

Surplus Farm Dwelling Consent / Severance and Zoning By-Law Amendment Application

Alison

Information contained within this box is for office use only

Consent file number	<u>BNPL2015197</u>	Application fee	<u>\$1854</u>
Zoning file number	<u>ZNPL2015198</u>	Conservation authority fee	<u>n/c</u>
Pre-consultation meeting on	<u>Sept 29/15</u>	OSSD form provided	<u>yes</u>
Application submitted on	<u>Oct 20/15</u>	Sign issued	<u></u>
Complete application on	<u>Nov 2/15</u>		

Property assessment roll number: 3310- 337-030-23300

A. Applicant Information

Applicant name (if the applicant is a numbered company provide the name of a principal of the company)

DeCoursey Farms Limited

Address

RR #3, Station Main, Simcoe, On N3Y4K2

Email address

Phone number 426-7092

Agent name

R. C. Dixon

Address

277 Emily St. Simcoe, On N3Y1S5

Email address

dixonr@amtelecom.net Phone number (519) 426-0456
cell 416-1632

Owner name

same as applicant

Address

"

Email address

Phone number

"

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Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands. If there are no mortgagees, charges or other encumbrances please indicate NONE:

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B. Location and Legal Description Of Subject Lands

Geographic township Woodhouse Urban or hamlet area _____
Concession number 2 Lot number 2
Registered plan number _____ Lot or block number _____
Reference plan number _____ Part number _____
Frontage 175.6 m Depth 556 m[±]
Width irregular Lot Area 24.8 ha
Municipal civic address
131 Hwy 6

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

☐ Yes

☒ No

If yes, describe the easement or covenant and its effect:

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C. Purpose Of The Development Application

Please explain what you propose to do on the subject lands and premises that make this development application necessary and include the nature and extent of the amendment requested:

amended

Sever a dwelling made surplus through farm amalgamation
and create a 3m easement for hydro line (existing)

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

Please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Table 1 List of Owned and Farmed Properties Within Norfolk County

Owners Name (including those with part interest) Assessment Roll Number Civic Address	Total Acreage (individual property)	Workable Acreage (individual property)	Existing Farm Type (corn, orchard, tobacco)	Dwelling Present	Year Dwelling Built
DeCautere Farms Limited 337-030-26800 56 Hwy 6	33.71 ha	30 ha ±		☒ Yes ☐ No	Pre 1970
				☐ Yes ☐ No	
DeCautere Farms Limited 337-030-24000 73 Hwy 6	21.9 ha	18 ha ±		☒ Yes ☐ No	
DeCautere Farms Limited 337-030-24200 25 Hwy 6	11.24 ha	10 ha ±		☒ Yes ☐ No	
DeCautere Farms Limited 337-030-04000 2261-2307 Hwy 24	17.37 ha			☒ Yes ☐ No	
Schoffo Farms Limited 337-030-02500 2261 Hwy 24 E	56.83 ha			☒ Yes ☐ No	
DeCautere Farms Limited 337-030-04400 2261-2307 Hwy 24	24.73 ha			☐ Yes ☐ No	

Description of land intended to be **SEVERED** in metric units:

Frontage 41.18 m Depth 84.53 m
Width 41.18 m Lot Area 3228 m²

Present use:

residential dwelling currently rented

Proposed use:

residential dwelling currently surplus

Number, type of buildings and structures and dates **existing** buildings or structures were constructed on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

1 1/2 storey dwelling }
Frame Shed } see sketch for details

Number and type of buildings and structures **proposed** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

no change

Description of land intended to be **RETAINED** in metric units:

Frontage

137.23 m ±

Depth

556 m ±

Width

irregular

Lot Area

24.5 ha ±

Present use:

Agriculture

Proposed use:

Agriculture

Number, type of buildings and structures and dates **existing** buildings or structures were constructed on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

