

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 mortgages, 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

- Municipal piped water
 - Individual wells
 - Communal wells
 - Other (describe below)
-

Sewage Treatment

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

Storm Drainage

- Storm sewers
 - Other (describe below)
 - Open ditches
-

2. Existing or proposed access to subject lands:

- Municipal road
- Unopened road
- Provincial highway
- 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

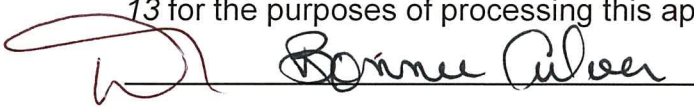
The owner acknowledges and agrees that if required it is their solicitor’s responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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


Owner/Applicant/Agent Signature

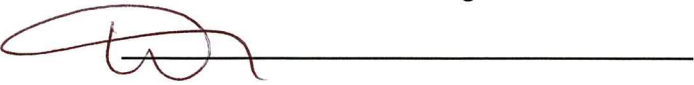

Date

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 William Biddie County 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.


Owner


Date


Owner


Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, _____ of _____

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:

Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

Application BNPL2026005 & ZNPL2026008

“ In the Province of Ontario, I/we solemnly declare that all the statements contained in this application are true and I/we 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”

Kayla DeLeye

Planning Justification Report

Consent and Re-zoning application

Lot 8/9 Elizabeth Street, Walsh

Wednesday January 7, 2026



Planning Justification Report for Lot 8/9 Elizabeth Street, Walsh, Norfolk County

1.0 INTRODUCTION

Kayla DeLeye Development Planning (“Agent”) has been retained by Bonnie and Bill Culver (“owner”) to assist in obtaining a consent and minor rezoning application to sever a residential lot located at 8/9 Elizabeth Street within the Hamlet of Walsh, Norfolk County, legally described as CHR CON 6 PT LOT 13 PLAN 34B BLK 3 LOT 8 PT LOT 9 AND RP 37R11065 PART 5. Roll # 49304027600. The consent application is required to establish a new residential lot within the settlement area of Walsh.

This report aims to provide details and justification regarding the consent and minor rezoning application and provide an overview of the planning merits associated with these planning applications.

2.0 SUBJECT LANDS DESCRIPTION

The subject lands described as 8/9 Elizabeth Street within the Hamlet of Walsh, Norfolk County, legally described as CHR CON 6 PT LOT 13 PLAN 34B BLK 3 LOT 8 PT LOT 9 AND RP 37R11065 PART 5. Roll # 49304027600.

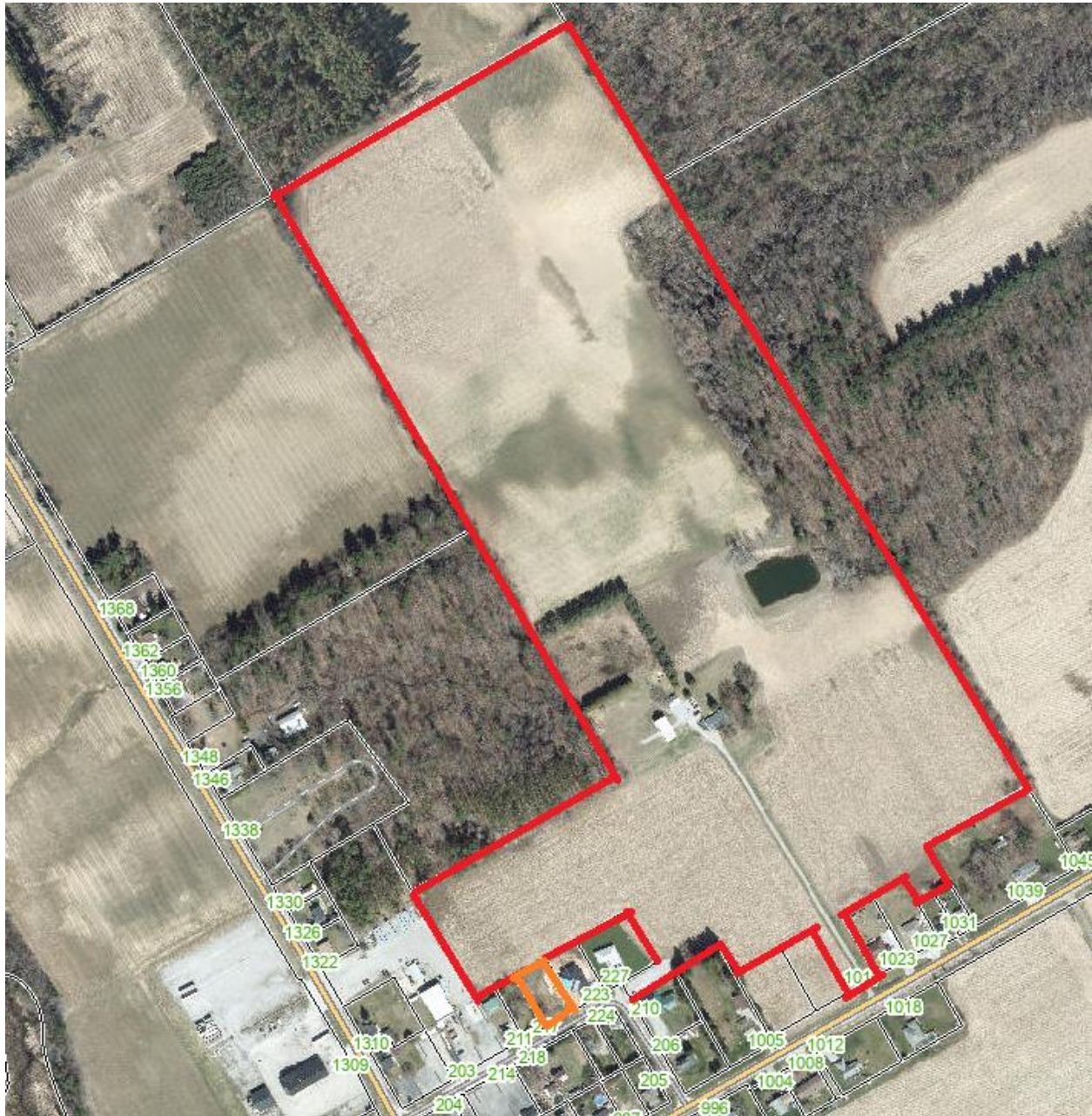
The subject lands (to be severed) are vacant and are currently part of an existing farm parcel. The consent application would seek to sever a residential lot from the farm parcel that would be located between two other residential lots and that fronts onto Elizabeth Street.

Most of the lands surrounding the subject property are hamlet residential, agricultural and light contractors’ yards.

The owner wishes to sever a residential lot from the lands within the Walsh settlement area that would have an area of 1532.08 Sq M, (0.38 acres). The retained farm would have an area of 26.02 hectares (64.29 acres). The retained farm contains a single detached dwelling and two agricultural buildings.

