



**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	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:** 3310336050548250000

**A. Applicant Information**

**Name of Owner** Peter Frank Borse

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** 596 Thompson Rd East

**Town and Postal Code** Waterford NOE 1Y0

**Phone Number** 5192094765

**Cell Number** 5192094765

**Email** Peter.f.borse@sherwin.com

**Name of Authorized Applicant** Peter Frank Borse

**Address** 596 Thompson Rd East

**Town and Postal Code** Waterford NOE 1Y0

**Phone Number** \_\_\_\_\_

**Cell Number** 5192094765

**Email** peter.f.borse@sherwin.com



**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 mortgages, charges or other encumbrances on the subject lands:

None \_\_\_\_\_

**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 9 PT LOT 8 RP, 37R8756 PART 1, REG, 1.05AC 131FR 350D  
 Waterford ON

Municipal Civic Address: 596 Thompson RD East

Land acquisition date (if known): \_\_\_\_\_

Present Official Plan Designation(s): Agricultural

Present Zoning: A- Agricultural 1-Z-2014

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:

Residence \_\_\_\_\_  
 \_\_\_\_\_

4. Please describe all existing and proposed buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

	<b>Existing</b>	<b>Proposed</b>
Type of Building	<u>House, Detached Garage 66'</u>	<u>New 24 x 24 Detached Garage</u>
Number of Storey(s)	<u>1 for both</u>	<u>1</u>
Number of Dwelling Units per lot	<u>1 dwelling</u>	<u></u>
Buildings/Structures/ARDU Width (m)	<u>66'/20.1M House, 32'/9.7M Garage</u>	<u>24'/7.3M Purposed Garage</u>
Building/ Structures /ARDU Length (m)	<u>61'/18.5M House, 71'/21.6M Garage</u>	<u>24'/7.3M Purposed Garage</u>
Building/ Structures /ARDU Height (m)	<u>23'/7M House, 18'/5.4M Garage</u>	<u>16'4"/4.9M Purposed Garage</u>
Usable Floor Area (sq.m)	<u>163.4M House. 208.2M Garage</u>	<u>53.5M Purposed Garage</u>
Lot coverage	<u>371.6M coverage</u>	<u>425.1M Purposed Coverage</u>

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.

Detached garage purposed

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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:

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7. If known, the length of time the existing uses have continued on the subject lands:

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8. Existing use of abutting properties:

Farm land on two sides, neighbor on one.

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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:

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**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 <sup>2</sup> )	n/a	n/a	n/a
Lot frontage (m)	n/a	n/a	n/a
Lot depth (m)	n/a	n/a	n/a
Front Yard Setback (m)	13m	24.23m	n/a
Left Side Yard Setback (m)	1.2m	2.29m	n/a
Right Side Yard Setback (m)	1.2m	>1.2m	n/a
Rear Yard Setback (m)	1.2m	>1.2m	n/a
Exterior side yard (if applicable) (m)	n/a	n/a	n/a
Height (m)	8m	5m	n/a
Lot coverage (%)	10%	<del>9.9%</del> 6.2%	n/a
Buildings/structures separation (m)	n/a	n/a	n/a
Detached Additional Dwelling Unit (ADU) or Accessory Building i) Usable floor area (m <sup>2</sup> ) ii) Height (m) iii) Building separation (m)	i) 200 square meters	i) 261.80 square meters	i) 61.80 square meters
Number of parking spaces	n/a	n/a	n/a

**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):

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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:

Was previously farm land and had never been developed.

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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:

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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:

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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:

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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)

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**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:

Thompson RD East

**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.

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## **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.





