

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: 331054201008600

A. Applicant Information

Name of Owner Maria Giesbrecht Braun

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 83 Norfolk County Rd 23
Town and Postal Code Langton, Ontario N0E 1G0
Phone Number 279-866-3442 (Daughter)
Cell Number /
Email /

Name of Applicant Maria Giesbrecht Braun
Address 83 Norfolk County Rd 23
Town and Postal Code Langton, Ontario
Phone Number 279-866-3442 (Daughter)
Cell Number Elizabeth
Email _____

Name of Agent Linda Coldham - Royal LePage R.E. Wood Realty
Address 55 Brock St E
Town and Postal Code Tillsonburg, Ontario N4G 4H5
Phone Number 519-842-8418
Cell Number 519-688-8645
Email coldham@kwic.com

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:

N/A

B. Location, Legal Description and Property Information

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

Pt Lot 1 Con 14 North Walsingham Pt. 1 and 2
37R18116 Except Pt 1 37R2409 Norfolk County
Municipal Civic Address: 83 Norfolk County Road 23

Present Official Plan Designation(s): _____

Present Zoning: Commercial

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:

Duplex with store front and a vacant building plus
2 sheds in back

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:

- 2 1/2 storey duplex with vacant store area in front
- small 2nd area building to be retained
- 2 sheds

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.

N/A

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 new structures proposed

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:

50+ years

9. Existing use of abutting properties:

Residential property and commercial store

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	58.66m	30m		21.64m	37.02m
Lot depth	58.81m			36.39m	
Lot width	58.66m			21.64m	
Lot area	0.0843				
Lot coverage					
Front yard	Primary - 37.02m AROU - 21.64m				
Rear yard	Primary - 58.41m AROU - 20.98m				
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)	6			9	
Aisle width	None				
Stall size	None				
Loading Spaces	None				
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: 21.64 m
Depth: 39 m
Width: 21.64 m
Lot Area: 843.96 m
Present Use: Vacant building
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: 37.02 m
Depth: 58.66
Width: 87.02
Lot Area: _____
Present Use: 2 storey duplex with vacant store frontage
Proposed Use: _____

Buildings on retained land: Duplex with vacant store frontage plus shed

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: 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):

General store in front with attached duplex
Small building used for commercial usage which is
now vacant

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:

Front half of Building was used as a General
Country store

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:

A drilled well will be required to sever small building
off

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 No

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance No

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance No

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance No

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance No

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance No

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance No

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance Yes

Small Country Grocery Store

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance No

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance No

Erosion

☐ On the subject lands or ☐ within 500 meters – distance No

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance No

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| ☐ Municipal piped water | ☐ Communal wells |
| ☒ Individual wells - To be drilled | ☐ Other (describe below) |

Sewage Treatment

- | | |
|---|---|
| ☐ Municipal sewers | ☐ Communal system |
| ☒ Septic tank and tile bed in good working order
Septic Tank installed behind building | ☐ Other (describe below) |

Storm Drainage

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

2. Existing or proposed access to subject lands:

- | | |
|--|--|
| ☒ Municipal road | ☒ Provincial highway |
| ☐ Unopened road | ☐ Other (describe below) |

Name of road/street:

Norfolk Regional Road 23

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.

ⓧ Maria Braun

Owner/Applicant/Agent Signature

Mar 16/26

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 Maria Giesbrecht Braun am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Linda Coldham 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.

ⓧ Maria Braun

Owner

MARCH 16/26

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, Maria Giesbrecht Braun of Glen Meyer, Ontario, Canada

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:

Glen Meyer.

ⓧ Maria J Braun

Owner/Applicant/Agent Signature

In Township of Norfolk

This 16 day of MARCH

A.D., 2026

A Commissioner, etc.



planning@norfolkcounty.ca



Search text S *

83 NORFOLK COUNTY ROAD 28, LANGTON, N0E1G0



Search

Search Comparables



Property Type
COMMERCIAL

Owner Names

BRAUN, MARIA
GIESBRECHT



× Hi. Need any help?

Lot Size**Area:**34,358.37 ft²(0.789 ac)**Perimeter:**

Property Report



Address: 2590 NORFOLK CTY RD 23

Roll Number: 3310542010086000000



Date Generated: 12/20/2025

Landuse:

Under Site Plan Control: Yes

Heritage Designation: None Present

Special Provisions:

Zoning Designation: HAMLET COMMERCIAL ZONE(100%)

Official Plan Designation: Hamlet(100%)

MNR Wetland Area: No

Significant Woodland: No

Retained parcel

- own septic system.
- own well
- main house is a duplex plus a store (closed).
- very little parking in front with lots parking in back.

