



**vallee**

*Consulting Engineers,  
Architects & Planners*

January 5, 2026

Norfolk County Planning Department  
Community Development Division  
12 Gilbertson Drive,  
Simcoe, ON N3Y 3N3

**Attention: Alicia Cull BES, MCIP, RPP, Ec.D. | Manager of Planning Services**

**Reference: 648 Concession 6 Woodhouse  
Consent – Boundary Adjustment  
Our Project 24-219**

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G. Douglas Vallee Limited, acting on behalf of 2258434 Ontario Limited, is submitting this package in support of a Boundary Adjustment to convey lands at 648 Concession 6 Woodhouse (Roll# 33702010300) to a legally separate agricultural parcel with the same address (Roll# 33702010000). Please accept this submission package as our formal application.

Included with this application are the following documents:

1. Signed Norfolk County consent application form.
2. Planning Brief prepared by G. Douglas Vallee Limited, dated December 23, 2025.
3. Plan of Survey prepared by Vallee and Yeo, dated June 19.
4. Septic Permit System Summary, reviewed by Norfolk County Building Department on August 28, 2024.
5. Norfolk County Building Department Inspection Report (Septic) dated November 18, 2025.

The submission has been made electronically through the CityView portal. Payment of fees will be made once the application has been deemed complete.

Should you have any questions or comments, please feel free to get in touch so that we can address your items in a timely manner.

Thank you for your consideration of this project.

Best regards,

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Scott Puillandre  
Senior Planner  
**G. DOUGLAS VALLEE LIMITED**  
Consulting Engineers, Architects & Planners

H:\Projects\2024\24-219 Woodhouse Heritage\Planning\Working Files\Submission 2025.12.xx\2025.12.18 Cover Letter Draft.docx

## Committee of Adjustment Application for Consent

### Complete Application

The application must be completed by the owner or authorized agent. If the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

### Before the application is submitted

A pre-consultation meeting is not required for Committee of Adjustment applications; however, further information can be provided by Planning Department staff prior to the submission of an application. The purpose of communicating with a planner before you submit your application is: to review the proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff.

### Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete application, the applicant will be contacted and provided further direction for payment options.

### User Fees

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)

Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will



be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the time of submission.

### **Grand River Conservation Authority**

[Plan Review fees | Grand River Conservation Authority](#)

### **Long Point Region Conservation Authority**

[Planning Fees - Long Point Region Conservation Authority](#)

### **After the application is submitted**

In order for the application to be deemed complete, all of the components noted above are required. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once the application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is provided that is required to be posted on the subject lands summarizing the application and identifying the committee meeting date. The comments received from members of the community will be included in the planning report and given consideration.

**Additional studies** required as part of the complete application shall be at the sole expense of the applicant. Any required peer reviews shall be at the expense of the applicant. The peer reviewer shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

### **Notification Sign Requirements**

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals.

It is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of the Committee of Adjustment meeting. Applicants are responsible for removing the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 8159 or [coa@norfolkcounty.ca](mailto:coa@norfolkcounty.ca)



**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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

- Consent/Severance
- Surplus Farm Dwelling Consent/Severance
- Boundary Adjustment/Land Conveyance
- Easement/Right-of-Way Severance

**Property Assessment Roll Number:** 33702010300

**A. Applicant Information**

**Name of Owner** Allan (Ryan) Elliott

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** 648 Concession 6 Woodhouse

**Town and Postal Code** Simcoe, ON N3Y 4K4

**Phone Number** 519.426.6270

**Cell Number** \_\_\_\_\_

**Email** ryanelliott@gdvallee.ca

**Name of Authorized Applicant** \_\_\_\_\_

**Address** 648 Concession 6 Woodhouse

**Town and Postal Code** Simcoe, ON N3Y 4K4

**Phone Number** 519.426.6270

**Cell Number** \_\_\_\_\_

**Email** ryanelliott@gdvallee.ca



Name of Authorized Agent G Douglas Vallee Limited c/o Scott Puillandre  
 Address 2 Talbot Street North  
 Town and Postal Code Simcoe, ON N3Y 3W4  
 Phone Number 519.426.6270  
 Cell Number \_\_\_\_\_  
 Email scottpuillandre@gdvallee.ca

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 owner and agent noted above.

Owner  Agent  Applicant

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

\_\_\_\_\_

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

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

WDH CON 5 PT LOT 8

Municipal Civic Address: 648 Concession 6 Woodhouse

Land acquisition date (if known): \_\_\_\_\_

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: Agriculture

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 and proposed** buildings and structures on the proposed **severed and retained lots** and whether they are to be retained, demolished or removed.

	Severed lot	Retained lot
Number of Existing Buildings/Structures	<u>0</u>	<u>1</u>
Number of Storey(s) for Existing Buildings/Structures	<u>0</u>	<u>1</u>
Number of Proposed Buildings/Structures	<u>0</u>	<u>0</u>
Number of Storey(s) for Proposed Buildings/Structures	<u>0</u>	<u>0</u>
Number of Dwelling Units per lot	<u>0</u>	<u>1</u>

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

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7. Existing use of abutting properties:

**Residential, Agriculture**

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8. Does this proposal require a minor variance application?  Yes  No

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

Yes  No

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

**NR267716**

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**C. Zoning Review (chart must be completed in metric units)**

	Zoning By-law Requirement	Proposed	
		Severed lot	Retained lot
Lot area (sq.m.)		760.77	2,001.30
Lot frontage (m)		13.877	35.10
Lot depth (m)		47.238	47.238
Front Yard Setback (m)		0	30
Left Side Yard Setback (m)		0	8.47
Right Side Yard Setback (m)		0	11.3
Rear Yard Setback (m)		0	10
Exterior side yard (if applicable) (m)			
Height (m)		0	1 storey
Lot coverage (%)			
Number of parking spaces			

Number of new lots to be created (not including retained lot): \_\_\_\_\_

Please provide a separate table if more than one severed lot is being proposed.

**i. Boundary Adjustment**

1. Proposed final lot size and frontage of the benefitting lot 13.877m / 760.77sqm

2. Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:

33702010000, Allan (Ryan) Elliott



ii. Easement/Right-of-Way Request(s)

Width (m)	_____	_____
Depth (m)	_____	_____
Area (sq.m.)	_____	_____
Lot/Part number over which the easement is required (must be identified on sketch)	_____	_____
Purpose of easement	_____	_____

iii. Surplus Farm Dwelling Severances Only: 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 \_\_\_\_\_

Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_

Date of Land Purchase: \_\_\_\_\_



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 \_\_\_\_\_  
 Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
 Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
 Date of Land Purchase: \_\_\_\_\_

**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):

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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. 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 Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

Yes  No

If you answered no, please explain:

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2. It is the 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 ?

Yes  No

If you answered no, please explain:

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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 you answered no, please explain: \_\_\_\_\_

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4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands ? Please check boxes, if applicable.

**Livestock facility or stockyard**

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

**Significant Woodland**

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 or other environmental feature**

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

**Floodplain**

On the subject lands or  within 500 meters – distance 200m

**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 \_\_\_\_\_



## H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario regulation 197/96](#).

### i) Sketch in Metric Units

A sketch showing the following, in metric units:

- a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- c) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- d) the approximate location, to the best of your knowledge, of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*);
- e) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- f) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- g) the location and nature of any easement affecting the subject land; and
- h) location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

### ii) Technical studies

The following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission.

- a) Environmental Impact Study
- b) On-Site Sewage Disposal System Evaluation Form
- c) Geotechnical Study
- d) Hydrogeological Review
- e) Minimum Distance Separation Calculations



Development approvals might be subject to Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.



**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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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

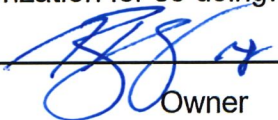
Dec. 19 2025  
\_\_\_\_\_  
Date

**J. Owner's Authorization**

If the authorized 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 A. RYAN ELLIOTT am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. DOUGLAS VALLEE LTD. 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

Dec. 19 2025  
\_\_\_\_\_  
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**

I, A. RYAN ELLIOTT 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:

Simcoe

  
\_\_\_\_\_

Owner/Applicant/Agent Signature

In The County of Norfolk

This 19 day of December

A.D., 2025

  
\_\_\_\_\_

A Commissioner, etc.

**SCOTT PULLANDRE,**  
a Commissioner, etc., Province of Ontario,  
for G. Douglas Vallee Limited.  
Expires August 19, 2028.



# vallee

*Consulting Engineers,  
Architects & Planners*

December 24<sup>th</sup>, 2025

Norfolk County  
Community Development Division  
12 Gilbertson Drive,  
Simcoe ON, N3Y 3N3

**Attention: Alisha Cull BES, MCIP, RPP, Ec.D.] Manager of Planning Services**

**Reference: 648 Concession 6 – 33702010300 / 33702010000  
Consent – Boundary Adjustment  
Our Project 24-219**

## Introduction

G. Douglas Vallee Limited has been retained by 2258434 Ontario Limited to prepare and submit an application for a boundary adjustment affecting 648 Concession 6 Woodhouse (Roll# 33702010300 / 33702010000).

