

Alisha

Information contained within this box is for office use only			
Consent file number	BNPL2016018	Application fee	\$2225
Zoning file number	ZNPL2016019	Conservation authority fee	n/a
Pre-consultation meeting on	Sept 29/15	OSSD form provided	yes
Application submitted on	Jan 11/16	Sign issued	
Complete application on	Jan 19/16		

Property assessment roll number: 3310-337-010-2400

A. Applicant Information

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

Evergreen Hill Farms Ltd (Richard Sawden)

Address

RR#2 Port Dover, On NOA1N2

NORFOLK COUNTY
RECEIVED

Email address

Phone number

JAN 21 2016

Agent name

R. C. Dixon

DEVELOPMENT AND
CULTURAL SERVICES

Address

277 Emily Street, Simcoe, On N3Y1J5

Email address

dixonr@amtelecom.net

Phone number

(519) 426-0456
cell 410-1632

Owner name

same as applicant

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:

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B. Location and Legal Description Of Subject Lands

Geographic township Woodhouse Urban or hamlet area _____
Concession number 4 Lot number 4
Registered plan number _____ Lot or block number _____
Reference plan number _____ Part number _____
Frontage 100m ± Depth 828 m
Width irregular Lot Area 22.09 ha
Municipal civic address
241 Lynn Valley Road

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:

Sever a residence made surplus through farm amalgamation.

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
337 010 24000 241 Lynn Valley Road Woodhouse Con 4 Lot 4	539.2ac		beans & corn	☒ Yes ☐ No	pre 1978 (1850)
337 020 11700 755 Cockshott Road Woodhouse Con 5 L 12	88.32ac			☒ Yes ☐ No	1890
337 010 22400 Woodhouse Con 5 L 4	44.62ac.			☒ Yes ☐ No	
337 020 32400 745 St. John Rd E. Woodhouse Con 3 L 10	97.89ac.			☒ Yes ☐ No	1981
337 020 32500 687 St. John Rd E Woodhouse Con 3 L 9	147.13ac.			☒ Yes ☐ No	1982
				☐ Yes ☐ No	
				☐ Yes ☐ No	

Description of land intended to be SEVERED in metric units:

Frontage 74.4m Depth irregular
Width irregular Lot Area 4850 m²

Present use:

Agriculture (Residence)

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:

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

Depth

Width

Lot Area

21,605

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 sketch - pre 1978

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

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?

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

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

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

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

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

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):

municipal

Name of road or street:

Lynn Valley Road

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

Name of road or street:

Lynn Valley Road

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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:

—

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



Working together with our community
to provide quality services.

RECEIVED

JUL 15 2009

Evaluation Form for Existing On-Site Sewage Systems

NORFOLK COUNTY

LANGTON ADMINISTRATION BUILDING

Date: July 2009

OFFICE USE ONLY		FILE NO.		DATE RECEIVED	
PROPERTY INFORMATION		Municipal Address: 241 LYNN VALLEY Rd			
Owner: EVERGREEN HILL FARM LTD.		Lot: 4		Concession: 4	
Lot Area:		Lot Frontage:		Assessment Roll No. 337-00-24000	
PURPOSE OF EVALUATION		☐ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other SEVERANCE			
BUILDING INFORMATION		☐ Residential ☐ Commercial ☐ Industrial ☒ Agricultural			
Building Area: 1500 sq ft		No. of Bedrooms: 2		No. of Fixture Units:	
				Is the building currently occupied? Yes / No If No, how long?	
EVALUATOR'S INFORMATION		Evaluator's Name: MIKE VROOM		Company Name: VROOM EXC	
Address: 600 BLUE		Postal Code: N3Y4K2		Phone: 514 861 0754	
Email: miroom@execulink.com		BCIN # 10126			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type: clay	
Site Slope: ☒ Flat ☐ Moderate ☐ Steep		Soil Conditions: ☐ Wet ☒ Dry		Depth of Water Table: _____ ft.	
Surface Discharge Observed: Yes ☐ No ☒		Odour Detected: Yes ☐ No ☒		Current Weather (at time of evaluation): cold, sunny	
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: 200 Gal.		Pump: Yes ☐ No ☒	
Distribution System: Area: ☒ Trench Bed ☐ Filter Medium		No. of Tile Runs: 8		Total Length of Tile: 600 ft	
				Distance Between Tile Runs: 5 ft o/c	
Tile Material: ☒ PVC ☐ Clay ☐ Other _____		Ends: ☒ Capped ☐ Joined		Cover: ☐ Filter Cloth ☐ Sand ☒ Top Soil ☒ Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		18 ft		100 ft	
Distance to Bodies of Water (ft)		50 ft		150 ft	
Distance to Nearest Well (ft)		30 ft		180 ft	
Distance to Proposed Property Lines		Front 150 Rear 150 Side 60 ft Side 30 ft		Front 10 Rear 300 ft Side 150 Side 10 ft	