See the property location along with the proposed severed lot shown on Map 1 below.

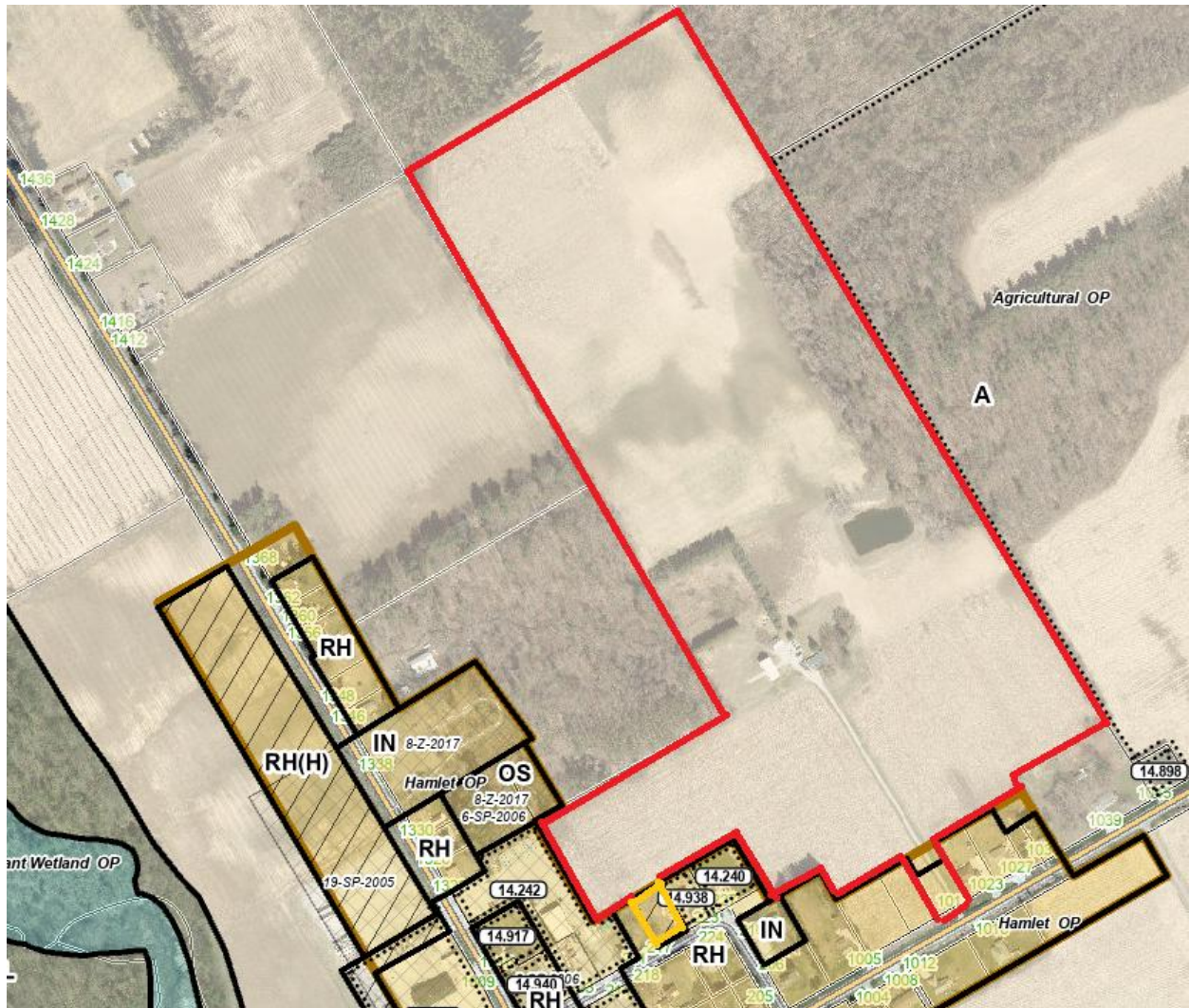
Map 1: Location of Subject Lands and proposed severed lot



Official Plan Designation & Zoning By-law Provisions

The subject lands are designated Hamlet, and Agricultural in the Norfolk County Official Plan (NCOP) and zoned Agricultural (A) and Hamlet Residential (RH) with a Holding in the Norfolk County Zoning By-law 1-Z-2014 (NCZB) as shown below in Map 2 below.

Map 2: Farm Parcel with Official Plan Designation and Zoning

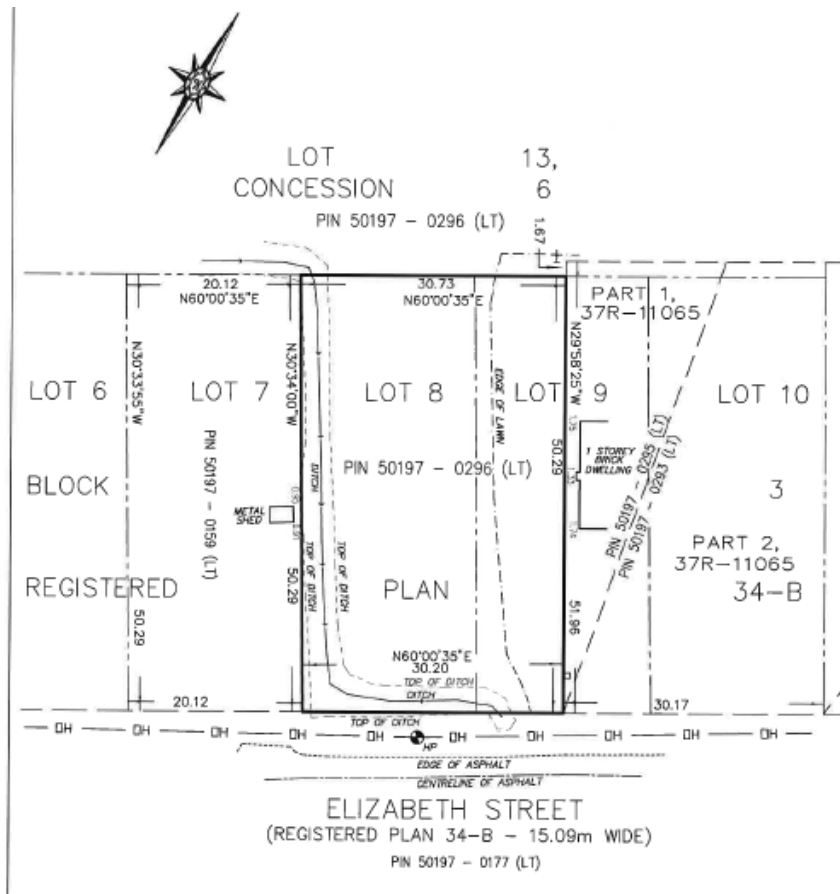


3.0 PROPOSED DEVELOPMENT

The owner is proposing to create a new residential lot within the settlement area of the Hamlet of Walsh. The new lot would have an area of 1532.08 Sq M, (0.38 acres) and have frontage along Elizabeth Street.

