



vallee

*Consulting Engineers,
Architects & Planners*

March 18, 2026

Norfolk County Planning Department
Community Development Division
12 Gilbertson Drive,
Simcoe, ON N3Y 3N3

Attention: Alicia Cull BES, MCIP, RPP, Ec.D. | Manager of Planning Services
Reference: 145 McMichael Road, Waterford, ON N0E 1Y0
Minor Variance
Our Project 24-165

Please accept this package as our formal submission for a minor variance at 145 McMichael Road on behalf of Jason Wright.

Included in this submission are the following documents:

1. Signed Norfolk County minor variance application form;
2. Planning Brief prepared by G. Douglas Vallee Limited, dated March 17th, 2025.

The submission has been made electronically through the CityView Portal, with payment of fees to follow once the application has been deemed complete. We trust that the materials included meet the requirements and expectations of Norfolk County.

Should you have any questions or require additional information, please do not hesitate to contact me.

Thank you for your time and consideration.

Best regards,

James Canzano, BA Spec Hons
Planner
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

H:\Projects\2024\24-165 145 McMichael Road Waterford - Addition\Planning\2026.03.17 Cover Letter DRAFT JC.docx

Committee of Adjustment Application for Minor Variance

Complete Application

The application must be completed by the owner or authorized agent. If the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

Before the Application is submitted

A pre-consultation meeting is not required for Committee of Adjustment applications; however, further information can be provided by Planning Department staff prior to the submission of an application. The purpose of communicating with a planner before you submit your application is: to review the proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete submission, the applicant will be contacted and provided further directions for payment options.

User Fees

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)

Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque



payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the time of submission.

Grand River Conservation Authority

[Plan Review fees | Grand River Conservation Authority](#)

Long Point Region Conservation Authority

[Planning Fees - Long Point Region Conservation Authority](#)

After the application is submitted

In order for the application to be deemed complete, all of the components noted above are required. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once the application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is provided that is required to be posted on the subject lands summarizing the application and specifying the committee meeting date. The comments received from members of the community will be included in the planning report and given consideration.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. Any required peer reviews shall be at the expense of the applicant. The peer reviewer shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals.

It is the applicant's responsibly to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of the Committee of Adjustment meeting. Applicants are responsible for removing the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 8159 or coa@norfolkcounty.ca



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 _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Authorized Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



Name of Authorized Agent G. Douglas Vallee Limited c/o Scott Puillandre
Address 2 Talbot Street North
Town and Postal Code Simcoe, ON N3Y 3W4
Phone Number 519.426.6270x1010
Cell Number _____
Email scottpuillandre@gdvallee.ca

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:

B. Location, Legal Description and Property Information

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

TWN CON 6 PT LOT 9

Municipal Civic Address: 145 McMichael Road

Land acquisition date (if known): _____

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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:

Agriculture, animal kennel



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	<small>Retained: dwelling, accessory buildings, animal kennel</small>	Animal Kennel Expansion
Number of Storey(s)	1	n/a
Number of Dwelling Units per lot	1	n/a
Buildings/Structures/ARDU Width (m)	_____	_____
Building/ Structures /ARDU Length (m)	_____	_____
Building/ Structures /ARDU Height (m)	_____	_____
Usable Floor Area (sq.m)	~368sqm	~500sqm
Lot coverage	<1%	<1%

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.

Expansion to the Animal Kennel to increase training capacity. See Planning Brief prepared by G. Douglas Vallee Limited for more information.

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:

Agriculture and Rural Residential, home industry

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)			
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:

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)
-

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:

McMicahel 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.

Please see Planning Brief prepared by G. Douglas Vallee Limited



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.

Jason Wright 3/18/2026
Owner/Applicant/Agent Signature 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 Wright am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited 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.

Jason Wright 3/18/2026
Owner Susan Wright 4/23/2026 Date
S. Wright 4/23/2026
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, Jason Wright of 145 McMichael Road, Waterford

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


Jason Wright

Owner/Applicant/Agent Signature

In Norfolk County

This 18 day of march

A.D., 2026



A Commissioner, etc.

