

For Office Use Only:

File Number BNPL2019339  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted 10/01/2019  
Complete Application 10/01/2019

Application Fee \$2710<sup>00</sup>  
Conservation Authority Fee \_\_\_\_\_  
Well & Septic Info Provided yes  
Planner Colin W.  
Public Notice Sign yes

Check the type of planning application(s) you are submitting.

- ☒ Consent/Severance/Boundary Adjustment  
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment  
☐ Minor Variance  
☐ Easement/Right-of-Way

Property Assessment Roll Number: 337 020 028 10

A. Applicant Information

Name of Owner June + Bill KRAUSKOPF

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 5118 Highway 3  
Town and Postal Code RR5 Simcoe ONT  
Phone Number 519-428-1660  
Cell Number 519-410-1060  
Email \_\_\_\_\_

Name of Applicant DIANNE Kelly + Brian Culp  
Address 5102 Highway 3 East RR# 5  
Town and Postal Code SIMCOE ONT. N3Y 4K4  
Phone Number 519-426-4086  
Cell Number \_\_\_\_\_  
Email \_\_\_\_\_



Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner

☐ Agent

☒ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

CIBC

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Lot 17 Con 6 Woodhouse

Municipal Civic Address: 5118 Hwy 3 E Simcoe On N3Y4K6

Present Official Plan Designation(s): Agricultural

Present Zoning: A

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Barn + Septic bed for house at 5102

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.
6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
7. 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:

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

50+

9. Existing use of abutting properties:

ARG. Residential

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

4. Description of land intended to be severed in metric units:

Frontage:	_____	38.1 m
Depth:	_____	108.76 m
Width:	_____	75.46 m
Lot Area:	_____	1.5 acres
Present Use:	_____	Residential
Proposed Use:	_____	Same
Proposed final lot size (if boundary adjustment):	_____	2.56 acres

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 33702002780

Description of land intended to be retained in metric units:

Frontage: 101.97 m

Depth: 4 - 950 m

Width: 178.07 m

Lot Area: 45 Acres

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

5. Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**D. Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown  
If yes, specify the uses (for example: gas station, or petroleum storage): \_\_\_\_\_
  
2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
  
3. Provide the information you used to determine the answers to the above questions: \_\_\_\_\_

4. If you answered yes to any of the above questions in Section D, 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

**E. Provincial Policy**

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. 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 boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_



## F. Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- ☐ Municipal piped water  
☐ Individual wells

- ☐ Communal wells  
☒ Other (describe below)

CISTERN

### Sewage Treatment

- ☐ Municipal sewers

- ☐ Communal system

- ☒ Septic tank and tile bed in good working order ☐ Other (describe below)

### Storm Drainage

- ☐ Storm sewers  
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands:

- ☐ Municipal road  
☐ Unopened road

- ☒ Provincial highway  
☐ Other (describe below)

Name of road/street:

Highway 3

## G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

ADD SEPTICED ON TO RIGHT PROPERTY AND ENJOY XTERA LAND

#### **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may also be required as part of the complete application submission:**

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

## I. Transfers, Easements and Postponement of Interest

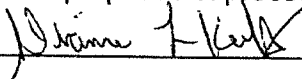
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

### Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### Freedom of Information

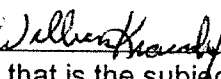
For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

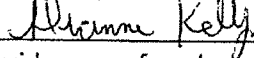
  
Owner/Applicant/Agent Signature

Sept 23 2019  
Date

## J. Owner's Authorization

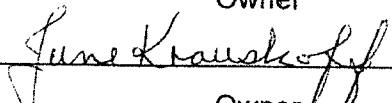
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We  June Kraushoff am/are the registered owner(s) of the lands that is the subject of this application.

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

  
Owner

Sept 23 2019  
Date

  
Owner

Sept 23 2019  
Date

K. Declaration

I, DIANNE Kelly of Simcoe

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*.

Declared before me at:

185 Robinson Street

Dianne Kelly  
Owner/Applicant/Agent Signature

In Simcoe, ON

This 1<sup>st</sup> day of October

A.D., 20 19 **SHERRY ANN MOTT, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2020.**

A Commissioner, etc.

[Signature]



Working together with our community  
to provide quality services.

