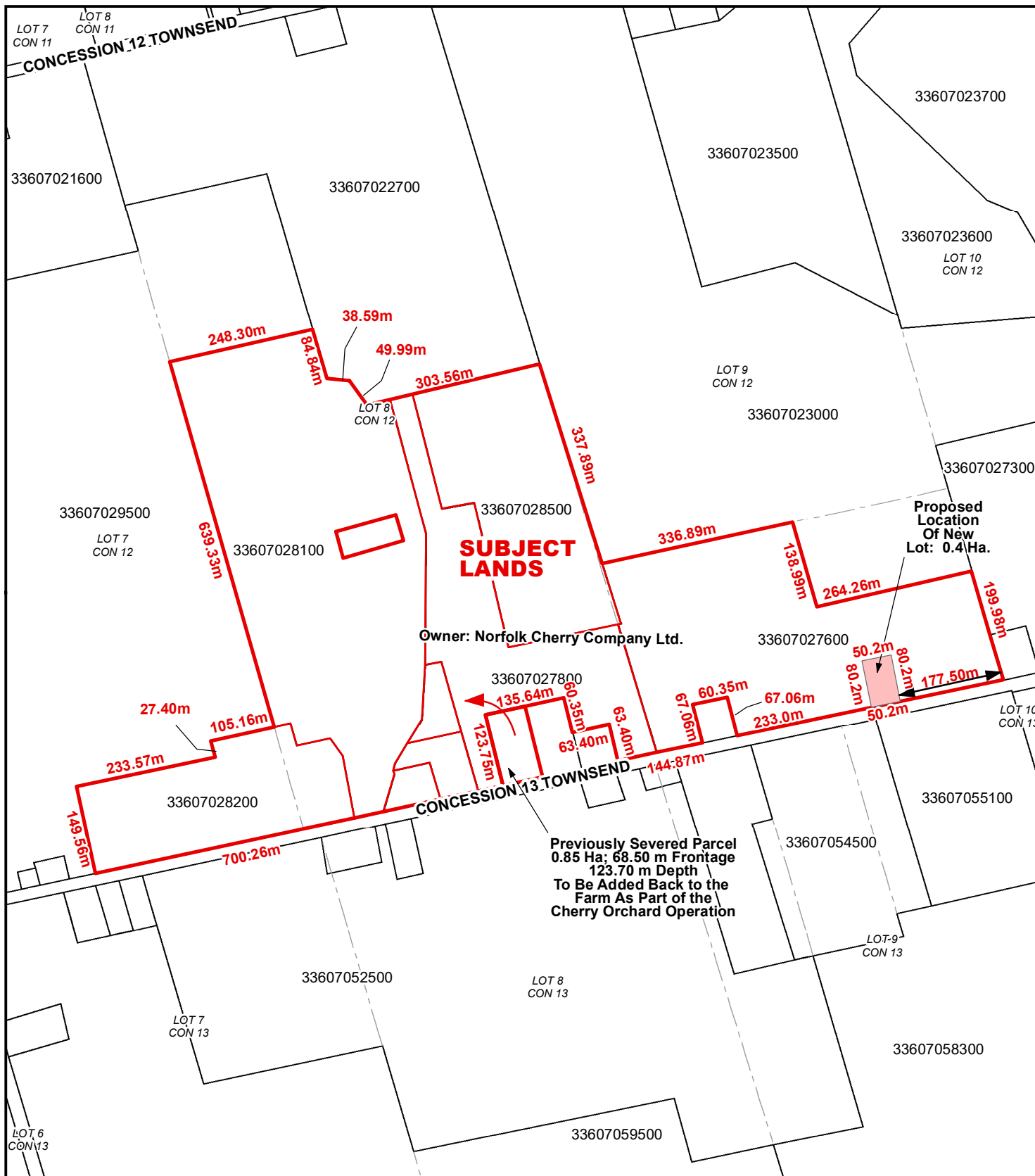
5/9/2022

- (H) - Holding
- A - Agricultural Zone
- MX - Extractive Industrial Zone
- HL - Hazard Land Zone



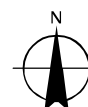
CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned
- Proposed New Lot