OVERALL SYSTEM RATING

- ☒ 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:

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, Richard Sower (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Owner Signature

Date

EVALUATOR:

1. I, Mike S. Vigne declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature

Date

BUILDING DIVISION COMMENTS

Comments:

Good

I, Laurel Lee Sower have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 24, 2012



On Site Sewage Disposal System Location Plan

DATE: Jun 13/16

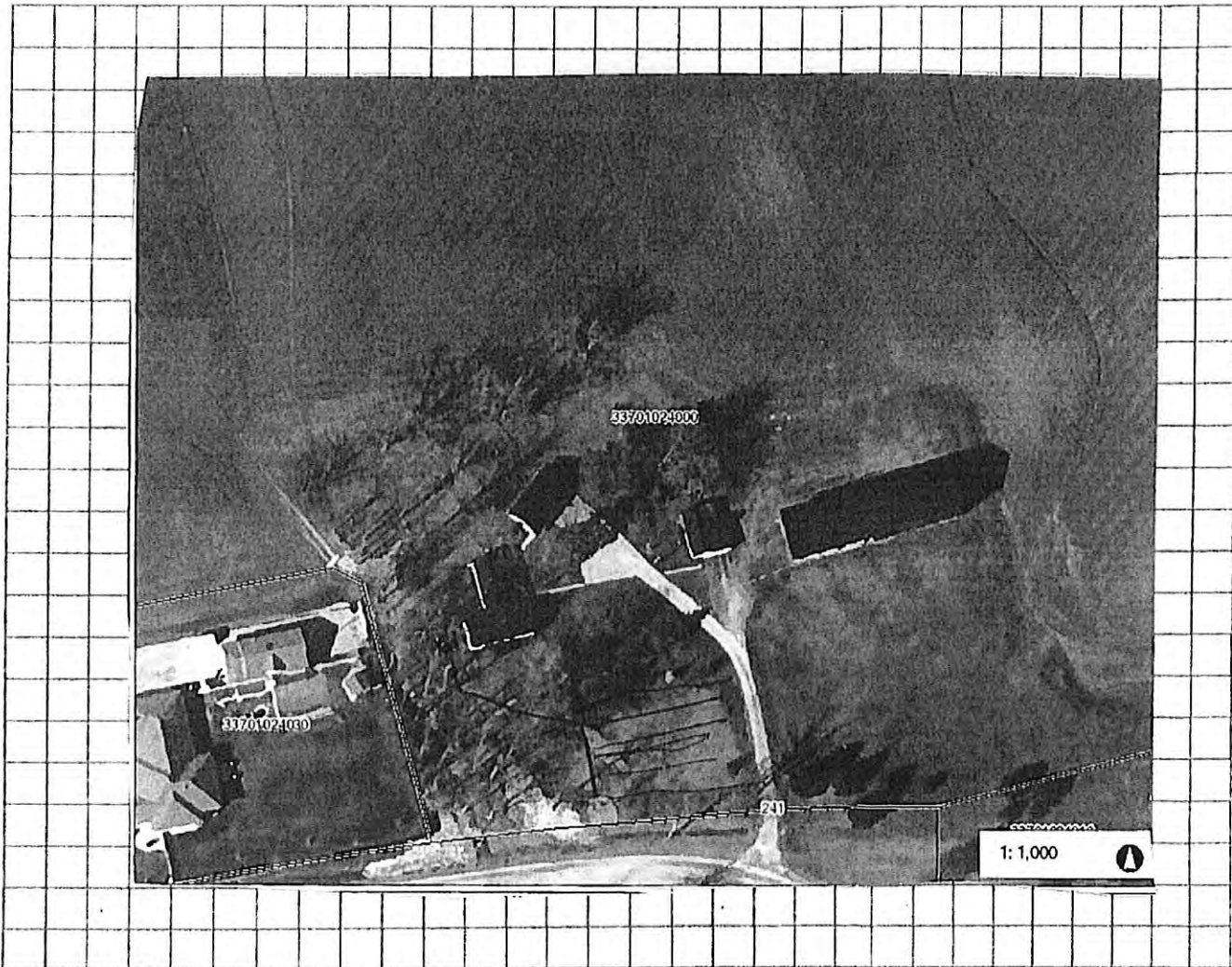
APPLICATION NUMBER: _____

OWNER EVERGREEN HILL FARM

EVALUATOR Mike S Vroom

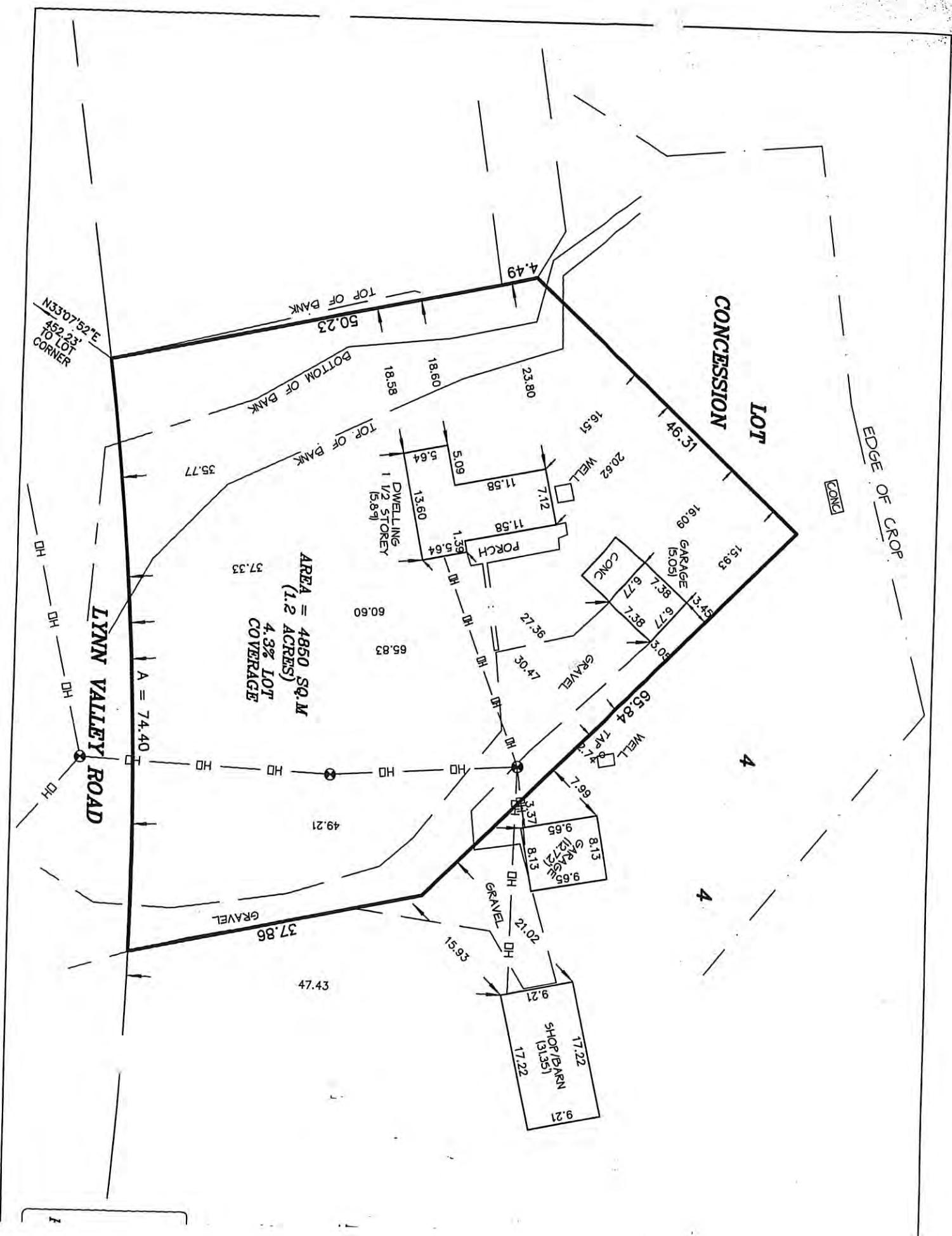
PROPERTY ADDRESS 241 LYNN VALLEY RD

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: [Signature]

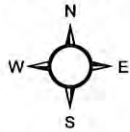
NOTE: The above sketch is not to exact scale.



