



vallee

*Consulting Engineers,
Architects & Planners*

June 7, 2022

Norfolk County
Planning and Development
Robinson Administration Building
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

Attention: Hannelore Yager, MScPI

Reference: Application for Consent and Zoning Bylaw Amendment
G. Douglas Vallee Limited on behalf of Michelle Miller
4671 Highway 3, Simcoe

Dear Hanne,

Enclosed please find the necessary documents to complete a consent and zoning bylaw amendment for the subject property, including:

- Signed Norfolk County Development Application, dated June 1, 2022;
- Signed Norfolk County Committee of Adjustment Application, dated June 1, 2022;
- Planning Justification Report, G. Douglas Vallee Limited, dated June 7, 2022;
 - Appendix A – Severance Sketch;
 - Appendix B – Norfolk County Official Plan – Policy Compliance Chart;
 - Appendix C – Proposed Rezoning Map.

A cheque payable to Norfolk County in the amount of \$6,783.00 will be delivered to the Robinson Administrative Building.

If you require any further information, please do not hesitate to contact me at scottpuillandre@gdvallee.ca or 519-426-6270.

Regards,

Scott Puillandre, CD, MSc
Planner

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



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Ontario Association
of Architects

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your 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. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your 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 also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

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 same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review 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. However, it is the applicant's responsibility 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 your application at the Committee of Adjustment meeting. Applicants are responsible for removal of 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. 1842 or Committee.of.Adjustment@NorfolkCounty.ca

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: _____**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 Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of 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:

B. Location, Legal Description and Property Information

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

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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:

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:

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. 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:

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:

9. Existing use of abutting properties:

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					
Lot depth					
Lot width					
Lot area					
Lot coverage					
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:

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: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

Width: _____
Area: _____
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: _____
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: _____
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: _____
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: _____
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: _____
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:

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 _____

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

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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?

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.

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.

D. Michelle Miles

Owner/Applicant/Agent Signature

May 31, 2022

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 Dorothy Michelle Miller and Jason Goodbrand 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.

D. Michelle Miles

Owner

May 31, 2022

Date

[Signature]

Owner

May 31 2022

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, Michelle Miller of Simcoe

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:

THE REGION OF NIAGARA


D. Michelle Miller

Owner/Applicant/Agent Signature

In THE CITY OF NIAGARA FALLS

This 1st day of JUNE

A.D., 20 22


A Commissioner, etc.

ELDON FRASER DARBYSON,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires March 28, 2025.



JASON D GOODBRAND OR
MICHELLE MILLER
91 LONGBOAT RUN W
BRANTFORD, ON N3T 0P6

135

DATE 2022-06-07
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Norfolk County

Sixty Seven Hundred & Eighty Three ^{xx}/₁₀₀

\$6783.00

100 DOLLARS



Security features
included.
Details on back.

TD CANADA TRUST
SHELLARD & CONKLIN
230 SHELLARD LANE, UNIT 1
BRANTFORD, ON N3T 0B9

MEMO

zoning & severance

Michelle Miller

MP

⑈ 135⑈ ⑆ 22002⑈004⑆ 0317⑈6294192⑈



4671 Highway 3 Renton

G. Douglas Vallee Limited on behalf of
Michelle Miller
Consent Application and Zoning Bylaw Amendment

JUNE 7

G. Douglas Vallee Limited
Authored by: Scott Puillandre, CD, MSc
Reviewed by: Eldon Darbyson, BES, MCIP, RPP



vallee

*Consulting Engineers,
Architects & Planners*

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1.0 Introduction

G. Douglas Vallee Limited has been retained by Dorothy Michelle Miller and Jason Goodbrand to make application for a consent and Zoning Bylaw Amendment at 4671 Highway 3, Renton (Subject Lands). The subject lands are a large rural residential lot located within the hamlet of Renton. The proposed consent application would create a new lot while the Zoning Bylaw Amendment is required to apply the relevant zoning category and provisions.

As shown on Figure 1 below, the subject lands are currently occupied by a single detached dwelling and various accessory buildings fronting onto the north side of Highway 3. In accordance with Appendix A, it is proposed to sever a 1.0ac lot (Part 1) from the subject lands, leaving a remnant parcel of 4.0ac in size (Part 2).

The resultant lot sizes would be as follows:

- Severed Lands (Part 1): 0.4ha – 1.0ac
- Retained Lands (Part 2): 1.6ha – 4.0ac

A portion of the retained lands and the entirety of the severed lands is located within the hamlet settlement area of Renton. A zoning bylaw amendment is required in order to change the zoning of the severed lands from Agricultural to Hamlet Residential. The applicant wishes to sever the proposed lot in order to build an age friendly dwelling to support their aging parents.

This application:

- Is consistent with the Provincial Policy Statement;
- Maintains the general intent and purpose of the Norfolk County Official Plan and Zoning Bylaw;
- Protects the significant Natural Heritage Feature located on the abutting property through appropriate setbacks;
- Represents good planning.