see attached sketch



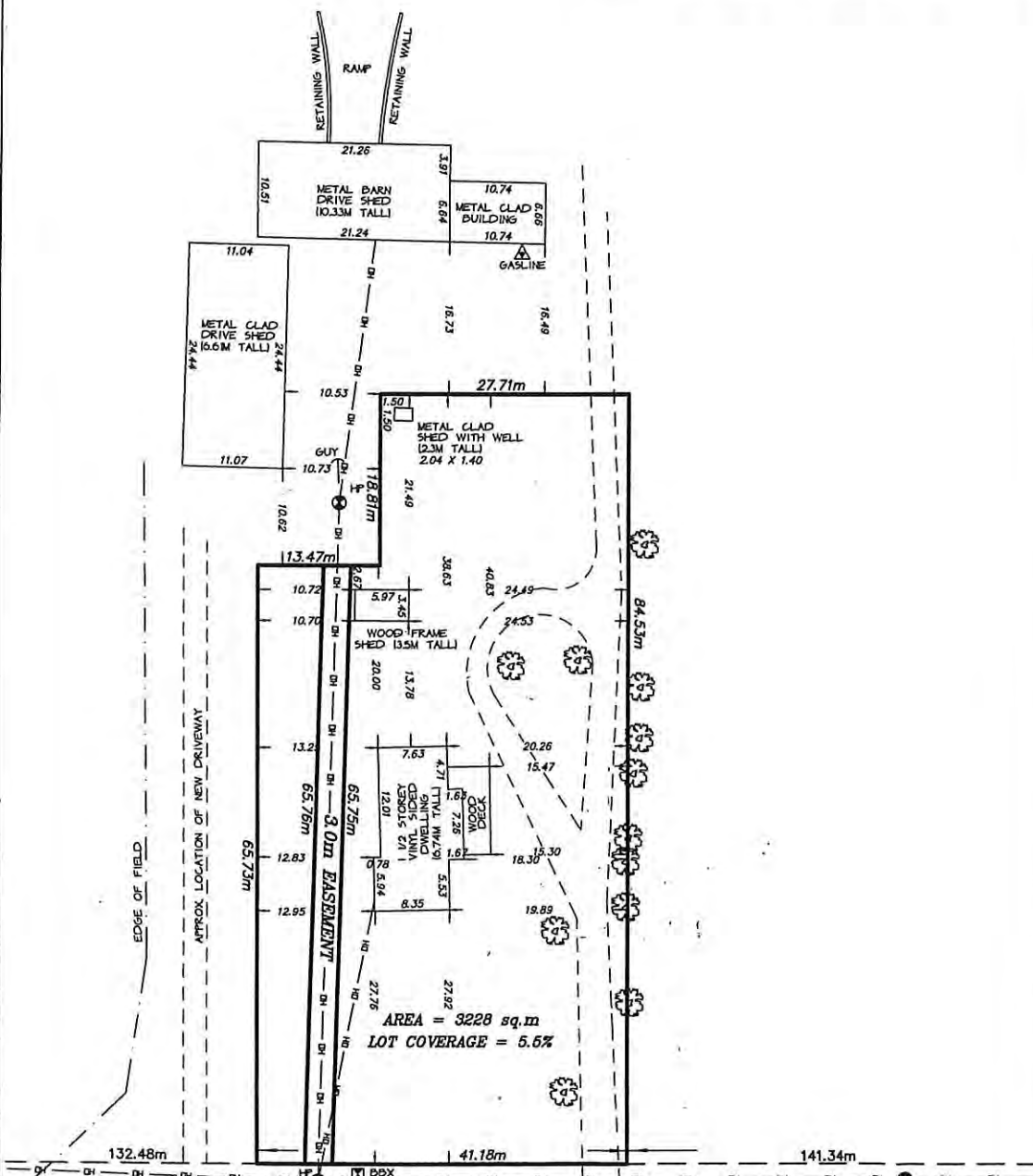
SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 2, CONCESSION 2
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN
NORFOLK COUNTY

SCALE: 1 : 600
NOVEMBER 10, 2015

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



Number and type of buildings and structures **proposed** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

no change

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D. Property Information

Present official plan designation:

Agriculture

Present zoning:

Agriculture

Is there a site specific zone on the subject lands?

no

Has the owner previously severed any lands from this subject land holding or any other lands the owner has interest in since August 24, 1978?

Yes

(No)

Unknown

If yes, indicate the file number and the status/decision:

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

Yes

(No)

Unknown

If yes, indicate the file number and the status/decision:

Number of separate parcels that have been created:

Date(s) these parcels were created:

—

Name of the transferee for each parcel:

—

The date the subject lands was acquired by the current owner:

Uses of the subject lands:

Agriculture / Residential

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

100 + years

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated?

—

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:

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E. Previous Use Of The Property

Has there been an industrial or commercial use on the subject lands or adjacent lands?

Yes

(No)

Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

Yes

☒ No

Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

Yes

☒ No

Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

Yes

☒ No

Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

Yes

☒ No

Unknown

Provide the information you used to determine the answers to the above questions:

local knowledge

If you answered yes to any of the above questions, 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

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F. Status Of Other Planning Development Applications

Has the subject land or land within 120 metres of it been or is now the subject to a development application under the *Planning Act* for:

1. A minor variance or a consent;
2. An amendment to an official plan, a zoning by-law or a Minister's zoning order;
3. Approval of a plan of subdivision or condominium or a site plan?