The proposed adjustment involves the conveyance of 760m<sup>2</sup> of land (Parts 1 and 2 as shown on Appendix A) from a residential parcel to the larger agricultural parcel with the same address to increase its frontage.

Please accept the following as part of a complete application:

1. Signed Norfolk County Consent Application form
2. Appendix A - Plan of Survey prepared by Vallee and Yeo Limited, dated June 19<sup>th</sup>, 2023
3. Appendix B - 648 Concession 6 Woodhouse Septic Permit
4. Appendix C – Norfolk County Building Department Inspection Report (Septic)

## Site Context

The two properties that are subject to this application are identified by the same address, 648 Concession 6, but are legally distinct parcels with separate PINs identified as follows:

- 50238-0229 – Subject Lands
- 50238-0230 – Benefitting Lands

As seen in Appendix A, the residential parcel identified by roll# 33702010300 is split into 4 Parts. Parts 1 and 2 are to be conveyed to the parcel identified by roll# 33702010000,

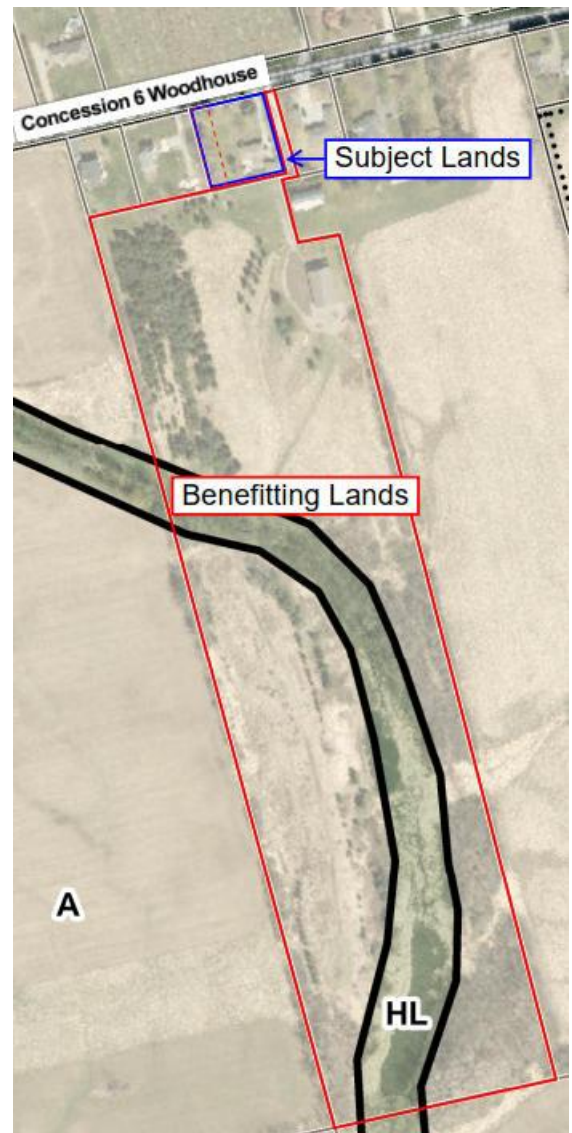


Figure 1 - Subject Lands

# Norfolk County Building Department Inspection Report **PRSEP20241283**

Inspection Date: November 18, 2025  
Address: 648 CONCESSION 6 WOODHOUSE

Building Inspector: Andrew Johnston  
Inspection: Septic Final Inspection  
Inspection Outcome: **Passed**

## **Deficiencies / Comments / Notes:**

no one on site at time of inspection  
1) septic system backfilled and complete  
2) septic bed has been seeded

permit final and closed

Andrew Johnston  
Building Inspector III  
(226) 667-3655 Ext. 1845  
andrew.johnston@norfolkcounty.ca

## **Inspection Requests:**

Phone: 519-426-5870 | 226-NORFOLK ext. 4677 (INSP) and leave a message  
Email: inspections@norfolkcounty.ca  
Portal: <https://permits.norfolkcounty.ca/CityViewPortal/>

Please include your name, civic address, permit number, type of inspection and the date of the inspection request. Inspection requests must be in by 3:00pm, 1-2 days in advance to be conducted. The inspector will contact you prior to the inspection to setup an approximate time.

Website:

<https://www.norfolkcounty.ca/business/building-in-norfolk-county/>

Community and Development Services- Building Department  
12 Gilbertson Drive, Simcoe,  
Ontario, Canada, N3Y 4N5 - 519-426-5870 | 226-NORFOLK Extension 6016

and Part 3 and 4 would make up the remnant parcel. Parts 1 and 3 represent a utility easement (NR267716) which crosses Parts 2 and 4.

There is a dwelling and detached garage present on the residential parcel associated with Parts 1 – 4 on Appendix A, with an existing septic system and private well. The residential parcel is approximately 2,762m<sup>2</sup> with 50.3m of frontage on the south side of Concession 6 Woodhouse and is zoned and designated Agriculture.

The benefiting lands are an agricultural parcel with an existing barn and are approximately 9.44ha with 6.1m of frontage onto Concession 6 Woodhouse. The benefiting lands are zoned and designated agriculture and hazard lands.

## Proposal

As shown on Figure 2, the applicant is proposing a boundary adjustment between the two above-noted parcels. The proposed adjustment would result in the severance of Parts 1 and 2 (760m<sup>2</sup>) from the subject lands and conveyed to the benefiting lands. The boundary adjustment would result in an approximate lot size of 9.5ha for the benefiting lands. As shown on Appendix A, the subject lands will have a resulting lot size of 2,001m<sup>2</sup> (Parts 3 and 4)

This application does not propose development, nor does it result in the creation of a new lot. As shown on Appendix A, the benefiting lands currently have a legal non-complying frontage of 6.1m. The current access to this property is significantly deficient of the 30.0m frontage required in the Agricultural zone.

## Discussion

The proposed boundary adjustment is technical in nature as it is intended to reorganize lot boundaries between the two properties in order to provide functional access/frontage to the benefiting lands.

The resulting frontage for the benefiting lands would be a combined 20.0m (6.1m existing and 13.9m proposed). The resulting frontage of the subject lands would be reduced from 50.3m to 35.1m, maintaining compliance with the zoning bylaw.

It should be noted that a new septic system serving the existing dwelling was inspected and passed by the Norfolk County Building Department on November 18, 2025. The proposed boundary adjustment was taken into consideration during installation to ensure that the system would not encroach on the area of the proposed severance.

The approved septic permit and inspection report have been included in Appendix B and C.



Figure 2 - Boundary Adjustment

**G. DOUGLAS VALLEE LIMITED**  
**Consulting Engineers, Architects & Planners**

## **Planning Rationale**

The proposed application has been reviewed against the applicable policies of the PPS and Norfolk County Official Plan. As the proposed boundary adjustment is considered minor in nature and does not result in the creation of a new lot, the application is consistent with the PPS and conforms to the Norfolk County Official Plan.

There are no zoning deficiencies created as a result of the proposed severance, therefore, no additional approvals beyond the boundary adjustment are required.

### **Frontage**

It should be noted that the existing frontage of the benefiting lands is legally non-complying. The Norfolk County Zoning By-law defines Non-Complying as:

#### *Non-Complying:*

- *shall mean an existing lot, building or structure that does not fulfil the requirements of either the specific Zone regulations or general provisions of this By-Law for the Zone in which the lot, building or structure is located and the general provisions, but which complied to the applicable regulations and general provisions when the lot was created or the building or structure was constructed*

#### *Section 3.25 states:*

- *Non Complying: Nothing in this By-Law shall prevent a non-complying building or structure from being enlarged, extended, reconstructed, repaired, renovated or used provided that the enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of the building or structure with any provision of this By-Law.*

As the proposed boundary adjustment does not further reduce compliance (rather increases compliance) with the minimum required frontage set out in the zoning bylaw, a minor variance is not required.

## **Summary**

The purpose of this application is to facilitate a minor boundary adjustment between the subject lands and benefiting lands identified by the same civil address, 648 Concession 6 Woodhouse. The adjustment involves the conveyance of approximately 760m<sup>2</sup> from the subject lands to the benefiting lands. The proposed boundary adjustment does not result in the creation of a new lot, change the land use, or propose any construction or development.

As the proposed boundary adjustment is technical in nature, it is consistent with the Provincial Planning Statement and conforms to the policies of the Norfolk County Official Plan. As outlined above, the proposed application does not create zoning deficiencies or further reduce compliance with the Norfolk County Zoning By-law. No approvals beyond the boundary adjustment itself are required, as a minor variance is not required when an application is seeking to increase compliance of a non-complying use.

As such, a decision by the committee of adjustment to approve this boundary adjustment would conform to the intent and purpose of Norfolk County Zoning By-law and Official Plan and be consistent with the

**G. DOUGLAS VALLEE LIMITED**  
**Consulting Engineers, Architects & Planners**

policies of the Provincial Planning Statement 2024.

