



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: 33 10 491 016 01500 0000

A. Applicant Information

Name of Owner McElhone Ginseng Inc. c/o Jason McElhone

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 283 Windham Road 7

Town and Postal Code La Salette, Ontario N0E 1H0

Phone Number _____

Cell Number 519-429-5973

Email jlmcelhone@hotmail.com

Name of Authorized Applicant Same as owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



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 mortgages, charges or other encumbrances on the subject lands:

Canadian Imperial Bank of Commerce - 172 Main Street, Delhi, Ontario N4B 2L9

B. Location, Legal Description and Property Information

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

PART LOT 19-20, CONCESSION 7 WINDHAM AS IN NR501506 EXCEPT PART 1 37R5790, PARTS 1 & 2, 37R11217; NORFOLK COUNTY

Municipal Civic Address: 396 Windham Road 7

Land acquisition date (if known): _____

Present Official Plan Designation(s): Agricultural, HL, PSW

Present Zoning: Agricultural, HL, PSW

2. Is there a special provision or site specific zone on the subject lands?

Yes No

If yes, please specify:

14.29

3. Present use of the subject lands:

Agricultural



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	NIL	NIL
Number of Storey(s)	NIL	NIL
Number of Dwelling Units per lot	_____	_____
Buildings/Structures/ARDU Width (m)	NIL	NIL
Building/ Structures /ARDU Length (m)	NIL	NIL
Building/ Structures /ARDU Height (m)	NIL	NIL
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.

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 ²)	40ha	14.7ha	25.3ha
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 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:

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:

Minor variance to facilitate vacant land severance

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 vacant land severance

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)

N/A



Sewage Treatment

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

N/A

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:

Windham West Quarter Line Road

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

2026/03/02

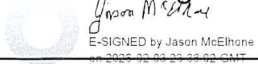
Date

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 Jason McElhone, A.S.O., McElhone Ginseng Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Brimage Law Group - Nathan Kolomaya 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

2026/02/03

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:

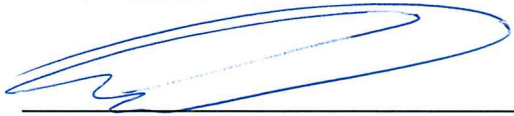
Norfolk County


Owner/Applicant/Agent Signature

In the Province of Ontario

This 2nd day of March

A.D., 2026



A Commissioner, etc.

WATER'S EDGE COORDINATE TABLE

PT#	NORTHING	EASTING	PT#	NORTHING	EASTING
1	4751344.70	543188.20	35	4751027.04	543047.44
2	4751343.86	543187.47	36	4750986.72	543075.72
3	4751339.01	543179.81	37	4750973.29	543077.44
4	4751331.14	543158.14	38	4750955.61	543065.96
5	4751327.42	543150.72	39	4750952.50	543052.11
6	4751318.94	543141.12	40	4750953.16	543037.23
7	4751309.71	543150.17	41	4750953.07	543032.73
8	4751277.68	543192.43	42	4750946.79	543025.42
9	4751274.06	543202.99	43	4750924.02	543028.78
10	4751265.88	543209.67	44	4750879.32	543069.74
11	4751254.76	543209.91	45	4750844.06	543070.01
12	4751243.43	543215.14	46	4750825.22	543061.84
13	4751227.23	543209.79	47	4750805.69	543033.53
14	4751217.33	543198.37	48	4750797.30	543026.74
15	4751213.20	543187.22	49	4750784.49	543034.11
16	4751205.56	543171.73	50	4750777.94	543039.45
17	4751202.80	543170.70	51	4750779.07	543065.22
18	4751189.76	543179.15	52	4750788.01	543095.62
19	4751165.82	543181.85	53	4750783.02	543116.65
20	4751159.30	543154.07	54	4750766.54	543123.54
21	4751154.49	543130.91	55	4750740.94	543116.74
22	4751145.60	543087.69	56	4750719.66	543102.01
23	4751158.32	543055.85	57	4750715.05	543084.66
24	4751167.30	543036.76	58	4750711.07	543077.19
25	4751169.72	543019.17	59	4750705.31	543060.95
26	4751159.58	543007.49	60	4750687.28	543036.65
27	4751100.80	542986.63	61	4750686.04	543024.55
28	4751083.86	542988.14	62	4750683.55	542981.86
29	4751046.12	542988.39	63	4750653.00	542932.40
30	4751035.04	543000.82	64	4750643.34	542923.49
31	4751024.56	543012.45	65	4750635.98	542923.71
32	4751023.45	543018.63	66	4750611.33	542928.99
33	4751030.07	543021.99	67	4750607.91	542928.05
34	4751031.22	543028.02	68	4750603.22	542926.74

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 37R-

RECEIVED AND DEPOSITED

DATED DECEMBER 1, 2025

DATED _____

R. C. DIXON
ONTARIO LAND SURVEYOR

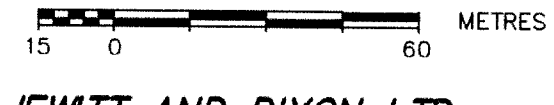
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE

PART	LOT	CONCESSION	PIN
1	PART OF LOT 19	CONCESSION 7	PART OF PIN 50174-0365

PLAN OF SURVEY
OF PART OF
LOT 19
CONCESSION 7
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY

