

**For Office Use Only:**

File Number	<u>ANPL2023402</u>	Application Fee	<u>2743.00</u>
Related File Number	<u>ZNPL2019292</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting		Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>Dec. 18, 2023 Jan. 16/24</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>Jan. 23, 2024</u>	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:** 3310 336 070 80700**A. Applicant Information****Name of Owner**Lynda + John Glade

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**4625 Hwy 3 E**Town and Postal Code**Simcoe on N3Y 4K4**Phone Number**519 410 3026**Cell Number**519 410 3026**Email**lyndaslade@bell.net**Name of Applicant**Same as above.**Address****Town and Postal Code****Phone Number****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 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:

**B. Location, Legal Description and Property Information**

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

TWN CON 14 PT LOT 11

Municipal Civic Address: 4623 Hwy 3 E Simcoe

Present Official Plan Designation(s): Agriculture

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:

Residential

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:

4625 Hwy 3 E - Main House  
4623 Hwy 3 E - Granny suite  
out 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.

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:

granny suite 2012

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

40 years

9. Existing use of abutting properties:

Residential + 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					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard		13 metre		22.6m	—
Rear yard		9 metre		14.6m	—
* Height		5 metre		3.6m.	—
Left Interior side yard		3 metre		3.7m	—
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces <sup>ADA TO HOUS</sup>		240 metre		24.m.	—
Other Useable Floor Area	119.31 metre square	75 sq metres		119.31 metre square	44.31 sq. metres

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

already built under garden suite registration

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:

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:

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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

☒ 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.

#### **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.

Lyndee Stoll  
Owner/Applicant/Agent Signature

Dec 15/23  
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 Lyndee + John Stoll am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Lyndee Stoll 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.

Lyndee Stoll  
Owner  
John Stoll  
Owner

Dec 15/23  
Date  
Dec 17/23  
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, Lynda Glade 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:

Hannelore Yager

Lynda Glade  
Owner/Applicant/Agent Signature

In Norfolk County.

This 18<sup>th</sup> day of December.

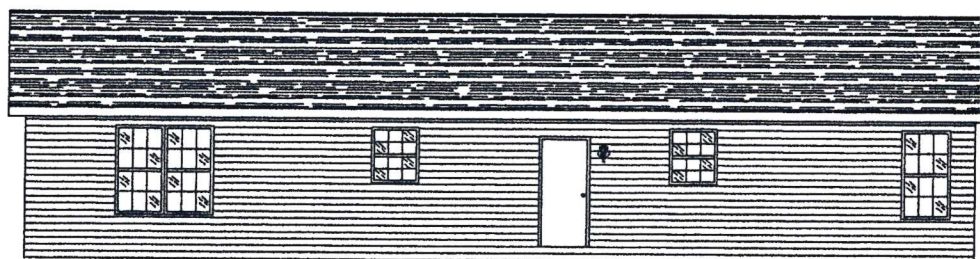
A.D., 2023.

Hannelore Yager  
A Commissioner, etc.

Hannelore Tenley Yager, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires November 21, 2025.



FRONT ELEVATION



REAR ELEVATION



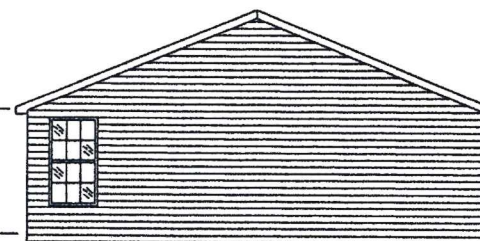
LEFT ELEVATION

NOTE:  
STD. ROOF PITCH 5/12  
OR ROOF PITCH 7/12

CEILING  
LINE

96"  
OR 102"

