

**OWNER AND APPLICANT INFORMATION**

Name of Owner(s): Justin Peter Haasen  
and Sara Maria Helen Haasen

Address: 33220 Talbot Line, Iona station, Ontario; N0L 1P0

Telephone, Fax, Email: Sara: 613 612 7964 Justin: 226 378 0359  
woolymmeadows@gmail.com

Name of Applicant: Same as above.

Address:

Telephone, Fax, Email:

Correspondence should be sent to:  Owner  Applicant  Both

**SUBJECT LAND INFORMATION**

Municipal Address: 33220 Talbot line

Lot: C Concession: 7 part's 1, 2

Legal Description: 33220 Talbot line Iona Station (county of elgin),  
Ontario. PT S 1/2 LTC, Con 7, Pt 1+2 II R1347

Name and Address of any mortgagees, charges or other encumbrances:

Rick + Angela Haasen 9462 Moore Road, Shedden,  
Ontario, N0L 2E0

Any easements or restrictive covenants affecting the subject lands: None.

Frontage(m): approx 195m Depth (m): approx 85m Area (sq.m/ha): 0.75 ha

Existing Uses (include length of time): Residence occupied and detached garage used for personal storage.

Previous Uses: Restaurant, variety store, post office

### PROPOSED DEVELOPMENT INFORMATION

Current Official Plan Designation: Hamlet (lona)

Current Zoning By-law Classification: HAMLET COMMERCIAL (HC)

Zoning Classification Request: HAMLET RESIDENTIAL (HR)

Describe the purpose of the rezoning of the subject lands that is being requested by this application:

To make a residence out of a formerly vacant commercial property.

Explain why the rezoning is being requested and how it conforms to the Provincial Policy, 2020 and the Official Plan (County of Elgin and Dutton Dunwich):

- To obtain a residential mortgage.
- "The primary intended use of land for hamlet's is for low density residential purposes."

Number and type(s) of buildings or structures **existing** on the subject land: 1 small garden shed

- 1 former restaurant as attached apartment
- 1 detached garage

Number and type(s) of buildings or structures **proposed** to be built on the subject land:

None.

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Existing uses of abutting properties:

North: Agriculture

East: Agriculture

South: Residential

West: Agriculture

Have the subject lands ever been subject to any of the following applications (provide file number and status):

- |                                     |                 |             |
|-------------------------------------|-----------------|-------------|
| <del>Official Plan Amendment:</del> | Yes <u>    </u> | No <u>X</u> |
| • Zoning By-law Amendment:          | Yes <u>    </u> | No <u>X</u> |
| • Minor Variance:                   | Yes <u>    </u> | No <u>X</u> |
| • Consent/Severance:                | Yes <u>    </u> | No <u>X</u> |
| • Plan of Subdivision:              | Yes <u>    </u> | No <u>X</u> |
| • Site Plan Control:                | Yes <u>    </u> | No <u>X</u> |

### AVAILABLE SERVICES

Water is supplied to the subject property by the following:

- X Publicly owned and operated piped water system  
     Private well  
     Communal well (privately owned/operated)

Sewage disposal is provided to the subject property by the following:

- Publicly owned and operated sewage disposal system  
X Private sewage system  
     Communal system (privately owned/operated)  
     Other \_\_\_\_\_

Storm drainage is provided to the subject property by the following:

- Sewers  
X Ditches  
     Swales  
     Other \_\_\_\_\_

Access is provided to the subject property by the following:

- Provincial Highway
- Municipal Road (yearly maintenance)
- Municipal Road (seasonal maintenance)
- County Road
- Right-of-Way
- Other \_\_\_\_\_

If access to subject land is by private road or right-of-way, please indicate the name of the owner of the land or road, who is responsible for its maintenance and whether it is seasonal or year-round.