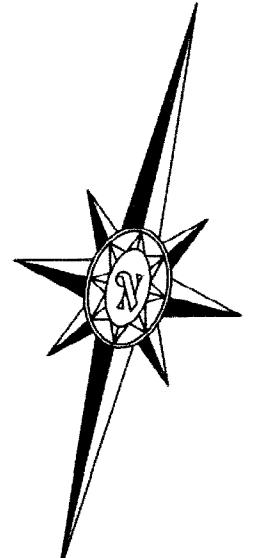
SCALE: 1 : 1500



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



LOT

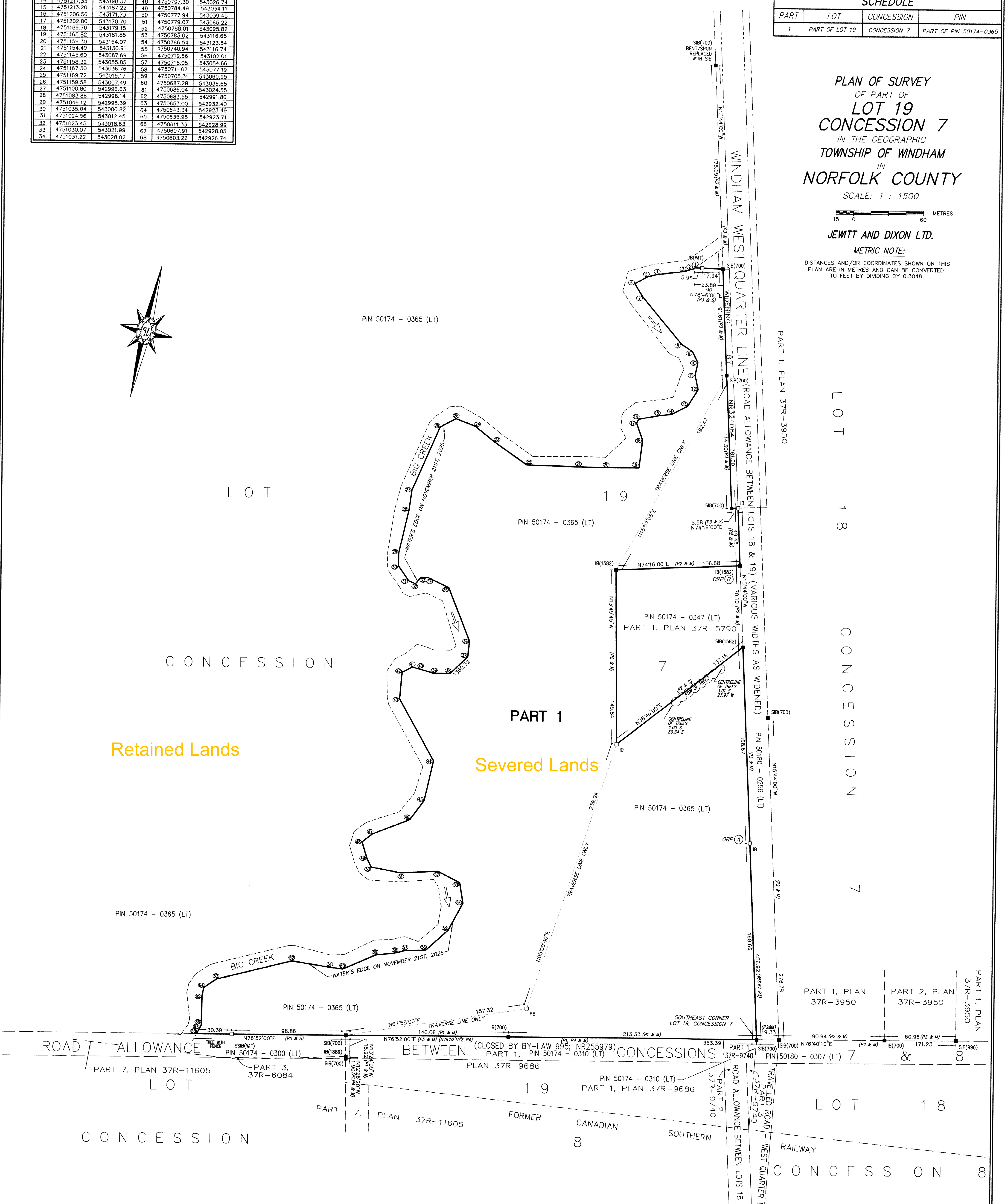
CONCESSION

Retained Lands

Severed Lands

PART 1

LOT 18
CONCESSION 7



NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTK) OBSERVATIONS UTM ZONE 17, NAD83(CSRS)(2010.0)
FOR BEARING COMPARISONS, A ROTATION OF 0°06'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARING ON P1
FOR BEARING COMPARISONS, A ROTATION OF 0°04'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARING ON P2 & P3
FOR BEARING COMPARISONS, A ROTATION OF 1°42'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARING ON P5

