

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

Alisha

Information contained within this box is for office use only

Consent file number	BNPL2015199	Application fee	\$1854
Zoning file number	ZNPL2015200	Conservation authority fee	n/a
Pre-consultation meeting on	Sept 29/15	OSSD form provided	yes
Application submitted on	Oct 30/15	Sign issued	
Complete application on	Nov 2/15		

Property assessment roll number: 3310- 337-030-26000

A. Applicant Information

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

Decoutere Farms Limited

Address

R.R. #3 Station Main, Simcoe, On N3Y4K2

Email address

Phone number 426-7092

Agent name

R.C. Dixon

Address

277 Emily St. Simcoe, On. N3Y1J5

Email address

dixonr@antelecom.net

Phone number

(519) 426-0456
cell 410-1632

Owner name

same as above

Address

"

Email address

Phone number

"

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:

[Back to Table of Contents](#)

B. Location and Legal Description Of Subject Lands

Geographic township Woodhouse Urban or hamlet area _____
Concession number 1 Lot number 1
Registered plan number _____ Lot or block number _____
Reference plan number 37R4402 Part number 1
Frontage 132.3m ± Depth 1376m ±
Width 299m ± Lot Area 33.69 ha ±

Municipal civic address

56 Hwy N^o 6

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

☒ Yes

☐ No

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

Entrance laneway has a right-of-way over it, see sketch showing existing R-O-W's

[Back to Table of Contents](#)

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:

Sever a dwelling made surplus through farm amalgamation.
Also, create an easement to recognize existing hydro & gas lines.

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

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
Decostere Farms Limited 337-030-26000 56 Hwy 6	33.74 ha	30 ha ±		<input checked="" type="radio"/> Yes No	Re 1970
Decostere Farms Limited 337-030-24000 73 Hwy 6	21.9 ha	18 ha ±		<input checked="" type="radio"/> Yes No	
Decostere Farms Limited 337-030-24200 25 Hwy 6	11.24 ha	10 ha ±		<input checked="" type="radio"/> Yes No	
Decostere Farms Limited 337-030-04000 2261 - 2307 Hwy 24	17.37 ha			<input checked="" type="radio"/> Yes No	
Schoffro Farms Limited 337-030-02500 2261 Hwy 24 E.	56.83 ha			<input checked="" type="radio"/> Yes No	
Decostere Farms Limited 337-030-04400 2261 - 2307 Hwy 24	24.73 ha			Yes No	
				Yes No	

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

Frontage 6.10 m Depth 178 m ±

Width irregular - see sketch Lot Area 4045 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 1/2 storey dwelling - see sketch
1 shed - see sketch

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	132.6 m (combined)	Depth	irregular
Width	irregular	Lot Area	23.7 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:

1 Barn - see sketch

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

[Back to Table of Contents](#)

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:

—

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

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:

—

[Back to Table of Contents](#)

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

[Back to Table of Contents](#)

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

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)

[Back to Table of Contents](#)

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 <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Wooded area	Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes No distance
Municipal landfill	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Sewage treatment plant or waste stabilization plant	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Floodplain	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Rehabilitated mine site	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Non-operating mine site within one kilometre	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Active mine site within one kilometre	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Industrial or commercial use (specify the use(s))	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Active railway line	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Seasonal wetness of lands	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Erosion	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Abandoned gas wells	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance

[Back to Table of Contents](#)

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):

n/a

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

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):

former Hwy 6

Name of road or street:

former Hwy 6

[Back to Table of Contents](#)