**K. Declaration**

I, PR of 596 Thompson Rd 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:

3:21pm 2:17pm

PR  
Owner/Applicant/Agent Signature

In Waterford Ont

This 30 24 day of March April

A.D., 2026

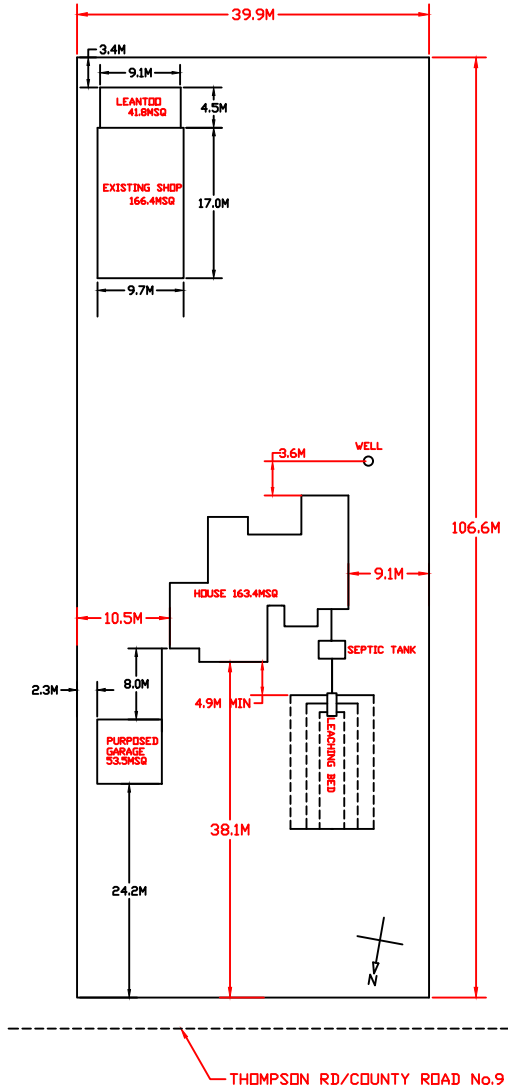
Jodi Lynn Pfaff-Schimus  
A Commissioner, etc.

Jodi Lynn Pfaff-Schimus, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires March 6, 2028.

# PLOT PLAN

PLAN 37R-8756  
PART 1 37R-5093  
PART OF LOT 8  
CONCESSION 9

TOWNSHIP OF TOWNSEND NOW IN NORFOLK COUNTY



REVISION LIST		
No.	Revision/Issue	Date

SUB TRADES MUST CHECK AND VERIFY ALL PERTAINING DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK.

DRAWINGS ARE NOT TO BE SCALED

General Notes COMMENTS
576 SQ/FT
OWNER PHONE 1-519-209-4765

DRAWING TITLE:  
PLOT PLAN

PROJECT NAME  
BORSE GARAGE

LOCATION  
PLAN 37R-8756  
PART OF LOT 8  
596 THOMPSON RD EAST  
WATERFORD ONT.  
NOE 1YO

Project	BORSE GARAGE	Sheet	1 OF 1
Date	2/27/26	Scale	TBD

DRAWING NUMBER A3



# ZONING DEFICIENCY FORM

## ACCESSORY STRUCTURE - AGRICULTURAL ZONE

### PROPERTY INFORMATION

PLANNING APPLICATION NUMBER: ANPL2026080

**Owner / Applicant:** PETER FRANK BORSE  
**Civic Address:** 596 THOMPSON RD EAST  
**Legal Description:** TWN CON 9 PT LOT 8 RP 37R8756 PART 1 REG 1.05AC 131.00FR 350.00D  
**Roll Number:** 3310336050548250000  
**Current zoning:** A - AGRICULTURAL  
**Proposed building/use:** ACCESSORY STRUCTURE  
**Existing uses on property:** DWELLING


### ZONING PROVISIONS

	Proposed	Required	Deficiency	Zoning By-Law Reference
Building Height	5 m	8 m	0 m	3.2.1 a
Front Yard Setback	24.23 m	13 m	0 m	3.2.1 b
Occupy any part of the required exterior side yard	24.23	13 m	0	3.2.1 c
Interior Side Yard Setback(Left)	m	1.2 m	m	3.2.1 d
Interior Side Yard Setback(Right)	2.3 m	1.2 m	0 m	3.2.1 d
Rear Yard Setback	3.4 m	1.2 m	0 m	3.2.1 e
Useable Floor Area	261.8 m	200 MAX m <sup>2</sup>	61.8 m	3.2.1 g
Lot Coverage	%	10 %	0 %	3.2.1 g
Other:				
Other:				
Other:				

Comments:

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

4 / 23 / 26  
 \_\_\_\_\_  
 Date

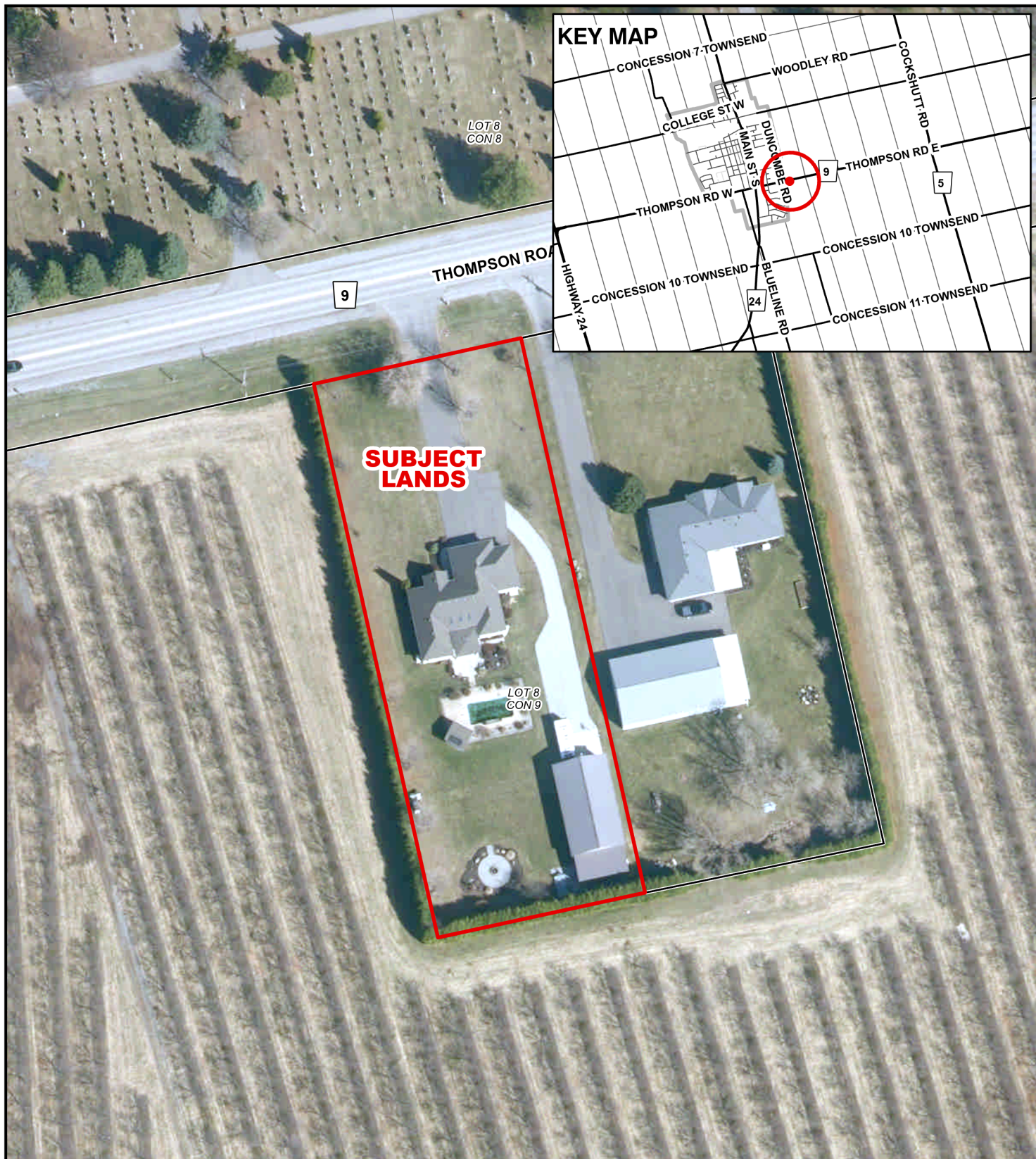
4/23/2026  
 \_\_\_\_\_  
 Date

### 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 TOWNSEND

ANPL2026080

