

File Number	<u>BNPL2019090</u>	Application Fee	<u>\$3061</u>
Related File Number	<u> </u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	OSSD Form Provided	<u>Yes</u>
Application Submitted	<u> </u>	Planner	<u>Steve</u>
Complete Application	<u>March 19/19</u>	Public Notice Sign	<u>Yes</u>

☐ Consent/Severance/Boundary Adjustment

☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment

☐ Minor Variance

☐ Easement/Right-of-Way

Name of Owner Diedrich Klassen

Address	915 conc rd b (mailing)
Town and Postal Code	Clear creek on NOE 1C0
Phone Number	519 875-5618
Cell Number	519 428 6426
Email	

Address 127 6th Lane Walsingham

Town and Postal Code 110E1X0

Phone Number Same as Above

Cell Number _____

Email

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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

☒ Owner

☐ Agent

☐ Applicant

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

B. Location, Legal Description and Property Information

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

Part Lot 2 6th Concession
South Walsingham

Municipal Civic Address: 127 6th Concession Road

Present Official Plan Designation(s): ~~Walsingham~~ Agacalira

Present Zoning: A Residential

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 Agricultural

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:

House plus a shed

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

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

30 plus

9. Existing use of abutting properties:

Farms

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:

Note: Please complete all that apply.

Proposed

Lot frontage	49.36 m	
Lot depth	64.54 m	
Lot width		
Lot area		
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

Frontage: 49.36 m

Depth: 64.54 m

Width: 40.65 m

Lot Area: 0.31 Hectares

Present Use: Farm

Proposed Use: Residential

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: 98 ac

Present Use: Farm

Proposed Use: Farm

Buildings on retained land: 2 Barns

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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

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

Owners Name: Diedrich Klassen

Roll Number: 543-010-04000-0000

Total Acreage: ~~207.3~~ ac 99

Workable Acreage: ~~110~~ 80

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

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built ~~2005~~ 1985

Owners Name: Diedrich Klassen
Roll Number: 545-020-14100-0000
Total Acreage: 102.8
Workable Acreage: 30
Existing Farm Type: (for example: corn, orchard, livestock) Produce
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2005

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) Produce
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built 2005

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

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

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

If no, please explain:

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

If no, please explain:

no use in change

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

If no, please explain:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance NO

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance 400 mt

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance NO

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance NO

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance NO

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance NO

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance NO

Erosion

☐ On the subject lands or ☐ within 500 meters – distance NO

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance NO

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water ☐ Communal wells
☐ Individual wells ☐ Other (describe below)

_____ *A point* _____

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed ☐ 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:

_____ *6th Concession* _____

G. Other Information

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

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

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

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. Names of adjacent streets
8. Natural features, watercourses and trees

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

- ☐ Zoning Deficiency Form
- ☒ On-Site Sewage Disposal System Evaluation Form
- ☐ 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.

Diëdrieh Klassen Feb 15, 2019
Owner/Applicant/Agent Signature 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 Diëdrieh & Maria Klassen am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Diëdrieh & Maria Klassen 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.

Diëdrieh Klassen Feb 15, 19
Owner Date
Maria Klassen Feb 15, 19
Owner Date

K. Declaration

I, Diédrieh Klassen 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:

Langton

Diédrieh Klassen

Owner/Applicant/Agent Signature

In Norfolk County

This 19
~~15~~ day of March

A.D., 20 19

[Signature]
A Commissioner, etc.

Steven James Collyer,
a Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 3, 2021





Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE No.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>127 6 conc Rd Walsingham</u>			
Owner: <u>Diëdrieh Klassen-Maria</u>		Lot: <u>L 2</u>		Concession: <u>6</u>	
Lot Area:		Lot Frontage:		Assessment Roll No.	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>1500</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>20</u>	
Is the building currently occupied? <input checked="" type="radio"/> Yes / No If No, how long?					
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Richard Miller</u>		Company Name: <u>Miller Construction</u>	
Address: <u>1507 NORFOLK COUNTY RD. 45</u>		Postal Code: <u>N0E 1G0</u>		Phone: <u>519 403 8590</u>	
Email: <u>millenconstruct@gmail.com</u>		BCIN # <u>46141</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type:	
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>10</u> ft.	
Surface Discharge Observed: Yes <input checked="" type="radio"/> No		Odour Detected: Yes <input checked="" type="radio"/> No		Current Weather (at time of evaluation): <u>cloudy - 2</u>	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <u>1000</u> Gal.		Pump: Yes <input checked="" type="radio"/> No	
Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>6</u>		Total Length of Tile: <u>300'</u>	
Distance Between Tile Runs: <u>6'-0"</u>					
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>12'-0</u>		<u>20'-0"</u>	
Distance to Bodies of Water (ft)		<u>NA</u>		<u>NA</u>	
Distance to Nearest Well (ft)		<u>120'-6"</u>		<u>120'-0</u>	
Distance to Proposed Property Lines		Front <u>80</u> Rear <u>120</u> Side <u>40</u> Side <u>90</u>		Front <u>30</u> Rear <u>130</u> Side <u>40</u> Side <u>70</u>	

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <p><u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.</p> <p>Additional Comments: <div style="color: blue; font-family: cursive;">system in good order @ time of inspection</div> </p>
VERIFICATION	<p>OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.</p> <p>I, <u>Diedrich Klassen</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  Owner Signature </div> <div style="width: 45%;"> <u>Feb 26, 19</u> Date </div> </div>
<p>EVALUATOR:</p> <p>1. I, <u>Richard Nival</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  Evaluator Signature </div> <div style="width: 45%;"> <u>Feb 26/19</u> Date </div> </div>	
<div style="background-color: #f2f2f2; padding: 5px; margin-bottom: 10px;">BUILDING DIVISION COMMENTS</div> <p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Chief Building Official or designate </div> <div style="width: 45%;"> _____ Date </div> </div>	



