

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: 337-060-35600-0000

*** A. Applicant Information**

Name of Owner RD Pettinger and Kara Nadrofsky

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 37 Gilbert Rd WDH COMBE PT Lot 4

Town and Postal Code Simcoe ON, N3Y 4K2 RP 37R8294 PT PART2

Phone Number _____

Cell Number 519-410-6858 or 519 427-4852

Email Karanadrofsky@hotmail.com

*** Name of Applicant** RD Pettinger and Kara Nadrofsky

Address same as above

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 mortgages, 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):

37 Gilbert RD WDH CON BE PT LOT 4
RP 37 R8 294 PART 2

Municipal Civic Address: 37 Gilbert Rd

Present Official Plan Designation(s): _____

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:
RESIDENTIAL + FARM

- * 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:

Barn 111.5 sqm floor space 44m From Road.
 House 278 sqm 25m From Road
 Chicken coop 95sqm 94m From Road

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.

- ADDITION PROPOSED TO EXISTING ACCESSORY BUILDING TO RESIDENTIAL.
 - ADDITION TO INCLUDE ARDV.

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:

PROPOSED 4930M ADDITION TO INCREASE ACCESSORY BUILDING TO 12750M
 TO CREATE A 12750M ACCESSORY RESIDENTIAL DWELLING UNIT.

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:

15+ YEARS

9. Existing use of abutting properties:

AGRICULTURAL FARM LANDS

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:

LPRCA APPROVAL COMPLETE -> EMAIL FROM LPRCA ATTACHED TO APPLICATION

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	354 m	/		/	/
Lot depth	342 m	/		/	/
Lot width	468 m	/		/	/
Lot area	12.95 HA	/		12.95 ha	27.05 ha
Lot coverage	49 x 29 78 sqm	75 sqm		117 m² 127 sqm	38 m² 52 sqm
Front yard	180 sqm	/		/	/
Rear yard	120 sqm	1.2m		1.2m MIN.	/
Height	4.6m	8m		4.6m	/
Left Interior side yard	/	1.2m		1.2m MIN.	/
Right Interior side yard	/	1.2m		1.2m MIN.	/
Exterior side yard (corner lot)		/		/	/
Parking Spaces (number)	2	1		2	/
Aisle width		/		/	/
Stall size		/		/	/
Loading Spaces		/		/	/
Other	35m N/A	340m		x, 35m x	/

L.F.A.
L.T.BUILDING

* DISTANCE FROM PRINCIPAL DWELLING

2) RELIEF FROM 11.1.1 (if needed)

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

- Zoning By-Law Permits 75 SQM ACCESSORY RESIDENTIAL DWELLING UNIT.
- WE ARE PROPOSING A 111 SQM (1200 SQFT) ACCESSORY RESIDENTIAL DWELLING UNIT.

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:

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:

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 ENDANGERED SPECIES ARE KNOWN OR TO BE IMPACTED

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:

AGRICULTURAL LANDS.

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 15m

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.

THIS PROPOSED ARDU IS BEING BUILT FOR THE HOMEOWNERS MOTHER
AND FATHER TO MAINTAIN AND PROTECT THEIR HEALTH AS CARE GIVERS.

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.

[Signature]
Owner/Applicant/Agent Signature

Dec 1 2025
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 RO Rettinger / Kara Nadrofsky are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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.

[Signature]
Owner
Kara Nadrofsky
Owner

Dec 1 2025
Date
Dec 1 2025
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, RD Pottinger of Simcoe ON
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:


Simcoe on


Owner/Applicant/Agent Signature

In Norfolk County

This 1 day of December

A.D., 2025


A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.



