

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

Information contained within this box is for office use only

Consent file number	<u>BNPL2015243</u>	Application fee	<u>\$1854.00</u>
Zoning file number	<u>ZNPL2015244</u>	Conservation authority fee	_____
Pre-consultation meeting on	<u>Dec 2/15</u>	OSSD form provided	_____
Application submitted on	<u>Dec 2, 2015</u>	Sign issued	_____
Complete application on	_____		

Property assessment roll number: 3310- 413 0800-7100

NORFOLK COUNTY
RECEIVED

A. Applicant Information

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

DEC 02 2015

DEVELOPMENT AND
CULTURAL SERVICES

Stanley Szatrowski

Address

1006 McDowell Rd E Simcoe ONT N3Y 4J9

Email address szatrowski farms@yahoo.ca Phone number 519-718-1237
519-428-1237

Agent name

David Puddy

Address

148 Colborne St. N. Simcoe N3Y 3V3

Email address dpuddy18@gmail.com Phone number 519-410-3283

Owner name

Stanley SZATROWSKI

Address

Email address _____ Phone number 519-718-1237
519-428-1237

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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:

Stanley Szatrowski

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B. Location and Legal Description Of Subject Lands

Geographic township Charlottesville Urban or hamlet area —
Concession number 89 Lot number 9
Registered plan number _____ Lot or block number Lot 9
Reference plan number _____ Part number _____
Frontage 482.28m Depth 677.94m
Width 607.84m Lot Area 100.63ac
Municipal civic address
705 Conc 8 Charlottesville

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:

Severance - Excess Dwelling

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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):

Dyan UNDERMILL

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

Frontage	83.82 m	Depth	76.20 m
Width	83.82 m	Lot Area	1.5 AC

Present use:

Residential

Proposed use:

Residential

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:

3 Bedroom 1.5 storey home
- see survey sketch for distances

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:

None

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

Frontage	398.46 m	Depth	601.74 m
Width	607.84 m	Lot Area	99.13 AC

Present use:

Residential

Proposed use:

Residential

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 3 Bdrm home

see Survey Sketch for detailed measurements

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:

NONE

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D. Property Information

Present official plan designation:

AGRICULTURAL + Hazard Lands

Present zoning:

Agr. + Hazard Lands

Is there a site specific zone on the subject lands?

no

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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:

June 6/03

Uses of the subject lands:

~~Agriculture~~ AGRICULTURAL w/ RESIDENCE

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

50+ years

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

2003

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:

personal knowledge

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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

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

File number:

Land it affects:

Purpose:

Status or decision:

Effect on the requested amendment:

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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, unless otherwise specified? Please check the appropriate boxes.

Please reply to all uses or features.

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

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

Existing Septic System

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

Open ditch at rear of property

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

EXISTING WELL

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

EXISTING SEPTIC SYSTEM

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

Open ditch at rear of property

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:

No

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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):

Con #8 Charlottesville - maintained all year

Name of road or street:

Conc #8 Charlottesville

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

same

Name of road or street:

same

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I. Other Information

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

☒ Yes

☐ No

If yes, describe:

4p Offer to purchase conditional upon completed severance
FEB 28/16 - can be reset.

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

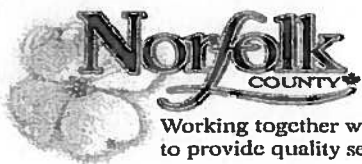
None

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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).



Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>705 CHARLOTTEVILLE ROAD #7</u>			
Owner: <u>STAN SZATROWSKI</u>		Lot:		Concession:	
Lot Area:		Lot Frontage: <u>83.82 m</u>		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: <u>1,200</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>12</u>	
		Is the building currently occupied? Yes / <u>No</u> If No, how long? <u>6 months</u>			
EVALUATOR'S INFORMATION		Evaluator's Name: <u>ED DOVE</u>		Company Name: <u>BILL'S SEPTIC LTD.</u>	
Address: <u>24 WERRET AVE - SIMCOE</u>		Postal Code: <u>N3Y 5N5</u>		Phone: <u>519-426-7088</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</u>	
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: <u>20</u> ft.	
Surface Discharge Observed: Yes <u>No</u>		Odour Detected: Yes <u>No</u>		Current Weather (at time of evaluation) <u>SUNNY / DRY</u>	
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: <u>800</u> Gal.		Pump: Yes <u>No</u>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>5</u>		Total Length of Tile: <u>50</u>	
		Distance Between Tile Runs: <u>7</u> FT			
Tile Material: <input type="checkbox"/> PVC <input 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)		<u>7</u> FT		<u>20</u> FT	
Distance to Bodies of Water (ft)		<u>N/A</u>		<u>N/A</u>	
Distance to Nearest Well (ft)		<u>N/A</u>		<u>N/A</u>	
Distance to Proposed Property Lines		Front <u>45'</u> Rear <u>>100</u> Side <u>>100</u> Side <u>>100</u>		Front <u>35'</u> Rear <u>>100</u> Side <u>85'</u> Side <u>>100</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 AT 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, STAN SZATROWSKI (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.

