

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

BNP12025037Feb. 4, 2025

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

5261.00✓ pd cheque**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: 542-010-38500**A. Applicant Information****Name of Owner**Longs Lumber Limited

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

Same as Applicant

Town and Postal Code

Phone Number

Cell Number

Email

Name of ApplicantBarry Long / Terry Long

Address

349 12th Concession Road d 351 12th Concession Rd.

Town and Postal Code

Langton ON N0E1G0

Phone Number

519-875-2491

Cell Number

519-550-3357

Email

longstimbr1@kwic.com / btlong22@hotmail.com.

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:

All existing buildings shown and described on the survey sketch provided- No changes to the buildings are proposed.

One building crosses property line (47.7 sq m building) to be removed as condition, all other setbacks of existing buildings are considered legal non conforming

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.

No additions

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:

No proposed buildings

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:

30 years +

9. Existing use of abutting properties:

Agricultural & rural residential

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	Measurements on survey				
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:

Any deficiencies are existing and considered legal non conforming. We do not want to recognize these setbacks

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 124.97

Depth: 201.17 (irregular)

Width: 201.17 (irregular)

Lot Area: 3.51 Ha

Present Use: Longs Timbermart

Proposed Use: No changes

Proposed final lot size (if boundary adjustment): NA

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: NA

Description of land intended to be retained in metric units:

Frontage: 103.66

Depth: 52.12 (IRREGULAR)

Width: 105.59

Lot Area: 0.58 HA

Present Use: Residential

Proposed Use: Residential

Buildings on retained land:

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

Frontage: NA

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: N/A
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: N/A
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: N/A
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: N/A
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: N/A
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):

Longs Timbemat is a Agriculturally related commerical business which has existed on the lands for over 30 years

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:
Owner Hisory

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 50m

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 *Septic Eval. Not Required*

1. Indicate what services are available or proposed: *as per Mohammad.*

Water Supply

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

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" 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 checked="" type="checkbox"/> Open ditches |
| <input checked="" type="checkbox"/> Other (describe below) | |

2. Existing or proposed access to subject lands:

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

Name of road/street:

12th Concession

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.

See attached Planning Justification Report for policy analysis

Discussions with staff on the proposal in advance of submission did not trigger any additional studies or reports.

Septic Evaluation not required as per discussion with Norfolk Planning 2024

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.

Kayla DeLeye
Owner/Applicant/Agent Signature

Dec 16th 2024
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 Barry and Terri am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Kayla DeLeye 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.

* Barry DeLeye
Owner

Dec 16th 2024
Date

* Terri Long
Owner

Jan 30 / 2025
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, Kayla DeLeye of Brant

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

SIMCOE ONT.

