

September 20, 2023

Hannelore Yager, MScPL  
Planner  
Planning Community Development Division  
185 Robinson St.  
Suite 200, Simcoe, Ontario  
N3Y 5L6

Good Morning,

Attached please find my consolidated submission package: concept plan, reference plan, and permit for PRBD20131077 as per your request. Please confirm that you have received this package. Thank you.

Henry Gubbels

[henjlor@gmail.com](mailto:henjlor@gmail.com)  
519-550-6563

**For Office Use Only**

File Number BNPL2023326  
Related File Number BNPL2012116  
Pre-consultation Meeting -  
Application Submitted Sept. 20. 2023  
Complete Application Oct. 18. 2023

Application Fee 4,952.00  
Conservation Authority Fee N/A  
Well & Septic Info Provided N/A  
Planner H. Yager  
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:** 3310542020128010000 54202013800

**A. Applicant Information**

**Name of Owner** Peter Gubbels

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** 1283 Norfolk County Road 21, RR 1 STN Main

**Town and Postal Code** Delhi, ON N4B 2W4

**Phone Number** 519-875-2223

**Cell Number** 519-420-9787 519-551-6610

**Email** henjfor@gmail.com

**Name of Applicant** Heinrich Klassen and Katherina Klassen

**Address** 1256 Norfolk County Road 21

**Town and Postal Code** Delhi, ON N4B 2W4

**Phone Number** 519-875-2223

**Cell Number**

**Email**

Name of Agent James R. Morgan of Mandryk & Morgan AND STAFF  
Address 40 Brock Street West  
Town and Postal Code Tillsonburg, ON N4G 2A2  
Phone Number 519-842-4228 ext no. 809 and/or 822  
Cell Number  
Email ~~mhlaw@oxford.net~~ mhlaw@oxford.net  
or seannamhlaw@execulink.com

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:

None

#### 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 LT 16 CON 13 NORTH WALSINGHAM AS IN NR568495 EXCEPT PT 1 37R9022; NORFOLK COUNTY

Municipal Civic Address: 1258 County Road 21

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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:

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:

See Map 3 attached as Schedule "A"

all to be retained all single storey farm buildings

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:

None. Proposed Boundary adjustment to allow space for existing shed to meet setbacks, sever 0.01 acres, final lot size 0.76 acres

- \* 14 feet from shed to proposed rear lot line.

SHED is 5.05m FROM PROPERTY LINE  
SHOP is 4FT FROM PROPERTY AS SPECIFIED  
BY PERM. BUILD.

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:

From time of Crown Grant

9. Existing use of abutting properties

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:

### 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	147.03 m	30 m		147.03 m	none
Lot depth	1305.6 m	N/A		1305.6 m	none
Lot width	300.9 m	30 m		300.9 m	none
Lot area	39.36 ha	40 ha		39.32 ha	.68 ha
Lot coverage	.039 ha	n/a		.039 ha	none
Front yard	26.3 m	30 m		18.3 m	11.7 m
Rear yard	1100 m	9 m		1100 m	none
Height	6m / 3m / 5.5m	11 m		6m / 3m / 5.5m	none
Left Interior side yard	63.44 m	13 m		63.44 m	none
Right Interior side yard	182.2 m	13 m		182.2 m	none
Exterior side yard (corner lot)	63.44 m	13 m		63.44 m	none
Parking Spaces (number)	n/a				
Aisle width	n/a				
Stall size	n/a				
Loading Spaces	n/a				
Other useable floor area.		200sq.m	3.2.1.9)	108.34	

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

buildings are pre-existing farm buildings that are for storage only

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

Frontage: no frontage required

Depth: 7.32 m (24 ft)

Width: 58.22 m (191 ft)

Lot Area: 0.04 ha (0.10 acres)

Present Use: residential

Proposed Use: residential

Proposed final lot size (if boundary adjustment): 0.3 ha (0.77 acres)

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

Heinrich and Katharina Klassen

3310-542-020-13801 13800

Description of land intended to be retained in metric units:

Frontage: 147.03 m

Depth: 1305.6 m

Width: 300.9 m

Lot Area: 39.32 ha

Present Use: agricultural

Proposed Use: agricultural

Buildings on retained land: two barns and a shed

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

Frontage: N/A

Depth: N/A

Width: N/A  
Area: N/A  
Proposed Use: N/A

**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:  
Owner has owned and farmed the lands for many years.

\_\_\_\_\_  
\_\_\_\_\_



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:

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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:

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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 no, please explain:

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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 \_\_\_\_\_

**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 ☐ Communal wells  
☐ Individual 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.