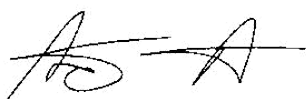
Brief prepared by:



James Canzano, BA Spec Hons  
Planner

**G. DOUGLAS VALLEE LIMITED**

Reviewed by:



Scott Puillandre CD, RPP, MCIP, MSc.  
Senior Planner

**G. DOUGLAS VALLEE LIMITED**

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**G. DOUGLAS VALLEE LIMITED**  
**Consulting Engineers, Architects & Planners**

CONCESSION

6

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 37R-11717

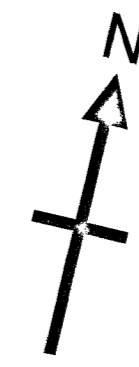
RECEIVED AND DEPOSITED

DATED: December 22, 2023

DATED: 2024/03/11

MICHAEL W. YEO  
ONTARIO LAND SURVEYOR

Hezekiah David  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE LAND TITLES  
DIVISION OF NORFOLK (No. 37)



PIN 50238 - 0209 (LT)

ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6  
(ALSO KNOWN AS WOOLEN MILL ROAD)



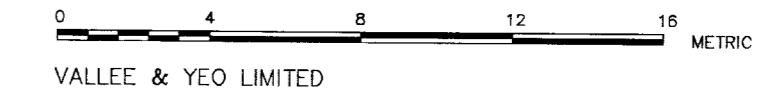
NOTES:

PARTS 1, 2, 3 AND 4 COMPRISE ALL OF PIN 50238-0229(LT).  
PARTS 1 AND 3 ARE SUBJECT TO EASEMENT AS SET OUT IN INSTRUMENT NR267716.

PLAN OF SURVEY

PART LOT 8, CONCESSION 5  
GEOGRAPHIC TOWNSHIP OF WOODHOUSE  
NORFOLK COUNTY

SCALE: 1:200



VALLEE & YEO LIMITED

CONCESSION

WOODHOUSE

LEGEND:

- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WIT DENOTES WITNESS MONUMENT
- DENOTES FOUND
- DENOTES PLANTED
- M DENOTES MEASURED
- S DENOTES SET
- ORP DENOTES OBSERVED REFERENCE POINT
- P1 DENOTES PLAN 37R-3946
- P2 DENOTES PLAN 37R-7752
- 700 DENOTES JEWITT AND DIXON LTD.

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010).		
COORDINATE VALUES ARE TO A URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG 216/10.		
POINT ID	NORTHING (GRID)	EASTING (GRID)
ORP (A)	4743507.62	561165.04
ORP (B)	4743539.22	561301.91
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

NOTES:

REFERENCE BEARING:  
BEARINGS SHOWN HEREON ARE UTM GRID AND ARE DERIVED FROM GPS OBSERVATIONS ON MONUMENTS (A) AND (B) SHOWN HEREON, HAVING A GRID BEARING OF N77°00'00"E, NAD83 (CSRS) (2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).

UTM GRID BEARINGS SHOWN HEREON CAN BE CONVERTED TO ASTRONOMIC BEARINGS AS SHOWN ON PLANS 37R-3946 AND 37R-7752, BY APPLYING A ROTATION OF 00°38'00" COUNTERCLOCKWISE.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999623

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GEOGRAPHIC

TOWNSHIP

PART 1, PLAN 37R-7752  
PIN 50238 - 0230 (LT)

PIN 50238-0231(LT)

SURVEYOR'S CERTIFICATE:

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5 DAY OF JUNE, 2023.

DATED: JUNE 19, 2023

MICHAEL W. YEO  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM V-36425

 **vallee & yeo limited**  
ONTARIO LAND SURVEYOR  
2 TALBOT STREET NORTH, SIMCOE, ON N3Y 3W4  
PHONE: 519 426-6270 FAX 519 426-6277  
michaelyeo@gvallee.co

DRAWN BY: M.W.Y. CHECKED BY: M.W.Y. CLIENT: ELLIOTT DWG: 20-030 RPLAN



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

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	<b>1600</b>
	4 Bedrooms	2000	
	5 Bedrooms	2500	
<b>Subtotal (A)</b>			<b>1600</b>

B) Plus Additional Flow for:			
Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.			
	Quantity	(Q) Litres	Total
<b>Either</b>	Each bedroom over 5	500	
<b>Or</b>	Floor space for each 10m <sup>2</sup> over 200m <sup>2</sup> up to 400m <sup>2</sup>	100	
	Floor space for each 10m <sup>2</sup> over 400m <sup>2</sup> up to 600m <sup>2</sup>	75	
	Floor space for each 10m <sup>2</sup> over 600m <sup>2</sup>	50	
<b>Or</b>	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)	<b>0.5</b>	<b>25</b>
<b>Subtotal (B)</b>			<b>25</b>
<b>Subtotal A+B=Daily Design Flow (Q)</b>			<b>1625</b>

## Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units		How Many?		Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	<b>2</b>	=	<b>12</b>
Bathtub only(with or without shower)	1.5	X		=	
Shower stall	1.5	X		=	
Wash basin / Lavatory (1.5 inch trap)	1.5	X	<b>1</b>	=	<b>1.5</b>
Water closet (toilet) tank operated	4.0	X		=	
Bidet	1.0	X		=	
Dishwasher	1.0	X	<b>1</b>	=	<b>1</b>
Floor Drain ( 3 inch trap)	3.0	X	<b>1</b>	=	<b>3</b>
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	<b>1</b>	=	<b>1.5</b>
Domestic washing machine	1.5	X	<b>1</b>	=	<b>1.5</b>
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X		=	
Other:					
<b>Total Number of Fixture Units:</b>					<b>20.5</b>

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
<b>Note:</b> building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
<b>Daily Design Flow (Q)</b>			

### 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
<b>Daily Design Flow (Q)</b>			

## Work Sheet D: Septic Tank Size

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

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
<b>Residential Occupancy</b> house, apartment, camp for housing of workers	<b>1625</b>	<b>3250</b>
<b>All Other Occupancies</b>		

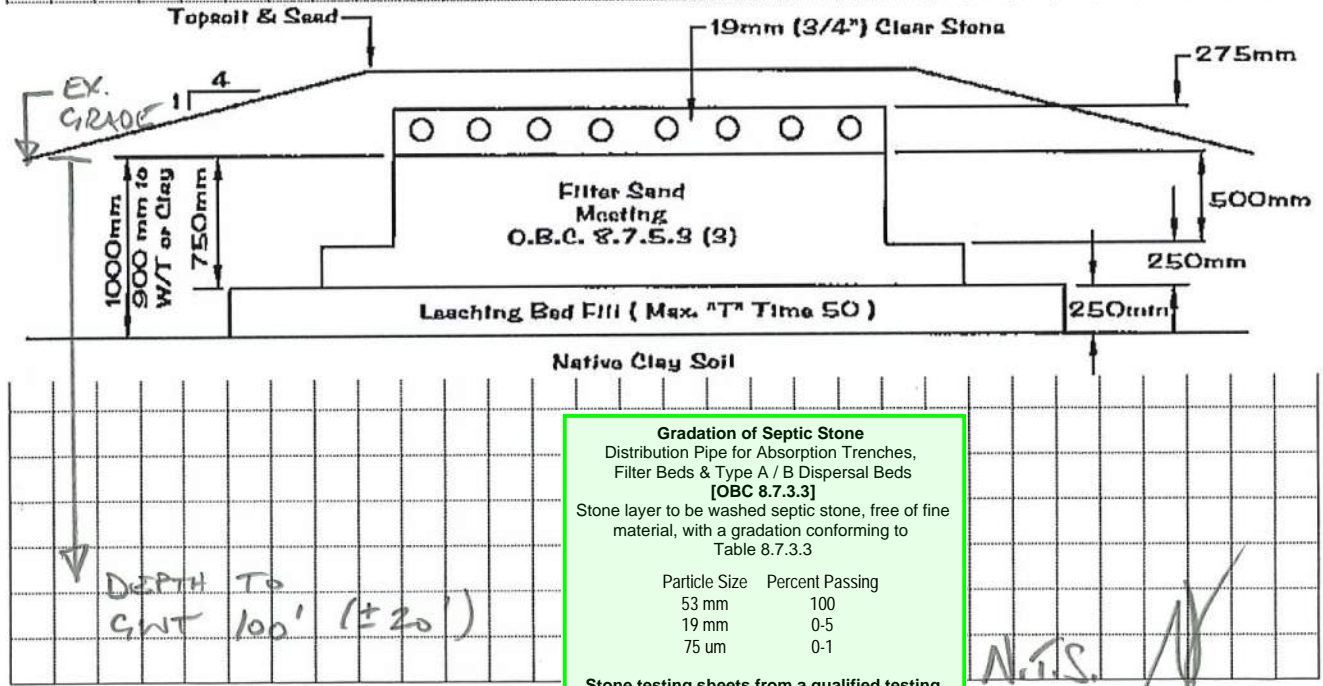


**Worksheet F: Cross Sectional Drawings**

<b>Subsoil Investigation – Test pit</b> 1. Soil sample to be taken at a depth of <b>0.9m</b> 2. Test pit to be a minimum 0.9m <b>(Note: Soil samples taken from 0.9m deep hole were dry)</b>		
Indicate level of rock and ground water level below original grade.  <b>Elev of GWT estimated at 10m below grade based on well depth water level.</b> <b>(Note: basement sump only runs after rainfall.)</b>	Original grade	Soil and subgrade investigation. Indicate soil types  <b>Soil type is heavy loam underlying topsoil.</b>
	0.5m	
	1.0m	
	1.5m	

**Cross sectional drawings are required for all septic systems**

1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.



