

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: 542-020-02000-0000

A. Applicant Information

Name of Owner J. D. Peters Farming Inc.

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 2226 East Quarter Line Road
Town and Postal Code Delhi N4B 2W4
Phone Number 519 875 4582
Cell Number 519 550 0433
Email Jan Durien Peters @ Gmail.com

Name of Applicant Jan Peters
Address 2226 East Quarter Line Road
Town and Postal Code Delhi N4B 2W4
Phone Number 519 875 4582
Cell Number 519 550 0433
Email Jan Durien Peters @ Gmail.com

Name of Agent NA
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:

Farm Credit Canada - 4-421 Queensway West
Simcoe ONT N3Y 2W4

B. Location, Legal Description and Property Information

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

North Walsingham Concession 14 PT LOT 19

Municipal Civic Address: 2616 East Quarter Line Road

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:

(1) Residential House, (1) Two Car garage
(1) Cold Storage Barn ~ see drawings for detail

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.

NA

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:

NA

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:

50 + Years

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	939 m	50 m			
Lot depth	314.6 m	50 m			
Lot width	939 m	50 m			
Lot area	28.07 H	40 H			-11.93 H
Lot coverage		40 H			
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

Retained Farm land no longer meets minimum
area to be zoned agricultural, severed dwelling to be residential

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: 939 m

Depth: 314.6 m

Width: 939 m

Lot Area: 28.07 Ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Cold Storage Barn

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

Frontage: NA

Depth: NA

Width: _____
Area: NA
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: NA
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: NA
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: NA
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: _____ *NA* _____
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: _____ *NA* _____
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:

Information provided by previous owners as well as current operations

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:

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:

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 250 m

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
- Septic tank and tile bed in good working order
- Communal system
- Other (describe below)

Storm Drainage

- Storm sewers
- Open ditches
- Other (describe below)

2. Existing or proposed access to subject lands:

- Municipal road
- Unopened road
- Provincial highway
- Other (describe below)

Name of road/street:

East Quarter Line Road

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?

NA

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.

Formal Survey is attached as well as spatial separation drawing sealed by an engineer.

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

27 JAN 2026

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 _____ am/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.

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, Jan Peters of Neth.

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



Owner/Applicant/Agent Signature

In NORFOLK

This 27 day of January

A.D., 2020



A Commissioner, etc.

John Andrew Wallace, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 16, 2027.

MIDDLETON-NORTH WALSINGHAM TOWNSHIP ROAD
(ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF MIDDLETON AND NORTH WALSINGHAM)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 RECEIVED AND DEPOSITED
 DATED NOVEMBER 13, 2025
 DATED 2025/11/13
 R. C. DIXON
 ONTARIO LAND SURVEYOR
 REPRESENTATIVE FOR THE LAND REGISTRY FOR THE LAND TITLES DIVISION OF NORTH & (P.N. 37)

PLAN 37R-11877

SCHEDULE

PART	LOT	CONCESSION	PIN
1	PART OF LOT 19	CONCESSION 14	PART OF PIN 50130-0134

PLAN OF SURVEY
 OF PART OF
LOT 19
CONCESSION 14
 IN THE GEOGRAPHIC
TOWNSHIP OF NORTH WALSINGHAM
 IN
NORFOLK COUNTY
 SCALE: 1 : 500

JEWITT AND DIXON LTD.

METRIC NOTE:

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



GEOGRAPHIC TOWNSHIP OF NORTH WALSINGHAM

CONCESSION LOT

CONCESSION LOT

EAST QUARTER LINE ROAD

(19.31m WIDE - ROAD ALLOWANCE BETWEEN LOT 18 & LOT 19)

GEOGRAPHIC TOWNSHIP OF NORTH WALSINGHAM

CONCESSION LOT

CONCESSION LOT

REGISTERED PLAN 1197

ROSEMARIE BOULEVARD
(20.117m WIDE - REGISTERED PLAN 1197)

