

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>BNPL2016350</u>	Application fee <u>\$12225</u>
Zoning file number	<u>ZNPL20</u>	Conservation authority fee <u>—</u>
Pre-consultation meeting on	<u>DEC 8/16</u>	OSSD form provided <u>yes</u>
Application submitted on	<u>DEC 12/16</u>	Sign issued <u>—</u>
Complete application on	<u>DEC 12/16</u>	

Property assessment roll number: 3310- 337-030-02500

A. Applicant Information

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

Schoffro Farms Ltd. (Larry Schoffro)

Address

R.R.#3 Simcoe, On. N3Y 4K2

Email address

Phone number (519) 426-7092

Agent name

R. C. Dixon

Address

277 Emily St. Simcoe, On N3Y 1J5

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

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	Cere	Lot number	5
Registered plan number	—	Lot or block number	—
Reference plan number	—	Part number	—
Frontage	225.5 m	Depth	1350 m ±
Width	480 m ±	Lot Area	56.31 ha

Municipal civic address

2261 and 2307 Hwy #24 south

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

☒ Yes

☐ No

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

existing hydro pole line (Ontario Hydro) - proposed ~~severance~~ retained will be
subject to this easement; (as well as ~~area~~ shown on sketch)
shown in orange

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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:

This application is to sever a dwelling made surplus through
farm amalgamation.

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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
				Yes No	
				Yes No	
				Yes No	
				Yes No	
				Yes No	
				Yes No	
				Yes No	

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

Frontage 53.23 m Depth 67.57 m
Width 53 m[±] Lot Area 3493 m²

Present use:

Agriculture / Residential

Proposed use:

Residential

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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 2 sketches - pre 1970

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	135.4m ±	Depth	1350m ±
Width	480m ±	Lot Area	56.3 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 sketches

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:

do not have #1s

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:

—

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Date(s) these parcels were created:

-

Name of the transferee for each parcel:

-

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

unknown

Uses of the subject lands:

Agriculture

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

200 years ±

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

unknown

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:

another surplus dwelling from same farm - current

Purpose:

surplus dwelling

Status or decision:

pending

Effect on the requested amendment:

nil

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 <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No _____ distance
Wooded area	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> 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	<input checked="" type="radio"/> Yes <input 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

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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):

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):

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:

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):

former Hwy 24

Name of road or street:

Hwy 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):

Hwy 24

Name of road or street:

Hwy 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:

—

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

Dec 5 / 16

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

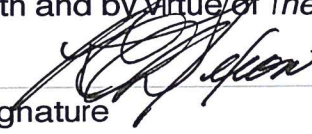
Dec 5 / 16

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*.

(R. C. Dixon)  Dec. 5/16
Owner/Applicant/Agent Signature Date

Declared before me at:

Simcoe, ON in Norfolk County
 Dec 8/16
Commissioner of Oaths Date

ALISHA KATHLEEN GILL, a
Commissioner in the Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019.

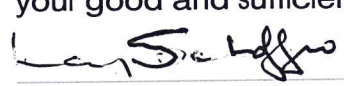
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N. Owner's Authorization

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 Schoffro Farms Ltd. am/are the registered owner(s) of the lands that is the subject of this development application for a zoning by-law amendment.

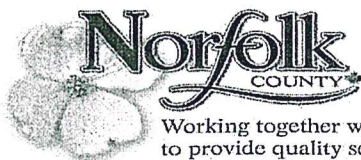
I/We authorize R. C. Dixon to make this development application on my/our behalf and to provide any of my/our personal information necessary for the processing of this development application. Moreover, this shall be your good and sufficient authorization for so doing.

 (SCHOFFRO FARMS LTD) Nov 7 2016
Owner Signature Date

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Alternate formats can be provided upon request.





Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>2307 HIGHWAY #24 SOUTH - RR#3 SIMCOE</u>			
Owner: <u>SCHOFFER FARMS LTD LARRY + NANCY</u>		Lot: <u>5</u>		Concession: <u>CORE</u>	
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: <u>2100 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, ON</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: <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>25</u> ft.	
Surface Discharge Observed: Yes <u>No</u>		Odour Detected: Yes <u>No</u>		Current Weather (at time of evaluation): <u>CLEAR + 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>6</u>		Total Length of Tile: <u>300 FT</u>	
		Distance Between Tile Runs: <u>7 FT</u>			
Tile Material: <input checked="" 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>8 FT</u>		<u>20 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>75 FT</u>		
Distance to Proposed Property Lines	Front <u>>100'</u> Rear <u>55'</u> Side <u>85'</u> Side <u>30'</u>		Front <u>>100'</u> Rear <u>18'</u> Side <u>35'</u> Side <u>30'</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 IN A GOOD STATE OF REPAIR 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, SCHOFFERD FARM 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 Schaffer
Owner Signature

JUNE 23 2015
Date

EVALUATOR:

1. I, ED DOVE - Bick'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 Plan

DATE: JUNE 18 / 2015

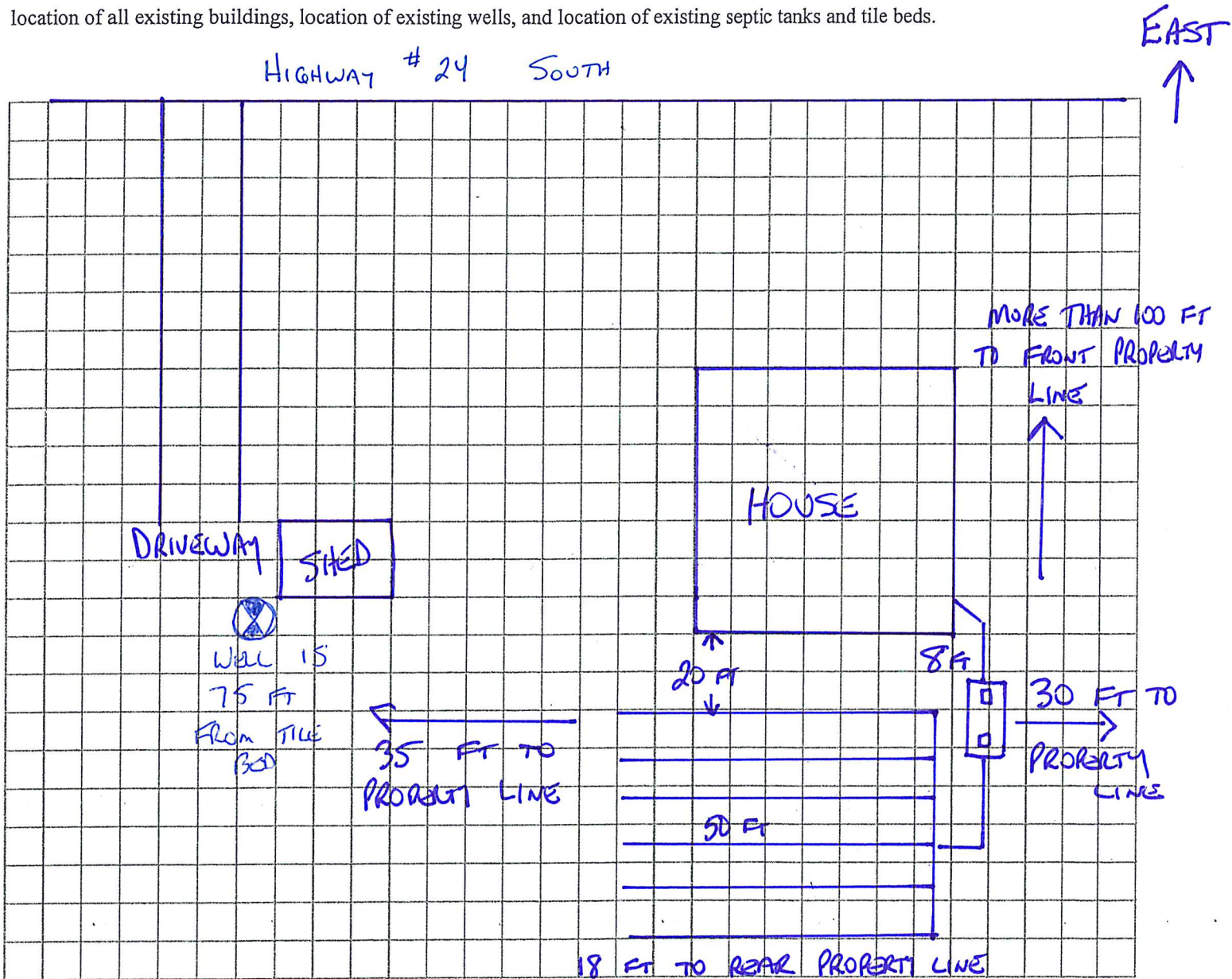
APPLICATION NUMBER: _____

OWNER LARRY + NANCY SCHOFFRO

EVALUATOR ED DOVE - Bill's Septic Ltd

PROPERTY ADDRESS 2307 Highway #24 South - Simcoe, ON

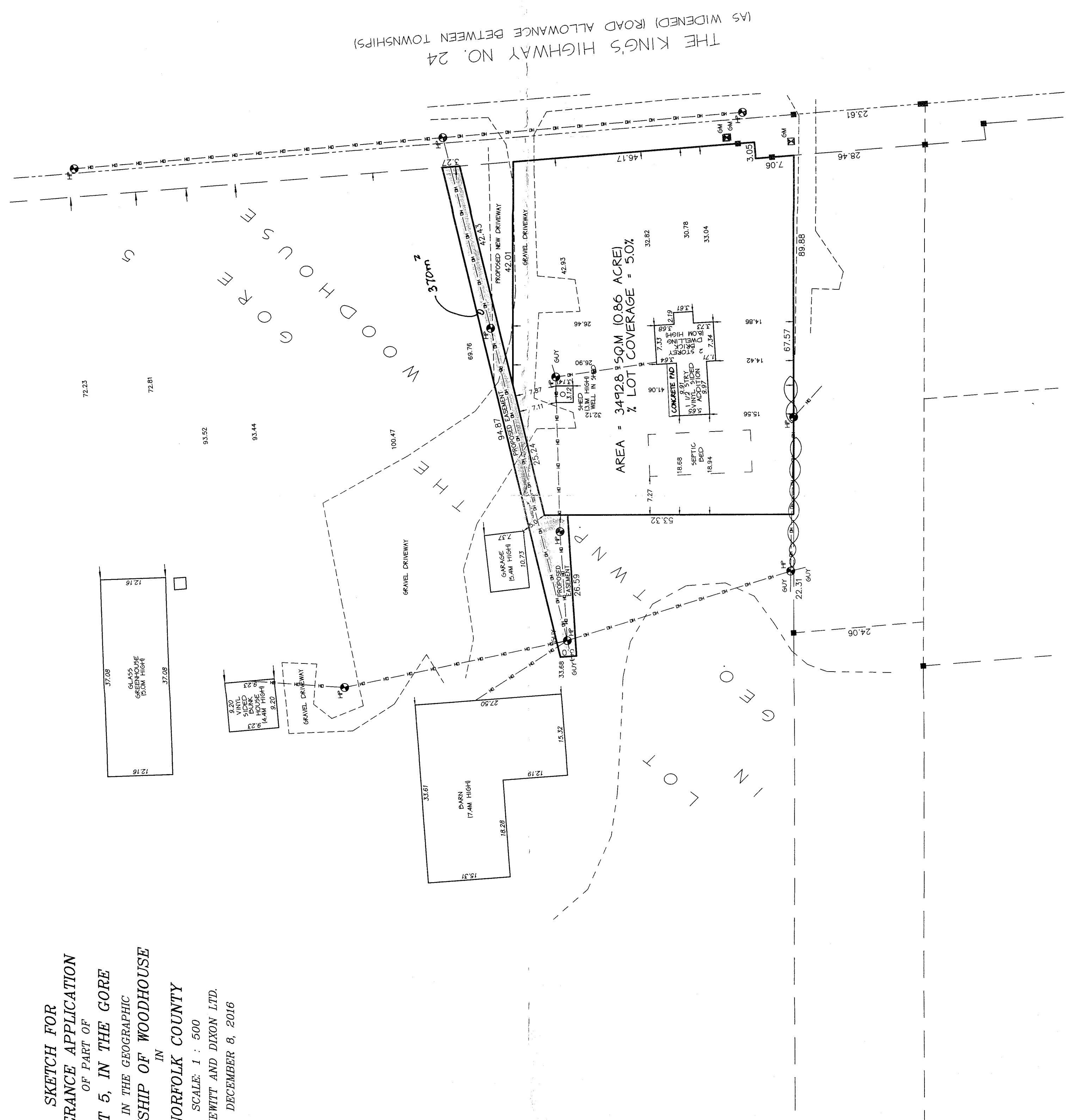
Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: ED DOVE - Bill's Septic Ltd