Legal Description:

Legal 1: NWAL CON 14 PT LOT 1 RP

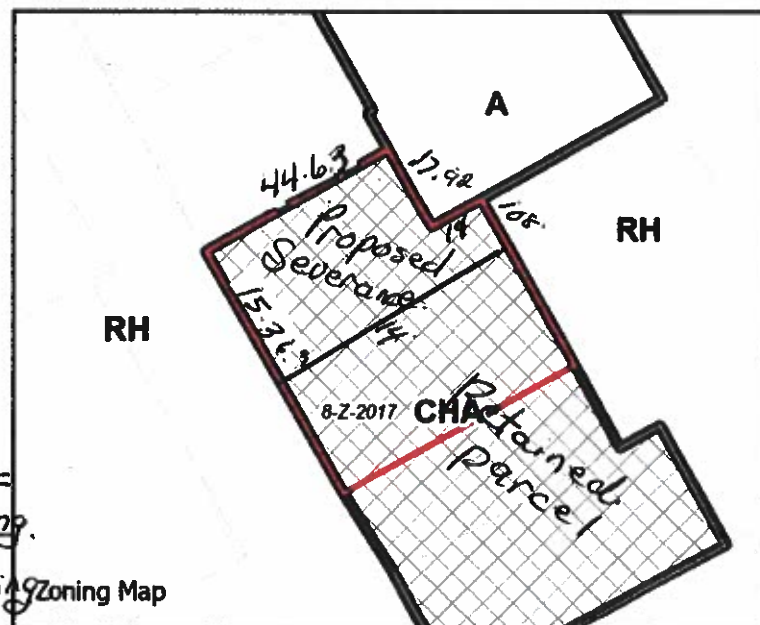
Legal 2: 37R1816 PART 1 PT OF PT 2

Legal 3: IRREG

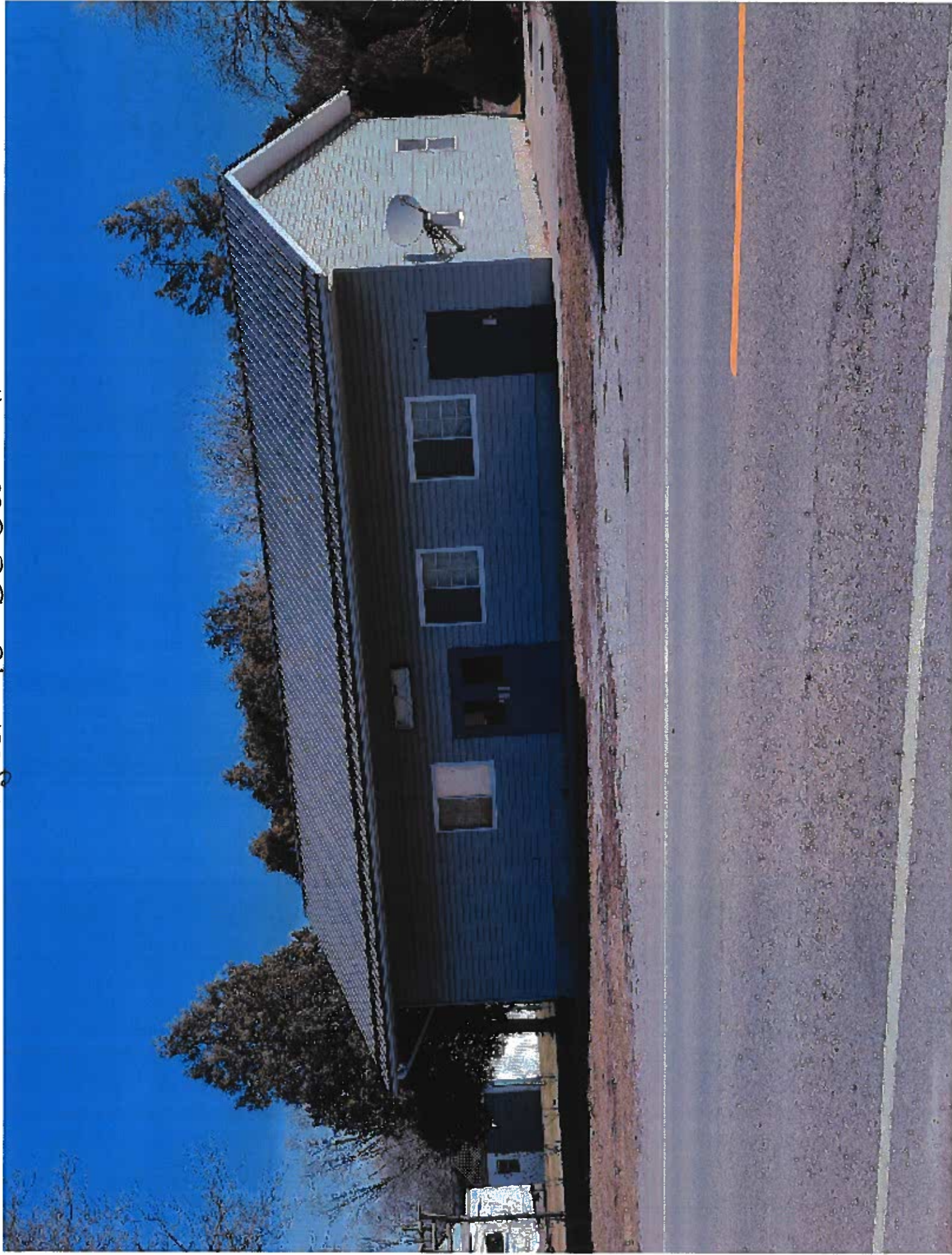
