

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

Property Assessment Roll Number: 3310542010103000000

A. Applicant Information

Name of Owner Abraham Guenther

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 2568 County Rd 23
Town and Postal Code Langton NOE 1G0
Phone Number 226-237-1887
Cell Number _____
Email _____

Name of Applicant Gerhard Friesen
Address 9254 Plank Rd
Town and Postal Code Straffordville NOJ 1Y0
Phone Number 519-403-8769
Cell Number _____
Email horizonservices8221@gmail.com

Name of Agent Same as applicant
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 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:

Kindred Credit Union, Aylmer ON

B. Location, Legal Description and Property Information

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

NWAL CON 13 PT LOT 1RP
37R9415 PART 1

Municipal Civic Address: 2568 Norfolk County Rd 23

Present Official Plan Designation(s): _____

Present Zoning: RH

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:

RH

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	49.78m				
Lot depth	64.01m				
Lot width	125.08m				
Lot area	5175.3m ²				
Lot coverage	4.6%				
Front yard	3.7m				
Rear yard	2.8m				
Height	6.7m				
Left Interior side yard	2.5m				
Right Interior side yard	3m				
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other	—	100m ²		250.83m²	153m²

Floor
AREA
ALLES BLOS
Norfolk
COUNTY

266.43 166.43m

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:

Residential dwelling: 210 m² ; Shed #1: 9.29 m²
Shed #2: 5.94 m² ; Shed #3: 15.6 m²

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.

N/A

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:

Detached one-storey garage 13.72 m x 18.29 m

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:

Unknown

9. Existing use of abutting properties:

RH / Agricultural

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:

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

Need the detached garage to store personal items, such as vehicles, tractors, trailer, etc.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. 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. 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):

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:

Speaking to neighbours, research online

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 *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.

K. Declaration

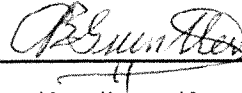
I, ABRAHAM GUENTHER of NORFOLK COUNTY

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:

Municipality of Bayham

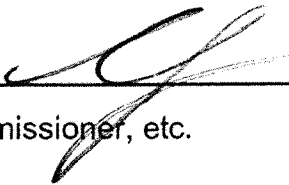


Owner/Applicant/Agent Signature

In Stratfordville

This 15 day of May

A.D., 20 24


A Commissioner, etc.

LORNE JAMES, a Commissioner, etc.,
Treasurer of the Corporation of the
Municipality of Bayham.

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:

- ☐ 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.

Gerhard Friesen
Owner/Applicant/Agent Signature

May 14/24
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 Abraham Guenther am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Gerhard Friesen 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.

X Abraham Guenther
Owner

May 14/24
Date

Owner

Date

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

4. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☒ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☐ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