No new construction is proposed as part of this application at this time.

Map 3: Survey Sketch of the Proposed Severed Lands



4.0 LAND USE PLANNING POLICY FRAMEWORK & ANALYSIS

The consent and minor rezoning applications are reviewed under several policy and regulatory documents including:

- 1 – Provincial Planning Statement, 2024;
- 2 – Norfolk County Official Plan; and
- 3 – Norfolk County Zoning By-law 1-Z-2014.

A detailed land use planning policy framework and analysis is included below.

4.1 PROVINCIAL PLANNING STATEMENT, 2024 FRAMEWORK & ANALYSIS

The Provincial Planning Statement (PPS) is a consolidated statement of the government’s interests and policies on land use planning in Ontario. It provides provincial policy direction for appropriate development and includes key land use planning issues that affect communities, such as building strong and healthy communities, the wise use and

management of resources, and the protection of public health and safety. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS is issued under section 3 of the Planning Act, and according to the Act, all decisions affecting planning matters shall be consistent with the PPS. Municipalities are the primary decision-makers for local communities. They implement provincial policies through municipal official plans, zoning by-laws and planning-related decisions.

Section 2.3.1 of the PPS speaks to the General Policies for Settlement Areas. Specially, 2.3.1.1 states settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

As per section 4.3.2 of the PPS, in prime agricultural areas, agricultural uses (including farm buildings and a residence) are permitted. Furthermore, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected, and the creation of new lots shall comply with the minimum distance separation (MDS) formula.

While the parent farm parcel is considered prime agricultural lands in the PPS, the area where the proposed severance is to take place is within the settlement area of the Hamlet of Walsh.

It is my professional opinion that the proposed severance is consistent with the 2024 PPS as it is proposed within an urban settlement area where the focus of growth should be concentrated and is removing from the Agricultural area only what is required for a small yard, septic system and well.

The subject application is consistent with the policies of the PPS.

4.2 NORFOLK COUNTY OFFICIAL PLAN FRAMEWORK & ANALYSIS

The Norfolk County Official Plan (NCOP) is the local municipal planning policy which describes how land in Norfolk County should be used. It is prepared with input from the community and helps manage growth and development within the County until 2036. The NCOP provides a policy framework to guide economic, environmental and social decisions that have implications for the use of land.

The purpose of the NCOP is to provide an overall policy framework establishing clear development principles and policies including land use designations to:

- promote orderly growth and development;
- provide guidance to Council;
- ensure the financial sustainability of the County;
- establish goals and objectives to provide appropriate services;
- respond to population and economic change;

- implement monitoring, review and updates to policy as per new provincial interests; and
- assist in co-ordinating and integrating planning activities with cross-jurisdictional implications including:
 - ecosystem,
 - shoreline and watershed planning;
 - natural heritage planning;
 - management of resources;
 - transportation and infrastructure planning;
 - regional economic development;
 - cultural heritage planning,
 - air and water quality monitoring; and
 - waste management.

The subject lands are designated Hamlet, and Agricultural in the Norfolk County Official Plan (NCOP). The area of the lands subject to the proposed severance is designated as Hamlet.

5.3 Housing

The provision of housing is an essential part of planning in Norfolk County. There are many factors that affect supply and demand in the housing market, and only some of them can be managed by a municipality in Ontario.

6.3 Community Structure and Growth Framework

a) The growth management and settlement structure of the County is comprised of two major interrelated parts: Settlement Areas and the Rural Area. The Settlement Areas include two components:

i) Urban Areas; and

ii) Rural Settlement Areas which are comprised of two sub-components:

- Hamlet Areas; and
- Resort Areas.

6.6 Hamlet Areas

Hamlet Areas are settlements that function as small clusters providing limited residential, institutional, recreational and small-scale commercial services to the surrounding agricultural community. The 42 Hamlet Areas identified on Schedule “A” to this Plan are an important component of Norfolk County’s community structure.

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.

The proposed residential lot offers limited growth in the Walsh hamlet boundary while maintaining the rural character of the community. The proposed lot size is in keeping with the surrounding residential lot sizes and will not have negative effects to the surrounding agricultural or resource area. The proposed new residential lot will not have adverse environmental or human health consequences and will not negatively impact the County’s financial sustainability.

7.5 Hamlet Designation

There are 42 Hamlet Areas located within the County. These 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.

7.5.1 Permitted Uses in Hamlet Designation

Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Hamlet on Schedule “B”.

- a) Low density residential dwellings on lots suitably sized to accommodate private servicing systems shall be the main permitted use.

7.5.2 Land Use Policies of the Hamlet Designation

The following policies apply to land designated Hamlet.

- b) Designation of a Hamlet Area does not mean that the Hamlet Area is suitable for further development. The following criteria shall be addressed in the review of development applications within designated Hamlet Area boundaries:

| Policy requirement | Policy review | Conformity? |
|-----------------------------------|--|-------------|
| i) availability of potable water; | No further development is proposed immediately as part of this application, however if/when the severed lot is developed with a residential dwelling, a private well will be installed to provide adequate potable | Yes |

| | | |
|--|---|------------|
| | <p>water. Furthermore, the proposed severance involves 1.5 residential lots previously approved in a historical subdivision. The provision of potable water would have been a previous consideration as part of that plan's approval.</p> | |
| <p>ii) a servicing feasibility study has been completed in accordance with the Ministry of the Environment and Climate Change guidelines which demonstrates that the proposal's impact on ground and surface water will be within acceptable limits;</p> | <p>No further development is proposed at this time as part of this application, however if/when the lands are developed with a single detached dwelling, similar to the adjacent residential uses, the owner will be responsible for ensuring a suitable septic system is installed and stormwater management practices are followed. Furthermore, the proposed severance involves 1.5 residential lots previously approved in a historical subdivision. The provision of sanitary and storm water services would have been a previous consideration as part of that plan's approval.</p> | <p>Yes</p> |
| <p>iii) the proposed servicing will be appropriate for the proposed densities and land uses;</p> | <p>No further development is proposed at this time as part of this application, however if/when the lands are developed with a single detached dwelling, similar servicing will be provided to the adjacent residential uses. Furthermore, the proposed severance involves 1.5 residential lots previously approved in a historical subdivision. Servicing would have been a</p> | <p>Yes</p> |

| | | |
|---|--|------|
| | previous consideration as part of that plan's approval. | |
| iv) the pattern of new development will be a logical extension of the existing built-up area; | The proposed new lot is of the same size, shape and character of other residential lots within the immediate community and represents a logical infilling opportunity within the hamlet. | Yes |
| v) the available community facilities, such as community centres, schools, convenience commercial, recreation or cultural facilities can accommodate the proposed development; | The Hamlet of Walsh offers a suitable amount of community facilities to service the new proposed residential infill lot. | Yes |
| vi) the area of the proposed development shall not be permitted in Provincially Significant Features or Hazard Lands, identified on Schedules "B" of this Plan; | The proposed new residential lot will not be in or near a provincially significant feature or hazard lands. | Yes. |
| vii) the area of the proposed development 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; | The proposed new residential lot will not be in or near a Natural Heritage feature. | Yes |
| viii) the area of the proposed development shall not be located within, and will not have a negative impact on, a | The proposed new residential lot will not be in or near a Natural Resource Area. | Yes |

| | | |
|--|--|--|
| <p>Natural Resource Area identified on Schedule “J” to this Plan. Mineral Aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for Official Plan Amendment, rezoning or development permit under the Planning Act.</p> | | |
|--|--|--|