Legal 4: 33976.00SF 191.49FR D

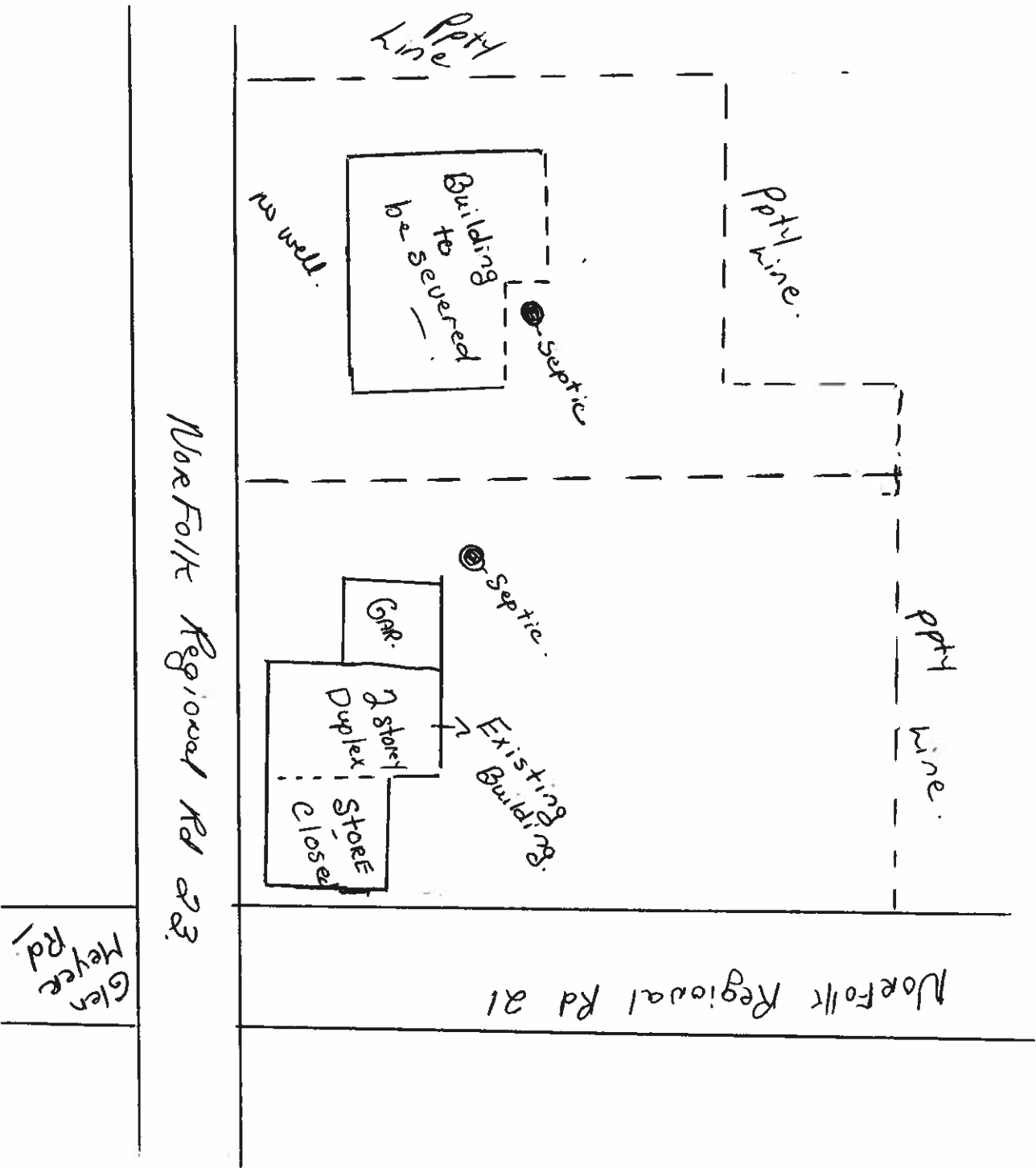
Legal 5:

- Set back - 16.76m. From road.
- Septic - 1.21m Back of Building.
- no well
- gas & hydro to Building