2.0 Purpose

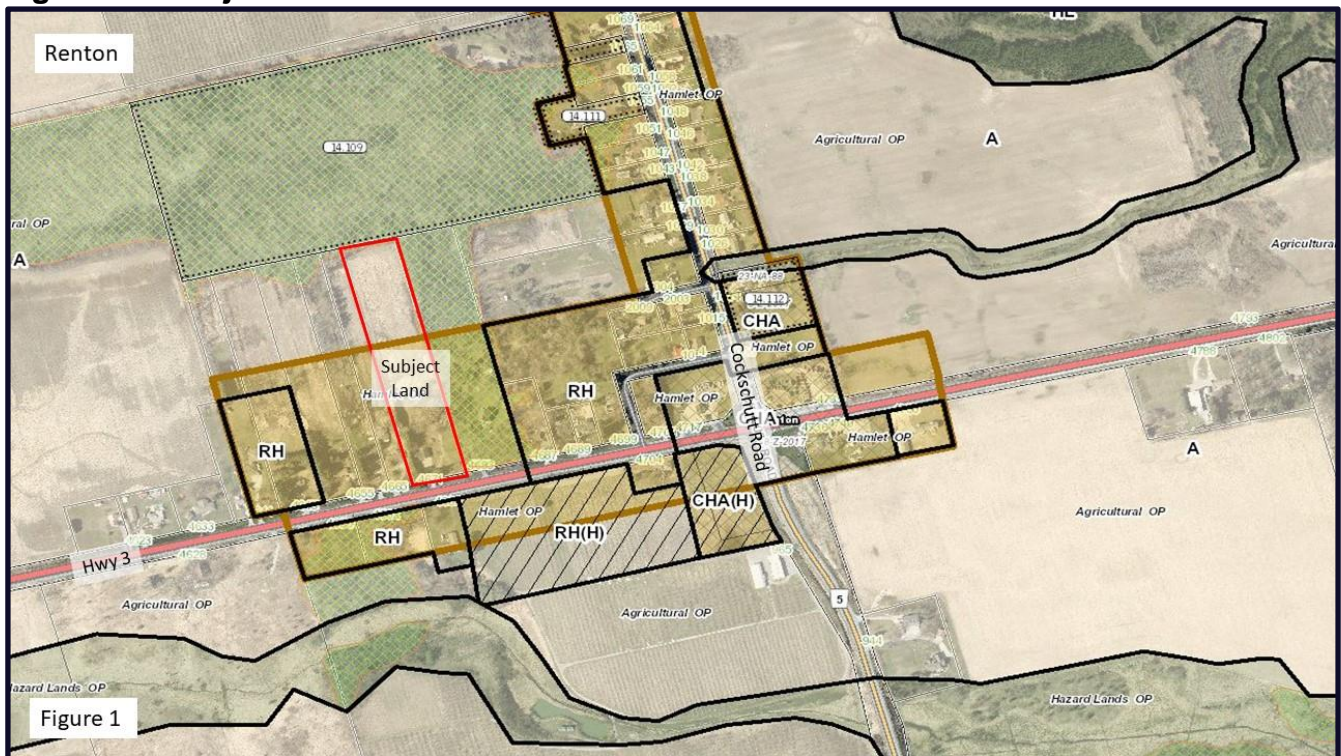
The purpose of this planning justification report is to provide planning support to Norfolk County Council, staff, and Committee of Adjustment when considering the consent application for the subject lands. In accordance with Appendix A, the consent concept consists of the following parts:

Current Parts	Proposed Lot Sizes
Part 1 (Severed Lands) <ul style="list-style-type: none">- No municipal address- Vacant unused portion of 4671 Highway 3	0.40ha (1.0ac)
Part 2 (Retained Lands) <ul style="list-style-type: none">- 4671 Highway 3- Large rural residential lot – 2.0ha (5.0ac) in size- No used for agricultural purposes	1.62ha (4.0ac)

3.0 Site description

The subject lands are a large rural residential lot approximately 2.0ha (5.0ha) in area located on the north side of Highway 3 within the Hamlet of Renton. The subject lands are occupied by a single detached dwelling and various accessory buildings. As shown on Figure 1 below the southerly portion of the subject lands are designated Hamlet while the northern portion of the property is designated Agriculture, in accordance with Schedule B-6 of the official plan. The current zoning of the entire property is Agriculture in accordance with Schedule A-40 of the Norfolk County Zoning Bylaw. The topography of the subject lands is mainly flat with sporadic vegetation and no identifiable water features.

Figure 1 – Subject Lands



4.0 Surrounding Uses

As shown on Figure 1 above, the surrounding land uses are predominantly rural residential as the subject land are located within the Hamlet area. There are agricultural uses immediately surrounding the hamlet to the north and west. The adjoining residential lot immediately to the east is identified as a Natural Heritage Feature (significant woodlands).

5.0 Supporting Information

Appendices to this report include the following:

- Appendix A – Severance Sketch
- Appendix B – Norfolk County Official Plan Policy Compliance
- Appendix C – Proposed Rezoning Map

6.0 Planning Review

6.1 Planning Act

Section 2	Lists matters of provincial interest to have regard to.
Section 3	Requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.
Section 34	Allows amendments to the Zoning By-law.
Section 53	Permits a Committee of Adjustment to make decisions on applications for changes to land configuration in the form of Consents.

6.2 Provincial Policy Statement 2020

The PPS provides policy direction for appropriate land use planning and development patterns to achieve healthy, livable, and resilient communities that will protect resources of provincial interest, public health and safety, the quality of the natural and built environment, and will facilitate economic growth.

The Provincial Policy Statement recognizes the diversity of Ontario and that local context is important.

The proposed lot creation is within a rural *Settlement Area* as defined by the PPS. Section 1.1.3.1 of the PPS requires *Settlement Areas* to be the focus of growth and development.

Section 1.1.4 identifies the importance of rural areas to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Specifically, Section 1.1.4.2 requires rural settlement areas to be the focus of growth and development and their vitality and regeneration shall be promoted. Section 1.1.4.3 requires planning authorities to have consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

6.2.1 Summary of PPS Review

The proposed consent and zoning bylaw amendment are seeking to sever 0.4ha (1.0ac) of land in order to create a new rural residential lot within the Hamlet of Renton. The entire severed parcel and a portion of the retained parcel (if required) will be rezoned to Hamlet Residential and meet all provisions required under the Norfolk County Zoning Bylaw. A survey sketch is currently being prepared by a qualified Ontario Land Surveyor. There are no new uses being proposed and the development is in keeping with the characteristics and scale of the surrounding lands uses.

In this instance, a decision to approve the consent and zoning bylaw amendment applications will be consistent with the PPS, 2020.

6.3 Norfolk County Official Plan (NCOP)

As shown on Figure 1, the south portion of the subject lands are designated Hamlet while the northern portion of the property is designated Agriculture – in accordance with Schedule B-6 of the official plan.

It is important to note that the proposed severance and zoning bylaw amendment are ONLY applicable to the portion of land within Hamlet designation. Given the proposed application is immediately adjacent to a natural heritage feature, the policies of Section 3.5.3 were reviewed as part of this application. It is important note that the implementing zoning bylaw amendment for the severed lands will include a 10m setback from the adjacent property line to the East, which aligns with the extend of the Natural Heritage feature (Significant Woodlands). This increased setback will help mitigate any potential negative impacts on the feature and its ecological function. Appendix B provides a full review of the applicable Official Plan policies

6.3.1 Summary of Official Plan review

As shown in Appendix B, the proposed consent and zoning bylaw amendment applications are consistent with the policies of the official plan. Approval of these applications would permit an additional lot and single detached dwelling on the severed lands. The severed will be rezoned from Agriculture to Hamlet Residential. If required, changing the zoning of the portion of the retained parcel within the hamlet boundary from Agriculture to Hamlet Residential would be appropriate – see Table 2 below. The Hamlet Residential zone is an appropriate zone within the Hamlet area and is consistent with the surrounding land uses.