Yes

No

☒ Unknown

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If yes, indicate the following information about each development application:

File number:

—

Land it affects:

—

Purpose:

—

Status or decision:

—

Effect on the requested amendment:

—

Is the above information for other development applications attached?

Yes

☒ No

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G. Provincial Policy

Is the requested consent / severance and zoning by-law amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*?

☒ Yes

No

If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

Yes

☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres of the subject lands? Please check the appropriate boxes.

If there are no identified uses or features and this does not apply to the subject lands or within 500 metres of the subject lands please check No.

Table 2 Uses and Features on or Adjacent to the Subject Lands

Use or Feature	On the Subject Lands		Within 500 Metres of Subject Lands (Indicate Distance)		
Livestock facility or stockyard (if yes, complete MDS 1 – available upon request)	Yes	☒ No	Yes	☒ No	distance
Wooded area	Yes	☒ No	☒ Yes	No	distance
Municipal landfill	Yes	☒ No	Yes	☒ No	distance
Sewage treatment plant or waste stabilization plant	Yes	☒ No	Yes	☒ No	distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	Yes	☒ No	Yes	☒ No	distance
Floodplain	Yes	☒ No	Yes	☒ No	distance
Rehabilitated mine site	Yes	☒ No	Yes	☒ No	distance
Non-operating mine site within one kilometre	Yes	☒ No	Yes	☒ No	distance
Active mine site within one kilometre	Yes	☒ No	Yes	☒ No	distance
Industrial or commercial use (specify the use(s))	Yes	☒ No	Yes	☒ No	distance
Active railway line	Yes	☒ No	Yes	☒ No	distance
Seasonal wetness of lands	Yes	☒ No	Yes	☒ No	distance
Erosion	Yes	☒ No	Yes	☒ No	distance
Abandoned gas wells	Yes	☒ No	Yes	☒ No	distance

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H. Servicing And Access

Indicate the existing and proposed type of water supply on the severed lands
(example: municipal piped water, communal wells, individual wells):

individual well

Indicate the existing and proposed type of sewage treatment on the severed lands
(example: municipal sewers, communal system, septic tank and tile bed):

septic tank - tile bed

Indicate the existing and proposed type of storm drainage on the severed lands
(example: storm sewers, open ditches):

open ditches

Indicate the existing and proposed type of water supply on the retained lands
(example: municipal piped water, communal wells, individual wells):

n/a

Indicate the existing and proposed type of sewage treatment on the retained lands
(example: municipal sewers, communal system, septic tank and tile bed):

n/a

Indicate the existing and proposed type of storm drainage on the retained lands
(example: storm sewers, open ditches):

open ditches

Other:

—

Will the requested amendment permit development on a privately owned and operated individual or communal septic system that produces more than 4,500 litres of effluent per day as a result of the development being completed?

Yes

(No)

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes

☒ No

Has the existing drainage on the subject lands been altered? If so, explain:

Does a legal and adequate outlet for storm drainage exist?

☒ Yes

No

Unknown

Existing and proposed access to severed lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

former Hwy 6 - municipal road

Name of road or street:

former Hwy 6

Existing and proposed access to retained lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

municipal road

Name of road or street:

former Hwy 6

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I. Other Information

Is there a time limit that affects the processing of this development application?

Yes

☒ No



Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>131 HIGHWAY # 6 - RR # 3 SIMCOE</u>			
Owner: <u>DECOUTERE FARMS LTD</u> <u>LARRY & NANCY SCHOFFRO</u>		Lot: <u>2</u>		Concession: <u>2</u>	
Lot Area:		Lot Frontage:		Assessment Roll No.	
PURPOSE OF EVALUATION		☐ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other _____			
BUILDING INFORMATION		☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural			
Building Area: <u>~ 2000 sq ft</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>18</u>	
		Is the building currently occupied? <u>Yes</u> / No If No, how long?			
EVALUATOR'S INFORMATION		Evaluator's Name: <u>ED DOVE</u>		Company Name: <u>BILL'S SEPTIC LTD</u>	
Address: <u>17 BERKLEY CRESCENT SIMCOE</u>		Postal Code: <u>N3Y 2K3</u>		Phone: <u>519-426-7108</u>	
Email: <u>BILLSSEPTIC@SYMPATICO.CA</u>		BCIN # <u>38413 / 38259</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>GRASS</u>		Soil Type: <u>SAND LOAM</u>	
Site Slope: ☒ Flat ☐ Moderate ☐ Steep		Soil Conditions: ☐ Wet ☒ Dry		Depth of Water Table: <u>25</u> ft.	
Surface Discharge Observed: Yes ☐ No ☒		Odour Detected: Yes ☐ No ☒		Current Weather (at time of evaluation): <u>CLEAR & DRY</u>	
SYSTEM EVALUATION		Class of System:			
		☐ 1 (Privy) ☐ 2 (Greywater) ☐ 3 (Cesspool) ☒ 4 (Leaching Bed) ☐ 5 (Holding Tank)			
Tank: ☒ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other _____		Size: <u>800</u> Gal.		Pump: Yes ☐ No ☒	
Distribution System: Area: ☒ Trench Bed ☐ Filter Medium		No. of Tile Runs: <u>6</u>		Total Length of Tile: <u>250 FT</u>	
		Distance Between Tile Runs: <u>7 FT</u>			
Tile Material: ☒ PVC ☐ Clay ☐ Other _____		Ends: ☒ Capped ☐ Joined		Cover: ☐ Filter Cloth ☐ Sand ☒ Top Soil ☒ Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>6 FT</u>		<u>25 FT</u>	
Distance to Bodies of Water (ft)		<u>N/A</u>		<u>N/A</u>	
Distance to Nearest Well (ft)		<u>100 FT</u>		<u>65 FT</u>	
Distance to Proposed Property Lines		Front <u>710'</u> Rear <u>75'</u> Side <u>70'</u> Side <u>100'</u>		Front <u>710'</u> Rear <u>40'</u> Side <u>15'</u> Side <u>120'</u>	