Kayla DeLeye
Owner/Applicant/Agent Signature

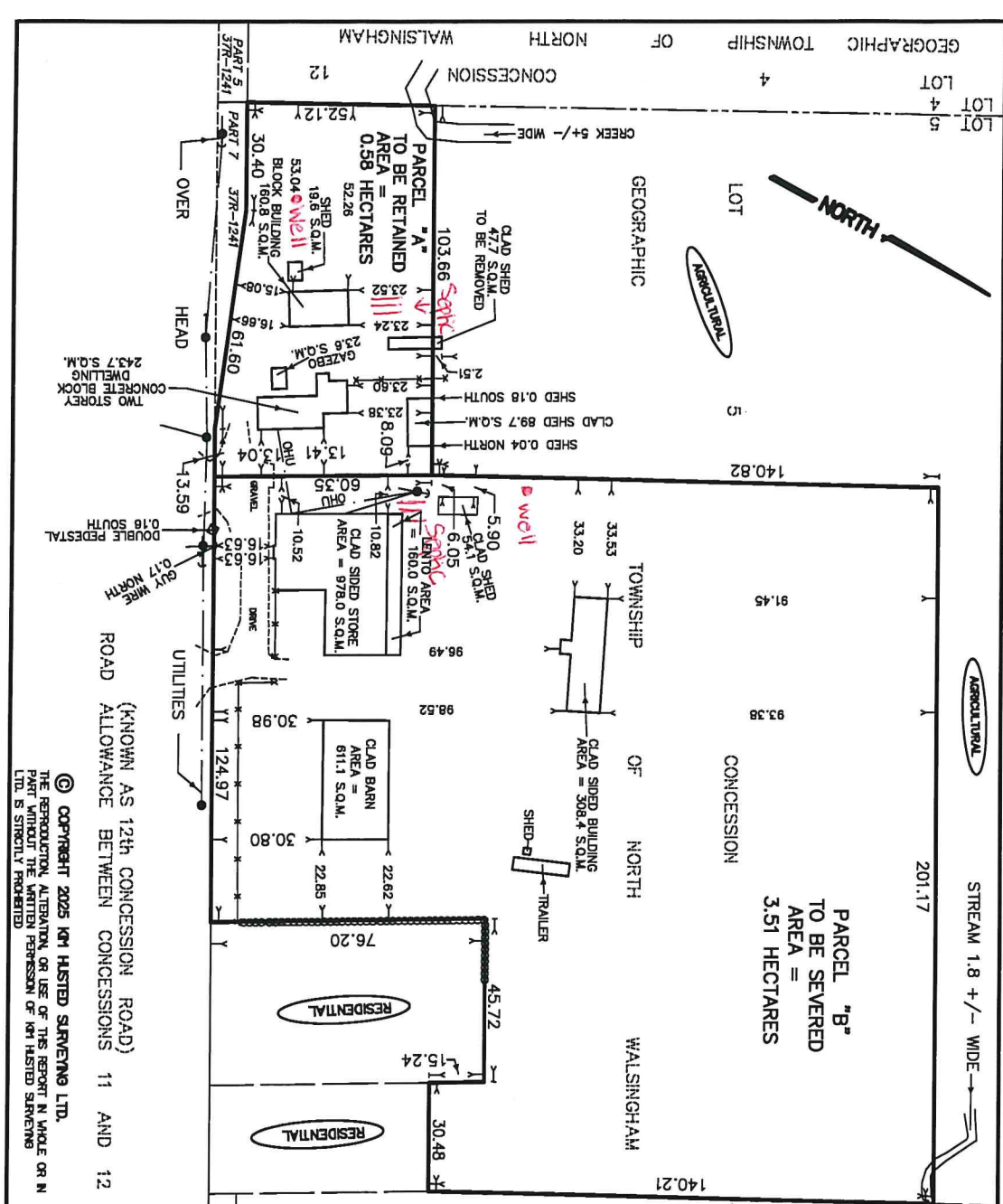
In NORFOLK COUNTY

This 4th day of FEBRUARY 2025.

A.D., 20

[Signature]
A Commissioner, etc.

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



SKETCH FOR PROPOSED SEVERANCE
FOR LONG'S TIMBER MART
NOT TO SCALE

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR PURPOSES INDICATED IN THE TITLE BLOCK

PARCEL "A"
AREA = 0.58 HECTARES
FRONTAGE = 103.66 GREGULAR
WIDTH = 105.59
DEPTH = 52.12 GREGULAR
LOT COVERAGE = 9.3 %

PARCEL "B"
AREA = 3.51 HECTARES
FRONTAGE = 124.97
WIDTH = 201.17 GREGULAR
DEPTH = 201.17 GREGULAR
LOT COVERAGE = 6.0 %

LEGEND

- DENOTES GUY WIRE
- DENOTES UTILITY POLE
- DENOTES OVER HEAD UTILITIES
- DENOTES OVER HEAD UTILITIES
- DENOTES HEDGE
- DENOTES FENCE

PROPERTY DESCRIPTION
PART OF LOT 5
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
NORTH WALSHAM
NORFOLK COUNTY

KIM HUSTED
SURVEYING
A wholly owned subsidiary of J.D. Barnes Limited
30 Harry St., Tillamook, ON N4G 3J8
T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com

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NORFOLK COUNTY

Planning Justification Brief

Prepared For: Barry & Lisa Long

Prepared By: Kayla DeLeye B.A, MA, Ec.D, MCIP, RPP

November 14, 2024

1.Introduction

The Planning Brief has been prepared by Kayla DeLeye Development Planning on behalf of Barry and Lisa Long, owners of 349 12th Concession Road, Norfolk County referred to as the ('Subject Lands"). The proposal is submitted in support of a agriculture-related commercial consent application for the Timbermart Business which serves the local farming community.

Barry and Lisa Long have owned and operated Longs Timbermart business at this location for many years. The agriculturally related commercial use was established on the subject lands in the 1960's when it was owned by Barry's Grandfather, then renamed into Long's Timbermart in 1990. The family owned Timbermart business provides farm supplies and lumber to farms within Langton and surrounding Norfolk County areas. The primary customer base is local farmers.

The Planning brief will provide an analysis of the Planning Act, Provincial and Municipal planning framework, and provide a professional planning opinion related to the proposed application required for the severance of an existing agriculture-related commercial use.

2. Location and Description of Subject Lands

The subject lands are described as Part Lot 5 Concession 12, former Township of North Walsingham and located at 349/351 12th Concession Road Norfolk County.

The subject lands are approximately 4 hectares (10 acres) in size with a frontage of approximately 216 meters on 12th Concession Road.

The subject site is currently used for Longs Timber Mart Business and includes several outbuildings (shown on the sketch), a dwelling and parking/outdoor storage. Surrounding land uses include woodlot to the west and north, rural residential uses to the east, and agricultural and residential uses to the south.



Proposed Consent & Retained Lands

Parcel A & Parcel B shown on the sketch below illustrate the proposal to sever Parcel B (Long's Timber Mart) and retain the existing residential building located on Parcel A. Both Parcel A and B meet the lot frontage and lot area requirements of the Rural Industrial (MR) zone as outlined in more detail through this report. The existing clad shed encroaching over the northerly lot line on Parcel A is shown to be removed as a condition of consent. All other zone requirements are considered legal non-conforming and will not be required to be recognized. It should be noted that a single detached dwelling is considered a permitted use, as of right, within the MR zone. No changes are

- (b) the protection of the agricultural resources of the Province;
- (h) the orderly development of safe and healthy communities;
- (k) the adequate provision of employment opportunities;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

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 53 is applicable to the proposal as it allows for Consent to sever.