The proposed applications contribute positively to the County's housing targets by providing additional housing options in the Hamlet area. In this instance a decision to approve these applications will be consistent with the NCOP.

6.4 Norfolk County Zoning Bylaw

The subject lands are zoned Agriculture in accordance with Schedule A-40 of the Norfolk County Zoning Bylaw. As shown on Appendix C, the portion of the severed and retained lands affected by the severance are located completely within the Hamlet designation. The proposed zoning bylaw amendment will rezone the entirety of the severed lands from Agriculture to Hamlet Residential. A site-specific provision is required for the severed lands in order to implement an increased setback from the Natural Heritage feature on the abutting property to the east. Table 1 below provides the proposed site-specific provisions under the Hamlet zone for the severed lands in accordance with the Norfolk County Zoning Bylaw.

6.4.1 – Table 1: Proposed Provisions for Severed Lands – Hamlet Residential (RH)

Provision	Required	Requested	Comments
Permitted Uses: All uses permitted within the RH zone shall be permitted	a) dwelling, single detached b) bed & breakfast, subject to Subsection 3.4 c) day care nursery d) home industry e) home occupation f) accessory residential dwelling	a) dwelling, single detached b) bed & breakfast, subject to Subsection 3.4 c) day care nursery d) home industry e) home occupation f) accessory residential dwelling unit, subject to	Zoning provision met

4671 Highway 3 – Consent and Zoning Bylaw Amendment (22-056)

	unit, subject to Subsection 3.2.3 [7-Z-2020]	Subsection 3.2.3 [7-Z-2020]	
minimum lot area:	0.4ha	0.4ha	Zoning provision met
minimum lot frontage:	i) interior lot 30m	i) interior lot 30m	Zoning provision met
minimum front yard:	6.0m	6.0m	Zoning provision met
minimum interior side yard:	i) attached garage: <ul style="list-style-type: none"> 1.2m ii) detached garage: 3.0m and 1.2m	Min 1.2m left interior side yard (WEST) and 10.0m right interior side yard (EAST). No buildings or structures shall be permitted within the 10m right (EAST) interior side yard.	Site-specific provision required
minimum rear yard:	9.0m	9.0m	Zoning provision met
maximum building height:	11.0m	11.0m	Zoning provision met

As shown on Appendix C, the southern portion of the retained lands is within the Hamlet boundary but is currently zoned Agriculture. It is requested to maintain the current Agricultural zoning on the retained lands. However, should the County deem it necessary, it would be appropriate to apply the standard RH zoned to this portion of the retained lands. Table 2 below provides an overview of the RH zone and details compliance with all required provisions.

6.4.2 – Table 1: Proposed Provisions for Retained Lands – Hamlet Residential (RH)

Provision	Required	Requested	Comments
Permitted Uses: All uses permitted within the RH zone shall be permitted	a) dwelling, single detached b) bed & breakfast, subject to Subsection 3.4 c) day care nursery d) home industry e) home occupation f) accessory residential dwelling unit, subject to Subsection 3.2.3 [7-Z-2020]	a) dwelling, single detached b) bed & breakfast, subject to Subsection 3.4 c) day care nursery d) home industry e) home occupation f) accessory residential dwelling unit, subject to Subsection 3.2.3 [7-Z-2020]	Zoning provision met
minimum lot area:	0.4ha	1.6ha	Zoning provision met

4671 Highway 3 – Consent and Zoning Bylaw Amendment (22-056)

minimum lot frontage:	i) interior lot 30m	i) interior lot 33m	Zoning provision met
minimum front yard:	6.0m	>6.0m	Zoning provision met
minimum interior side yard:	i) attached garage: <ul style="list-style-type: none">• 1.2m	>1.2m left interior side yard (WEST) and >3m right interior side yard (EAST).	Zoning provision met
minimum rear yard:	9.0m	>9.0m	Zoning provision met
maximum building height:	11.0m	11.0m	Zoning provision met

6.4.3 Summary of Zoning Bylaw Review

As shown above, the proposed severed and retained lands will meet all requirements of a lot within the Hamlet Residential zone. An increased setback of 10.0m has been provided along the right (EAST) interior side yard in order to provide an adequate setback from the Natural Heritage feature (Significant Woodlands) located on the adjacent property. This setback will help mitigate against any negative impacts on this feature, thereby meeting the intent and purpose of the policies of Section 3.5.3 of the Official Plan.

While it is requested to maintain the current Agricultural zoning on the retained lands, it has been shown in this report that it would be appropriate to apply the standard RH zoned to the portion of the retained lands within the Hamlet boundary.

The proposed consent and zoning bylaw amendment comply with the intent and purpose of the Norfolk County Zoning Bylaw.

7.0 Conclusion

As shown in this report, the proposed consent and zoning bylaw amendment would permit an additional lot within the Hamlet of Renton. The proposed final lot configuration is consistent with the surrounding lands uses and seeks to ensure protection of the Natural Heritage feature on the adjacent property. The proposed consent and zoning bylaw amendment are in keeping with the policies of the Provincial Policy Statement, are supported by the policies of the Official Plan, and maintain the intent of the zoning bylaw.

Given the factors outlined in this report, it is respectfully requested that the Norfolk County Committee of Adjustment and Council approve the proposed consent and zoning bylaw amendment applications.