9.6.2 Zoning By-law Amendments

Pursuant to Section 9.4.1 (Zoning By-law) of this Plan, the County shall prepare a Zoning By-law. The Zoning By-law shall be maintained and administered by the County, and may be amended at Council’s discretion provided the amendments are in keeping with this Plan. The County shall consider all applications to amend the Zoning By-law and shall provide notice of such application in accordance with the provisions of the Planning Act. Applications for Zoning By-law amendments shall be evaluated based on the same or similar criteria as those outlined for Official Plan amendments in Section

The subject lands (overall parent farm) are currently zoned Hamlet Residential RH (H) with a holding provision and Agricultural (A) in the NCZB. To facilitate the requested consent application, the lands to be severed require to be rezoned to Hamlet Residential RH (H) with a holding provision and with a special provision to seek relief of lot area. This reduced lot area is in keeping with the adjacent residential lots within this Walsh community.

Additionally, the parent farm parcel is currently 26.1710 ha (64.67 acres). Once the residential lot is severed, it’s legal non-complying area would be reduced to 26.02 ha (64.29 acres), necessitating the need for relief from the Zoning Bylaw for an agricultural parcel requirement of 40 ha, to 26.02 ha.

It should be noted that the (H) will remain with the lot until such time as a building permit is applied for in the future to ensure that any new dwelling built on the lot has adequate separation distance from the existing on-site drainage ditch.

This minor rezoning application is in conformity to the NCOP, which designates the lands proposed to be severed as Hamlet.

9.6.3.2 General Consent to Sever Land Policies

Applications for consent to sever land shall be considered on the basis of the policies of this Section, the underlying land use designation and the associated policies of this Plan. The Committee of Adjustment shall deal with all applications for consent in accordance with the relevant provisions of the Planning Act. The decisions of the Committee of Adjustment shall also be consistent with prevailing Provincial policy.

In addition to the specific land division and consent policies associated with the underlying land use designation, the following policies shall apply to applications for consent:

c) If a plan of subdivision is not deemed necessary, regard shall be had to the other policies within this Plan and to the following criteria when considering an application for consent:

| Policy requirement | Policy review | Conformity? |
|--|---|-------------|
| i) consents shall only be granted when the land fronts onto an existing, assumed public road that is maintained on a year-round basis; | The proposed severance is requested along Elizabeth Street – an existing, assumed public road that is maintained on a year-round basis. | Yes |
| ii) consents shall have the effect of infilling in existing areas and not extending existing development; | The proposed severance is considered infilling within the Hamlet designation area of the Walshe settlement area | Yes |
| iii) creation of the lot does not compromise the long-term use of the remaining land or retained parcel; and | The creation of the lot will remove a small inaccessible segment of land from a farm parcel and make it available for development. The creation of the lot will not hinder the remaining farm parcel from continuing day-to-day farming activity. | Yes |
| iv) consents may be considered for large parcels, where future development of the large parcels is to proceed by plan of subdivision | The proposed consent is aimed at severing a small lot within an existing built up area. Policy 9.6.3.2.c.iv) does not apply. | Yes |
| 9.6.3.2.d) The size of any parcel of land created by consent should be | The proposed lot size is purposefully left to a minimal size to be similar in size, and | Yes |

| | | |
|---|--|-------------|
| <p>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>character with the surrounding residential lots. The lot size will create adequate space for a future dwelling, gardens, septic system and well. The parcel size is considered appropriate but will require relief from the provisions of the Hamlet Residential Zone of the Zoning By-law.</p> | |
| <p>9.6.3.2.e) A hydrogeological study to confirm soil conditions and suitability for potential future private services may be required where the retained or severed parcel(s) is(are) sufficiently large to accommodate subsequent lots.</p> | <p>There are existing residential lots with dwellings that have functional septic systems and wells for water supply. A hydrological study is not required. Furthermore, the proposed severance involves 1.5 residential lots previously approved in a historical subdivision. Servicing would have been a previous consideration as part of that plan's approval.</p> | <p>Yes.</p> |
| <p>9.6.3.2.f) Consents for building purposes shall not be permitted under the following circumstances: 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; ii) the land is located in a floodplain; 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</p> | <p>The proposed severance is not in or near a Natural Heritage feature.</p> | <p>Yes</p> |

| | | |
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| 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; iv) Provincial or County transportation objectives, standards or policies cannot be maintained; or v) the created and retained parcels cannot be provided with an adequate level of service. | | |
| 9.6.3.2.g) On the granting of an application for consent, conditions may be imposed on the severed and retained parcels. | Agreed. | Yes |
| 9.6.3.2.h) Compliance with the Minimum Distance Separation Formulae shall be required subject to the policies of Section 7.2 (Agricultural Designation). | The proposed severance is not near any livestock operations. | Yes |

The proposed consent application to sever a small residential lot within the settlement area of Walsh having an area of 1532.08 Sq M, (0.38 acres) is in conformity with the Norfolk County Official Plan. A minor Zoning By-Law amendment will be required to bring the severed parcel and retained into conformity with the Norfolk County Zoning By-Law.

4.3 NORFOLK COUNTY ZONING BY-LAW, 1-Z-2014 FRAMEWORK & ANALYSIS

The Norfolk County Zoning By-law 1-Z-2014 (NCZB) is a regulatory document that controls the land in Norfolk County in terms of compatibility, character and appearance, and implements the NCOP. The NCZB identifies that no land, building or structures shall be used, erected, altered or occupied except in conformity with the provisions of the NCZB.

The current zoning of the overall parent farm parcel is Agricultural (A) and RH(H) in the Norfolk County Zoning By-law 1-Z-2014 (NCZB). A minor rezoning application is being requested to rezone the proposed severed parcel from RH(H) Zone to the RH(H) with a special provision to address the deficient lot area, and also to rezone the retained farm parcel from Agricultural (A) zone to Agricultural (A) zone with a special provision to address the decreased deficient lot area.

