

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: 3360301880**A. Applicant Information****Name of Owner** Chase Llewellyn Harrison Magalas

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 315 Concession 6 Townsend
Town and Postal Code Waterford N0E 1Y0
Phone Number 519-443-4342
Cell Number 519-755-6717
Email chase_magalas@hotmail.com

Name of Applicant Benjamin Edwin Stephen Sostar
Address 229 Concession 6 Townsend
Town and Postal Code Waterford N0E 1Y0
Phone Number _____
Cell Number 519-410-5425
Email ben_jamin110@hotmail.com

Name of Agent N/A
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:

TD Canada Trust - 54 Main Street S Waterford, ON N0E 1Y0

B. Location, Legal Description and Property Information

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

PT LTS 3,4 Con 5 Townsend in Norfolk County

Municipal Civic Address: 315 Concession 6 Townsend, Waterford Ontario N0E 1Y0

Present Official Plan Designation(s): Agriculture OP

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:

Agriculture

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:

N/A

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:

N/A

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:

As far back as known

9. Existing use of abutting properties:

Agriculture

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

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

C. Purpose of Development Application

Note: Please complete all that apply. 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	83.438 M			201.739 M	118.301 M
Lot depth	36.575 M			66.033 M	29.458 M
Lot width					
Lot area	3033.726 M ²	40 H.A		9,369 sq m 6335.120 M²	39.063 H.A
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

By-law:

N/A

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

Frontage: 118.301 M

Depth: Irregular

Width: 201.739 M

Lot Area: 6335.120 M²

Present Use: Agriculture

Proposed Use: Agriculture

Proposed final lot size (if boundary adjustment): 9368.846 M²

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: Roll Number: 331033603093000

Benjamin Edwin Stephen Sostar

Description of land intended to be retained in metric units:

Frontage: Broken Frontage 761.5 M

Depth: 683 M

Width: Irregular (922.5 M toward front, 1037 M at rear)

Lot Area: 68.206 Hectares or 168.54 Acres

Present Use: Agriculture

Proposed Use: Agriculture

Buildings on retained land:

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

Frontage: N/A

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: N/A _____
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:
Research and personal knowledge

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.

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 110 M

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 110 M

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

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> 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.

Please see Cover Letter, Letter of Opinion from Johnson & Baetz Well Boring and Supporting Letter from Magalas Produce.

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.



Owner/Applicant/Agent Signature

Oct 22/2025

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 Chase Magalas am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Benjamin Edwin Stephen Sostar 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.

Chase Magalas

Owner

Oct 22 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, Benjamin Edwin Stephen Sostar of 229 Concession 6 Townsend, Waterford

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:

337 Conc 6 Townsend Rd
SIMCOE


~~Chase Magellan~~ AW
Owner/Applicant/Agent Signature

In Waterford NORFOLK COUNTY

This 22 day of Oct 2025

A.D., 20 25



A Commissioner, etc.

John Andrew Wallace, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 16, 2027.

FOR:

SCALE: 1 : 800

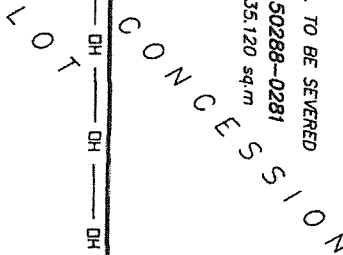
OCTOBER 7, 2025



P/N 50288-0287

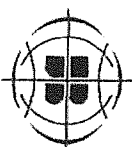
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.



PROPERTY DESCRIPTION:

PART LOT 3, CONCESSION 5
TOWNSHIP OF TOWNSEND



650 Ireland Rd., Simcoe, ON N3Y 4K2
T: (519) 426-0842 www.jdbarnes.com

J.L.M.

K.S.H.