SCOTT PULLANDRE,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires August 19, 2028.



Minor Variance | Planning Brief
145 McMichael Road, Norfolk County

Date: March 17, 2026
Project: 24-165



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*Consulting Engineers,
Architects & Planners*

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Introduction

On behalf of ITrainK9 – c/o Jason Wright (“the client”), G. Douglas Vallee Limited is making application for a minor variance at 145 McMichael Road (Roll# 33603055700). The intent of this application is to seek relief from Section 12.1.4 b) of the Norfolk County Zoning Bylaw to facilitate an addition to an existing animal kennel as following:

Required Setback	Existing Setback	Deficient
125.0m	Approx 80.0m	45.0m (existing)

The purpose of the Planning Brief is to evaluate the proposed planning applications in consideration of provincial and local policy.

Included with this submission are the following:

- Signed Norfolk Minor Variance Application Form
- Norfolk County Dog License #125-2026

Site Context

As shown in Figure 1 below, the subject lands are an approximately 12ha parcel zoned and designated Agriculture under the Norfolk County Zoning Bylaw and Official Plan. The property is located on the north side of McMichael Road with the surrounding land uses being primarily agriculture in nature and rural residential.



Figure 1 – Subject Lands

Proposal

The property has been continually used as an animal kennel under the ITrainK9 brand run by a local owner/operator since 2021 under current Norfolk County Dog License #125-2026

There are four dwellings located in proximity to the existing animal kennel (Figure 2). The property owner is seeking to expand their existing animal kennel to the north as shown below. The proposed expansion of approximately 133m² will be constructed on the north side of the existing building and will not further reduce compliance with Section 12.1.4(b) of the Zoning By-law.

Information from owner indicates the property has been used as some form of animal kennel since as early as 2010:

- 2010-2015: Grand Master Bordeaux – Dog Breeders
- 2015-2020: Santos Saved Me – Animal Rescue
- 2020-Present: ITrainK9 – Dog Trainer