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD IRON BARS	SHOWN	IB
2.5cm X 2.5cm X 0.6m IRON BARS	SHOWN	SSIB
PLASTIC BAR	SHOWN	PB
1.6cm X 1.6cm X 0.6m IRON BARS	SHOWN	IB
1.6cm ROUND X 0.6m IRON BARS	SHOWN	IB Ø
LOT LINES	SHOWN	- - - - -
DEED LINES	SHOWN	— — — — —
FENCE LINES	SHOWN	- X - X - X - X -
TRAVERSE LINES	SHOWN	— X — X — X — X —
ROAD LINES	SHOWN	— — — — —
FOUND IRON BARS	SHOWN	■
PLANTED IRON BARS	SHOWN	□
JEWITT AND DIXON LTD.	SHOWN	(700)
WEST & RLUUSKA LTD.	SHOWN	(1889)
J. B. DODD, O.L.S.	SHOWN	(996)
K.S. HUSTED, O.L.S.	SHOWN	(1582)
WITNESS MONUMENT	SHOWN	(WT)
ORIGIN UNKNOWN	SHOWN	(OU)
NOT IDENTIFIABLE	SHOWN	(NI)
MEASURE	SHOWN	(M)
SET	SHOWN	(S)
PROPERTY IDENTIFICATION NUMBER	SHOWN	(PIN)
PLAN 37R-9686	SHOWN	(P1)
PLAN 37R-5790	SHOWN	(P2)
PLAN OF SURVEY BY H. V. JEWITT, O.L.S. DATED APRIL 24, 1969 & ATTACHED TO NR324084	SHOWN	(P3)
PLAN 37R-11605	SHOWN	(P4)
PLAN 37R-9740	SHOWN	(P5)

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010) COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
ORP(A)	4750875.17	543391.03
ORP(B)	4751104.91	543286.32

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 LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF NOVEMBER, 2025

DATED: DECEMBER 2, 2025

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

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-119899

JEWITT AND DIXON SURVEYING MAPPING GIS

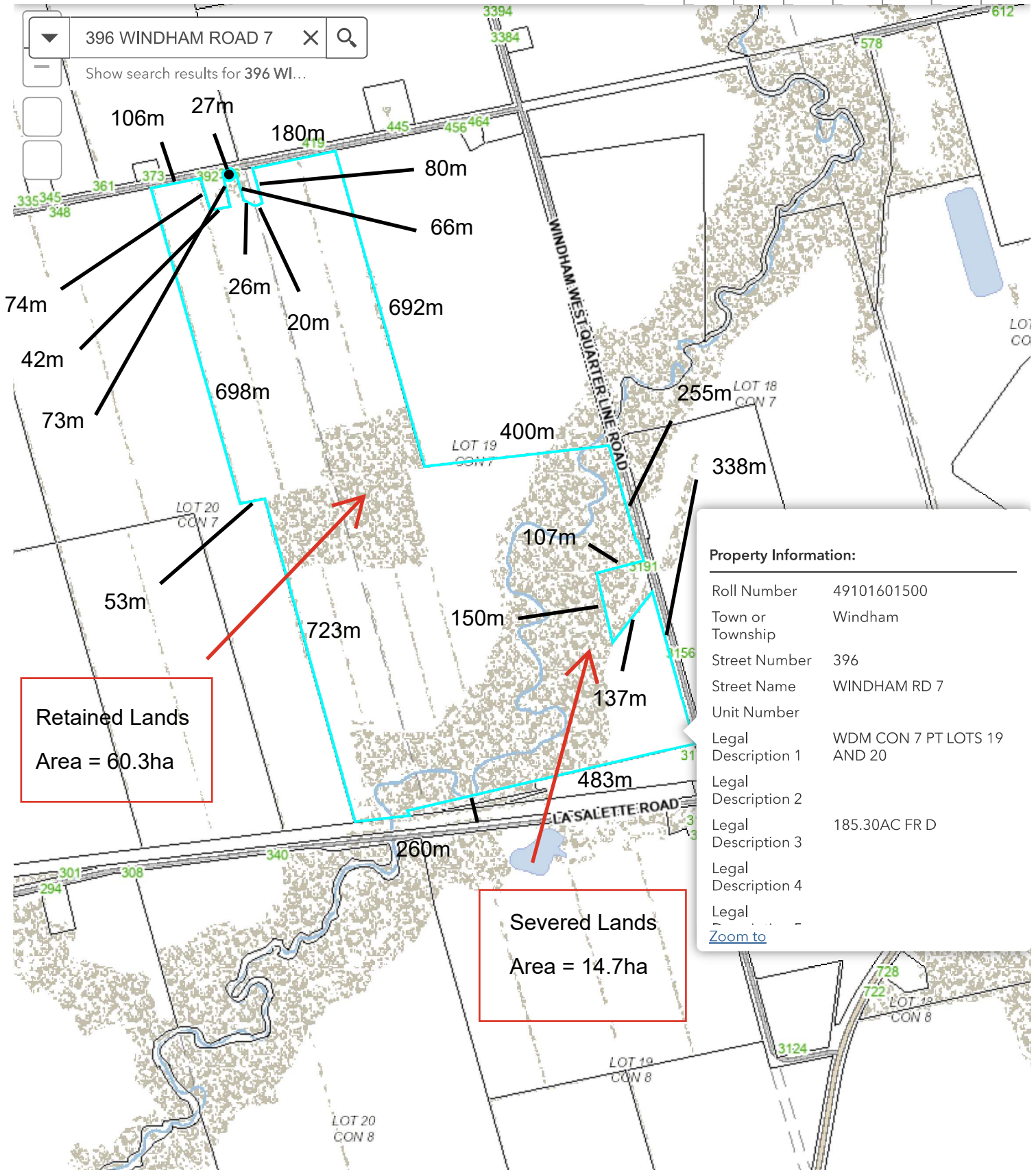
480 Ireland Rd. Simcoe ON N3Y 4K2
T: (519) 426-0842 www.jdbames.com

DRAWN BY: J.L.M.	CHECKED BY: K.H.	REFERENCE NO.: 25-54-436-00
		DATED: DECEMBER 2, 2025



396 WINDHAM ROAD 7

Show search results for 396 WI...



