For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application	Application Fee Conservation Authority Fee Well & Septic Info Provided Planner Public Notice Sign
Check the type of pl	anning application(s) you are submitting.
☐ Consent/Severan	ce/Boundary Adjustment
•	elling Severance and Zoning By-law Amendment
☐ Minor Variance	
☐ Easement/Right-o	f-Way
Property Assessmen	nt Roll Number: <u>337 030 02580</u>
A. Applicant Inform	ation
Name of Owner	Schoffro Farms Ltd. (Larry Schoffro)
It is the responsibility ownership within 30 d	of the owner or applicant to notify the planner of any changes in
Address	RR *3
Town and Postal Code	Simcoe, On N3Y4KZ
Phone Number	(519) 426 - 7092
Cell Number	226 - 567 - 6644
Email	
Name of Applicant	same as above
Address	
Town and Postal Code	
Phone Number	
Cell Number	
Email	
412	·



Name of Agent	R.C. Dixon		
Address	277 Emily	St.	
Town and Postal Code	Simase On	•	N3Y1J5
Phone Number			
Cell Number	(519) 410-16	-32	
Email		ntelecom-ne	士
Please specify to whom a all correspondence and nowner and agent noted at	otices in respect of the		
☐ Owner	Agent	☐ Appl	icant
Names and addresses of encumbrances on the sub	•	ortgagees, charges	s or other
B. Location, Legal Des 1. Legal Description (included block Number and Urb Weodhov≤e	ude Geographic Tow	-	Number, Lot Number,
Municipal Civic Addres	s: 2261 Hu	xy 24 south	
Present Official Plan D	esignation(s): <u>A</u>	griculture	
Present Zoning:	Agriculture		
2. Is there a special provis	sion or site specific z	one on the subject	lands?
☐ Yes 🗷 No If yes, p	please specify:		
3. Present use of the subj	ect lands:		



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: see a fached sketches
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 <i>Ontario</i> 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 t Years
9.	Existing use of abutting properties: Residential + Commercial
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: — existing hydro easement — existing hydro easement



C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	43 .25 m	30 m			
Lot depth	45.67m	-			
Lot width	43.15m	_			
Lot area	2045 m				
Lot coverage	4.9%	-			
Front yard	12.41 m	13 m	legel no	n contormin	æ
Rear yard	13.5 m	9 m	0		
Height	House 5.5 m Garage 3.4m	q m			
Left Interior side yard	8.86m	B m			
Right Interior side yard	72-58 m	B			
Exterior side yard (corner lot)	_				
Parking Spaces (number)	-	_			
Aisle width					
Stall size	_	~			
Loading Spaces	-	_			
Other		-			

Note! this applies to severance



Width:	
Area:	
Proposed Use:	
•	I and farmed by the applicant and involved in the farm operation
Owners Name:	Decoutere Farms Limited (Larry Schoffre)
Roll Number:	3310 337 0300 4000
Total Acreage:	42.9 ac.
Workable Acreage:	38-42 act
Existing Farm Type:	(for example: corn, orchard, livestock) corn beans
Dwelling Present?:	☐ Yes ☑ No If yes, year dwelling built
Date of Land Purcha	ise: 1988
Owners Name:	De coutere Farms Limited
Roll Number:	3310 337 030 233 00
Total Acreage:	60.45ac
Workable Acreage:	58 ac ±
Existing Farm Type:	(for example: corn, orchard, livestock)
	🗷 Yes 🗆 No If yes, year dwelling built
Date of Land Purcha	se:
Owners Name:	Deceptere Farms Limited
Roll Number:	3310 337 03026000
Total Acreage:	82.38 ac·
Workable Acreage:	Go ac.
Existing Farm Type:	(for example: corn, orchard, livestock)corn - bosens
Dwelling Present?:	☐ Yes ☑ No If yes, year dwelling built
Date of Land Purchas	se: 1993
These pro	perties also owned by same owner as Aro farms - (Larry Schoffre)



2	Please explain v By-law: ,	why it is not possible to comply with the provision(s) of the Zoning				
	<u>n/a</u>					
	<u></u>					
3.	. Consent/Sever	ance/Boundary Adjustment: Description of land intended to be				
	severed in metri	c units:				
	Frontage:	43.27m				
	Depth:	45.67 m				
	Width:	43.12 m				
	Lot Area:	2044.5 m²				
	Present Use:	Residential				
	Proposed Use:	Residential				
	Proposed final lo	ot size (if boundary adjustment):				
	If a boundary adjustment, identify the assessment roll number and property owner of					
	Description of lar	nd intended to be retained in metric units:				
	Depth:	(350 m t				
	Width:	480 m ±				
	Lot Area:	56.3 ha				
	Present Use:	Agriculture				
	Proposed Use:	Agriculture				
	•	ned land: see attached sketches				
1.		-of-Way: Description of proposed right-of-way/easement in metric				
	units: Frontage:	existing hydro exsement shown on plan.				
	Depth:	- Sie Caralland Sie Caralland				
	Борит.					