Stan Szatrowski
Owner Signature

Dec 1/15
Date

EVALUATOR:

1. I, Ed Dave - Buis Sene 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 Dave
Evaluator Signature

November 16/2015
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: November 16/2015

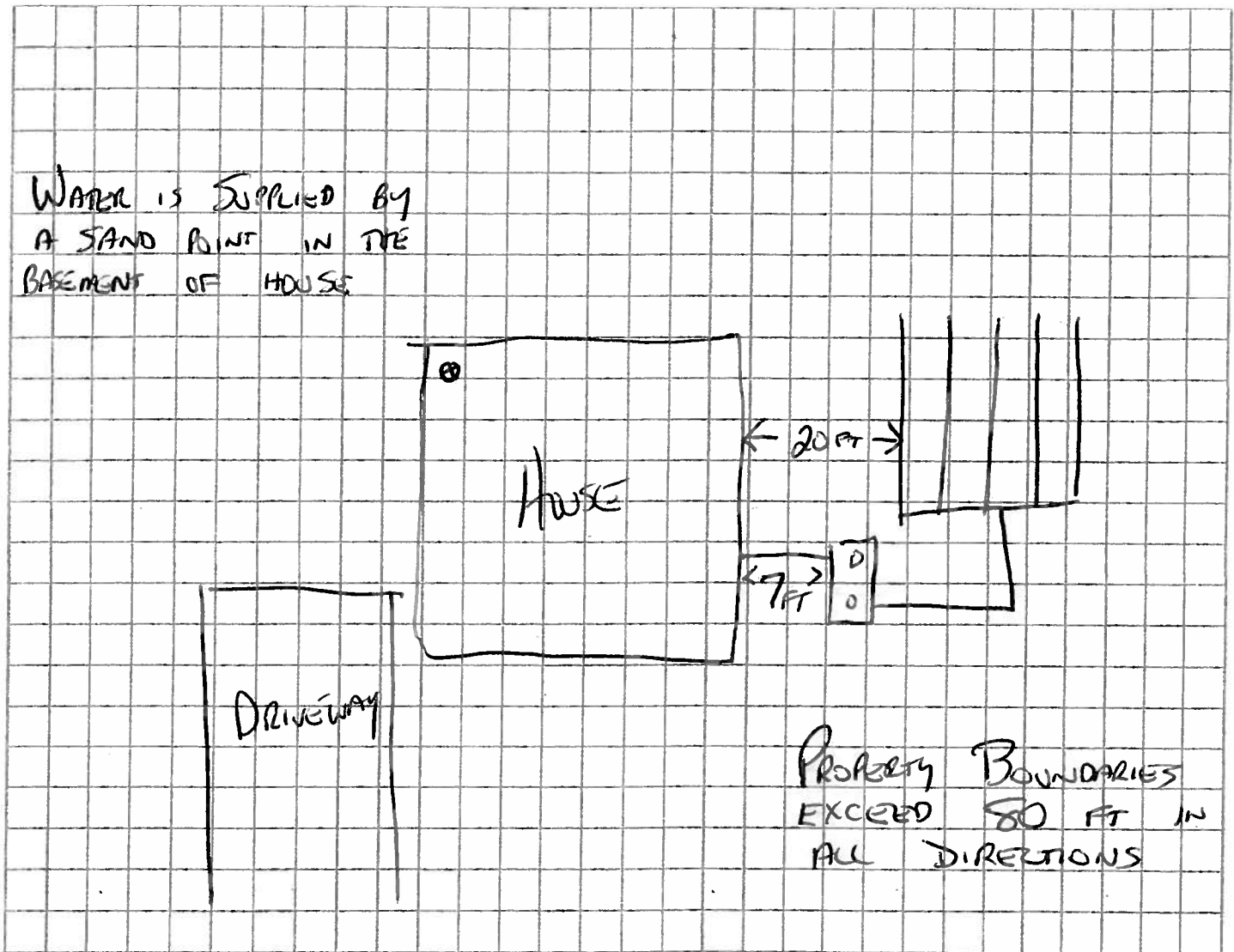
APPLICATION NUMBER: _____

OWNER STAN SZATROWSKI

EVALUATOR ED DOK

PROPERTY ADDRESS 705 CHARLOTTEVILLE ROAD #7

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.