MAP 1

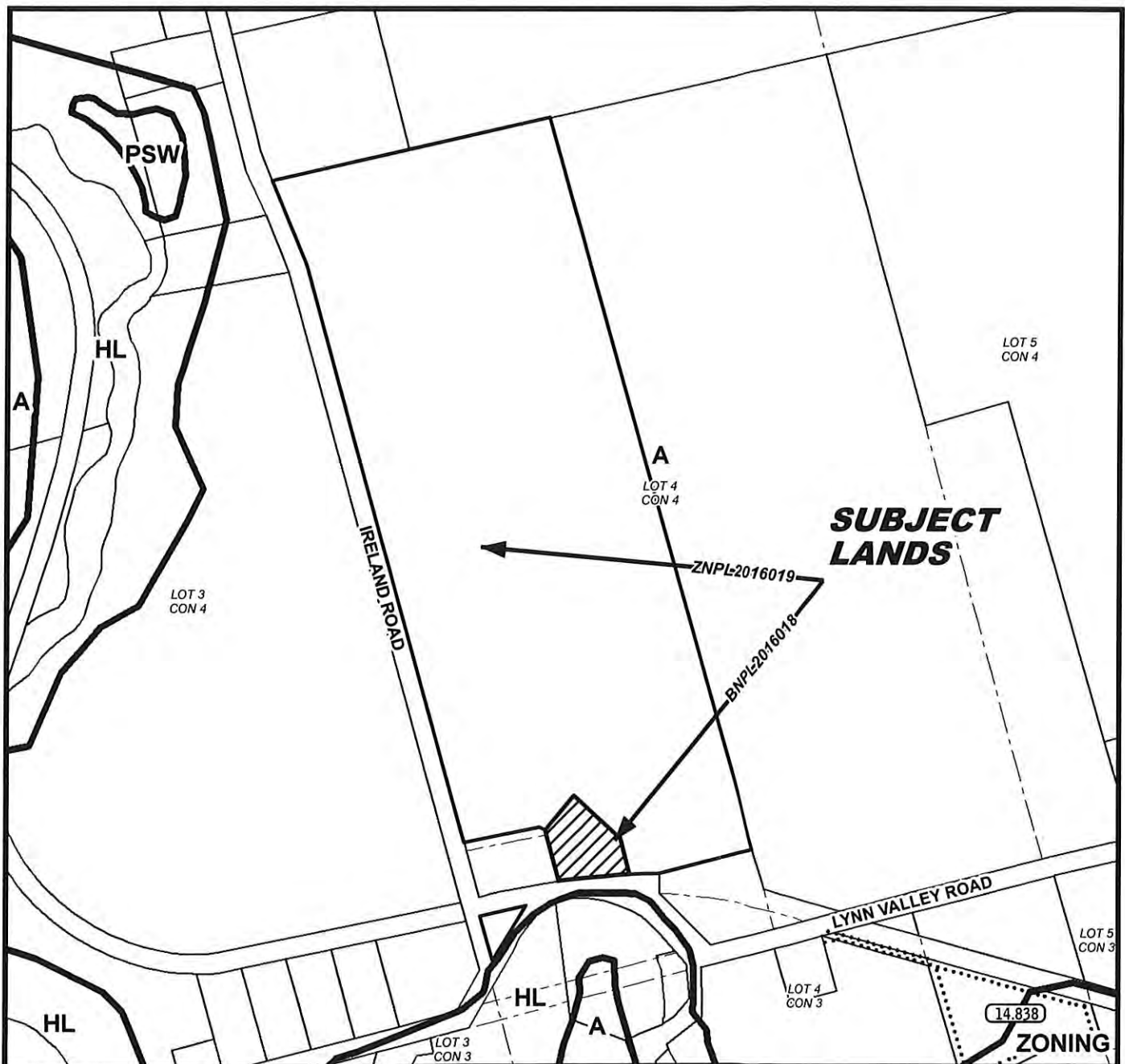
File Number: BNPL2016018 &
ZNPL2016019

Geographic Township of
WOODHOUSE



1:6,000