On Site Sewage Disposal System Location Plan

DATE: FEB 26/19

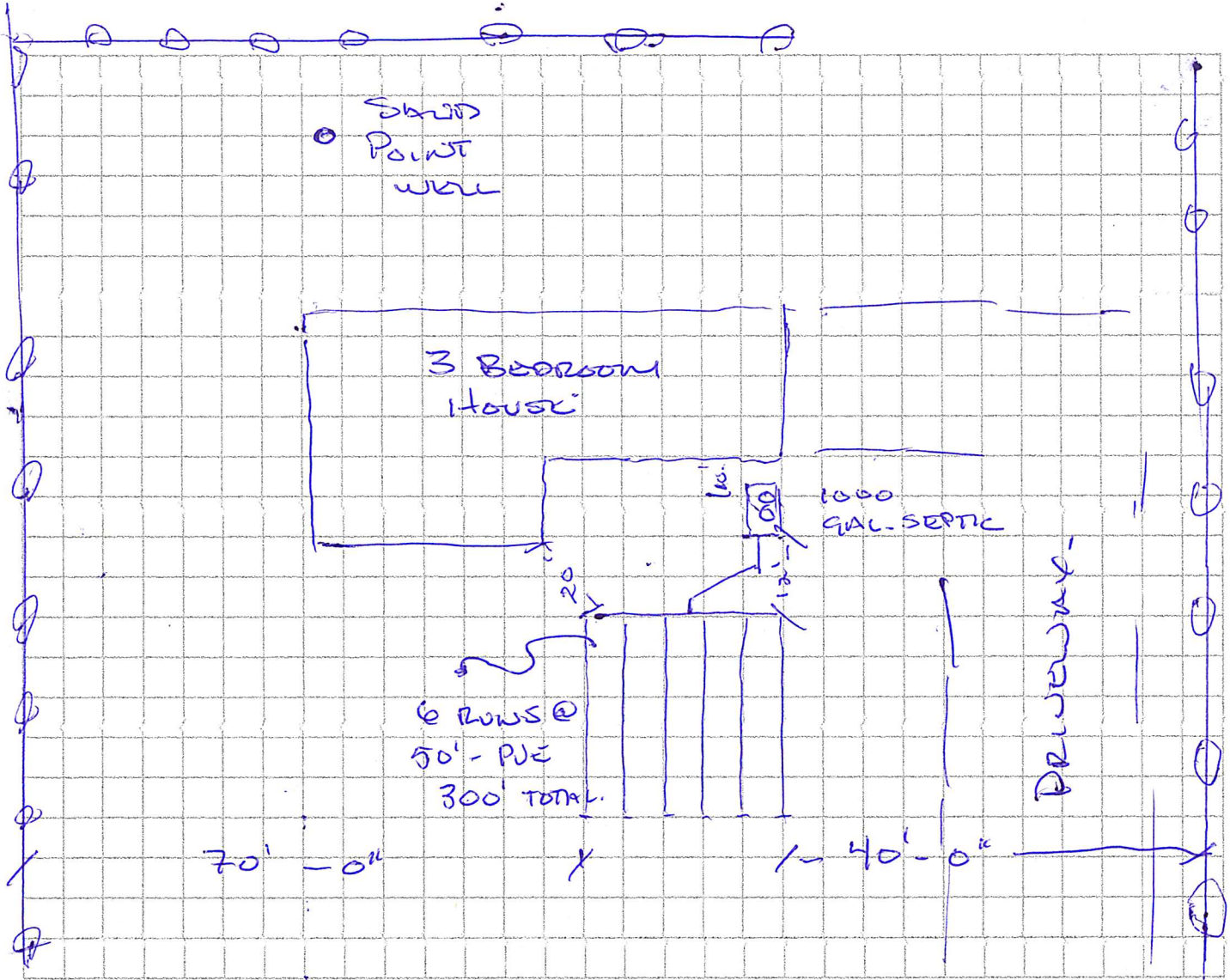
APPLICATION NUMBER: _____

OWNER: D. KLASOAS

EVALUATOR: R. NIKON