**Gradation of Septic Stone**  
 Distribution Pipe for Absorption Trenches,  
 Filter Beds & Type A / B Dispersal Beds  
**[OBC 8.7.3.3]**  
 Stone layer to be washed septic stone, free of fine material, with a gradation conforming to Table 8.7.3.3

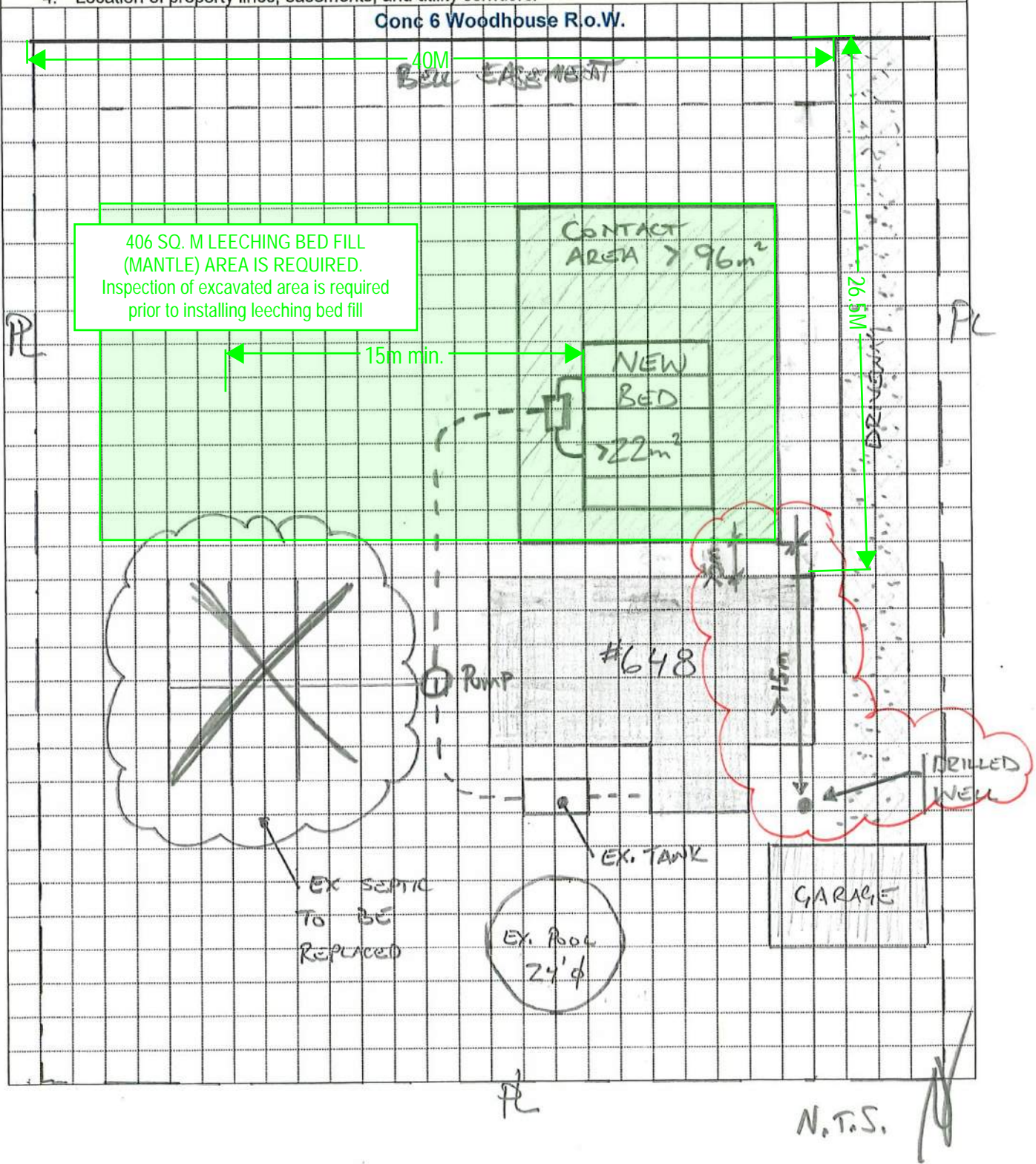
Stone testing sheets from a qualified testing company and weigh scale tickets are required at time of septic backfill inspection.

N.T.S.

# Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

1. Location of sewage system and its components (e.g. tank, leaching bed, pump chamber)
2. Location of all buildings, pools and wells on the property and neighbouring properties
3. Locate and show minimum clearances for treatment units and distribution piping of items. Ontario Building Code, Division B, Table 8.2.1.6.A. and 8.2.1.6.B.
4. Location of property lines, easements, and utility corridors.



**REVIEWED**  
Scott Northcott  
PRSEP20241283  
August 28, 2024  
PER CHIEF BUILDING OFFICIAL  
THE CORPORATION OF NORFOLK COUNTY



CONCESSION 6 WOODHOUSE

642

33702010200

33702010300

well  
4404698

33702010400

well  
7328719

PRSEP20172471



# NORFOLK SOILS ANALYSIS

(a division of 002068251 Ontario Inc.)

55 Gibson Drive, Simcoe ON N3Y3L1, 519 410 6111, email: norfolksoils@gmail.com

April 2, 2024

Project #: 2024052

To: Ryan Elliot  
2 Talbot Street North  
Simcoe, Ontario N3Y 3W4

**REVIEWED**

Scott Northcott

PRSEP20241283

August 28, 2024

**PER CHIEF BUILDING OFFICIAL  
THE CORPORATION OF NORFOLK COUNTY**

Project: Soils Analysis Property of Ryan Elliot, 648 Concession 6, Woodhouse, Simcoe ON, County of Norfolk

Soils analysis in accordance with Section 8.2.1.2 of the Ontario Building Code, The Unified soil Classification System, and ASTM D6913 of which the distribution graph representing the sample provided is attached.

Based on the testing of the materials as provided it is our opinion that based on the required testing the **Percolation Rate is T >50 min/cm**. The drainage characteristics of the soil for the proposed septic system appears to be **NOT suitable** for an in-ground leaching bed system.

In accordance with the Unified Soil Classification System (USCS) the Laboratory Classification of the soils **SC –Clayey Sand Mixture**, with total fines >12% specifically 67.38% of soil passing the No #200 sieve.

**The Coefficient of Uniformity = 5.33**

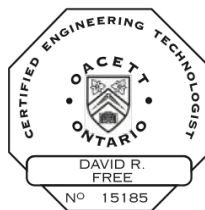
**Coefficient of Curvature = 6.94**

I trust this meets with your requirements for the soil sample provided.

Yours Truly,

*D Free*

D. R. Free, MBA, CPA, CET  
BCIN 109582



Encls

# NORFOLK SOILS ANALYSIS

(a division of 002068251 Ontario Inc.)

## Sieve Analysis Data Sheet

ASTM D422-63(2007)

Project Name: SA2024052 Tested By: DRF Date: 2024-04-02

Location: 648 Concession 6, Woodhouse, Simcoe ON, County of Norfolk Checked By: DRF BCIN 109582 Date: 2024-04-02

Client: Ryan Elliot Property Owner: Ryan Elliott  
2 Talbot Street North  
Simcoe, Ontario N3Y 3W4

**REVIEWED**

Scott Northcott  
 PRSEP20241283  
 August 28, 2024

Boring No: NA Test Number: 1  
 Sample Depth: NA Gnd Elev.: NA

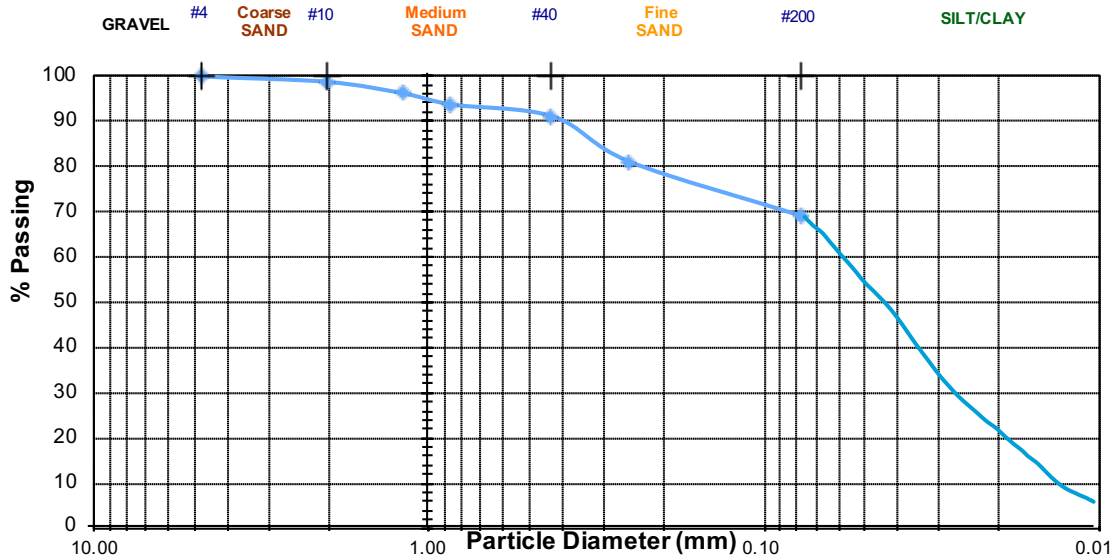
PER CHIEF BUILDING OFFICIAL  
 THE CORPORATION OF NORFOLK COUNTY