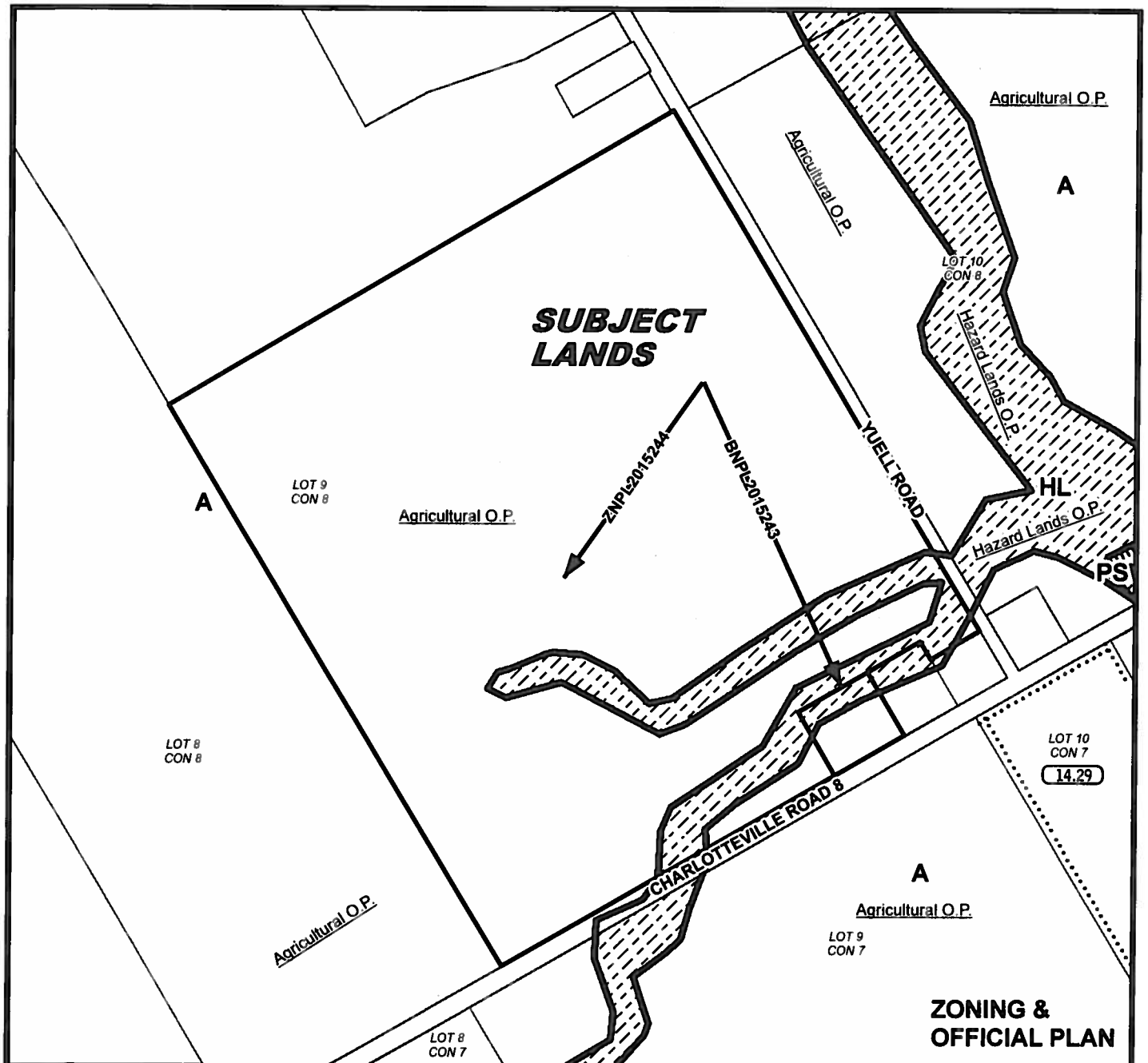
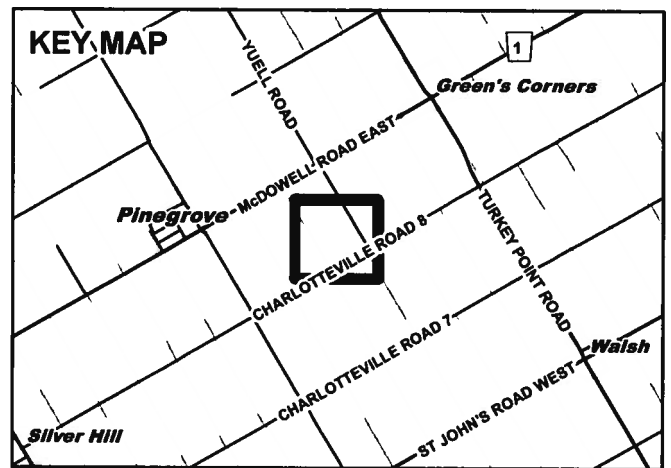
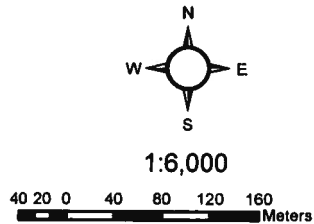
PREPARED BY: SED