New Residential Lot

The following provisions apply to the Hamlet Residential RH (H) Zone:

| Provision | Requirement | Provided | Comment |
|--|----------------------|-----------------|-----------------|
| Minimum lot area (interior lot) | 0.4 ha | 1532.08 Sq M | Relief required |
| Minimum lot frontage (interior lot) | 30 m | 30.2 m | Complies |
| Minimum front yard | 6 m | N/A | N/A |
| Minimum exterior side yard | 6 m | N/A | N/A |
| Minimum interior side yard (attached garage) | 1.2 metres each side | N/A | N/A |
| Minimum rear yard | 9 m | N/A | N/A |
| Maximum building height | 11 m | N/A | N/A |

Retained Farm parcel

The following provisions apply to the Agricultural (A) Zone:

| Provision | Requirement | Provided after severance | Comment |
|--|--------------------|---------------------------------|-----------------|
| Minimum lot area | 40 ha | 26.02 ha | Relief required |
| Minimum lot frontage | 30 m | 30 m | Complies |
| Minimum front yard | 13 m | 258 m | Complies |
| Minimum exterior side yard | 13 m | N/A | Complies |
| Minimum interior side yard (attached garage) | 3 m | 90+ m | Complies |
| Minimum rear yard | 9 m | 575+ m | Complies |
| Maximum building height | 11 m | N/A | N/A |

The retained farm parcel requires relief from the minimum lot area provisions of the NCZB. A Zoning By-law amendment application for the severed lot and retained farm parcel will be required as condition of approval for the requested severance application.

5. CONCLUSION

It is my professional opinion that these planning applications for a severance application and minor Zoning By-Law amendment represent good planning and should be approved as the planning justification has confirmed:

1. Consistency with the *Provincial Planning Statement*;
2. Conformity to the *Norfolk County Official Plan*;
3. Conformity to the *Norfolk County Zoning By-law*; and,
4. An understanding that a Zoning By-Law amendment will be required to seek conformity with the Norfolk County Zoning By-Law for the minor lot area deficiencies.

The agent looks forward to the expeditious processing of the subject application. Please do not hesitate to contact the undersigned should you have any questions related to this application.

Prepared and submitted by:

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

SKETCH SHOWING
PROPOSED SEVERANCE
FOR:
BILL CULVER
ELIZABETH STREET, WALSH

SCALE: 1 : 500



DECEMBER 30, 2025



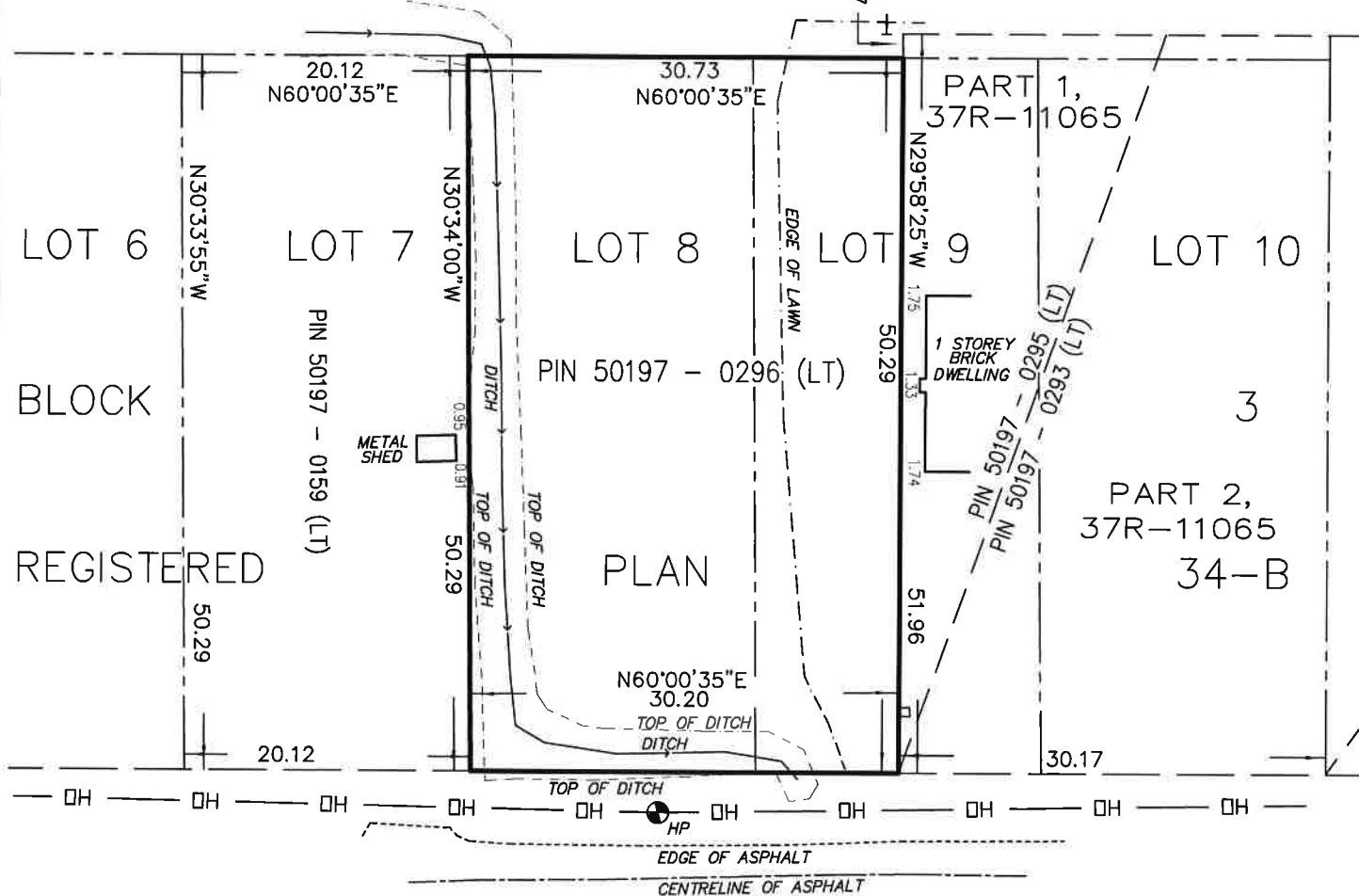
METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

LOT
CONCESSION
PIN 50197 - 0296 (LT)
1.67

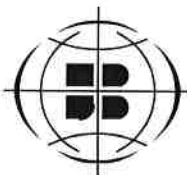


ELIZABETH STREET
(REGISTERED PLAN 34-B - 15.09m WIDE)
PIN 50197 - 0177 (LT)

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PROPERTY DESCRIPTION:

ALL LOT 8 & PART LOT 9
BLOCK 3, REGISTERED PLAN 34-B

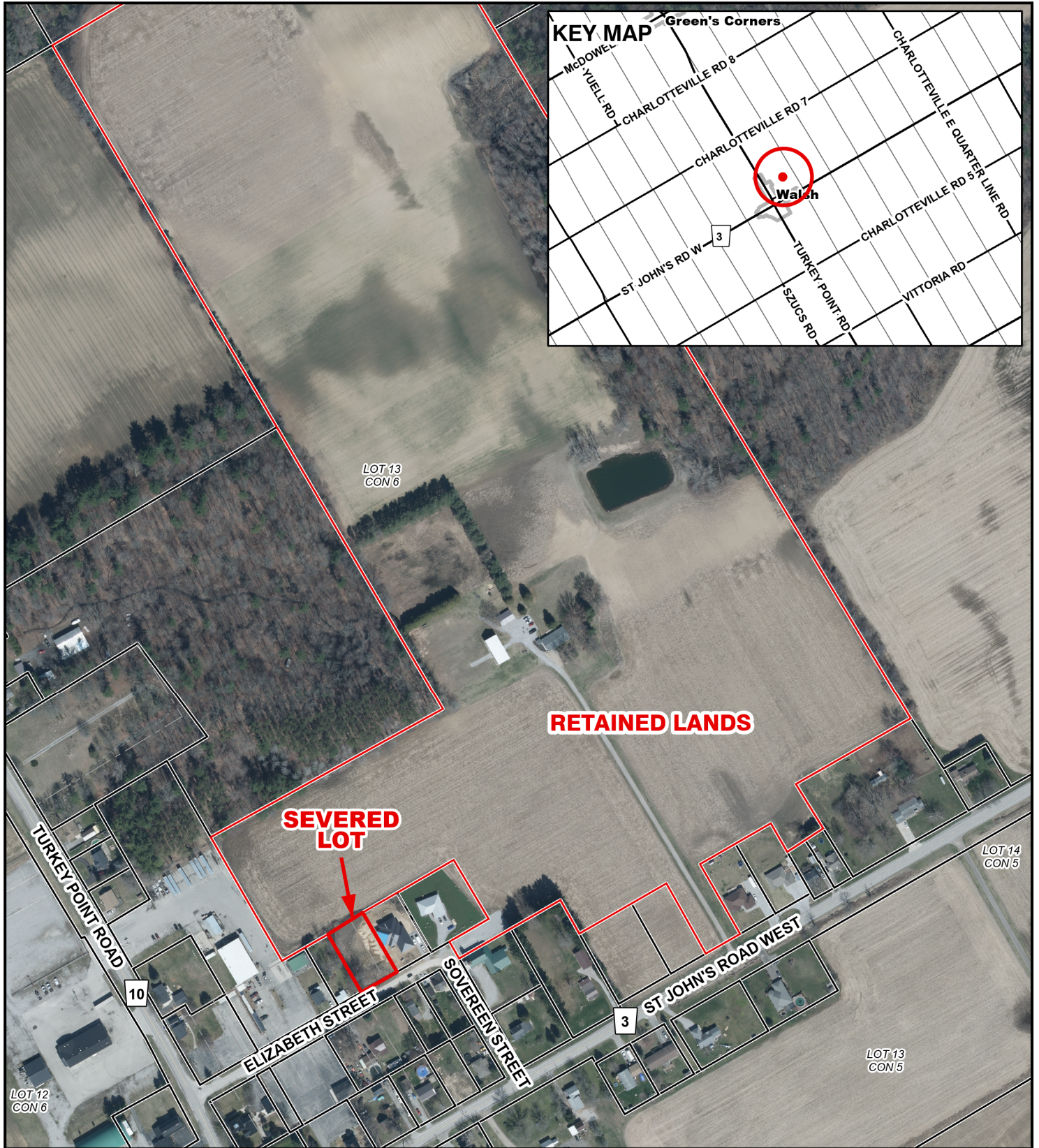


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| | | |
|--------------------------|-----------------------|--------------------------------|
| DRAWN BY: J.L.M. | CHECKED BY: K.S.H. | REFERENCE NO.: 25-54-487-00 |
| DATED: DECEMBER 30, 2025 | | |