Leah VanSickle <leahemersic@gmail.com>

Fw: 37 Gilbert Road - Garage Addition Inquiry

1 message



Sun, Nov 30, 2025 at 9:16 AM

Please print this email

From: RD Pettinger <rdpettinger@gmail.com>
Sent: Sunday, November 30, 2025 8:54:32 AM**Subject:** Fwd: [37 Gilbert Road](#) - Garage Addition Inquiry

Sent from my iPhone

Begin forwarded message:

From: Braedan Ristine <bristine@lprca.on.ca>
Date: October 2, 2025 at 4:00:02 PM EDT
To: rdpettinger@gmail.com
Cc: BBL Permits <permits@norfolkcounty.ca>
Subject: 37 Gilbert Road - Garage Addition Inquiry

Good afternoon RD,

Thanks for accommodating LPRCAs site visit to 37 Gilbert Road in Simcoe earlier this week. Based on a review of the property, LPRCA staff can confirm that the proposed addition and septic system as shown in your site plan (re-attached to this email) are not within LPRCA regulation limit and would not require a permit from our office.

Based on current information available, LPRCAs regulation limit begins roughly 10m south of the south side of the garage and 20 m east from the east side of the garage in that area of the property.

Please note: if your application will require a planning application with the Town or Municipality, LPRCA is required to be circulated and will provide comments in regards to Chapter 5 of the Provincial Planning Statement (PPS). Relevant fees will apply.

These comments are preliminary and based on existing legislation and implementation guidelines, which are subject to change. LPRCA staff will complete a comprehensive review of submitted applications based on the legislation and implementation policies current at the time of application submission.

Thank you,



Braedan Ristine, *Resource Planner*

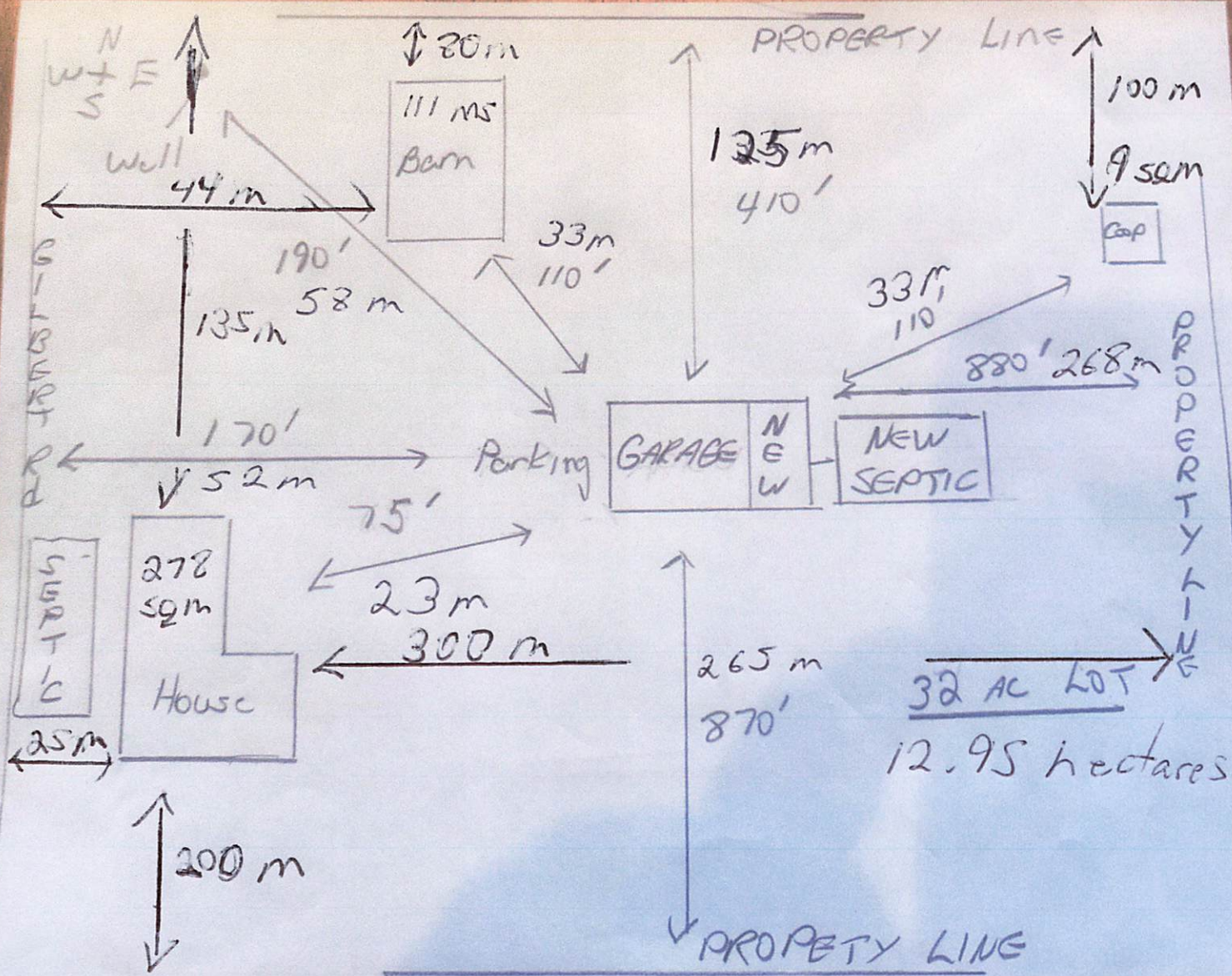
Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON. N4G 0C4

