

Alisha

Information contained within this box is for office use only			
Consent file number	BNPL2016 117	Application fee	\$2225
Zoning file number	ZNPL2016 118	Conservation authority fee	
Pre-consultation meeting on	April 13, 2016	OSSD form provided	Yes
Application submitted on	May 24, 2016	Sign issued	
Complete application on	May 24/16		

Property assessment roll number: 3310- 337 060 603

### A. Applicant Information

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

Melanie Walsh

Address P.O. Box 329

1565 Norfolk County Highway 24 East. Vittoria ON. N0E 1W0

Email address rusticfarmhouse@hotmail.com Phone number (519) 426-3738  
cell (519) 429-4540

**Agent** name

Address

Email address

Phone number

**Owner** name

David Blake

Address

744 Norfolk St. S Simcoe ON N3Y 4K1

Email address dblk@sympatico.ca Phone number 519-426-0320

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 Gore Lot number X 2  
Registered plan number \_\_\_\_\_ Lot or block number \_\_\_\_\_  
Reference plan number \_\_\_\_\_ Part number \_\_\_\_\_  
Frontage 55.42 Depth 62.38N 57.83S  
Width 53.29 Lot Area 0.326 Hq  
0.806 Ac  
Municipal civic address

1985 Norfolk County Highway 24

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:

Surplus farm dwelling consent and  
zoning ammendment

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):

Bill + Melanie Walsh

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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Year Dwelling Built
David William Blake # 337060003000000	98	95	seed corn	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pre 1900's
David William Blake Chris Argo # 337038017000000	130	113	cash crop	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1972
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Frontage	55.42	Depth	62.38N	57.83S
Width	53.29	Lot Area	0.326 Ha	
			0.806 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. house/garage pre 1900's
2. garage pre 1900's

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:

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

Frontage	93.08 + 128.8	Depth	Varies
Width	Varies	Lot Area	94.8Ac

Present use:

agricultural

Proposed use:

agricultural retained (M2)

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:

2 barns well to the north of dwelling pt

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:

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**D. Property Information**

Present official plan designation:

agricultural

Present zoning:

agricultural

Is there a site specific zone on the subject lands?

NA

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:

2006/01/16

Uses of the subject lands:

agricultural with residence

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

pre 1900

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

2006

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:

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)	<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 checked="" type="checkbox"/> Yes <input 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):

~~Communal~~ 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 ditch

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

~~Communal~~ individual well

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

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

open ditch

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):

~~Highway 24~~ county road

Name of road or street:

Highway 24

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

County road

Name of road or street:

Highway 24

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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:

Our family is hoping to start work on the house to move in asap.

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

We are really hoping to save this house from being torn down and bring out the beauty of this historic home.

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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.

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.	DATE RECEIVED
<b>PROPERTY INFORMATION</b>		Municipal Address: 1985 Highway 24 South Simcoe	
Owner:		Lot:	Concession:
Lot Area:	Lot Frontage:	Assessment Roll No. 3310-337-060-003	
<b>PURPOSE OF EVALUATION</b>	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____		
<b>BUILDING INFORMATION</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural		
Building Area: 2900 ft <sup>2</sup>	No. of Bedrooms: 4	No. of Fixture Units: 10	Is the building currently occupied? Yes / No If No, how long?
<b>EVALUATOR'S INFORMATION</b>	Evaluator's Name: ED DOVE	Company Name: BILL'S SEPTIC LTD	
Address: 24 WERRET AVE SIMCOE	Postal Code: N3Y 5N5	Phone: 519-426-7108	
Email: BILLSSEPTIC@SYMPATICO.CA	BCIN #	38413 / 38259	
<b>SITE EVALUATION</b>	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: 50 ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Current Weather (at time of evaluation): SUNNY DRY	
<b>SYSTEM EVALUATION</b>	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)		
<b>Tank:</b> <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="checkbox"/> No <input checked="" type="checkbox"/>
<b>Distribution System:</b> Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 4	Total Length of Tile: 200 FT Distance Between Tile Runs: 8 FT
<b>Tile Material:</b> <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other _____		<b>Ends:</b> <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	<b>Cover:</b> <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded
<b>Setbacks:</b>		<b>Tank</b>	
Distance to Buildings & Structures (ft)	8 FT		20 FT
Distance to Bodies of Water (ft)	N/A		N/A
Distance to Nearest Well (ft)	> 100 FT		> 100 FT
Distance to Proposed Property Lines	Front 2100' Rear 80' Side 2100' Side 30'		Front 2100' Rear 20' Side 2100' Side 15'

