

Committee of Adjustment Application for Consent

Complete Application

The application must be completed by the owner or authorized agent. If the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

Before the application is submitted

A pre-consultation meeting is not required for Committee of Adjustment applications; however, further information can be provided by Planning Department staff prior to the submission of an application. The purpose of communicating with a planner before you submit your application is: to review the proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete application, the applicant will be contacted and provided further direction for payment options.

User Fees

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)

Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will



be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the time of submission.

Grand River Conservation Authority

[Plan Review fees | Grand River Conservation Authority](#)

Long Point Region Conservation Authority

[Planning Fees - Long Point Region Conservation Authority](#)

After the application is submitted

In order for the application to be deemed complete, all of the components noted above are required. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once the application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is provided that is required to be posted on the subject lands summarizing the application and identifying the committee meeting date. The comments received from members of the community will be included in the planning report and given consideration.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. Any required peer reviews shall be at the expense of the applicant. The peer reviewer shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals.

It is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of the Committee of Adjustment meeting. Applicants are responsible for removing the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 8159 or coa@norfolkcounty.ca



For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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

- ☐ Consent/Severance
- ☐ Surplus Farm Dwelling Consent/Severance
- ☐ Boundary Adjustment/Land Conveyance
- ☐ Easement/Right-of-Way Severance

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 Authorized Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



Name of Authorized Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

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: _____

Land acquisition date (if known): _____

Present Official Plan Designation(s): Agriculture, Hazard Lands

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 and proposed** buildings and structures on the proposed **severed and retained lots** and whether they are to be retained, demolished or removed.

	Severed lot	Retained lot
Number of Existing Buildings/Structures		
Number of Storey(s) for Existing Buildings/Structures		
Number of Proposed Buildings/Structures		
Number of Storey(s) for Proposed Buildings/Structures		
Number of Dwelling Units per lot		

5. 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:

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

7. Existing use of abutting properties:

8. Does this proposal require a minor variance application? ☐ Yes ☐ No

9. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☐ No

If yes, describe the easement or restrictive covenant and its effect:

C. Zoning Review (chart must be completed in metric units)

	Zoning By-law Requirement	Proposed	
		Severed lot	Retained lot
Lot area (sq.m.)			
Lot frontage (m)			
Lot depth (m)			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)			
Number of parking spaces			

Number of new lots to be created (not including retained lot): _____

Please provide a separate table if more than one severed lot is being proposed.

i. Boundary Adjustment

1. Proposed final lot size and frontage of the benefitting lot _____

2. Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:



ii. Easement/Right-of-Way Request(s)

Width (m)	_____	_____
Depth (m)	_____	_____
Area (sq.m.)	_____	_____
Lot/Part number over which the easement is required (must be identified on sketch)	_____ _____ _____	_____ _____ _____
Purpose of easement	_____ _____	_____ _____

iii. 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. 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. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached?

☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

☐ Yes ☐ No

If you answered no, please explain:

2. It is the owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement ?

☐ Yes ☐ No

If you answered 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 you answered no, please
explain: _____

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands ? Please check boxes, if applicable.

Livestock facility or stockyard

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

Significant Woodland

☐ 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 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. Servicing and Access

Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

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

Storm Drainage

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

Existing or proposed access to subject lands:

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

Name of road/street:

G. Other Information

Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario regulation 197/96](#).

i) Sketch in Metric Units

A sketch showing the following, in metric units:

- a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- c) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- d) the approximate location, to the best of your knowledge, of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*);
- e) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- f) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- g) the location and nature of any easement affecting the subject land; and
- h) location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

ii) Technical studies

The following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission.

- a) Environmental Impact Study
- b) On-Site Sewage Disposal System Evaluation Form
- c) Geotechnical Study
- d) Hydrogeological Review
- e) Minimum Distance Separation Calculations



Development approvals might be subject to Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.



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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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.

H. Picard
Owner/Applicant/Agent Signature

June 11/2026
Date

J. Owner's Authorization

If the authorized 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 1676893 Ontario Limited c/o - Haleigh Picard am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited c/o James Canzano 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.