40 20 0 40 80 120 160
Meters



MAP 2

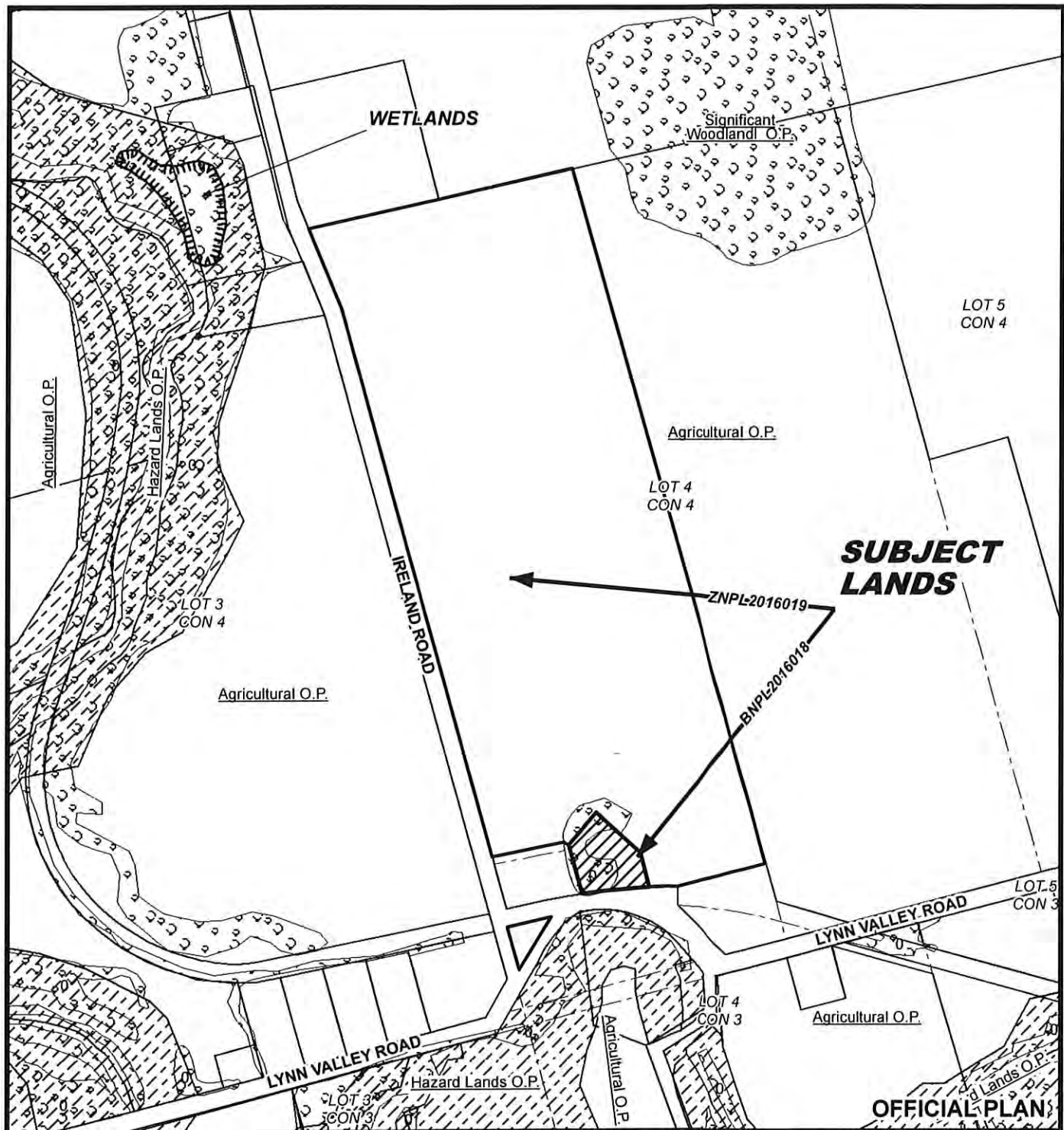
File Number: BNPL2016018 & ZNPL2016019

Geographic Township of WOODHOUSE