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE NO.:</b>		<b>DATE RECEIVED:</b>	
<b>PROPERTY INFORMATION</b>		Municipal Address: 5102 Hwy. #3 Simcoe Ont.			
Owner: Dianne Kelly			Lot: lot 17	Concession: Conc. 6	
Lot Area: 1 Acre	Lot Frontage: 125 feet	Assessment Roll No. 408390			
<b>PURPOSE OF EVALUATION</b>		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
<b>BUILDING INFORMATION</b>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 111 m <sup>2</sup>	No. of Bedrooms: 3	No. of Fixture Units: 19.5	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?		
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: Jerry Moyer		Company Name: Larry's Backhoe Service Ltd.	
Address: 3018 Hwy. #6 Jarvis Ont		Postal Code: N0A 1J0		Phone: 519-587-2601	
Email: larrysbackhoe@optionsdsl.ca		BCIN # 15737			
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, grass, impermeable surface): grass		Soil Type: sand/silt	
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: >5 ft.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No		Odour Detected: Yes <input checked="" type="checkbox"/> No		Current Weather (at time of evaluation): dry, cold	
<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)			
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: 900 Gal.		Pump: Yes <input checked="" type="checkbox"/> No	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 6	Total Length of Tile: 270 feet	Distance Between Tile Runs: 6 ft.	
Tile Material: <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded		
<b>Setbacks:</b>		<b>Tank</b>		<b>Distribution Pipe</b>	
Distance to Buildings & Structures (ft)	5.5 ft.			60 ft.	
Distance to Bodies of Water (ft)	>50 ft.			>50 ft.	
Distance to Nearest Well (ft)	38 ft.			93.5 ft.	
Distance to Proposed Property Lines	Front 350 Rear 200 Side 175 Side 125			Front 368 Rear 75 Side 230 Side 75	

<b>OVERALL SYSTEM RATING</b>	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <p><u>Note:</u> 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.</p> <p><u>Additional Comments:</u> Everything seems to be working fine at time of inspection. System is approximately 10 to 20 years in age. Sand found on top of runs in test hole. Runs were located with prod where usable and witching as well. Tile runs are marked at header and end caps with visible stakes.</p>
<b>VERIFICATION</b>	<p><b><u>OWNER:</u></b> 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.</p> <p>I, <u>Dianne Kelly</u> (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.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;"> <p>✕</p> <p>Owner Signature</p> </div> <div style="text-align: center;"> <p>✕</p> <p>Date</p> </div> </div>
<p><b><u>EVALUATOR:</u></b></p> <p>1. I, <u>Jerry Moyer</u> 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.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;"> <p><u>Jerry Moyer</u></p> <p>Evaluator Signature</p> </div> <div style="text-align: center;"> <p>Jan 02/2019</p> <p>Date</p> </div> </div>	
<p><b>BUILDING DIVISION COMMENTS</b></p> <p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;"> <p>Chief Building Official or designate</p> </div> <div style="text-align: center;"> <p>Date</p> </div> </div>	