Consent was given for this Application but consent lapsed (File BNPL20121116)

#### 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

\_\_\_\_\_  
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 Peter Theodorus Gubbels am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Heinrich Way 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.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
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, Heinrich 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:

Town of Tillsonburg

Heinrich Klassen

Owner/Applicant/Agent Signature

In County of Oxford

This 17 day of August

A.D., 2022

[Signature]  
A Commissioner, etc.

1-5

Supporting  
Documentation

SEPT 19/2023

KLAIRN HEINRICH

1256 Norfolk City Rd 21

DELHI, ONT

N4B-2W4

Height Buildings

① GARAGE is 4.264M (14.FT)

② SHED 3.05M (10.FT)

③ Shop 3.35M (11.FT)

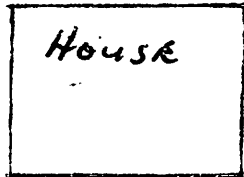
2-5

OLD PROPERTY LINE



Schedule A

Property

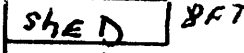


22.3 FT



22.5

21 FT



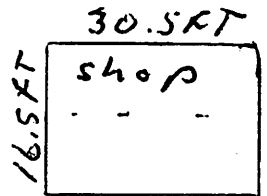
8 FT

16 FT

HENRY KLASSON

1256 811

72 FT



30.5 FT

shop

16.5 FT

7 FT

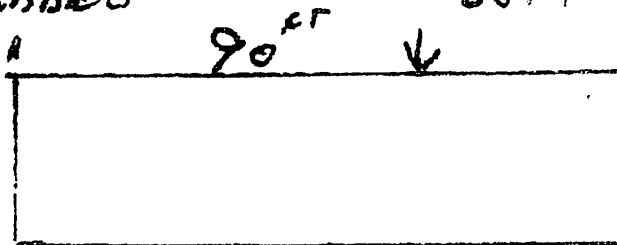
519-875-2487 1258

Peter Henry GUBBEL

Box 13

Lot 16

FARM 88ac



90 FT

80 FT

30 FT

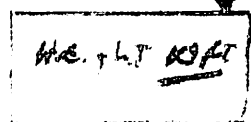
Height 20 FT

450 FT

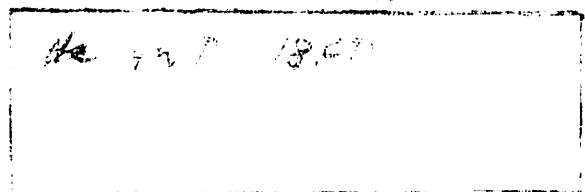
Property Line

Property Line  
450 FT

270 FT



Height 10 FT



Height 18 FT

60 FT







# Building Permit PRBD20131077

3

Simcoe: 8 Schellburg Ave.  
Simcoe, ON  
N3Y 2J4  
519-426-4377  
Langton: 22 Albert St.  
Langton, ON  
N0E 1G0  
519-875-4485

This permit is issued pursuant to the Building Code Act, S.O. 1992, c.23.

## PROPERTY INFORMATION

ADDRESS 1256 NORFOLK CTY RD 21, Norfolk, ON ROLL NO. 3310542020138010000  
LEGAL DESCRIPTION PART 1, REG, 0.66AC 191.00FR 146.000 TOWNSHIP Norfolk - N. Walsingham  
APPLICATION NUMBER L195 ZONING A

## PURPOSE OF CONSTRUCTION

SFD ACC

## PERMIT INFORMATION

CURRENT USE: CONSTRUCTION TYPE 110 - Single House, single detached home, bungalow,  
linked home (linked at  
PROPOSED USE: Storage COST OF CONSTRUCTION \$9,000.00

## CONTACT INFORMATION

OWNER: KLASSEN KATHARINA PETERS  
KLASSEN HEINRICH WALL  
ADDRESS: 1256 NORFOLK CTY RD 21  
RR 1 STN MAIN  
DELHI, ON N4B 2W4

APPLICANT:  
ADDRESS:

## COMMENTS

No person shall construct or demolish a building or cause a building to be constructed or demolished unless a permit has been issued therefor by the chief building official.

Except as authorized by the building code, a person shall not occupy or use a building or part of a building that is newly erected or installed or permit it to be occupied or used until a permit has been issued therefor by the chief building official.