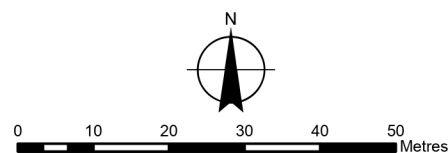


**Legend**

 Subject Lands

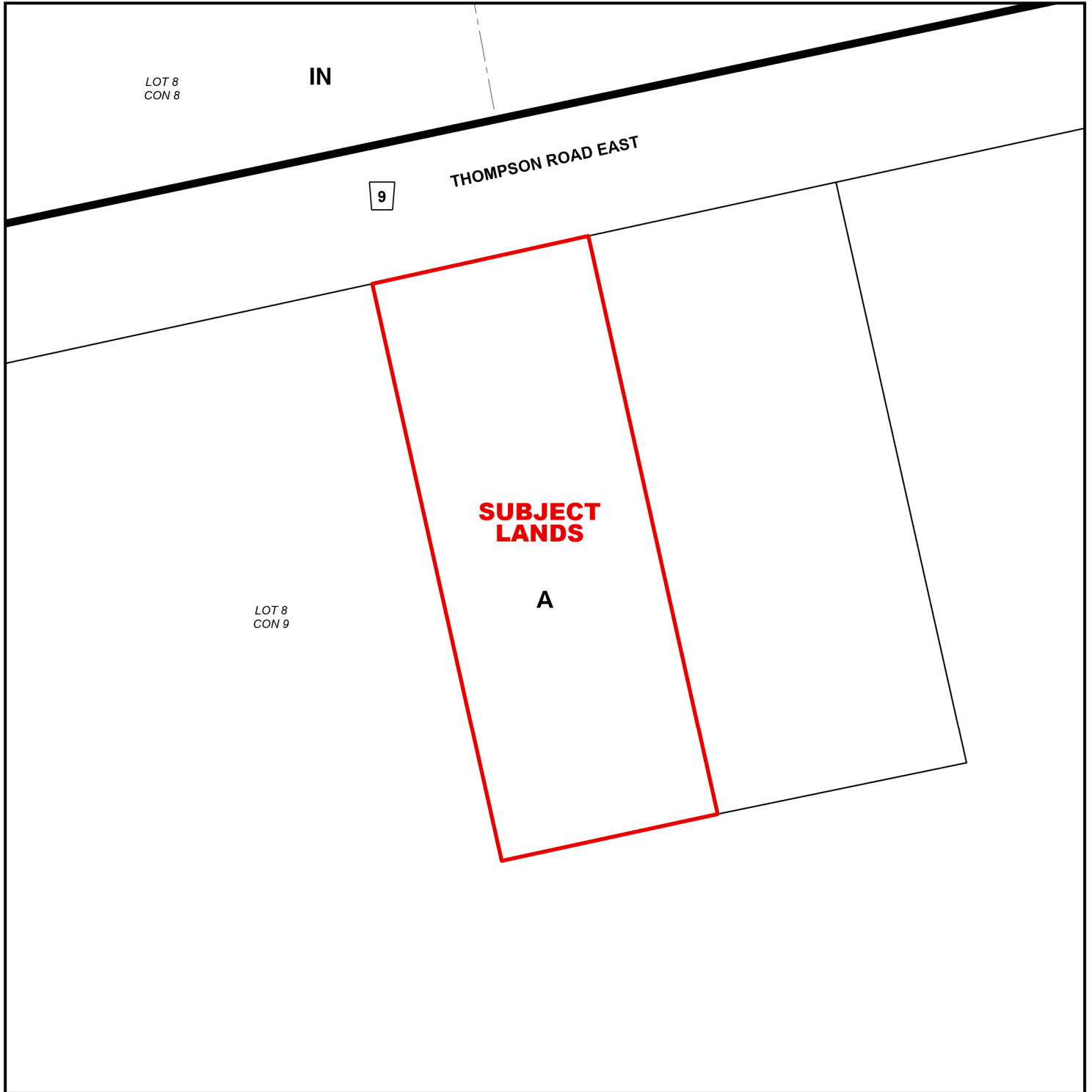
5/1/2026

2025 Air Photo



**MAP B**  
**ZONING BY-LAW MAP**  
Geographic Township of TOWNSEND

ANPL2026080



**LEGEND**

 Subject Lands