FLOOR  
LINE



RIGHT ELEVATION

REVIEWED BY 03/15/12  
**NIA** INC  
Canadian Standards for Intertek

MODEL 5628 3B 2BA

**FAIRMONT HOMES INC.**

502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS

Date: 02/28/12

Name: *N. MYERS*

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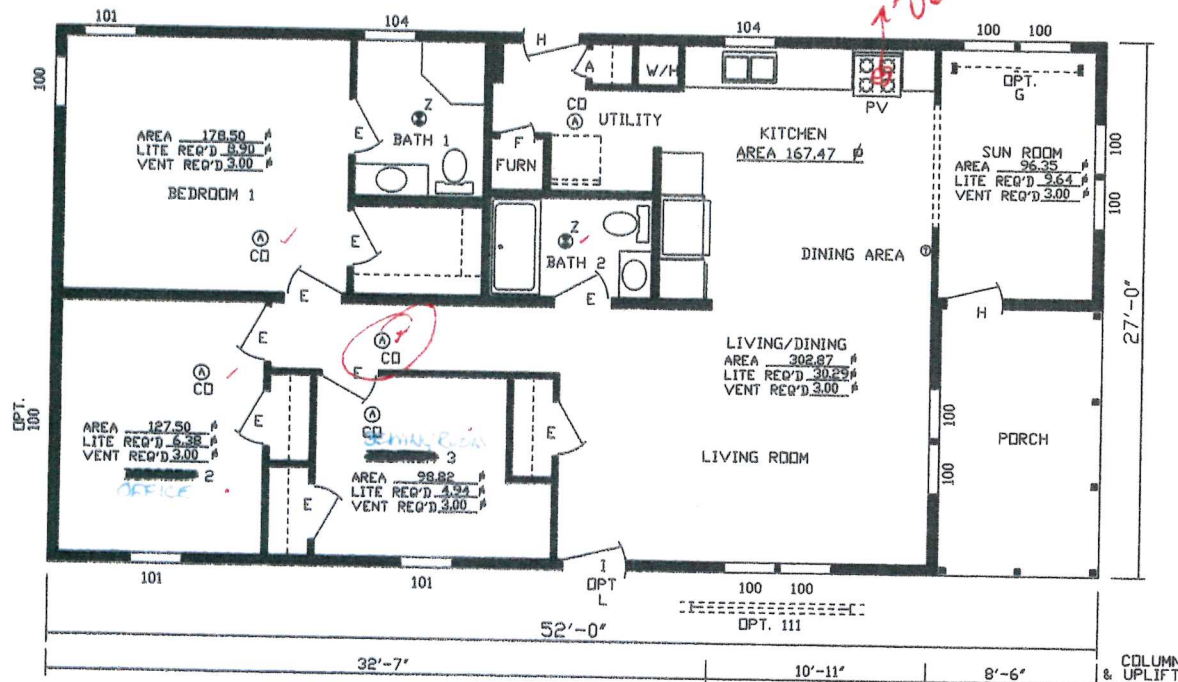
MODEL NUMBER:

146023

**EXTERIOR ELEVATIONS**

REVISION:





REVIEWED BY 03/15/12  
**NIA** INC  
 Canadian Standards for Intertek

NOTICE:  
 COMBINATION SMOKE ALARM/CARBON MONOXIDE  
 DETECTORS SHOWN IN BEDROOMS ARE REQ. FOR THE  
 PROVIDENCES OF MANITOBA & SASKATCHEWAN ONLY.

NOTES:  
 -WALL HEIGHT 8'-0"  
 -INTERIOR WALL THICKNESS 3 1/2" OR 4 1/2"  
 -EXTERIOR WALL THICKNESS 6 1/2"  
 -WINDOWS/DOORS MAY BE ADDED OR RELOCATED  
 IN THE ROOM OR CAN BE SUBSTITUTED WITH  
 ALTERNATE WINDOW/S AND/OR DOOR/S BUT  
 MUST SATISFY MINIMUM LIGHT, VENT, SAFETY  
 GLASS AND EGRESS REQUIREMENTS

NOTICE:  
 THIS FLOOR PLAN AND ALL OF THE SUPPORTING  
 INFORMATION SUCH AS FOUNDATION, ELECTRICAL,  
 PLUMBING, MECHANICAL, ETC. MAY BE BUILT AS A  
 MIRROR IMAGE OF WHAT IS SHOWN. (REVERSED)

NOTE:  
 REFERENCE WINDOW  
 AND DOOR SCHEDULE  
 FOR ALL WINDOW AND  
 DOOR SPECIFICATIONS

CD  
 (A) SMOKE/CO ALARM

REVISION:

MODEL 5628 3B 2BA

**FAIRMONT HOMES INC.**

502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS

Date: 02/28/12

Name: **N. MYERS**

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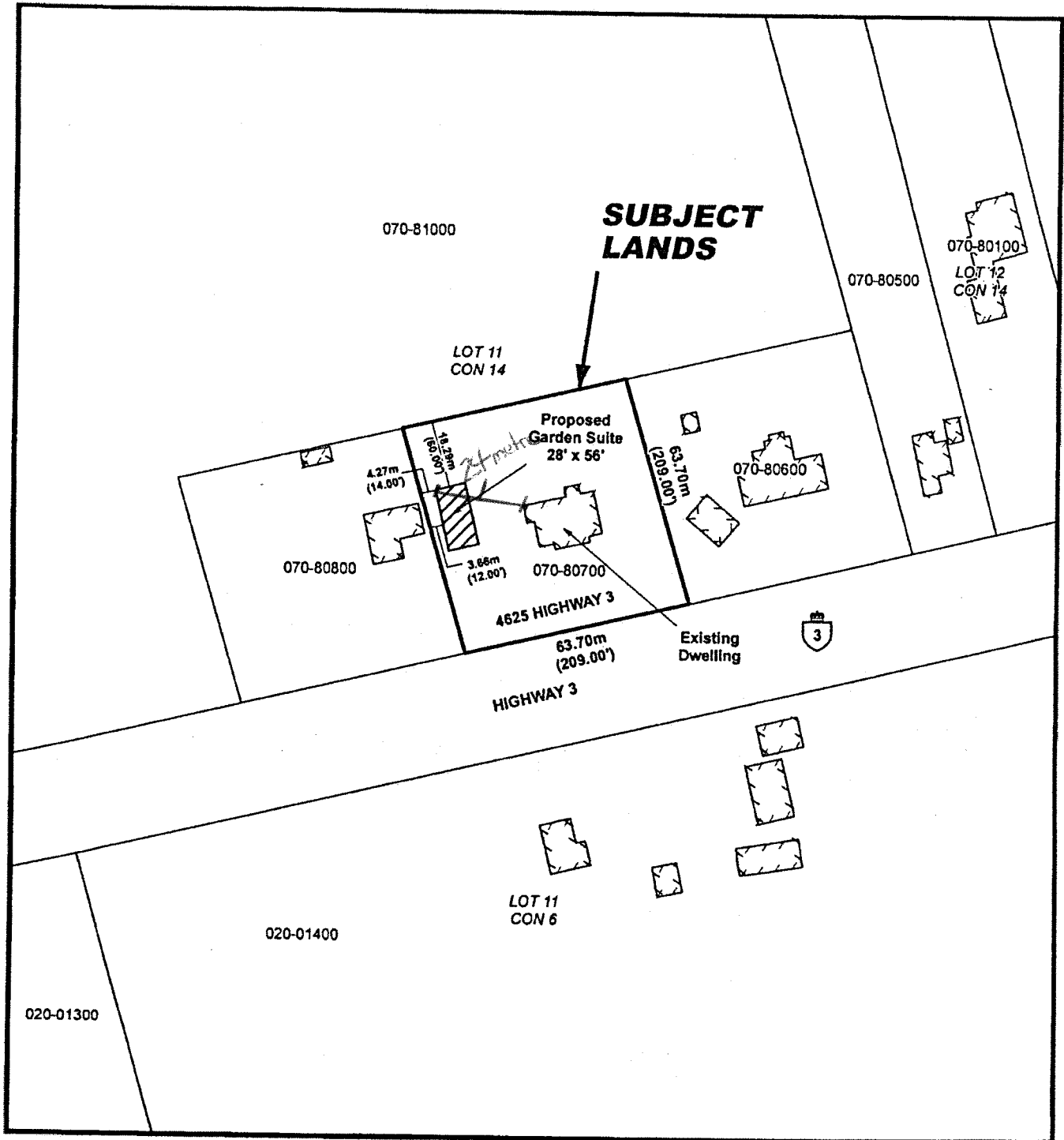
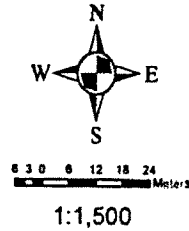
146023

FLOOR PLAN

# MAP 4

File Number: ZNPL2016187

Geographic Township of TOWNSEND







## The Corporation of Norfolk County

### By-Law 60-Z-2019

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lot 11, Concession 14, Geographic Township of Townsend, Norfolk County in the Name of John and Lynda Slade.

**WHEREAS** Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 39(1) of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended;


**AND WHEREAS** this By-Law conforms to the Norfolk County Official Plan.


**NOW THEREFORE** the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That for the purpose of this By-Law, a temporary *dwelling unit* shall be defined as follows:  
"a detached *mobile home* unit that is placed on the same lot as, and is ancillary to, the principal *single detached dwelling* whereby:
  - a) a legitimate and justified need exists to accommodate a *person*;
  - b) such unit is located in close proximity to the principal *single detached dwelling*;
  - c) such unit is established to accommodate a *person* on a temporary basis;
  - d) such unit shall be removed at such time the legitimate need no longer exists".
2. That in addition to the uses *permitted* in the A Zone (Subsection 12), a temporary *dwelling unit* may be permitted for a temporary period of time commencing at the time of passing of this By-Law and to expire on December 31, 2022.

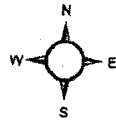
3. That the effective date of this By-Law shall be the date of passage thereof.