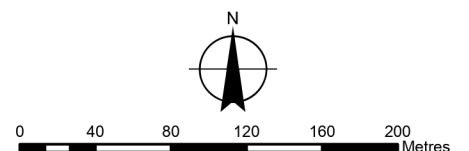


Legend

-  Subject Lands
-  Lands Owned

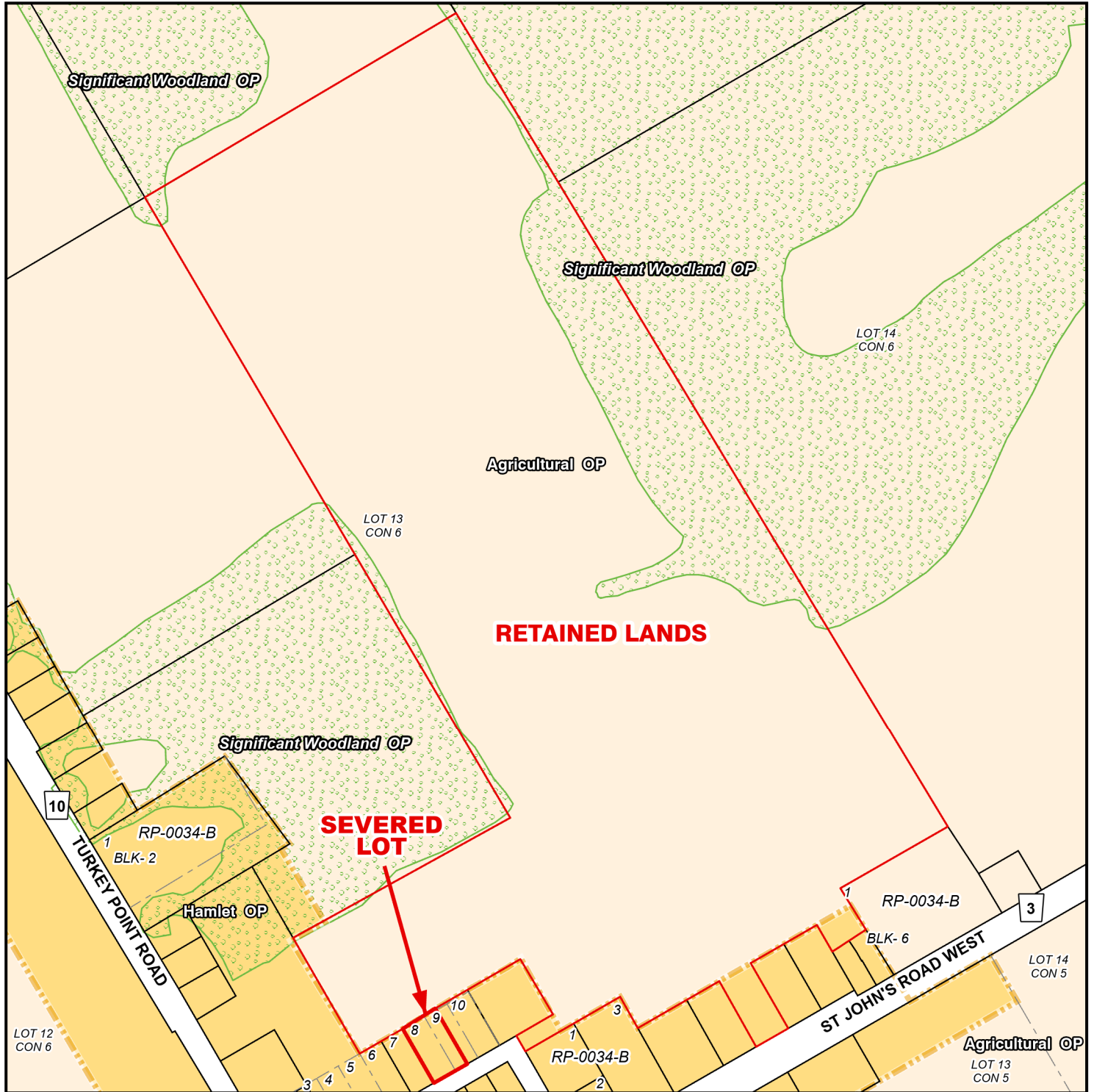
2/2/2026

2020 Air Photo



OFFICIAL PLAN MAP

Geographic Township of CHARLOTTEVILLE



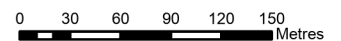
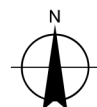
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

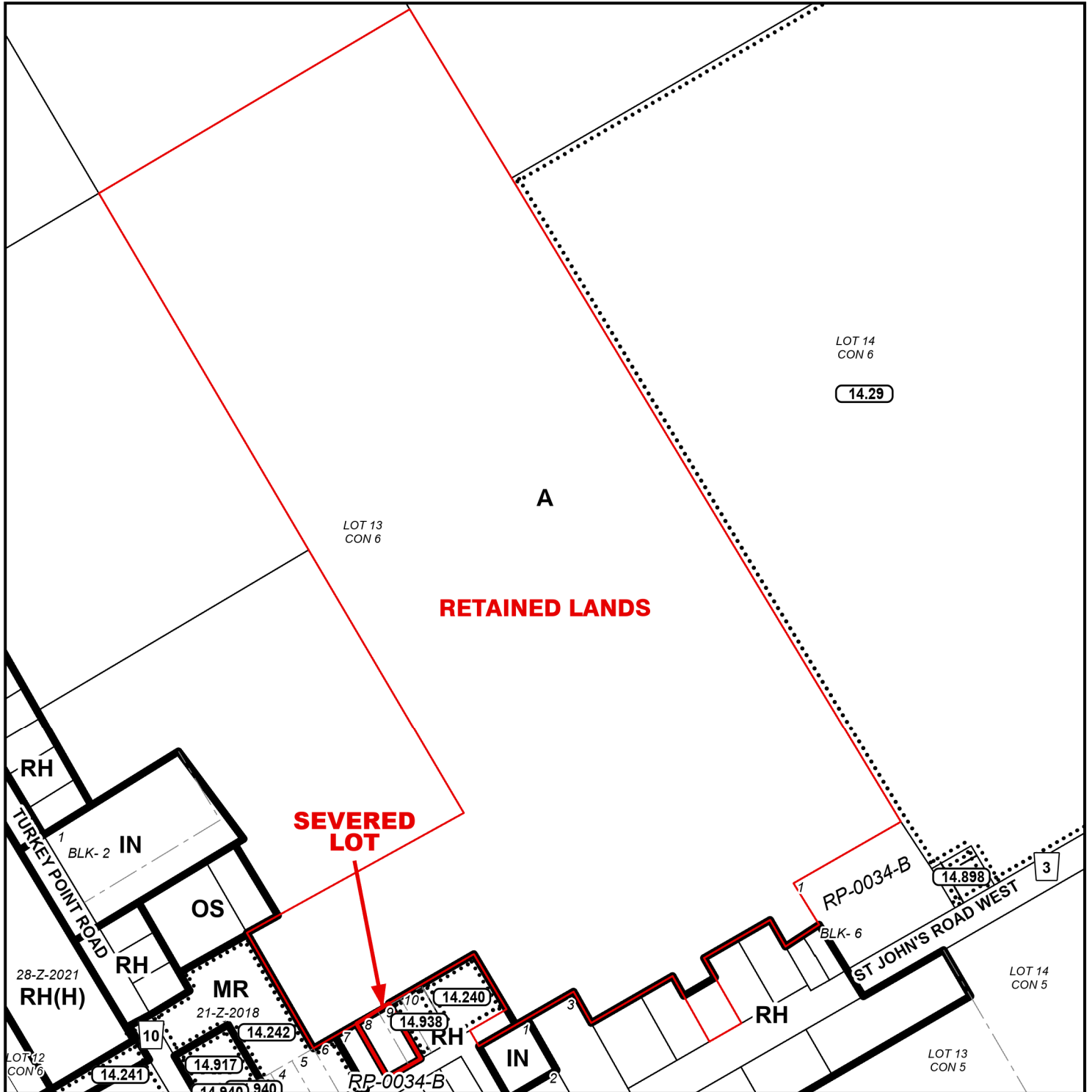
- Agricultural
- Hamlet
- Hamlet Area Boundary
- Significant Woodland

2/2/2026



MAP C
ZONING BY-LAW MAP
 Geographic Township of CHARLOTTEVILLE

BNPL2026005



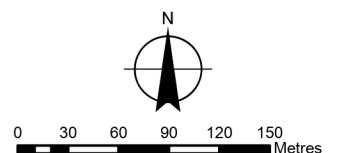
LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

