



**For Office Use Only:**

File Number \_\_\_\_\_  
Related File Number \_\_\_\_\_  
Application Submitted \_\_\_\_\_  
Complete Application \_\_\_\_\_

Application Fee \_\_\_\_\_  
Conservation Authority Fee \_\_\_\_\_  
Well & Septic Info Provided \_\_\_\_\_  
Planner \_\_\_\_\_  
Public Notice Sign \_\_\_\_\_

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**Check the type of planning application(s) you are submitting.**

- ☒ Standard Minor Variance  
☐ Complex Minor Variance (After the fact)  
☐ Routine Minor Variance

**Property Assessment Roll Number:** 3310543020189000000

**A. Applicant Information**

**Name of Owner** Gary Mussel

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** c/o Lisa Aker  
**Town and Postal Code** 969 4th Concession Road, Port Rowan, Ontario N0E 1M0  
**Phone Number** 519-420-0725  
**Cell Number** \_\_\_\_\_  
**Email** \_\_\_\_\_

**Name of Authorized Applicant** Lisa Aker  
**Address** 969 4th Concession Road  
**Town and Postal Code** Port Rowan, Ontario N0E 1M0  
**Phone Number** 519-420-0725  
**Cell Number** \_\_\_\_\_  
**Email** akerlisa@hotmail.com



**Name of Authorized Agent** Brimage Law Group - Nathan Kolomaya  
**Address** 21 Norfolk Street North  
**Town and Postal Code** Simcoe, Ontario N3Y 4L1  
**Phone Number** 519-426-5840  
**Cell Number** \_\_\_\_\_  
**Email** nkolomaya@brimage.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:

Winco Canadian Ginseng Ltd. - P.O. Box 577 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 LT 13 CON 4 SOUTH WALSHINGHAM AS IN NR505525; NORFOLK COUNTY

Municipal Civic Address: 1936 Highway 59

Land acquisition date (if known): \_\_\_\_\_

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:

14.873

3. Present use of the subject lands:

Agricultural, commercial (trucking), and single-family residential

4. Please describe **all existing and proposed** buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

	Existing	Proposed
Type of Building	N/A	
Number of Storey(s)		
Number of Dwelling Units per lot		
Buildings/Structures/ARDU Width (m)		
Building/ Structures /ARDU Length (m)		
Building/ Structures /ARDU Height (m)		
Usable Floor Area (sq.m)		
Lot coverage		

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. 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:

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

8. Existing use of abutting properties:

Agricultural and single-family residential

9. 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. Zoning Review (chart must be completed in metric units)**

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m <sup>2</sup> )	40ha	18.08ha	21.92ha
Lot frontage (m)			
Lot depth (m)			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)			
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m <sup>2</sup> )			
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			



**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):

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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:

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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 Planning Statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13?

☒ Yes ☐ No

If you answered no, please explain:

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2. It is the 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 Planning Statement ?

☐ Yes ☒ No

If no, please explain:

Minor variance to facilitate severance - no new development proposed

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:

Minor variance to facilitate severance - no new development proposed

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

4. Does the property have any significant environmental features on the subject land or within 500 metres:

☐ Yes ☐ No

If yes, indicate: ☐ Significant Woodland ☐ Provincially Significant Wetland ☐

Floodplain ☒ Other Abutting woodlands

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

☐ Yes ☒ No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

## F. 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:

Highway 59 and 4th Concession Road

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**G. Other Information**

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.

Related severance application BNPL2025008

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## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario Regulation 200/96.

### **i. Sketch in Metric Units**

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land.
- e) 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.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.



## 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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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 purpose 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 purpose of processing this application.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

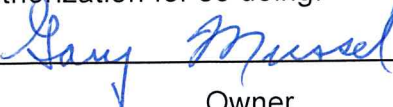
2025/10/14  
\_\_\_\_\_  
Date

## J. Owner's Authorization

If the authorized 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 Gary Mussel am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Lisa Aker and Brimage Law Group 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

2025/10/14  
\_\_\_\_\_  
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, Nathan Kolomaya of Norfolk County, Province of Ontario

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:

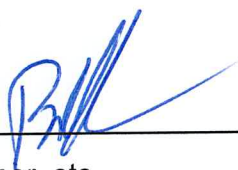
Norfolk County,

  
Owner/Applicant/Agent Signature

In the Province of Ontario,

This 14th day of October

A.D., 2025

  
A Commissioner, etc.