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### SKETCH INSTRUCTIONS

Attach a sketch showing, in metric units:

1. the boundaries, zoning matrix and dimensions of the subject lands;
2. the location, size and type of all existing buildings or structures on the subject land, including their distance from the front lot line, rear lot line and side lines;
3. the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion, may affect the application;
4. the current uses of all land that is adjacent to the subject land;
5. the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
6. if access to the subject land will be water only, the location of the parking and docking facilities to be used; and
7. the location and nature of any easement affecting the subject land.

**ENVIRONMENTAL SITE SCREENING QUESTIONNAIRE**

Use or Feature	On Subject Land
Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?	__ Yes __ No <input checked="" type="checkbox"/> Unknown
Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?	<input checked="" type="checkbox"/> Yes __ No __ Unknown
Has there been petroleum or other fuel stored on the subject land or adjacent lands?	<input checked="" type="checkbox"/> Yes __ No __ Unknown
Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?	<input checked="" type="checkbox"/> Yes __ No __ Unknown <i>Fuel tanks removed 1970's</i>
Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been applied as pesticides and/or sewage sludge applied to the lands?	__ Yes __ No <input checked="" type="checkbox"/> Unknown
Agricultural Operation including livestock facility or stockyard within 500 m?	__ Yes <input checked="" type="checkbox"/> No __ Unknown
Have the lands or adjacent lands ever been used as a weapons firing range?	__ Yes <input checked="" type="checkbox"/> No __ Unknown
Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private waste disposal site, landfill or dump?	__ Yes <input checked="" type="checkbox"/> No __ Unknown
If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?	__ Yes <input checked="" type="checkbox"/> No __ Unknown
Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?	__ Yes <input checked="" type="checkbox"/> No __ Unknown
Industrial or Commercial Use (specify users)? <i>(Retail + Restaurant use by previous owners)</i>	<input checked="" type="checkbox"/> Yes __ No __ Unknown
Natural Heritage Feature on or within 120 metres of subject land?	__ Yes <input checked="" type="checkbox"/> No __ Unknown
Flood Plain?	__ Yes <input checked="" type="checkbox"/> No __ Unknown
Active Railway within 500 m?	__ Yes <input checked="" type="checkbox"/> No __ Unknown

**ACKNOWLEDGEMENTS**

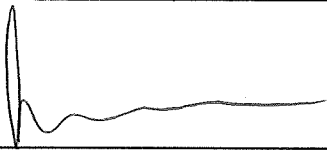
I/WE, Justin and Sara Haasen, solemnly declare that all statements contained in this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

I/WE acknowledge that receipt of this application does not guarantee it to be a complete application.

I/WE hereby authorize staff of the Municipality of Dutton Dunwich to enter upon the subject lands and premises described in the application form for the purpose of evaluating the merits of this application.

I/WE shall assume responsibility for all costs related to the said application and understand and agree that the payment of said costs shall be a condition of this signed application. I/We also agree to accept all costs as rendered.

Dated this Ninth day of August, 2020

  
\_\_\_\_\_

Signature of Applicant  
(owner or authorized agent)

**AUTHORIZATION** (complete only if Owner is not the Applicant)

I/WE, \_\_\_\_\_, hereby authorize \_\_\_\_\_  
to act on my behalf regards to the above application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Signature of Owner

**SWORN DECLARATION** (complete in the presence of a Commission for Taking Affidavits)

I/WE, \_\_\_\_\_, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the applicant is accurate and that the information contained in the documents that accompany this application is accurate, 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.

\_\_\_\_\_

Signature of Applicant  
(owner or authorized agent)