PROPERTY ADDRESS: 127 6TH AVE. WASHINGTON

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: _____

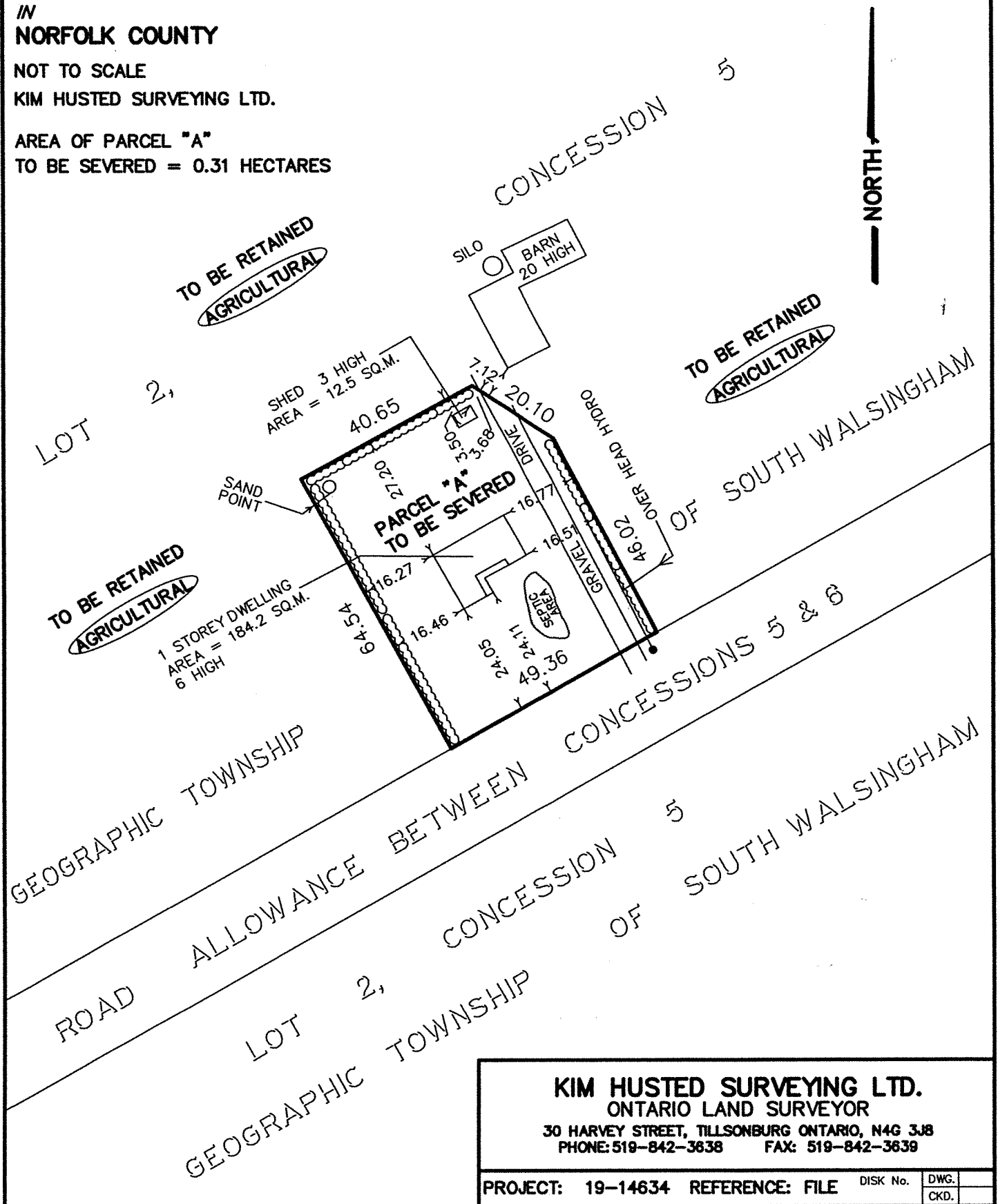
NOTE: The above sketch is not to exact scale.

