



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 _____

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: _____

A. Applicant Information

Name of Owner JILLIAN BUNTING

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 1 BASS LANE

Town and Postal Code PORT ROWAN, ON. N0E1M0

Phone Number 416 803 2855

Cell Number _____

Email contactjillianrebecca@gmail.com

Name of Authorized Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



Name of Authorized 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:

JILLIAN BUNTING / CIBC

B. Location, Legal Description and Property Information

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

SWAL PLAN 219 LOT 76 LOT 77 REG

Municipal Civic Address: 1 BASS LANE, PORT ROUAN ON NOEIMO

Land acquisition date (if known): 2016

Present Official Plan Designation(s): RESORT / RESIDENTIAL

Present Zoning: RESORT / RESIDENTIAL

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:

RESORT / 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	DWELLING	SHED
Number of Storey(s)	ONE	ONE
Number of Dwelling Units per lot	ONE	ONE
Buildings/Structures/ARDU Width (m)	6.1 m	2.43 m
Building/ Structures /ARDU Length (m)	11.43 m	5.48 m
Building/ Structures /ARDU Height (m)	4.26 m	3.6 m
Usable Floor Area (sq.m)	78.87 m ²	13.37 m ²
Lot coverage	28%	.04 4% 4%

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.

REPLACING OLD SHED WITH NEW ONE

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:

80 YEARS

8. Existing use of abutting properties:

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 ²)			
Lot frontage (m)			
Lot depth (m)			
Front Yard Setback (m)			
* Left Side Yard Setback (m)	1.2 m	30 cm	90 cm
Right Side Yard Setback (m)			
* Rear Yard Setback (m)	1.2 m	30 cm	90 cm
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 ²)			
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):

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:

RESIDENTIAL / CONSERVATION LAND.

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:

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:

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 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 _____

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
 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)

HOLDING TANK

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. 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.



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

FEB. 9. 2026
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 _____ 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, JILLIAN BUNTING of TORONTO

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, ONT

x Jillian Bunting
Owner/Applicant/Agent Signature

In NORFOLK County

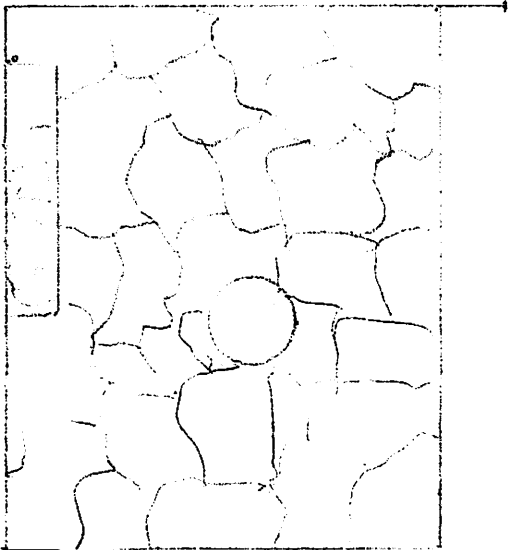
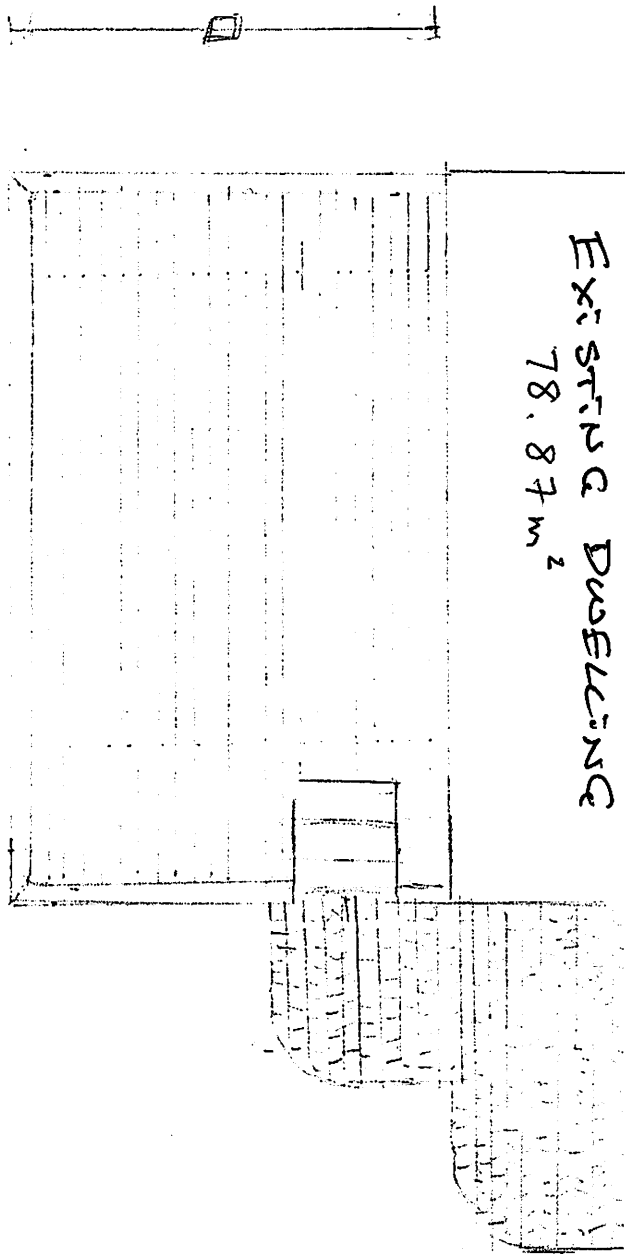
This 9th day of February 2026