OVERALL SYSTEM RATING

OK

- ☒ 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: SYSTEM COMPONENTS APPEAR TO BE IN GOOD WORKING ORDER AND A GOOD STATE OF REPAIR AT THE TIME OF EVALUATION.

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, DECOUERE FARMS LTD. (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.

Long Selig
Owner Signature

JUNE 23 2015
Date

EVALUATOR:

1. I, Ed Dove - Bill's Septic Ltd. 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.

Ed Dove
Evaluator Signature

JUNE 18/2015
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

DATE: JUNE 18/2015

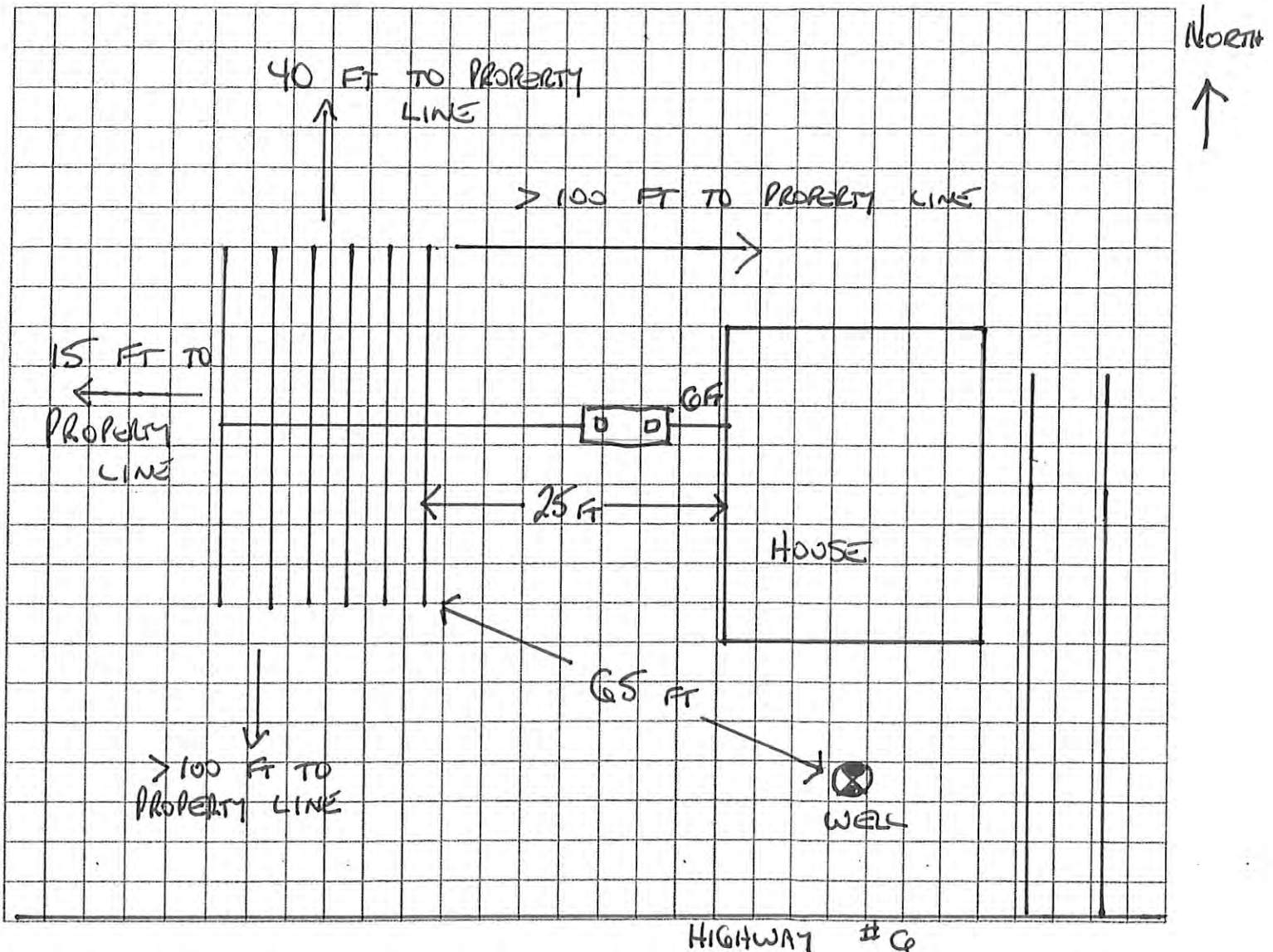
APPLICATION NUMBER: _____

OWNER LARRY & NANCY SCHOFFER

EVALUATOR ED DOVE - Bill's Septic Ltd.

PROPERTY ADDRESS 131 HIGHWAY #6 - RR#3 SIMCOE

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: ED DOVE - Bill's Septic Ltd.

NOTE: The above sketch is not to exact scale.

If yes, describe:

Is there any other information that you think may be useful in the review of this development application?

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J. Supporting Material To Be Submitted By Applicant

In order for your development application to be considered complete, **one sketch**, in metric units, drawn to scale, must be included as part of the development application. **Any proposed changes to dimensions after the Committee of Adjustment's decision will require resubmission to the Committee. It is therefore strongly recommended that applications be accompanied with one surveyor sketch which shows:**

1. The boundaries and dimensions of the subject lands including the part that is intended to be severed and the part that is intended to be retained;
2. The topographical features;
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the severed and retained lands;
4. The location of any existing and proposed wells, septic systems and tile beds that are located on the severed and retained lands;
5. The distance between the subject lands and the nearest municipal lot line or landmark, such as a railway crossing or bridge;
6. The location, name, status and width of any roads, lanes, highways, railways, driveways or encroachments, both existing and proposed, on the severed and retained lands, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
7. The location and nature of any restrictive covenants or easements affecting the severed and retained lands;