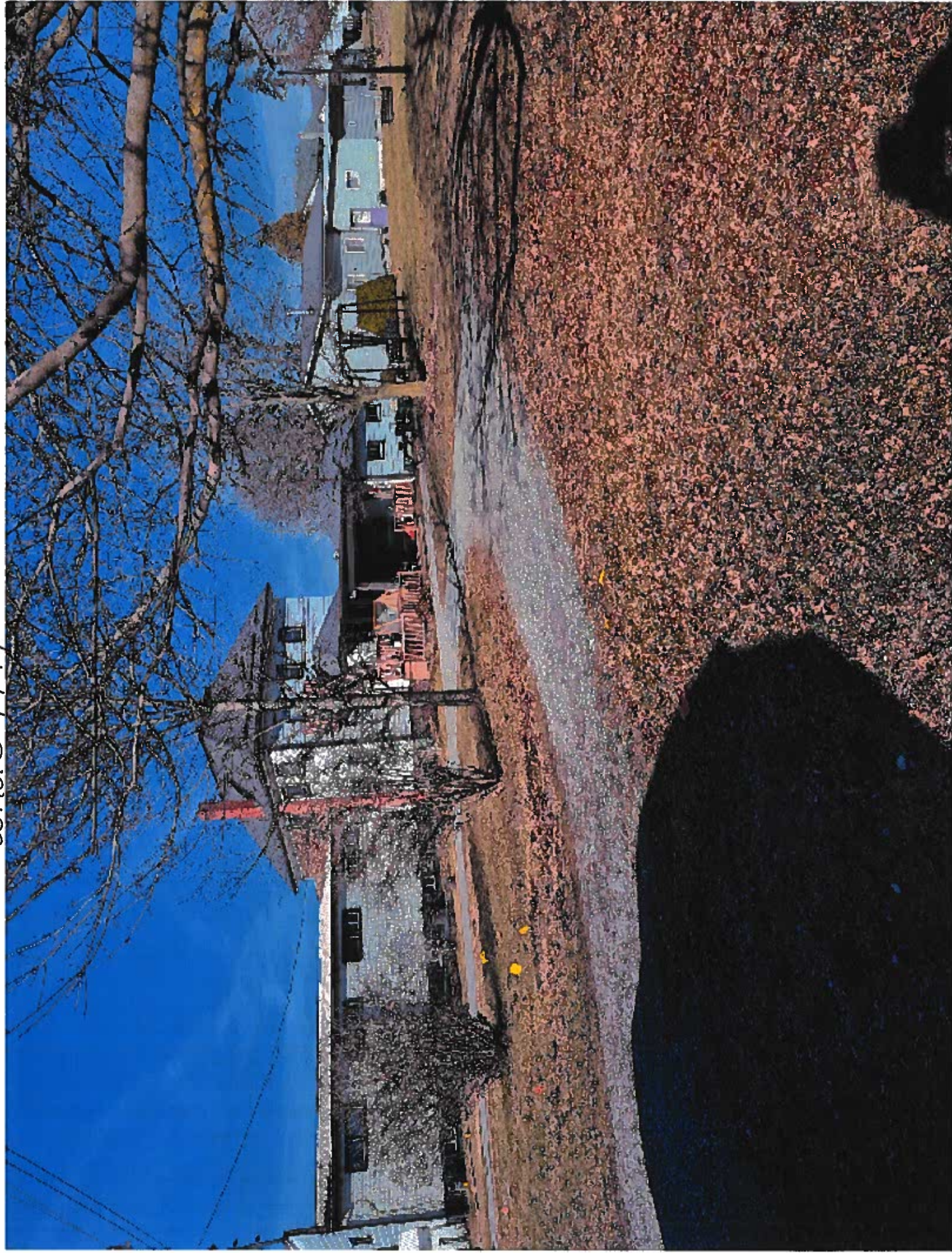


Subject to Be Severed.





whole ppt-y





K. Declaration

I, Maria G. Braun of Langton

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

Maria G. Braun

Owner/Applicant/Agent Signature

In Norfolk County

This 26 day of March

A.D., 2026

Olivia Davies

A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.

For Office Use Only:

File Number _____
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

Check the type of planning application(s) you are submitting.

- ☒ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 331054201008600

A. Applicant Information

Name of Owner Maria Giesbrecht Braun

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 83 Norfolk County Rd 23

Town and Postal Code Langton, Ontario N0E 1G0

Phone Number 279-866-3442 (Daughter)

Cell Number /

Email /

Name of Applicant Maria Giesbrecht Braun

Address 83 Norfolk County Rd 23

Town and Postal Code Langton, Ontario

Phone Number 279-866-3442 (Daughter)

Cell Number Elizabeth

Email _____

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Address 55 Brock St E
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☒ Owner ☒ Agent ☐ Applicant

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N/A

B. Location, Legal Description and Property Information

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

Pt Lot 1 Con 14 North Walsingham Pt. 1 and 2
37R18116 Except Pt 1 37R2409 Norfolk County

Municipal Civic Address: ~~83~~ Norfolk County Road 23 (2590

Present Official Plan Designation(s): 2590 (2590

Present Zoning: Commercial (23)

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:

Duplex with store front and a vacant building plus
2 sheds in back

SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: MARIA BRAUN

NOT TO SCALE

PARCEL "A"