**ENACTED AND PASSED** this 17th day of December, 2019.

  
\_\_\_\_\_  
Mayor

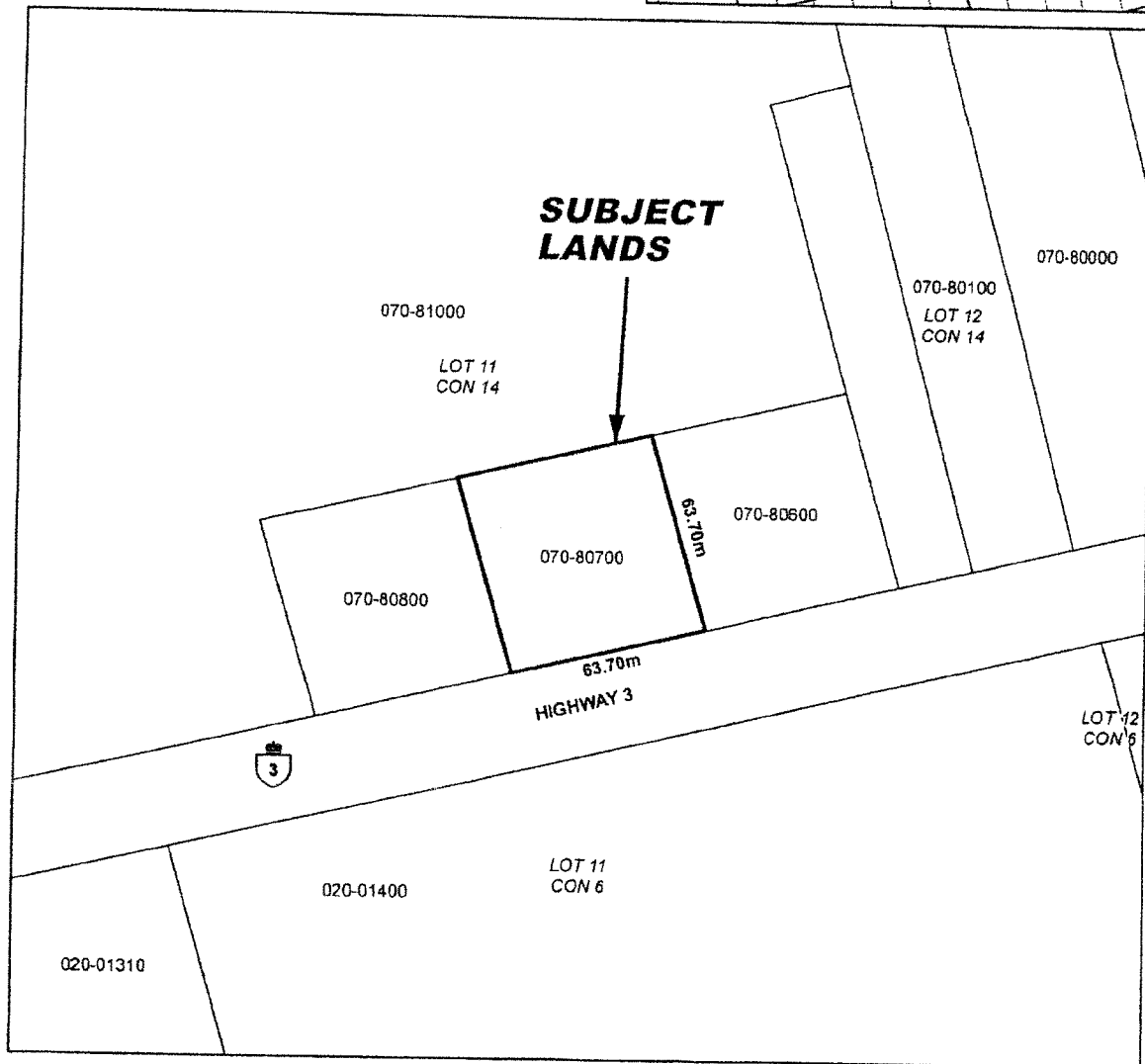
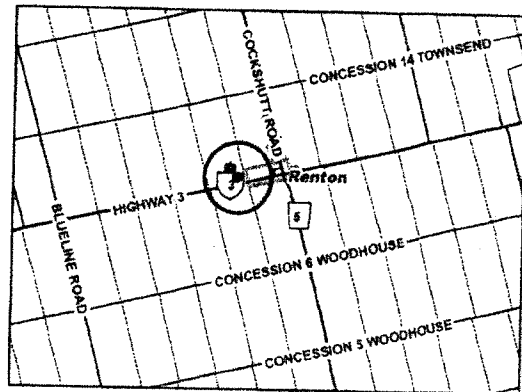
  
\_\_\_\_\_  
County Clerk

Norfolk County  
Geographic Township of  
Townsend



1:2,000

20 10 0 20 40 60 80 Meters



This is Map A to Temporary Use By-law 60-Z-2019 Passed the 17th day of December 2019.