USCS Soil Classification: **SC – Clayey Gravelly Sand with fines >12%**

AASHTO Soil Classification: **A-1-a**

Weight of Container (g): 241.5 Weight of Container & Soil (g): 1001.2  
 Weight of Dry Sample (g): 715.7 Moisture Content %: 5.8%

Sieve Number	Diameter (mm)	Mass of Sieve (g)	Mass of Sieve & Soil (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
#4	4.75	749.6	751.1	1.5	0.2	99.8
#10	2.00	670.0	680.0	10.0	1.4	98.6
#16	1.18	653.0	680.0	27.0	3.8	96.0
#30	0.85	582.6	599.9	17.3	2.4	93.6
#50	0.43	561.6	580.4	18.8	2.6	91.0
#100	0.25	529.2	601.1	71.9	10.0	80.9
#200	0.075	513.1	600.1	87.0	12.2	68.8
Pan		283.1	765.3	482.2	67.4	0.0
<b>TOTAL:</b>				<b>715.7</b>	<b>100.0</b>	



### Grain Size Distribution Curve Results:

% Gravel: 0.200 D<sub>10</sub>: 0.015 C<sub>u</sub>: 5.33  
 % Sand: 32.425 D<sub>30</sub>: 0.027 C<sub>c</sub>: 6.944  
 % Fines: 67.375 D<sub>60</sub>: 0.080  
 100.000



#### Notice to Reader & Limitations:

These test results are unique to this soil sample and for the client as identified on the date for which the tests were performed. These test results cannot be used by any other party other than the client stated above within the text of this report without the consultants prior written approval.

1. PRINT ONLY IN SPACES PROVIDED  
 2. CHECK  CORRECT BOX WHERE APPLICABLE

11

4404696

MUNICIPALITY 44008

CORPORATION C.P.N.

105

COUNTY OR DISTRICT: HALDANOROUGH TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Woodhouse CON. BLOCK, TRACT, SURVEY, ETC: 5

R.R. #5 SIMCOE ONT N3Y4K4 DATE COMPLETED: DAY 10 MONTH 06 YEAR 83

FRAME NO. 743300 DEPTH NO. 4 ELEVATION 0.720 BASIN CODE 23

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
BROWN			CLAY	0	118
BROWN			LIME STONE	118	140

MAY 28 1986

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
10-13	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	
15-18	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	
20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	
25-26	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	
30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERAL	

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
05	1 <input checked="" type="checkbox"/> STEEL	2 44	05	118
05	2 <input type="checkbox"/> GALVANIZED			
05	3 <input type="checkbox"/> CONCRETE			
05	4 <input checked="" type="checkbox"/> OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

MATERIAL AND TYPE: NIL

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
10-13	14-17
18-21	22-25
26-29	30-33

71 PUMPING TEST

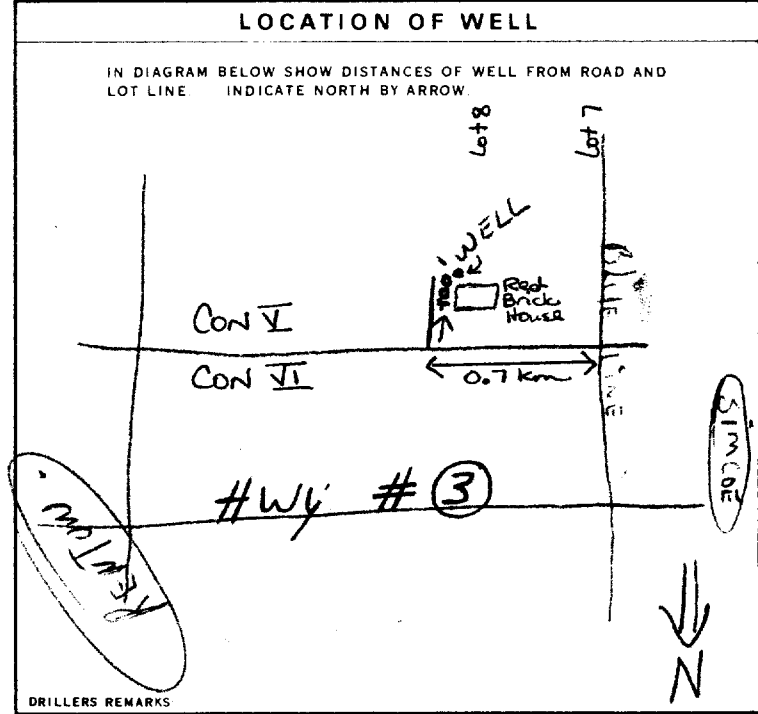
PUMPING TEST METHOD	PUMPING RATE GPM	DURATION OF PUMPING HOURS
1 <input checked="" type="checkbox"/> PUMP	0010	24

STATIC LEVEL FEET	WATER LEVEL FEET	WATER LEVELS DURING
036	052	15 MINUTES: 050, 30 MINUTES: 052, 45 MINUTES: 052, 60 MINUTES: 052

RECOMMENDED PUMP TYPE:  DEEP

RECOMMENDED PUMP SETTING: 110 FEET

RECOMMENDED PUMPING RATE: 0010 GPM



FINAL STATUS OF WELL: 1  WATER SUPPLY

WATER USE: 1  DOMESTIC

METHOD OF DRILLING: 1  CABLE TOOL

CONTRACTOR: ELGIN MITCHELL & SONS, LICENCE NUMBER 3604

ADDRESS: R.R. #5 SIMCOE, N3Y4K4

NAME OF DRILLER OR BORER: Tom MITCHELL, LICENCE NUMBER

SIGNATURE OF CONTRACTOR: Elgin Mitchell

SUBMISSION DATE: DAY 24 MONTH JUNE YEAR 83

OFFICE USE ONLY

DATA SOURCE: 1

CONTRACTOR: 3604

DATE RECEIVED: 01 09 83

DATE OF INSPECTION: Aug 2/85

INSPECTOR: J.R.

Address of Well Location (Street Number/Name) 654 Con 6 Woodhouse		Township Woodhouse	Lot 8	Concession 1
County/District/Municipality Northfolk		City/Town/Village Simcoe	Province Ontario	Postal Code N3Y4K4
UTM Coordinates Zone NAD 83	Easting 175648	Northing 34943509	Municipal Plan and Sublot Number	

## Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
BLACK	TOPSOIL			0	2
BROWN	CLAY			2	17
BLUE	CLAY	GRAVEL		17	96
GRAY	GRAVEL	CLAY		96	111
BLUE	CLAY			111	117
GRAY	GRAVEL	CLAY		117	119
BROWN	LIMESTONE			119	139

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0 20	QUICK GROUT	.27

Method of Construction	Well Use
<input checked="" type="checkbox"/> Cable Tool <input type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Boring <input type="checkbox"/> Air percussion <input type="checkbox"/> Other, specify _____	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Other, specify _____

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____
			From	To	
5 1/2	STEEL	.188	0	119	