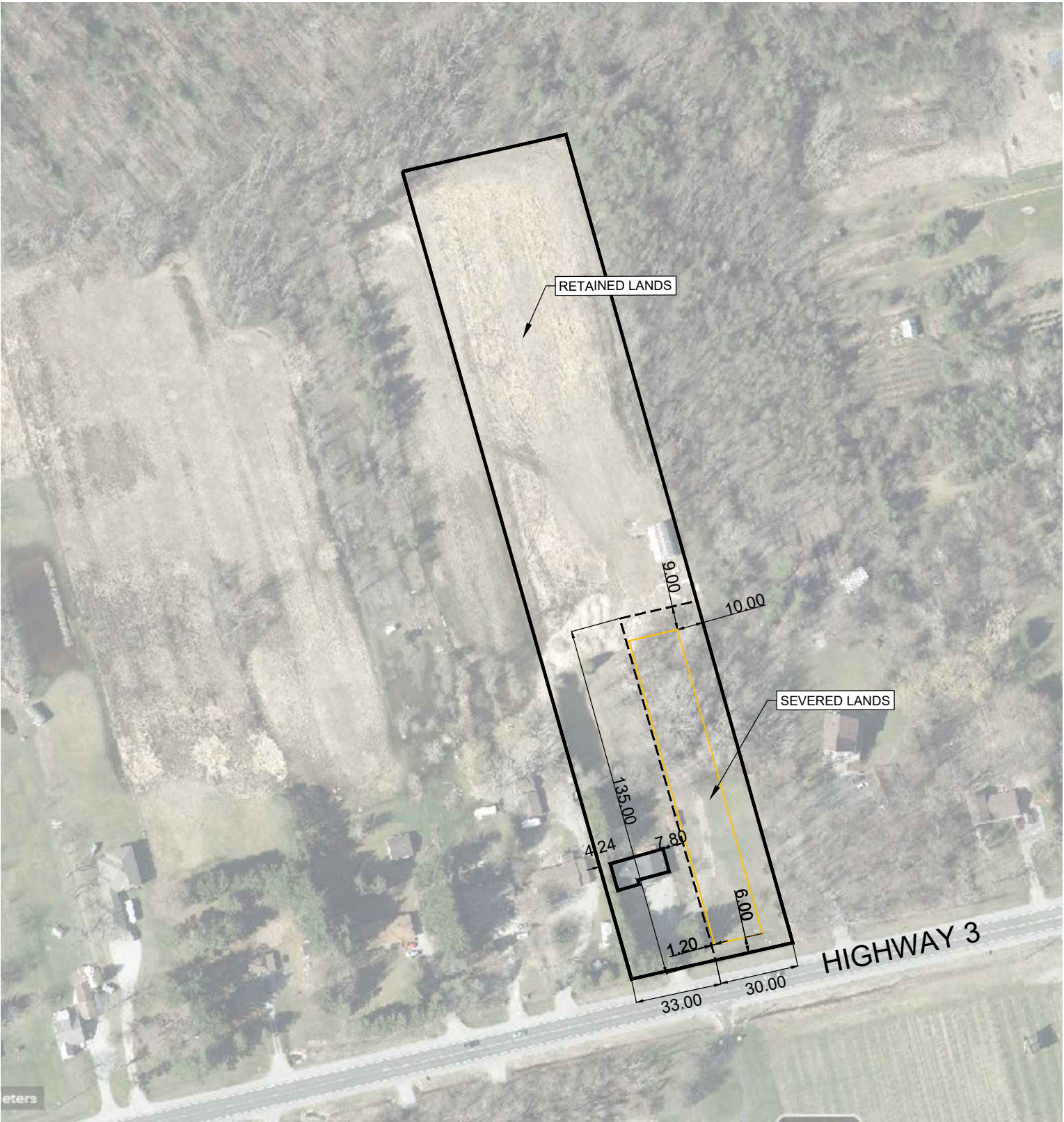
Appendices

Appendix A – Severance Sketch

Appendix B – Official Plan Compliance Chart

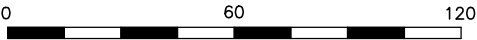
Appendix C – Proposed Rezoning Map

AREA TABLE:	
SEVERED:	4050m ²
RETAINED:	16,120 ²
TOTAL:	20,170m ²



DATE	REVISION

SCALE 1:2000



Stamp

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION



vallee
*Consulting Engineers,
Architects & Planners*

G. DOUGLAS VALLEE LIMITED
CONSULTING ENGINEERS AND ARCHITECT
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Project Title		
4671 HIGHWAY 3		
Drawing Title		
SEVERANCE SKETCH		
Designed by :	Drawn By : NBN	Checked By :
Scale : 1:2000	Date : MARCH 24, 2022	Drawing No. 01
Project No. 22-056		

Appendix B to Planning Justification Report
4671 Hwy 3 - Severance
Project 22-056

Norfolk County Official Plan – Policy Compliance Table

This appendix demonstrates how the proposed application is consistent with those applicable policies of the Norfolk County Official Plan.

Section	Policy	Comments	
3.5.3	<p>Natural Heritage Features</p> <p>The Provincial Policy Statement encourages the protection and enhancement of Natural Heritage Features. Schedule “C” identifies some of the significant Natural Heritage Features, being land that represents the legacy of the natural landscape of the area and as a result has important environmental, economic and social value. Natural Heritage Features are not designated by the Plan and are not illustrated on Schedule “B”. The following shall be the policy of the County:</p> <p>a) Natural Heritage Features identified on Schedule “C” and/or Table 2 to this Plan shall be subject to the policies of the underlying land use designation, as shown on Schedule “B”, and the policies of this Section of the Plan.</p> <p>b) Development or site alteration proposed in, or adjacent to, a Natural Heritage Feature(s), whether illustrated on Schedule “C” or only described in Table 2, shall be subject to the completion of an Environmental Impact Study, in accordance with Section 9.7.1 (Environmental Impact Study) of this Plan. Development or site alteration in, or adjacent to, such features shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features.</p>	<p>Table 2 of Section 3.5.2 only requires an Environmental Impact Study to be completed for Development or Site Alterations within 10m of the Dripline. As shown on Figure 1 of the planning justification report, the adjacent property is identified within a Significant Woodlands.</p> <p>In accordance with Appendix A, a 10m setback has been provided from the easterly property line which will be implemented through the proposed zoning bylaw amendment. The proposed amendment will restrict any building or structures from being constructed in this area.</p> <p>For this reason, an Environmental Impact Study has not been submitted with this application.</p>	✓

Appendix B to Planning Justification Report
4671 Hwy 3 - Severance
Project 22-056

6.6	<p>Hamlet Areas</p> <p>The County will promote limited growth in Hamlet Areas and support their rural character and evolving role as service and residential centres to the agricultural community in recognition of changing social and economic conditions. Limited growth will be permitted provided that the growth is within the Hamlet Area boundary designated on Schedule “B” to this Plan, will not be detrimental to the rural character of the surrounding agricultural and/or resource area, will not have adverse environmental or human health consequences, and will not have a negative impact on the County’s financial sustainability.</p>	<p>The policies of this Section are generally applicable to the expansion of the Hamlet boundary itself. However, the proposed severance and zoning bylaw amendment would facilitate one additional lot within the Hamlet area. These applications will permit a very limited scale of development and will maintain the rural character of the area. There will no negative impacts on human health and the necessary setbacks have been provided to mitigate against the impacts on the Natural Heritage feature.</p>	✓
7.5	<p>Hamlet Designation</p> <p>The Hamlets originated as service centres for the surrounding agricultural areas and as residential centres. The Hamlet Areas represent an alternative to the Urban Areas. These roles shall be encouraged to continue. Hamlet development, in the form of residential, commercial, industrial, recreational and institutional facilities provide important services to the surrounding Rural Area. Hamlet development is a preferred alternative to scattered nonfarm development that reduces the impact of development on farming operations in the Rural Area.</p> <p>Section 7.5.1 a) states: Low density residential dwellings on lots suitably sized to accommodate private servicing systems shall be the main permitted use.</p>	<p>The Hamlet designation supports the development of residential lots which are suitably sized to accommodate private servicing systems. The proposed lot sizes of the severed and retained lots are considered suitable as they meet the minimum lot area provision for a lot in the Hamlet Residential zone under the Norfolk County Zoning Bylaw.</p> <p>The proposed severance is considered infill as it is creating lot from an existing parcel. The severed and retained lands will have access onto Highway 3, the main corridor which supports the Hamlet.</p>	✓