Neither the issuance of this permit nor the carrying out of inspections by Norfolk County shall relieve the owner or contractor from full responsibility for compliance with all applicable statutes, regulations and by-laws, and with all agreements entered into by the owner or applicable said lands, pursuant to statutory law.

Subject to the provisions of the Building Code Act, the chief building official may revoke a permit issued under this Act if it was issued on mistaken, false or incorrect information; if, after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the chief building official, been seriously commenced; if the construction or demolition of the building is, in the opinion of the chief building official, substantially suspended or discontinued for a period of more than one year; if it was issued in error; if the holder requests in writing that it be revoked; or if a term of the agreement under clause 8.(3)(c) has not been complied with.

Pursuant to subsection 13.(1) of the Building Code Act, persons to whom this building permit is issued are instructed NOT TO COVER CONSTRUCTION UNTIL THE REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED BY A NORFOLK COUNTY BUILDING INSPECTOR AS LISTED IN BY-LAW 2008-174 AS AMMENDED.

I have read and understand the above.

ISSUED BY:

Kim Millen

AS PER:

Fritz R. Enzlin CBCO, CRBO  
Chief Building Official  
Manager, Building & Bylaw

*Heinrich Klassen*

Signature of owner or authorized agent

Date

*Kim Millen*

Signature of building inspector

07/25/13

Date

ISSUE DATE: Jul 25, 2013

Fee

Amount

Date Paid

Single Family Dwelling-Accessory

\$153.00

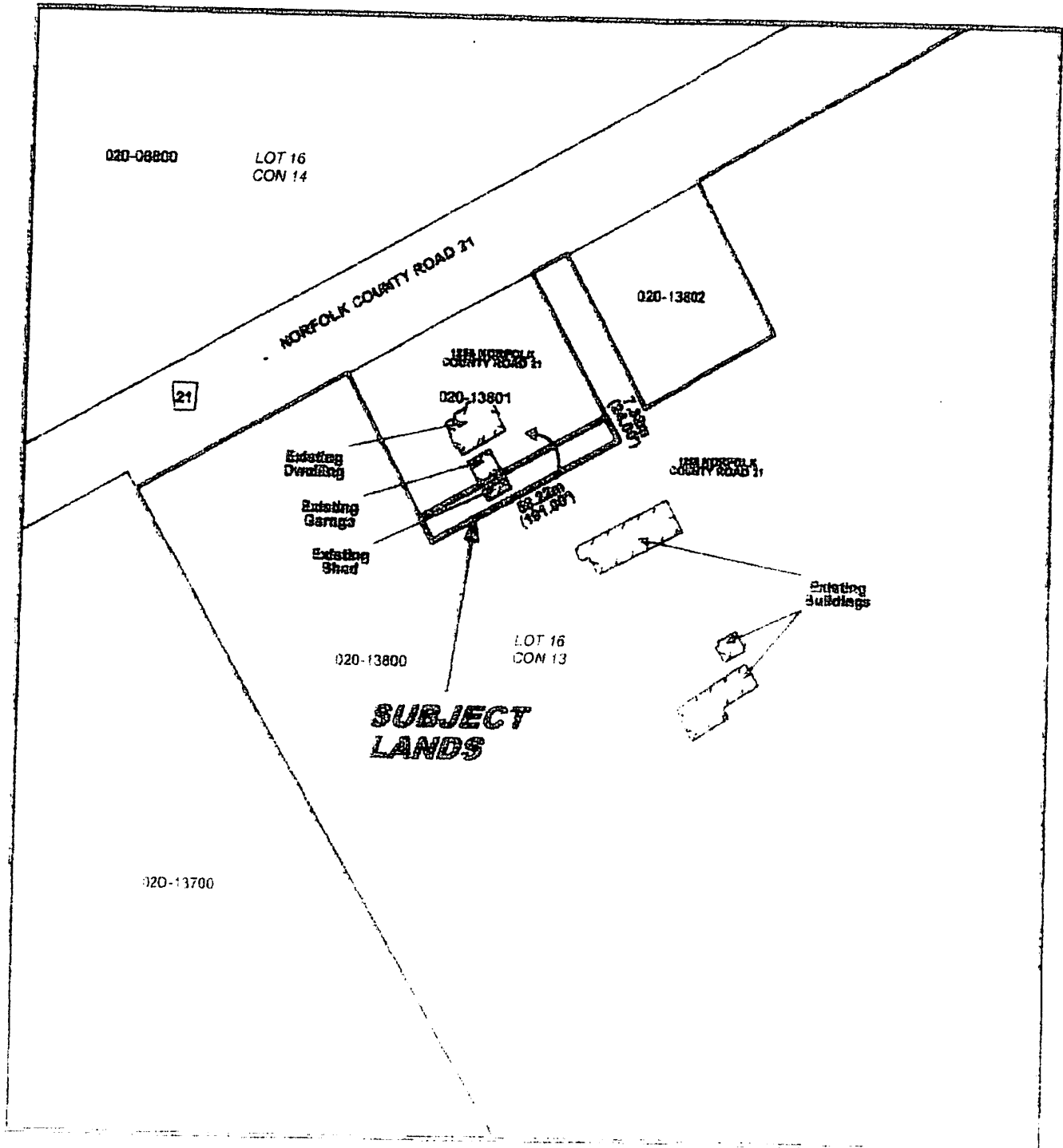
Total :