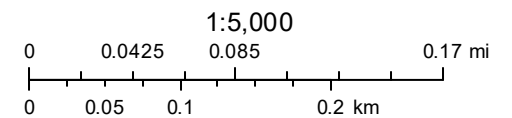


# MAP NORFOLK - Community Web Map



10/14/2025, 5:42:54 PM

- Land Parcels
- Civic Address
- Plan Lines
- Road Labels
- DraftPlan

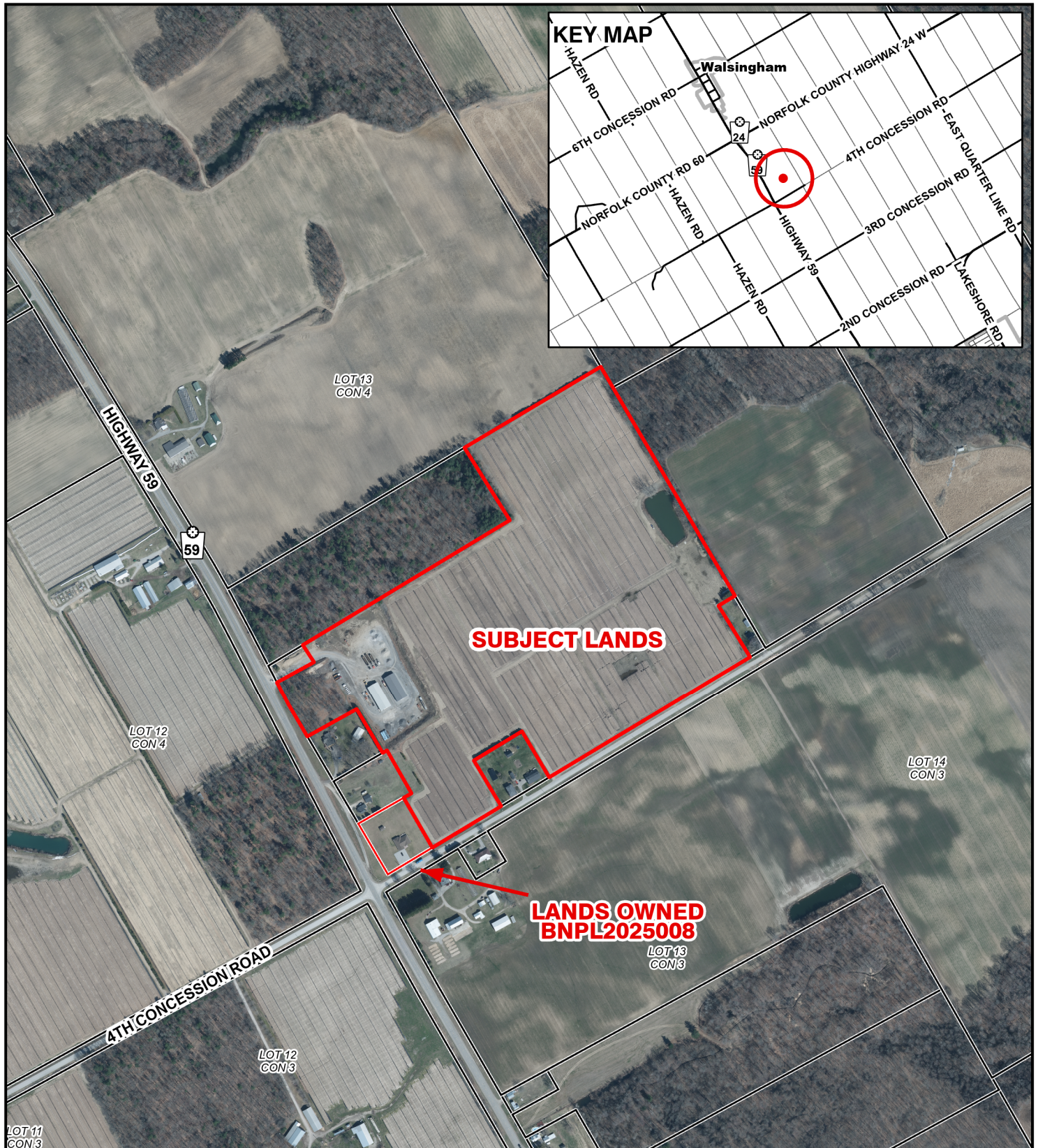


Norfolk GIS



CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