The proposed Consent application aligns with the framework and interests of the Planning Act by continuing to support economic growth and providing employment opportunities in the community of Norfolk County. The site is in close proximity to local amenities (Langton) and the rural transportation networks needed for the use.

By enhancing site design elements (through site plan control if needed) and protecting the natural heritage features, the proposed development supports the protection of public health & safety.

The site will continue the protection of agricultural resources and support the agricultural community.

It is my professional opinion that the proposed application complies with the direction and regulations of the Planning Act.

Provincial Policy Statement 2024

The Provincial Planning Statement, 2024 (PPS) is issued in accordance with Section 3 of the Planning Act and came into effect on October 20, 2024.

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development in Ontario and sets the policy foundation for regulating the development and use of land.

The PPS encourages efficient development patterns that support sustainability by promoting strong, livable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. The wise use and management of natural heritage resources, water resources, agricultural resources, mineral resources, and cultural heritage and archaeological resources over the long term are key provincial interest.

Chapter 4 of the Provincial Planning Statement’s intent is to ensure Ontario’s wise use and management of resources for long-term prosperity, environmental health, and social well being by conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral, and cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

The Subject Lands are located in an agricultural area of Norfolk County and designated Agricultural & Natural Hazard in the Official Plan and zoned Rural Industrial (MR) in the Norfolk County Zoning By-Law. No changes to the current agricultural business operation are proposed through the consent application.

Chapter 4.3 of the PPS provides policies for Prime Agricultural Areas and highlights the importance of protecting the agricultural resources of Ontario.

Permitted uses and activities include agricultural uses, agriculture-related uses and on-farm diversified uses.

Agriculture-related uses is defined in the PPS (2024): *means those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.*

The existing Timbermart sales establishment sells lumber and farm and building products with a primary customer base being those of local farmers, and can be considered a farm-related commercial use as it is retailing products directly serving the surrounding agriculture community as a farm supply store. Additionally, the proposal will not hinder the surrounding agricultural operations including that there are no livestock facilities in close proximity, the proposed severance is limited to only the lands required for the business and provides services directly to the farming community in the area.

Chapter 4.3.3 of PPS notes the policies for Lot Creation and Lot Adjustments.

Chapter 4.3.3.1 Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:

b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;

The proposed severance is considered an agriculture-related use, serving the local farm community. The proposal complies with MDS (no livestock within 500+m) and is an appropriate size to accommodate the use and private services. It is my professional opinion that the agricultural-related commercial consent is consistent with the Provincial Planning Statement (2024).

Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (2016)

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) developed Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, which outlines the range of uses that are allowed in prime agricultural areas.

The document provides guidance on agricultural uses, agriculture-related uses and on-farm diversified uses as described in the Provincial Policy Statement (PPS). As described in the PPS definition, agriculture-related uses include farm-related commercial and farm-related industrial uses. They add to the vitality and economic viability of prime agricultural areas because they are directly related to and service farm operations in the area as a primary activity.

As per Section 2.2 of the Guidelines, the agricultural-related use must meet several compatibility criteria. The include:

- *Ensure surrounding agricultural operations are able to pursue their agricultural practices without impairment or inconvenience*
- *Uses should be appropriate to available rural services*
- *Maintain the agricultural/rural character of the area*
- *The cumulative impact of multiple uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area*

In summary, the proposed consent is for an agriculture related use that is directly related to the agricultural community and provides a service to the immediate surrounding farming area. The proposed use will continue to allow for opportunities to diversify the rural economy by providing rural employment opportunities. No changes are proposed on site, specifically the severed lot and existing development are located outside the hazard lands, hence protecting the natural heritage features.

It is my professional opinion that there will be no negative impact on the lands or the surrounding areas as a result of this consent application and further it is my professional opinion that the proposal meets the intent of the OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.

Norfolk County Official Plan (NCOP)

Within the NCOP, Section 7.2 speaks to the Agricultural Designation.

The majority of land within the County is designated Agricultural, reflecting the dominance of agriculture. Lands designated as Agricultural in this Plan are comprised predominantly of Class 1, 2 and 3 soil capability as identified by the Canada Land Inventory. The Agricultural Designation also contains lands with a lower soil capability classification for agriculture production.

The Agricultural Designation is intended to strengthen the agricultural community in the County. The policies are designed to protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to agricultural practices.

The policies of the Agricultural Designation are also intended to provide the opportunity for businesses that support agricultural operations to locate on farms or in close proximity to farms. The policies support the agricultural community by providing opportunities for farm operators to engage in secondary business activities that supplement farm incomes.

The subject lands are designated Agricultural and Natural Hazard in the Norfolk County Official Plan. The rear portion of the subject lands is designated Natural Hazard as it contains Significant Woodlot. No development or changes are proposed to the woodlot as a result of this application. Therefore, the policy analysis will focus on the Agricultural policies of the NCOP.