NOTE: The above sketch is not to exact scale.

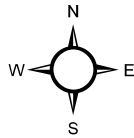
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 428-0842 FAX (519) 426-1034
E-mail: surveyors@mtelcom.net
JOB # 15-865 SCHOTTRD FARMS LTD.



MAP 1

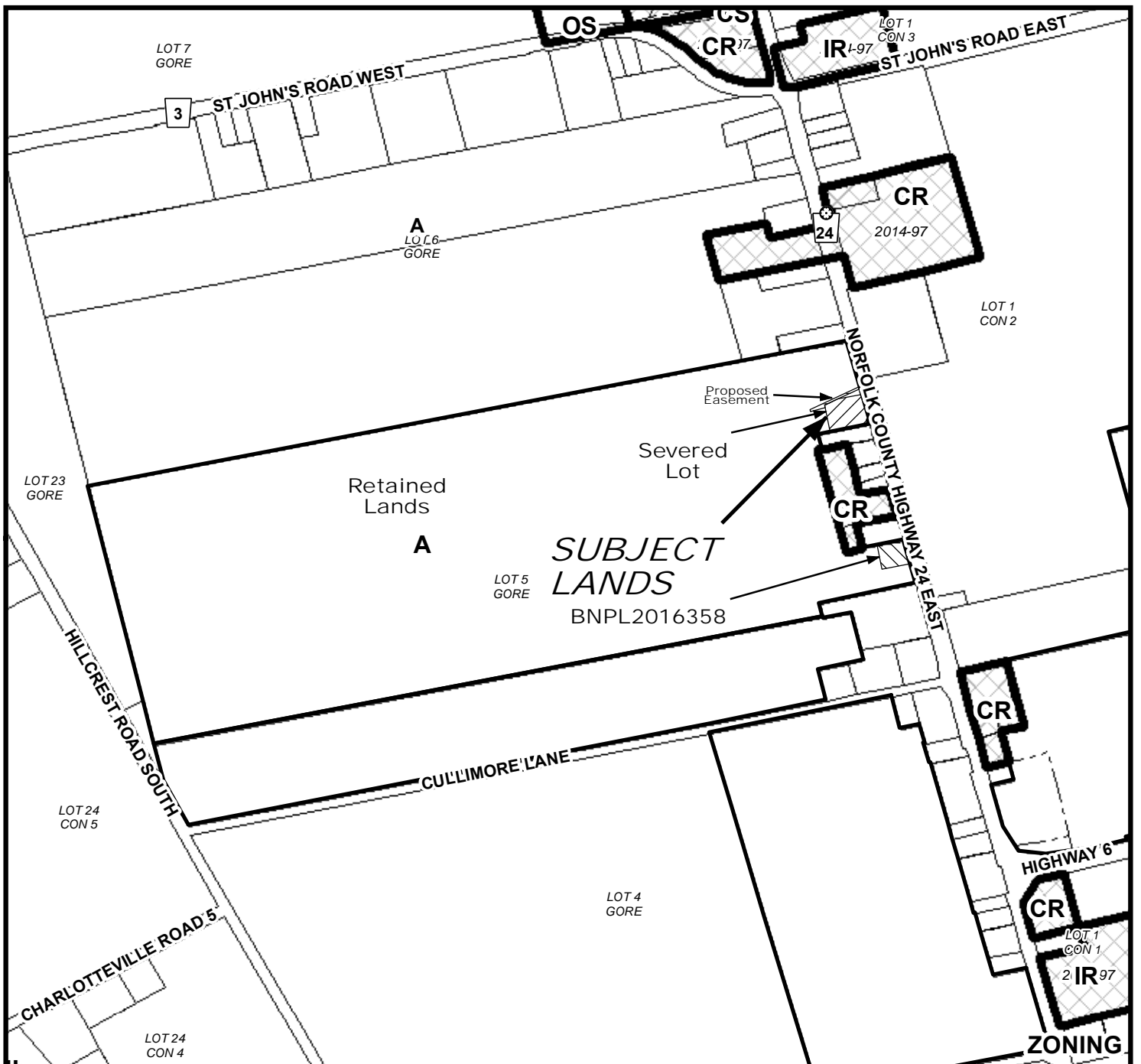
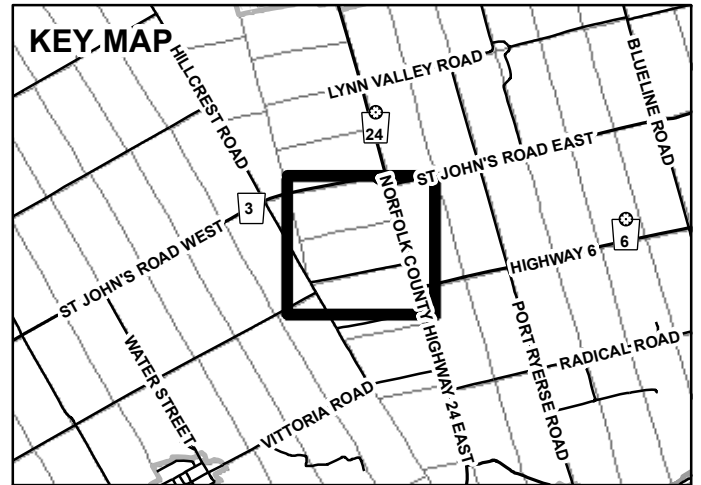
File Number: BNPL2016350