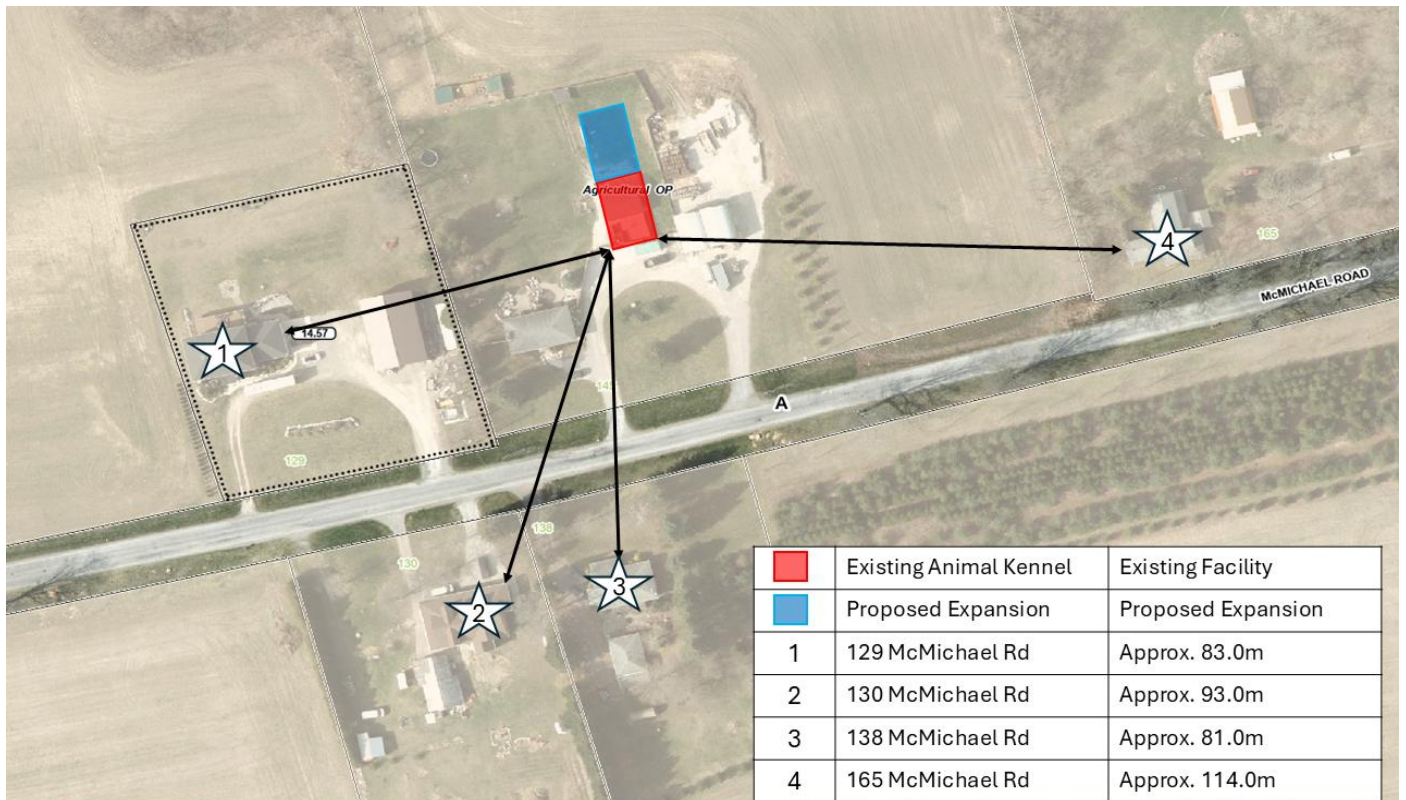


Figure 2 – Proposed

Planning Review

Section 45(1) of the Planning Act gives power to the Committee of Adjustment to modify the zoning by-law provided the following tests are met:

1. Is the application minor in nature.
2. Is the requested variance desirable for the appropriate development or use of the land, building, or structure.
3. Does the requested variance maintain the general intent and purpose of the Zoning Bylaw.
4. Does the requested variance maintain the general intent and purpose of the Official Plan.

Four Tests of a Minor Variance

The following table reviews the four tests of a minor variance against the requested variance related to the following Section of the Norfolk County Zoning Bylaw:

- 12.1.4 Location of an animal kennel - No land shall be used, and no building or structure or part thereof shall be erected for the purpose of an animal kennel nearer than:
 - a) 300 metres to any residential (R1, R2, R3, R4, R5, R6, RH) or development (D) Zone;
 - b) 125 metres to any Rural Commercial Zone (CR), Institutional Zone (IC, IN, IR) or any dwelling house located on a separate lot; or,**
 - c) 30 metres to any lot line.

Table 1 provides an analysis of the 4 tests under the Planning Act for the variance associated with this application. The purpose of this table is to demonstrate that the requested relief is minor in nature, having regard to the long-standing operation of the facility, the limited scale of the proposed expansion, and the absence of negative impacts on surrounding properties due to site specific conditions.

Table 1: Four Tests related to Section 12.1.4(b) of the Norfolk County Zoning Bylaw

Minor Variance Review		
Test	Comments	Complies
Is the application minor in nature.	<p>1) Animal kennels are a permitted use within the Agricultural Zone. The proposed minor variance facilitates a modest northerly expansion of the existing animal kennel, which has operated with the current setbacks under the ITrainK9 brand since 2021 without identified compatibility concerns or complaints, as confirmed by the owner. Furthermore, the proposed northerly expansion of the existing building would not further reduce compliance with the zoning bylaw or create new deficiencies (Figure 2).</p> <p>The intent of the setbacks for animal kennels under Section 12.1.4(b) of the zoning by-law is to maintain land use compatibility</p>	✓