(Owners Name:
F	Roll Number:
7	Total Acreage:
٧	Vorkable Acreage:
E	Existing Farm Type: (for example: corn, orchard, livestock)
	Owelling Present?: 🗆 Yes 🗆 No If yes, year dwelling built
C	Date of Land Purchase:
	hunoro Nomo:
	Lall Manuals and
	Catal Aaraaga:
	vorkable Acreage:xisting Farm Type: (for example: corn, orchard, livestock)
	welling Present?: ☐ Yes ☐ No If yes, year dwelling built
D	ate of Land Purchase:
N	ote: If additional space is needed please attach a separate sheet.
D.	All Applications: 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):
	adjacent - Seed Store o Body Shop.
_	
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	. All Applications: Provincial Policy
1.	Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act, R.S.O. 1990, c. P. 13?</i> ☒ 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:
	use and dwelling exist and little if any site alteration will occur
	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.	All Applications: Are any of the following uses or features or within 500 metres of the subject lands, unless otherwise spe boxes, if applicable.		
	Livestock facility or stockyard (submit MDS Calculation w	vith application)	
	☑ On the subject lands or ☑ within 500 meters – distance		
	Wooded area ☐ On the subject lands or ☐ within 500 meters – distance	yes-3000 to	> (
	Municipal Landfill ☐ On the subject lands or ☐ within 500 meters – distance	no	
	Sewage treatment plant or waste stabilization plant ☐ On the subject lands or ☐ within 500 meters – distance	no	
	Provincially significant wetland (class 1, 2 or 3) or other ☐ On the subject lands or ☐ within 500 meters — distance		9
	Floodplain ☐ On the subject lands or ☐ within 500 meters – distance	no	
	Rehabilitated mine site ☐ On the subject lands or ☐ within 500 meters – distance	no	
	Non-operating mine site within one kilometre ☐ On the subject lands or ☐ within 500 meters – distance	no	
	Active mine site within one kilometre ☐ On the subject lands or ☐ within 500 meters – distance	no	
	Industrial or commercial use (specify the use(s)) ☐ On the subject lands or ☐ within 500 meters – distance	no	
	Active railway line □ On the subject lands or □ within 500 meters – distance	hD_	
	Seasonal wetness of lands ☐ On the subject lands or ☐ within 500 meters – distance .	no	
	Erosion □ On the subject lands or □ within 500 meters – distance ₋	10	
	Abandoned gas wells □ On the subject lands or □ within 500 meters – distance _	no	



F.	Αl	Applications: Servicing and Access		
1.	Inc	dicate what services are available or proposed:		
	Wa	ater Supply		
		Municipal piped water		Communal wells
	X	Individual wells		Other (describe below)
	Se	wage Treatment		
		Municipal sewers		Communal system
	X	Septic tank and tile bed in good working order		Other (describe below)
	Sto	orm Drainage		
		Storm sewers	X	Open ditches
		Other (describe below)		
				·
2.	Exi	sting or proposed access to subject lands:		
		Municipal road	X	Provincial highway
		Unopened road		Other (describe below)
	Nar	me of road/street:		
		Hwy. 24 south		
2		Applications: Other Information		
		es the application involve a local business? \Box)	/ac	IM No
	ır ye	es, how many people are employed on the subj	ecu	anus?
<u>.</u>	 Is th	ere any other information that you think may be	e us	eful in the review of this
		lication? If so, explain below or attach on a sep		
		is application was submitted and app		
	<u>a</u>	long with BNPL 2016350, Certificates	50	Official were issued
	_be	purever the solicitor for the owner for	2114	ed to rinalize them.



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
- Parking space totals required and proposed
- 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:

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

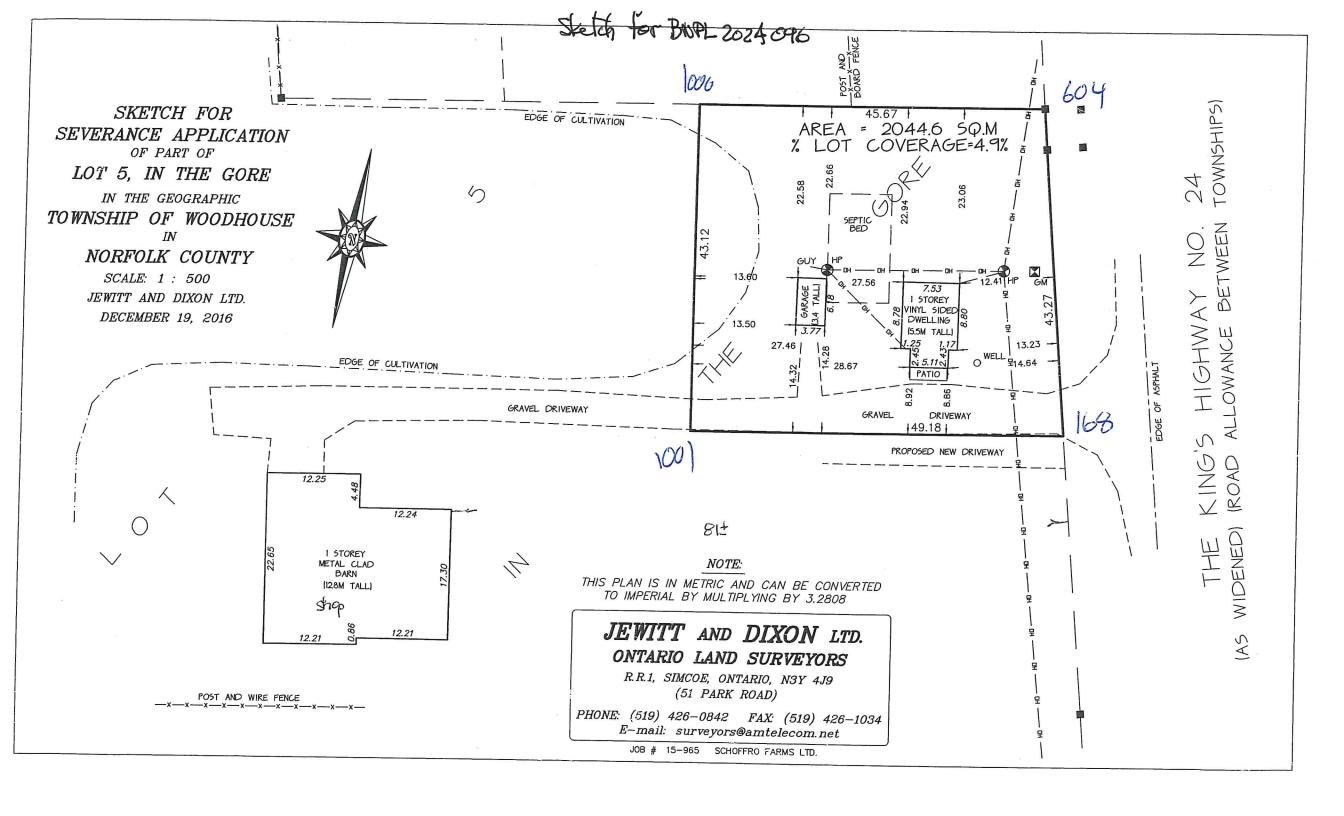
For the purposes of the <i>Municipal Freedom</i> of authorize and consent to the use by or the information that is collected under the author 13 for the purposes of processing this applica	disclosure to any person or public body any ity of the <i>Planning Act, R.S.O. 1990, c. P.</i>
Medon	Feb 15, 2024
Owner/Applicant/Agent Signature	Date
J. Owner's Authorization	
f the applicant/agent is not the registered ow application, the owner must complete the aut /// Schoffro Farms Limited ands that is the subject of this application.	
We authorize R.C.Dwn my/our behalf and to provide any of my/our perocessing of this application. Moreover, this authorization for so doing.	shall be your good and sufficient
Les Selello	Feb-15, 2024
Owner (Larry Schoffre)	Date
Owner	Date