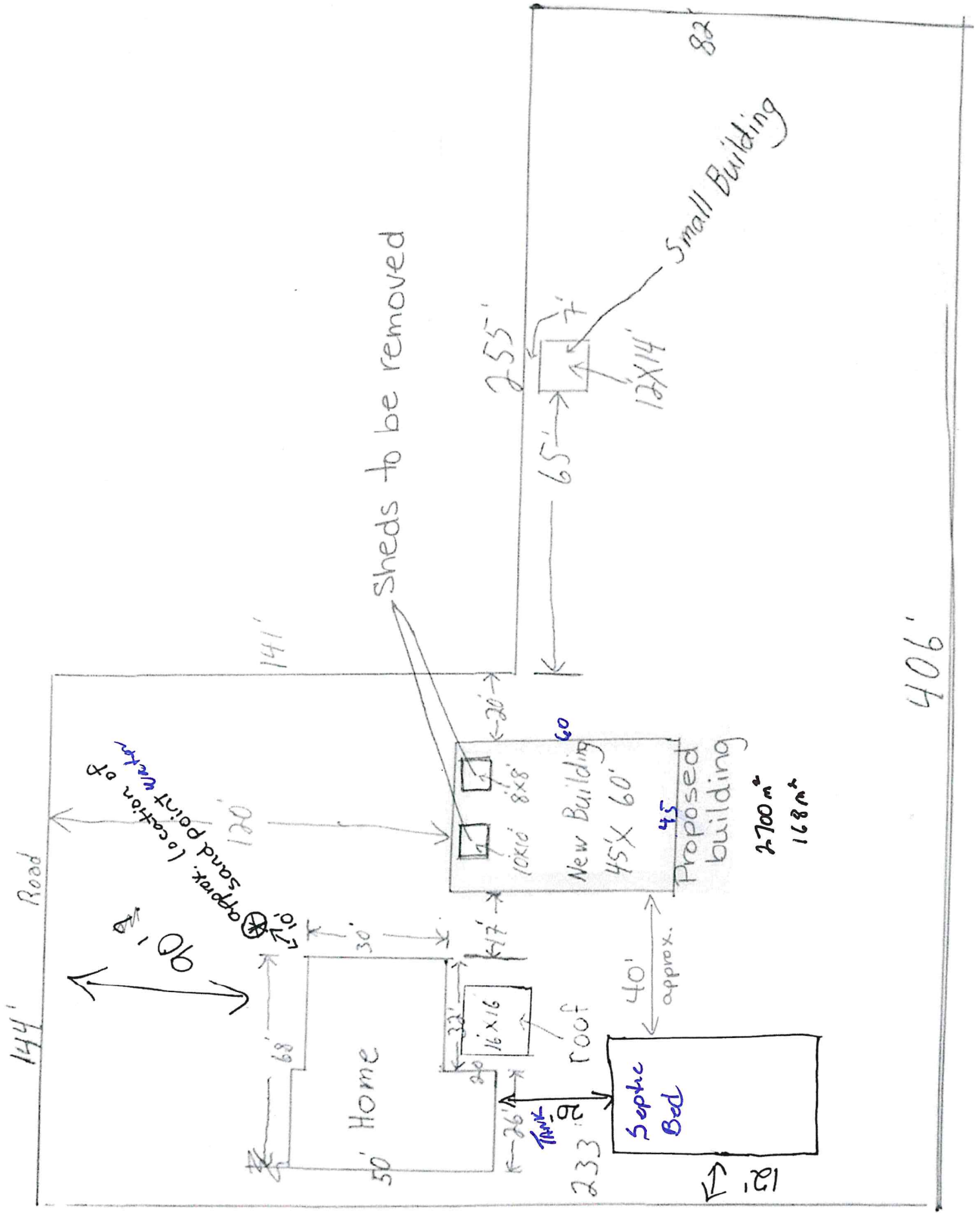
Name of road/street:

G. All Applications: Other Information

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

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

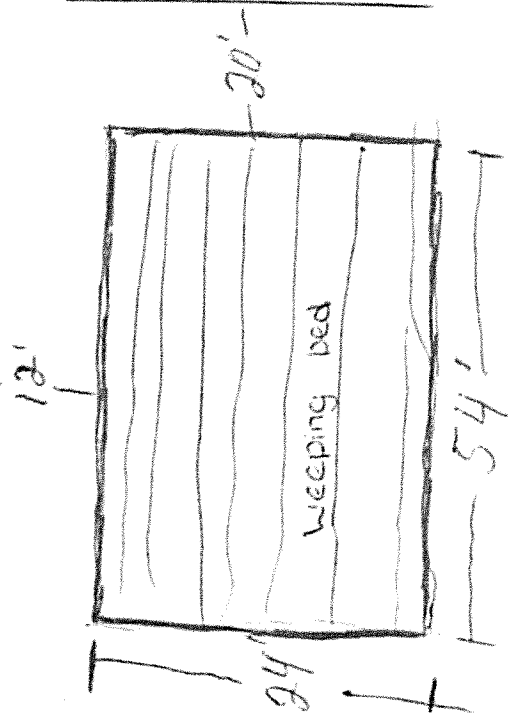
2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.