	<p>with the surrounding uses. Noise would be the most notable compatibility issue to arise from an animal kennel.</p> <p>While a setback relief of up to 36% would ordinarily be considered significant, site-specific conditions contribute to the minor nature of this variance:</p> <ol style="list-style-type: none"> 1. A treeline consisting of large old growth trees, a wooden fence along the western boundary of the subject lands, and large accessory building on the neighbouring lot are located between the kennel and the dwelling at 129 McMichael Road (Dwelling 1), providing a sound buffer from the animal kennel. 2. The primary dwelling on the subject lands provides a partial sound buffer between the animal kennel and the dwelling at 130 McMichael Road (Dwelling 2). Wooden fencing on the subject lands further separates the animal kennel from Dwelling 2. Additionally, the private amenity space for Dwelling 2 is primarily located behind the dwelling and on its west facing side, as confirmed by google street view and areal imagery, providing a buffering from the animal kennel. 3. Wooden fencing on the subject lands separates the animal kennel from the dwelling at 138 McMichael Road (Dwelling 3). The private amenity space for Dwelling 3 is located behind the dwelling, providing buffering from the kennel. 4. Wooden fencing, two accessory buildings on the subject lands, and two treelines, one on the subject lands and the other along the eastern boundary, are located between the kennel and the dwelling at 165 McMichael Road (Dwelling 4), providing buffering. Additionally, the amenity space for Dwelling 4 is contained within a fenced area behind the dwelling, with the wooden fencing providing further noise mitigation. <p>Furthermore, the animal kennel operates between 8:00 a.m. and 4:00 p.m. Monday to Saturday, after which the dogs are brought indoors for the remainder of the day, and is closed on Sundays.</p>	
<p>Does the requested variance maintain the general intent and purpose of the municipality's Official Plan.</p>	<p>2) The subject lands are designated Agricultural under the Official Plan. Section 6.7.1 states that the intent of preserving rural character is to minimize the presence of incompatible uses in agricultural areas. As noted above, several site-specific features contribute to mitigating the potential negative impacts associated with noise from the animal kennel. The property has operated continuously as an animal kennel for under the ITrainK9 brand since 2021, and has not generated complaints during that period, as</p>	<p>✓</p>

	<p>confirmed by the owner. The existing use also does not interfere with the agricultural viability of surrounding agricultural operations and animal kennels are a permitted use under the zoning by-law.</p> <p>Additionally, the continued operation of the facility supports the economic vitality of the county, aligning with Official Plan Section 2.2.1, which promotes flexible and adaptable land use policies for areas of economic activity. As animal kennels are a permitted use in the agricultural zone, and this application seeks to facilitate an expansion of the existing operation, the site is an appropriate location for this use. Accordingly, flexible land use policies that support its economic vitality should be considered.</p>	
<p>Does the requested variance maintain the general intent and purpose of the Zoning Bylaw.</p>	<p>3) The purpose of the minor variance application is to seek relief from the minimum required setback of 125m between animal kennels to dwellings prescribed under Section 12.1.4 b) of the Norfolk County Zoning Bylaw to facilitate a modest northerly expansion of the use. The animal kennel has operated with its existing setbacks for under the ITrainK9 brand since 2021 without identified compatibility concerns or complaints, as confirmed by the owner. The primary concern with compatibility issues for animal kennels would be noise generated by the use. As stated above, there are several site-specific conditions that mitigate the negative impacts generated by the animal kennel.</p> <p>Furthermore, the proposed northerly expansion of the existing building would not further reduce compliance with the zoning bylaw or create new deficiencies (Figure 2).</p>	<p>✓</p>
<p>Is the requested variance desirable for the appropriate development or use of the land, building, or structure.</p>	<p>4) The intent of this application is to facilitate the expansion of an existing animal kennel on the subject lands. The use has operated continuously on the property for under the ITrainK9 brand since 2021, contributing to the economic vitality of the county. Its continued operation aligns with Official Plan Section 2.2.1, which promotes flexible and adaptable land use policies in areas of economic activity. As animal kennels are a permitted use in the agricultural zone, and this application seeks to expand the existing facility, the site is an appropriate location for the use. Accordingly, flexible land use policies that support its economic viability should be applied. The requested minor variance seeks to recognize an existing setback deficiency; the proposed expansion will not further reduce compliance with the by-law or create new deficiencies.</p> <p>The primary compatibility concern with animal kennels is the noise generated by the use. As noted above, site-specific conditions</p>	<p>✓</p>