20 00 20 40 60 80 Meters

1:6,000

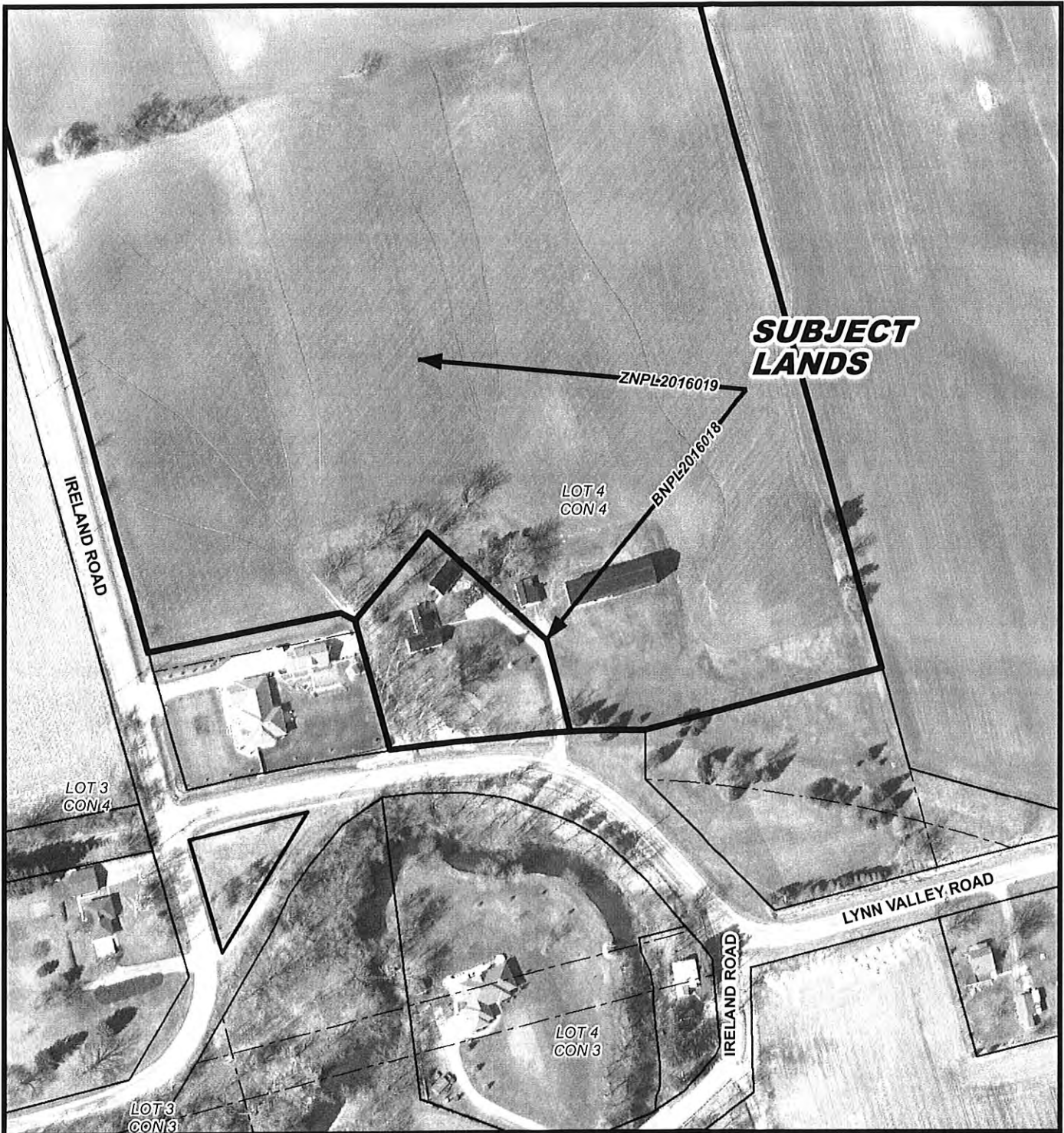
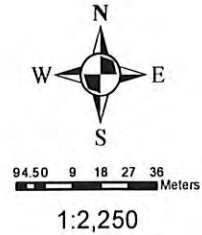