519-842-4242 ext. 235.

bristine@lprca.on.ca

 **37 Gilbert ARU Location.pdf**
496K









ZONING DEFICIENCY FORM

ARDU - DETACHED

PROPERTY INFORMATION

PLANNING APPLICATION NUMBER: ANPL2025375

Applicant: RD PETTINGER & KARA NADROFSKY
Civic Address: 37 GILBERT ROAD
Legal Description: WDH CON BF PT LOT 4 RP 37R8294 PT PART 2 31.79AC FR D
Roll Number: 3310337060356000000
Current zoning: AGRICULTURAL & HAZARD LAND
Proposed building/use: ACCESSORY RESIDENTIAL DWELLING UNIT (DETACHED)
Existing uses on property: SINGLE DETACHED DWELLING, ACCESSORY STORAGE, FARM

ZONING PROVISIONS

	Proposed		Required		Deficiency		Zoning By-Law Reference
Useable Floor Area	111	m2	75	m2	36	m2	3.2.4.2 b
Interior Side Yard Setback (Left)	52	m	1.2 min.	m		m	3.2.4.2 c
Interior Side Yard Setback (Right)	268	m	1.2 min.	m		m	3.2.4.2 c
Rear Yard Setback	125	m	1.2 min.	m		m	3.2.4.2 c
Occupy any part of the front yard	proposed is not within front yard					m	3.2.4.2 d
Occupy any part of the exterior yard	n/a					m	3.2.4.2 d
Building Height	4.6	m	5	m		m	3.2.4.2 e
Setback From Primary Dwelling	35	m	40	m		m	3.2.4.2 f
Parking spaces	2		2				4.9 (a)
Other:							
Other:							

Comments: No architectural drawings have been provided as part of the minor variance application. Please ensure architectural drawings conform to the provisions above or additional planning applications may be required.

The "proposed" information and any supporting documentation have been submitted by the owner/applicant. The information provided above pertains solely to zoning requirements and does not exempt the owner from obtaining any required building permits or complying with applicable laws and regulations that are administered by other agencies. The owner acknowledges and accepts responsibility for the accuracy of the proposed information included in this form.