*Kristal Chapp*  
MAYOR

*g*  
CLERK

**Explanation of the Purpose and Effect of**

**By-Law 60-Z-2019**

This By-Law affects a parcel of land described as Part Lot 11, Concession 14, Geographic Township of Townsend, Norfolk County, located at 4625 Highway 3.

The purpose of this By-Law is to permit the continued use of a garden suite on the subject lands for a period of three years until December 31, 2022.

Applicant John and Lynda Slade  
File Number ZNPL2019292  
Report Number DCS 19-105  
Assessment Roll Number 3310336070807000000



## PURPOSE AND EFFECT

The purpose of this By-Law is to permit the continued use of a garden suite on the subject lands for a period of three years until December 31, 2022.

The complete By-Law describing the lands to which the By-Law applies and the key map showing the location of the lands to which the By-Law applies is attached for your review.

Additional information regarding the proposed Zoning Amendment is available to the public for inspection at the Planning Department, Norfolk County, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 between 8:30 a.m. and 4:30 p.m., Monday to Friday or by calling 519.426.5870 ext 1893 or emailing [alisha.cull@norfolkcounty.ca](mailto:alisha.cull@norfolkcounty.ca).

File Number ZNPL2019292  
Applicant JOHN AND LYNDIA SLADE  
Location Part Lot 11, Concession 14, Geographic Township of Townsend, Norfolk County, 4625 Highway 3

Related File Number  
Roll Number 3310336070807000000



Decision Date 17th day of December, 2019  
Notice Date 20th day of December, 2019  
Appeal Deadline 9th day of January, 2020

File Number ZNPL2019292  
By-Law Number 60-Z-2019

## **NOTICE OF THE PASSING OF A ZONING BY-LAW**

**BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY**

**TAKE NOTICE** that the Council of the Corporation of Norfolk County passed By-Law Number **60-Z-2019** on the 17th day of December, 2019 under Section 34(18) of the *Planning Act*, R.S.O. 1990, c. P. 13.

**AND TAKE NOTICE** that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the By-Law by filing an Appellant Form with the Clerk of Norfolk County not later than the **9th day of January, 2020**.

If you wish to appeal to the Local Planning Appeal Tribunal, a copy of the Appellant Form is available from the LPAT website at [www.elfo.gov.on.ca](http://www.elfo.gov.on.ca) or planners can provide assistance. The Appellant Form must set out the reasons for the appeal and be accompanied by the fee of \$300.00 required by the Local Planning Appeal Tribunal. Fees are payable by certified cheque or money order and should be made payable to the "Minister of Finance". You must submit the completed Appellant Form and prescribed fee to the attention of the Clerk, Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3.

Only individuals, corporations and public bodies may appeal a By-Law of Norfolk County to the Local Planning Appeal Tribunal. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-Law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at Norfolk County this  
20th day of December, 2019

The Corporation of Norfolk County  
519-426-5870 / 519-875-4485 / 519-582-2700 ext. 1340



## DECLARATION OF A ZONING BY-LAW

BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

I, ANDY GROZELLE, hereby certify that the Notice of the Passing of a Zoning By-Law No. **60-Z-2019** of the Corporation of Norfolk County, passed by the Council of the Corporation on the 17th day of December, 2019, was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

I also certify that the twenty-day appeal period expired on the 9th day of January, 2019 and to date no notice of appeal of the By-Law has been filed by any person in the office of the Clerk of Norfolk County.

DATED at Norfolk County this  
21st day of January, 2020

A handwritten signature in black ink, appearing to read "g. Dr.", written over a horizontal line.

Andy Grozelle  
County Clerk, Council Services

File Number	ZNPL2019292	Related File Number	
Applicant	JOHN AND LYNDA SLADE	Roll Number	3310336070807000000
Location	Part Lot 11, Concession 14, Geographic Township of Townsend, Norfolk County, 4625 Highway 3		



**Planning Department**

Norfolk County  
Development and Cultural Services Division  
185 Robinson Street, Suite 200, Simcoe ON N3Y 5L6  
22 Albert Street, Langton ON N0E 1G0  
519.426.5870 or 519.875.4485 or 519.582.2100  
[www.norfolkcounty.ca](http://www.norfolkcounty.ca)

January 21, 2020

JOHN AND LYNDA SLADE  
4625 HIGHWAY 3, RR5, STN MAIN  
SIMCOE, ON N3Y 4K4

**Zoning Amendment ZNPL2019292**  
**Property Assessment Roll Number 3310336070807000000**

Enclosed please find a copy of the Declaration for By-Law No. **60-Z-2019** of the Corporation of Norfolk County.

If you have not already done so, please remove the notification signs from the subject property.

You may wish to contact Alisha Cull, BES, MCIP, RPP, Senior Planner, at 519.426.5870 ext 1893 or [alisha.cull@norfolkcounty.ca](mailto:alisha.cull@norfolkcounty.ca) to see if anything further is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Grozelle".