\$153.00

## MAP 3

File Number: BNPL2012116

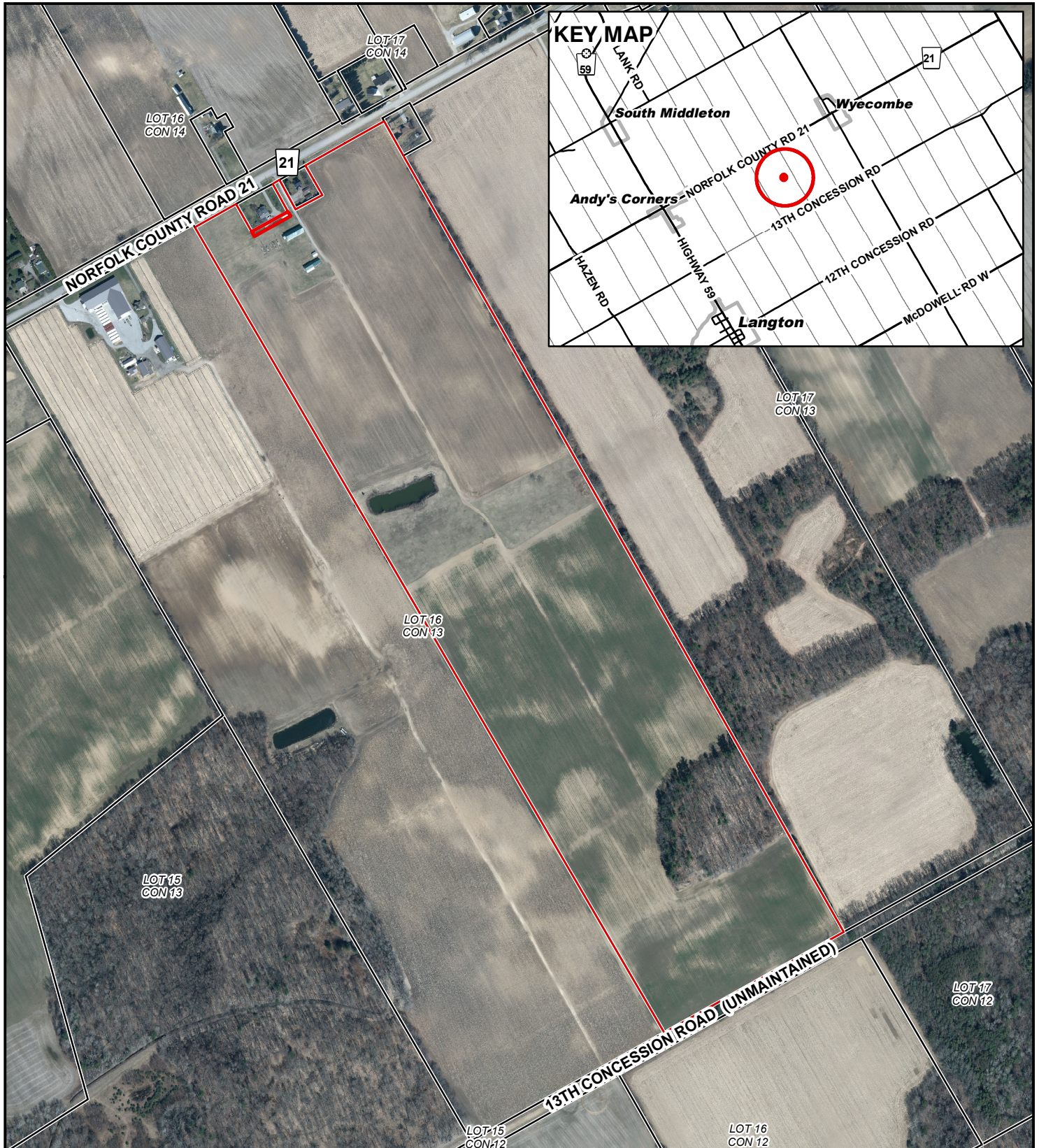
Geographic Township of NORTH WALSHINGHAM