## On Site Sewage Disposal System Location Plan

DATE: Jan 02/2019

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

OWNER Dianne Kelly

EVALUATOR Jerry Moyer

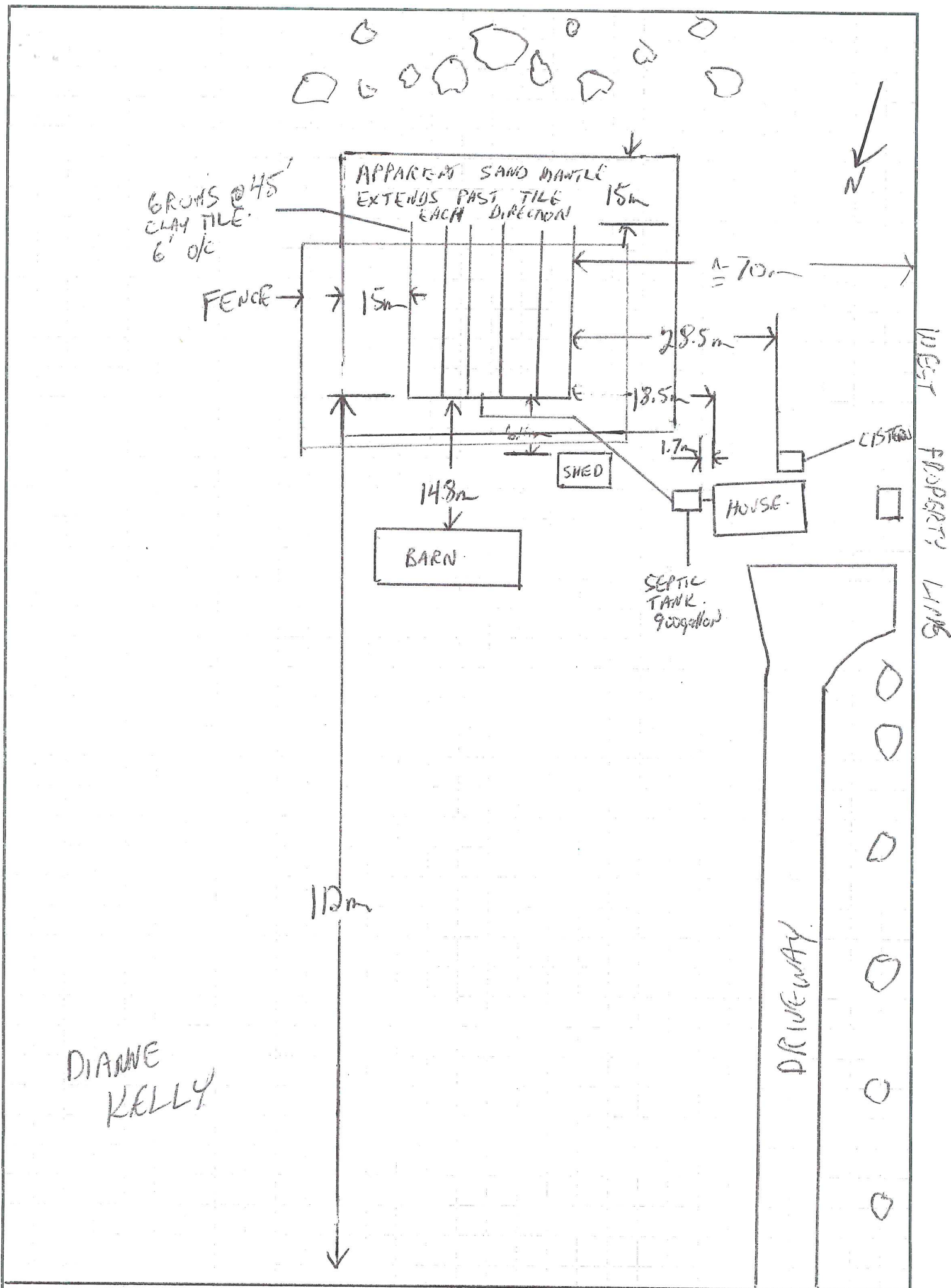
PROPERTY ADDRESS 5102 Hwy. #3 Simcoe Ont.

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.

See attached drawing

PREPARED BY: Kevin Ball

NOTE: The above sketch is not to exact scale.