H. Picard
Owner

June 11/2026
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, Haleigh Ricci Parkinson of Simcoe
solemnly declare that:

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

Declared before me at:

Simcoe

Haleigh Ricci Parkinson
Owner/Applicant/Agent Signature

In **The County of Norfolk**

This **11th** day of **June**

A.D., 20**26**

[Signature]
A Commissioner, etc.

JAMES JOHN CIARALLO-CANZANO,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires February 26, 2028.



vallee

*Consulting Engineers,
Architects & Planners*

July 6th, 2026

Norfolk County Planning Department
Community Development Division
12 Gilbertson Drive,
Simcoe, ON N3Y 3N3

Attention: Alisha Cull BES, MCIP, RPP, Ec.D. | Acting Director of Planning and Reality Services
Reference: 42 Windam Road
Surplus Farm Dwelling Severance
Our Project 25-055

Please accept this package as our formal submission for a Surplus Farm Dwelling Severance application at 42 Windam Road on behalf of 1676893 Ontario Limited c/o - Haleigh Picard.

Included in this submission are the following documents:

1. Signed Norfolk County Consent and Minor Variance Application Forms;
2. Planning Brief prepared by G. Douglas Vallee Limited, dated June 11, 2026;
3. Severance Sketch prepared by Jewitt and Dixon, dated June 2, 2026;
4. On-site Sewage Evaluation Form prepared by Jansen Landscape, dated April 26th, 2026

The submission has been made electronically through the CityView Portal, with payment of fees to follow once the application has been deemed complete. We trust that the materials included meet the requirements and expectations of Norfolk County.

Should you have any questions or require additional information, please do not hesitate to contact me.

Thank you for your time and consideration.

Best regards,

James Canzano, BA Spec Hons
Planner

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

H:\Projects\2025\25-055 Picard Severance\Planning\Phase 2.0_Cover Letter.docx



**Surplus Farm Dwelling Severance
and Minor Variance
Planning Brief**

42 Windham Road 9

Date: June 11, 2026

Project: 25-055



vallee

*Consulting Engineers,
Architects & Planners*

Surplus Farm Dwelling Severance and Minor Variance | Planning Brief

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Surplus Farm Dwelling Severance and Minor Variance | Planning Brief

Introduction

G. Douglas Vallee Limited has been retained by 1676893 Ontario Limited (c/o Haleigh Picard) to submit an application for a Surplus Farm Dwelling Severance and Minor Variance in respect to the property municipally known as 42 Windham Road 9 (Roll# 49102021000). The approximately 2.6ha severance of a dwelling surplus to the agricultural operation includes three outbuildings and one barn as a result of consolidation.

Included with this submission are the following:

- Signed Norfolk County Consent Application Form
- Signed Norfolk County Minor Variance Application Form
- Severance Sketch prepared by Jewitt and Dixon, dated June 2, 2026
- On-Site Sewage Evaluation prepared by Jansen Landscape, dated April 26th, 2026

Context

As shown in figure 1, the parcel is approximately 40.4ha in area and is located on the southeast corner of the intersection of Windham Road 9 and Swimming Pool Road. It is zoned and designated as Agriculture and Hazard Lands. The hazard lands are located on the southwest corner of the parcel and consists of approximately 0.22ha of woodlands that are regulated by the Long Point Regional Conservation Authority. The parcel is also opposite to the boundary of Oxford County, which is located on the west side of Swimming Pool Road.

There is approximately 39.5ha of farmland present on the subject lands, which are used to farm hops, peanuts, potatoes and tobacco. The hops are a stationary crop which has been in place since 2008. The remaining crops are on a three-year rotation schedule. There is currently one dwelling present on the property as well as one barn, three accessory storage buildings, a small retaining pond which abuts the proposed severance.