I. Other Information

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

Yes

☒ No



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: 56 HIGHWAY #6 - RR#3 SIMCOE			
Owner: DECOUTERE FARMS LTD LARRY & NANCY SCHOFFRO		Lot: 2		Concession: 7	
Lot Area:		Lot Frontage:		Assessment Roll No.	
PURPOSE OF EVALUATION		<input 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: 1500		No. of Bedrooms: 2		No. of Fixture Units: 10	
		Is the building currently occupied? Yes <input checked="" type="radio"/> No <input type="radio"/> If No, how long?			
EVALUATOR'S INFORMATION		Evaluator's Name: ED DOVE		Company Name: BILL'S SEPTIC LTD	
Address: 17 BERKLEY CRESCENT SIMCOE		Postal Code: N3Y 2K3		Phone: 519-426-7108	
Email: BILLSSEPTIC@SYMPATICO.CA		BCIN # 38413 / 38259			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SAND / LOAM	
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: 25 ft.	
Surface Discharge Observed: Yes <input type="radio"/> No <input checked="" type="radio"/>		Odour Detected: Yes <input type="radio"/> No <input checked="" type="radio"/>		Current Weather (at time of evaluation): CLEAR + DRY	
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: 800 Gal.		Pump: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 5 4		Total Length of Tile: 250 FT	
				Distance Between Tile Runs: 6 FT	
Tile Material: <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		5 FT		25 FT	
Distance to Bodies of Water (ft)		N/A		N/A	
Distance to Nearest Well (ft)		45 FT		45 FT	
Distance to Proposed Property Lines		Front 150 Rear 90' Side 52' Side 140'		Front 120' Rear 20' Side 12' Side 140'	

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 CONDITION 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, DECOUPE 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.

Way Scroggs
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
Evaluator Signature