5102 HWY#3 SIMCOE N3Y 4K4

**Larrys**  
BACKHOE  
SERVICE LTD.

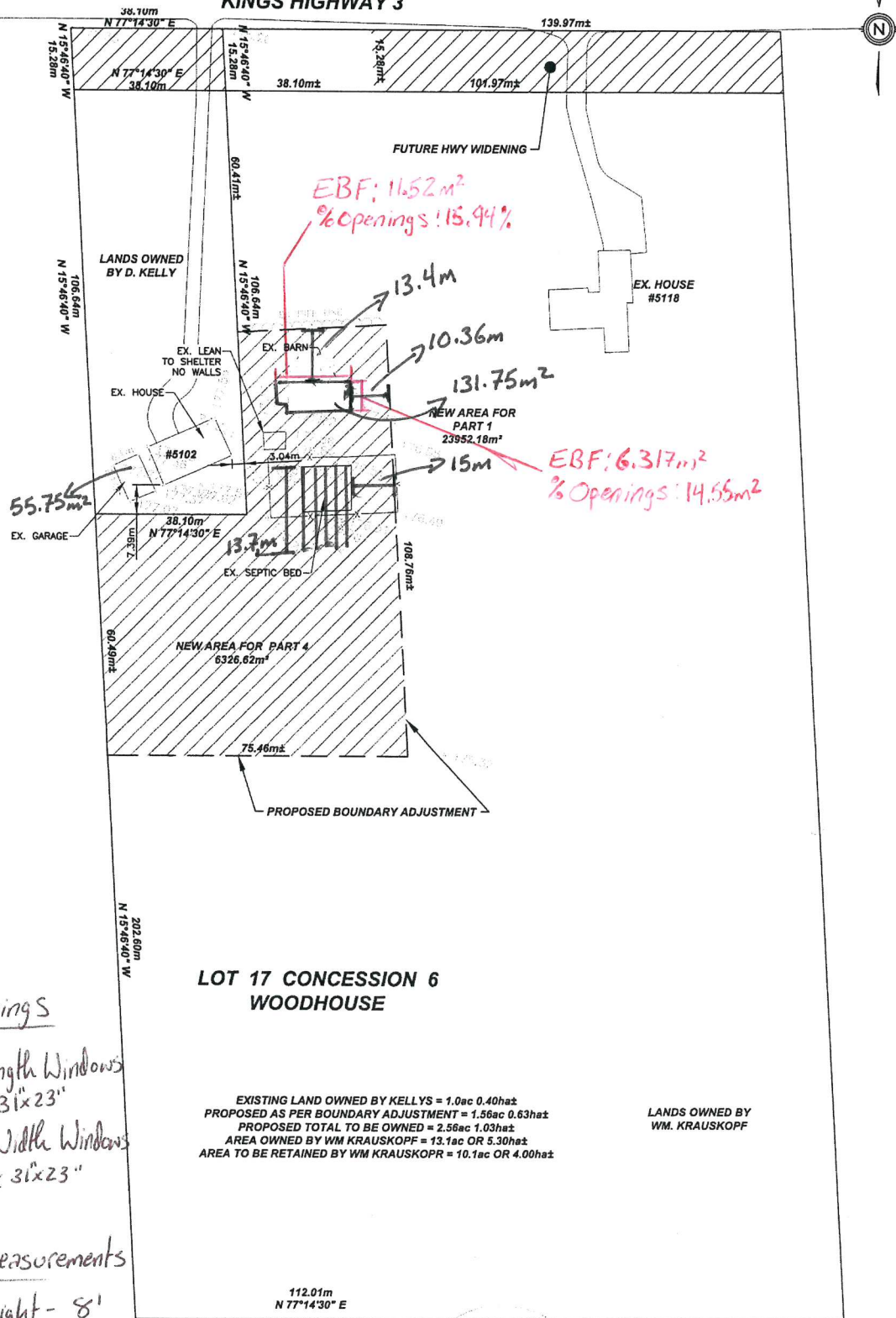
**Kevin Ball**  
ESTIMATOR • LOGISTICS  
905.971.1744

3018 Highway #6 Jarvis, ON N0A 1J0 ☎ 519.587.2601 📠 519.587.4348 ✉ kevin.larrysbackhoe@gmail.com

EXCAVATING • BULL DOZING • TRUCKING • SEPTIC BED • MINI EXCAVATOR • SKIDSTEER



# ROAD ALLOWANCE BETWEEN TOWNSHIP OF WOODHOUSE AND TOWNSEND KINGS HIGHWAY 3



% Openings

Barn Length Windows

↳ 4 x 31" x 23"

Barn Width Windows

↳ 2 x 31" x 23"

EBF Measurements

Barn Height - 8'

Barn Length - 15.5'

Barn Width - 8.5'