A.D., 2026

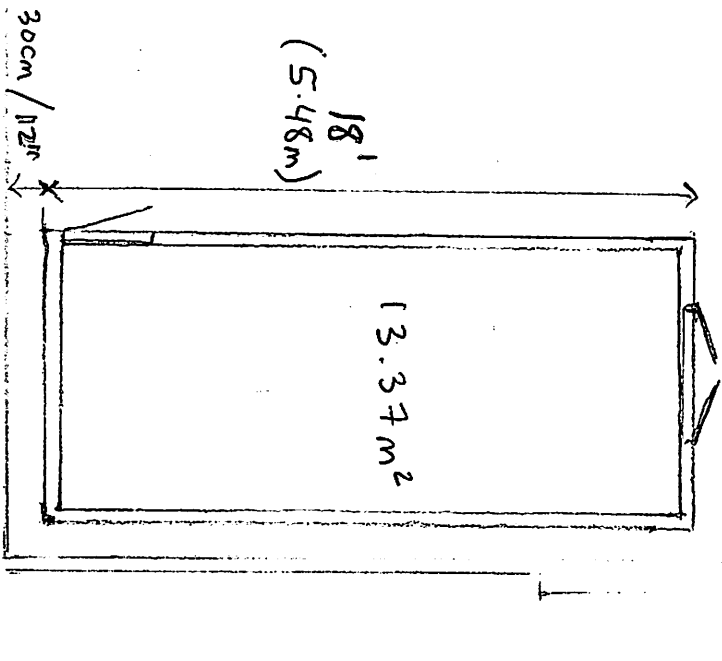
[Signature]
A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 16, 2026.

EXISTING DWELLING
78.87 m²



LOT SIZE: 40' x 75'
278.7 m²



127-75



ZONING DEFICIENCY FORM

RESORT RESIDENTIAL ZONES

PROPERTY INFORMATION

PLANNING APPLICATION NUMBER: ANPL2026030

Owner / Applicant: JILLIAN BUNTING
Civic Address: 1 BASS LANE
Legal Description: SWAL PLAN 219 LOT 103 REG 0.07AC
Roll Number: 3310543050172000000
Current zoning: RESORT RESIDENTIAL (RR)
Proposed use/building: ACCESSORY STRUCTURE - SHED
Existing uses on property: VACATION HOME

ZONING PROVISIONS

	Proposed	Required	Deficiency	Zoning By-Law Reference
Building Height	3.6 m	7 m	0 m	3.2.1 a
Occupy any part of the front yard	n/a		0	3.2.1 b
Occupy any part of the required exterior side yard	n/a	6 m	n/a	3.2.1 c
Interior Side Yard Setback(Left)	0.3 m	1.2 m	0.9 m	3.2.1 d
Interior Side Yard Setback(Right)	- m	1.2 m	0 m	3.2.1 d
Rear Yard Setback	0.3 m	1.2 m	0.9 m	3.2.1 e
Useable Floor Area	13.4 m ²	55 m ²	0 m ²	3.2.1 g
Lot Coverage	4.8 %	10 %	0 %	3.2.1 g

Comments:

No construction drawings provided, review based only on site sketch provided by applicant.