DATED:

OCTOBER 6, 2025

Benjamin Sostar
229 Concession 6
Waterford, ON N0E 1Y0
519-410-5425
Ben_jamin110@hotmail.com

October 23, 2025

Norfolk County Planning Department
50 Colborne Street South
Simcoe, ON N3Y 4H3

Re: Application for Boundary Adjustment and Minor Variance
Properties: 229 Concession 6 Townsend, Waterford ON N0E 1Y0, Roll # 331033603019300, PT LT 3 CON 5 TOWNSEND AS IN NR534401; NORFOLK COUNTY. & 315 Concession 6 Townsend, Waterford, ON N0E 1Y0, Roll # 331033603018800, PT LTS 3,4, CON 5 TOWNSEND AS IN NR561174 LESS PT 1 ON 37R8585; NORFOLK COUNTY

Dear Andrew Wallace,

I am writing to formally submit an application for a boundary adjustment and minor variance between the above referenced properties, located in Norfolk County. The purpose of this adjustment are as follows:

1. The current well at 229 Concession 6 Townsend, Waterford is contaminated with sulphur and silting in.
2. The proposed boundary adjustment to the west of the current property is required to accommodate an appropriate location for a new water well. Please see the Letter of Opinion from Johnson & Baetz Well Boring attached to this application.
3. The proposed boundary adjustment to the North of the current property is required to release the adjoining farm of any maintenance or liability of unfarmable land and to square up farmland.

This adjustment will not result in the creation of any new lots, but rather a redistribution of land between the existing parcels. The proposed boundary change will ensure more practical land use and property management, while remaining consistent with the intent of the Norfolk County Official Plan and Zoning By-Law.

Enclosed with this letter are the required application forms, survey sketch and supporting documentation outlined in the County's submission requirements, as well as a Letter of Opinion from Johnson & Baetz Well Boring and Supporting Letter from current landowner, Chase Magalas.

I respectfully request your consideration of this application and look forward to working with planning staff throughout the review process.

Please do not hesitate to contact me at 519-410-5425 or email me at ben_jamin110@hotmail.com if further information or clarification is required.

Thank you for your time and assistance.

A handwritten signature in blue ink, appearing to read 'Ben Sostar', with a stylized flourish extending to the right.

Sincerely,
Benjamin Sostar
Owner/ Applicant

MAP NORFOLK - Community Web Map

7/30/2025, 7:15:57 PM



Land Parcels

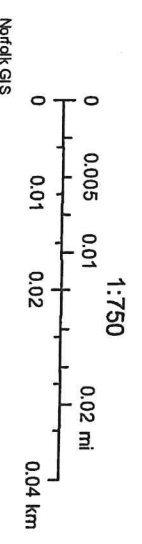
Civic Address

Plan Lines

Reg Plan Lot Numbers

Road Labels

DraftPlan



Municipal Drains

- Open - Ditch
- Open - Swale
- Open - Pond
- Closed - Tile
- Closed - Storm Sewer
- Unknown

Construction Watersheds

- Partition or Request
- Draft Watershed
- Final Watershed

Parcels



*Click the map for additional details.

Contact your Superintendent for the most up to date information on municipal drain construction projects.

Drainage West - Bill Mayes
519-426-3570 x. 8018
or Bill.mayes@norfolkcounty.ca
Drainage East - Bill Mayes



Municipal Drainage - Construction Dashboard

Municipal Drains

- Open - Ditch
- Open - Swale
- Open - Pond
- Closed - Tile
- Closed - Storm Sewer
- Unknown