SKETCH FOR PROPOSED SEVERANCE
PART OF LOT 2, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF SOUTH WALSHINGHAM
IN
NORFOLK COUNTY

NOT TO SCALE

KIM HUSTED SURVEYING LTD.

AREA OF PARCEL "A"
TO BE SEVERED = 0.31 HECTARES



KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

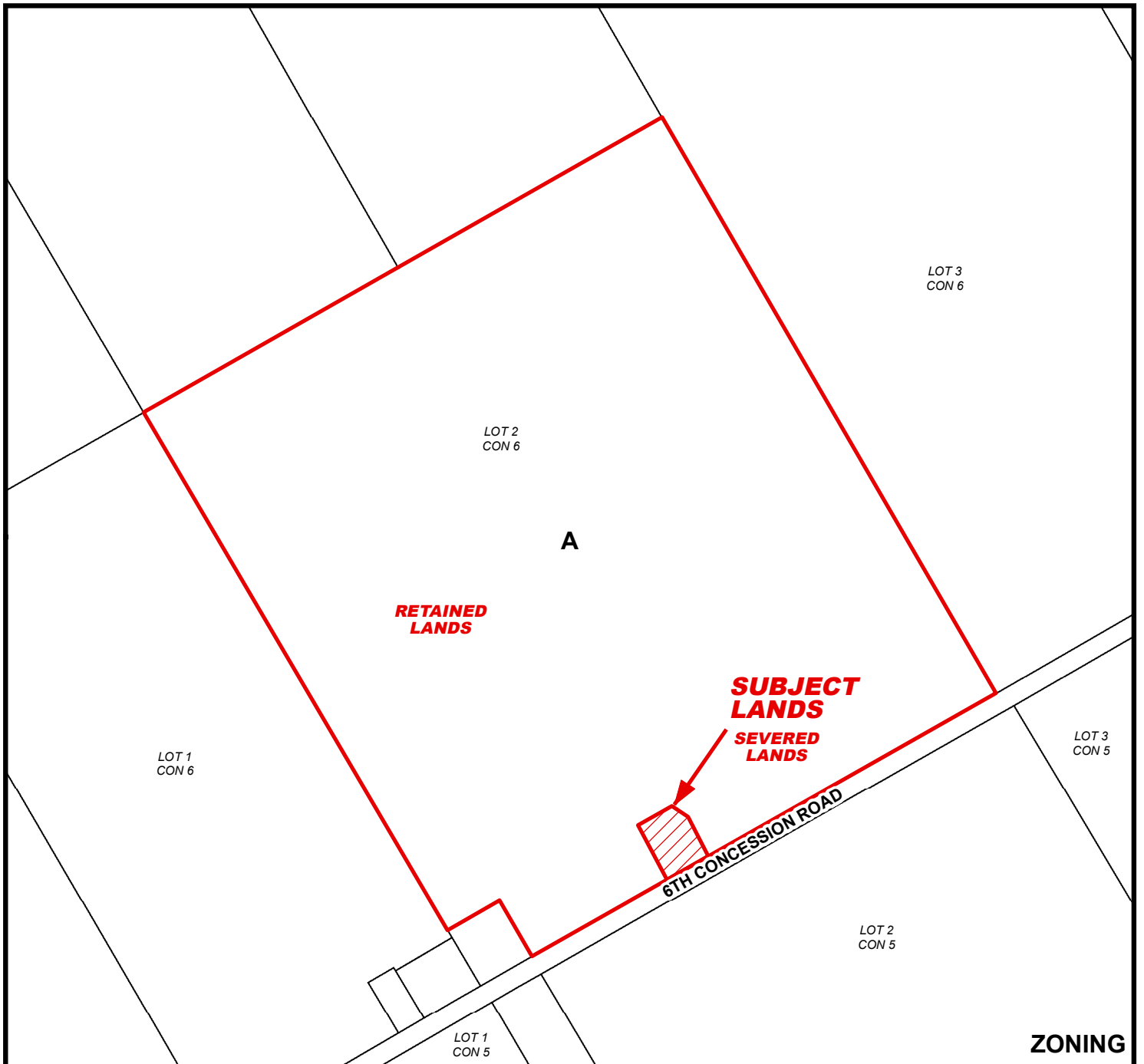
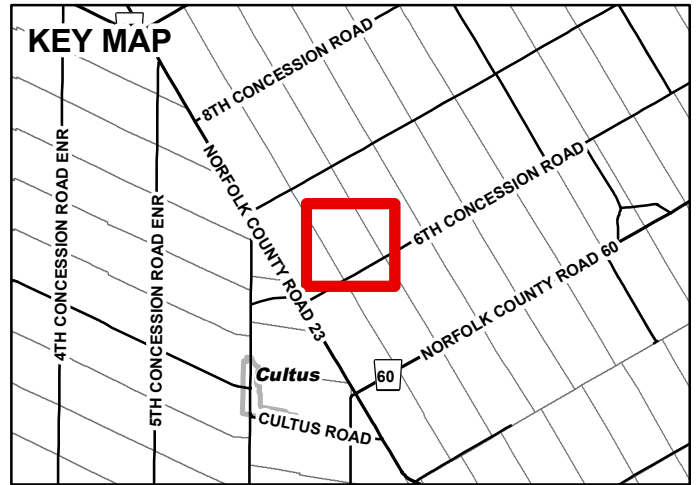
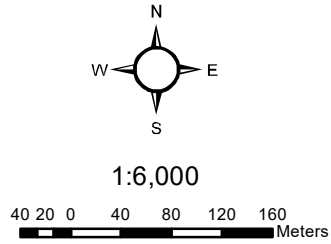
PROJECT: 19-14634 REFERENCE: FILE

DISK No.

DWG.

CKD.