Signature: _____

Owner / Applicant



Zoning Administrator

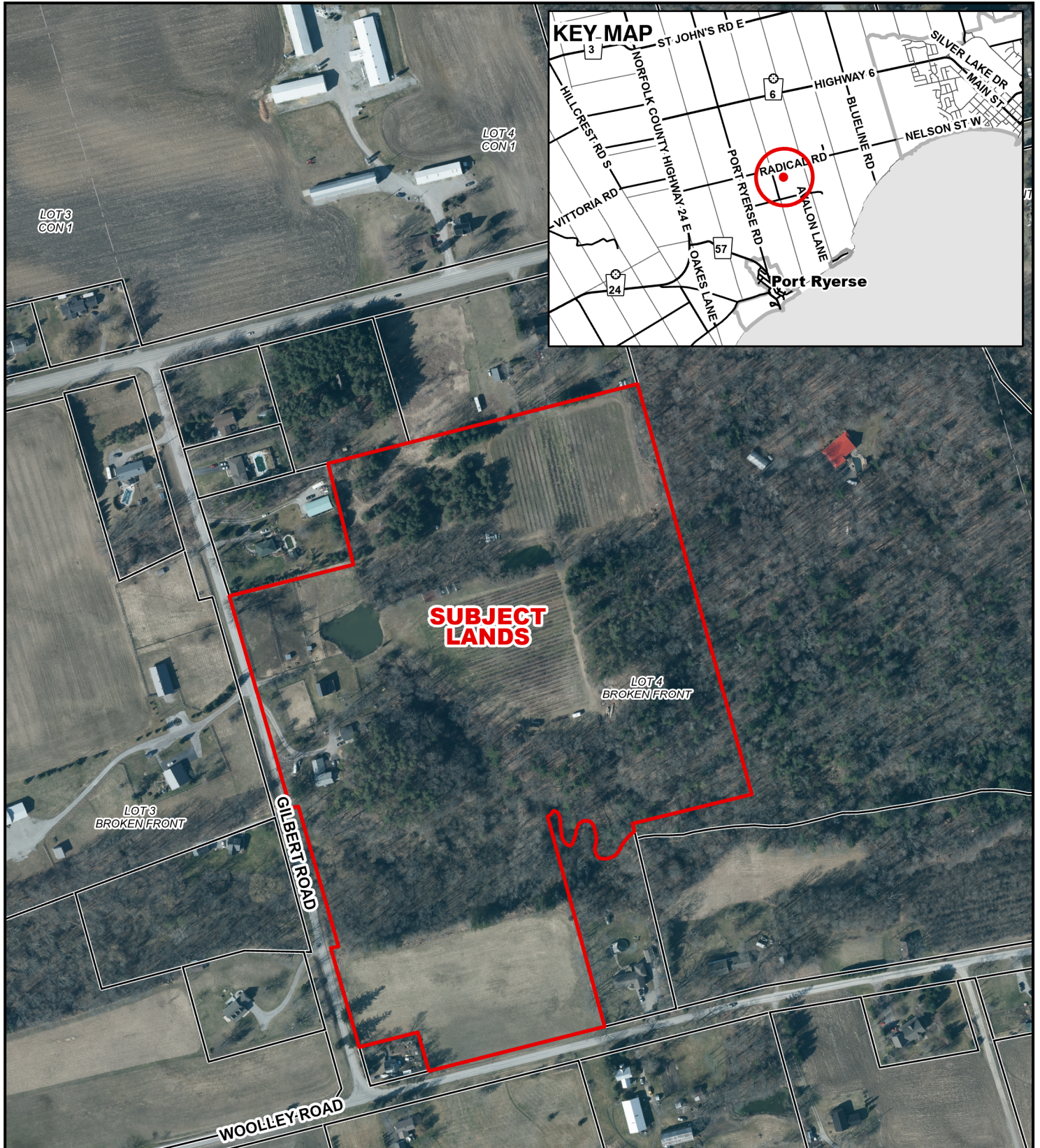
Date

3/3/2026

Date


Community Development Division - Building Department

12 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y 4N5 - 519-426-5870 | 226-NORFOLK Extension 6016