Construction Watersheds

- Petition or Request
- Draft Watershed
- Final Watershed

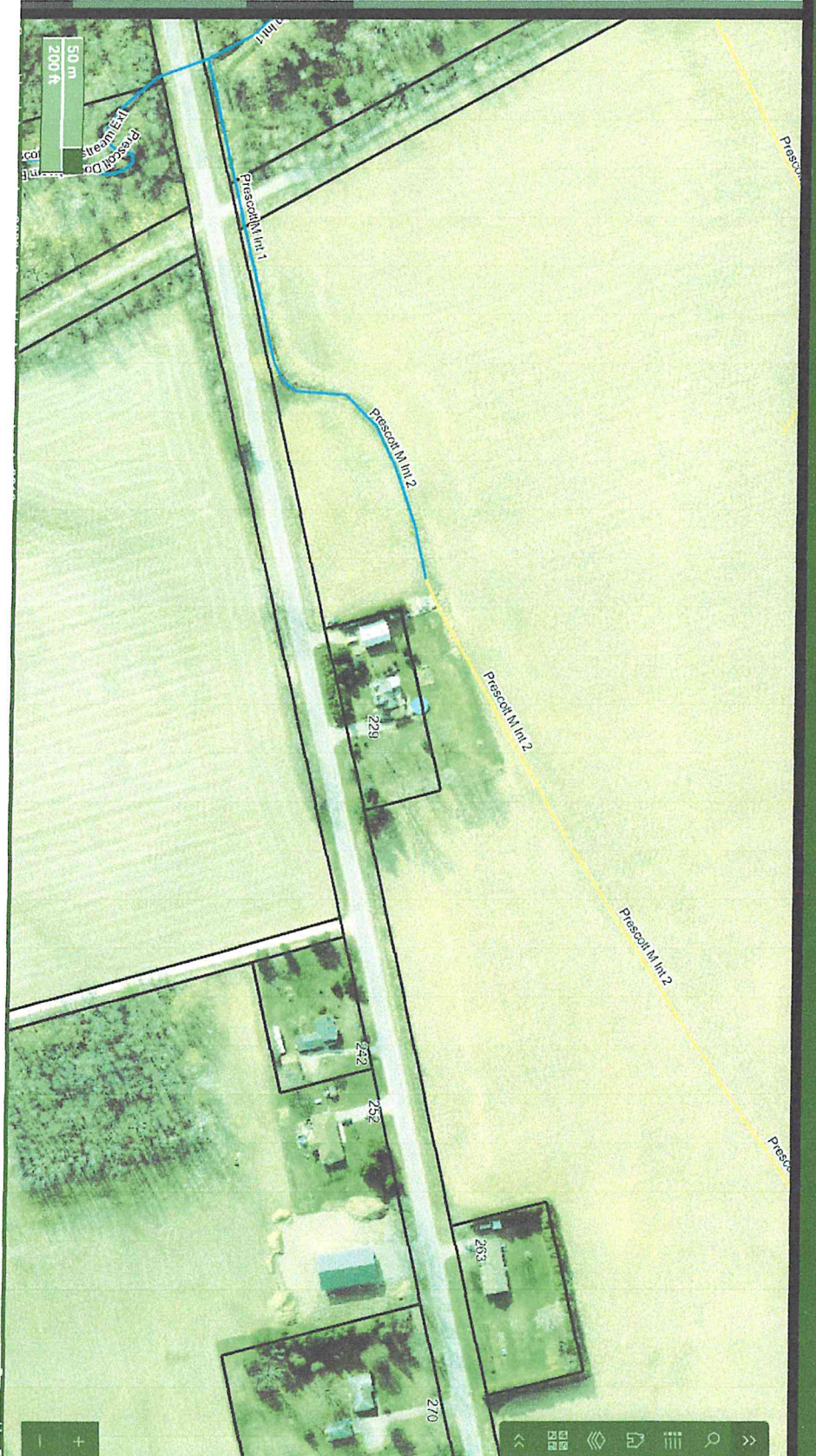
Parcels



*Click the map for additional details.

Contact your Superintendent for the most up to date information on municipal drain construction projects.

Drainage West - Bill Mayes
519-426-5870 x 8018
or bill.mayes@norfolkcounty.ca
Drainage East - Bill Mayes



Johnson & Baetz
WELL BORING
COMPANY LIMITED

Toll Free: 1-800-465-4418 | Home & Office: 519-443-0045 | johnsonandbaetz@silomail.com

To whom it may concern

I, Darcy Avey, owner/ operator at Johnson & Baetz Well Boring (in business since the 1950's) with over 35 years of personal experience, have attended 229 concession 6 Townsend, Waterford, ON to conduct a future well assessment.

I have included multiple points below as to my recommendation to dig the well as far West as possible:

1. To get the well away from the existing septic system and tile bed,
2. To get the well away from the existing sulphur well that also has a silt issue.
3. To get the well away from all existing points of drainage and ground water contaminants.
4. The neighbouring property to the West has a deeper well with good water.
5. There is insufficient room at the current location to dig a new well.

It is my professional opinion that there is no location on the current property to sufficiently support a new well. The location at the far west side of the new proposed property line provides a much more adequate water supply for this residence.

If you require any further information, please contact me at:

Darcy Avey, Owner/ Operator of Johnson & Baetz Well Boring



Ontario Ground Water Association
THE GROUND WATER INDUSTRY IN ONTARIO



To whom it may concern;

We are writing to explain the rationale for applying for a boundary adjustment in two areas at Lot 3 Concession 5 Townsend Road.