Retained Lands
Area = 60.3ha

Severed Lands
Area = 14.7ha

Property Information:

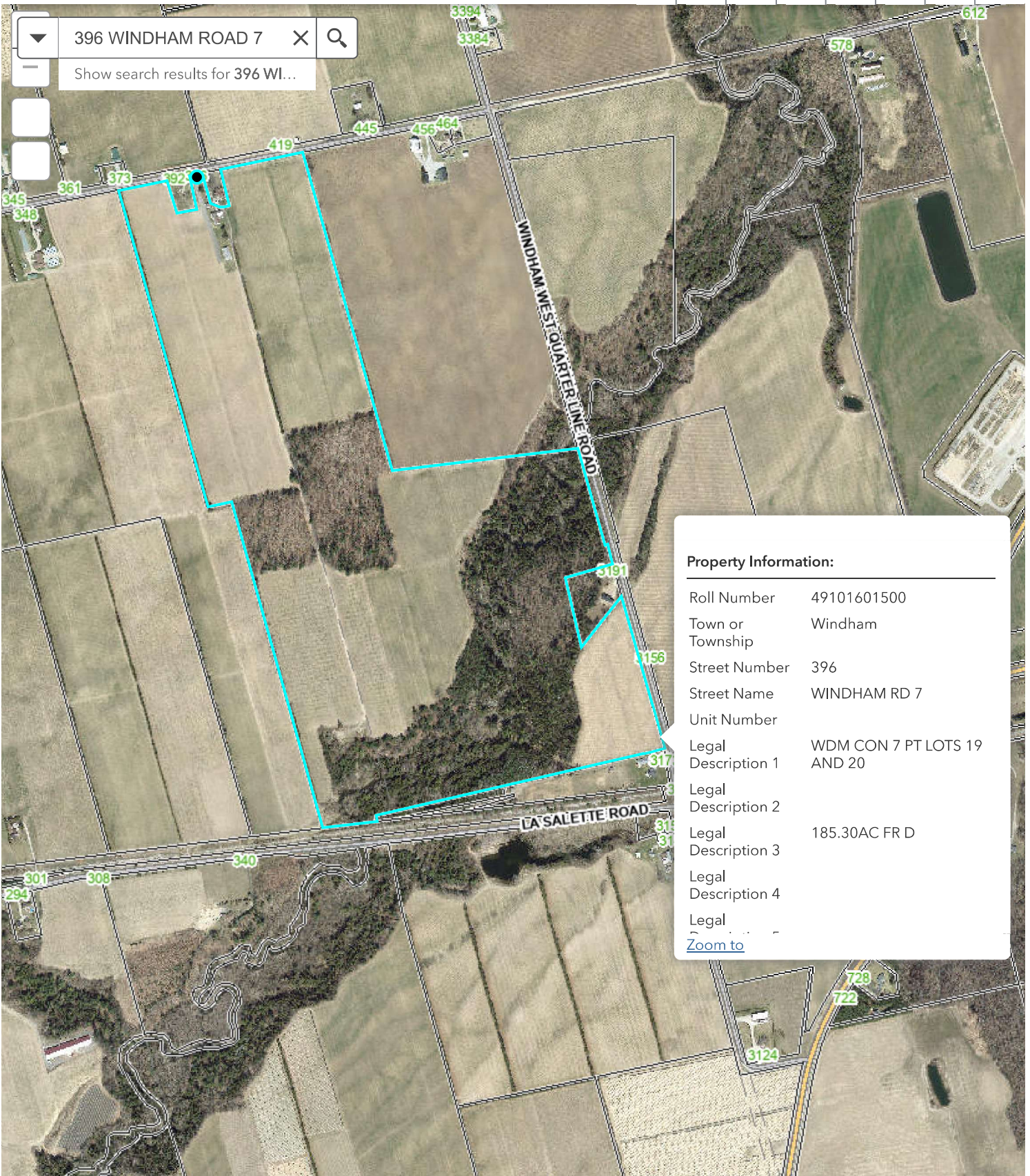
Roll Number	49101601500
Town or Township	Windham
Street Number	396
Street Name	WINDHAM RD 7
Unit Number	
Legal Description 1	WDM CON 7 PT LOTS 19 AND 20
Legal Description 2	
Legal Description 3	185.30AC FR D
Legal Description 4	
Legal	
Zoom to	

App State

Click to restore the map extent and layers visibility where you left off.