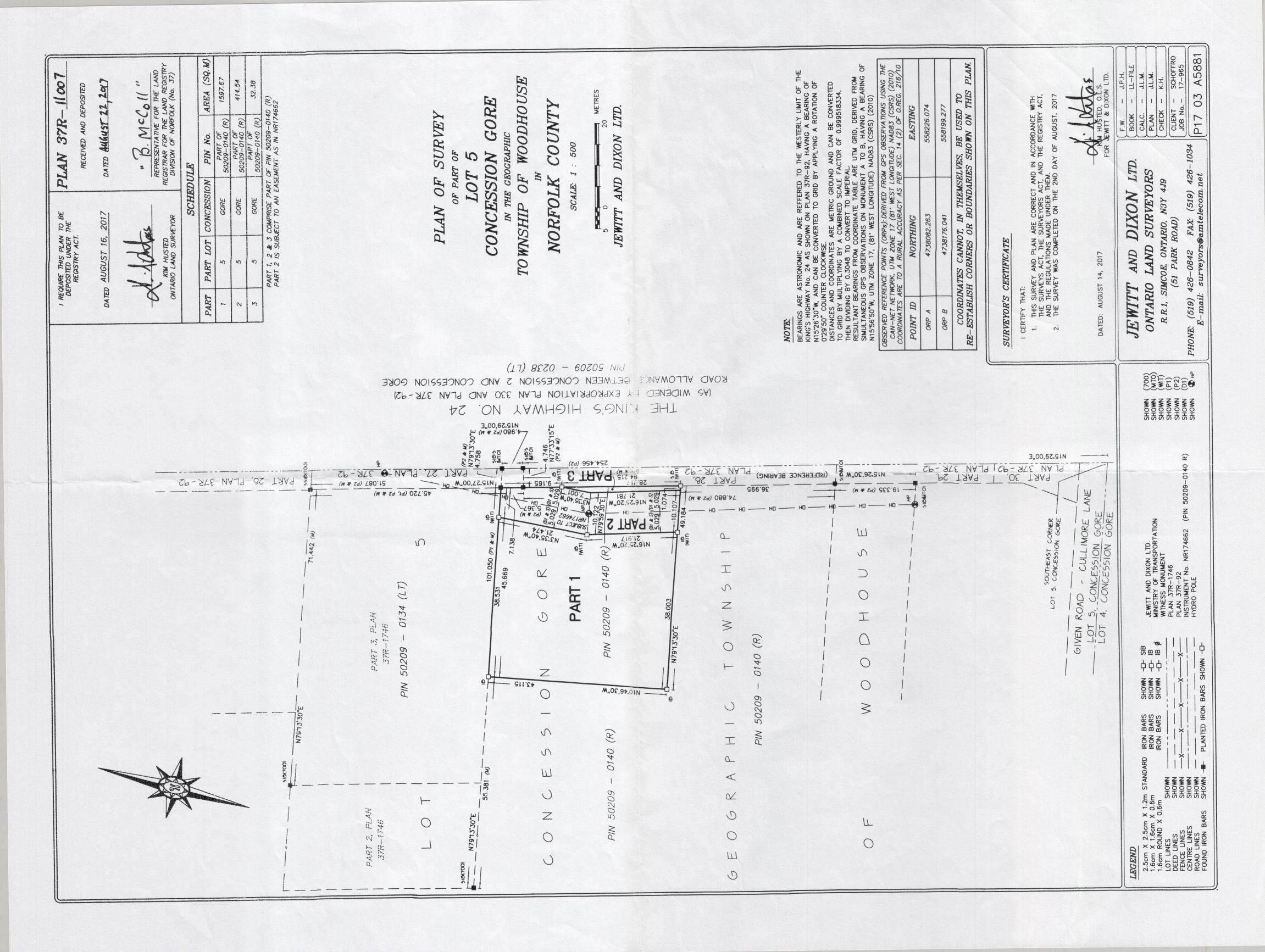
*Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