REGISTERED PLAN 1203

COUNTY ROAD 21
(20.117m WIDE - ROAD ALLOWANCE BETWEEN CONCESSION 13 & CONCESSION 14)

PLAN 37R-5640

PART 1, PLAN 37R-5640

PART 2, PLAN 37R-5640

PART 1, PLAN 37R-6904

PART 1, PLAN 37R-721

PLAN 37M-65

LEGEND

2.5cm x 2.5cm x 1.5m STANDARD IRON BARS	SHOWN	— SSB
2.5cm x 2.5cm x 0.6m PLASTIC BAR	SHOWN	— SSB
1.6cm x 1.6cm x 0.6m IRON BARS	SHOWN	— PB
1.6cm ROUND X 0.6m IRON BARS	SHOWN	— RB
LOT LINES	SHOWN	— LB #
DEED LINES	SHOWN	—
FENCE LINES	SHOWN	—
ROAD LINES	SHOWN	—
FOUND IRON BARS	SHOWN	—
PLANTED IRON BARS SHOWN	SHOWN	—
J. B. DIXON, O.L.S.	SHOWN	(700)
K.S. HUSTON, O.L.S.	SHOWN	(994)
MEASURE	SHOWN	(562)
SET	SHOWN	(4)
PROPERTY IDENTIFICATION NUMBER	SHOWN	(P)
PLAN 37R-5640	SHOWN	(P1)
PLAN 37R-6904	SHOWN	(P2)
REGISTERED PLAN 37M-65	SHOWN	(P3)
REGISTERED PLAN 1197	SHOWN	(P4)

NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTK) OBSERVATIONS UTM ZONE 17, NAD83(CSRS)(2010) FOR BEARING COMPARISONS, A ROTATION OF 0°13'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARING ON #1 & #2 FOR BEARING COMPARISONS, A ROTATION OF 0°12'45" COUNTER-CLOCKWISE WAS APPLIED TO BEARING ON #3 FOR BEARING COMPARISONS, A ROTATION OF 0°17'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARING ON #4 DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9995055

ADJACENT REFERENCE POINTS (CORNER) DERIVED FROM GPS OBSERVATIONS USING THE CAN-MET NETWORK, UTM ZONE 17 (01° WEST LONGITUDE) MGRS (CGRS) (2010) COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF OREG. 210/10