JUNE 18 / 2015
Date

BUILDING DIVISION COMMENTS

Comments: _____

_____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate _____

_____ Date

DATE: JUNE 18/2015

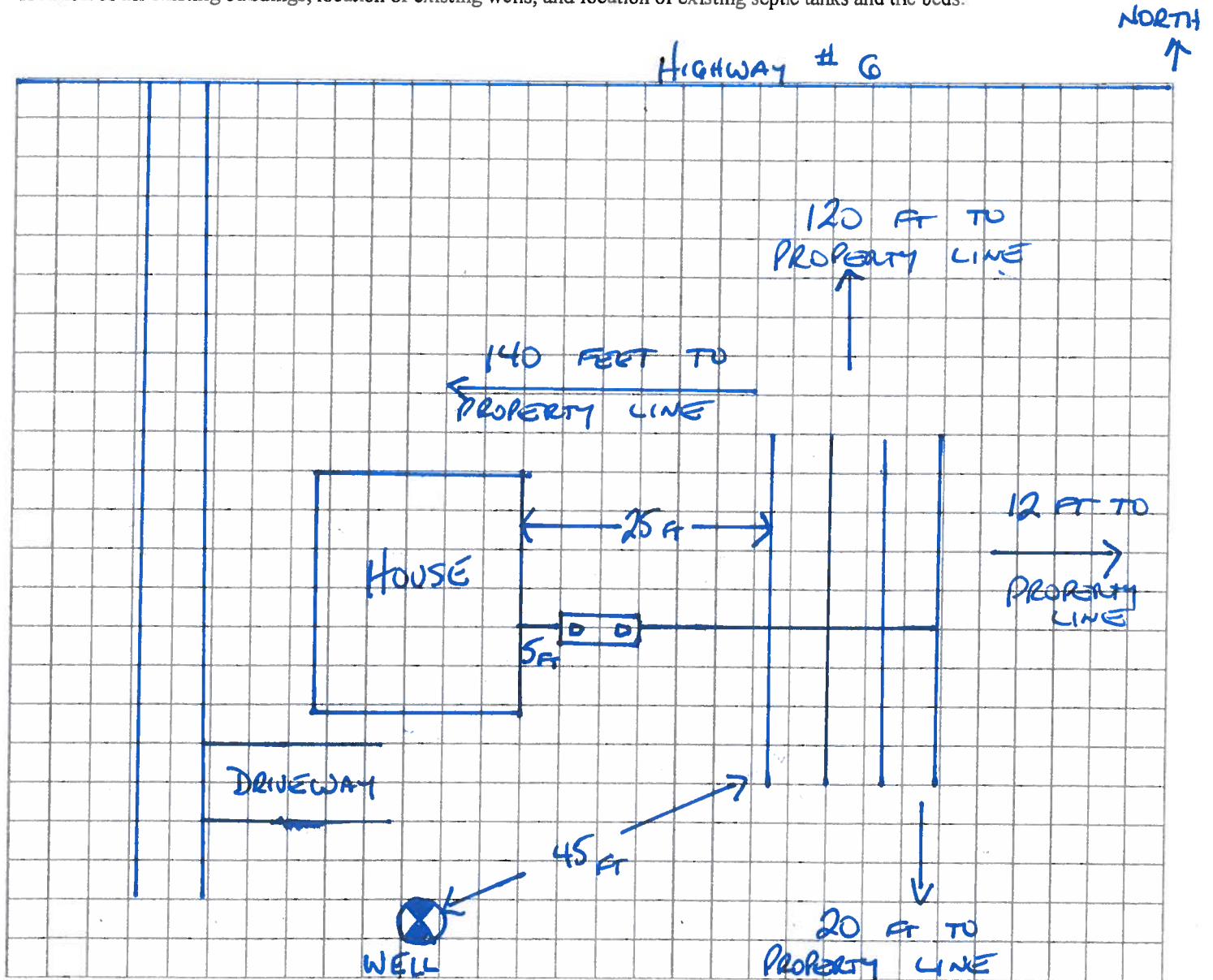
APPLICATION NUMBER: _____

OWNER LARRY + NANCY SCHOFFO