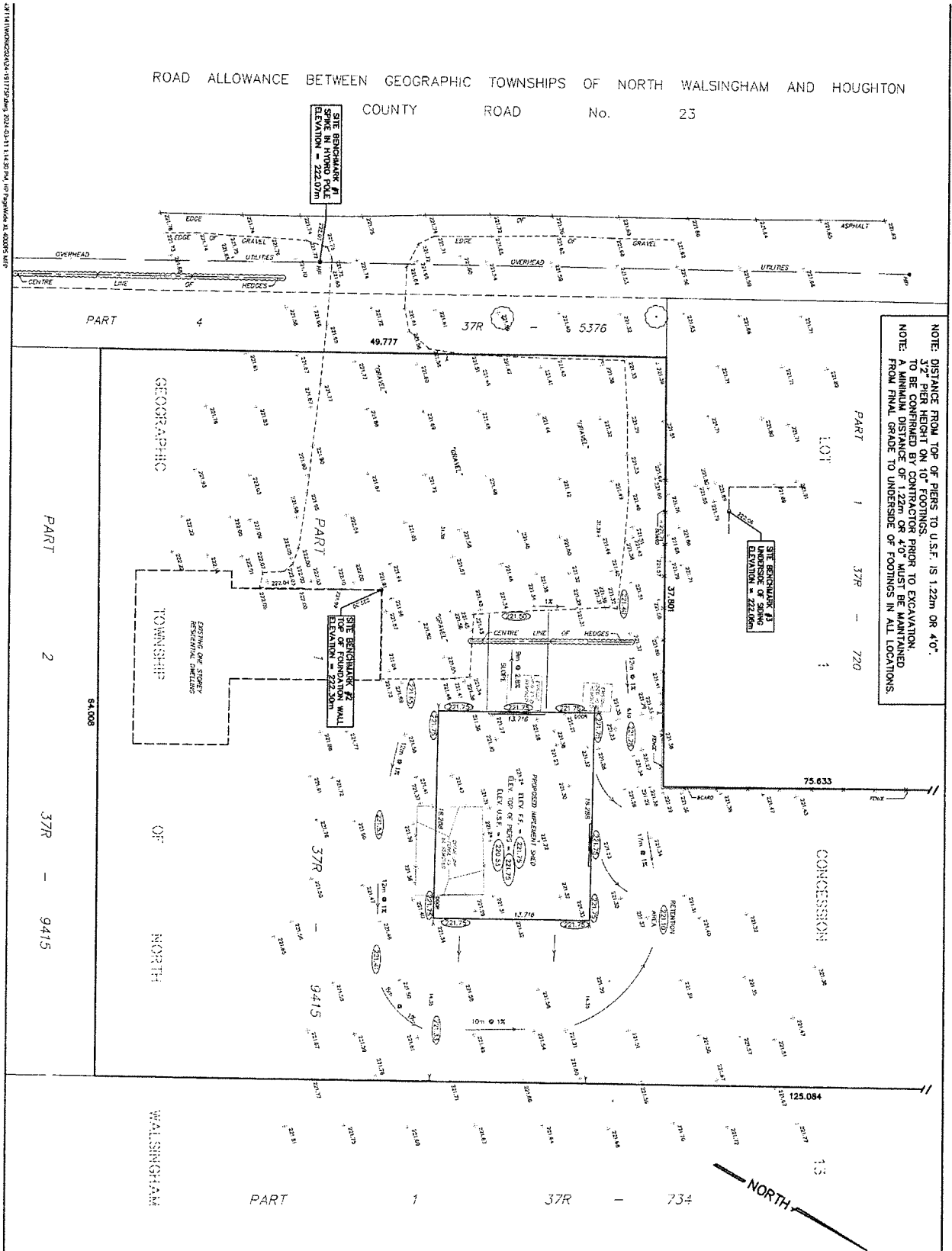
Road

Home

Sand point



ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS OF NORTH WALSHINGHAM AND HOUGHTON
COUNTY ROAD No. 23



NOTE: DISTANCE FROM TOP OF PIERS TO U.S.F. IS 1.22m OR 4'0".
DISTANCE FROM TOP OF FOOTINGS PRIOR TO EXCAVATION
TO BE CONFIRMED BY CONTRACTOR. A MINIMUM DISTANCE OF 1.22m OR 4'0" MUST BE MAINTAINED
FROM FINAL GRADE TO UNDERSIDE OF FOOTINGS IN ALL LOCATIONS.