**Appendix B to Planning Justification Report
4671 Hwy 3 - Severance
Project 22-056**

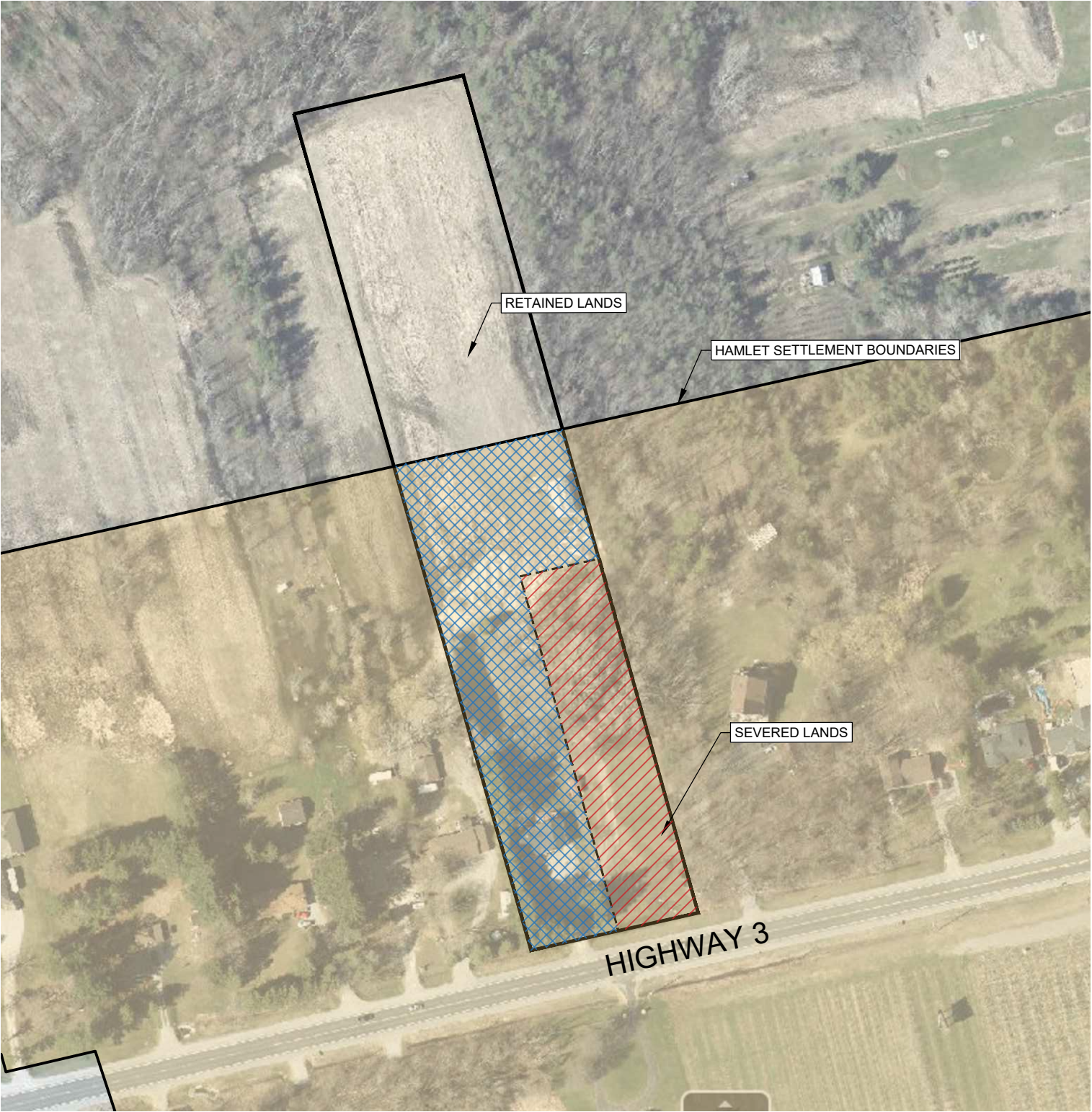
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Appendix B to Planning Justification Report
4671 Hwy 3 - Severance
Project 22-056

	<p>road that is maintained on a year-round basis;</p> <p>ii. consents shall have the effect of infilling in existing areas and not extending existing development;</p> <p>iii. creation of the lot does not compromise the long-term use of the remaining land or retained parcel; and</p> <p>iv. consents may be considered for large parcels, where future development of the large parcels is to proceed by plan of subdivision.</p> <p>d) The size of any parcel of land created by consent should be appropriate for the use proposed, considering the level of services available, the soil conditions, and other factors. No parcel shall be created which does not conform to the provisions of the Zoning By-law, except where a minor variance has been secured, in accordance with Section 9.6.3.1 (Minor Variances) of this Plan.</p> <p>f) Consents for building purposes shall not be permitted under the following circumstances:</p> <p>i. the land is located within any Natural Heritage Features, as defined by this Plan, and a suitable building site cannot be found through the evaluation completed in an Environment Impact Study;</p> <p>ii. the land is located in a floodplain;</p>	<p>ii. The proposed lot creation is considered an infilling lot within the hamlet area of Renton.</p> <p>iii. The proposed lot creation does not compromise or alter the long-term use of the retained lands.</p> <p>iv. No plan of subdivision is proposed. The remainder of the retained lands is outside of the hamlet boundary. Future residential development is not permitted.</p> <p>d) The severed lands will be rezoned to Hamlet Residential. Both parcels meet the required zoning provisions of section 5.7 of the Norfolk County Zoning Bylaw should the County decide to rezone the area of the retained parcel within the Hamlet boundary.</p> <p>i. The proposed severance is located near to but not WITHIN a Natural Heritage Feature.</p> <p>ii. The proposed application is not located within a floodplain.</p>	✓
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Appendix B to Planning Justification Report
4671 Hwy 3 - Severance
Project 22-056