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

Hayley Stobbe

Zoning Administrator

Date

2/12/2026

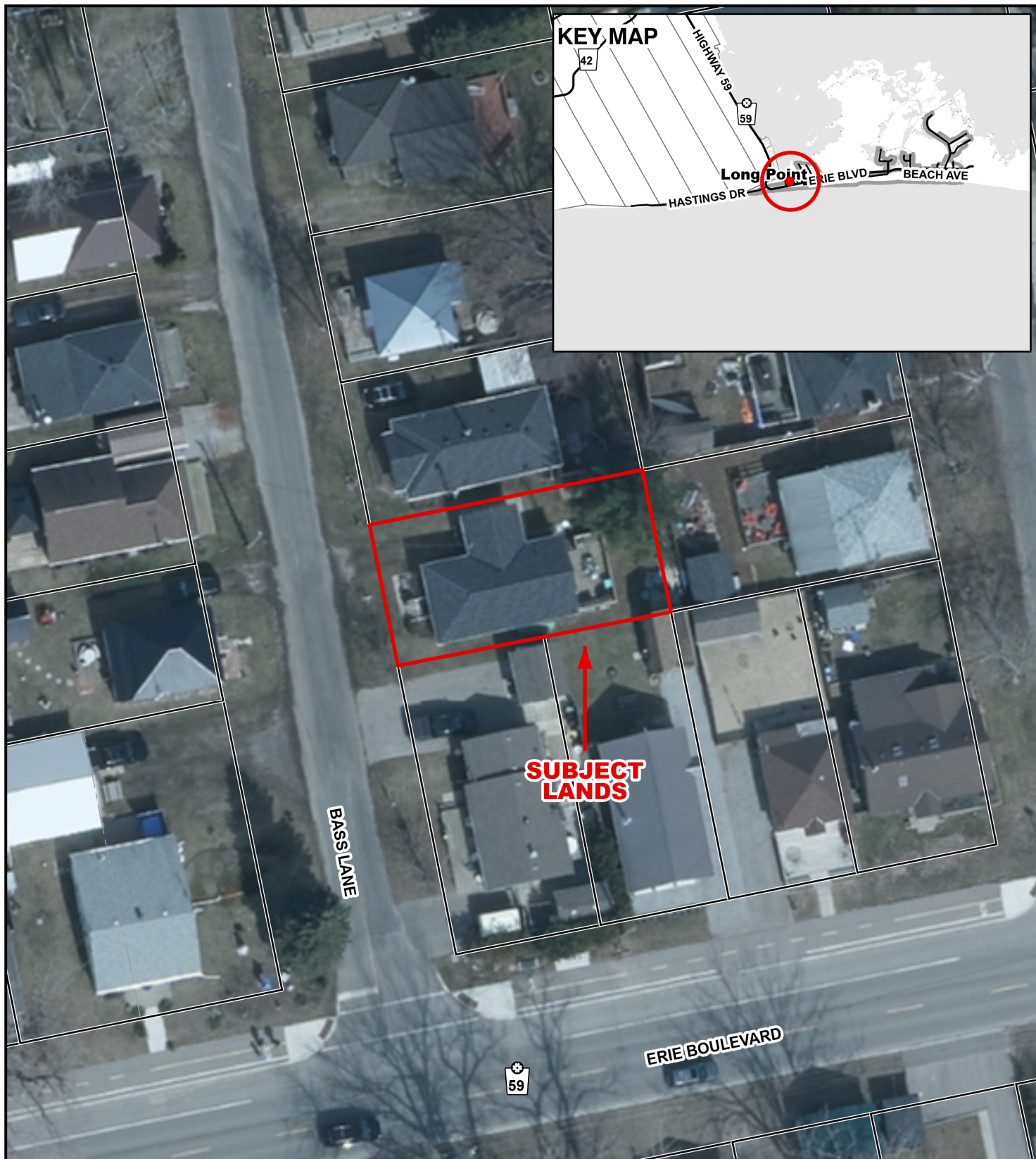
Date

Community Development Division - Building Department


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

MAP A
CONTEXT MAP
Geographic Township of SOUTH WALSHINGHAM

ANPL2026030