8. The location, size, height and type of all **existing** and **proposed** buildings and structures on the severed and retained lands, indicating their distance from the

front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site on the severed and retained lands;

9. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered;
10. The location of all lands previously severed from the parcel originally acquired by the current owner of the subject lands;
11. Current uses of land that is adjacent to the subject land;
12. Location of outside storage, refuse storage and disposal facilities; and
13. The legal description of the subject lands in question (lot, concession, registered plan number and former geographic township).

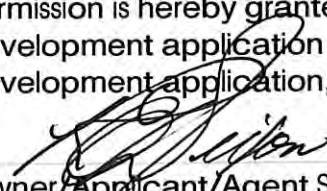
You are also required to provide five copies of any applicable information and reports indicated in the development application.

If other documentation and supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

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K. Permission To Enter Subject Lands

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

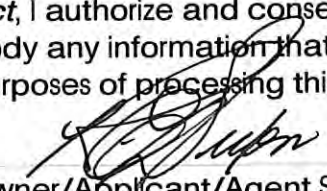

Owner/Applicant/Agent Signature


Date

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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* for the purposes of processing this development application.

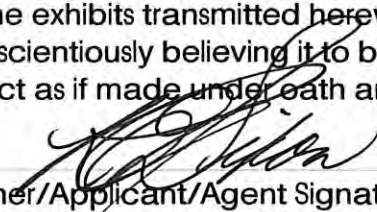

Owner/Applicant/Agent Signature


Date

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M. Declaration

I, 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*.


Owner/Applicant/Agent Signature

Nov. 2/15
Date

Declared before me at:

Simcoe
Mary Elder
Commissioner of Oaths

November 2, 2015
Date

MARY EDITH ELDER, a
Commissioner, etc., Norfolk County, for
the Corporation of Norfolk County.
Expires November 8, 2016.

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N. Owner's Authorization

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

I/We *Decature Farms Limited* am/are the registered owner(s) of the lands that is the subject of this development application for a zoning by-law amendment.

I/We authorize *R.C. Dixon* to make this development application on my/our behalf and to provide any of my/our personal information necessary for the processing of this development application. Moreover, this shall be your good and sufficient authorization for so doing.