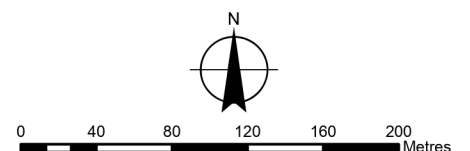
**SUBJECT
LANDS**

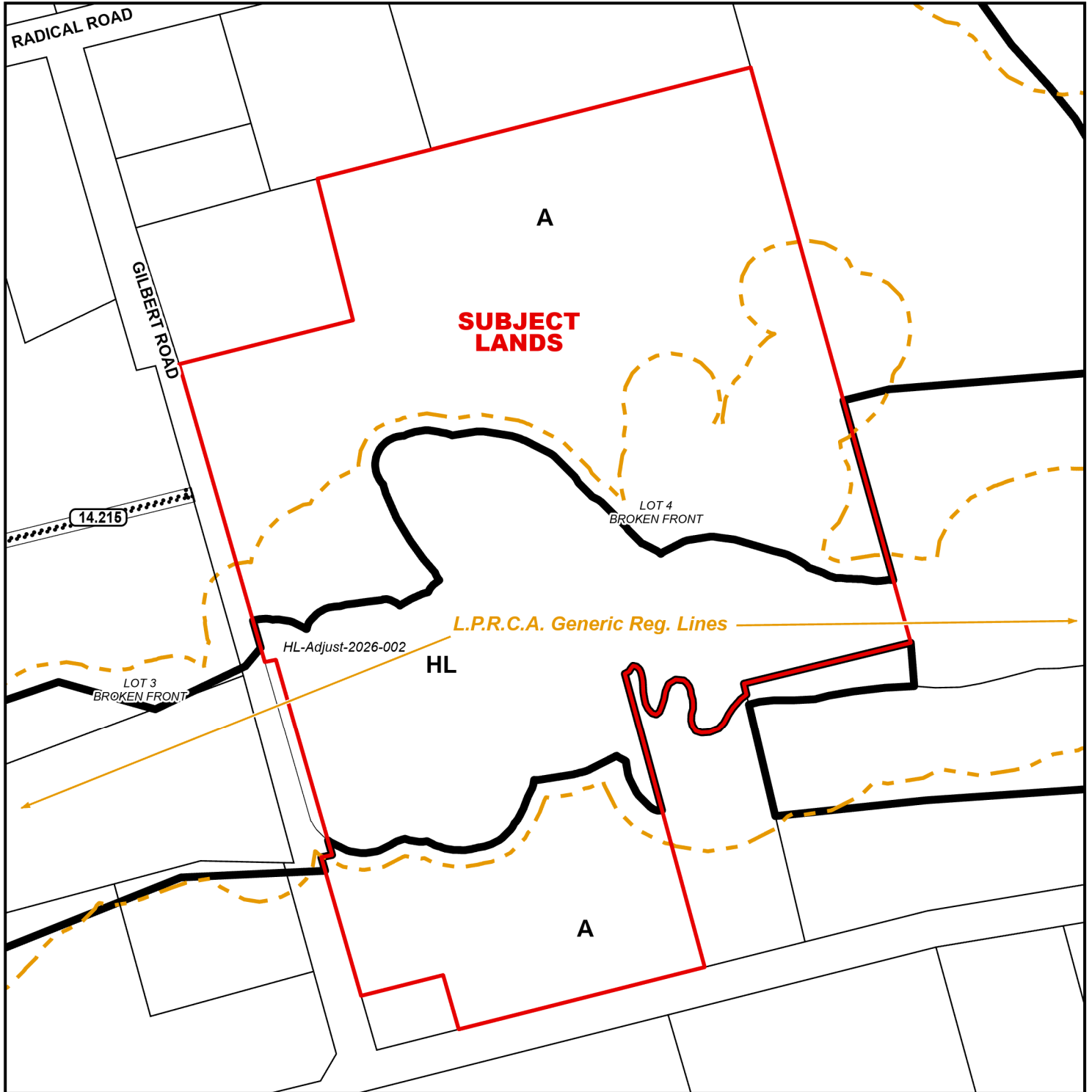
Legend

 Subject Lands



3/31/2026

2020 Air Photo





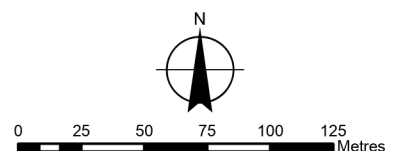
LEGEND

-  Subject Lands
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