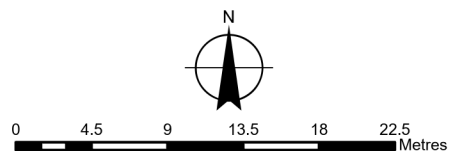


Legend

 Subject Lands

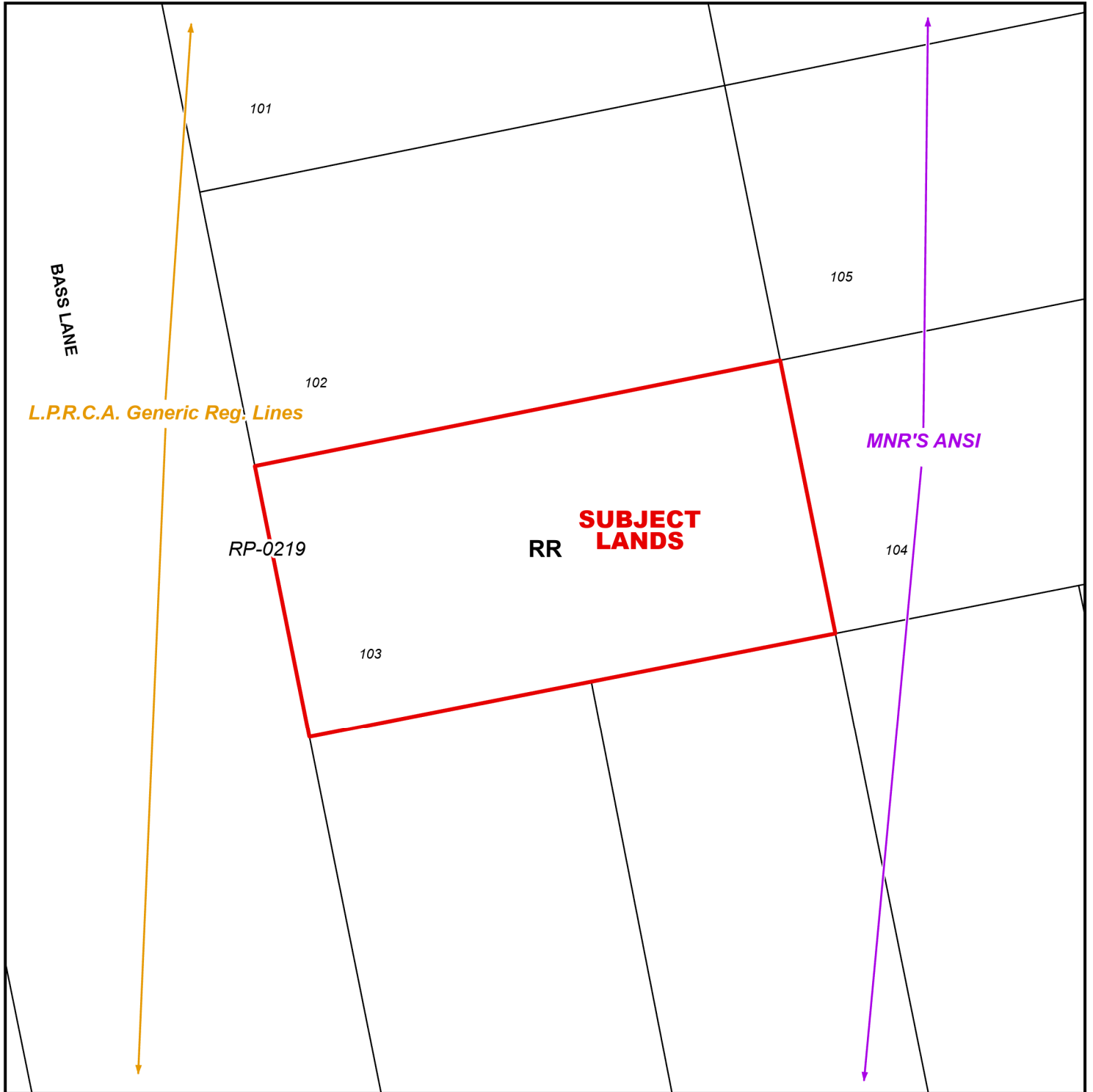
2/25/2026

2020 Air Photo






ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM



LEGEND

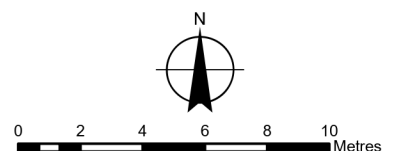
-  Subject Lands
-  MNR ANSI
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