SKETCH
PREPARED FOR BUILDING PERMIT
AND LOT GRADING
FOR: HORIZON SERVICES
#2368 COUNTY ROAD #23
P.L.N. 50135-0238

SCALE 1:200
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

METRIC

CAUTION
THIS IS NOT A PLAN OF SURVEYOR'S REPORT AND SHALL NOT
- BE USED FOR ANY OTHER PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE
- NOT BE FIELD FROM A SURVEYOR'S REPORT. THE SURVEYOR SHOULD
- NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION THAT MAY BE
- NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION THAT MAY BE
- NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION THAT MAY BE
- LOCATION OF UNDERGROUND UTILITIES NOT DETERMINED

NOTES

- (1) - PROPERTY DIMENSIONS SHOWN HEREON ARE AS SHOWN ON
DEPOSITED PLAN 314-9415
- (2) - PROPOSED BUILDING DIMENSIONS BY CALCULATIONS, NOT BY
MEASUREMENT. DIMENSIONS ARE SHOWN IN METRES AND FEET IN METRES
- (3) - EXISTING DIMENSIONS TO CURB ARE SHOWN IN METRES AND FEET IN METRES
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PROPERTY DESCRIPTION:
PART OF LOT 1
CONCESSION 13
PART PLAN 37R-9415
GEOGRAPHIC TOWNSHIP OF NORTH WALSHINGHAM
NORFOLK COUNTY

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KIM HUSTED SURVEYING LTD.
30 HUNTER STREET, WALSINGHAM, ONTARIO, M9G 2A8
PHONE: 519-865-5838 FAX: 519-865-5838

PROJECT: 24-19177SP

MARCH 11, 2024

THIS IS NOT A SURVEYOR'S REPORT



The Corporation of Norfolk County

By-Law 2017-04

Lot Grading and Drainage

THIS FORM IS TO BE SUBMITTED WITH EVERY LOT GRADING PLAN

Municipal Address: 2568 County Road #23

And/or

PIN: 50135-0238

SELECT THE **ONE** PURPOSE FOR SUBMITTING THIS FORM:

☒ Proposed Grading Plan for Infill Lot:

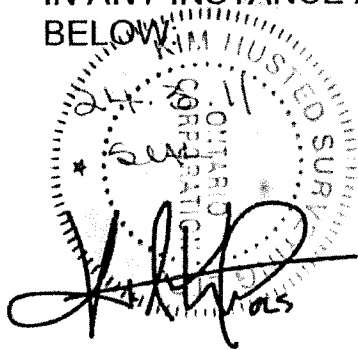
I, Kim Husted OLS, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan provides drainage in accordance with the Ontario Building Code and applicable Municipal regulations for the works to be constructed that are the subject of the Building Permit Application to which this is attached.

☐ Proposed Grading Plan within a Plan of Subdivision:

I, _____, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan conforms in all respects with the Master Grading Plan in the Plan of Subdivision Master Grading Plan, registered as:

_____(common name of the Plan of Subdivision and Registration Number).

IN ANY INSTANCE ABOVE NOTING "UNDER MY SEAL", AFFIX SEAL
BELOW



SEAL (Qualified Person)

(Sign and date over the seal)