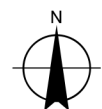


Legend

-  Subject Lands
-  Lands Owned

2020 Air Photo

10/30/2025



50 25 0 50 100 150 200 Meters

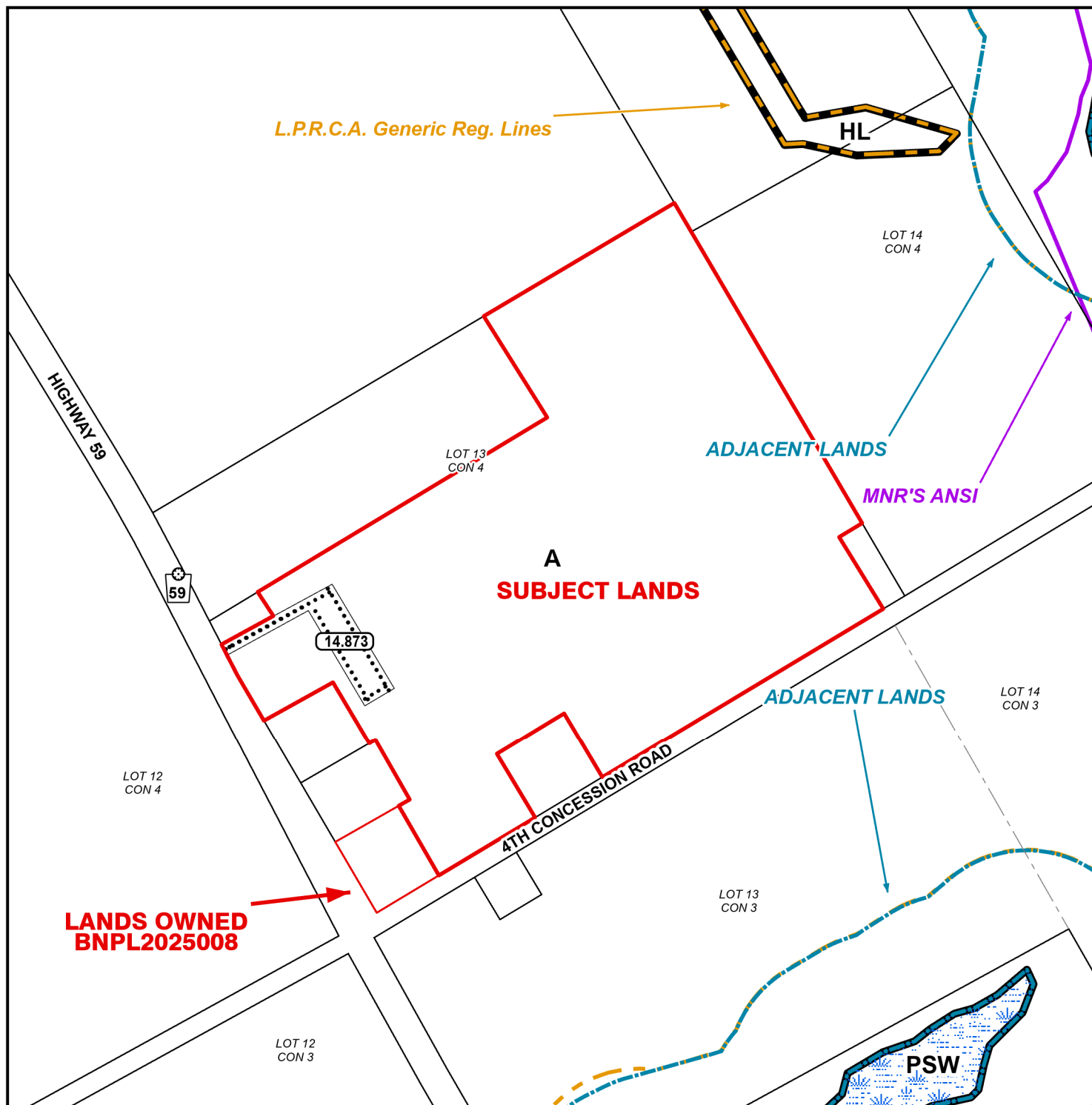


# MAP B

## ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2025328



### LEGEND