The small parcel of land to the North of the Sostar house should be considered for a boundary adjustment for the following reasons:

1. It is unusable for farming practices due to improper drainage.
2. It is too wet to plant in spring (machinery would get stuck, soil too wet for proper seed germination).
3. Washouts after rainfall often happen on this piece of land causing poor field conditions.
4. It has always been maintained and used by the Sostar family.
5. Proper boundary lines would allow for release of liability on our part, as the family has always freely used this property for their personal use.

The small irregular shaped field to the West of the Sostar home should also be considered for a boundary adjustment for the following reasons:

1. It is a very small, irregular piece of land surrounded by a drainage ditch, making large equipment access very difficult.
2. It is so small that we are unable to turn our equipment around on the property.
3. We lose a substantial amount of seed and harvested grain due to difficult access and maneuvering.
4. The home on the Sostar property requires a new water supply, this piece of property would be a good place for a new well.

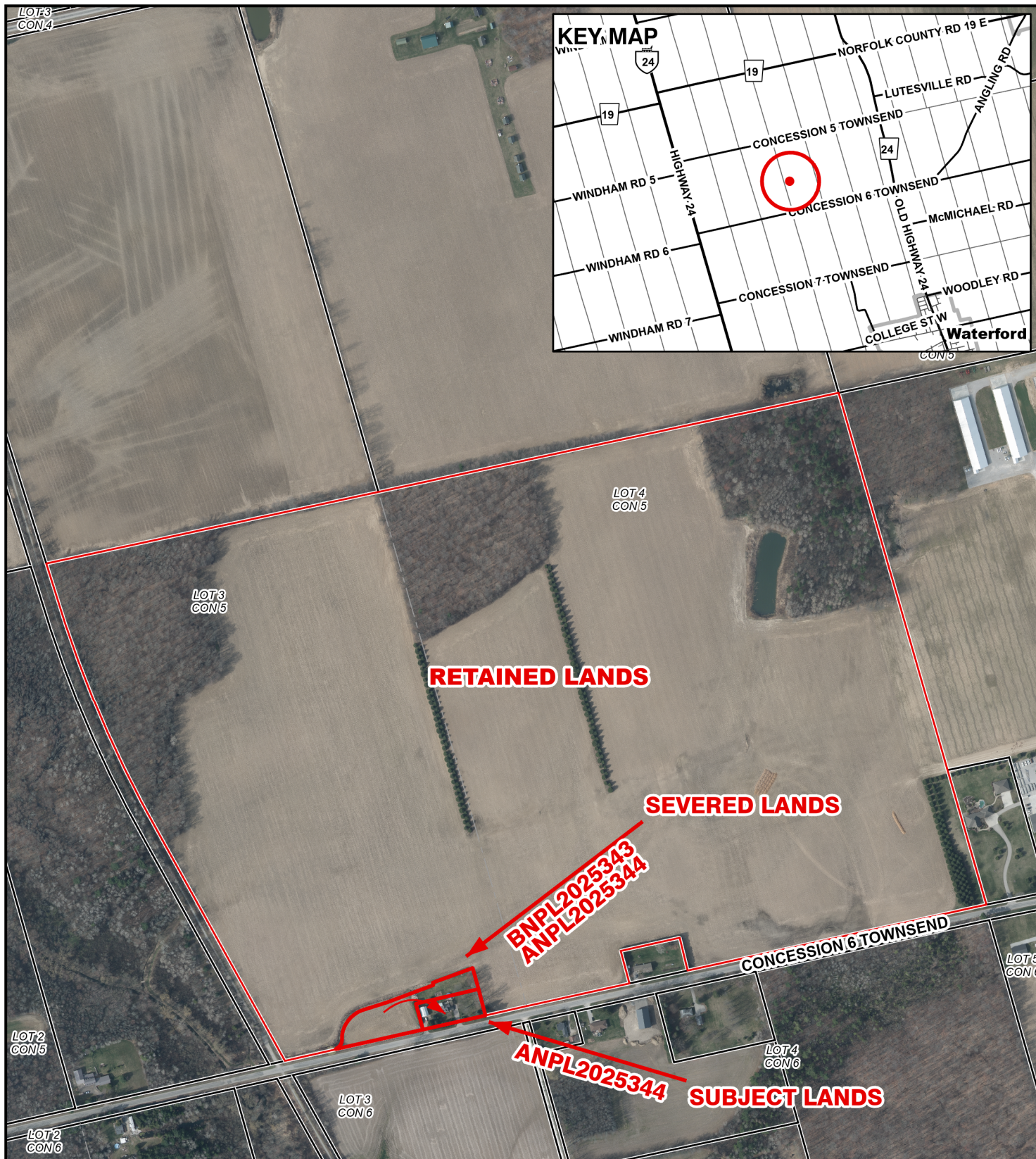
The drainage ditch surrounding these boundary adjustment requests already seem to act as a natural boundary line to the Sostar home.