0.3km

544,956.711 4,750,999.263 Meters



396 WINDHAM ROAD 7 X Q
Show search results for 396 WI...

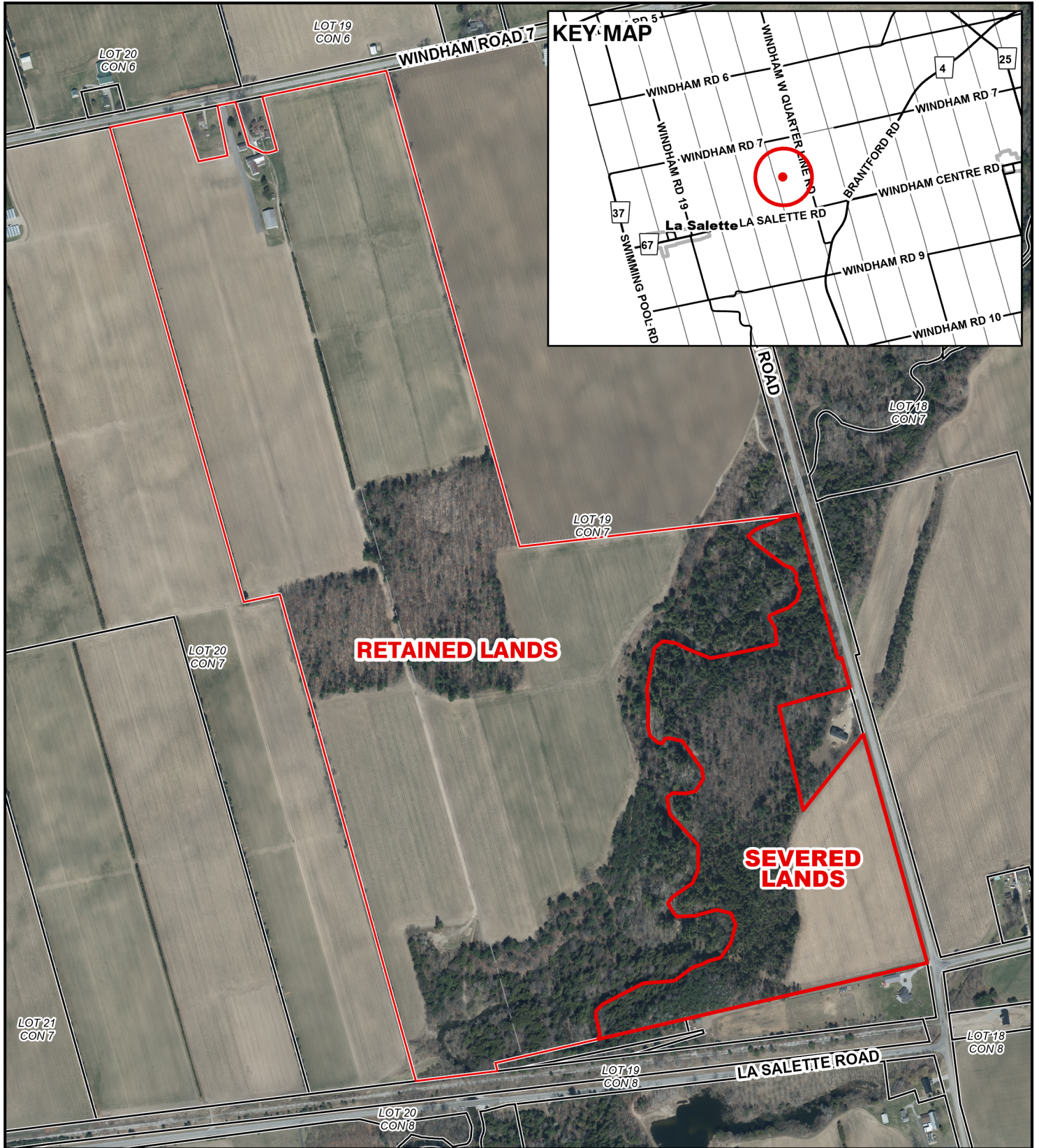
Property Information:

Roll Number	49101601500
Town or Township	Windham
Street Number	396
Street Name	WINDHAM RD 7
Unit Number	
Legal Description 1	WDM CON 7 PT LOTS 19 AND 20
Legal Description 2	
Legal Description 3	185.30AC FR D
Legal Description 4	
Legal	
Zoom to	

0.3km

544,615.912 4,751,033.741 Meters

App State
Click to restore the map extent and layers visibility where you left off.