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

ZONING BY-LAW 1-Z-2014

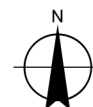
10/30/2025

(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone

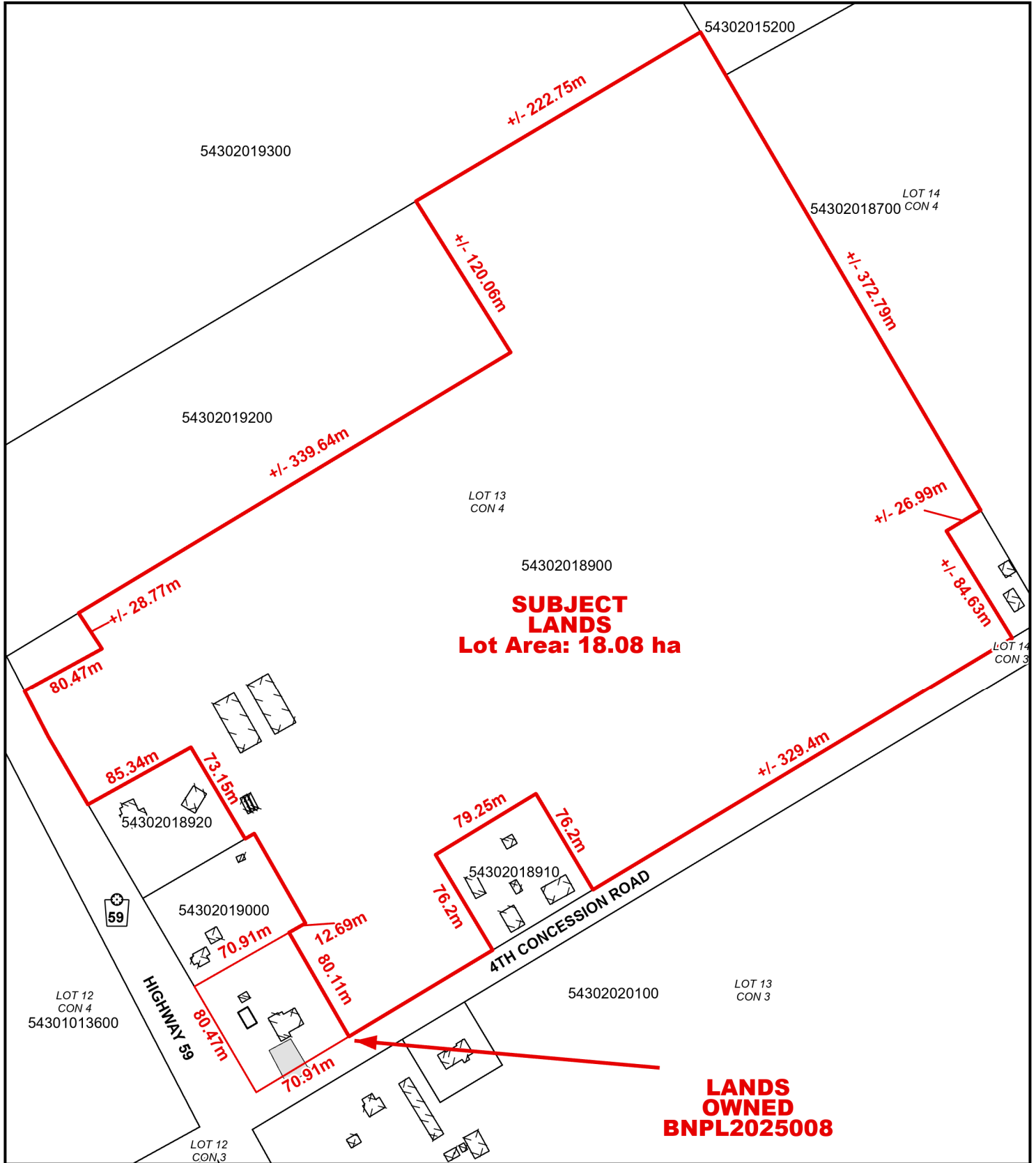
PSW - Provincially Significant Wetland Zone