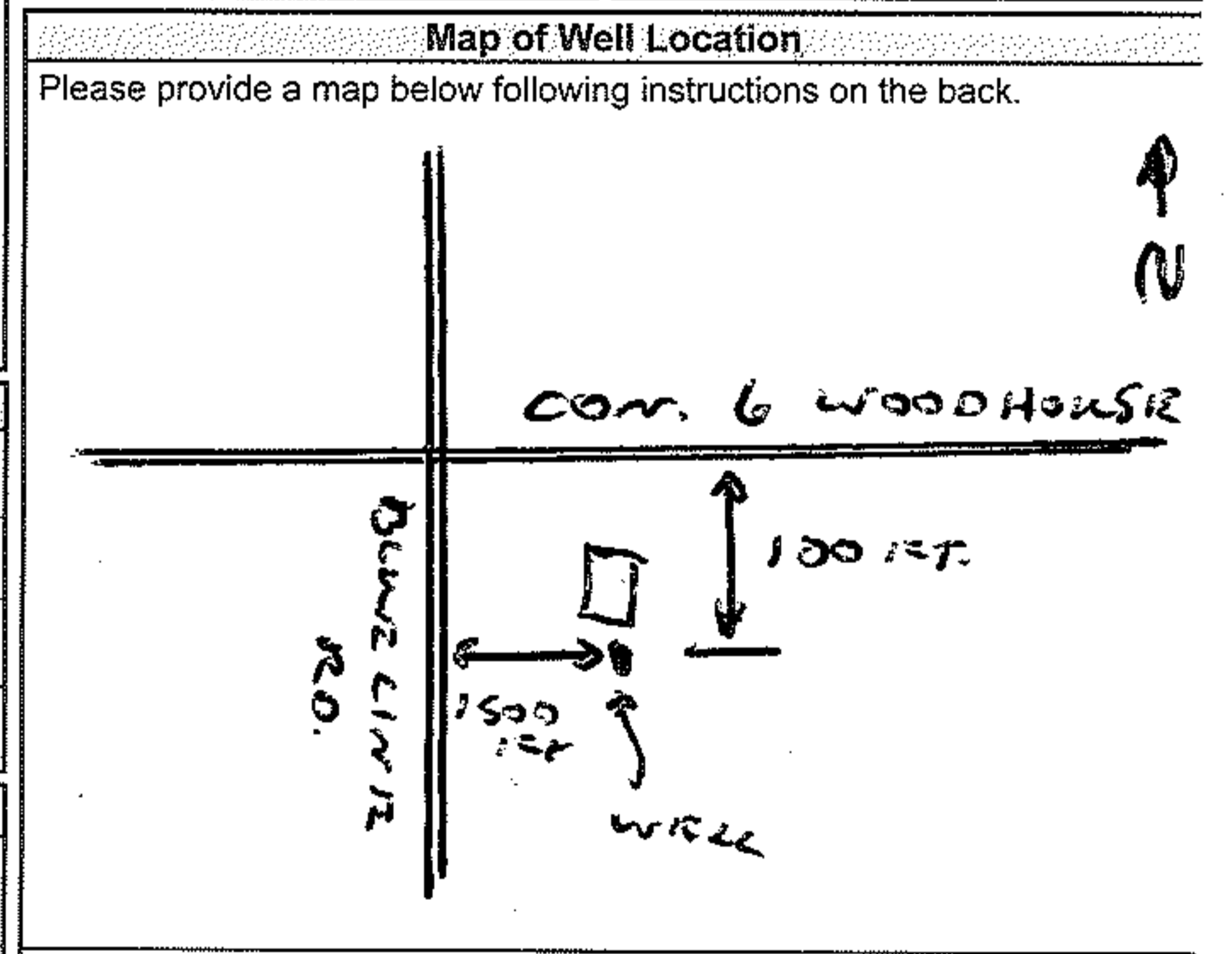
Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details		Hole Diameter	
Water found at Depth 138 (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Other, specify _____	From To	
Water found at Depth 0 (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	0 20	5 1/2
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	0 119	5 1/2

Well Contractor and Well Technician Information	
Business Name of Well Contractor VanKessel Waterwells	Well Contractor's Licence No. 71193
Business Address (Street Number/Name) Box 646	Municipality Simcoe
Province ON	Postal Code N3Y4K2
Business E-mail Address VanKesselWaterwells@ntm.ca	

Bus. Telephone No. (inc. area code) 5194264152	Name of Well Technician (Last Name, First Name) VanKessel, Mark
Well Technician's Licence No. T528	Signature of Technician and/or Contractor <i>[Signature]</i>
Date Submitted YY YY MM DD 2018 05 07	

Results of Well Yield Testing				
After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:  Pump intake set at (m/ft) 60 Pumping rate (l/min / GPM) 10 Duration of pumping 24 hrs + 00 min Final water level end of pumping (m/ft) 49 If flowing give rate (l/min / GPM)  Recommended pump depth (m/ft) 75 Recommended pump rate (l/min / GPM) 10 Well production (l/min / GPM)  Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Static Level	28		49
	1	37	1	35
	2	45	2	29
	3	49	3	28
	4	49	4	28
	5	49	5	28
10	49	10	28	
15	49	15	28	
20	49	20	28	
25	49	25	28	
30	49	30	28	
40	49	40	28	
50	49	50	28	
60	49	60	28	



Well owner's information package delivered <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered 20180507	Date Work Completed 20180507
Ministry Use Only		Audit No. 2261981
Received		FEB 15 2019

# Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority			
Application number:	Permit number (if different):		
Date received:	Roll number:		
Application submitted to: <b>NORFOLK COUNTY</b> <small>(Name of municipality, upper-tier municipality, board of health or conservation authority)</small>			
A. Project information			
Building number, street name		Unit number	Lot/con.
<b>648 CONCESSION 6 WOODHOUSE, SIMCOE</b>			
Municipality	Postal code	Plan number/other description	
<b>NORFOLK COUNTY</b>	<b>N3Y 4K4</b>		
Project value est. \$	Area of work (m <sup>2</sup> )		
<b>\$10,000</b>	<b>100m<sup>2</sup></b>		
B. Purpose of application			
New construction	Addition to an existing building	<input checked="" type="checkbox"/> Alteration/repair	Demolition
Proposed use of building		Current use of building	
<b>RESIDENCE</b>		<b>RESIDENCE</b>	
Description of proposed work			
<b>REPLACE SEPTIC BED.</b>			
C. Applicant			
Applicant is: <input checked="" type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name	First name	Corporation or partnership	
<b>ELLIOTT</b>	<b>A. RYAN</b>		
Street address		Unit number	Lot/con.
<b>648 CONCESSION 6 WOODHOUSE, SIMCOE</b>			
Municipality	Postal code	Province	E-mail
<b>NORFOLK COUNTY</b>	<b>N3Y 4K4</b>	<b>ON</b>	<b>aryanjelliott@gmail.com</b>
Telephone number	Fax	Cell number	
<b>519-410-7850</b>	<b>n/a</b>	<b>same</b>	
D. Owner (if different from applicant)			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number		Cell number	

<b>E. Builder (optional)</b>			
Last name	First name	Corporation or partnership (if applicable)	
Street address			Unit number Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax	Cell number	
<b>F. Tarion Warranty Corporation (Ontario New Home Warranty Program)</b>			
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.		Yes	<input checked="" type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?		Yes	<input checked="" type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____			
<b>G. Required Schedules</b>			
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.			
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.			
<b>H. Completeness and compliance with applicable law</b>			
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.		Yes	No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .		Yes	No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.		Yes	No
iv) The proposed building, construction or demolition will not contravene any applicable law.		Yes	No
<b>I. Declaration of applicant</b>			
I _____ declare that: (print name)			
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
_____	_____		
Date	Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.