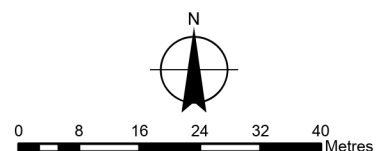
ZONING BY-LAW 1-Z-2014

5/1/2026

(H) - Holding

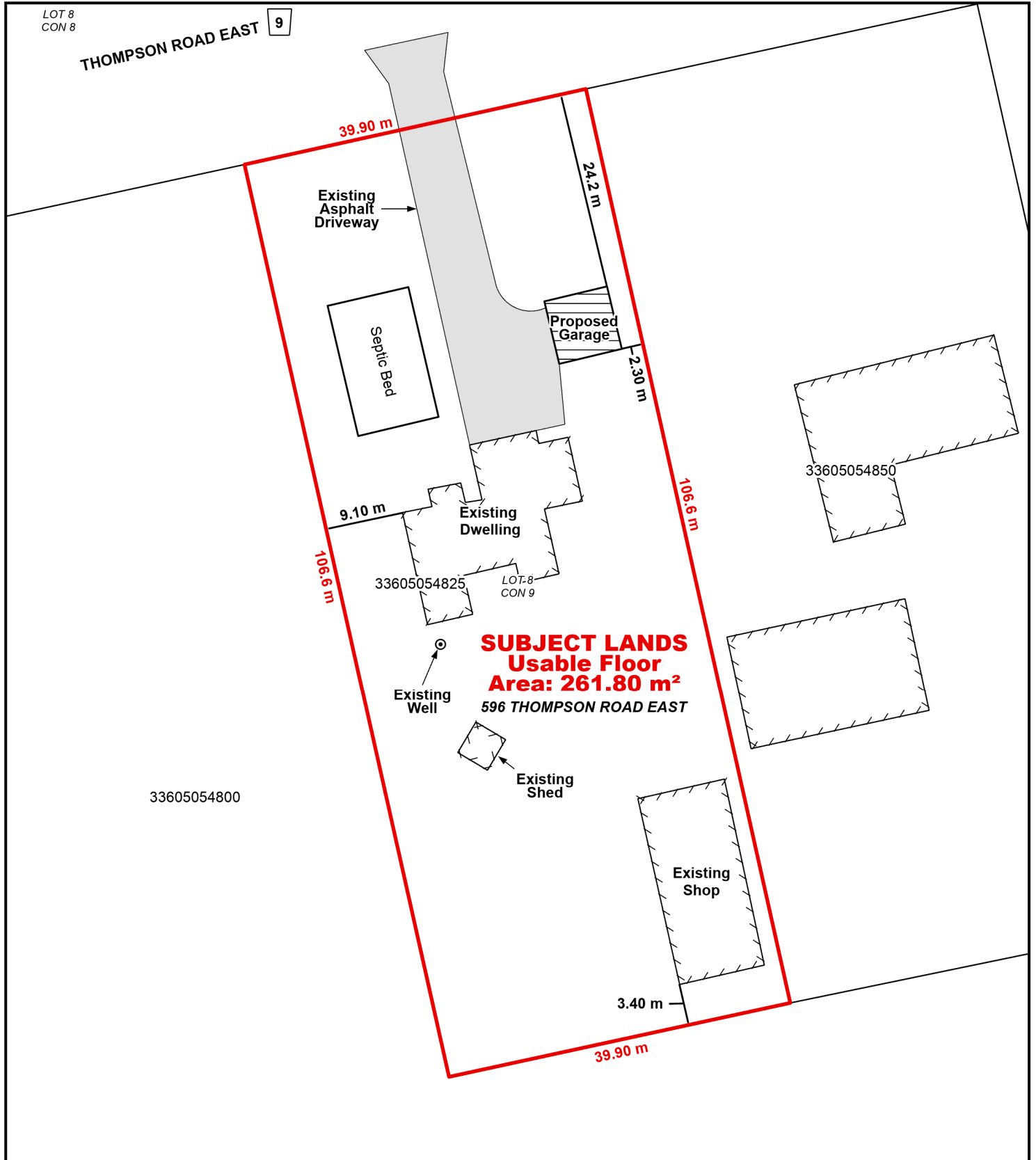
A - Agricultural Zone

IN - Neighbourhood Institutional Zone




CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

 Subject Lands

5/1/2026