We appreciate you taking our points into consideration and would be relieved to release these small parcels of property to the Sostar's, benefiting both parties.

Thank you,

Magalas Produce

A handwritten signature in blue ink that reads "Chase Magalar". The signature is written in a cursive, flowing style.

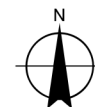


Legend

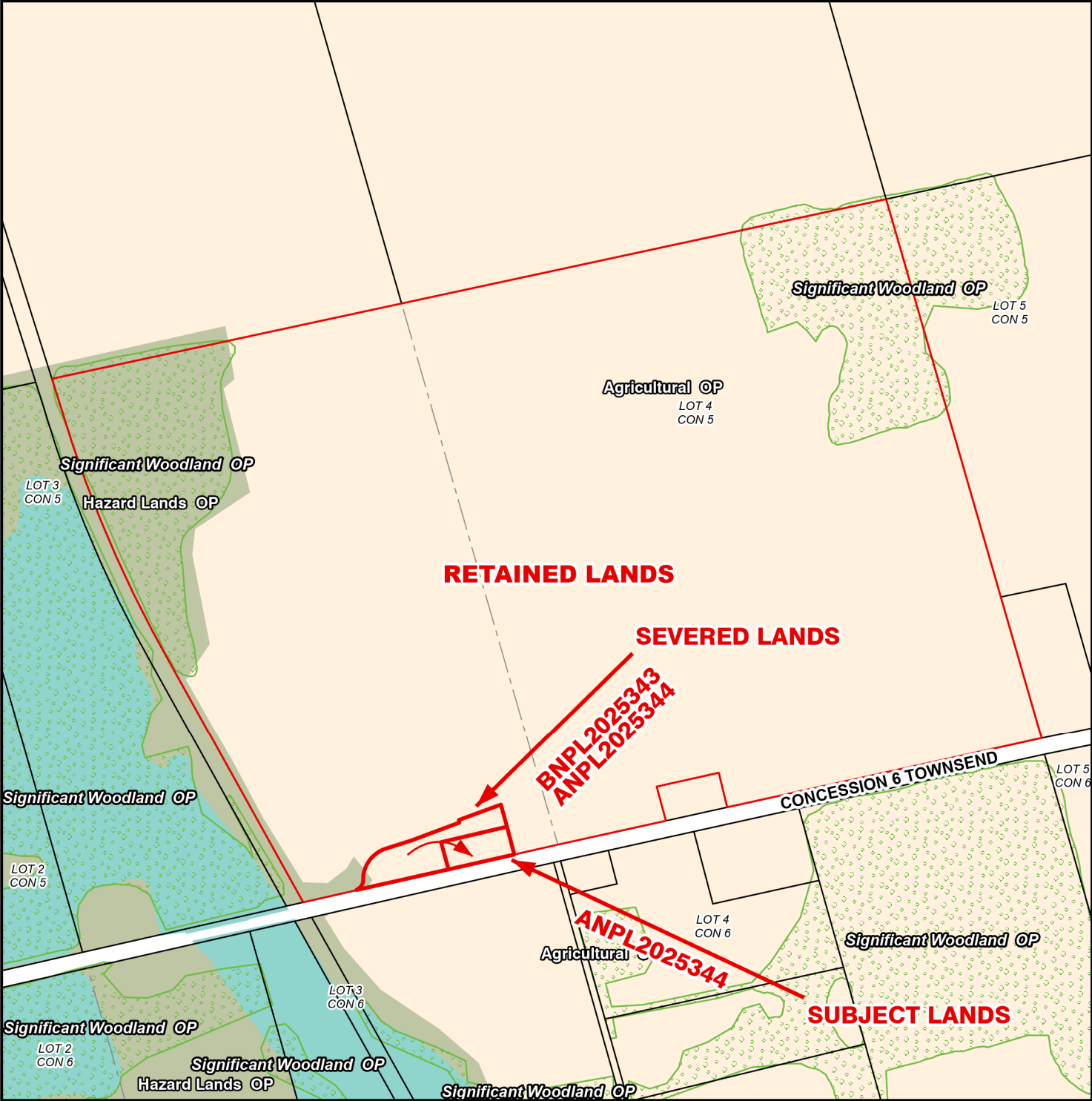
Subject Lands

2020 Air Photo

11/24/2025



50 25 0 50 100 150 200 Meters



Legend

- Subject Lands
- Lands Owned

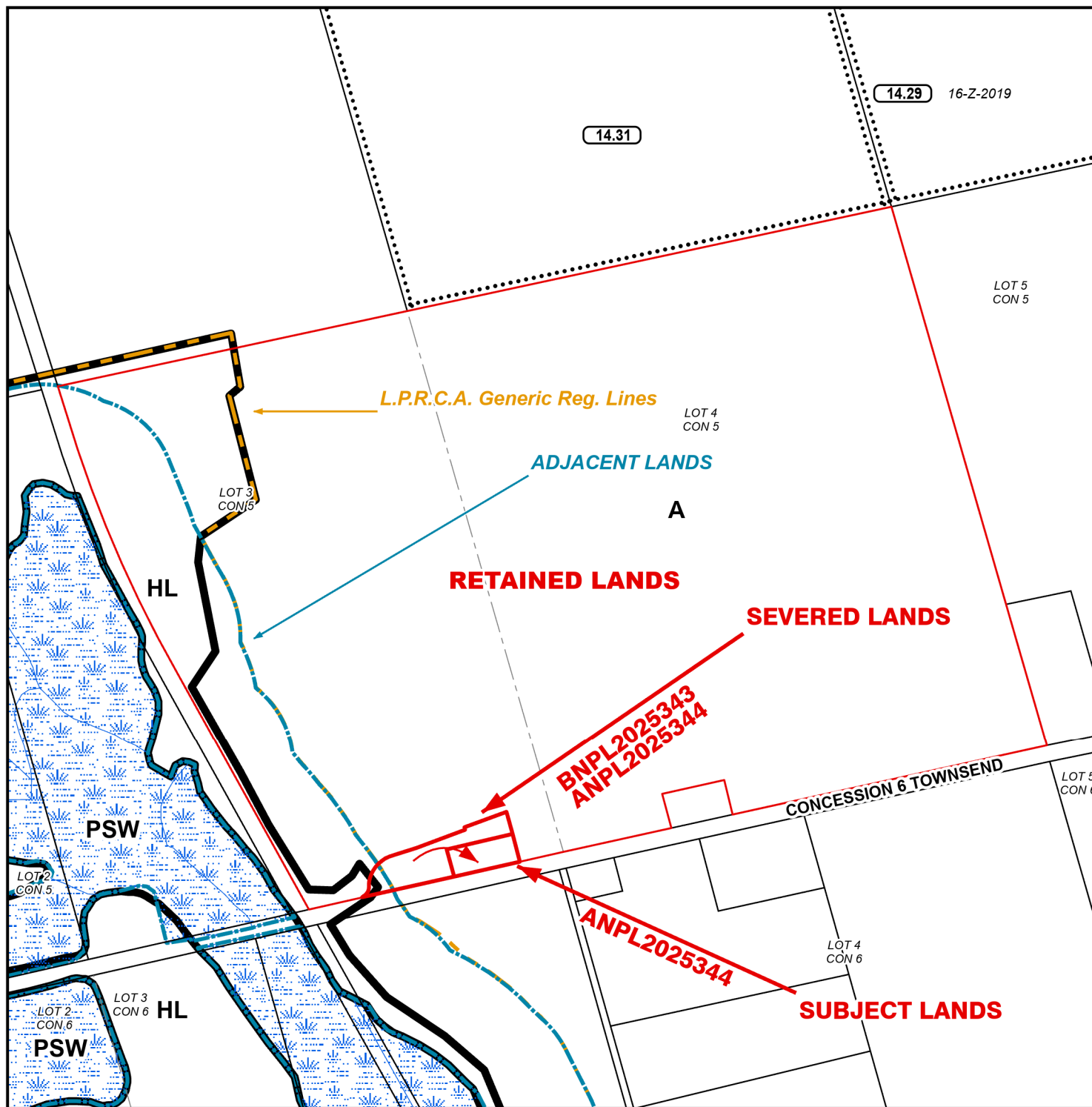
Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Significant Woodland