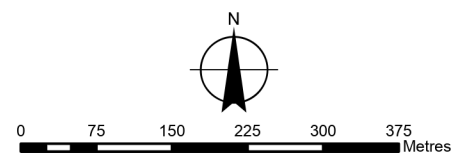


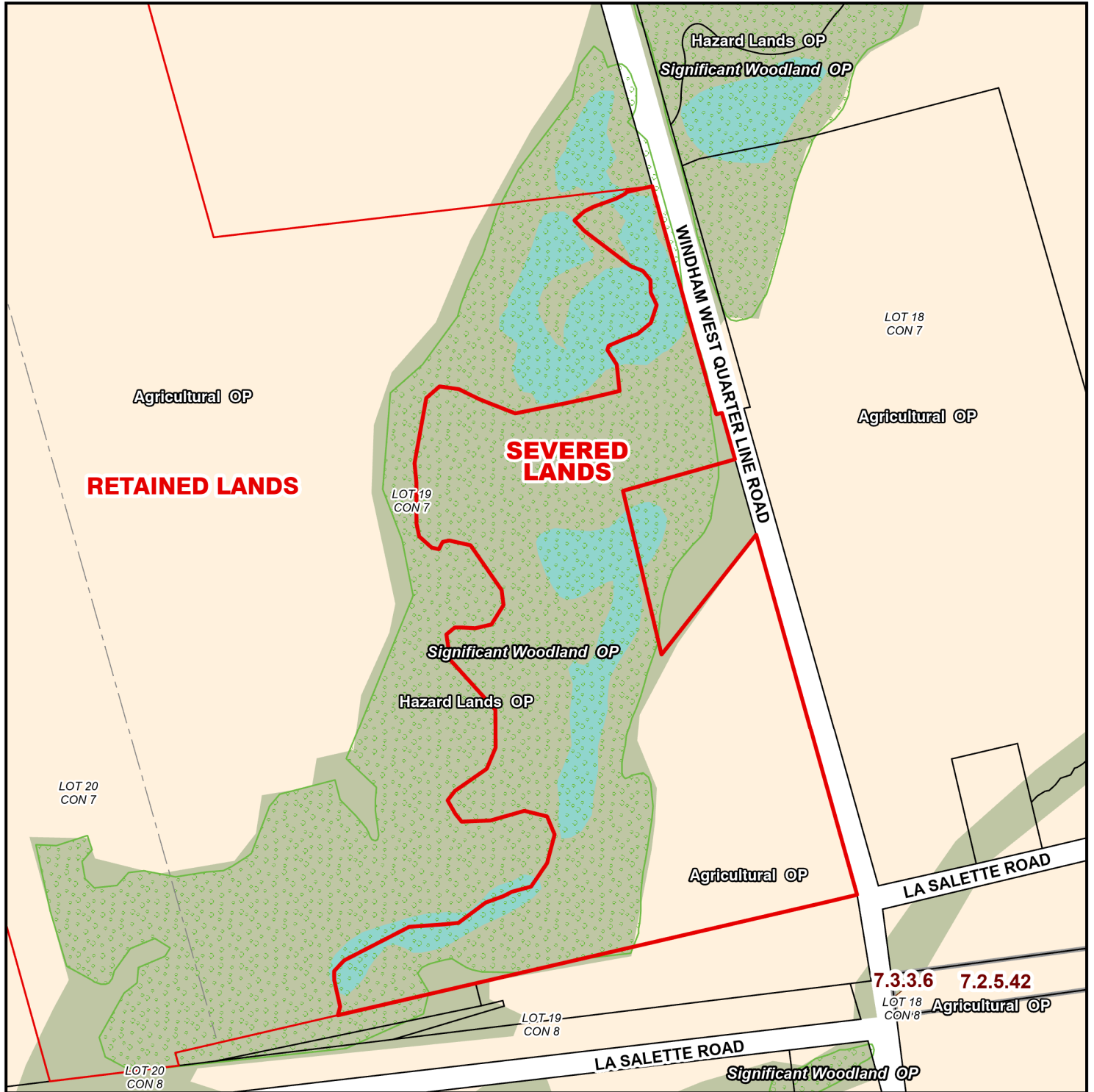
Legend

- Subject Lands
- Lands Owned

4/7/2026

2020 Air Photo





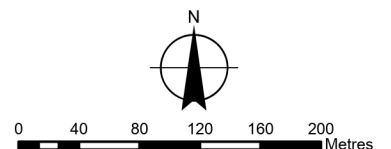
Legend

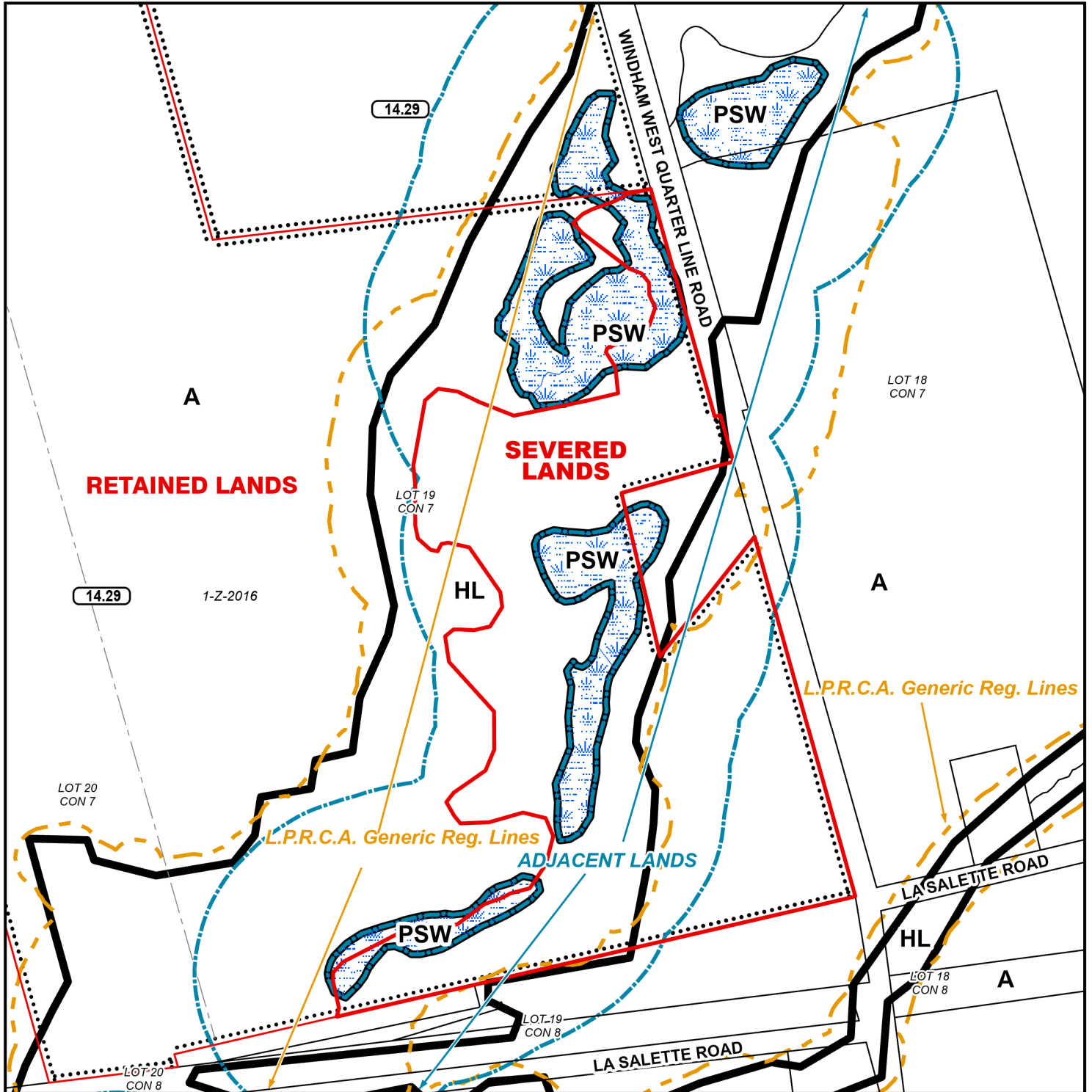
- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Significant Woodland