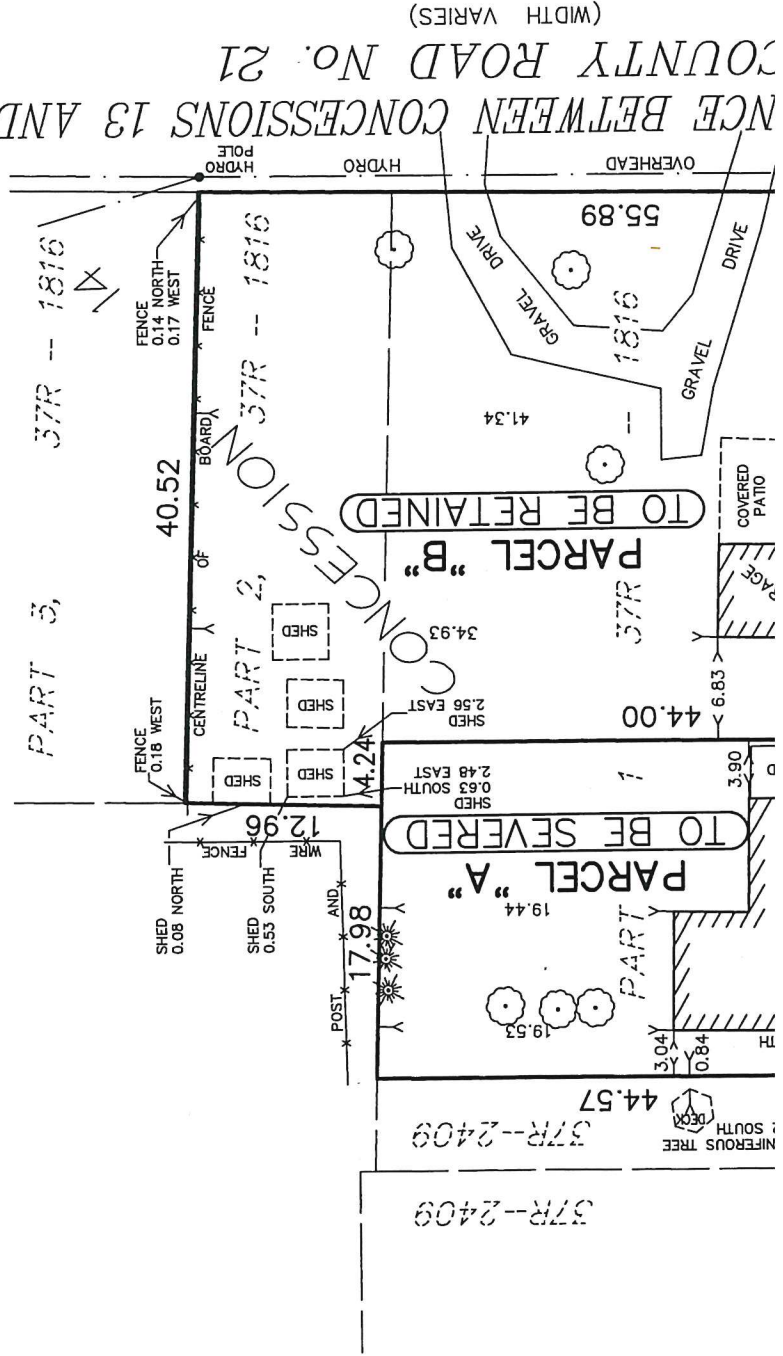
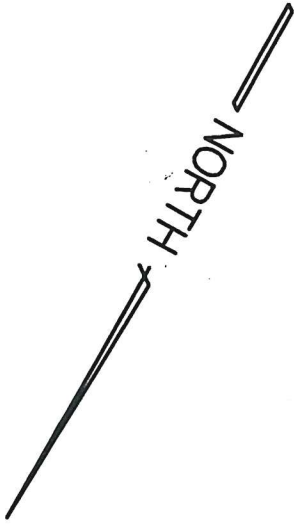
(TO BE SEVERED)