7.2.2 Land Use Policies The following policies apply to land designated Agricultural.

d) Agriculture-related commercial and industrial uses that are clearly supportive of and directly related to agricultural operations may be permitted subject to the following criteria:

- i) the use must be justified on the basis of being required near to the farm operation;
- ii) the proposed use is directly related to farm operations in the area and provides direct products and/or services to farm operations as a primary activity;
- iii) the proposed use shall be compatible with and not hinder surrounding agricultural operations;

- iv) the proposed use shall be appropriate to available rural services, such as road access, private water and waste water services, utilities, fire protection and other public services;
- v) the proposed use maintains the agricultural character of the area; vi) the proposed use meets all applicable provincial emission, noise, water and wastewater standards and receives all relevant environmental approvals;
- vi) the cumulative impact of multiple agriculture-related uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area;
- vii) the location of the proposed use shall provide for minimum sight distances from the access points in either direction along a County road;
- viii) the proposed use shall be located and designed to mitigate potential adverse impacts, including noise impacts, on adjacent residential and other incompatible uses by buffering measures such as landscaping, berming and building setback and layout;
- ix) the proposed use shall not be permitted in Provincially Significant Wetlands or Hazard Lands identified on Schedules "B" or Table 1 of Section 3.5(Natural Heritage Systems) to this Plan;
- x) the proposed use shall not be permitted in or on adjacent land to the Natural Heritage Features identified on Schedule "C" and/or Tables 1 and 2 or on Schedule "G" and Table 6 of the Lakeshore Special Policy Area Secondary Plan, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 3.5 (Natural Heritage Systems) and Section 11 (Lakeshore Special Policy Area Secondary Plan) of this Plan
- xi) the proposed use shall be subject to a Zoning By-law Amendment
- xii) and the proposed use shall be subject to site plan control, where warranted and as appropriate, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan.

The agriculture- related commercial business exists on the subject lands today, it serves the surrounding local farming community and does not hinder agricultural operations. Existing access onto a municipal road exists and no livestock operations are within close proximity; should the site developed further, site plan control is the mechanism in place to ensure buffering and compatibility continues with surrounding residential neighbours. Although significant woodlot exists on the subject lands, no changes are proposed on site therefore, no development is proposed near any of the natural features and does not have any impact on the environmental features.

Section 7.2.3 of the NCOP speaks to Agricultural Lot Creation and Lot Adjustment Policies.

The following shall be the policy of the County:

c) New lots shall only be permitted in accordance with the agricultural consent and consolidation policies of Section 7.2.3 (Lot Creation and Lot Adjustment Policies).

7.2.3 Agricultural Lot Creation and Lot Adjustment Policies The following policies apply to land designated Agricultural.

a) Consent to sever land may be considered for the following purposes:

iii) agriculture-related commercial, institutional and industrial uses existing prior to August 24, 1978, provided the retained parcel of land is not considered a vacant lot, and subject to the policies of this Plan;

The proposed consent application meets the policies above for the severance of an agricultural- related commercial use. The existing land use of the Timbermart meets the PPS 2024 definition of an agricultural related use, the retained lands have an existing dwelling and are therefore not vacant. The use has existed on these lands since 1960's. The retained lands will continue to be zoned MR and will continue to be used as a residential use which is permitted within the zone. It is my professional opinion that the proposed Consent Application conforms to the policies of the Norfolk County Official Plan to sever a agriculture-related commercial use.

Norfolk County Zoning By-Law 1-Z-2014

The subject lands are currently zoned MR (Rural Industrial) in the Norfolk County Zoning By-law. The rear portion of the subject lands is zoned HL, due to the woodlot located on the property.

The following provisions apply to lands zoned MR:

In an MR Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot area: 1,855 square metres
- b) minimum lot frontage: 30 metres
- c) minimum front yard: 13 metres
- d) minimum exterior side yard: 13 metres
- e) minimum interior side yard: 6 metres
- f) minimum rear yard: 9 metres
- g) minimum separation: from a dwelling on an adjacent lot 30 metres

h) maximum building height: 11 metres

i) outdoor storage: prohibited in any required front yard or exterior side yard

The proposed Severed and Retained lots meet the lot area and lot frontage requirements for lands zoned MR.

Any setbacks that exist on the site today that do not meet the current zone can be considered legal non-conforming setbacks and are therefore not required to be recognized through a subsequent (minor variance) planning act application.

It is my professional opinion that the proposal is in keeping with the regulations of the Norfolk County Zoning By-Law

Summary

It is my professional opinion that the proposed application for consent to sever the existing agriculturally related commercial business represents good planning and has demonstrated the following:

- Regard for the Planning Act
- Is consistent with the Provincial Policy Statement 2024;
- Conforms to the policies of the Norfolk County Official Plan; and
- Is in keeping with the regulations of the Norfolk County Zoning By-law 1-Z-2014.

It is requested to the Committee of Adjustment of Norfolk County that the application be approved, subject to appropriate conditions.

Prepared and submitted by:

Kayla DeLeye B.A MA, Ec.D, MCIP, RPP

Principal Planner

I hereby certify that this Planning Letter was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners' Institute Act, 1994.