Andy Grozelle  
County Clerk  
Council Services

Enclosure





Norfolk County  
Community Development Division Planning Department  
185 Robinson St., Suite 200 Simcoe, ON  
519-426-5870 ex. 1842  
[kendall.wharton@norfolkcounty.ca](mailto:kendall.wharton@norfolkcounty.ca)

Date: December 1, 2023

**Re: Garden Suite**

Dear John Slade & Lynda Slade,

I am writing on behalf of Norfolk County's Planning Department regarding an expired garden suite located at 4625 Hwy 3 Station Main.

The Norfolk County Official Plan Section 7.3.3.2 e), garden suites are allowed through Temporary Use By-laws, following the guidelines in Section 9.4.4 (Temporary Use By-laws) of the Plan and Section 39 of the Planning Act. Before granting approval for a Temporary Use By-law, the County must verify that the following conditions are met:

- i) A legitimate and well-justified need exists for a separate garden suite unit, typically for individuals with disabilities or the elderly, located near the principal unit.
- ii) The intended use is temporary and required for a defined period.
- iii) The unit must be removed once the original need no longer exists.

To ensure compliance with Norfolk County's Official Plan and the Temporary By-Law 60-Z-2019, which expired on December 31, 2022. Planning staff also requires that either the garden suite be removed or an extension of Temporary Use By-law for a garden suite be submitted by December 31, 2023. Failure to comply with Norfolk County's Official Plan and the temporary By-law 60-Z-2019 may lead to an **Order to Comply** from the Norfolk County Building and By-law Departments

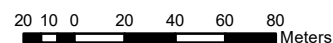
For your convenience, you will find By-Law 60-Z-2019 attached to this notice. The cost of an extension of a Temporary Use By-law application is \$924. For a copy of the Extension of a Temporary Use By-Law Application, please contact planning staff at [planning@norfolkcounty.ca](mailto:planning@norfolkcounty.ca).

Regards,

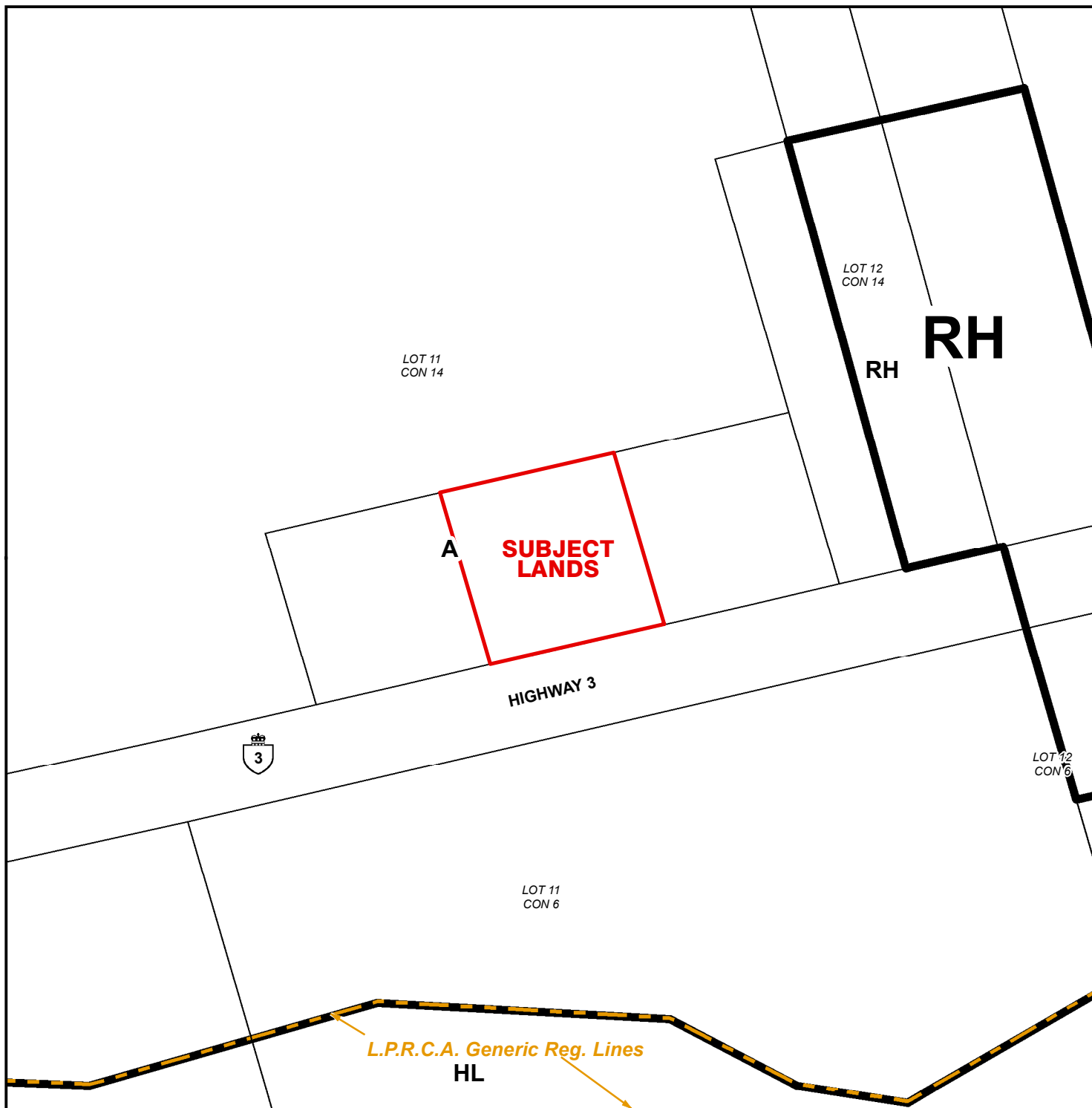
A handwritten signature in cursive script, appearing to read "Kendall Wharton".