EVALUATOR Ed Dove - Bill's Septic Ltd

PROPERTY ADDRESS 56 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

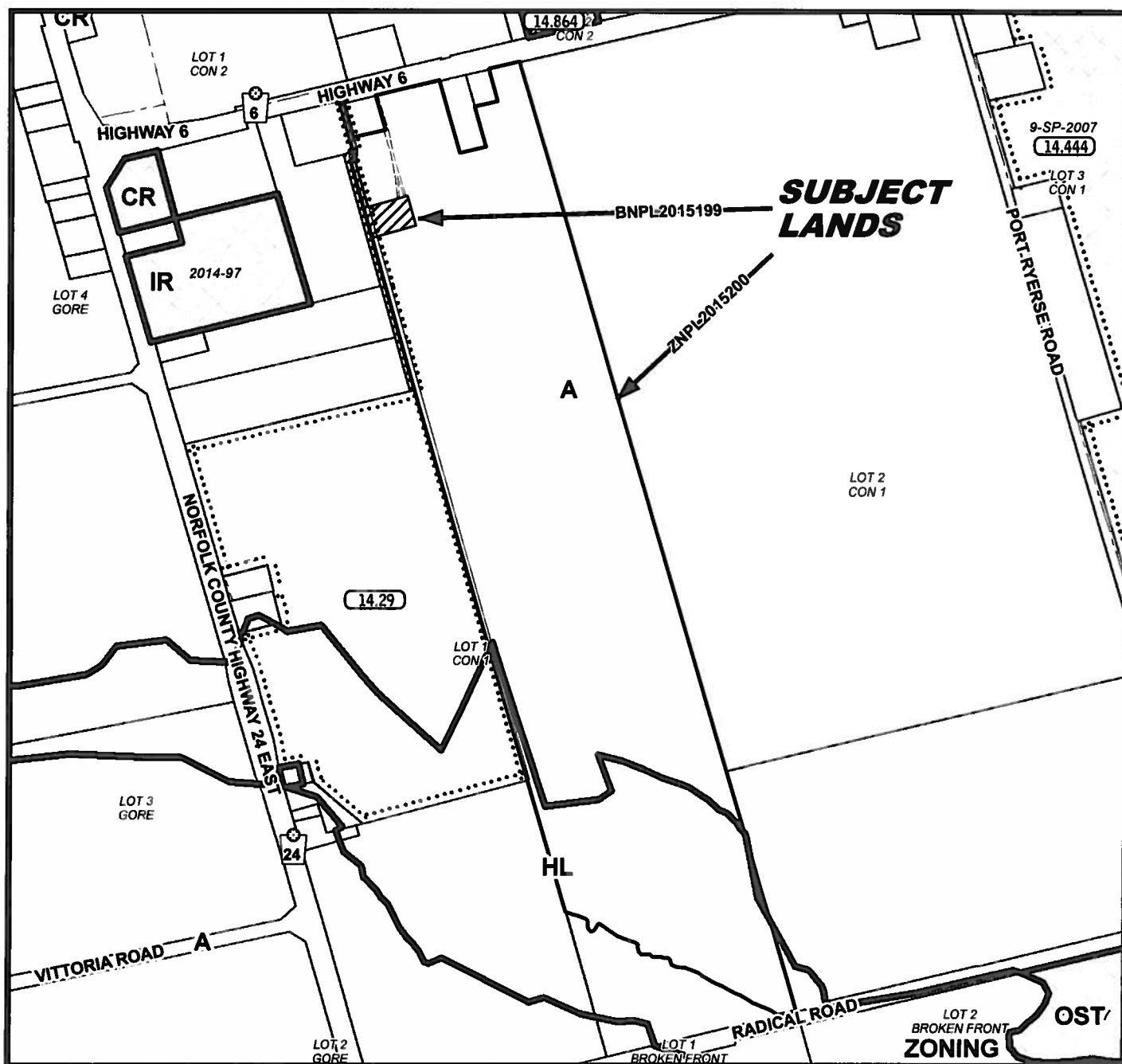
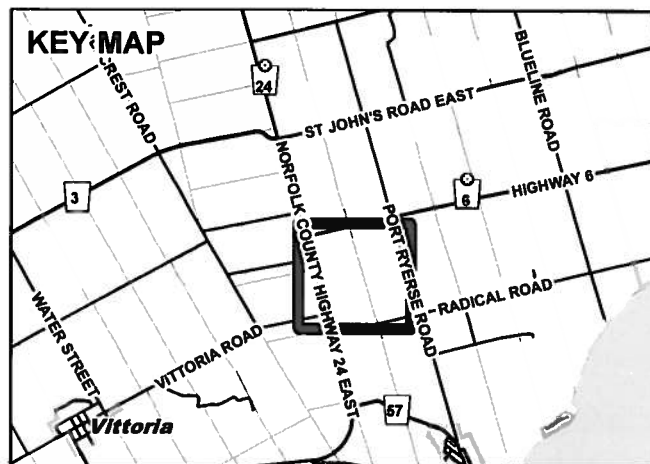
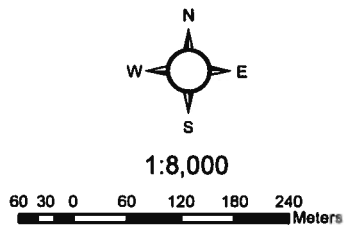
[Signature]

NOTE: The above sketch is not to exact scale.