MAP 1
File Number: BNPL2019090
Geographic Township of
SOUTH WALSINGHAM



ZONING

MAP 2

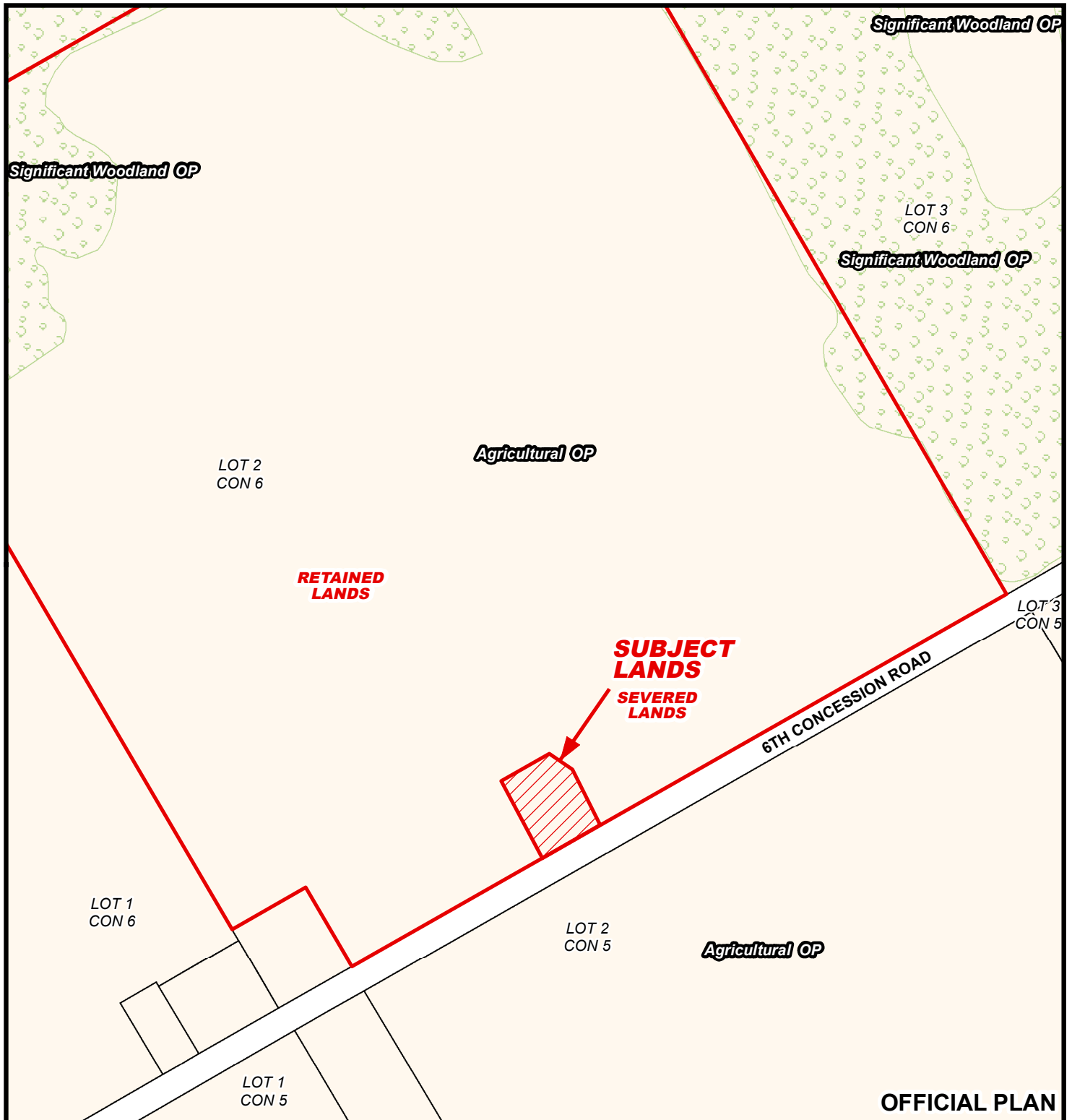
File Number: BNPL2019090