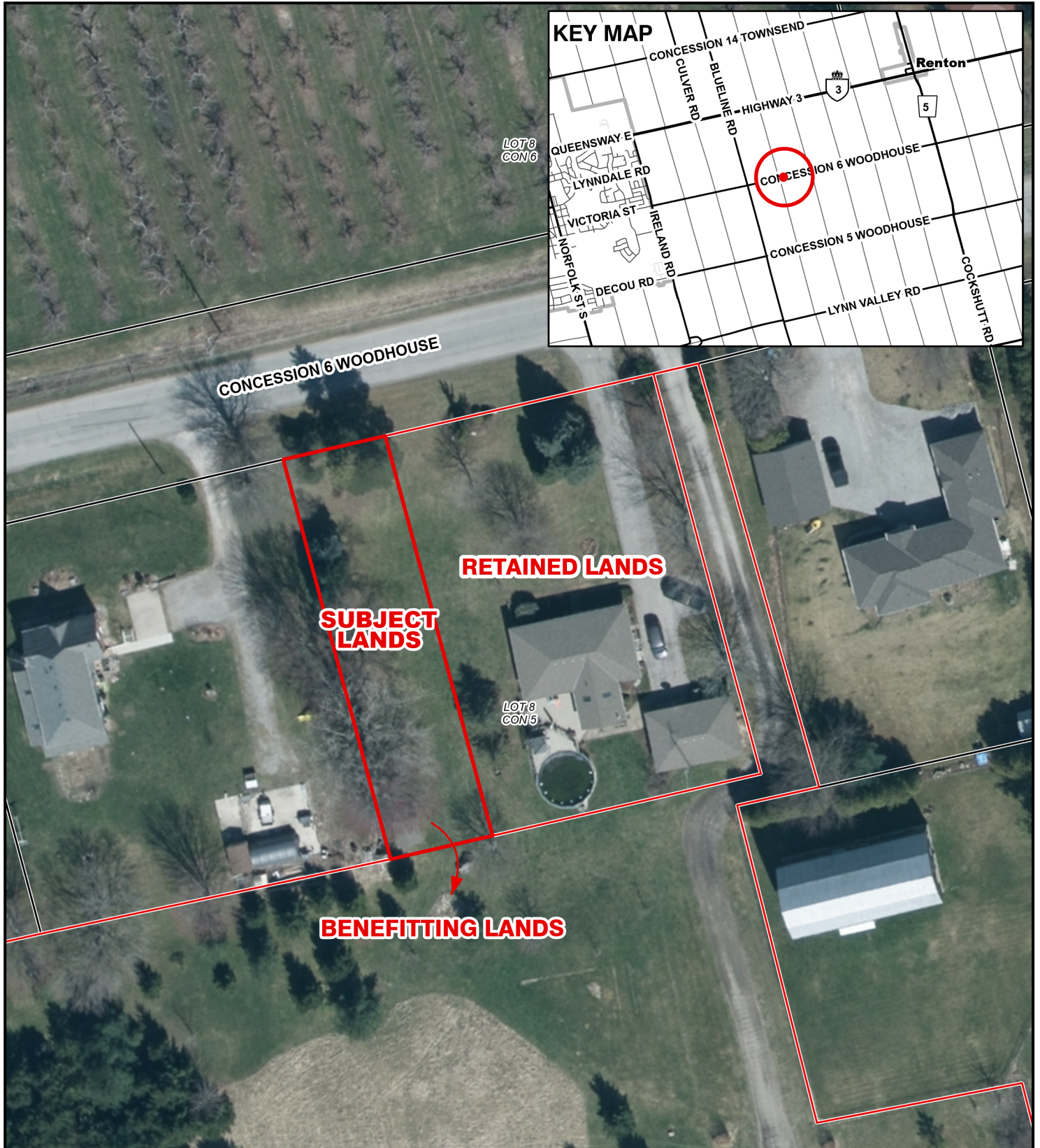


# MAP A


## CONTEXT MAP

Geographic Township of WOODHOUSE

BNPL2026002

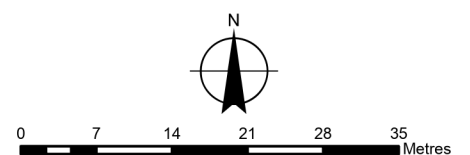


### Legend

 Subject Lands

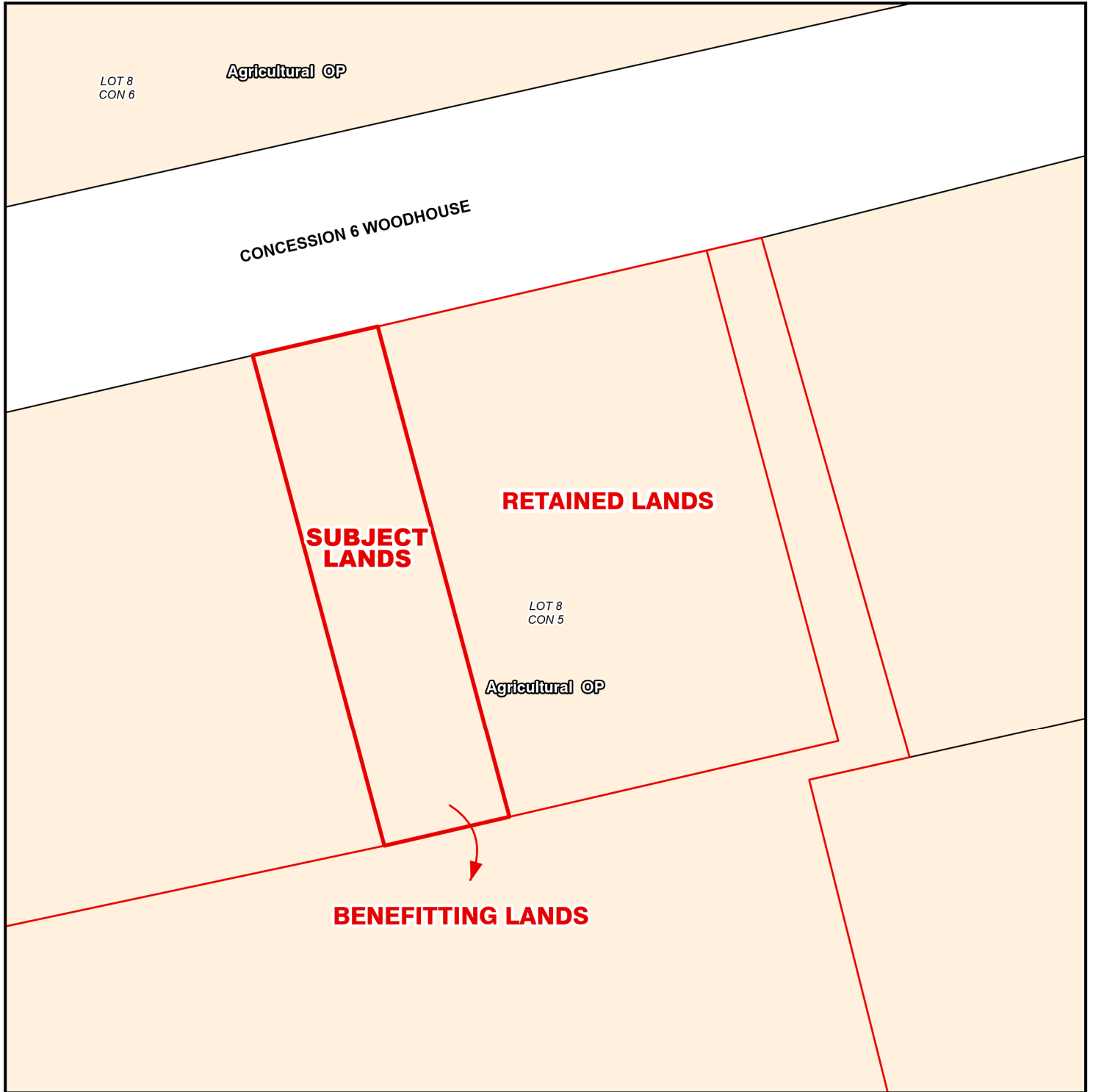
2/9/2026

2020 Air Photo



**OFFICIAL PLAN MAP**

Geographic Township of WOODHOUSE



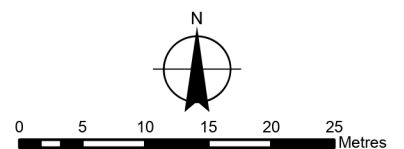
**Legend**

 Subject Lands

**Official Plan Designations**

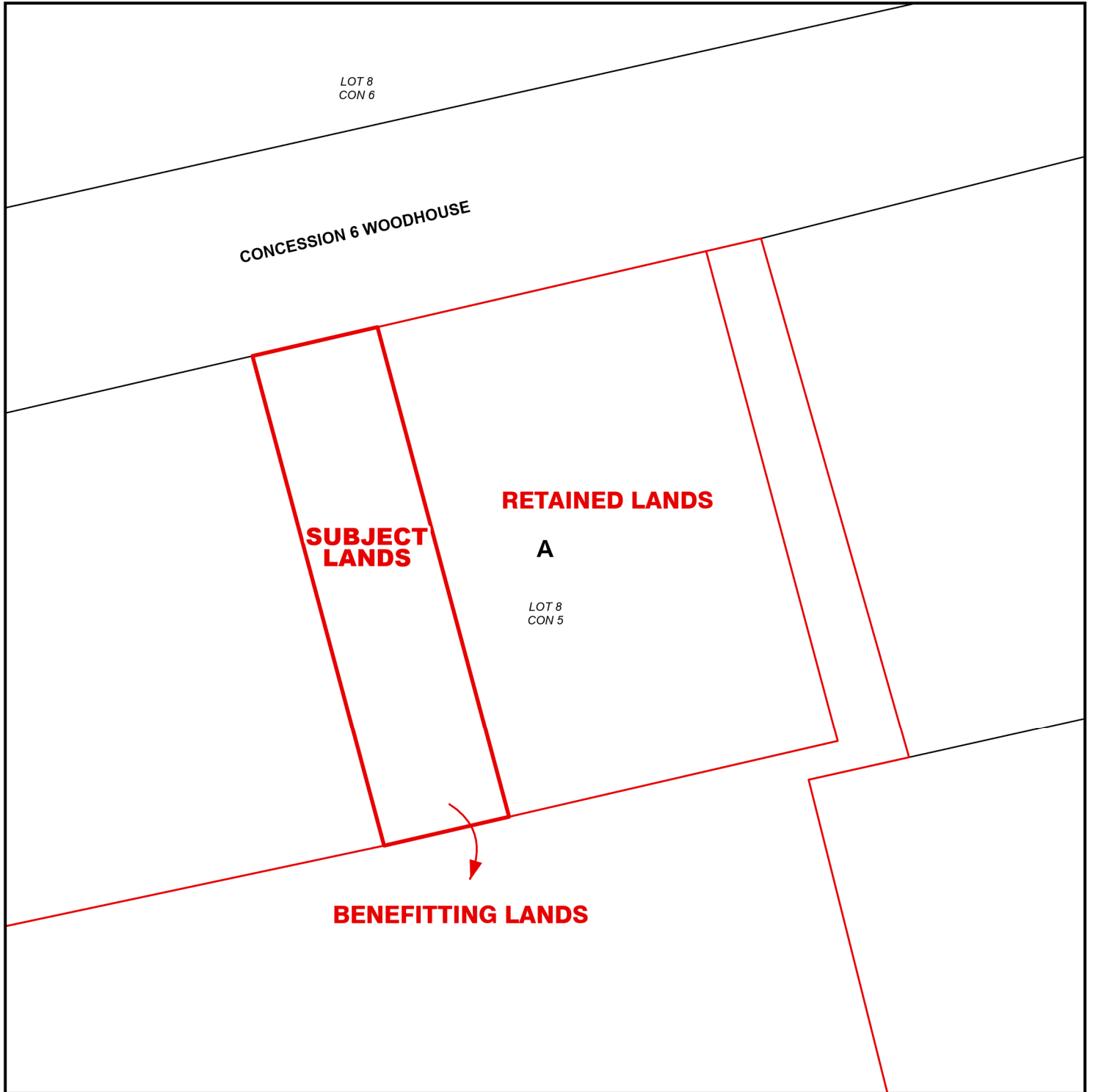
 Agricultural

2/9/2026





**ZONING BY-LAW MAP**

Geographic Township of WOODHOUSE