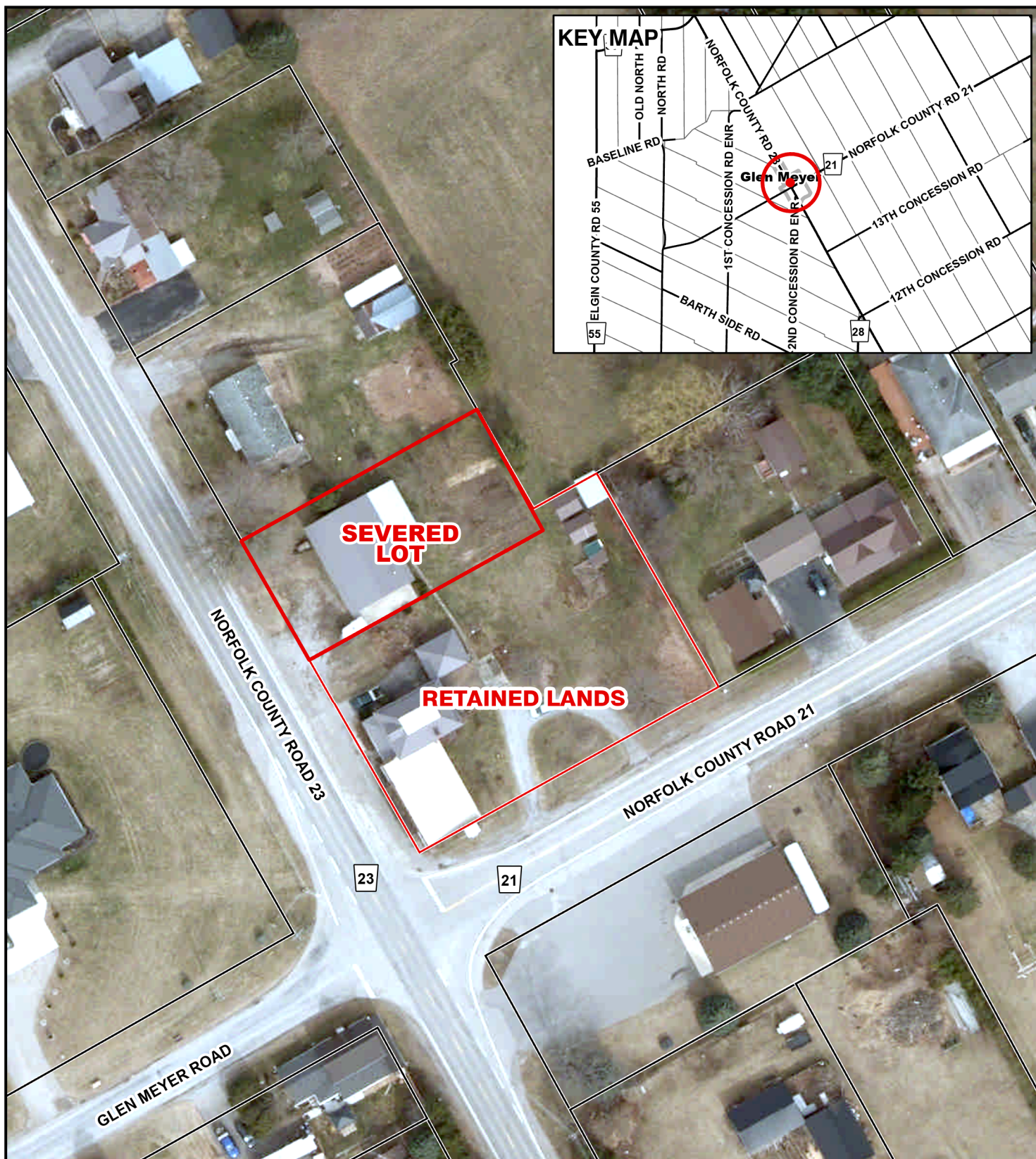
AREA = 984.2 SQ. METRES
(0.24 ACRES)

PARCEL "B"

(TO BE RETAINED)

AREA = 2104.0 SQ. METRES
(0.52 ACRES)