Geographic Township of
WOODHOUSE



1:10,000

100 50 0 100 200 300 400 Meters



MAP 2

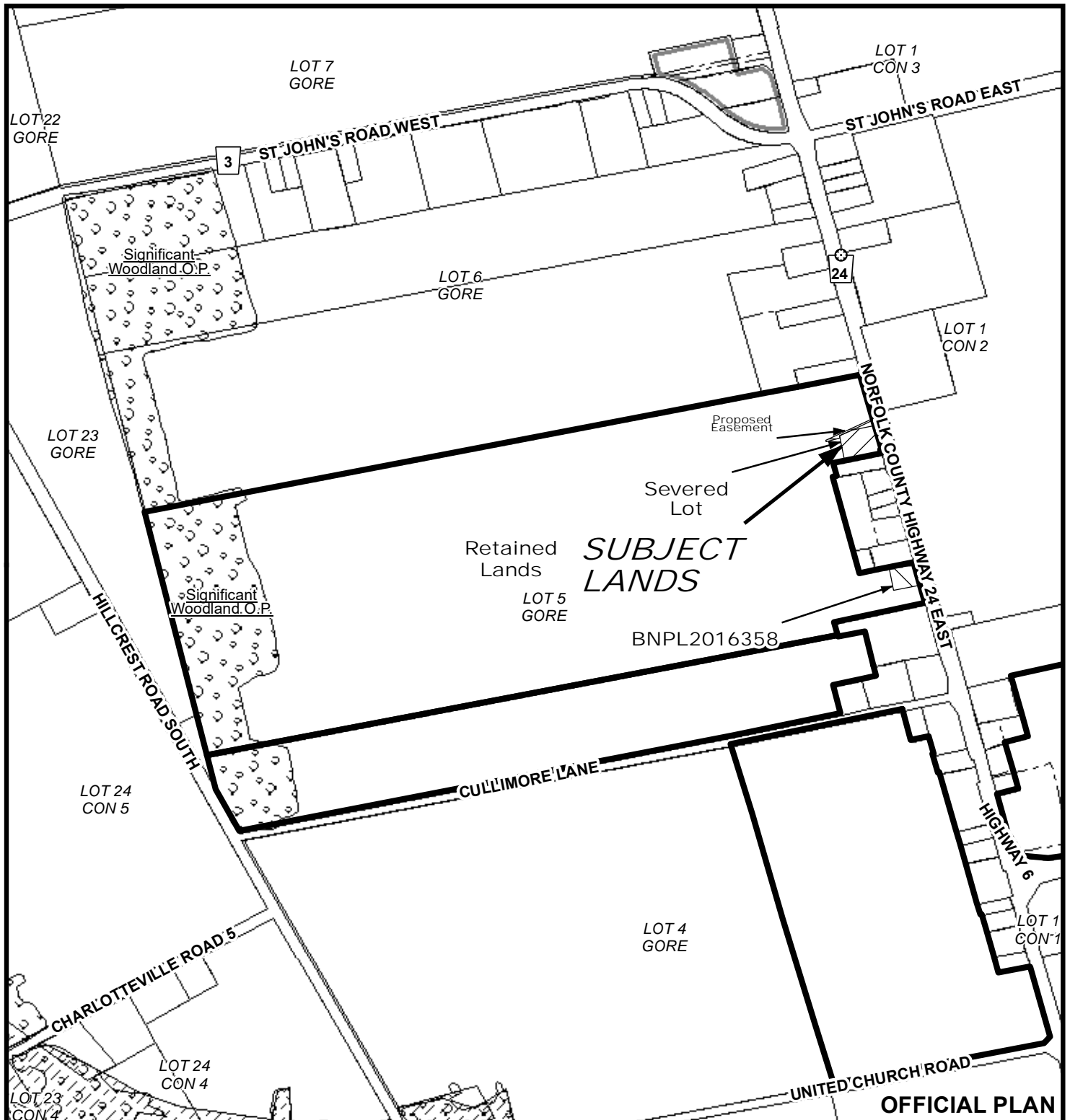
File Number: BNPL2016350

Geographic Township of WOODHOUSE



40 20 0 40 80 120 160