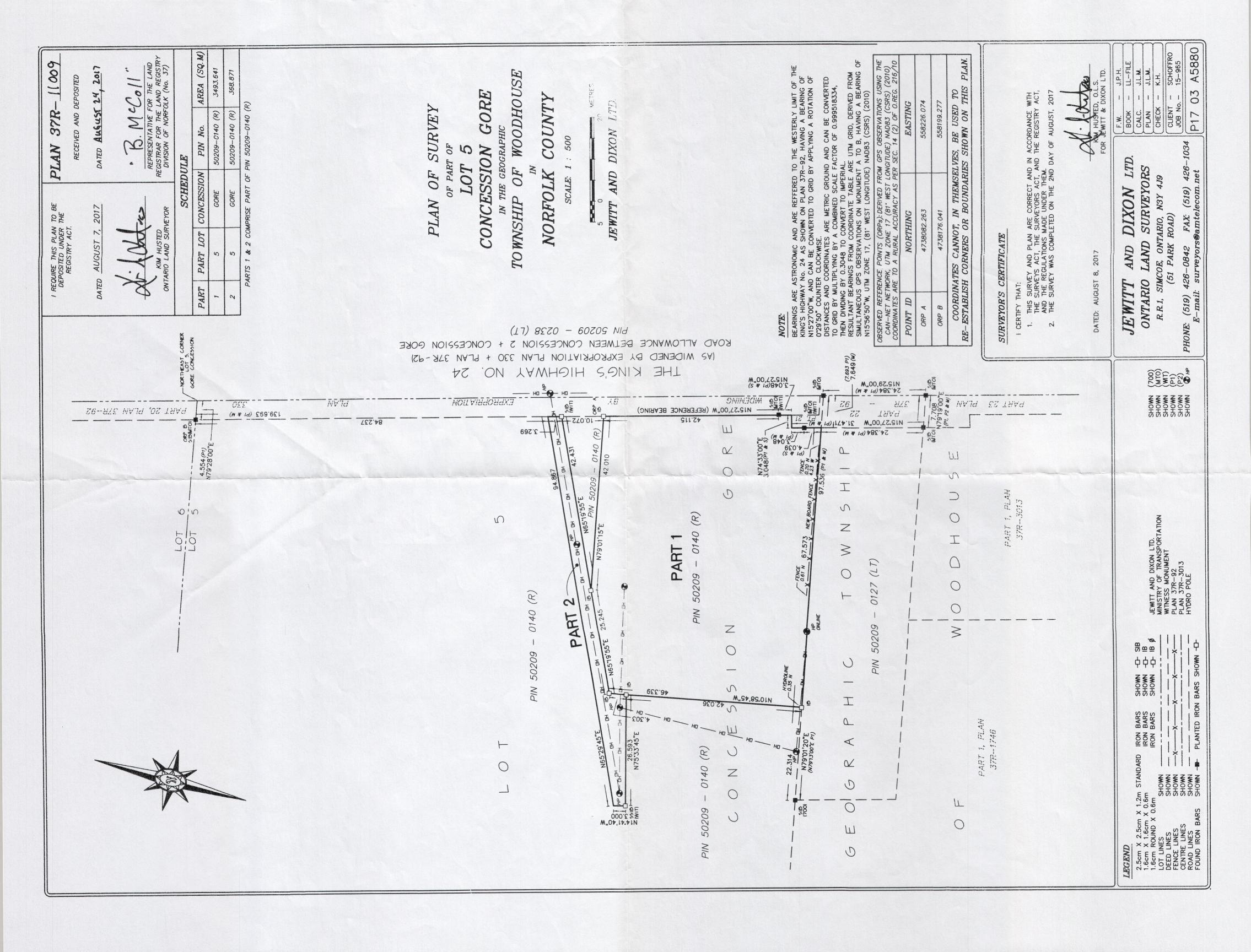


K. Declaration
1, R.C.Dikon of Simcoe
solemnly declare that:
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of <i>The Canada Evidence Act</i> .
Declared before me at: SIMCOE OUT.
In NORFOLK COUNTY Owner/Applicant/Agent Signature
This 18th day of MARCH 2024
A.D., 20 Sherry Ann Mott, 8 Commissioner, etc., Province of Ontarto. for the Corporation of Norfolk County. Expires March 16, 2026.
A Commissioner, etc.









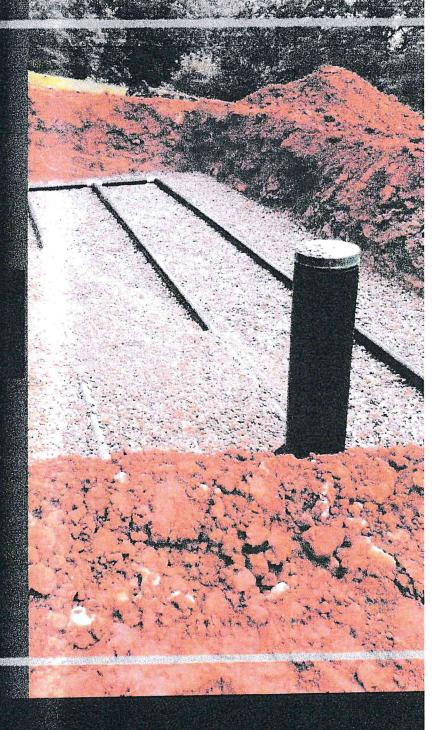
COMMUNITY WEB MAP 2024-04-18, 11:47 AM



Existing

On-Site Sewage System

Evaluation Form





Norfolk County Building Department Community Development Division 185 Robinson Street, Suite 200 Simcoe, Ontario, N3Y 5L6 norfolkcounty.ca