**PROPOSED BOUNDARY ADJUSTMENT  
CONCEPT PLAN**

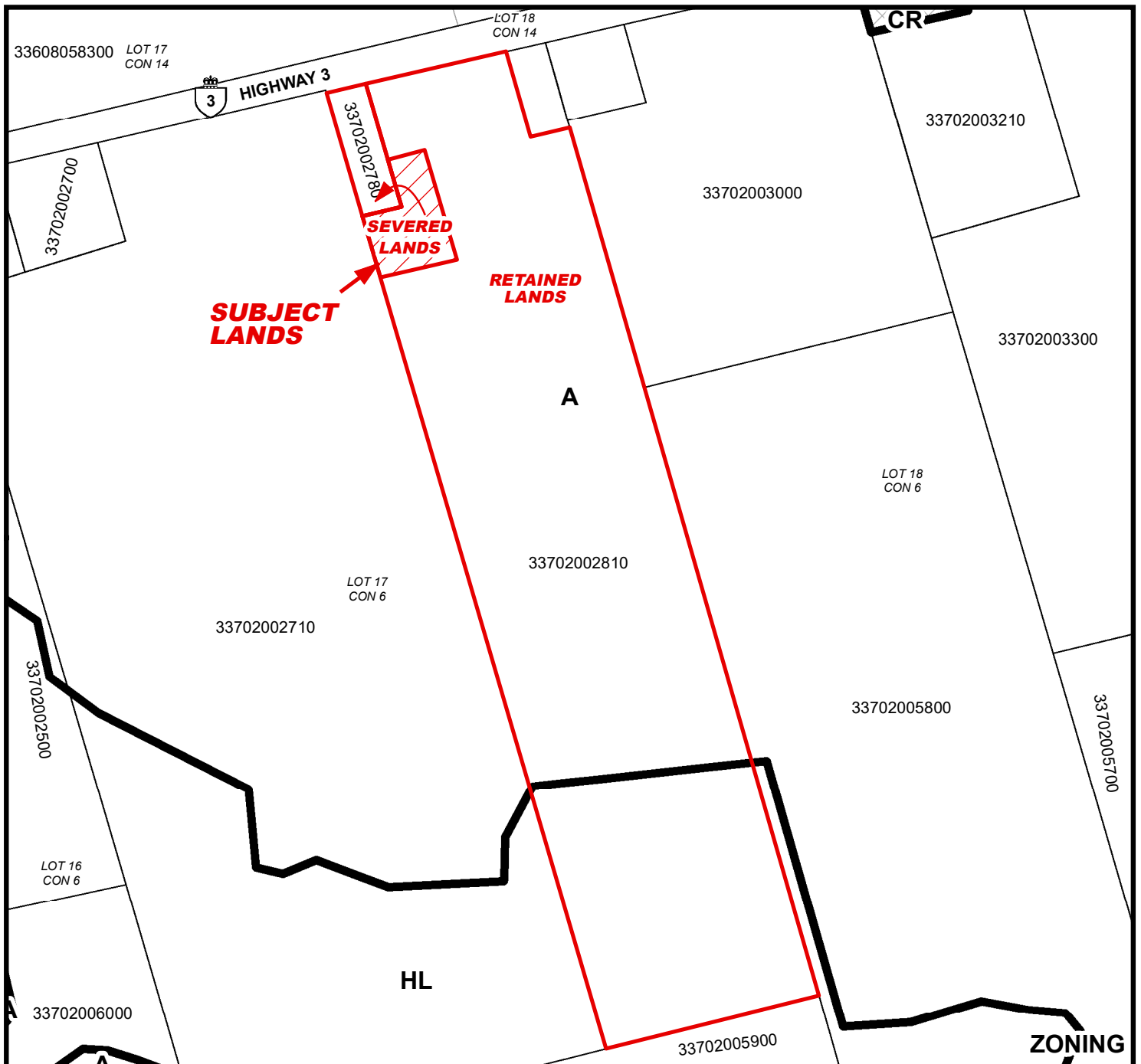
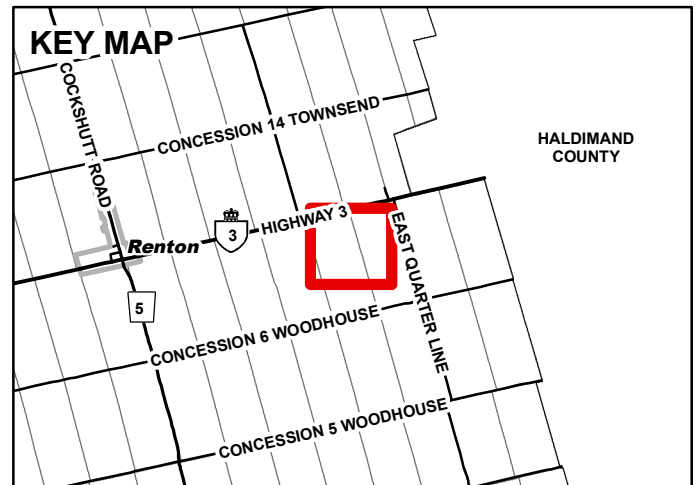
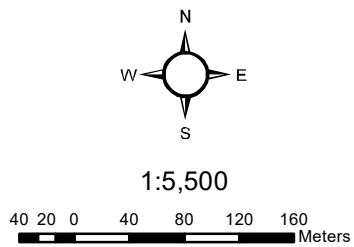
**# 5102 HIGHWAY No. 3  
NORFOLK COUNTY**