POINT ID	NORTHING	EASTING
ORP (1)	4737726.492	535592.209
ORP (2)	4737683.252	535427.323

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM,
 2. THE SURVEY WAS COMPLETED ON THE 31ST DAY OF OCTOBER 2025

DATED: NOVEMBER 13, 2025

R. C. DIXON, O.L.S.

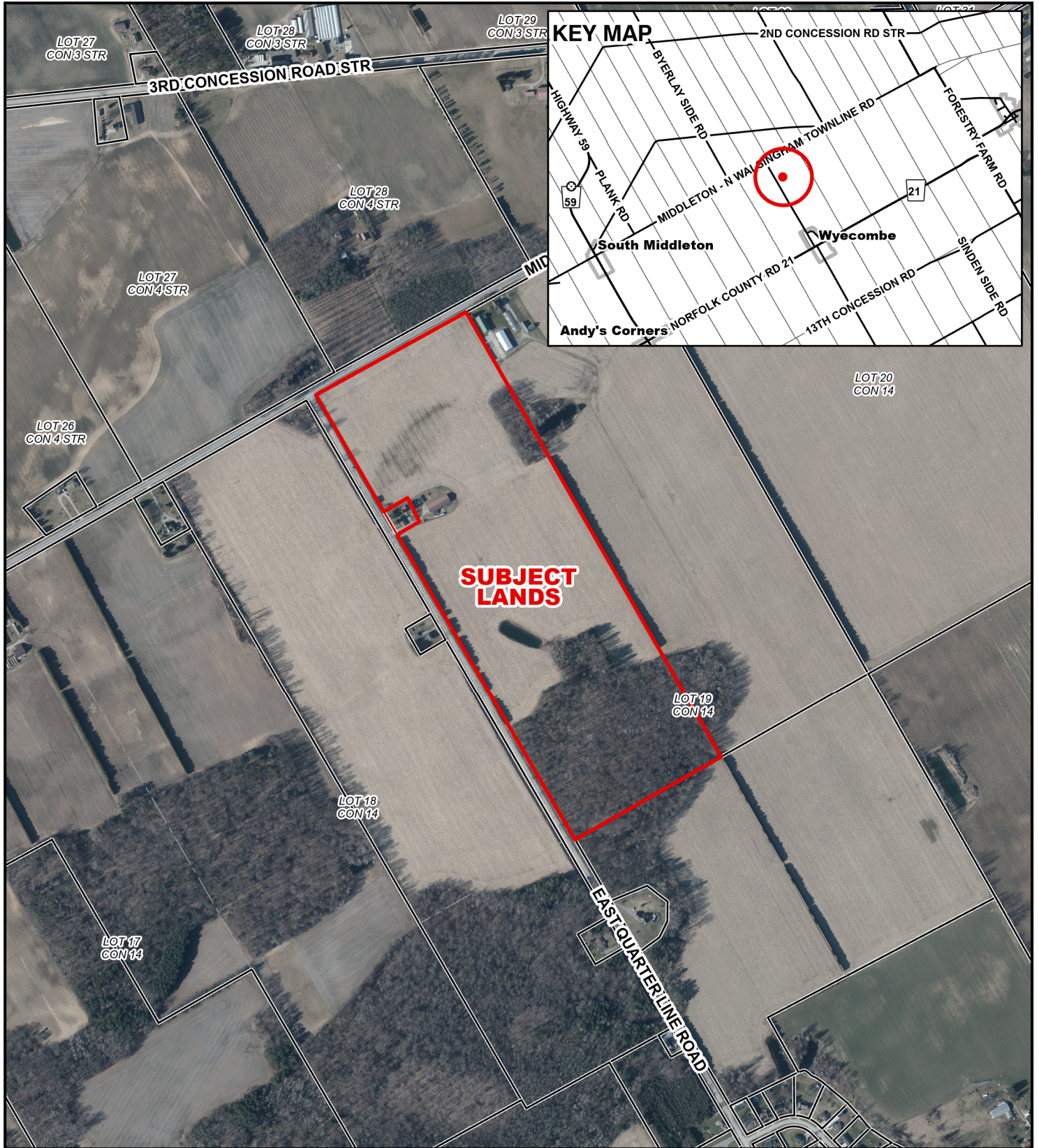
THIS PLAN OF SURVEY RELATES TO A03 PLAN SUBMISSION FORM NUMBER V-118897

JEWITT AND DIXON
 CHARTERED LAND SURVEYORS
 A Division of Elm Headed Surveying Ltd.
 450 Bedford St., Toronto, ON M5T 1K2
 T (416) 464-6462 www.jadsurveyors.com