Property Information						
Municipal Address	-	2761 140	QHILLIAU	474	50 3-74 -	SIMCLE, OW
Assessment Roll Number		77,802,1 1,100	- 77		<u> </u>	Direction, W
Date of Evaluation		August	119	~14		
	·		- 1 / *-		· · · · · · · · · · · · · · · · · · ·	
Evaluators Information						
Evaluators Name:		En Do	AG7			
Company Name:	-		Entition	MERNA	Int	
Address:		189 804	CONCES			LANGTON
Phone:		579-426		,		
Email	1	Fol Dove @	steal	thenviro	mental.	TG ₁
BCIN#		38413/	78759			
Purpose of Evaluation	σZ	onsent oning linor Variance	E	Site Plan Building P Other	ermit Applicati	on
Building Information		esidential ommercial		Industrial Agricultura	1	
Gross building area: (m²):	200	x2 FF2				
Number of bedrooms:	1					
Number of fixture units:	1	9				
Daily Design Flow: (Litres)	20	DO L/DAY				
s the building currently occupied?	M	es 🗆 No If No, how	/ long?			
Site Evaluation						
Soil type, percolation time (T)		ESTIMATED	(0)			
Site slope	aFI	at 🗆 Moderate 🗅 S	Steep			
Soil condition:	пW	et 🗹 Dry	**************************************			
Surface discharge observed	Ω Υε	es #No	····			
Odour detected:	□ Ye	es a No				
Weather at time of evaluation:		SUNNY +	CLON			
System Description	ī					
☐ Class 1 - Privy ☐ Class 2- G	reywa	ater Class 3 - Ce	esspool w	Slass 4 - Le	aching Bed) 🗆	Class 5 - Holding Tank
Type of leaching bed. Class 4 -						The second secon
A. Absorption Trench		□ B. Filter Bed	in york, a tanantinappy, panegan mappaning	a mangi mangung an ingang ganggang and pan ang pan an	□ C. Shallow	Buried Trench
D. Advance Treatment System		□ E. Type A Disp	ersal Bed		□ F. Type B	Dispersal Bed
xisting Tank Size (litres):	1.57	20 L		***************************************		
Pre-cast Concrete	-talanci de la composition della composition del	□ Plastic	The second section of the sect		□ Fibreglass	. No seement was a service of the seement of the se
Wood		□ Other (specify):	:		Pump: a Yes	s 🗆 No
In ground system		□ Raised Bed sys Height raised abo		l grade (me	tres)	
etbacks (metres)		7	T ank	**************************************	Di	stribution Pipe
istance to buildings & structures						
istance to bodies of water						
estance to nearest well						
Distance to proposed property line	es	Front: Rear:	Left: Right: _		Front: Rear:	Left: Right:
					4	

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Reside	ntial Occupancy	(Q) Litres	Total
Number of	1 Bedroom	750	1
Bedrooms	2 Bedrooms	1100	
	3 Bedrooms	1600	
	4 Bedrooms	2000	2000
	5 Bedrooms	2500	
		Subtotal (A)	2000

Note: Use the largest a	itional Flow for: dditional flow calculation to determine Daily Design	Quantity	(Q) Litres	Total
Flow (Q). If none Either	apply Subtotal (B) is zero. Each bedroom over 5	T	500	
Or	Floor space for each 10m² over 200m² up to 400m²		100	***************************************
	Floor space for each 10m ² over 400m ² up to 600m ²		75	
	Floor space for each 10m ² over 600m ²		50	
Or	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)		50	
			Subtotal (B)	
	Subtotal A+	B=Daily Desi	gn Flow (Q)	

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units		How Many?		Total			
Bath group (toilet, sink, tub or shower) with flush tank	6.0	Х	2	=	12			
Bathtub only(with or without shower)	1.5	Х		=				
Shower stall	1.5	X		=				
Wash basin / Lavatory (1.5 inch trap)	1.5	Х		=				
Water closet (toilet) tank operated	4.0	×		=				
Bidet	1.0	X		=				
Dishwasher	1.0	×	1	=	1.0			
Floor Drain (3 inch trap)	3.0	Х		=				
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	Х	2	=	3			
Domestic washing machine	1.5	X	ſ	=	1.5			
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	Х	and the state of t	=	1.5			
Other:								
	Total Number of Fixture Units:							

- 1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
- 2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
- 3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.

Worksheet C: Other occupancies types

Camp for the Housing of Workers	Number of Employees	(Q) Litres	Total
Note: building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
	Daily Desi	gn Flow (Q)	

Other Occupancy Daily Design Flow Calculation (Q)

To calculate the daily design flow for occupancies, please refer to Ontario Building Code Division B – Part 8 Table 8.2.1.3.B

Establishment	Operator Example: number of seats, per floor area, number of employees/students	Volume Litres	Total
	Daily Desig	ın Flow (O)	

Work Sheet D: Septic Tank Size

Minimum septic tank size permitted by the Ontario Building Code is 3600 litres.

Minimum holding tank size permitted by the Ontario Building Code is 9000 litres.