**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 APPEARS TO BE IN GOOD WORKING ORDER AND IN 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, David Blake (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

May 10/2016**EVALUATOR:**

1. I, Ed Dave - Brian Sene Loo 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

MAY 3/2016**BUILDING DIVISION COMMENTS:**

Comments:

I, \_\_\_\_\_ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 24, 2011





# On Site Sewage Disposal System Location Plan

DATE: May 3 / 2016

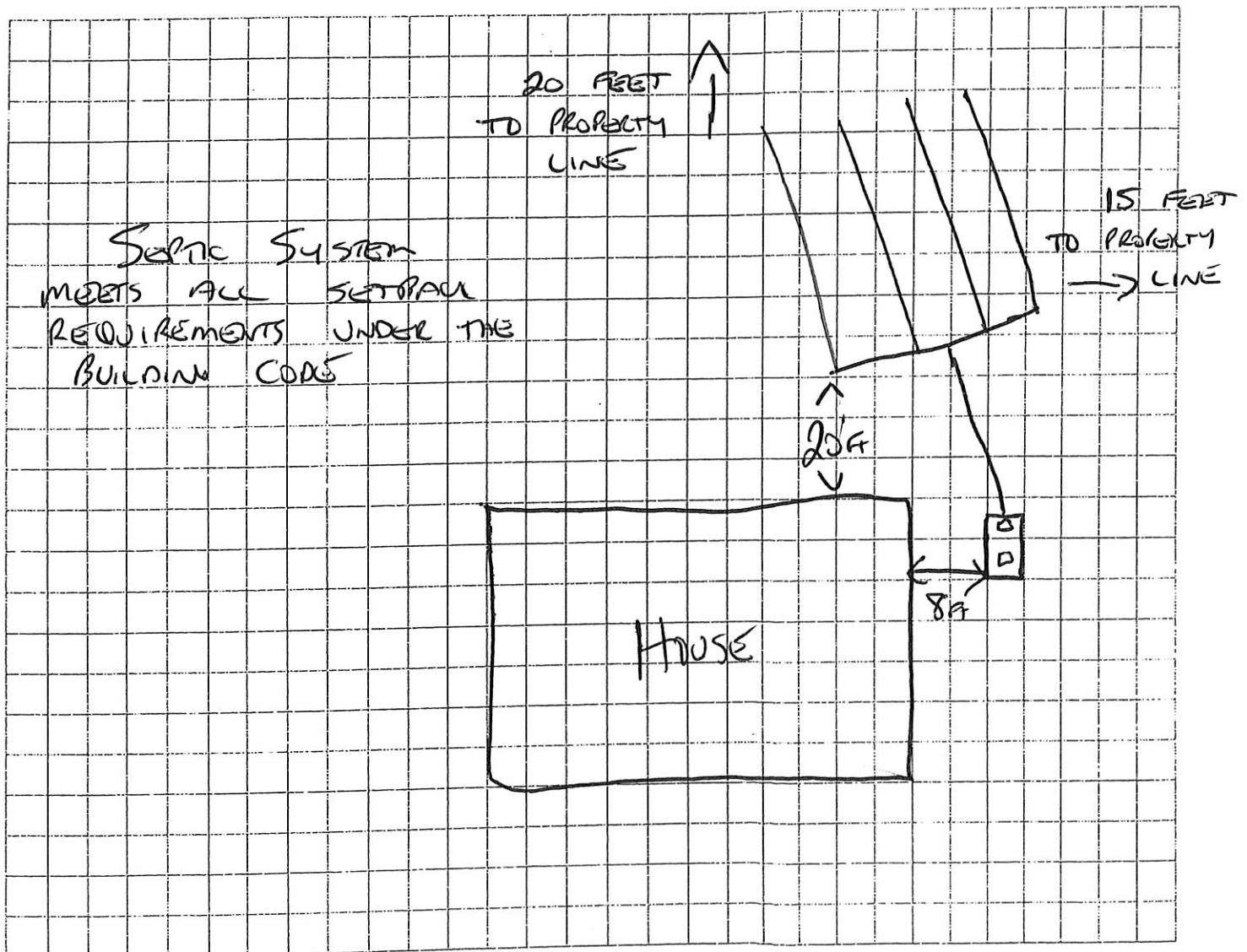
APPLICATION NUMBER: \_\_\_\_\_

OWNER: DAVID BLAKE

EVALUATOR: EO DORE - Brian Serrin

PROPERTY ADDRESS: 1985 HIGHWAY #24 SOUTH

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.