40 20 0 40 80 120 160 Meters

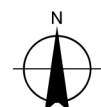
## CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



### Legend

- Subject Lands
- Lands Owned

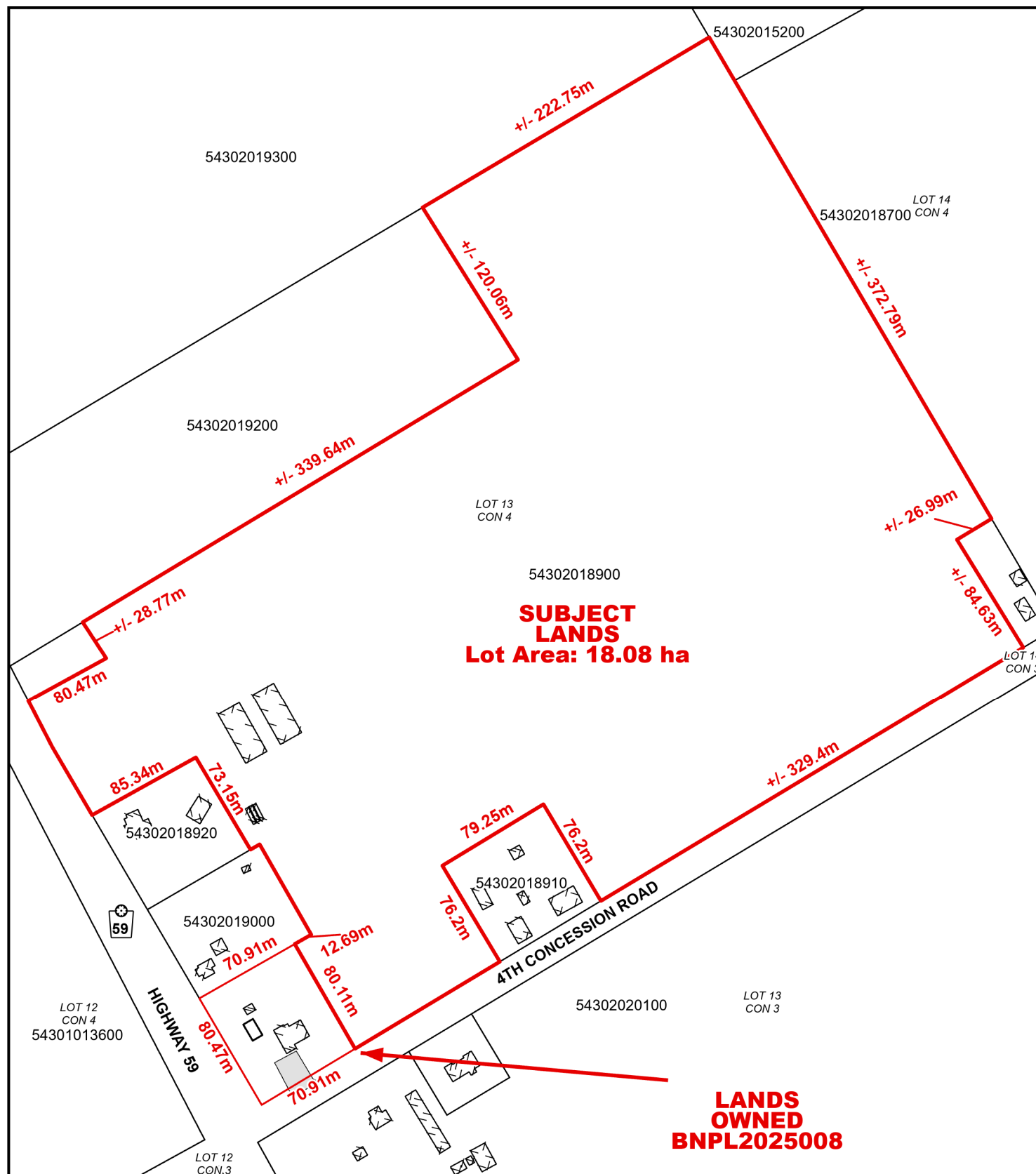


10/30/2025

25 12.5 0 25 50 75 100 Meters

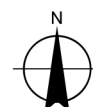
## CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



### Legend

- Subject Lands
- Lands Owned



10/30/2025

25 12.5 0 25 50 75 100 Meters