**MAP A**  
**CONTEXT MAP**  
Geographic Township of NORTH WALSINGHAM

BNPL2023326

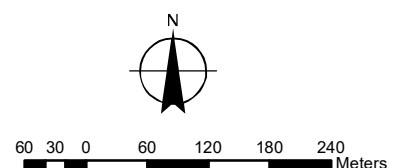


**Legend**

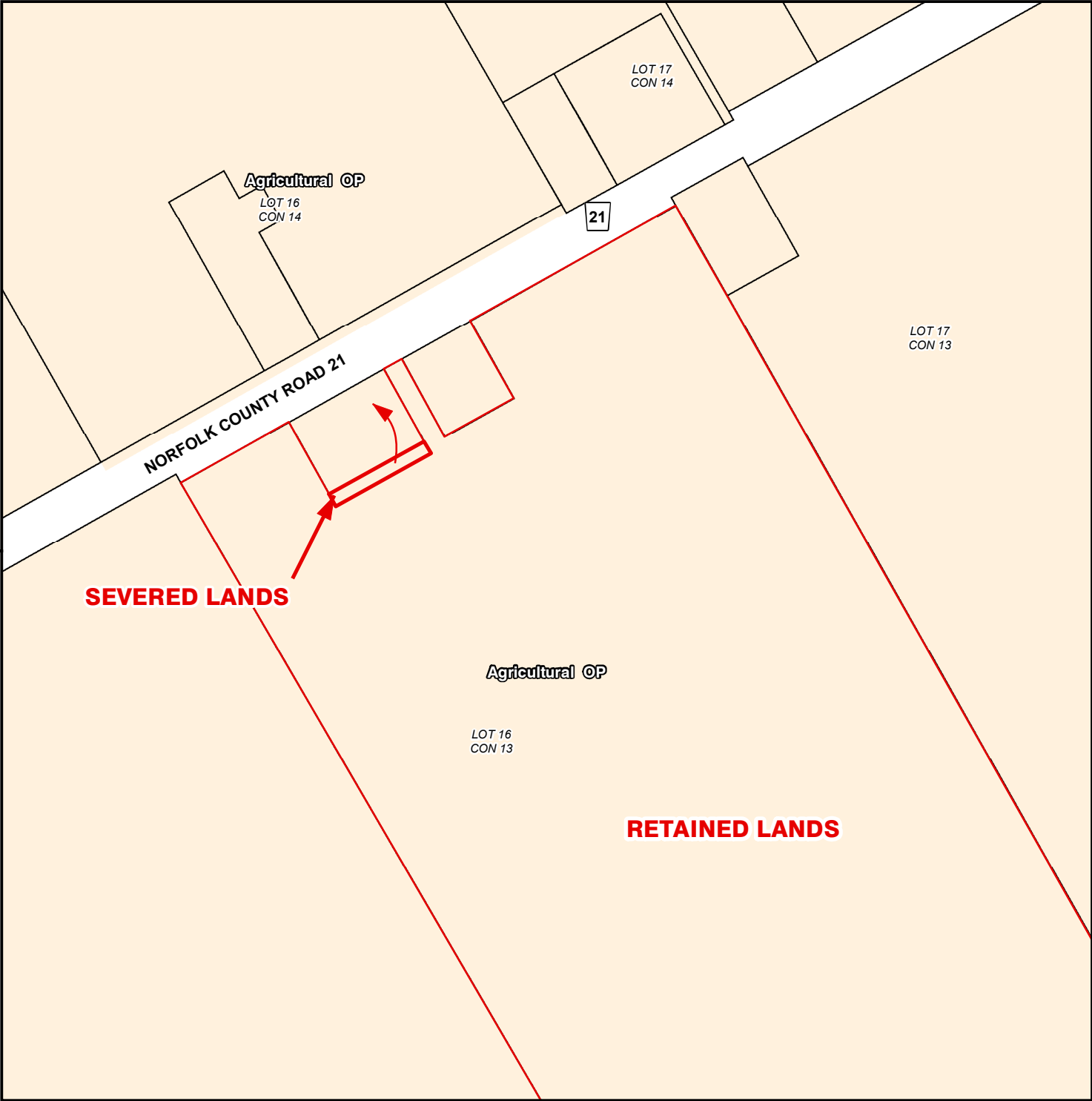
-  Subject Lands
-  Lands Owned

2020 Air Photo



10/23/2023







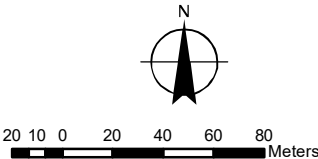
**Legend**

-  Subject Lands