	<p>which help mitigate potential negative impacts associated with noise.</p> <p>Furthermore, as confirmed by the owner, no complaints have been filed regarding the operation of the animal kennel during its under the ITrainK9 brand since 2021, and the use does not interfere with agricultural operations in the surrounding area.</p>	
<p>Proposed Relief</p>	<p>In accordance with Section 12.1.4(b), relief of 45.0m from the required 125.0m to permit the expansion of an existing animal kennel with established setbacks of 80.0m.</p>	

Summary

The proposed application is seeking relief from the minimum setbacks for animal kennels from rural dwellings under Section 12.1.4(b) of the zoning by-law. As demonstrated in this brief this application meets the 4 tests of minor variance, remains compatible with the surrounding land uses and will facilitate the expansion of an existing animal kennel without further reducing compliance with the zoning by-law.

As such a decision by the Norfolk County Committee of Adjustment to approve the minor variance would be consistent with the Zoning By-law and Official Plan.

Report prepared by:

Report Reviewed by:

James Canzano, BA Spec Hons
 Planner
G. DOUGLAS VALLEE LIMITED
 Consulting Engineers, Architects & Planners

Scott Puillandre CD, RPP, MCIP, MSc
 Senior Planner
G. DOUGLAS VALLEE LIMITED
 Consulting Engineers, Architects & Planners

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ZONING DEFICIENCY FORM

DOG KENNEL - AGRICULTURAL ZONE

PROPERTY INFORMATION

PLANNING APPLICATION NUMBER: ANPL2026073

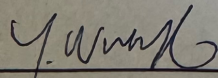
Owner / Applicant: JASON WRIGHT
Civic Address: 145 McMICHAEL RD
Legal Description: TWN CON 6 PT LOT 9 REG 24.90AC FR D
Roll Number: 3310336030557000000
Current zoning: A - AGRICULTURAL
Proposed building/use: DOG KENNEL
Existing uses on property: DWELLING / DOG KENNEL / FARM

ZONING PROVISIONS

	Proposed	Required	Deficiency	Zoning By-Law Reference
Building Height	_____ m	_____ m	0 m	3.2.1 a
Front Yard Setback	42 m	30 m	0 m	12.1.4(c)
Occupy any part of the required exterior side yard	_____	_____ m	0	3.2.1 c
Interior Side Yard Setback(Left)	41 m	30 m	0 m	12.1.4(c)
Interior Side Yard Setback(Right)	91 m	30 m	0 m	12.1.4(c)
Rear Yard Setback	590 m	30 m	0 m	12.1.4(c)
Useable Floor Area	_____ m	_____ m ²	0 m	3.2.1 g
Lot Coverage	_____ %	_____ %	0 %	3.2.1 g
Distance to Existing Dwellings	80	125	45	12.1.4(b)
Other:	_____	_____	_____	_____
Other:	_____	_____	_____	_____

Comments: All dimensions to property lines measured from Norfolk County GIS software as no dimensions were provided. No buildings purposed at this time.