DATE	2019-06-16
SCALE	1:1000 m
REF No.	.
DWG No.	5102 LE

# MAP 1

## File Number: BNPL2019339

Geographic Township of  
**WOODHOUSE**

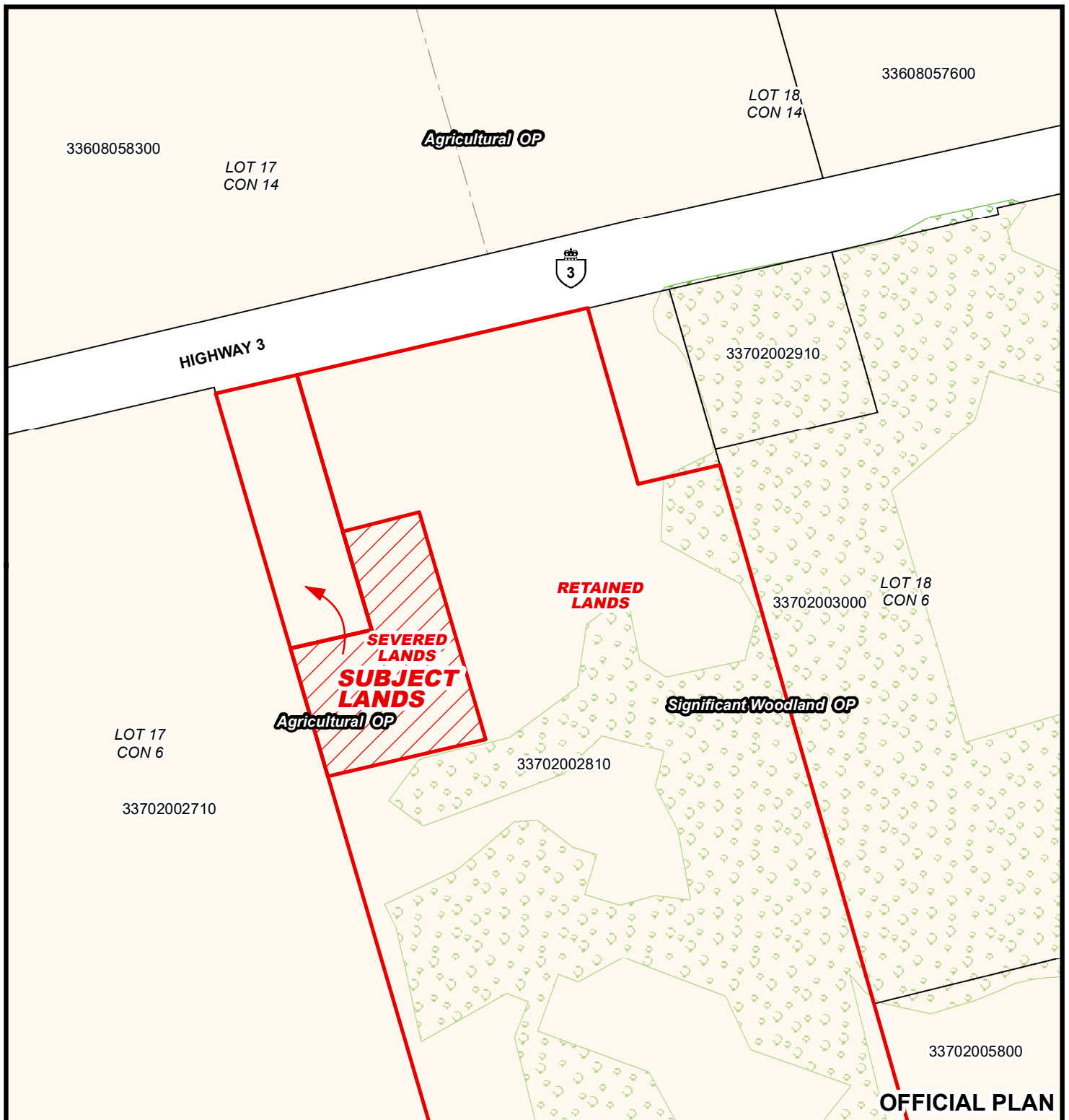
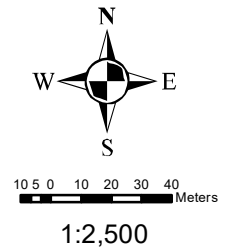