Geographic Township of SOUTH WALSINGHAM



2010 0 20 40 60 80 Meters

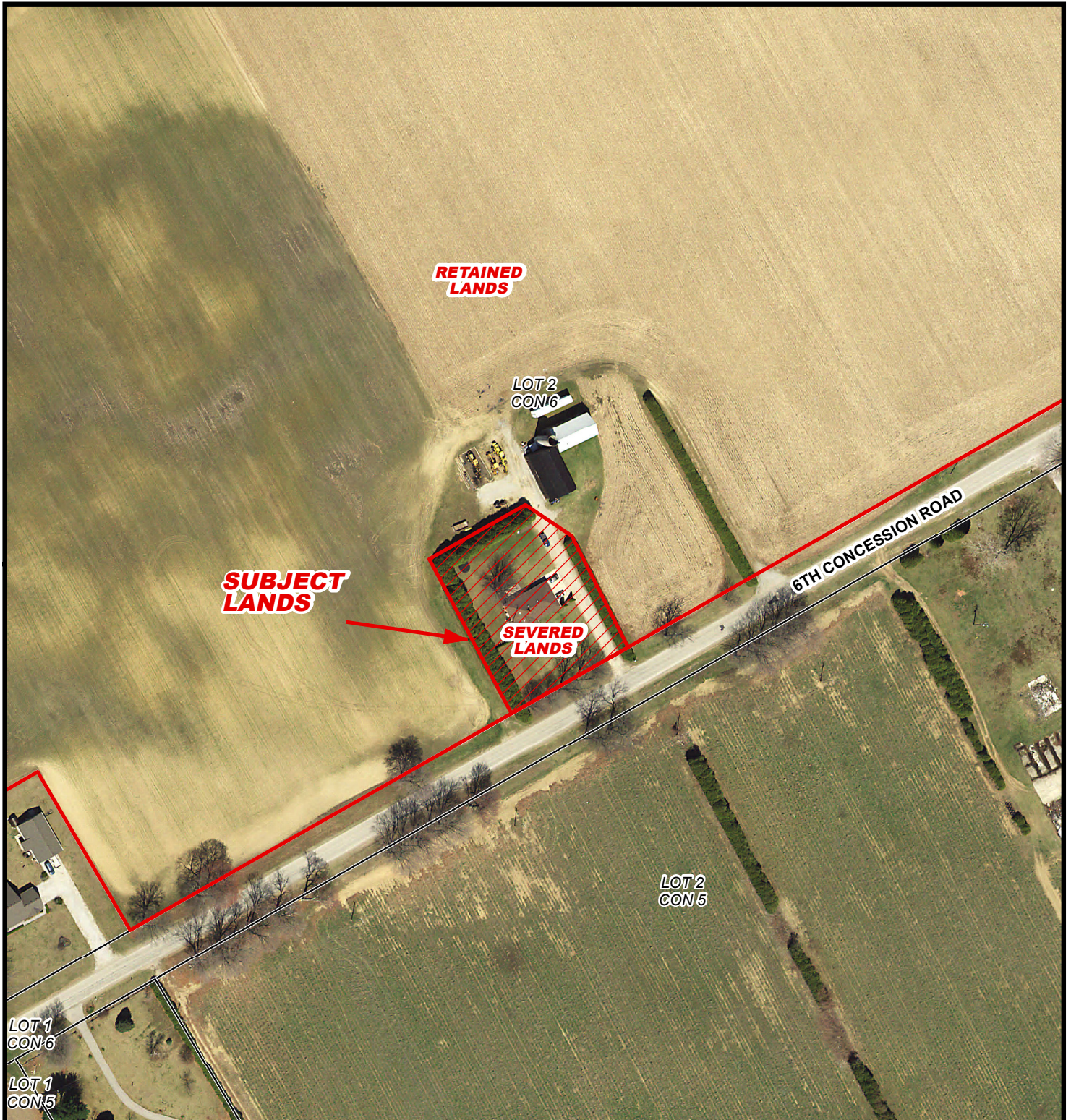
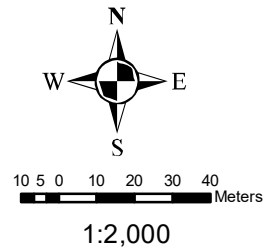
1:4,000