Occupancy type	Daily Design Flow (Q)	Minimum tank size
Residential Occupancy house, apartment, camp for housing of workers	2000 L × 2 =	4,000
All Other Occupancies	X 3 =	
Holding Tank	X 7 =	

EXISTING 4500 L CONCRETE TAKE

Worksheet E: Leaching Bed Calculations (Class 4)

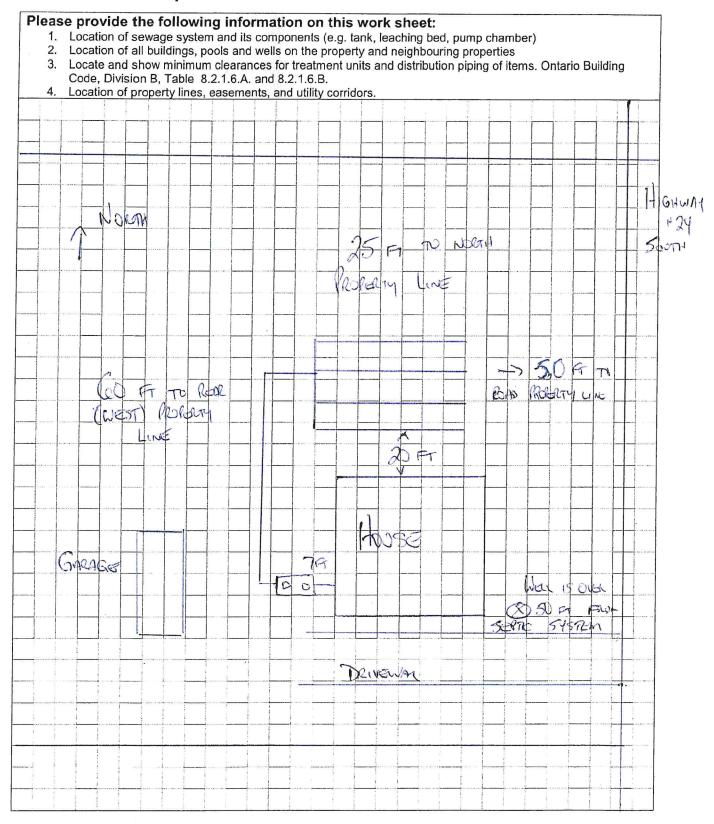
Complete On	e of A, B, C, D, E	E, F	
□ A. Absorpti	on Trench		
Total length of dis	stribution pipe	Conventional (Q x T) ÷ 200 = 200 × (a) ÷ 200 = 320 cm / C00 m Type I leaching chambers (Q x T) ÷ 200 = m Type II leaching chambers (Q x T) ÷ 300 = m Configured as: runs of m Total: m	
B. Filter Bed	1		
Effective Area If Q ≤ 3000 litres	per day use Q + 75 per day use Q + 50	Effective area:(Q) ÷(75, 50, or 100) = Configured as:m xm Number of beds	m ²
Distribution Pipe Contact Area = (Mantel (see Part	Q x T) ÷ 850	Number of runs: Spacing of runs: (T)) ÷ 850 = m ²	m m²
□ C. Shallow E	Buried Trench		
	Length of distribution pipe (metres) Q ÷ 75 metres Q ÷ 50 metres Q ÷ 30 metres	(L) = (Q) ÷ (75, 50, 30) = m Configured as: runs of m Total: m	
	Treatment Syste	em	
Provide descriptio	n of system.		
□ E. Type A Di	spersal Bed		
	er day, use Q ÷ 75 er day, use Q ÷ 50	Stone Layer =(Q) +(75 or 50) = Sand Layer = ((Q) x(T)) ÷ (850 or 400) =	
1 < T ≤ 15 use (Q T > 15 use (Q x T □ F. Type B Dis) ÷ 400	(a) x(1)) : (650 til 400) =	
Area = (Q X T) ÷ 4		Area = ((Q) x(T)) ÷ 400 =	m2
Linear Loading R T < 24 minutes, us If T ≥ 24 minutes, u	ate (LLR) e 50 L/min	Pump chamber capacity =	L m
Distribution Pipe		Configured as: runs of m Total:	_m

Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test 1. Soil sample to be taken at a 2. Test pit to be a minimum 0.9	depth of		
Indicate level of rock and ground water level below original grade.		Original grade	Soil and subgrade investigation.
3		0.5m	Indicate soil types
		1.0m	
		1.5m	•

Nor Apricable For Existing On Sire Seving EVALVATIONS	3. L	abel	ureme each s	septio	com	ponen	<u>t.</u>	·	:									-	 ,				
Not America Guest Fol Existing Ch Sine Several EVALVATIONS						,			:			-									C. Markenson	_	
Not Americable Fol Existing On Sire Service EVALVATRONS		.	-				-			-]			
CN SIRE SEVILLE EVALUATIONS			-	_	N	1			10	ДD	_	_					-	\dashv	-	-		-	_
ON SIDE SEUNCIE EVALVATIONS					1.1	1.		7 3 (<u> </u>		<u> </u>				_	<u> </u>	TIM	4	-	-	-	-	
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Worksheet G: Septic Plot Plan



Overall System Rating
ஆதீýstem working properly / no work required.
□ System functioning / Maintenance required.
□ System functioning / Minor repairs required
□ System failure / Replacement required.
Additional Comments: 545TEM APPEARS TO BE IN 6000 WORKING ORDER
AND IN A GUCD STATE OF REPAIR AT THE TIME OF EVALUATION
Note: Any repair or replacement of an on-site sewage system requires a building permit.
Contact the Norfolk County Building Department at (519) 426-5870 ext. 6016 for more information.
The state of the s
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 exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.
I,(the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.
Owners Signature:
Date:
I, 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 can 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: August 137/2024
Building Department Review
Comments:
Building Inspectors Name:

Building Inspector Signature:

Date:

Reply to Requested Information:

A. The owner's email has been added.

B.4 Buildings are clearly shown on plans with identification, dimensions, heights and setbacks. See attachments.

C.1 Dimensions of the detached garages along with dimensions and height with setbacks shown on the attached plans.

Supporting Documents:

Articles of Incorporation for Schoffro Farms Ltd and Decoutere Farms Limited are included.

Mrs. Schoffro was a Decoutere and controlled Decoutere Farms Limited and both Schoffro Farms and Decoutere Farms were farmed as one operation. With the passing of Mrs. Schoffro, both entities are owned by the same person- Larry Schoffro.