**ZONING**

# MAP 2

File Number: BNPL2019339

Geographic Township of WOODHOUSE





# MAP 3

File Number: BNPL2019339

Geographic Township of WOODHOUSE



8 4 0 8 16 24 32 Meters

1:1,700

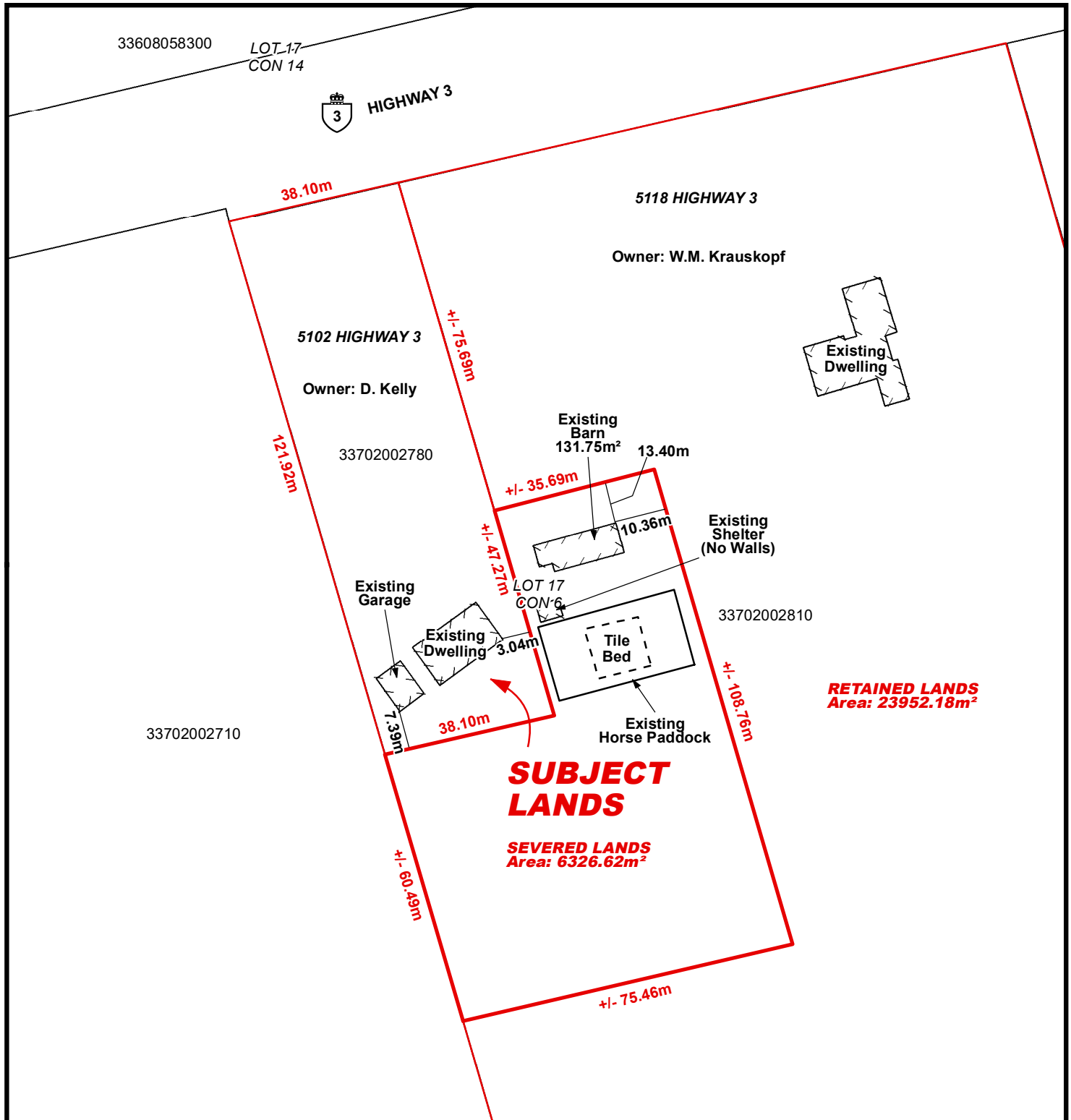
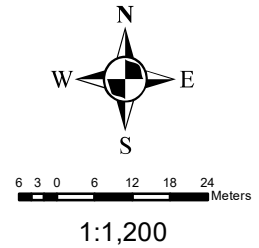




# MAP 4

File Number: BNPL2019339

Geographic Township of WOODHOUSE



# LOCATION OF LANDS AFFECTED

File Number: BNPL2019339

Geographic Township of WOODHOUSE