Ray Scroggs
Owner Signature

Oct 15/15
Date

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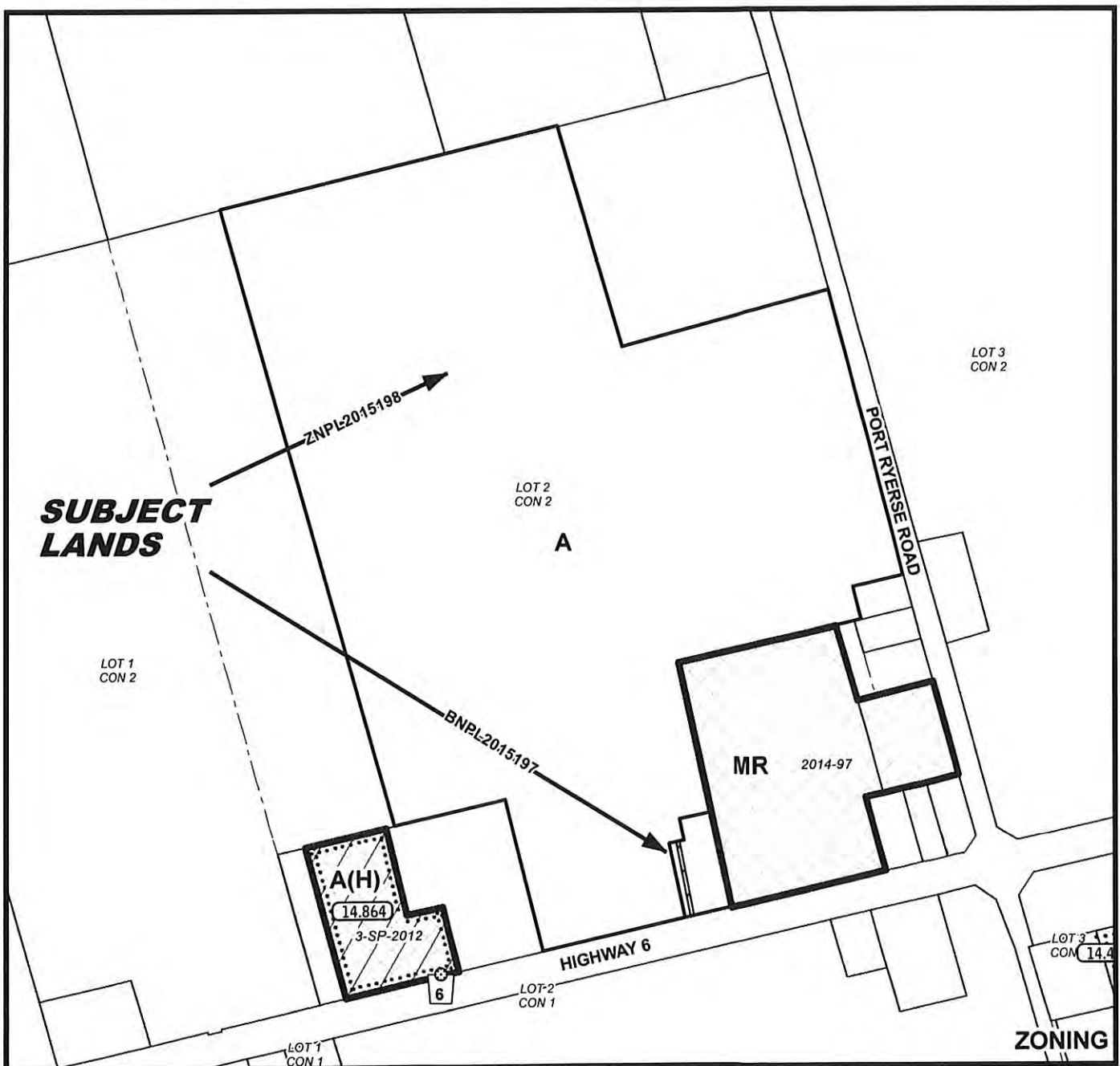
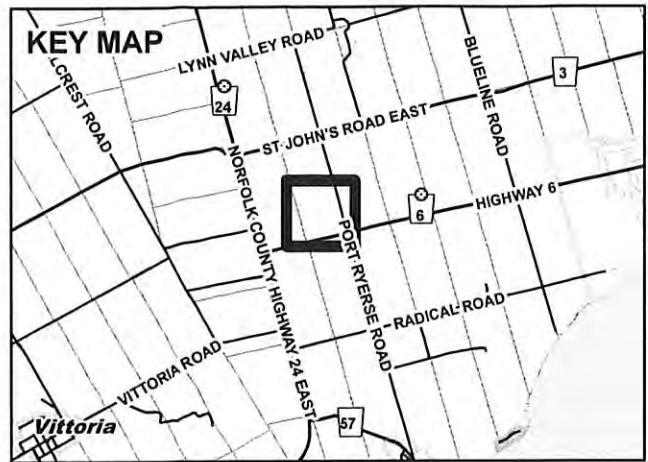
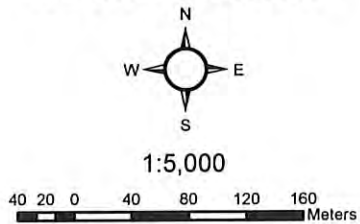
Alternate formats can be provided upon request.