11/02/2016

MAP 3

File Number: BNPL2016018 & ZNPL2016019

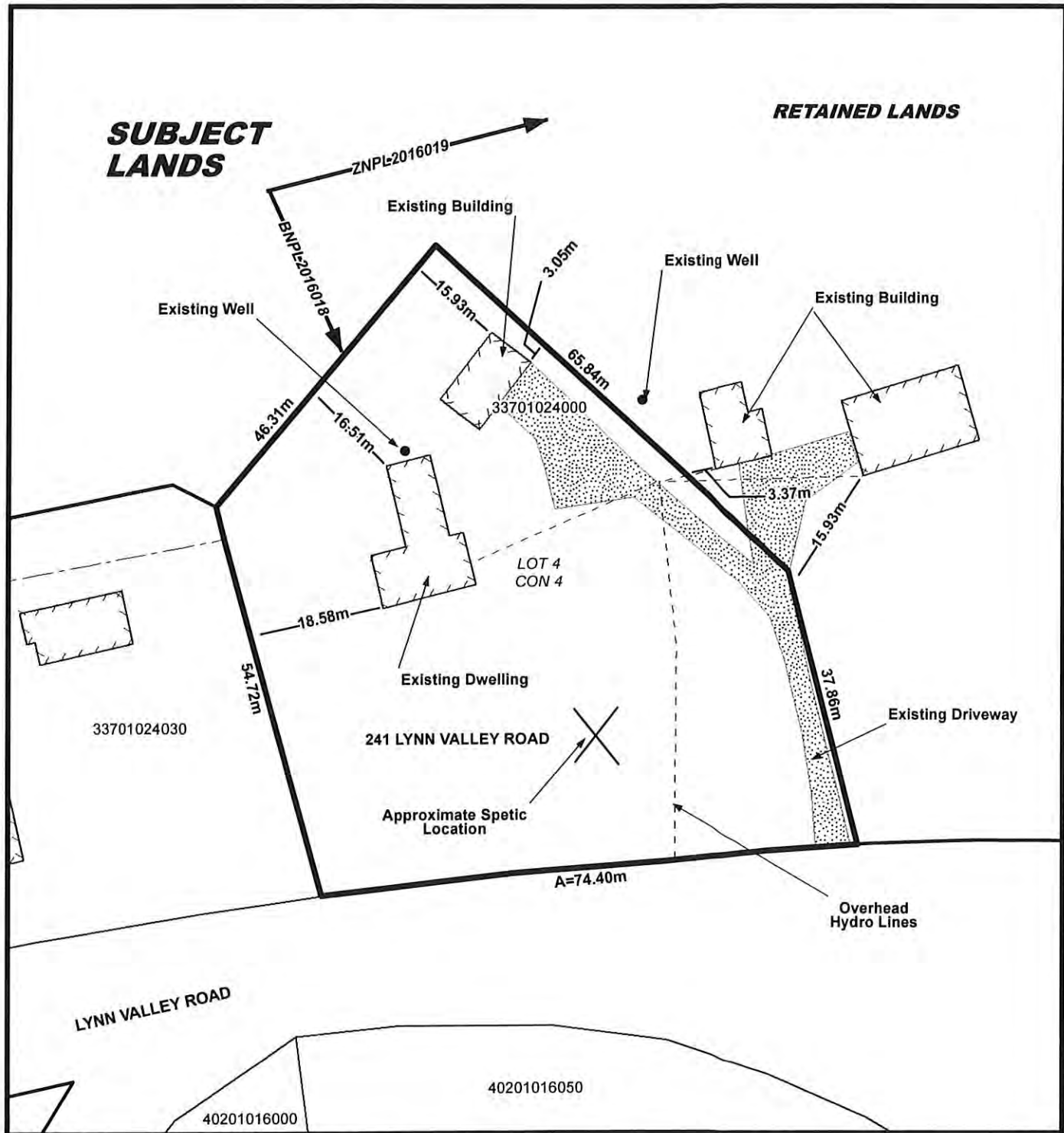
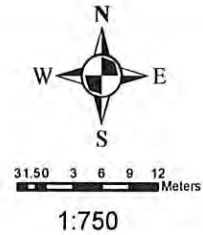
Geographic Township of WOODHOUSE