11/24/2025



50 25 0 50 100 150 200 Meters



LEGEND

- Subject Lands
- Wetland
- Lands Owned
- LPRCA Generic RegLines
- Adjacent Lands

ZONING BY-LAW 1-Z-2014

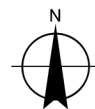
11/24/2025

(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone

PSW - Provincially Significant Wetland Zone



50 25 0 50 100 150 200
 Meters

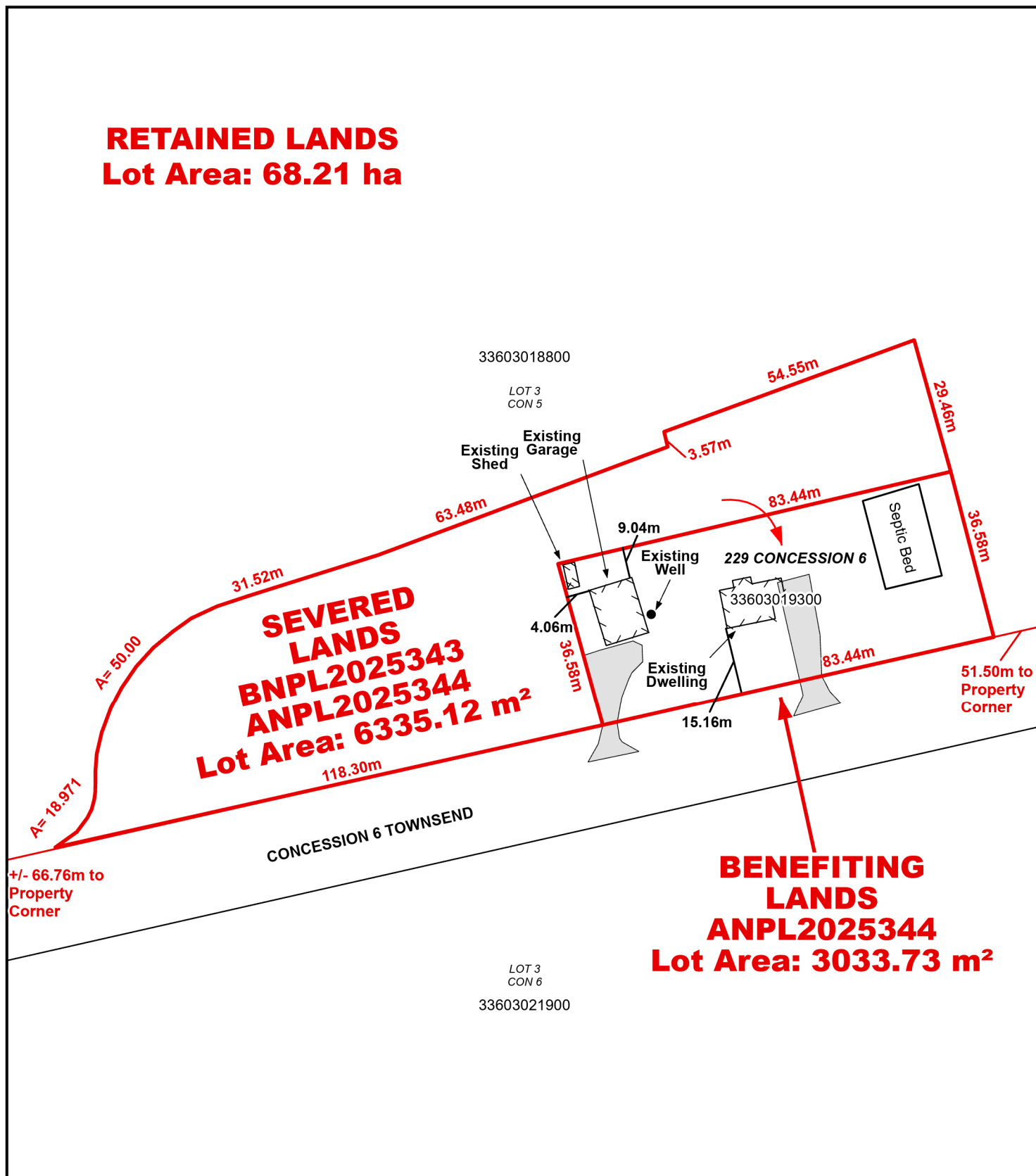
MAP D

CONCEPTUAL PLAN