2/25/2026

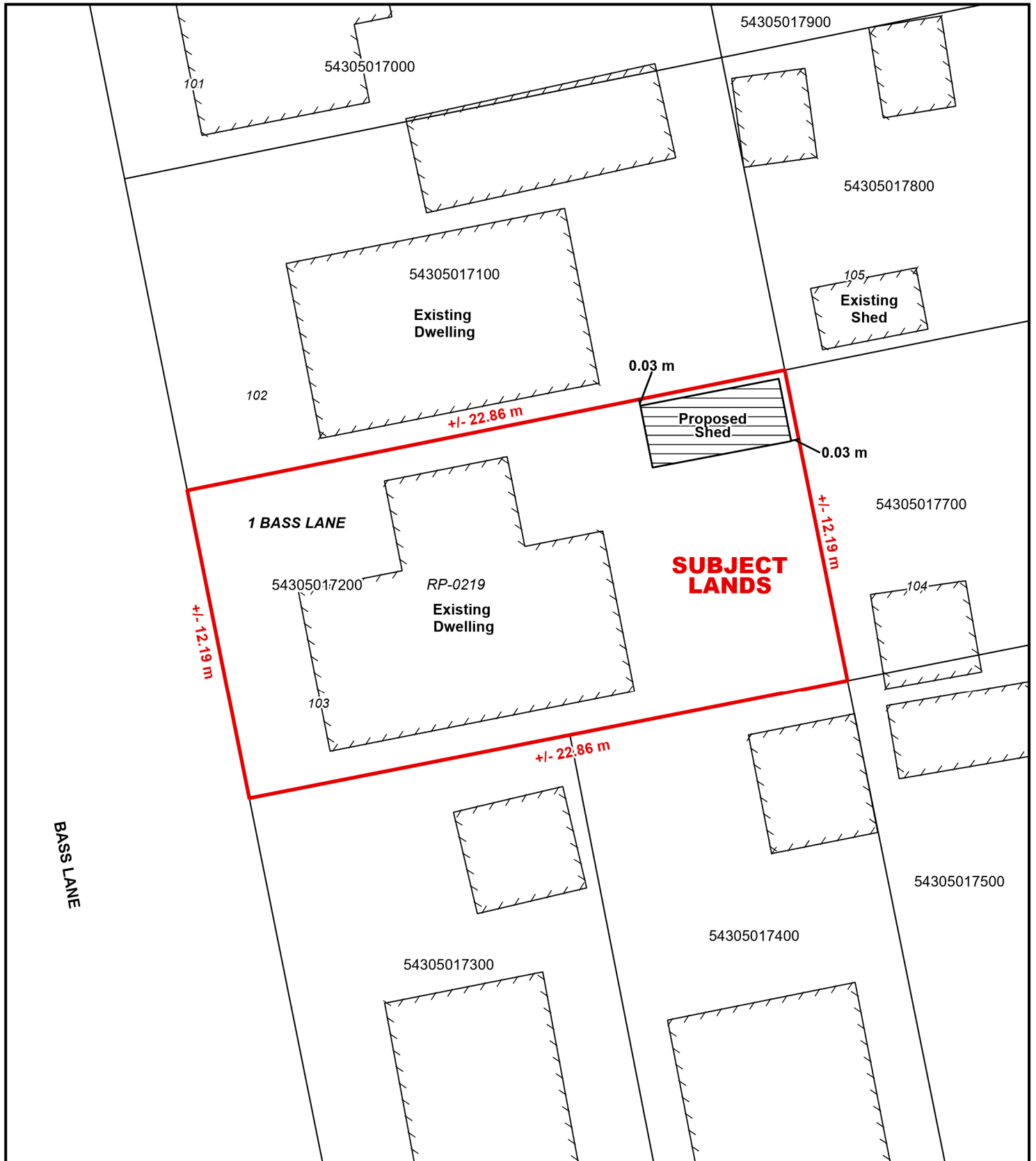
(H) - Holding

RR - Resort Residential Zone




CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

 Subject Lands

2/25/2026