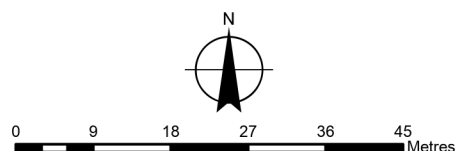


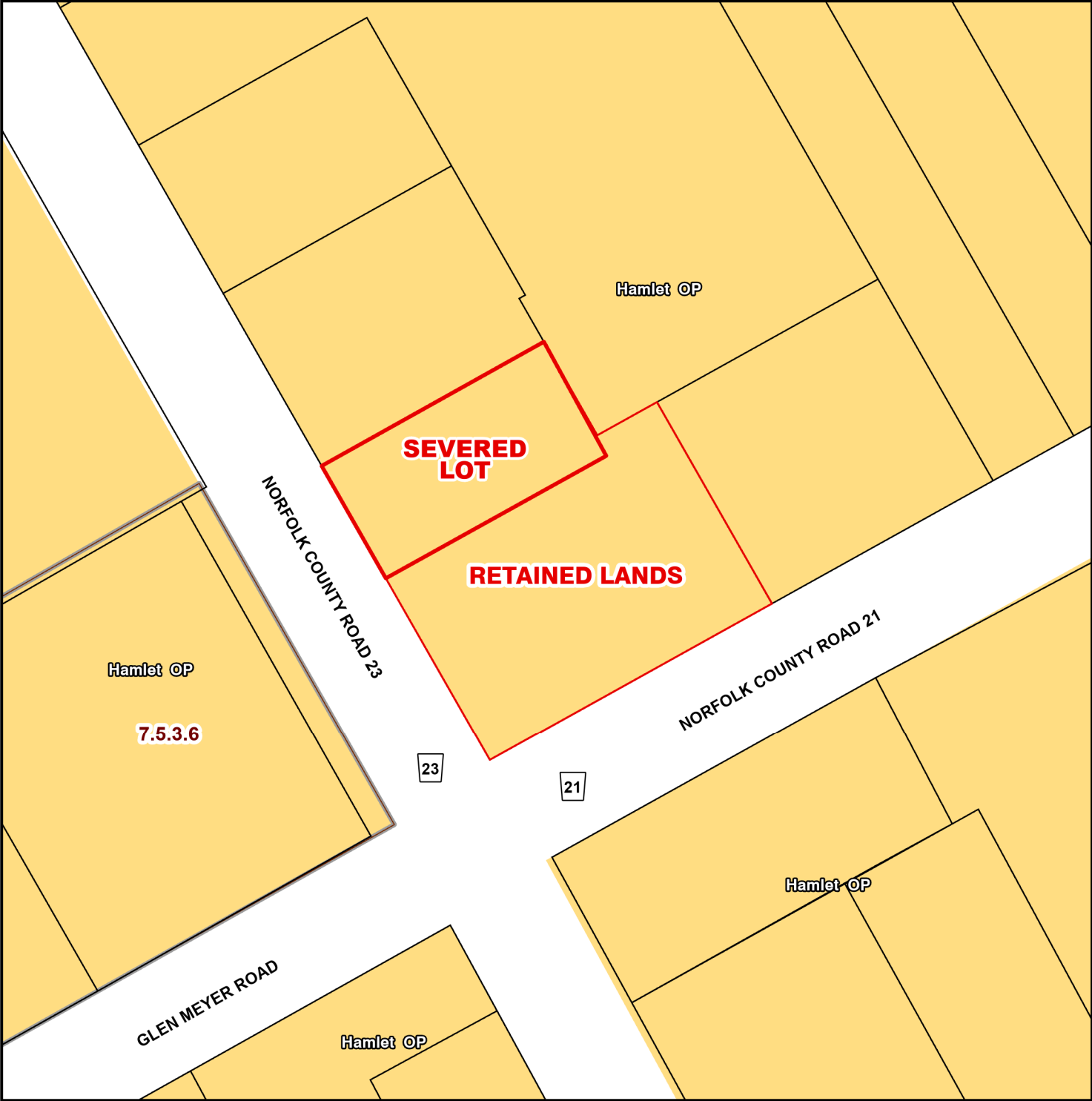
Legend

- Subject Lands
- Lands Owned

7/14/2026

2025 Air Photo





MAP C
ZONING BY-LAW MAP
Geographic Township of NORTH WALSINGHAM

BNPL2026068



LEGEND

-  Subject Lands
-  Lands Owned

ZONING BY-LAW 1-Z-2014

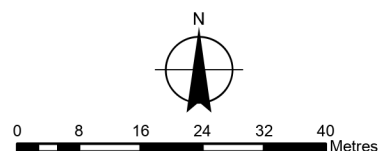
7/14/2026

(H) - Holding

A - Agricultural Zone