NOTE: The above sketch is not to exact scale.

MAP 1

File Number: BNPL2015243 & ZNPL2015244

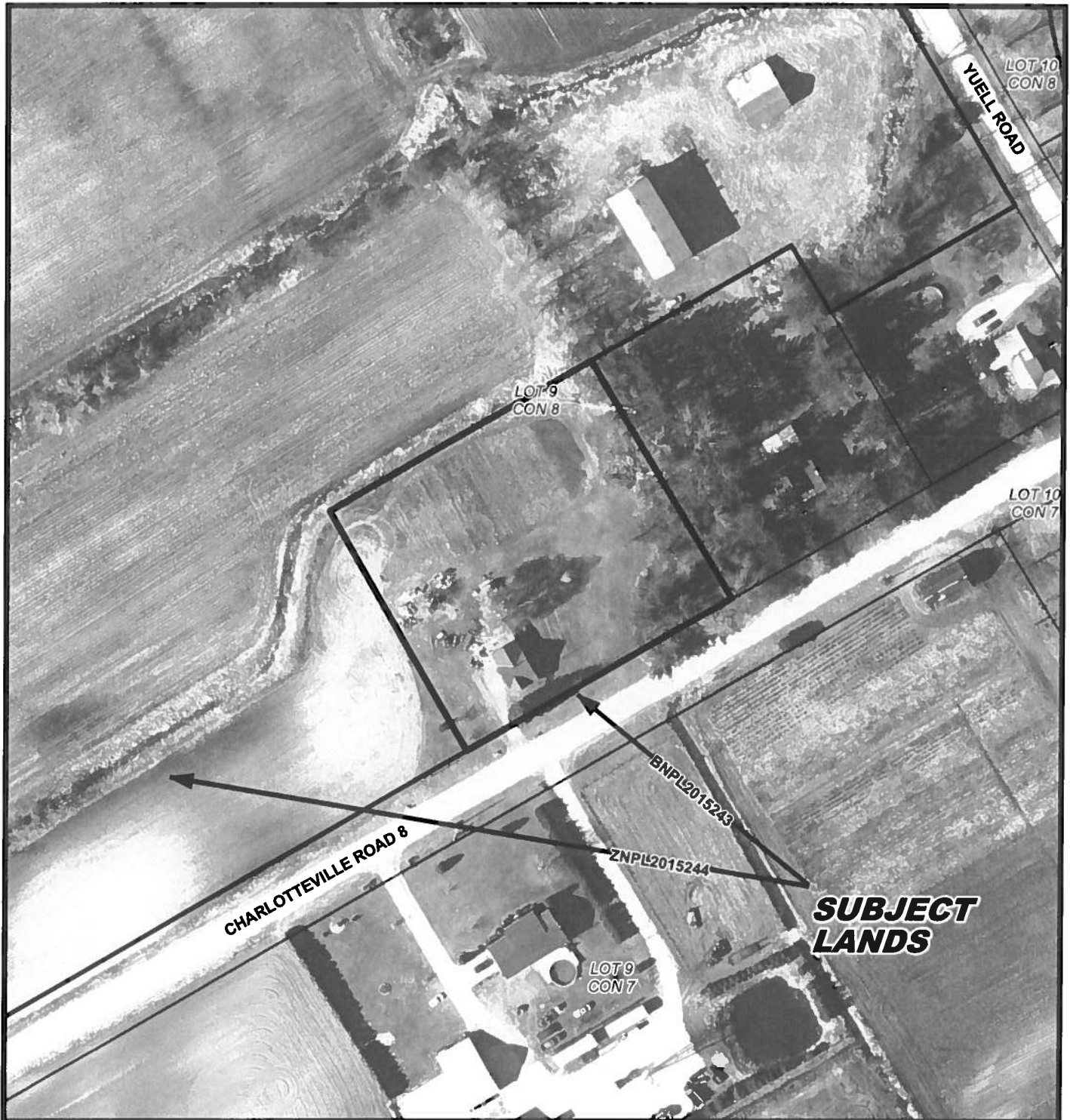
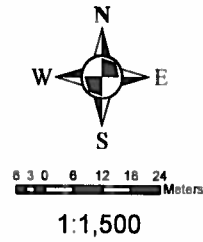
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: BNPL2015243 & ZNPL2015244