MAP 4

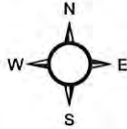
File Number: BNPL2016018 & ZNPL2016019

Geographic Township of WOODHOUSE



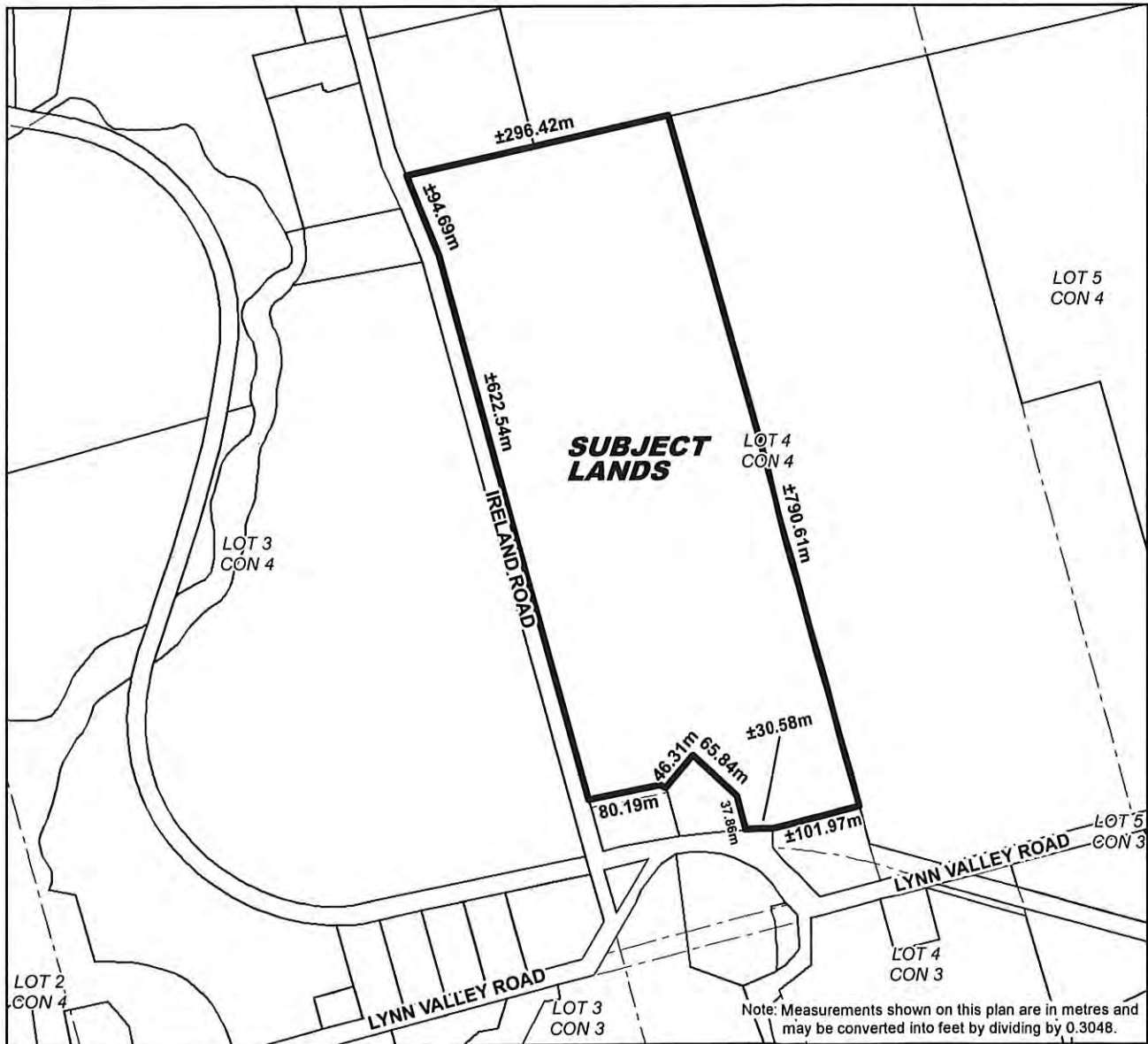
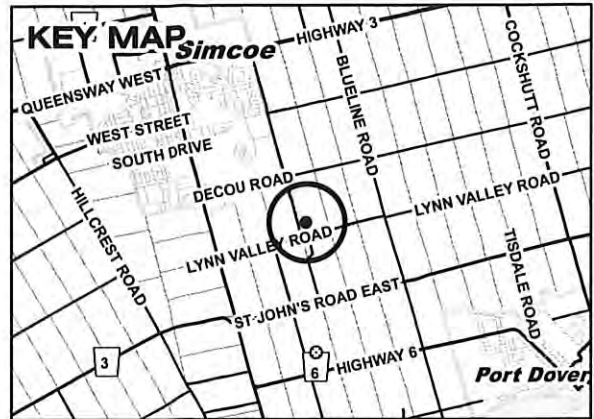
Norfolk County

Geographic Township of Woodhouse



1:7,000

80 40 0 80 160 240 320 Meters



This is Map A to Zoning By-law _____ Passed the _____ day of _____ 2016.

MAYOR

CLERK