Declared before me at the (Municipality/City) \_\_\_\_\_

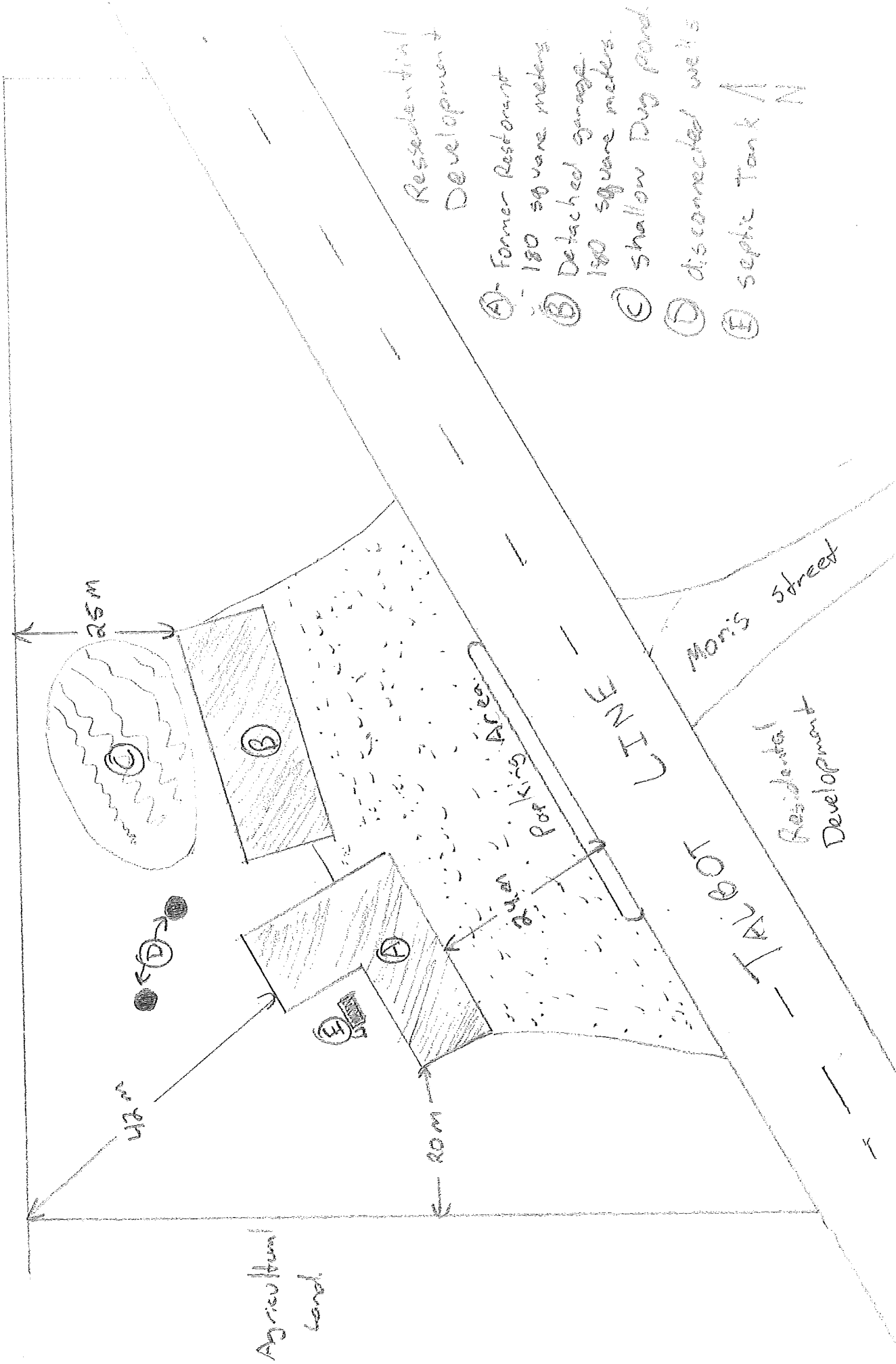
Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Signature of Commissioner

For Office Use:

- Pre-Application Consultation Date:
- Complete Application Date Received:
- File Number:
- Amount Received and Receipt No:

Agricultural land



Residential Development

- (A) - Former Restaurant 180 square meters.
- (B) - Detached garage 180 square meters.
- (C) - shallow Dig pond.
- (D) disconnected wells
- (E) septic Tank

MORIS STREET

TALBOT

Residential Development

Agricultural land