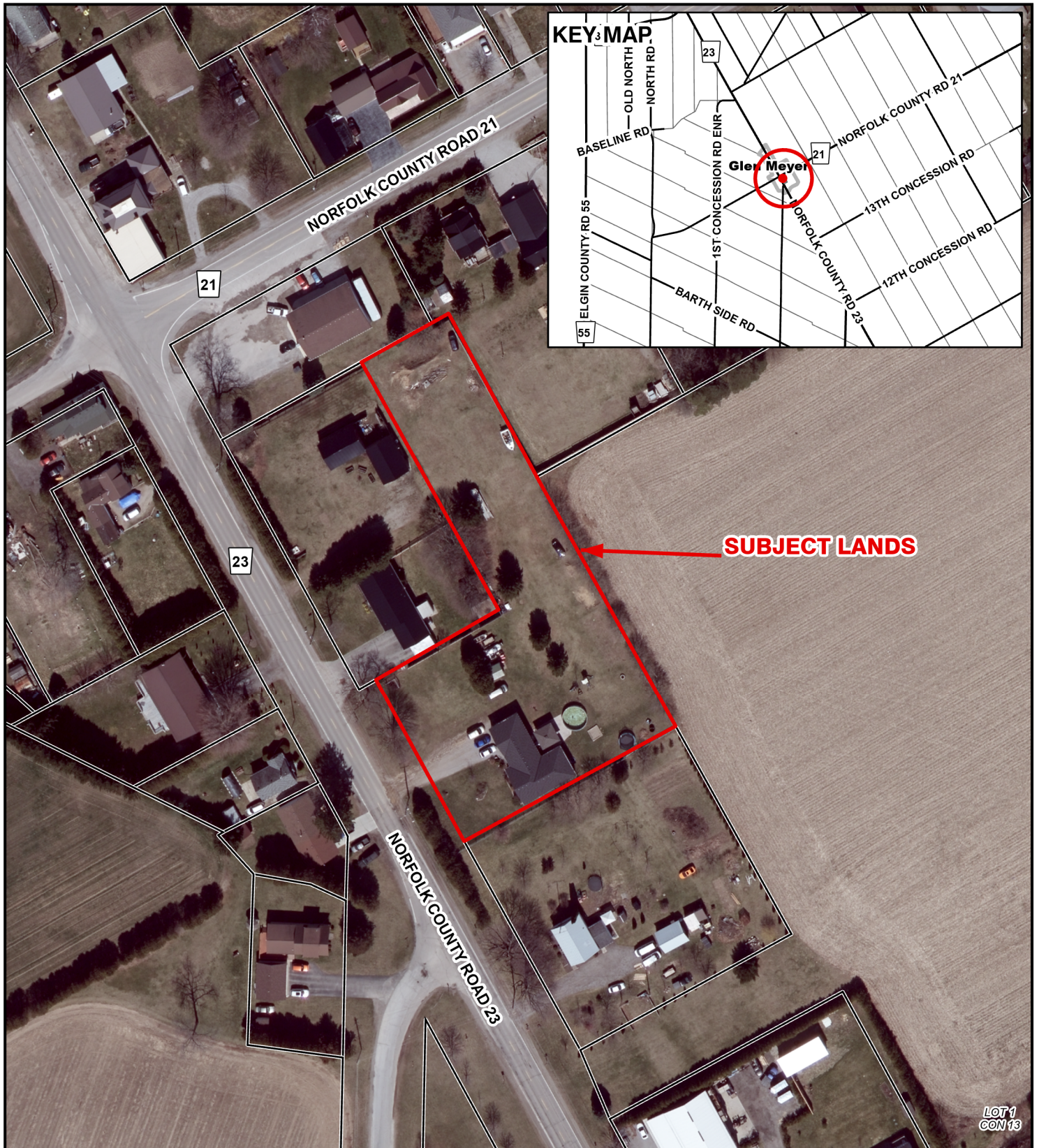
Name: Kim Husted OLS

License Number: 1582

This form approved by the County Official under delegated authority under Norfolk County By-Law
2017-04