	<p>iii. the land is located on or within 500 metres of a Bedrock Resource Area, 300 metres of a Sand and Gravel Resource Area, or 75 metres of mineral or petroleum resource deposits or an active petroleum well, as identified in the Oil, Gas and Salt Resources Library of the Ministry of Natural Resources and Forestry;</p> <p>iv. Provincial or County transportation objectives, standards or policies cannot be maintained; or</p> <p>v. the created and retained parcels cannot be provided with an adequate level of service.</p> <p>g) On the granting of an application for consent, conditions may be imposed on the severed and retained parcels.</p> <p>h) Compliance with the Minimum Distance Separation Formulae shall be required subject to the policies of Section 7.2 (Agricultural Designation).</p> <p>i) Subject to the specific policies of this Plan, consents may be permitted for the purposes of making lot boundary corrections, for the purposes of granting easements, for conveyances and consolidations, and other such administrative or technical matters, provided that such matters are minor in nature. The County shall support the consolidation of undersized lots.</p>	<p>iii. The proposed application is within a settlement area boundary and not located within any of these areas in accordance with Schedule J-5 of the Official plan.</p> <p>iv. County and MTO Staff will be circulated as part of this application. Applicable conditions may be applied if required.</p> <p>v. The proposed lot areas meet the minimum lot size required of a lot in the Hamlet Residential zone.</p> <p>g) This policy not applicable.</p> <p>h) MDS requirements are not applicable for lots within the hamlet boundary.</p> <p>i) This policy not applicable.</p>	<p>✓</p>
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AREA TABLE:	
SEVERED:	4050m ²
RETAINED:	16,120 ²
TOTAL:	20,170m ²

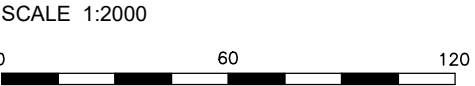
LEGEND:

SEVERED:
-AREA TO BE RE-ZONED TO RH
WITH SPECIAL PROVISION

RETAINED:
-AREA OF POTENTIAL RE-ZONING
TO RH



DATE	REVISION



Stamp

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION



vallee
*Consulting Engineers,
Architects & Planners*

G. DOUGLAS VALLEE LIMITED
CONSULTING ENGINEERS AND ARCHITECT
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SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Project Title

4671 HIGHWAY 3

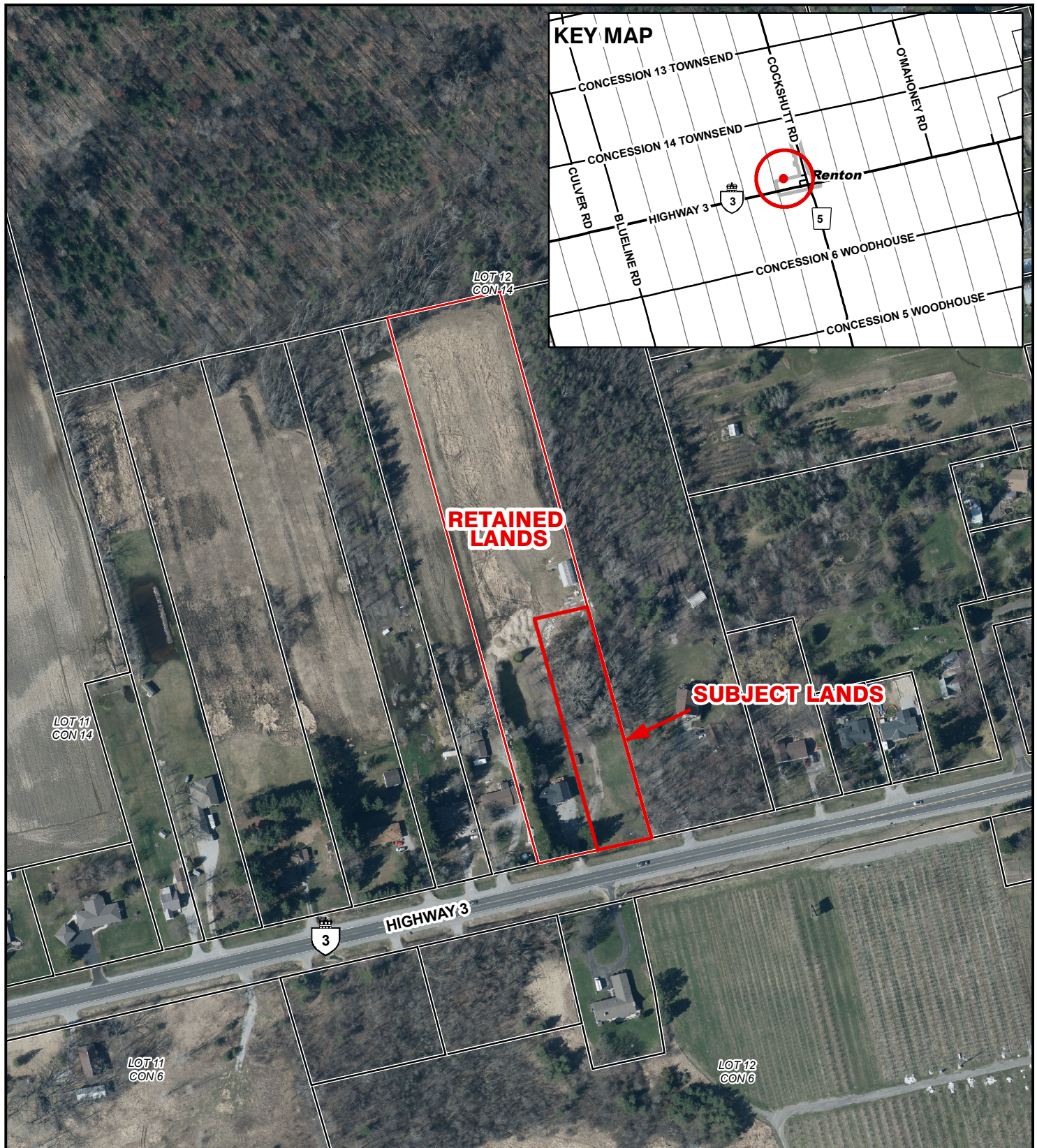
Drawing Title

ZONING SKETCH


Designed by :	Drawn By : NBN	Checked By :
Scale : 1:2000	Date : JUNE 1, 2022	Drawing No. 01
Project No.	22-056	