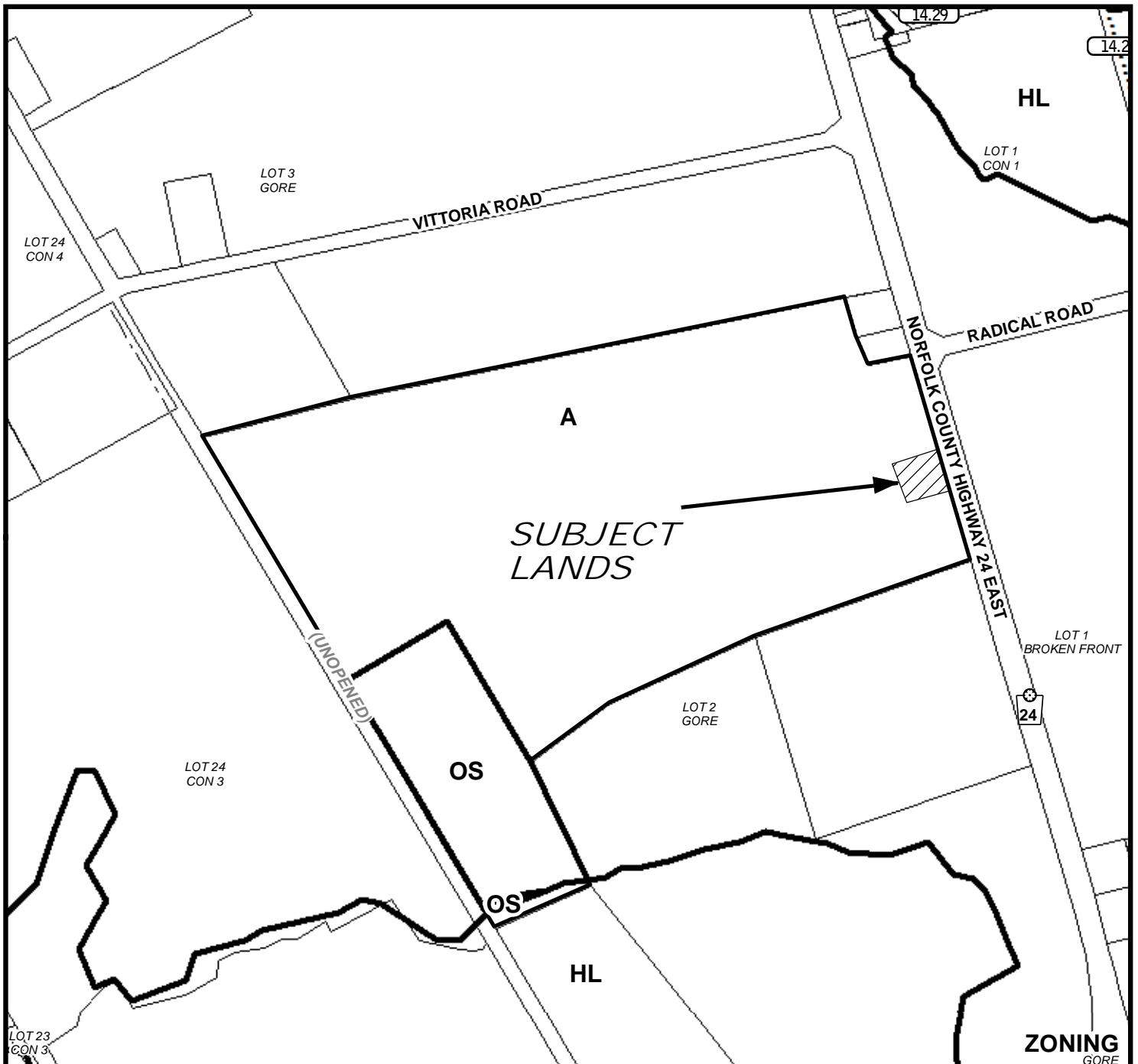
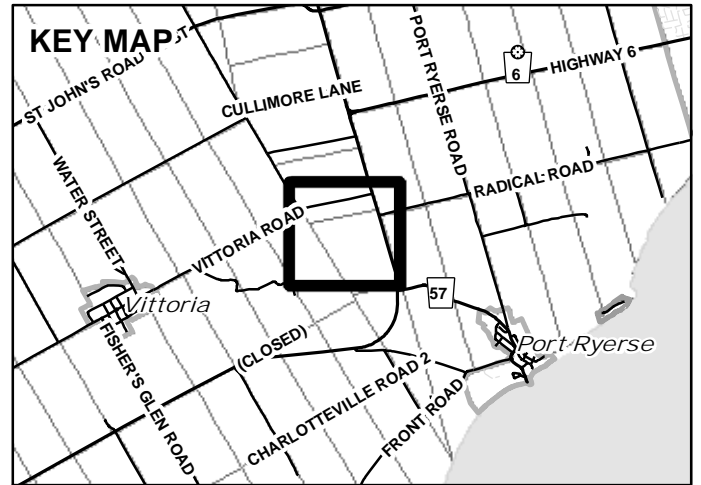
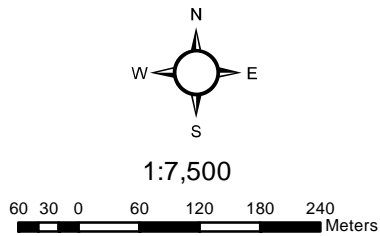
PREPARED BY: [Signature]

NOTE: The above sketch is not to exact scale.