DRAWN BY: J.L.M. CHECKED BY: R.H. REFERENCE NO.: 20-54-459-00
 DATED: NOVEMBER 13, 2025

CONTEXT MAP

Geographic Township of NORTH WALSINGHAM

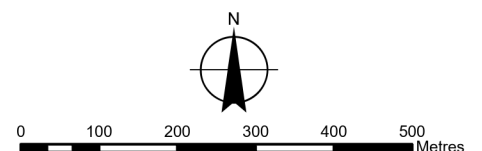


Legend

- Subject Lands
- Lands Owned

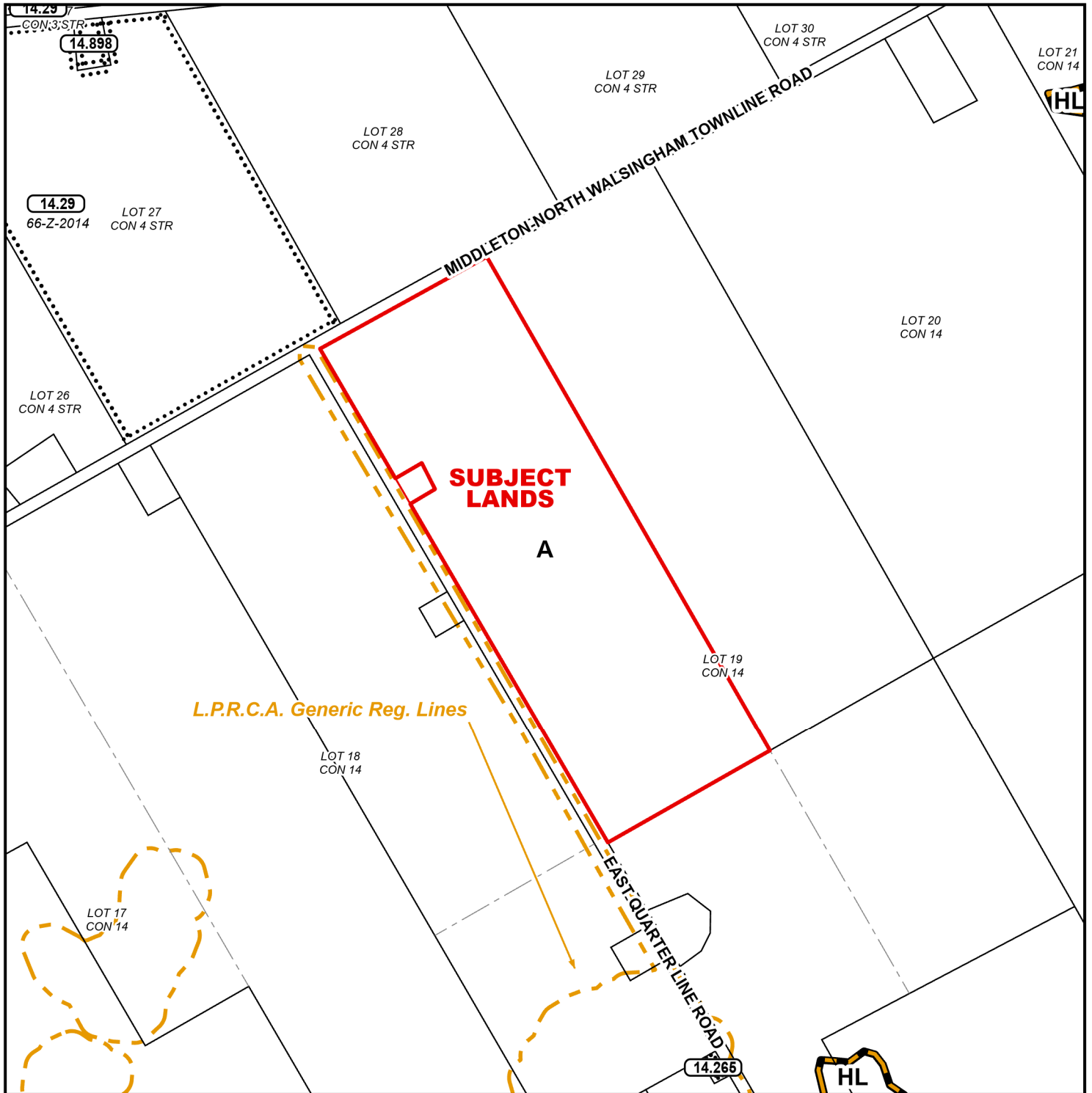
2/11/2026

2020 Air Photo



ZONING BY-LAW MAP

Geographic Township of NORTH WALSHINGHAM



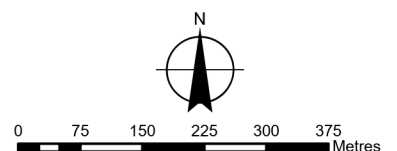
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