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW



LONG'S LUMBER (LANGTON) LIMITED
P.O. BOX 130, 351 - 12TH CONC ROAD
LANGTON, ONTARIO N0E 1G0
519-875-2491

TD CANADA TRUST
200 BROADWAY STREET
TILSONBURG, ONTARIO N4G 5A7

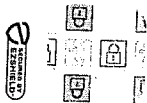
2256

TO THE
ORDER
OF

Norfolk County

LONG'S LUMBER (LANGTON) LIMITED

BNP2005037



PER

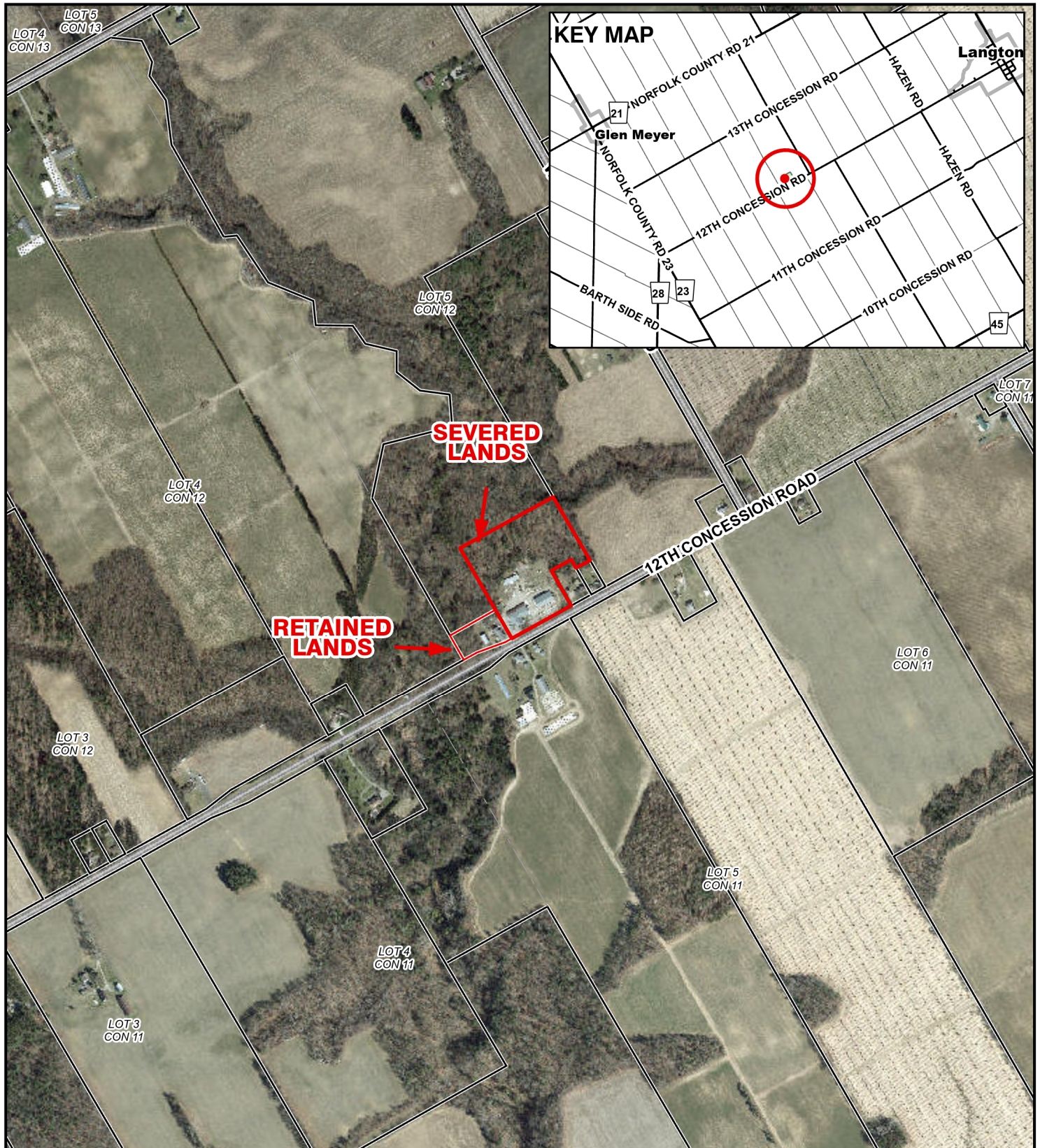
Pay (001)

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HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