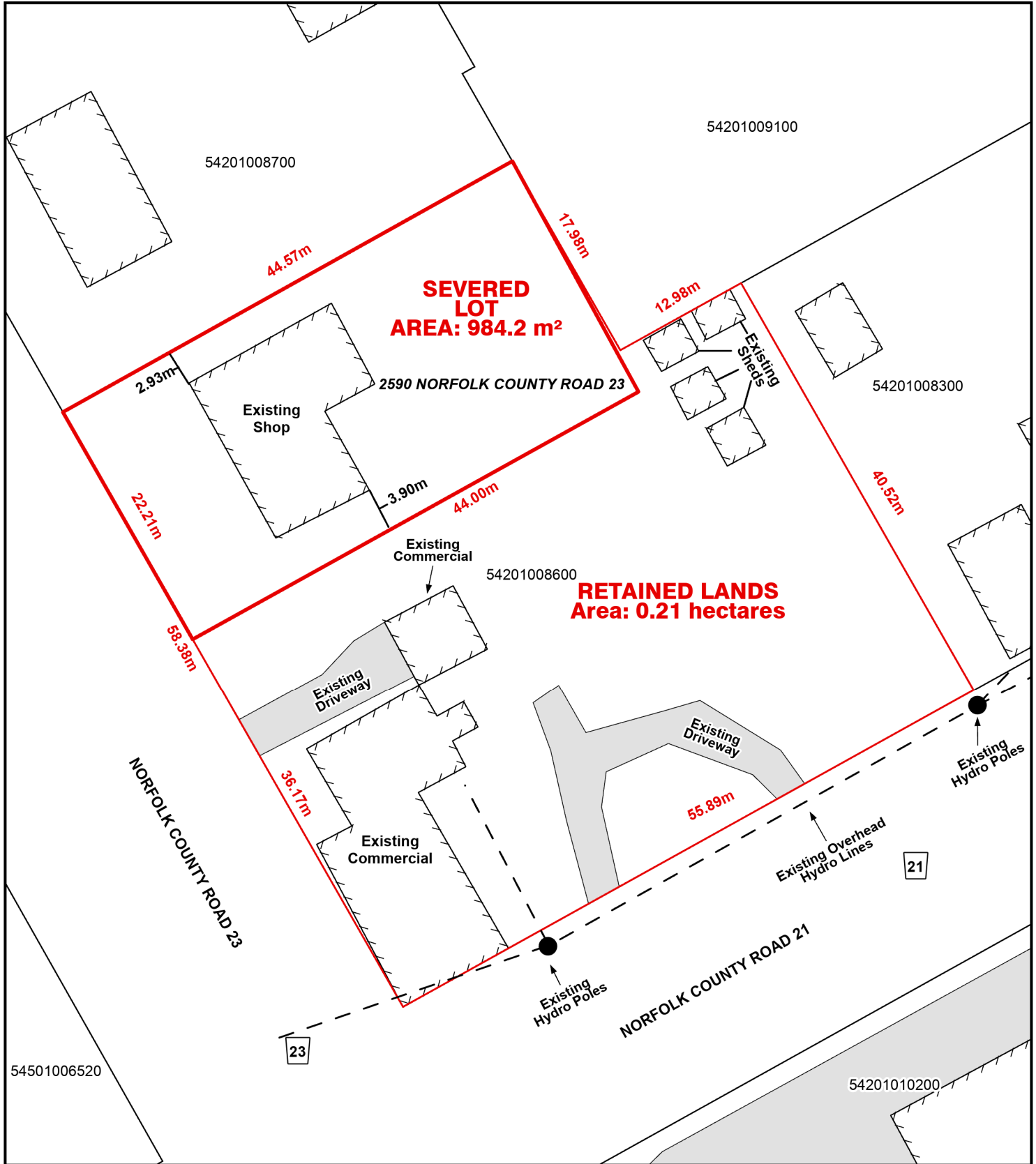
CHA - Hamlet Commercial Zone

RH - Hamlet Residential Zone



CONCEPTUAL PLAN

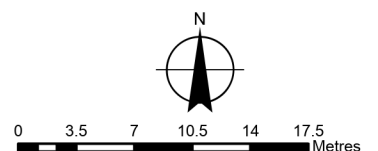
Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

7/14/2026

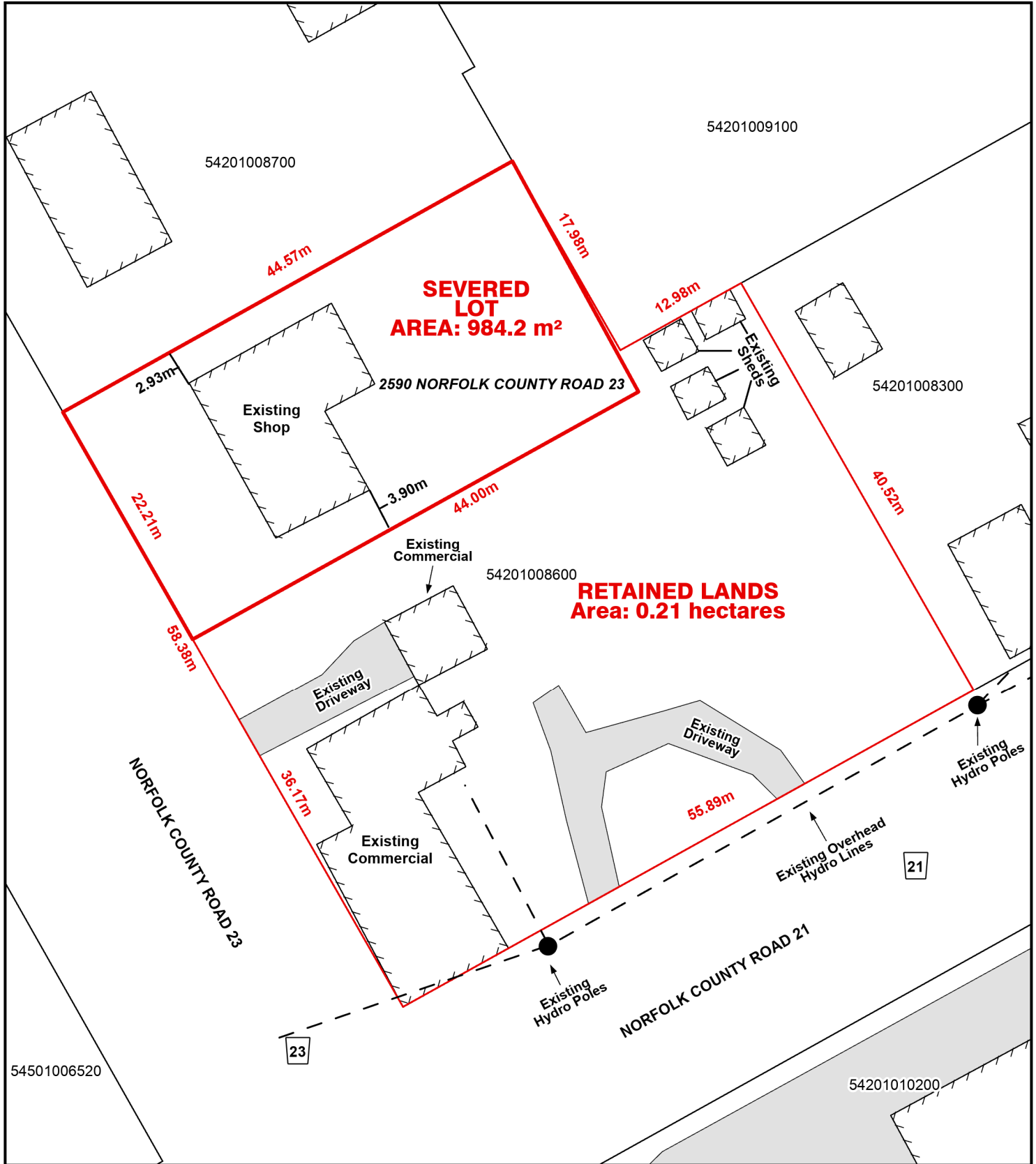


LOCATION OF LANDS AFFECTED

BNPL2026068

CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

7/14/2026