CONTEXT MAP

Geographic Township of TOWNSEND

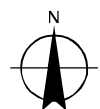


Legend

-  Subject Lands
-  Lands Owned

2020 Air Photo

9/12/2022



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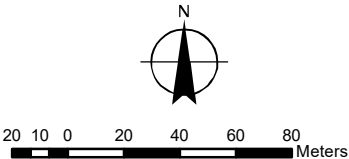
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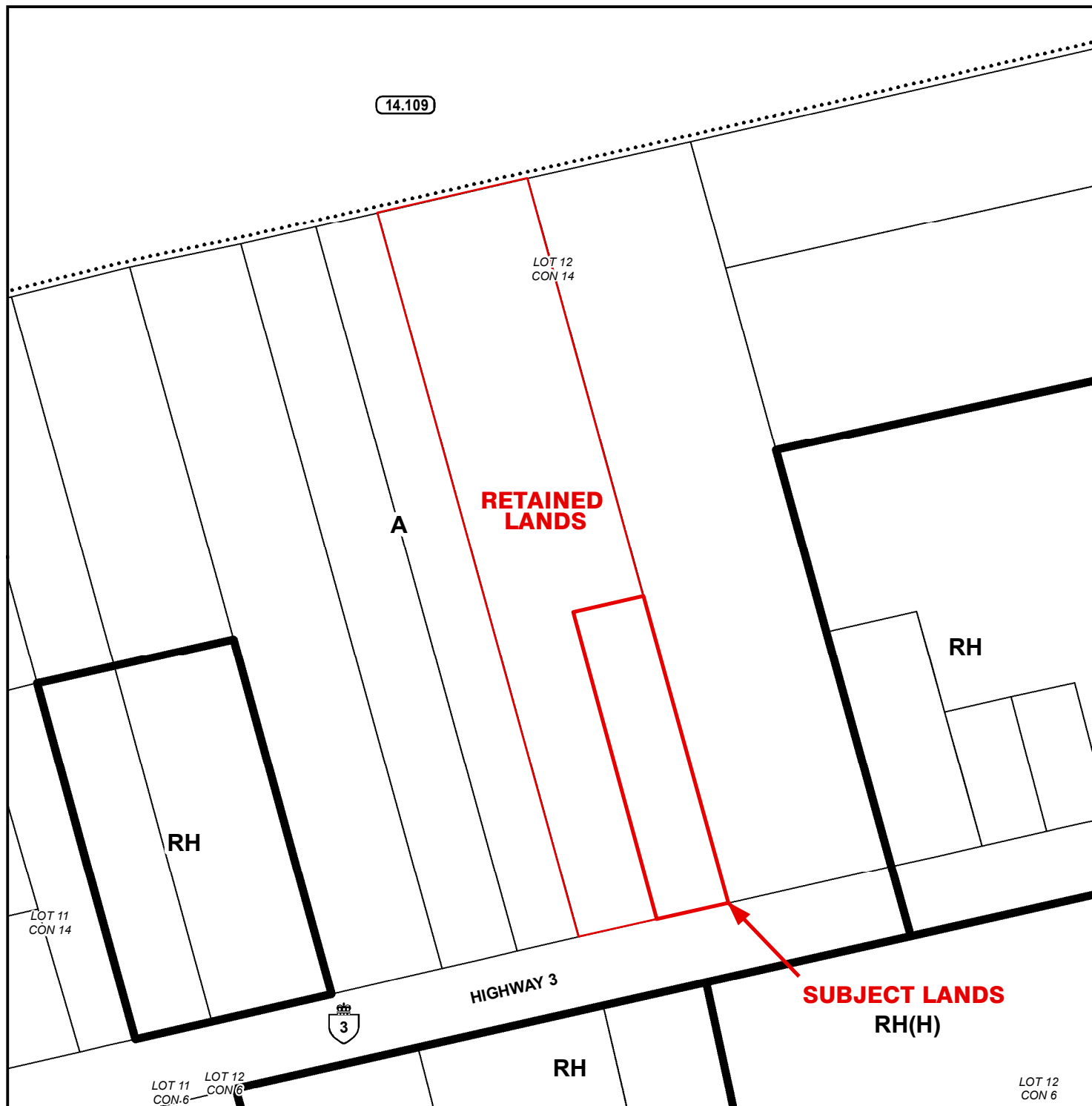
 Subject Lands

Official Plan Designations

-  Agricultural
-  Hamlet
-  Hamlet Area Boundary
-  Significant Woodland

9/12/2022





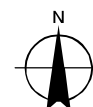
LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