MAP 3

File Number: BNPL2019090

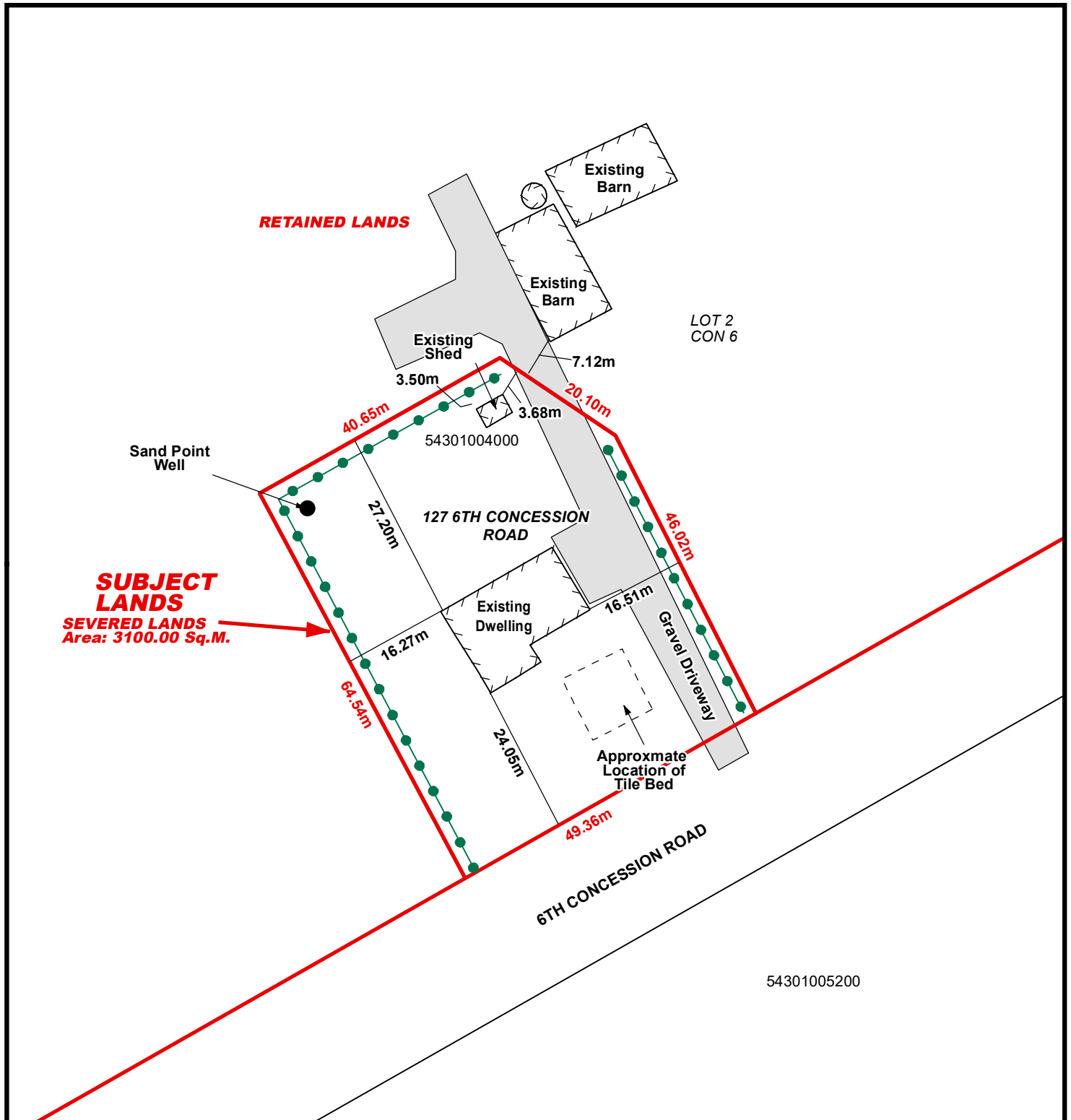
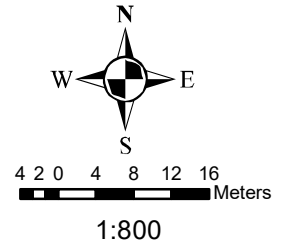
Geographic Township of SOUTH WALSINGHAM



MAP 4

File Number: BNPL2019090

Geographic Township of SOUTH WALSLINGHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2019090

Geographic Township of SOUTH WALSINGHAM