-  Lands Owned

**Official Plan Designations**

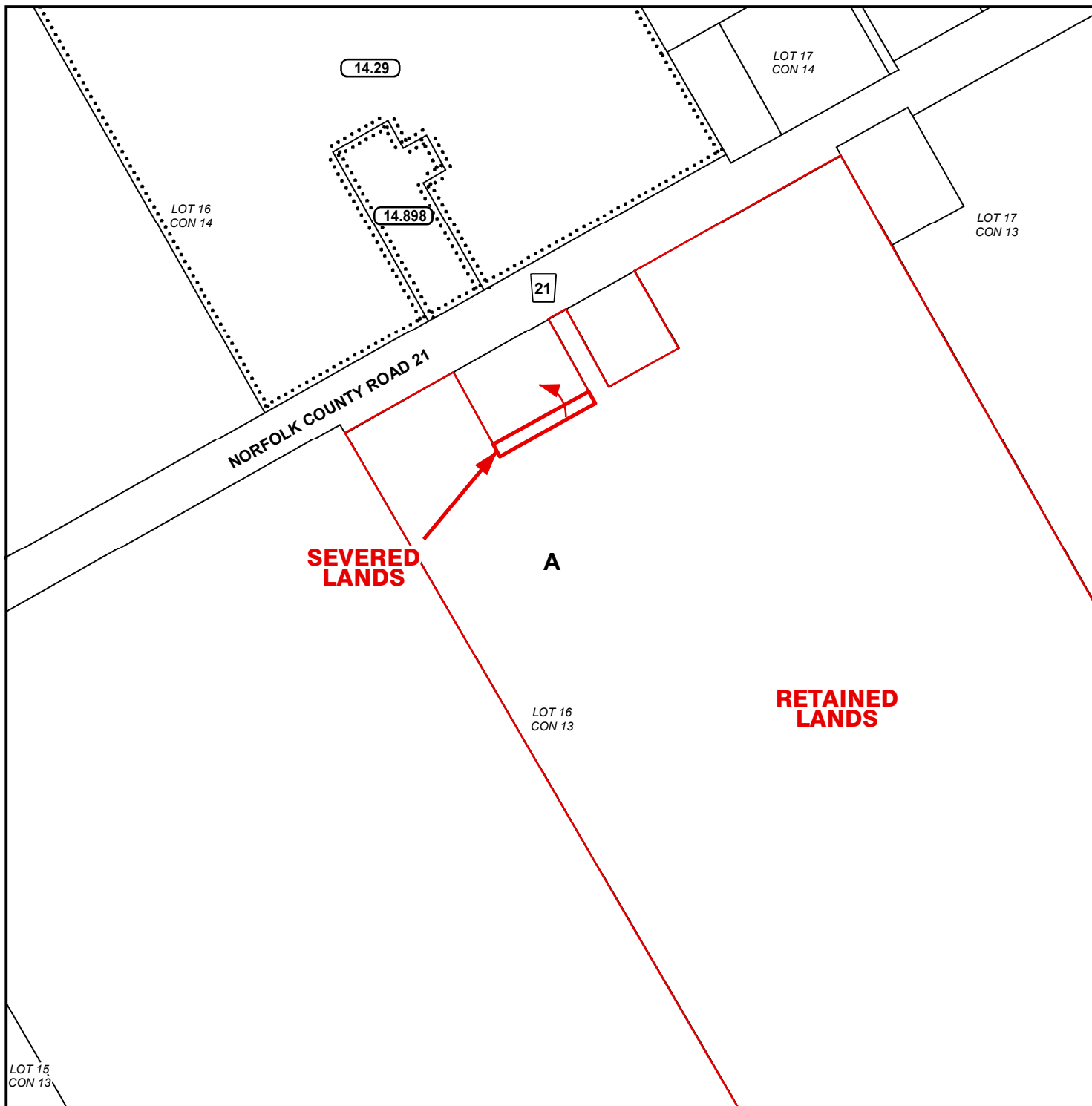
-  Agricultural

10/23/2023



**MAP C**  
**ZONING BY-LAW MAP**  
Geographic Township of NORTH WALSINGHAM

BNPL2023326



**LEGEND**

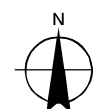
- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