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
4/23/26
 Date

Andrew Johnston
 Zoning Administrator
4/22/2026
 Date

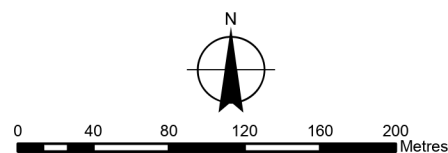


Legend

 Subject Lands

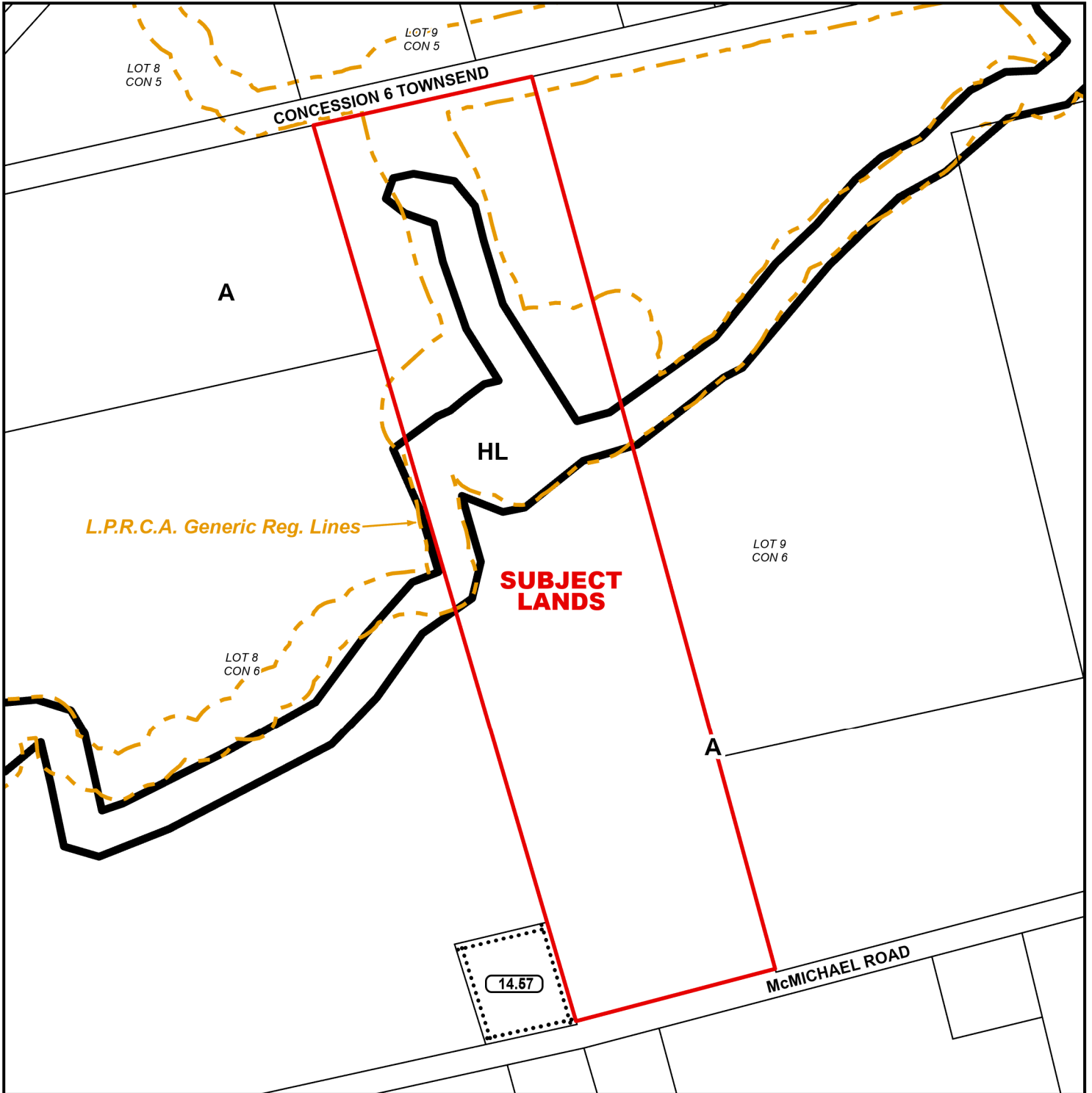
5/4/2026

2025 Air Photo





MAP B
ZONING BY-LAW MAP
Geographic Township of TOWNSEND