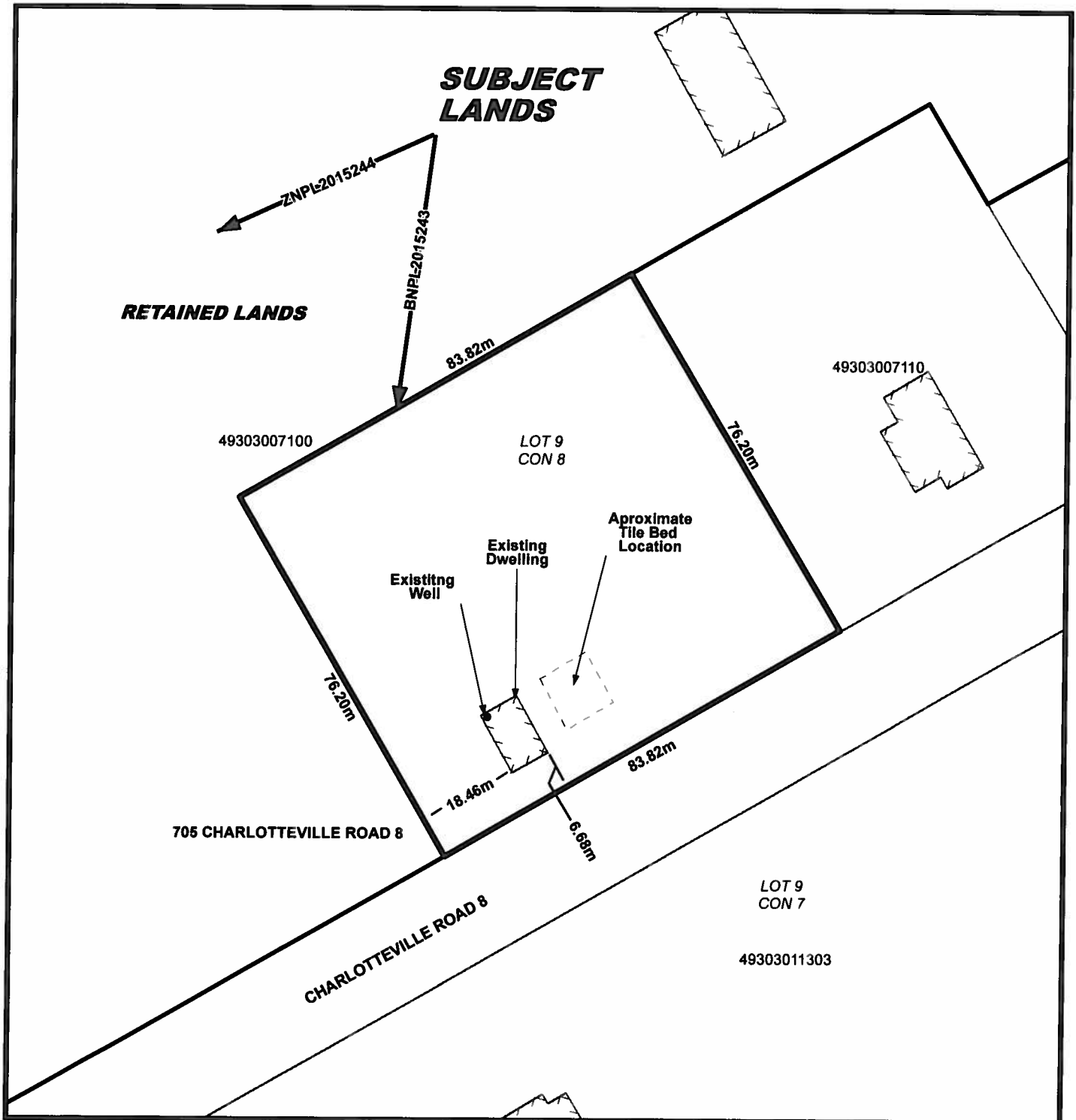
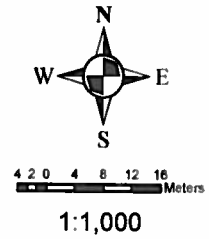
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: BNPL2015243 & ZNPL2015244

Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: BNPL2015243 & ZNPL2015244
Geographic Township of CHARLOTTEVILLE