4/7/2026





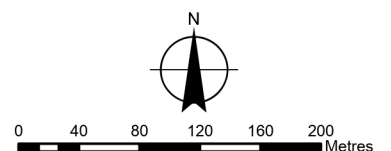
LEGEND

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

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone

4/7/2026



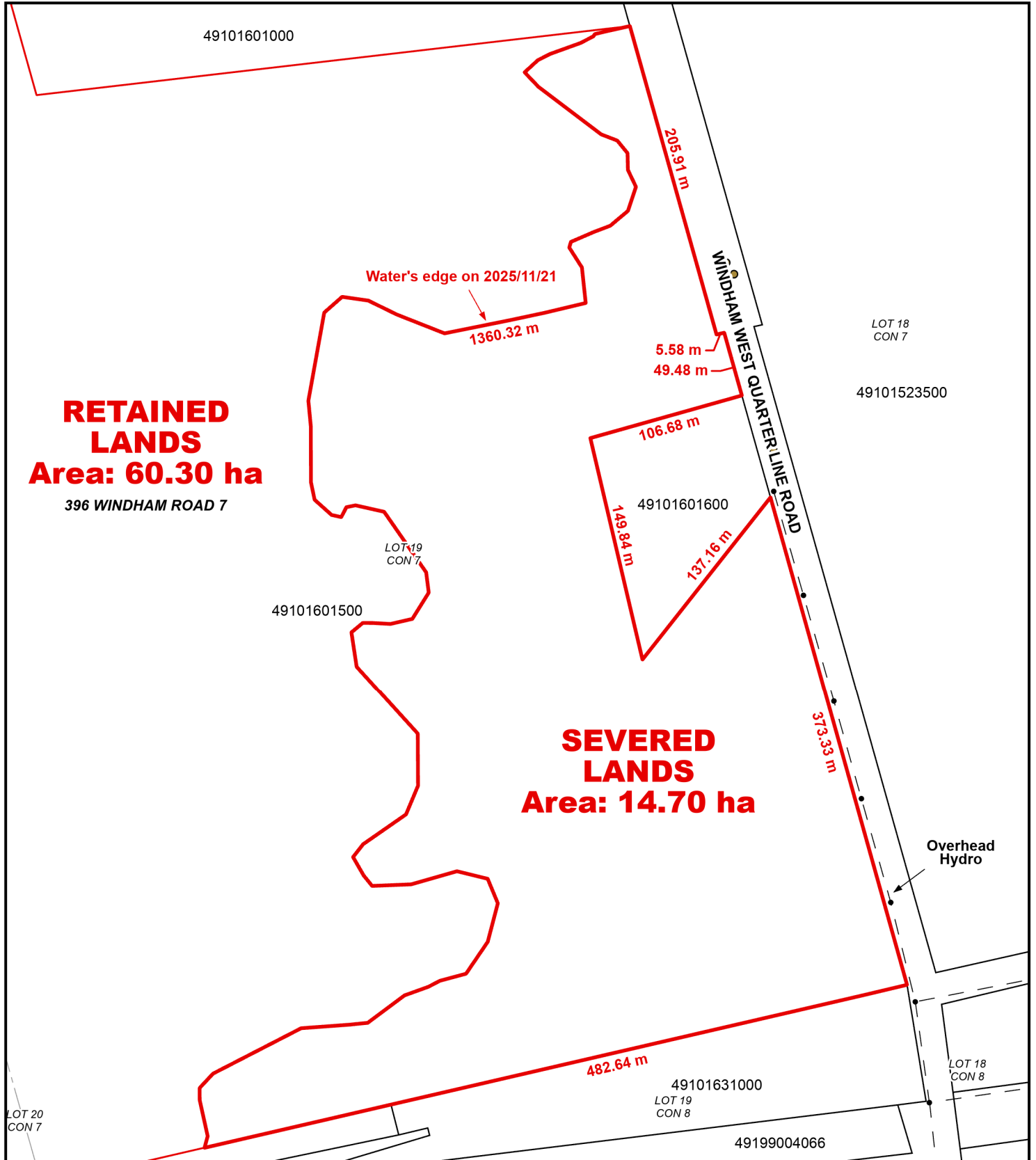
MAP D

CONCEPTUAL PLAN



Geographic Township of WINDHAM

BNPL2026055