# MAP 1

## File Number: BNPL2016117

Geographic Township of  
**WOODHOUSE**



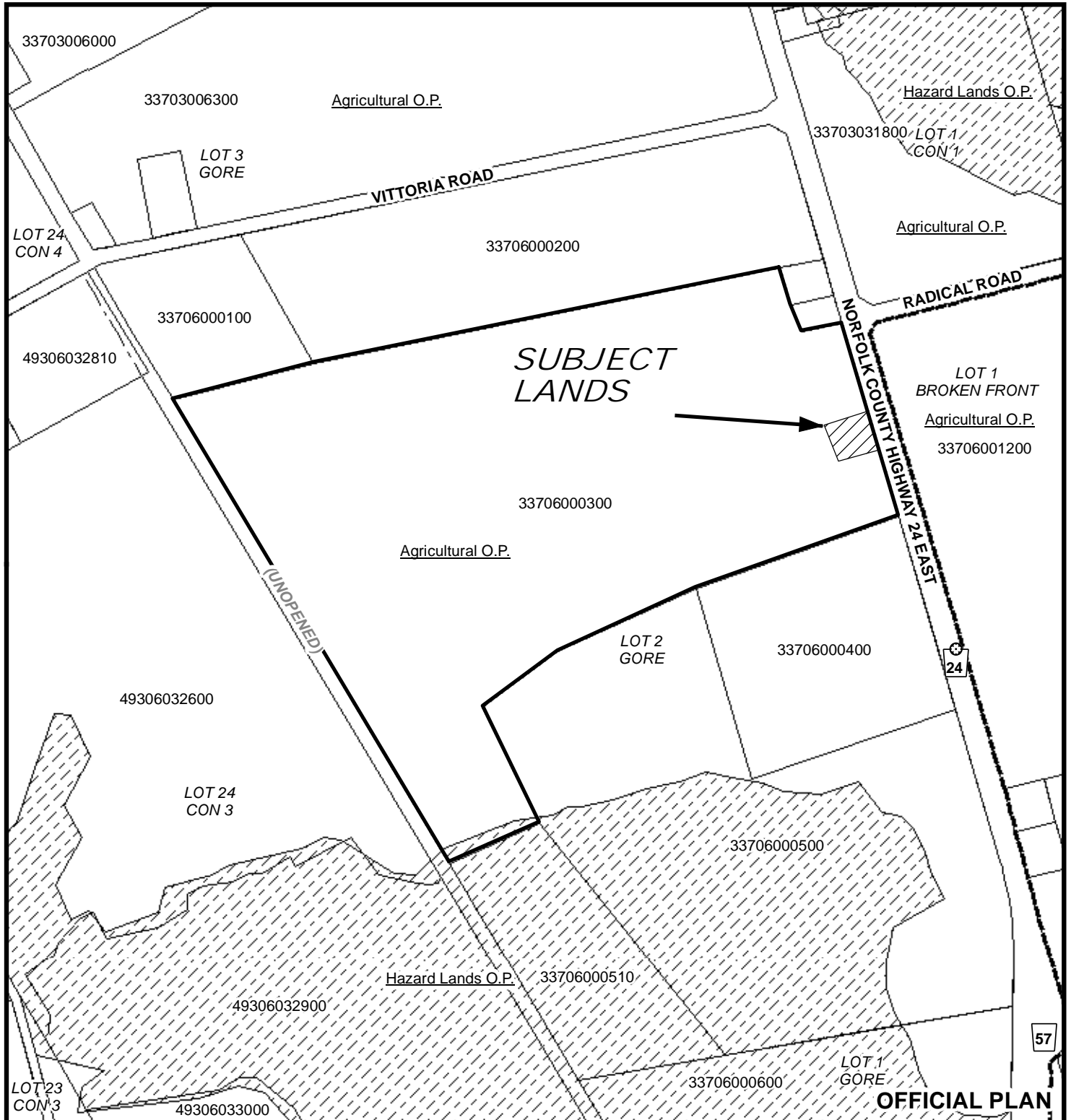
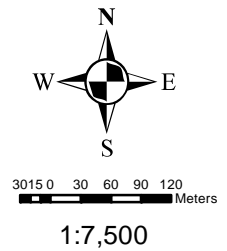
Date: 15/06/2016