10/23/2023

(H) - Holding

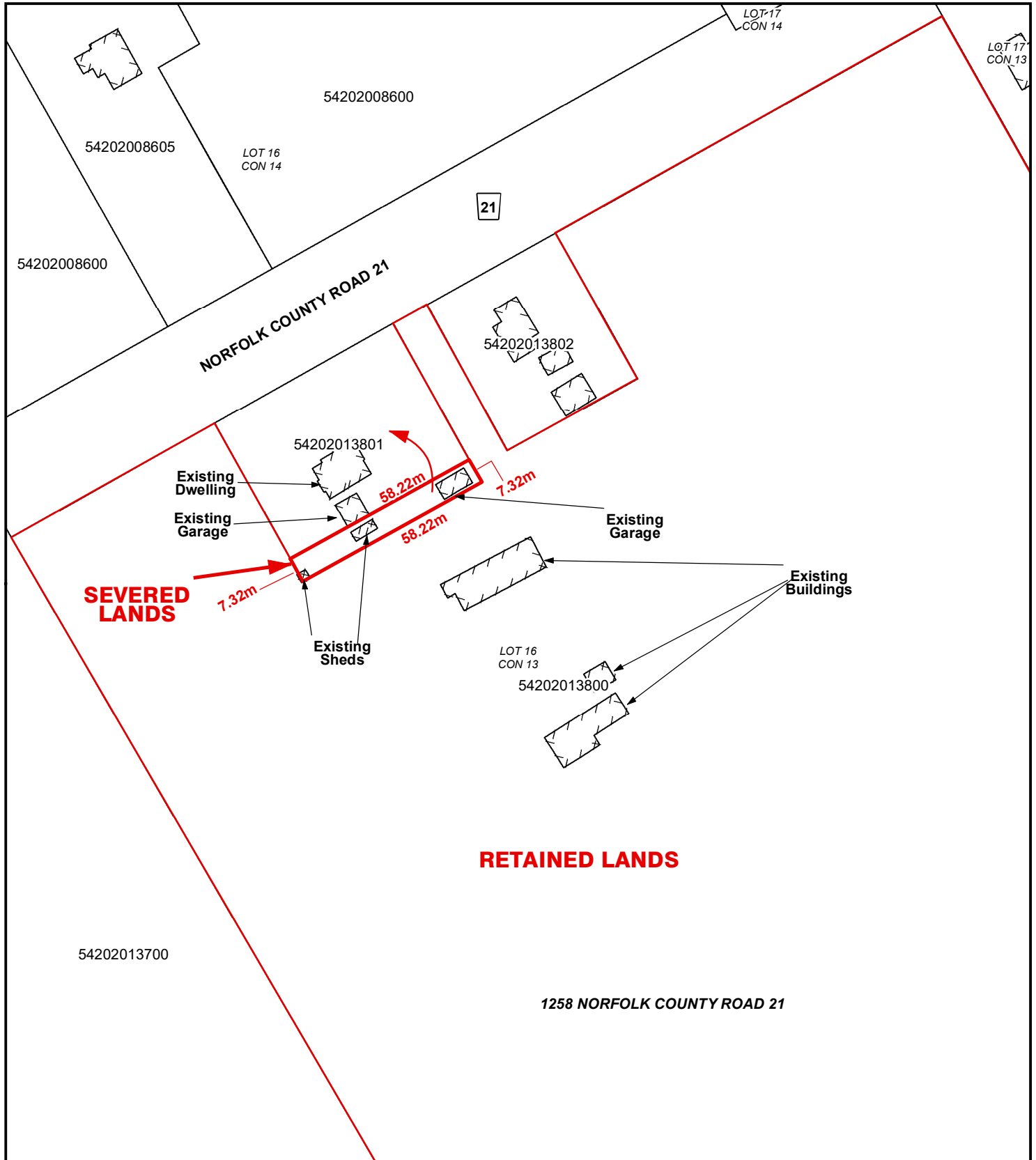
A - Agricultural Zone



20 10 0 20 40 60 80 Meters

# CONCEPTUAL PLAN

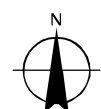
Geographic Township of NORTH WALSINGHAM



## Legend

- Subject Lands
- Lands Owned