MAP A
CONTEXT MAP
Geographic Township of NORTH WALSINGHAM

ANPL2024178

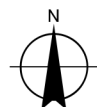


Legend

Subject Lands

2020 Air Photo

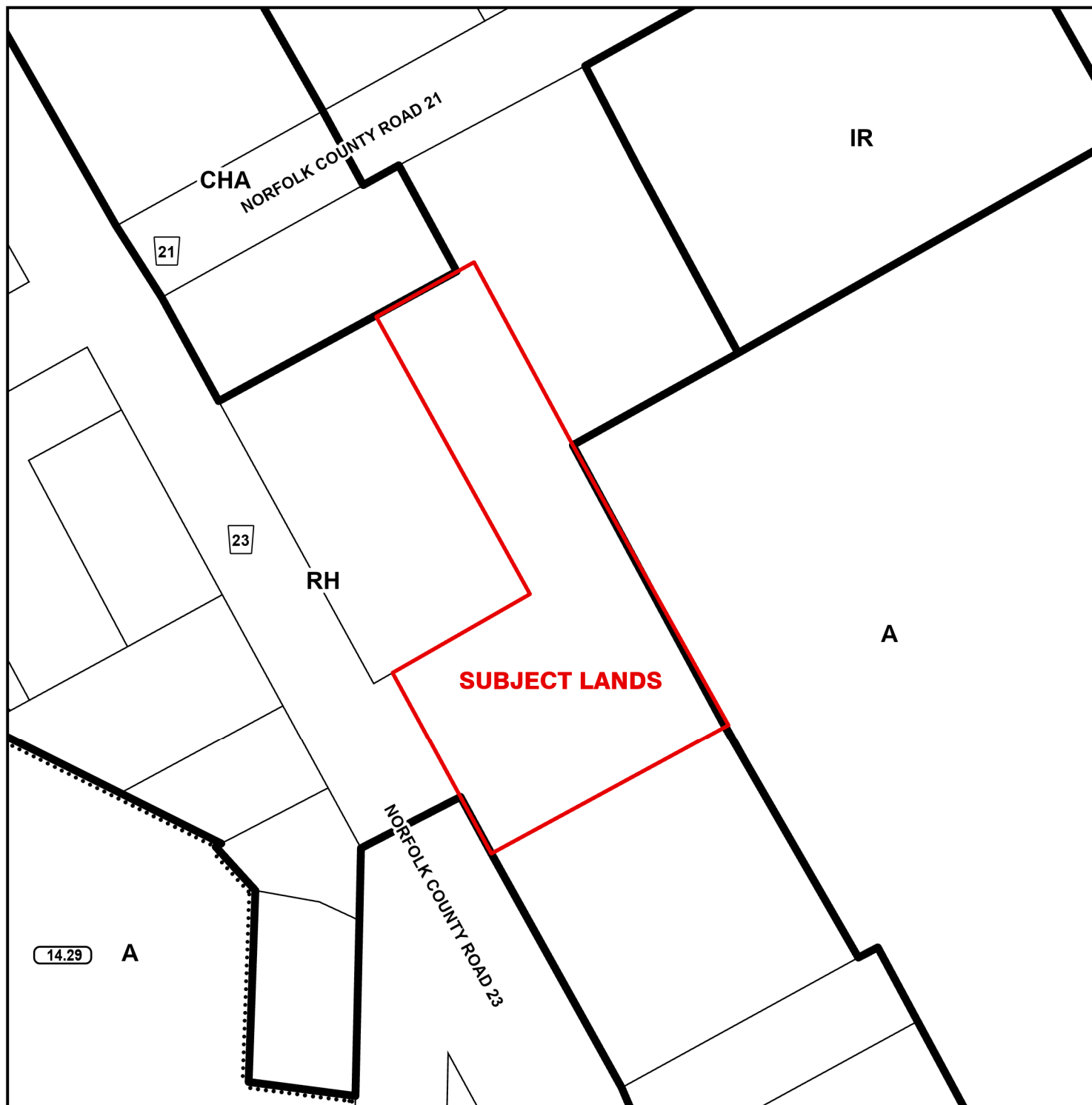
4/9/2025



10 5 0 10 20 30 40 Meters

MAP B
ZONING BY-LAW MAP
Geographic Township of NORTH WALSINGHAM

ANPL2024178



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

Layer