# MAP 2

File Number: BNPL2016117

Geographic Township of WOODHOUSE

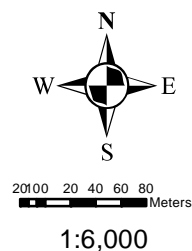


Date: 15/06/2016

# MAP 3

File Number: BNPL2016117

Geographic Township of WOODHOUSE



Date: 15/06/2016

# MAP 4

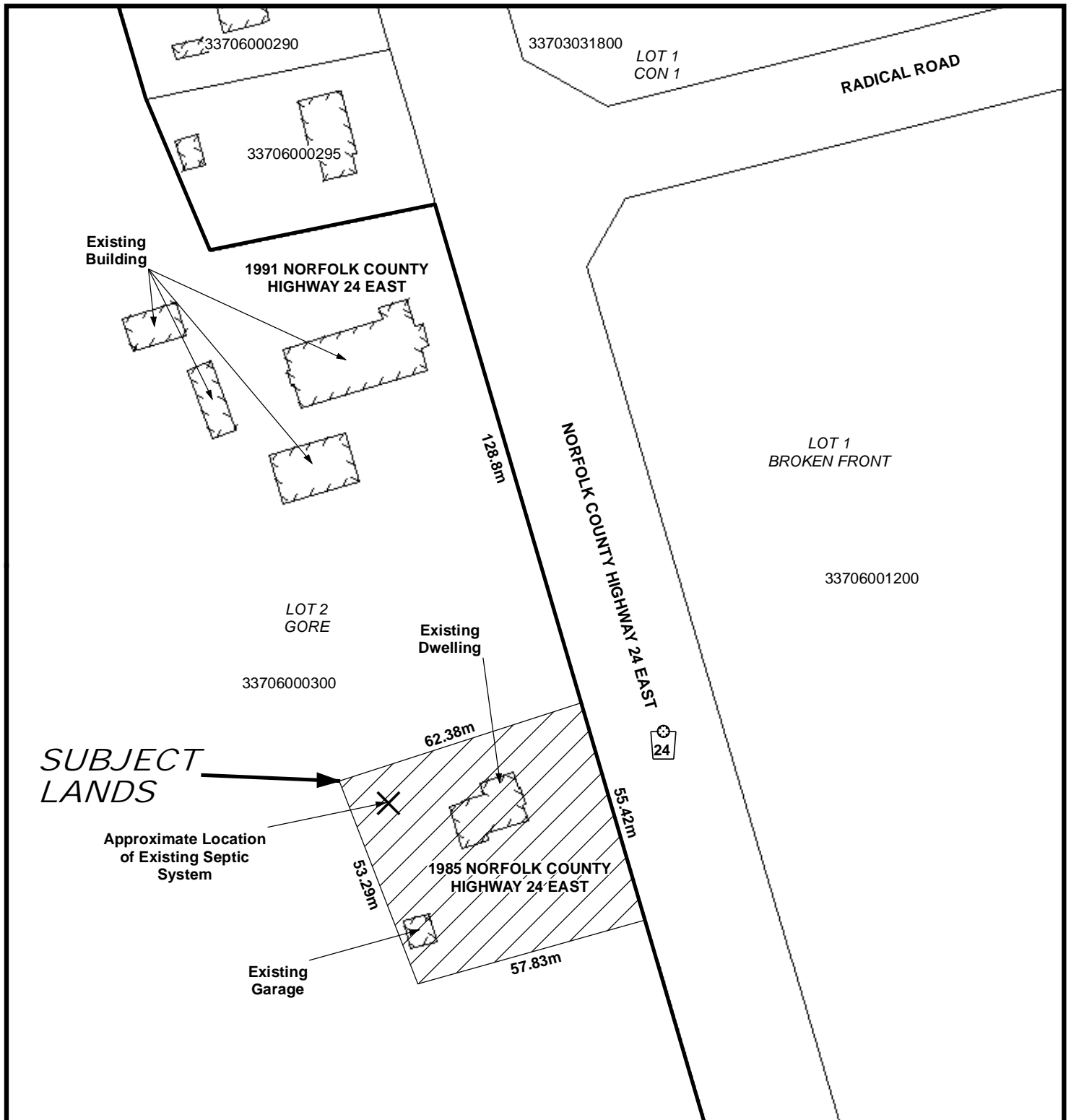
File Number: BNPL2016117

Geographic Township of WOODHOUSE



5.8.750 5.5 11 16.5 22 Meters

1:1,339



Date: 15/06/2016

**LOCATION OF LANDS AFFECTED**  
**File Number: BNPL2016117**  
**Geographic Township of WOODHOUSE**