ANPL2026073



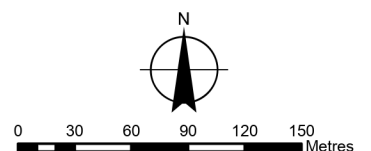
LEGEND

-  Subject Lands
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

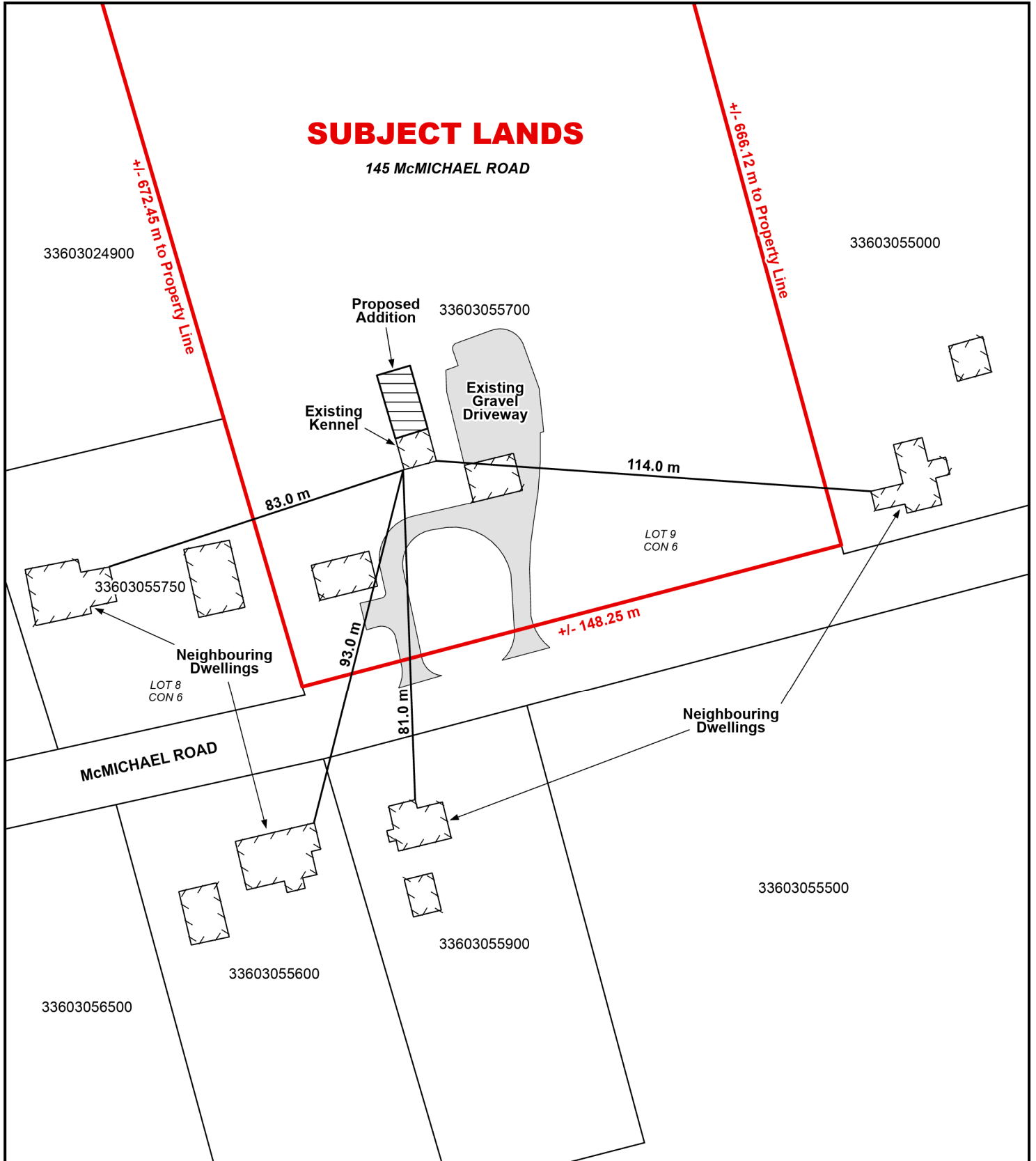
5/4/2026

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




CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

 Subject Lands

5/4/2026