Geographic Township of TOWNSEND

BNPL2025343

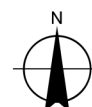
ANPL2025344



Legend

- Subject Lands
- Lands Owned

11/24/2025



9 4.5 0 9 18 27 36 Meters

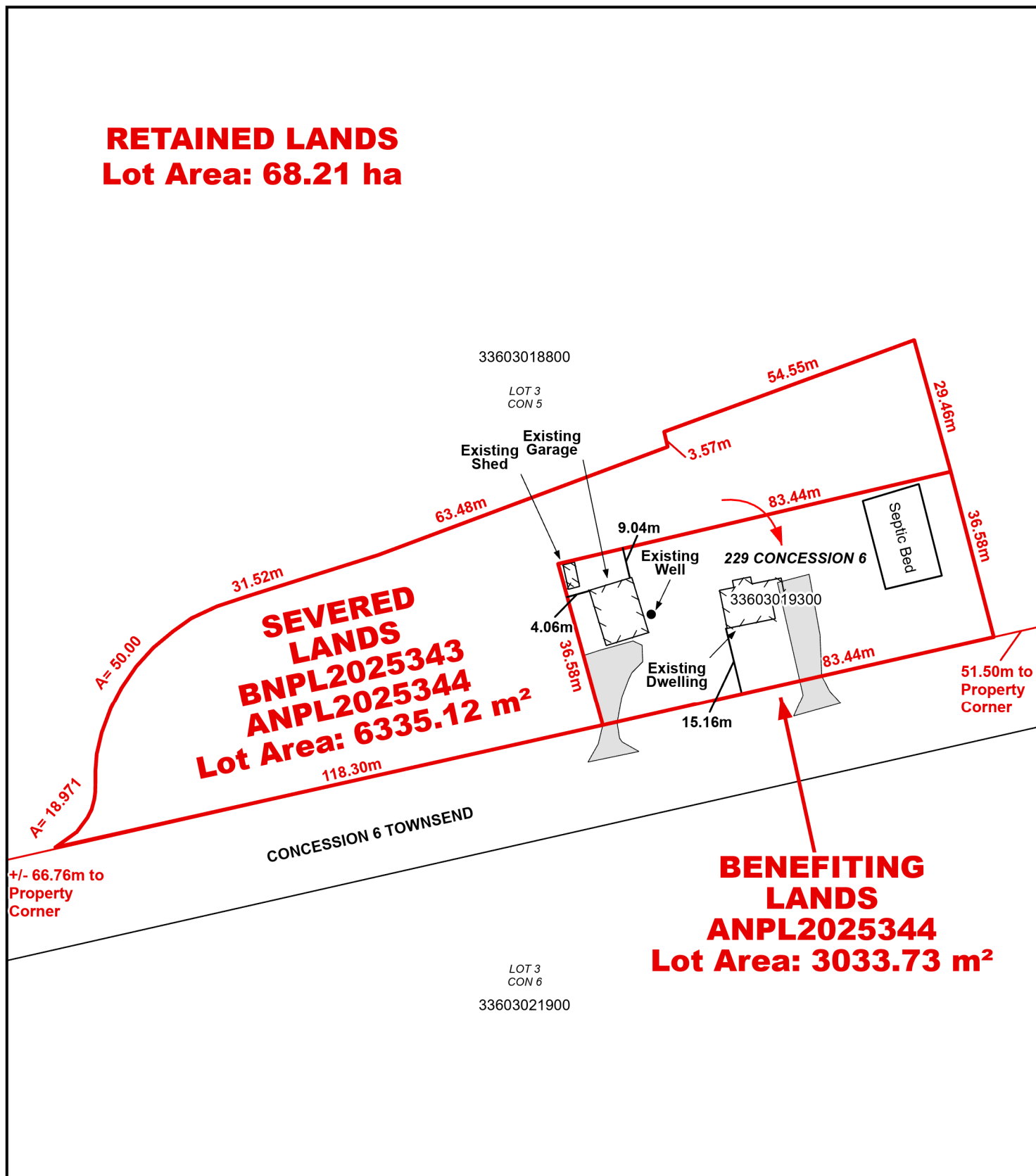
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of TOWNSEND

BNPL2025343

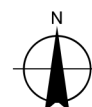
ANPL2025344



Legend

- Subject Lands
- Lands Owned

11/24/2025



9 4.5 0 9 18 27 36 Meters