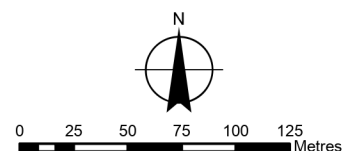
ANPL2026056



Legend

-  Subject Lands
-  Lands Owned

4/7/2026



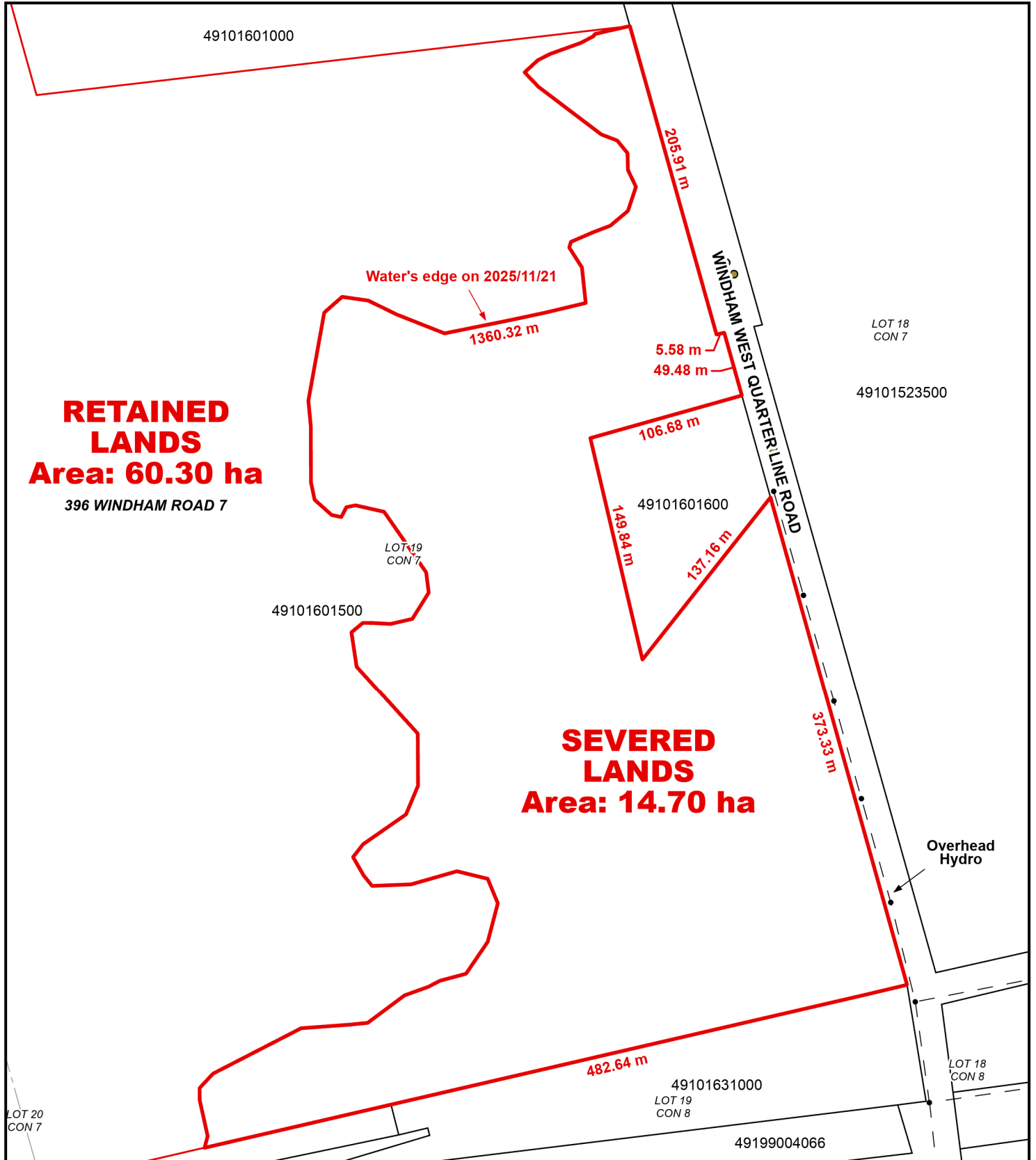
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN



Geographic Township of WINDHAM

BNPL2026055

ANPL2026056



Legend

-  Subject Lands
-  Lands Owned

4/7/2026