MAP 1

File Number: BNPL2015199 & ZNPL2015200

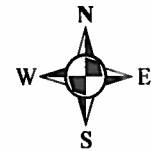
Geographic Township of
WOODHOUSE



MAP 2

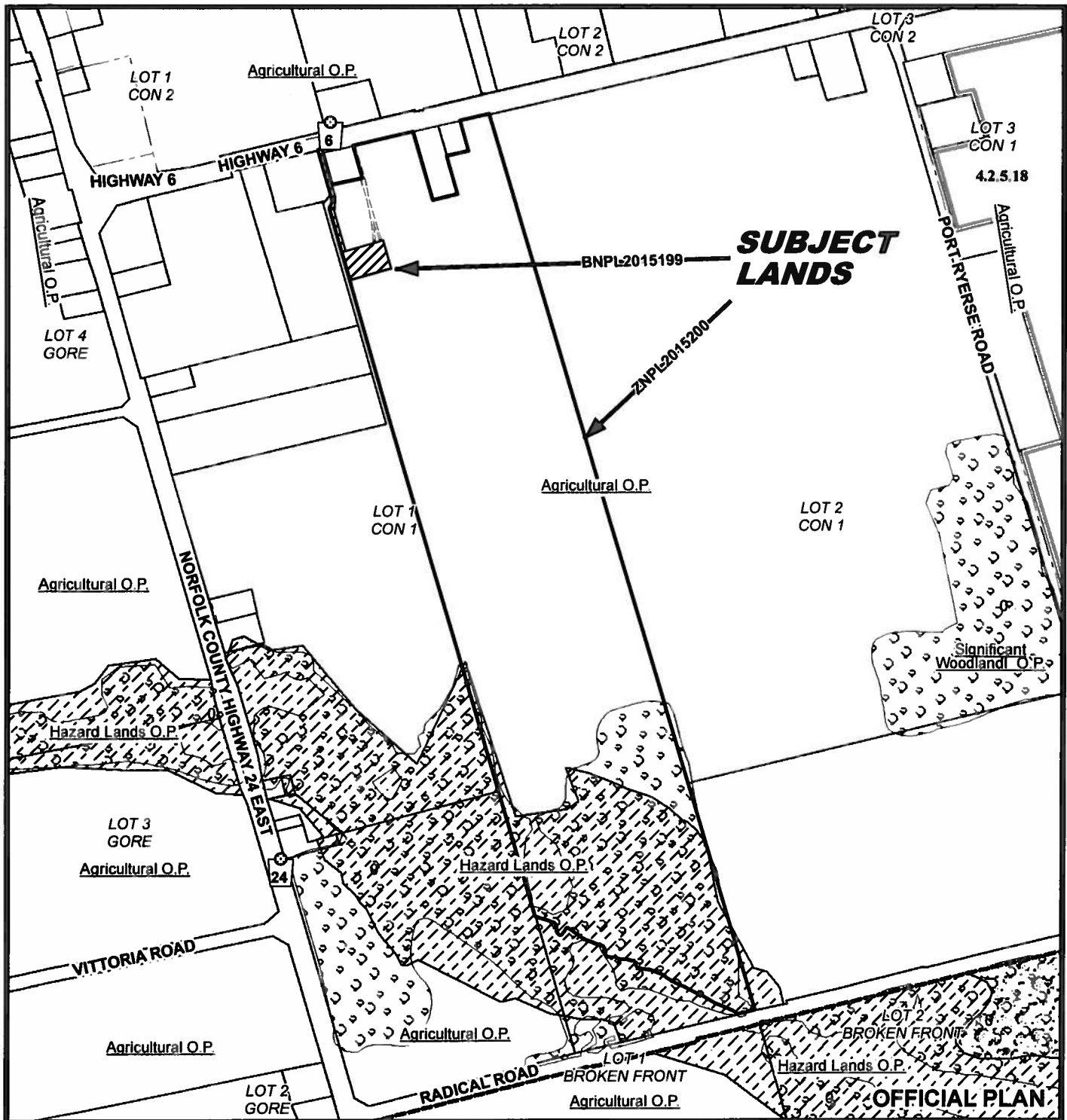
File Number: BNPL2015199 & ZNPL2015200

Geographic Township of WOODHOUSE



30 60 90 120
Meters

1:8,000

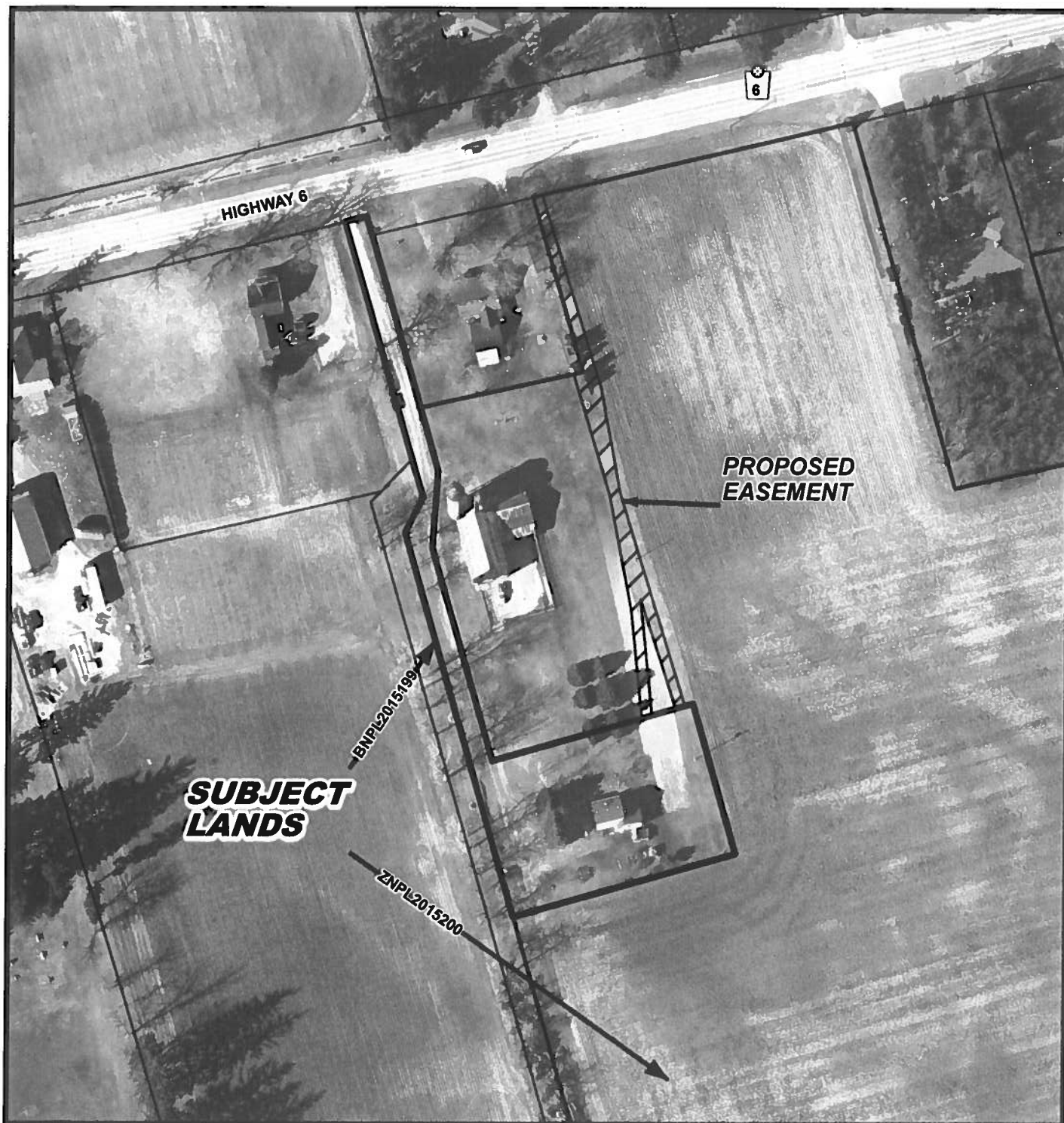
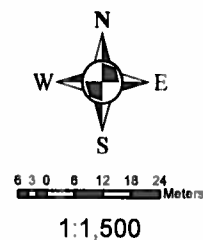


10/11/2015

MAP 3

File Number: BNPL2015199 & ZNPL2015200

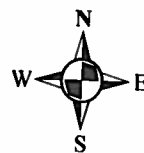
Geographic Township of WOODHOUSE



MAP 4

File Number: BNPL2015199 & ZNPL2015200

Geographic Township of WOODHOUSE



52.50 5 10 15 20 Meters

1:1,250