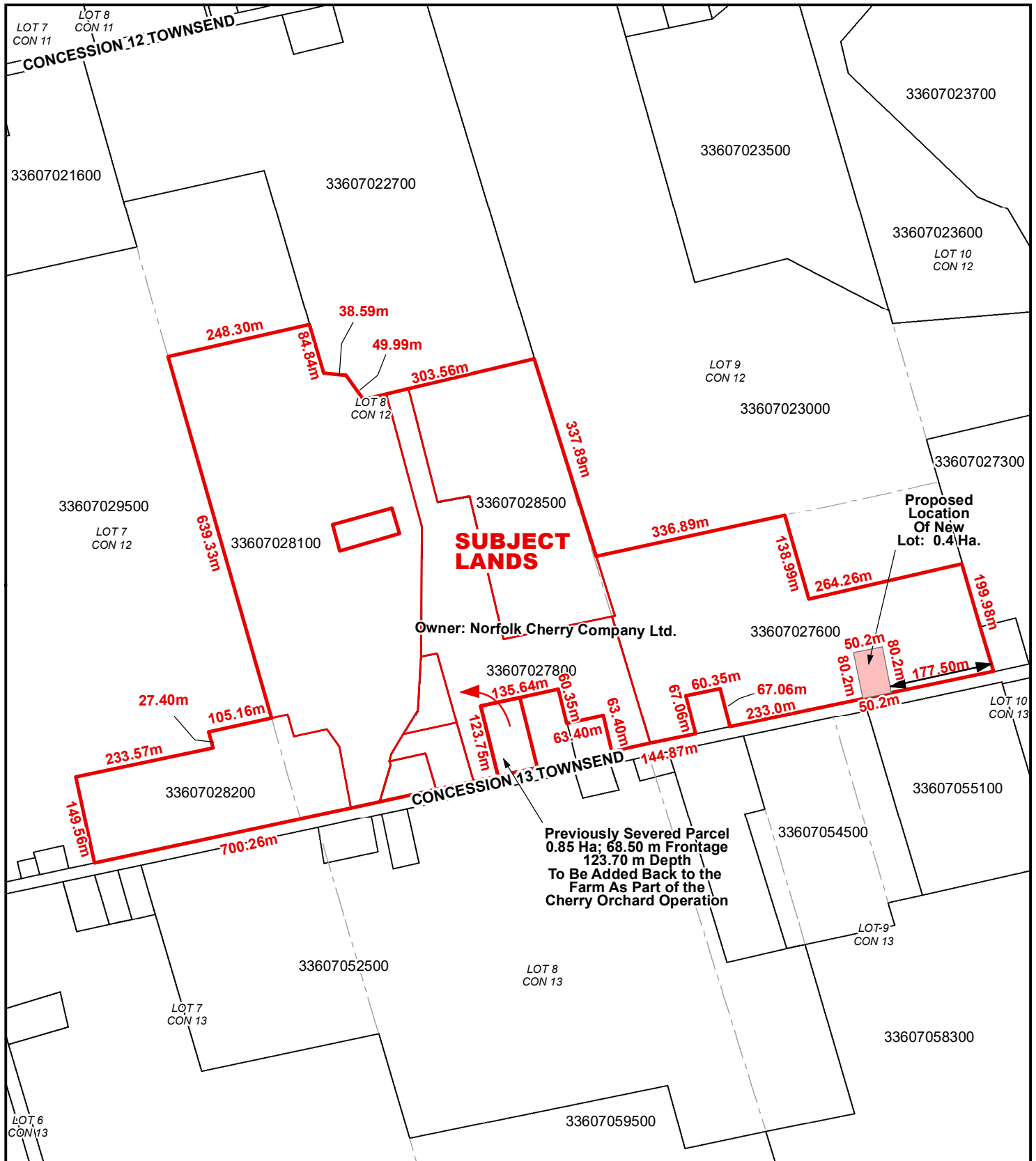


5/9/2022

75 37.5 0 75 150 225 300 Meters

CONCEPTUAL PLAN

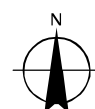
Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned
- Proposed New Lot

5/9/2022



75 37.5 0 75 150 225 300 Meters