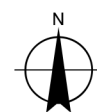
A - Agricultural Zone

CHA - Hamlet Commercial Zone

RH - Hamlet Residential Zone

IR - Rural Institutional Zone

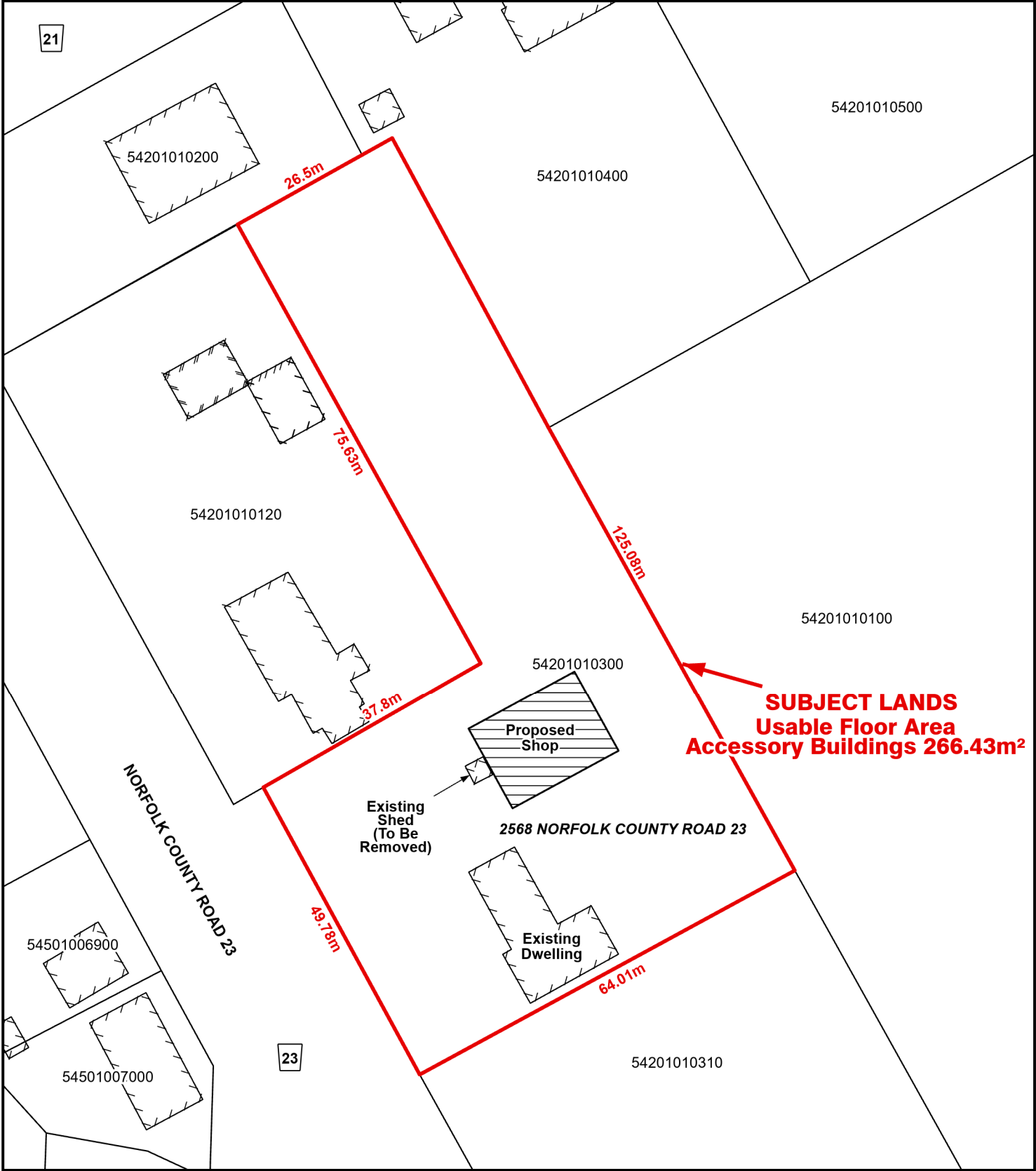
4/9/2025



10 5 0 10 20 30 40 Meters


CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



SUBJECT LANDS
Usable Floor Area
Accessory Buildings 266.43m²

Legend

 Subject Lands

4/9/2025