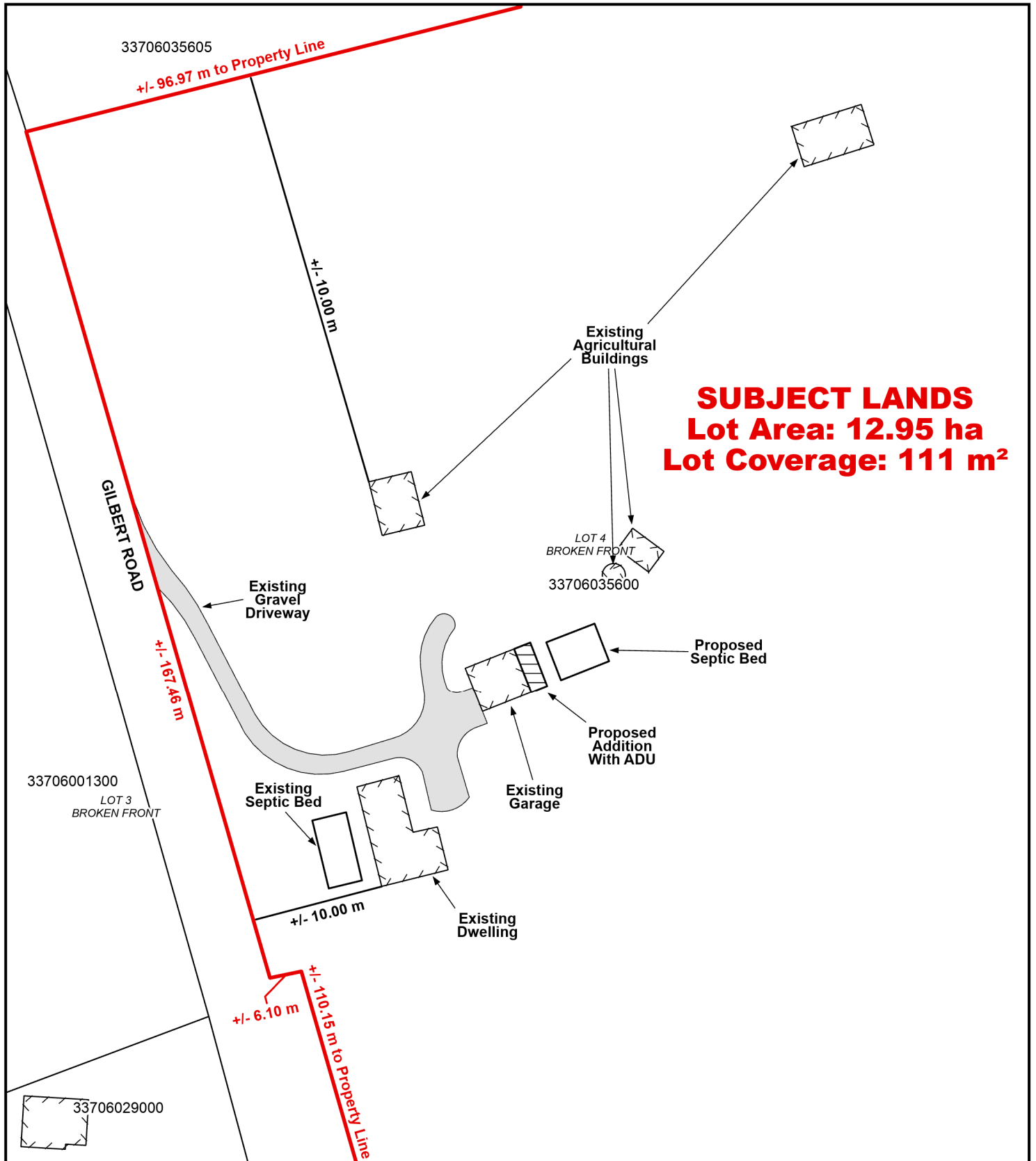
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- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone




CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



SUBJECT LANDS
Lot Area: 12.95 ha
Lot Coverage: 111 m²

Legend

 Subject Lands

3/31/2026