Meters

1:10,000



MAP 3

File Number: BNPL2016350

Geographic Township of WOODHOUSE



30 15 0 30 60 90 120 Meters

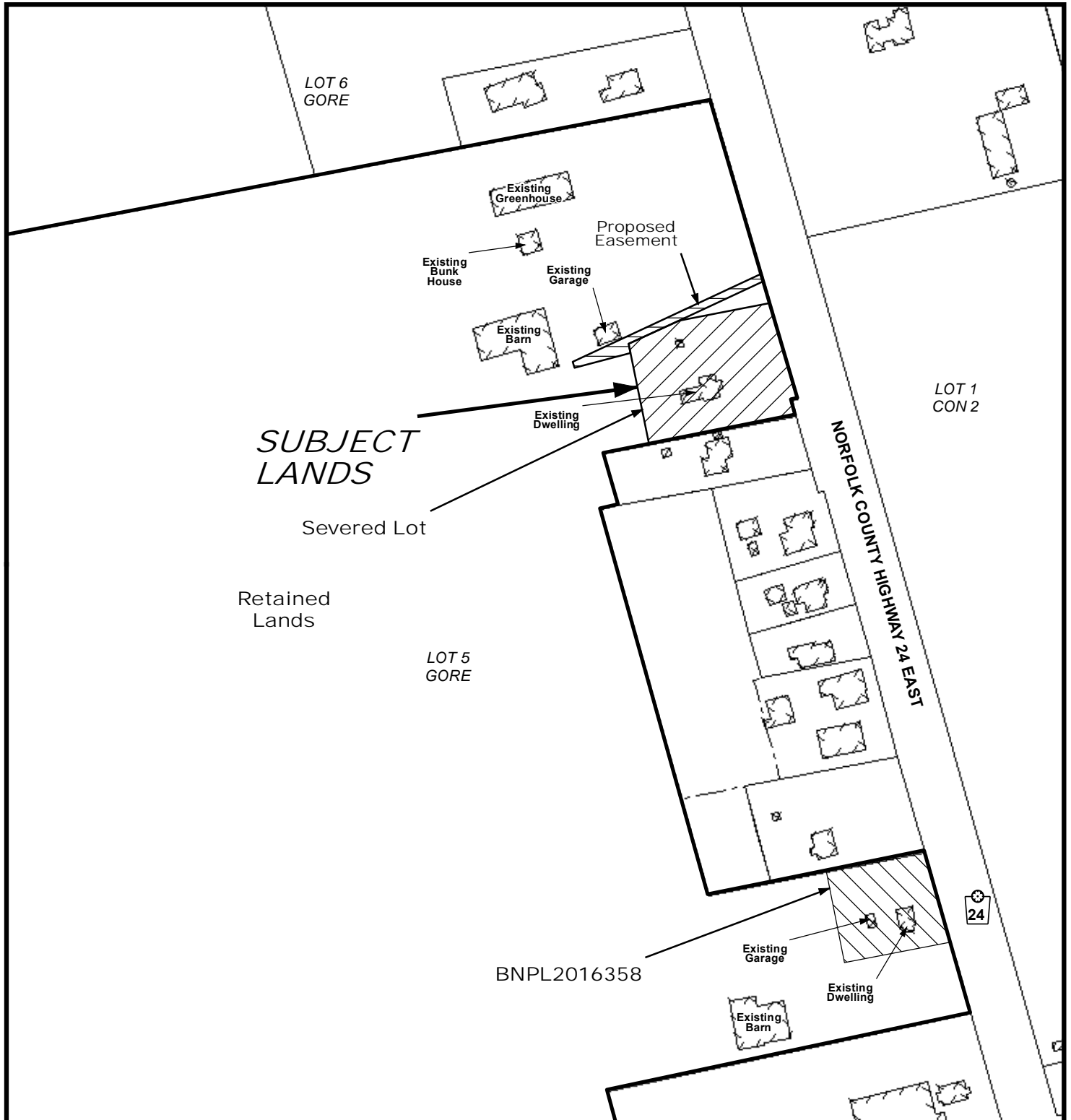
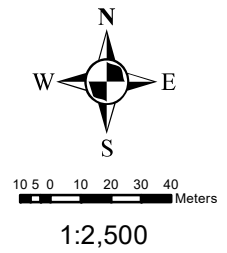
1:8,000