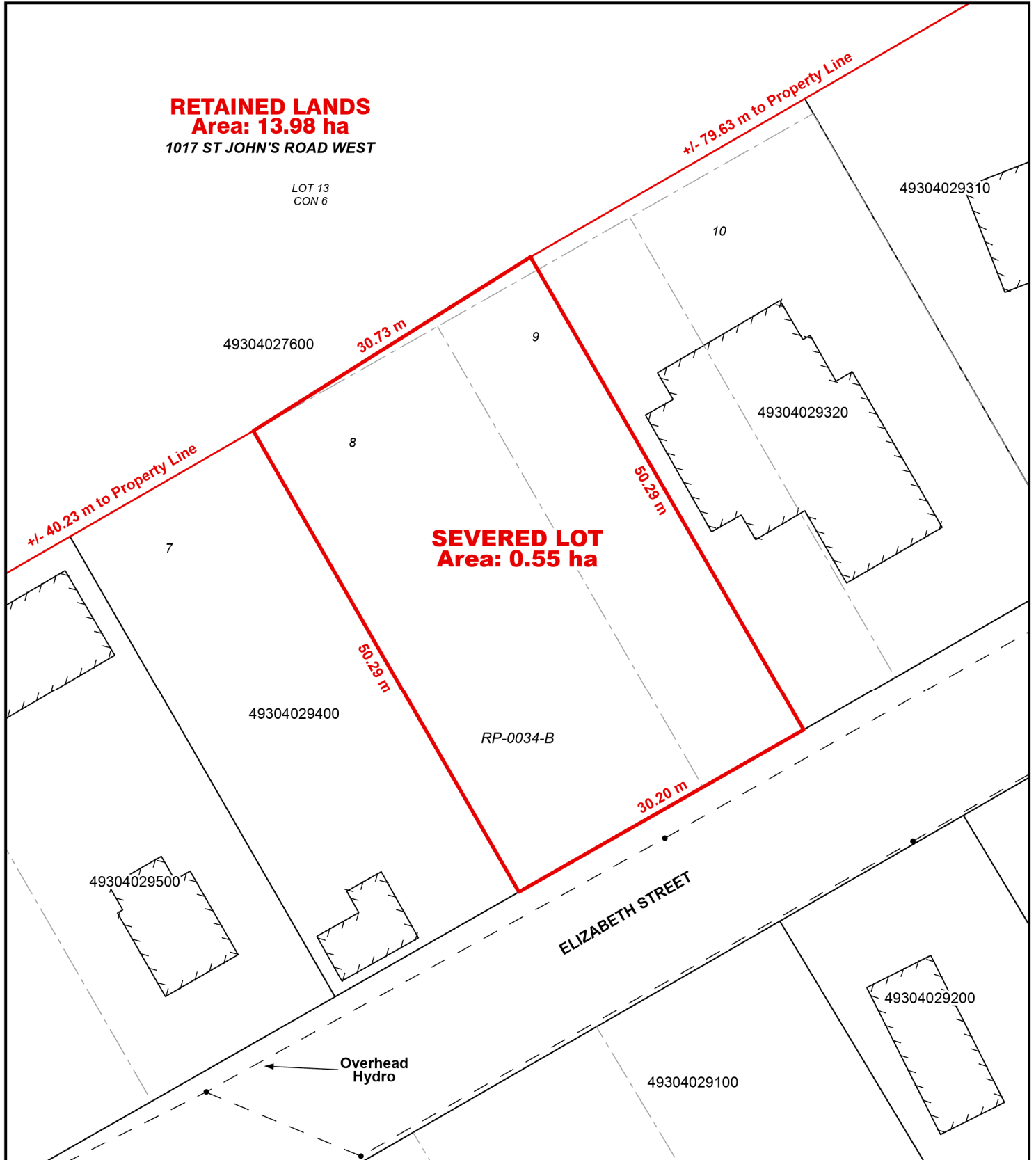
2/2/2026

- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- MR - Rural Industrial Zone



CONCEPTUAL PLAN

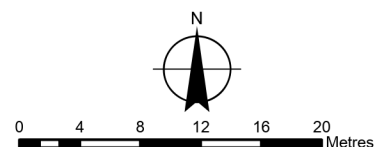
Geographic Township of CHARLOTTEVILLE



Legend

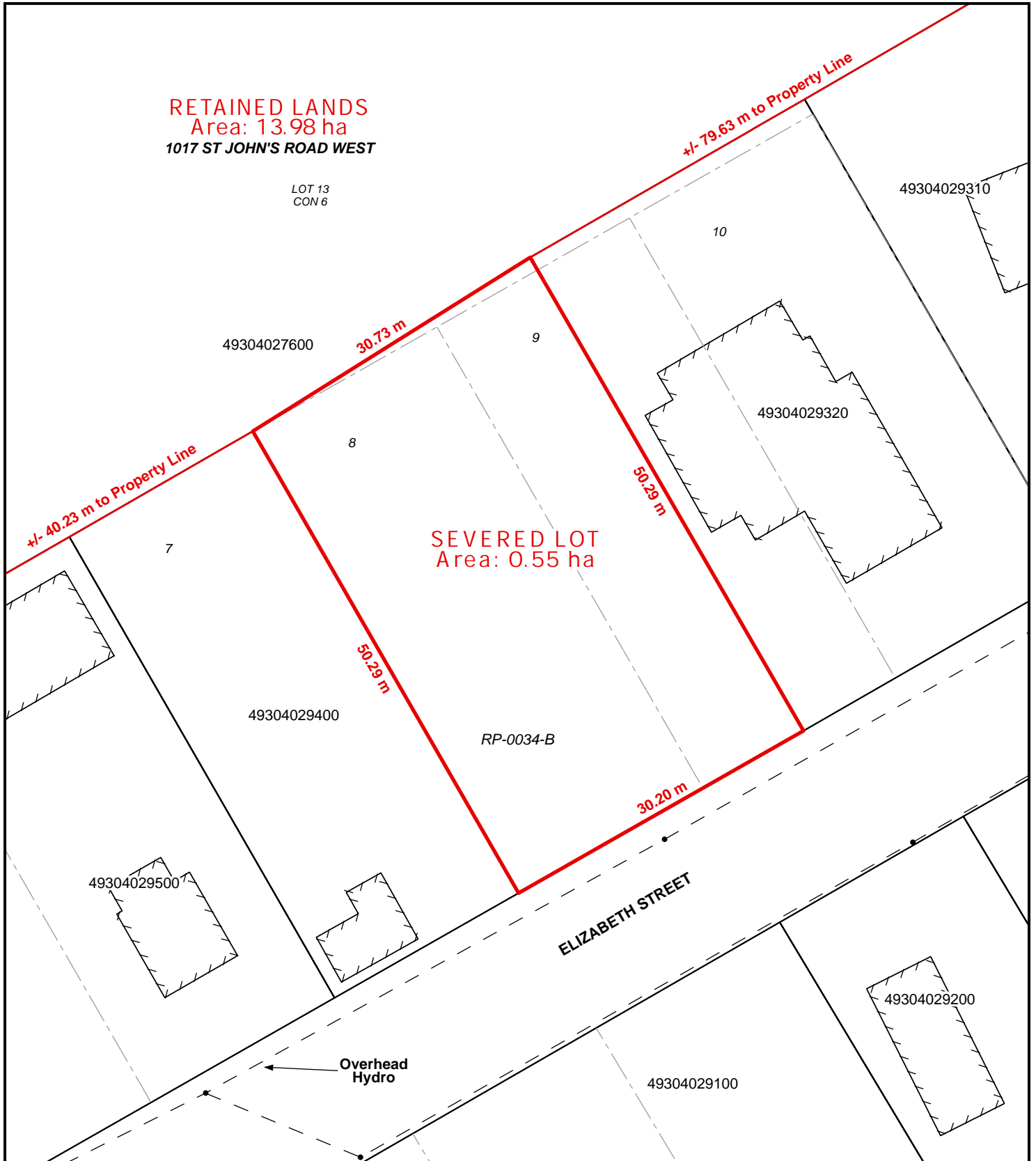
-  Subject Lands
-  Lands Owned

2/2/2026





LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Geographic Township of CHARLOTTEVILLE

BNPL2026005



Legend

-  Subject Lands
-  Lands Owned

2/2/2026