9/12/2022

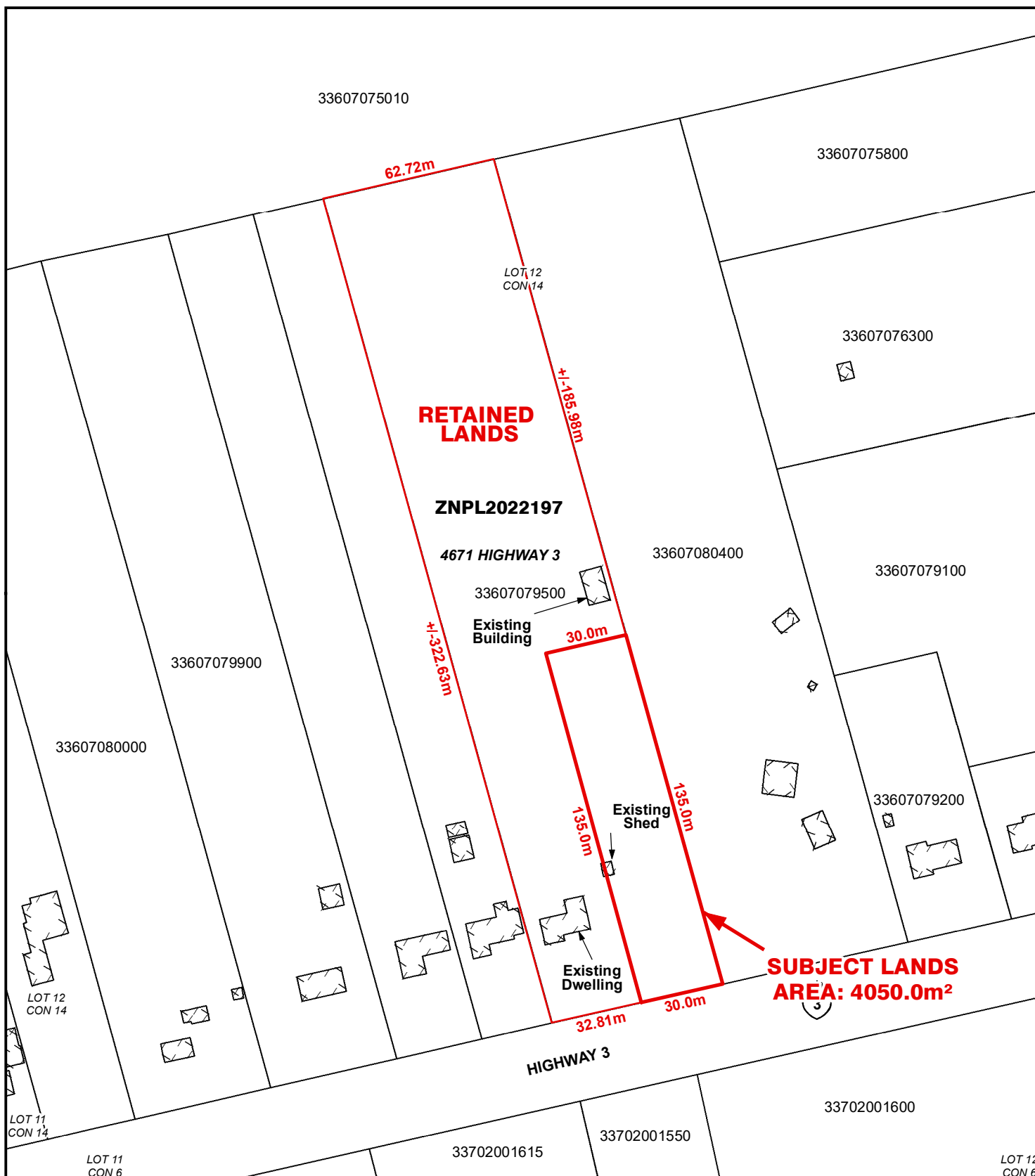
(H) - Holding
 A - Agricultural Zone
 RH - Hamlet Residential Zone



105 0 10 20 30 40
 Meters

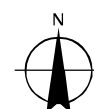
CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned

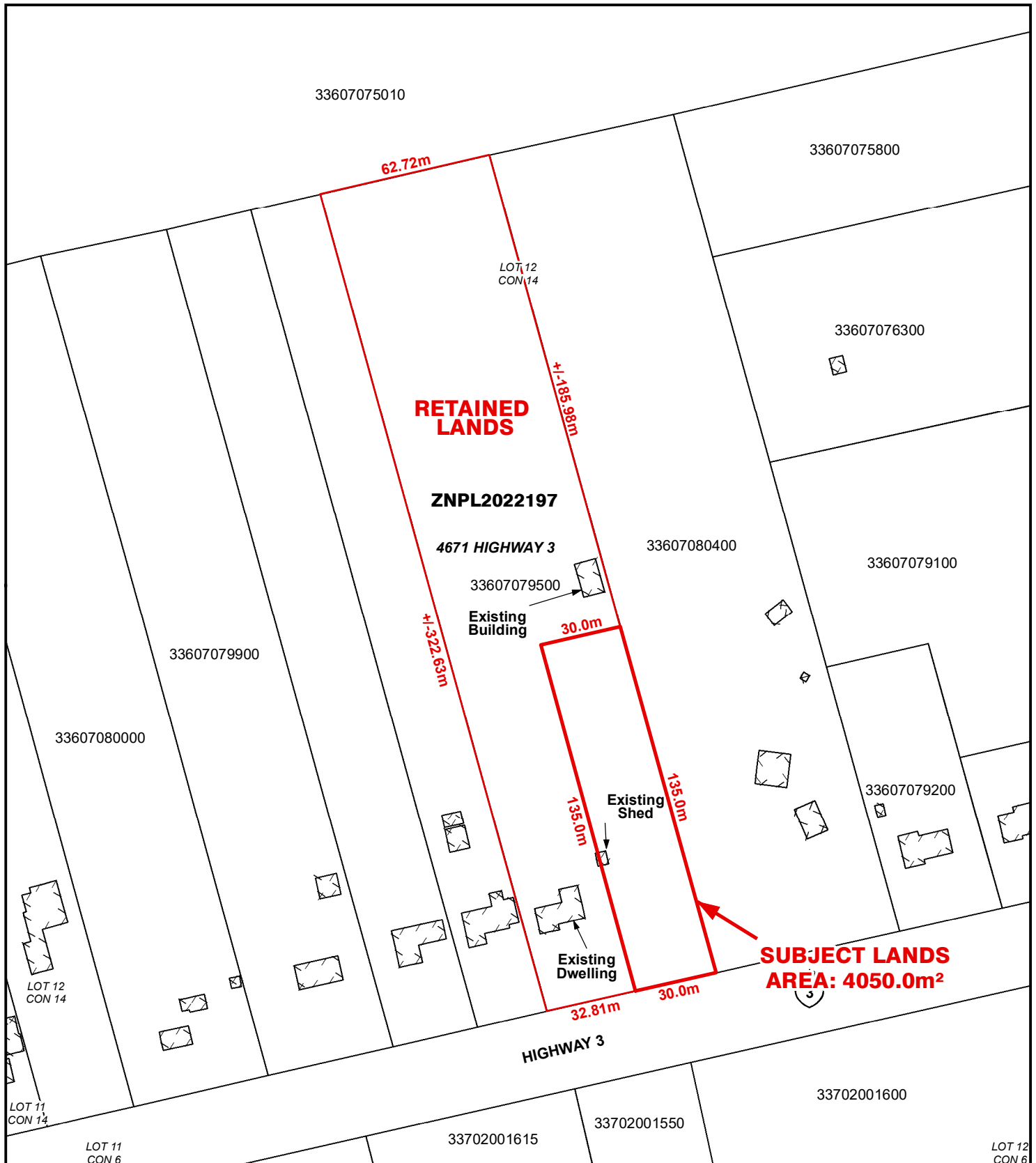


9/12/2022

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Meters

CONCEPTUAL PLAN

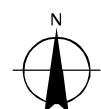
Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned

9/12/2022



10 5 0 10 20 30 40 Meters