CONTEXT MAP

Geographic Township of NORTH WALSINGHAM

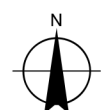


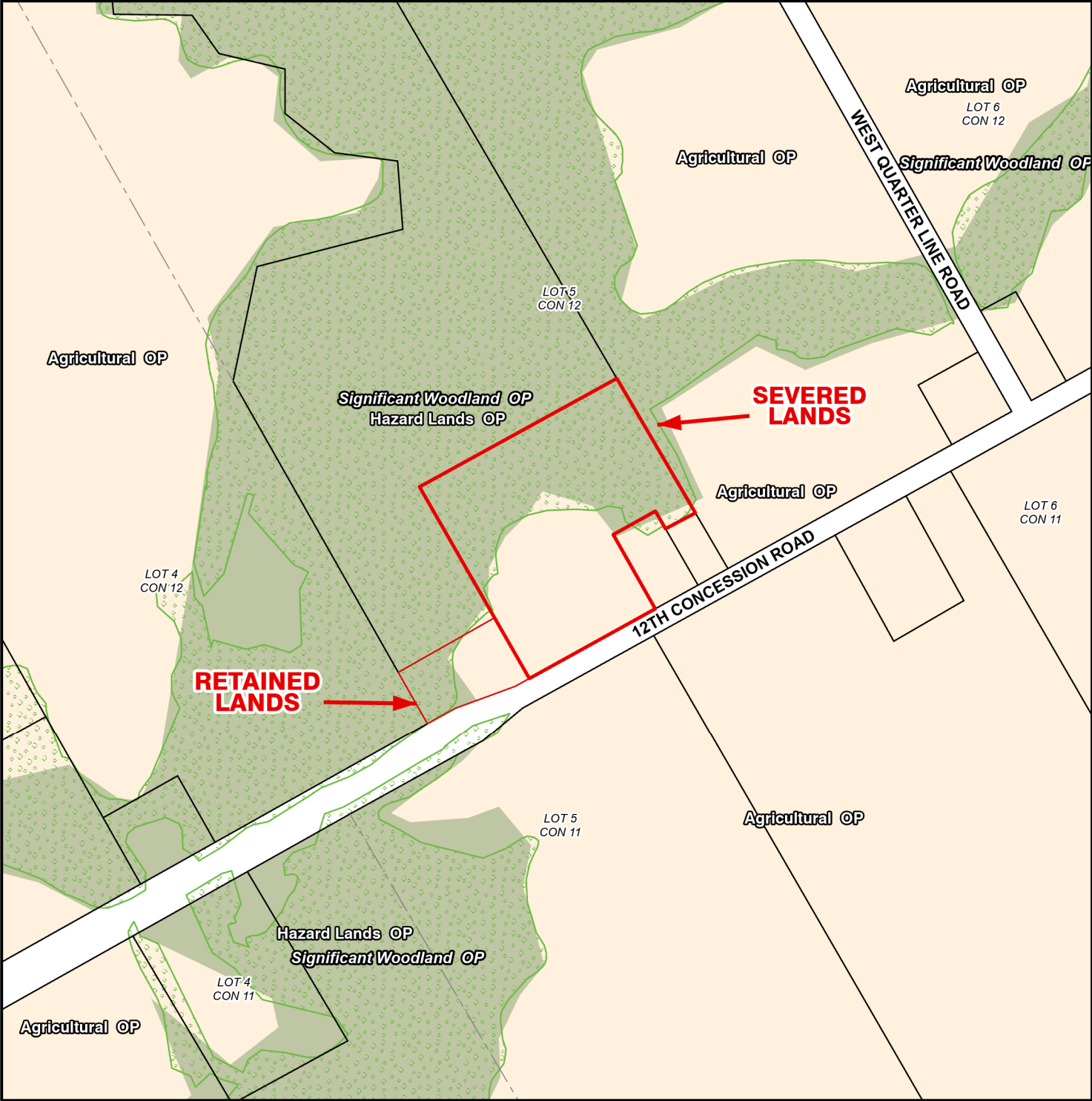
Legend

- Subject Lands
- Lands Owned

2020 Air Photo

3/19/2025





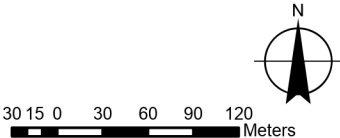
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