Kendall Wharton, BEDP  
Junior Planner  
519-426-5870 x. 1056  
[kendall.wharton@norfolkcounty.ca](mailto:kendall.wharton@norfolkcounty.ca)









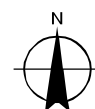
**LEGEND**

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

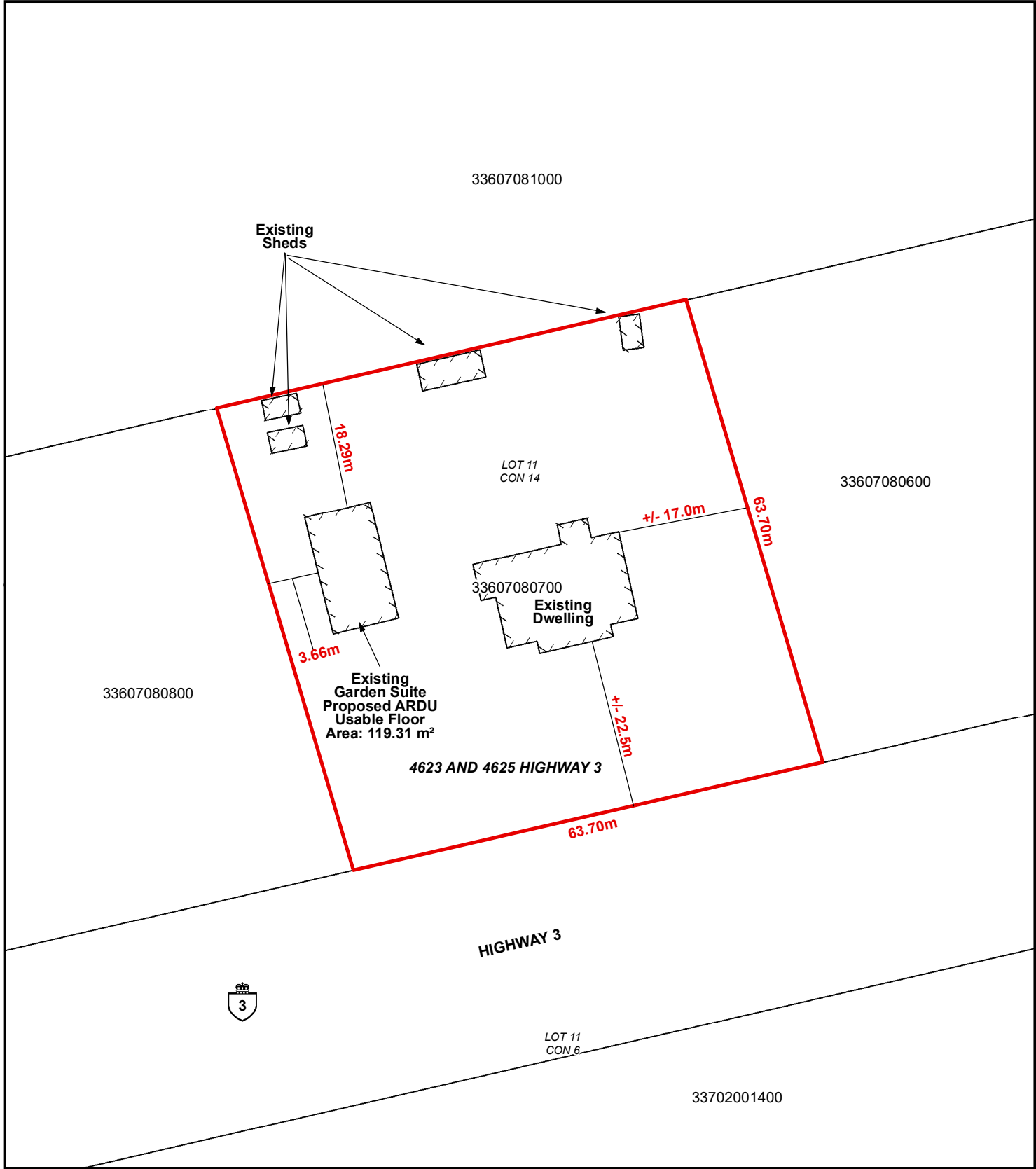