**LEGEND**

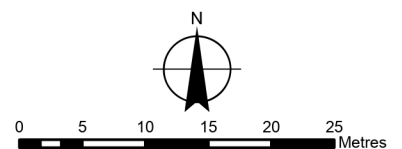
-  Subject Lands
-  Lands Owned

ZONING BY-LAW 1-Z-2014

2/9/2026

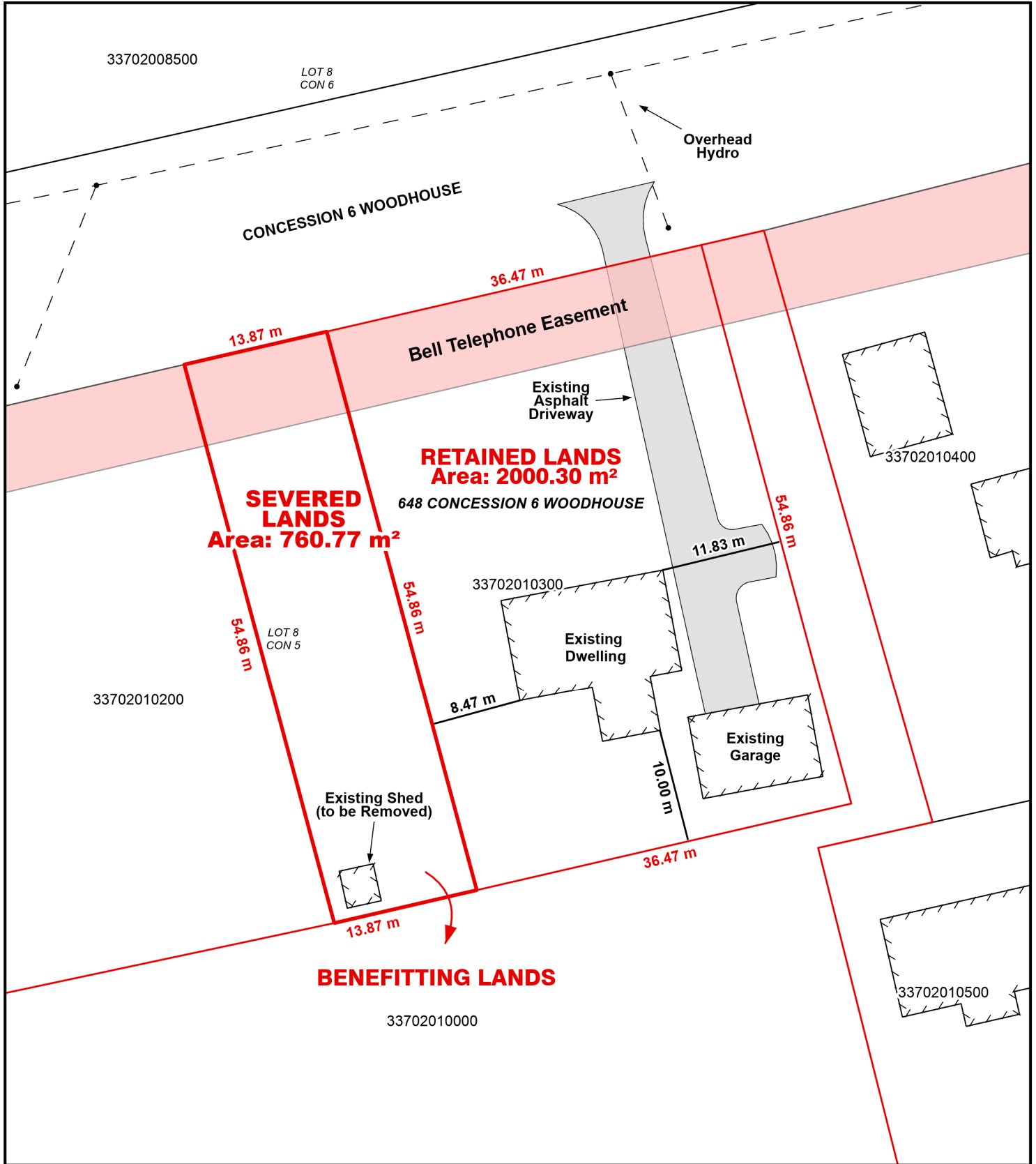
(H) - Holding

A - Agricultural Zone



CONCEPTUAL PLAN

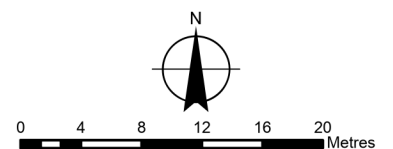
Geographic Township of WOODHOUSE



Legend

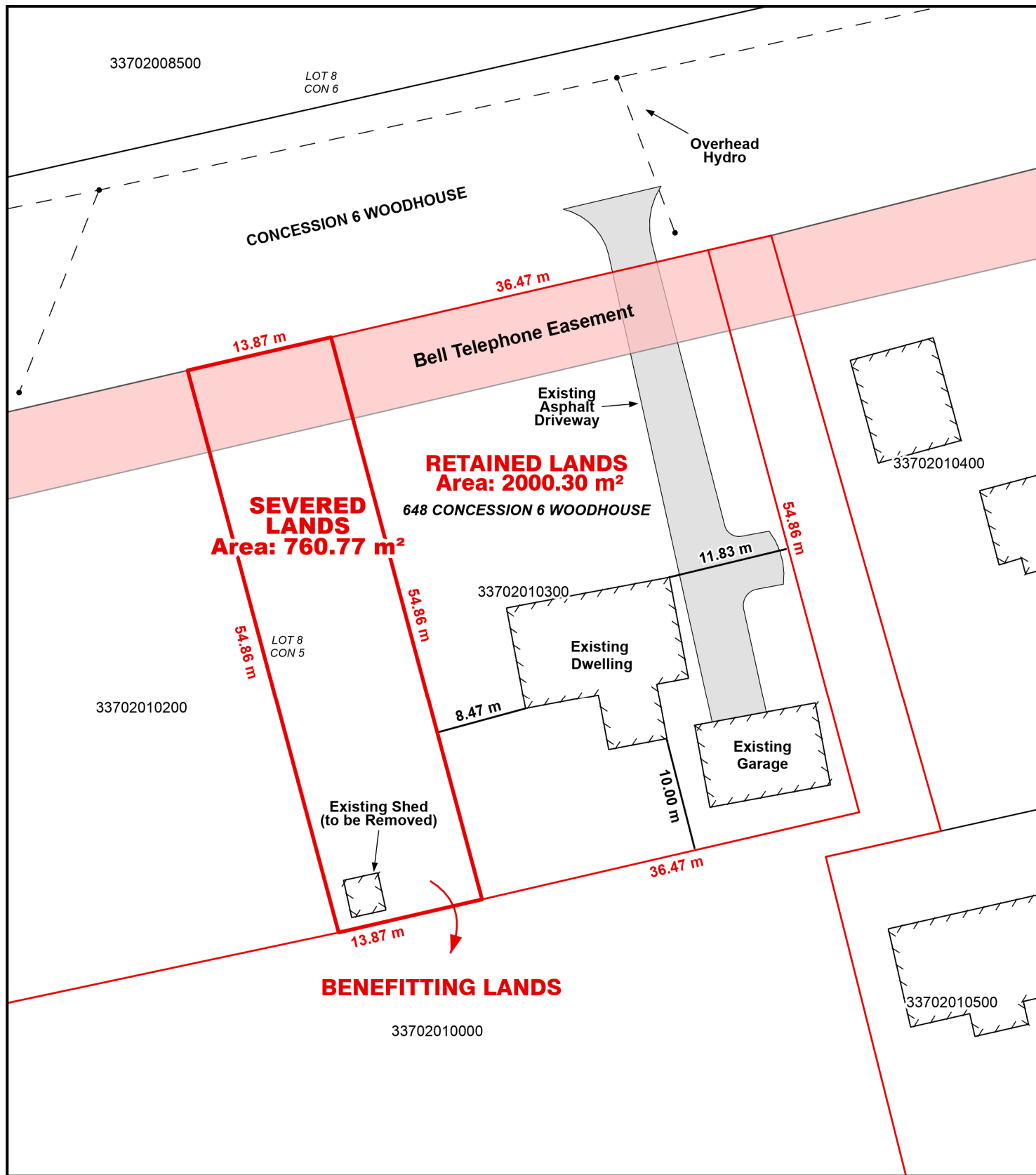
- Subject Lands
- Easements
- Lands Owned

2/9/2026



CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Easements
- Lands Owned

2/9/2026