3/19/2025

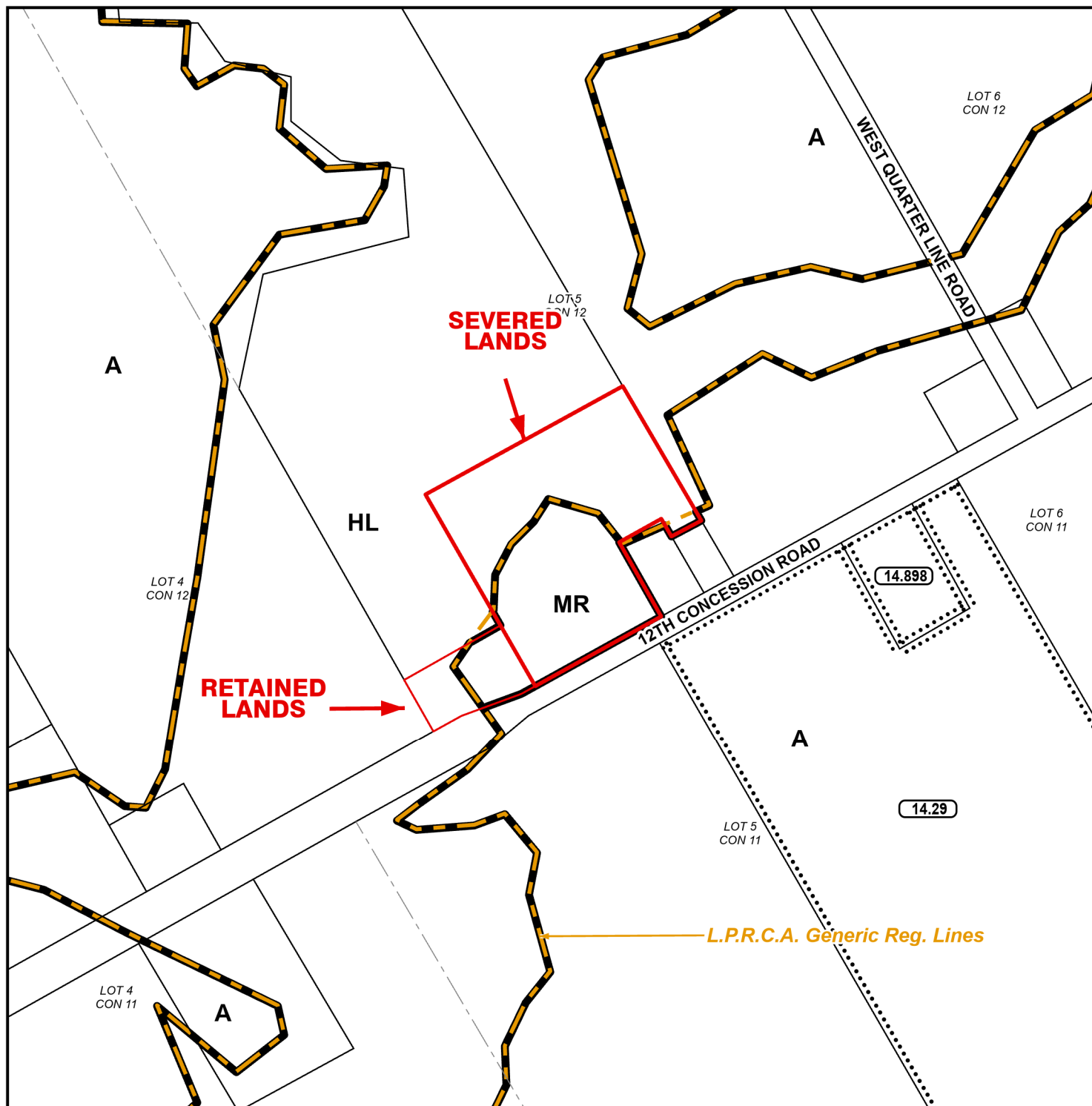


MAP C

ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM

BNPL2025037



LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

3/19/2025

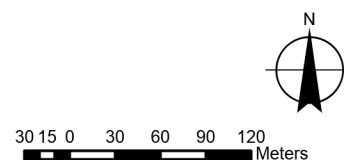
(H) - Holding

Layer

A - Agricultural Zone

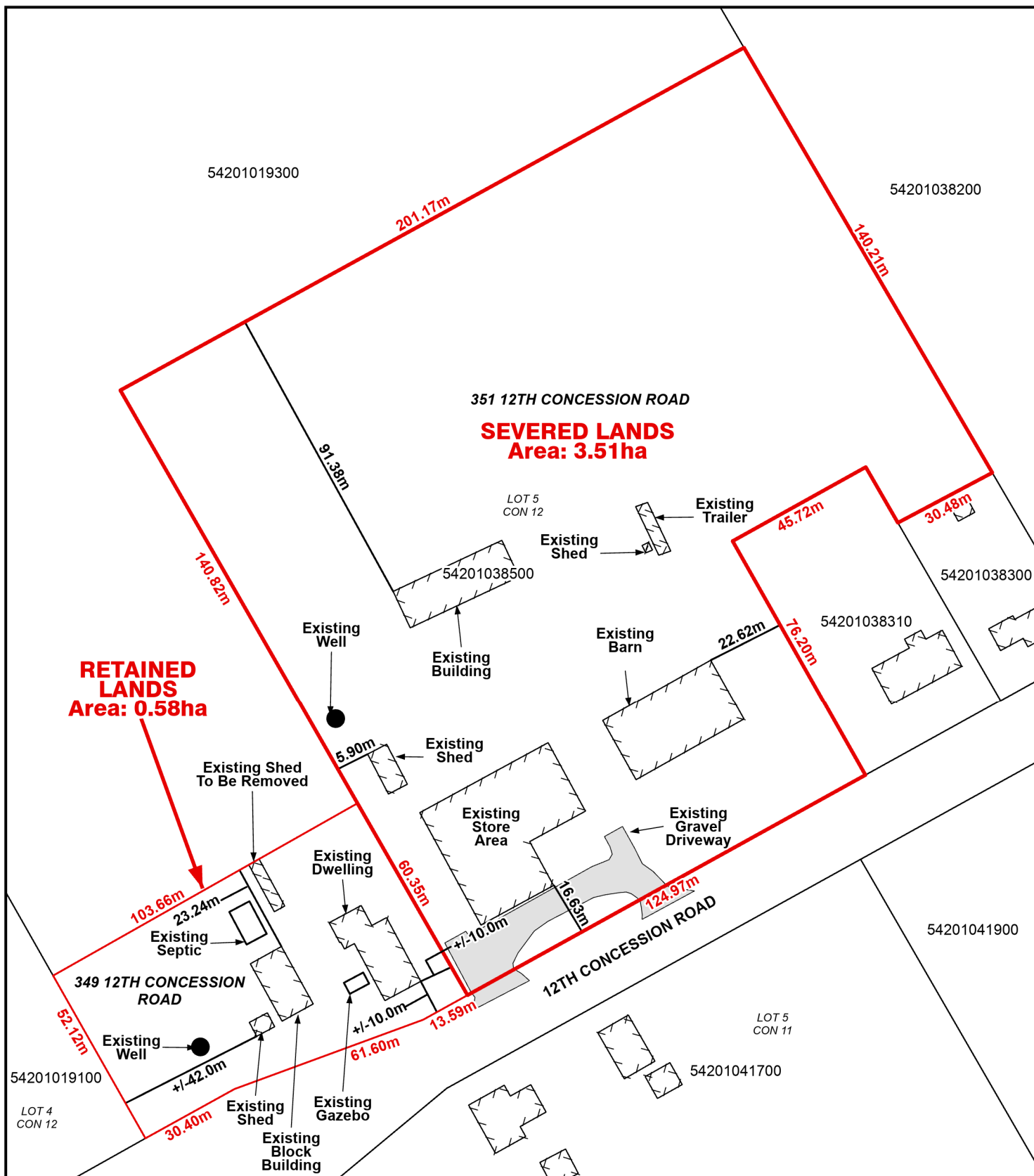
HL - Hazard Land Zone