ZONING BY-LAW 1-Z-2014

1/29/2024

- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone

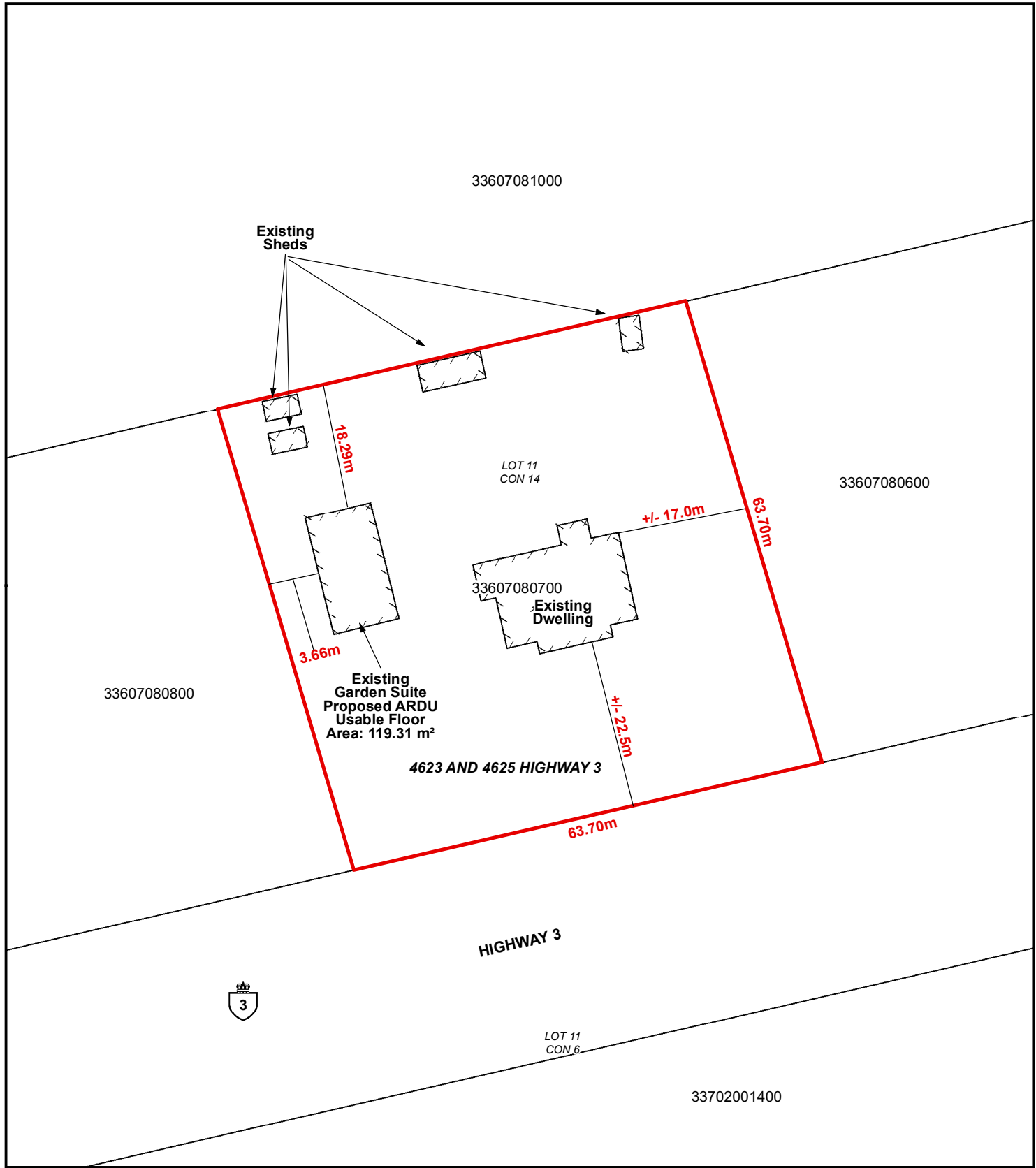


10 5 0 10 20 30 40  
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CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

-  Subject Lands
-  Lands Owned