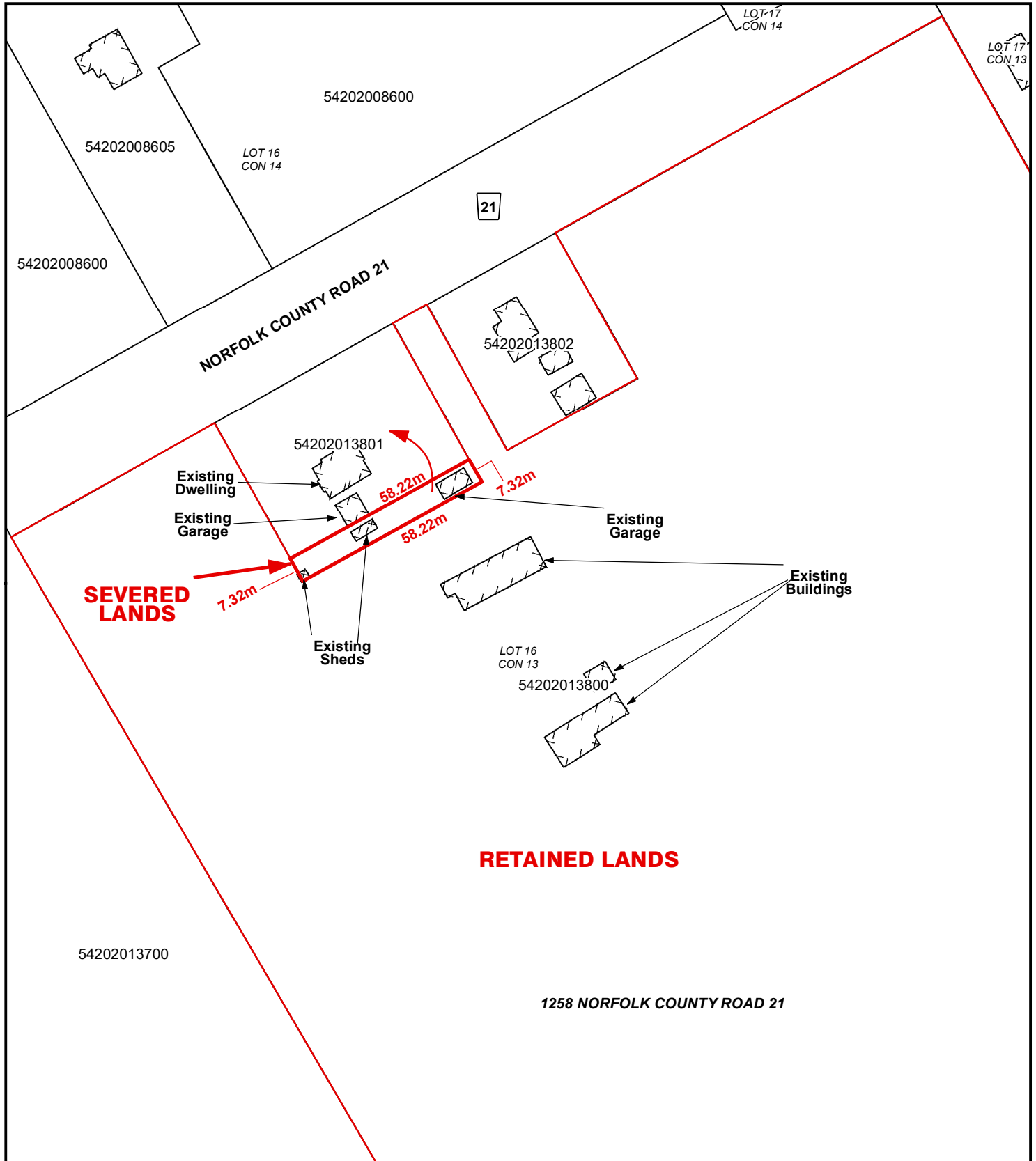
10/23/2023





10 5 0 10 20 30 40 Meters

## CONCEPTUAL PLAN

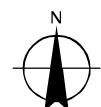
Geographic Township of NORTH WALSINGHAM



### Legend

-  Subject Lands
-  Lands Owned

10/23/2023



10 5 0 10 20 30 40  
Meters