MAP 1

File Number: **BNPL2015197 &
ZNPL2015198**

Geographic Township of
WOODHOUSE



MAP 2

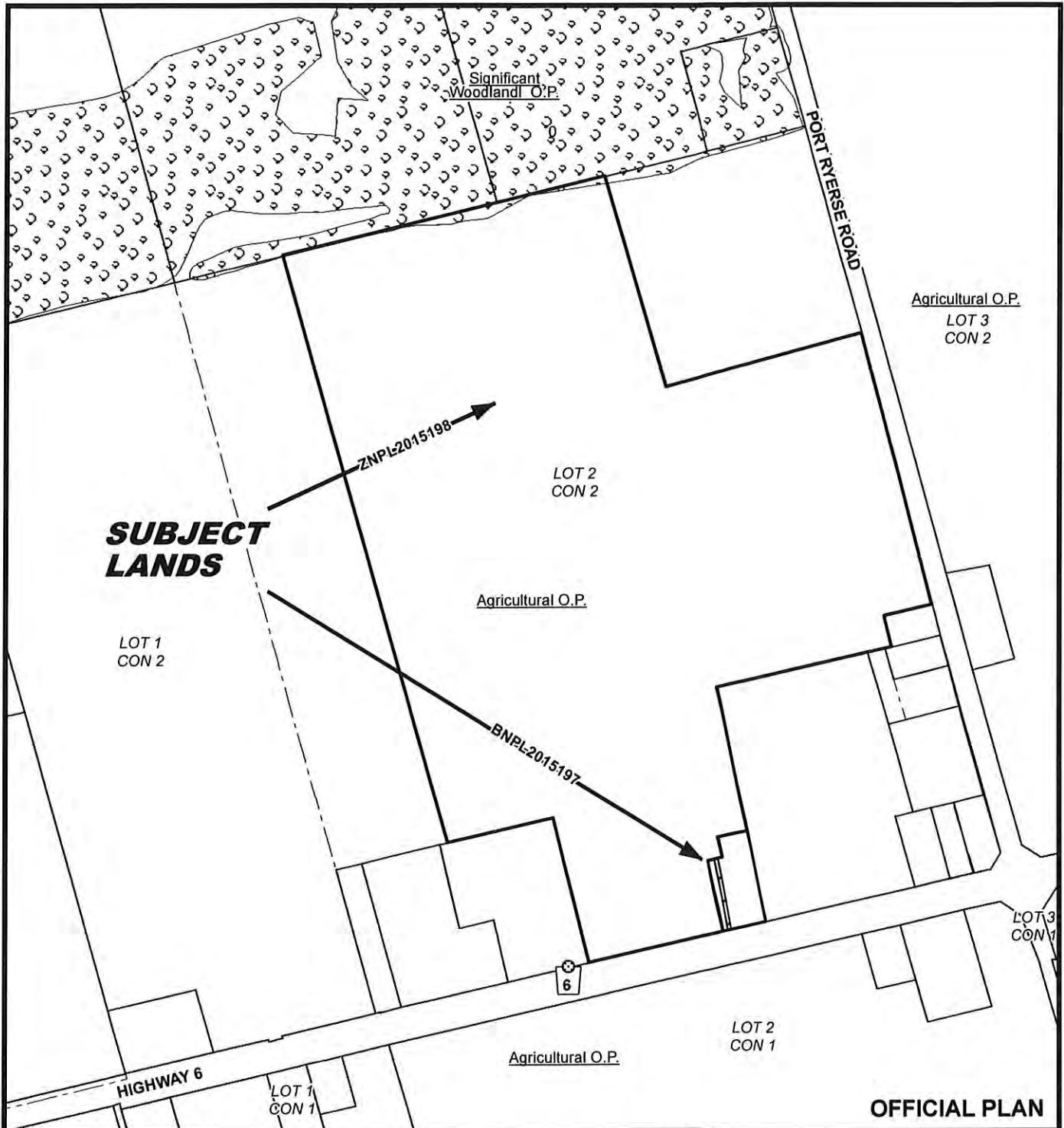
File Number: BNPL2015197 & ZNPL2015198

Geographic Township of WOODHOUSE



2010 0 20 40 60 80 Meters

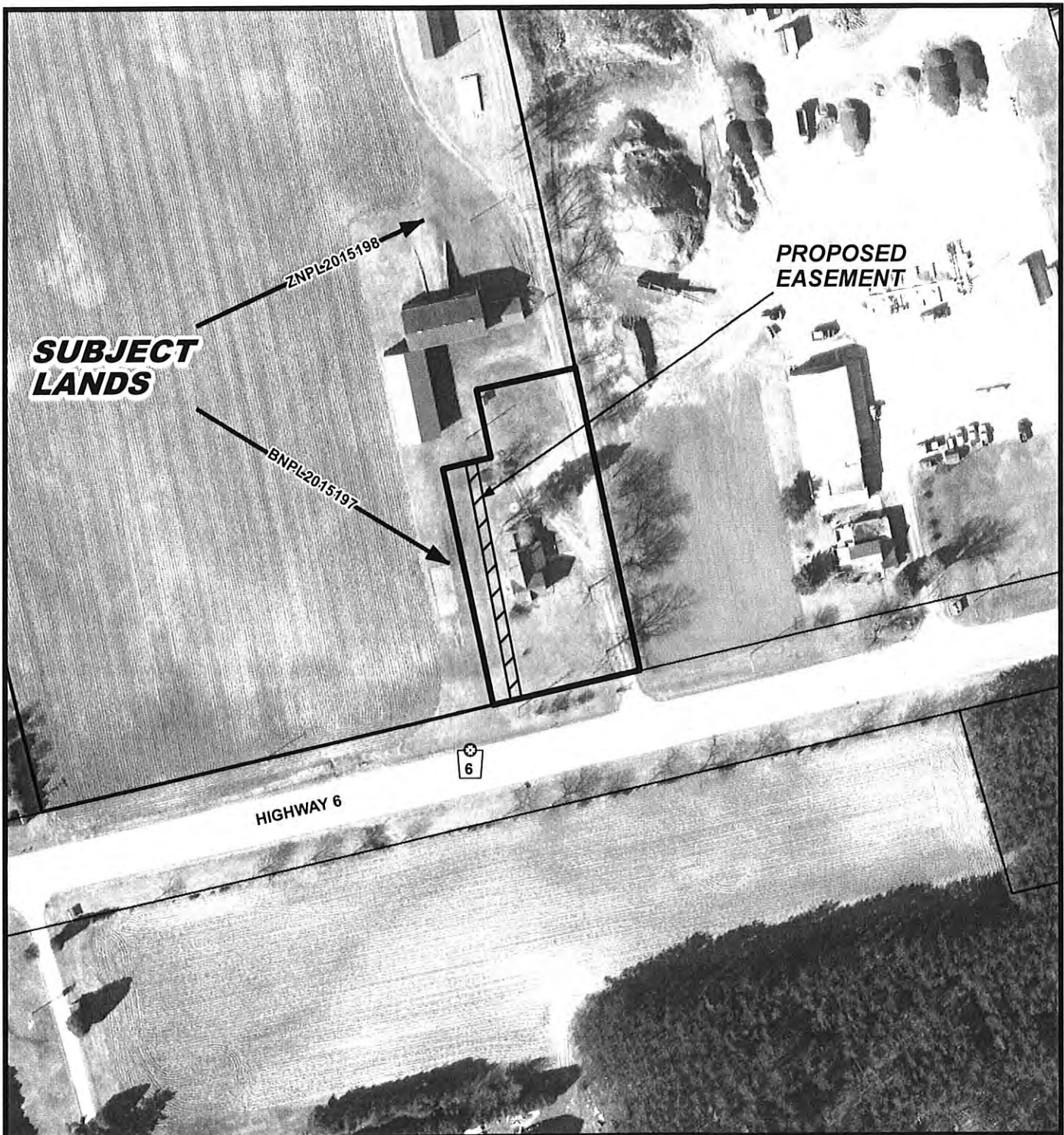
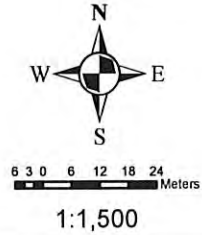
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MAP 3

File Number: BNPL2015197 & ZNPL2015198

Geographic Township of WOODHOUSE



MAP 4

File Number: BNPL2015197 & ZNPL2015198

Geographic Township of WOODHOUSE