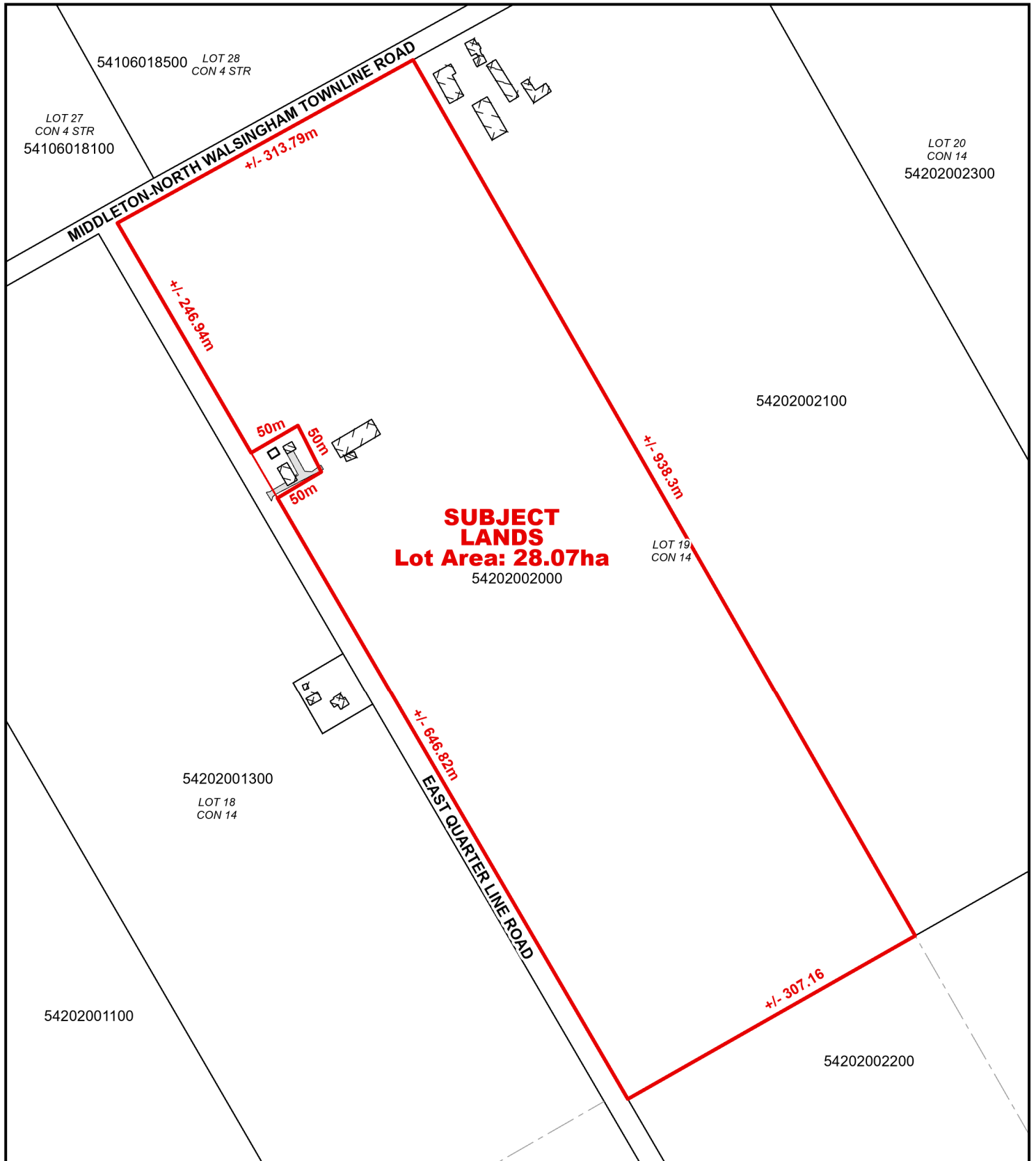
2/11/2026

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





CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

-  Subject Lands
-  Lands Owned

2/11/2026