As stated in the application, Section 5 requires "all properties owned and farmed by the applicant and involved with the operation are to be listed."

Parcels were acquired around 1990.

O.S.S.E evaluations have been re-done with the same result and included herein.

Brief description of the farm operation is attached to BNPL 2024-095.

Reduction in the severance size would not be supported as new driveway to the farm, allowing the southerly existing driveway along with the new one to both be on the farm. Moving the north limit south would place the well too close to that limit.

The existing reference plan would have to be re-surveyed at additional cost and possible confusion with the 2017 reference plan.

While conservation of agricultural land is a noble thought, the lands saved would be driveway and lawn and would be agriculture in name only and continue to be used as it is now. The current size reflects the residential component as it has been for 60 years.



RECEIPT OF PAYMENT

Page 1

TORKIN MANES 151 YONGE ST suite 1500 TORONTO, ON M5C 2W7

Receipt Number: 298856

Tax Number:

Date: November 19, 2024

Initials: OD

Туре	Account / Ref. #	Description	Quantity	Amount Paid
General	DSUR	BNPL2024343	1	\$5,922.00
General	DSURB	BNPL2024343	1	\$183.00
General	DSUR	BNPL2024342	1	\$5,922.00
General	DSURB	BNPL2024342	1	\$183.00
Cheque Number: 48615			Subtotal:	\$12,210.00
•	oquo riumbon.		Taxes:	\$0.00
			Total Receipt:	\$12,210.00
			Cheque:	\$12,210.00

Total Amount Received:

Received: \$12,210.00

Rounding:

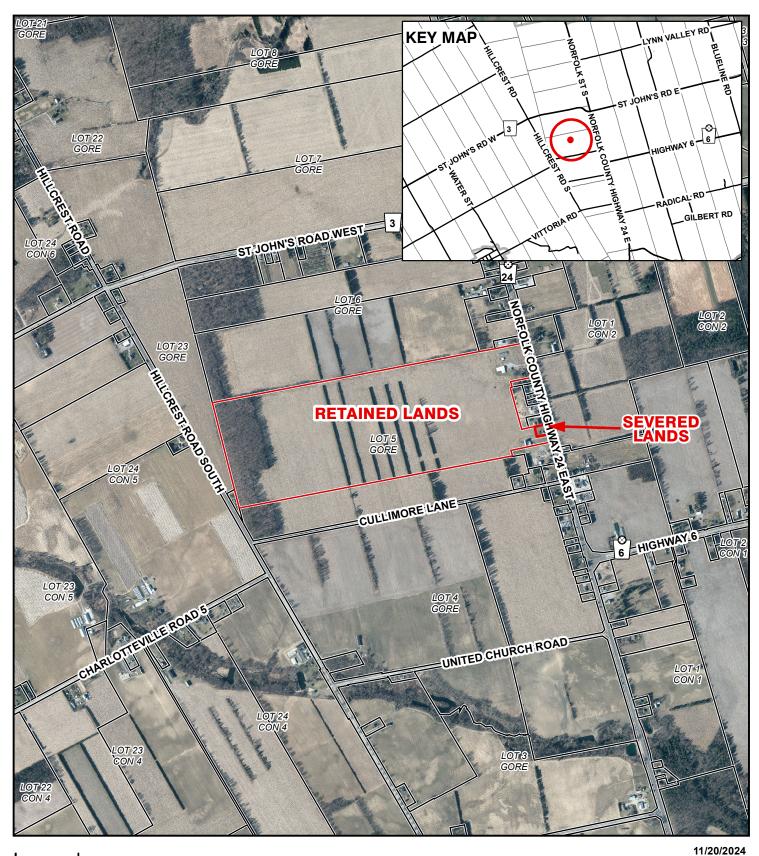
\$0.00

Amount Returned:

\$0.00

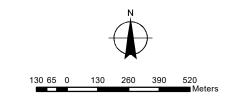
CONTEXT MAP

Geographic Township of WOODHOUSE



Legend





100 50 0

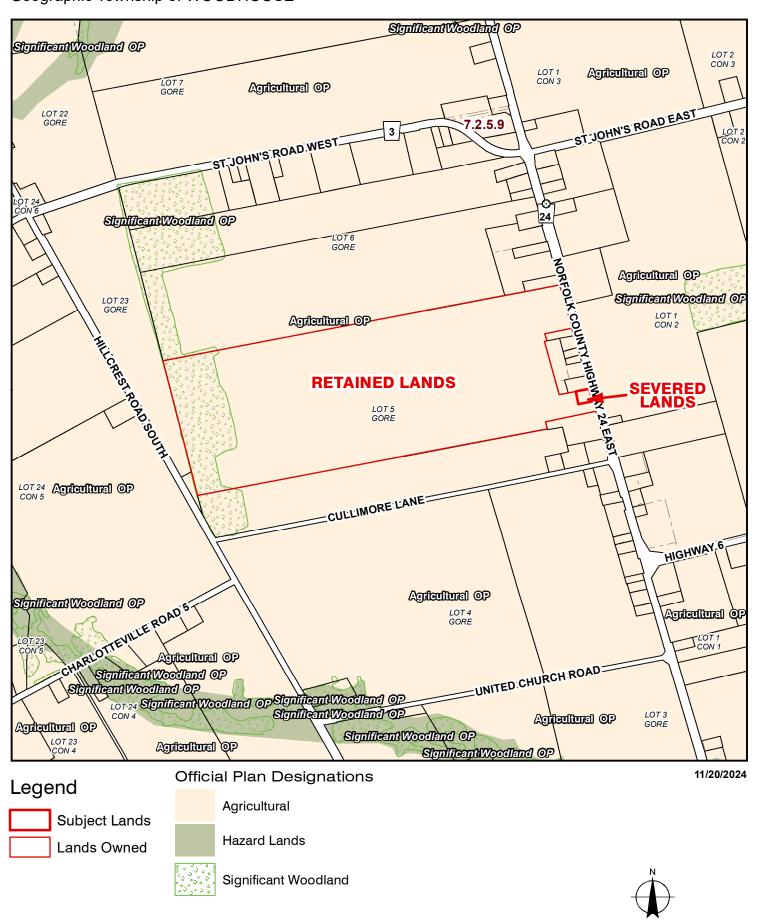
100

200

MAP B

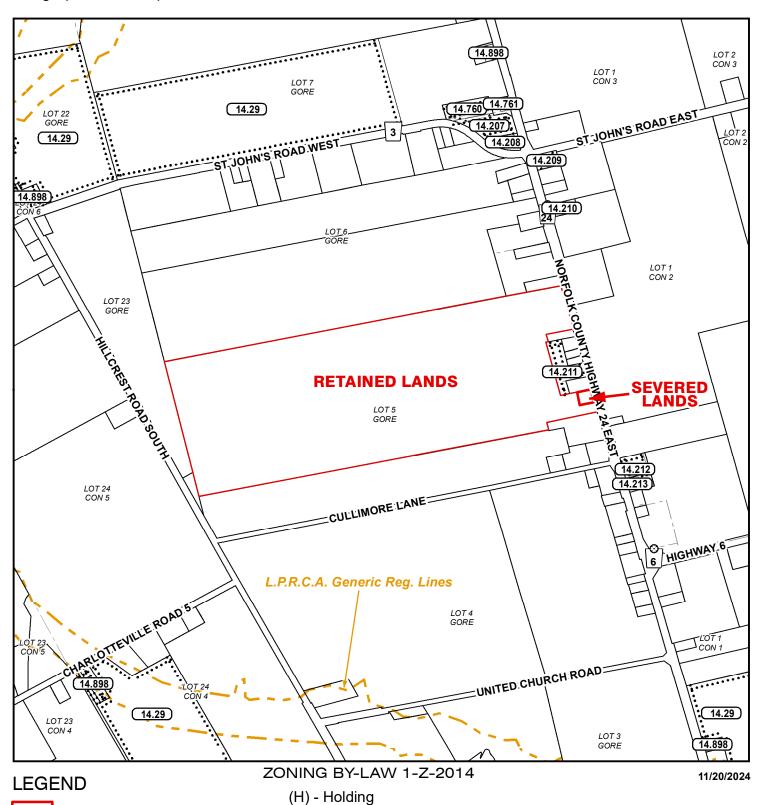
OFFICIAL PLAN MAP

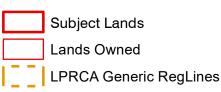
Geographic Township of WOODHOUSE



ZONING BY-LAW MAP

Geographic Township of WOODHOUSE





A - Agricultural Zone

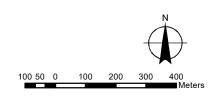
CS - Service Commercial Zone

CR - Rural Commercial Zone

HL - Hazard Land Zone

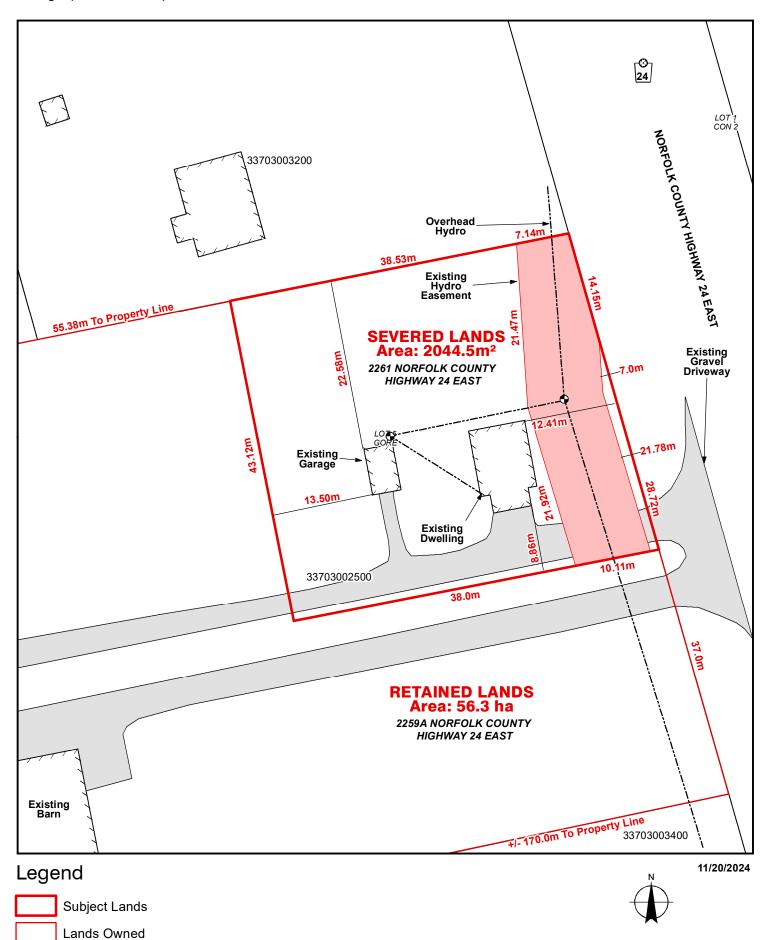
OS - Open Space Zone

IR - Rural Institutional Zone



CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



2.5 0

Geographic Township of WOODHOUSE