MR - Rural Industrial Zone



CONCEPTUAL PLAN

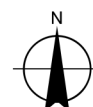
Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

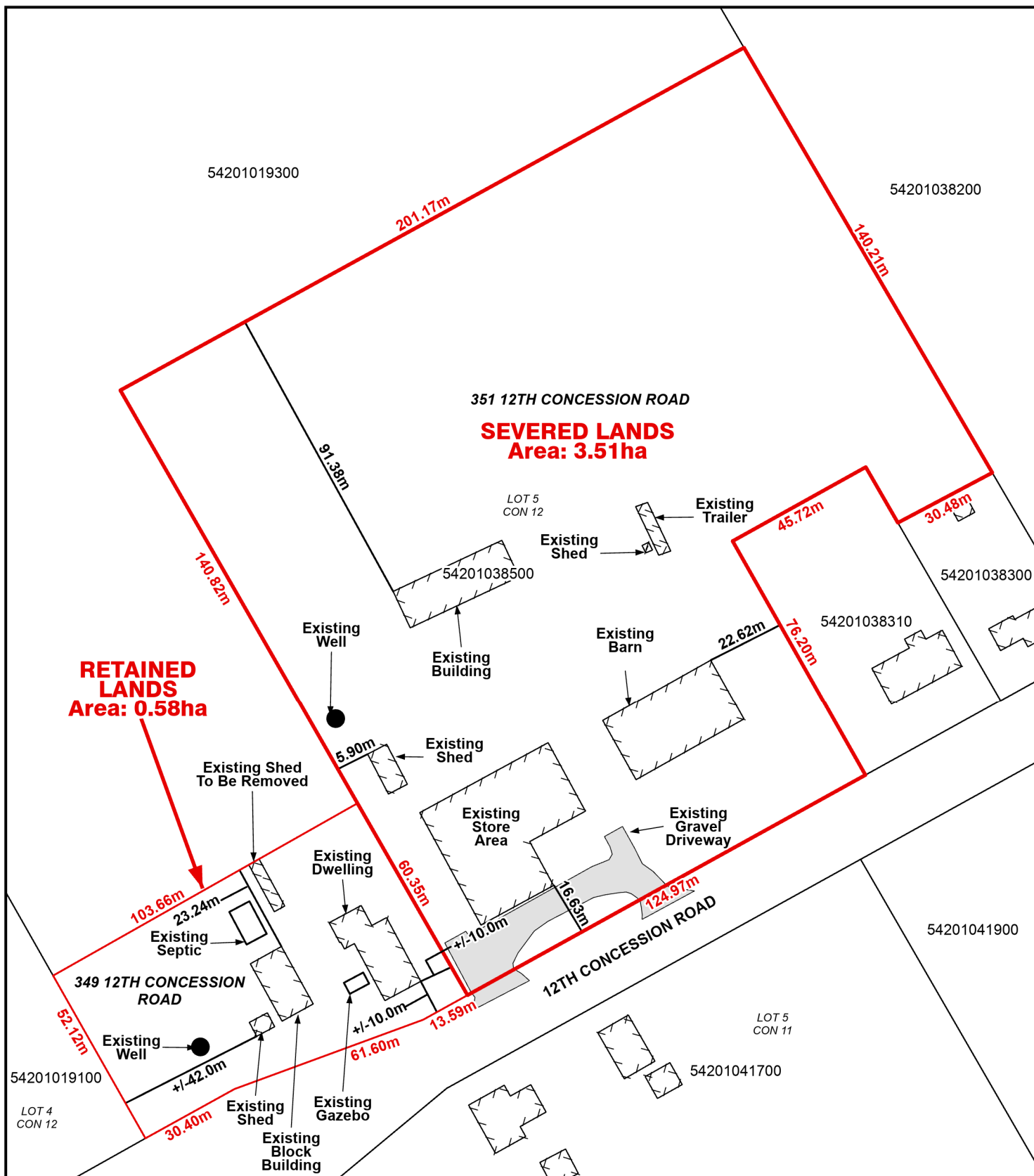
3/19/2025



10 5 0 10 20 30 40 Meters

CONCEPTUAL PLAN

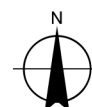
Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

3/19/2025



10 5 0 10 20 30 40
Meters