MAP 4

File Number: BNPL2016350

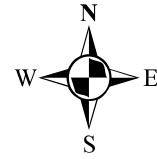
Geographic Township of WOODHOUSE



MAP 5

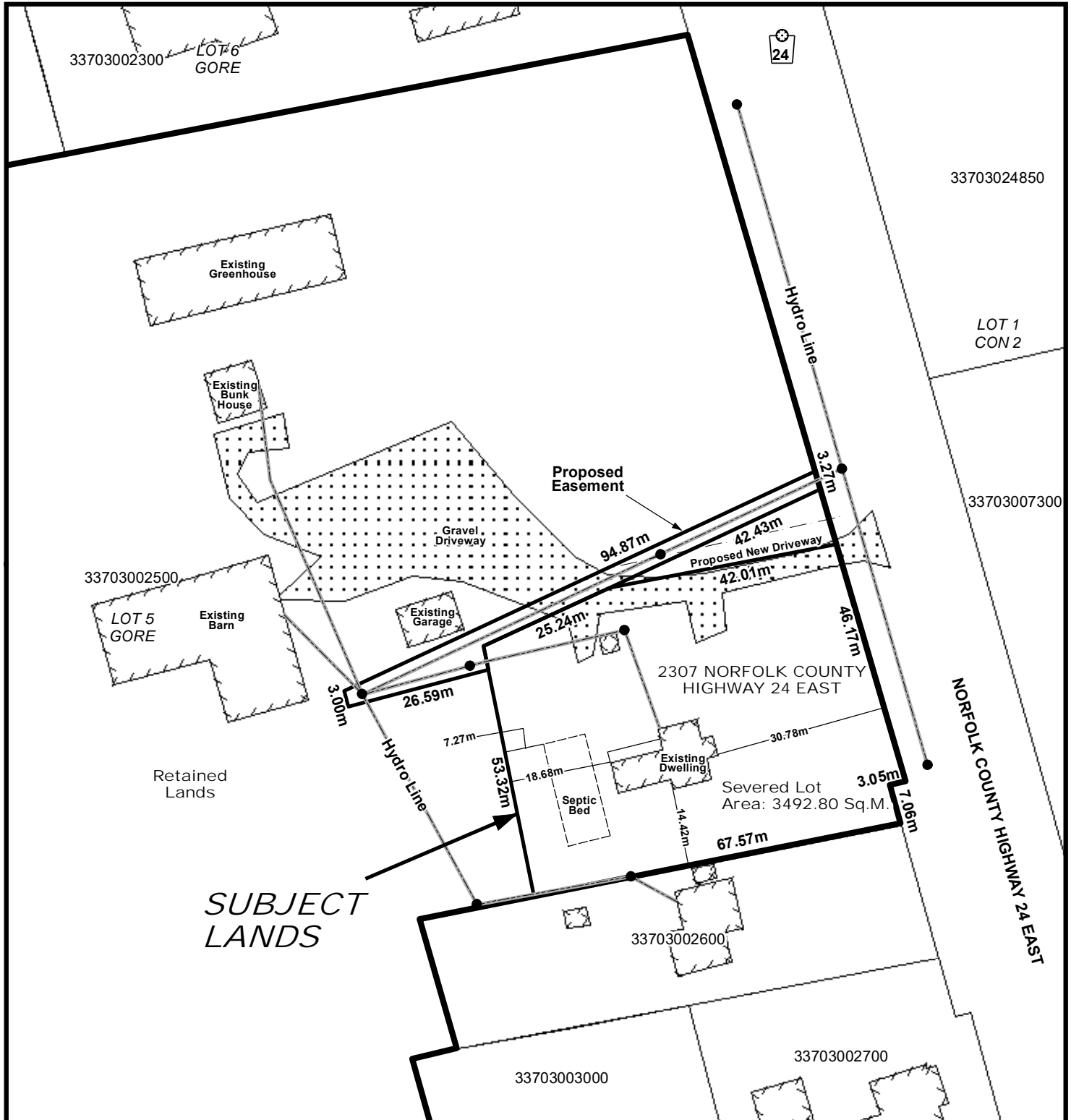
File Number: BNPL2016350

Geographic Township of WOODHOUSE



4 2 0 4 8 12 16 Meters

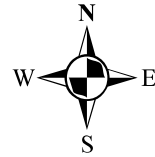
1:1,000



LOCATION OF LANDS AFFECTED

File Number: BNPL2016350

Geographic Township of WOODHOUSE



4 2 0 4 8 12 16 Meters

1:1,000