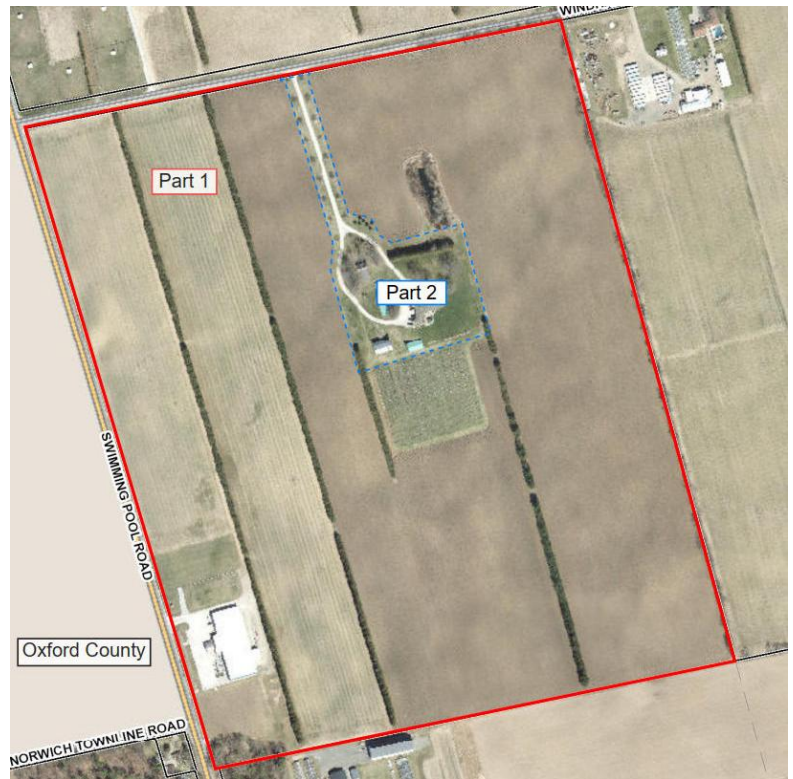
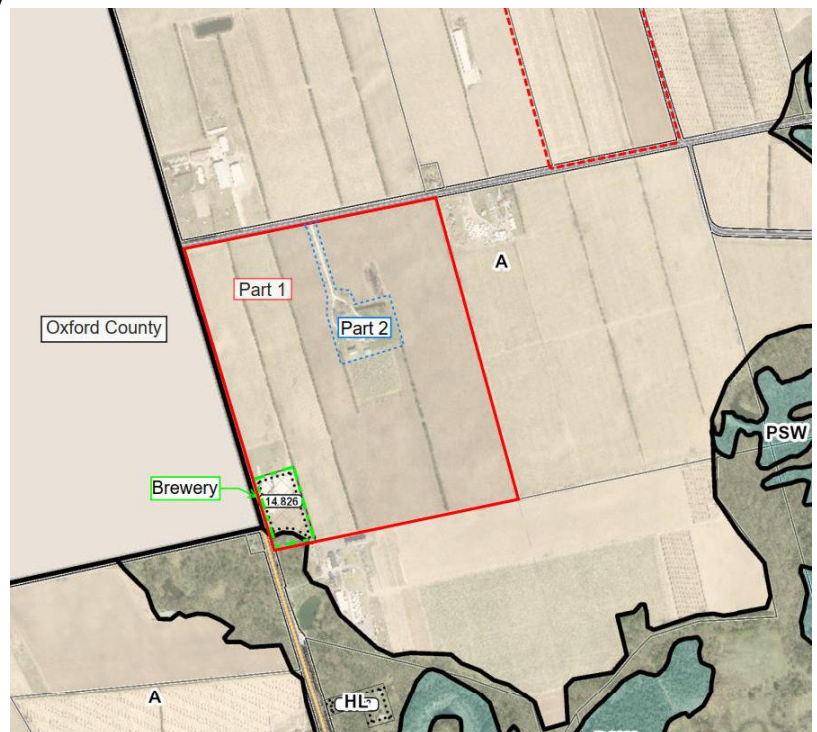


Figure 1 - Subject Lands



Surplus Dwelling Severance and Minor Variance | Planning Brief

42 Windham Road

A brewery, Ramblin' Road Brewery Farm, municipally known as 2970 Swimming Pool Road, is also present on the subject lands as an On Farm Diversified Use, subject to special provision 14.826. It encompasses approximately 1.8ha of the southwest corner of the subject lands, abutting the hazard lands on the lot and is not associated with this application.

The surrounding land uses are primarily agricultural (figures 2 & 2.1). The parcel is opposite to a residential dwelling on the north side of Windham Road 9, on the southwest corner of Swimming Pool Road and Norwich Townline Rd, and also abuts an agricultural parcel to the south with two dwellings present.

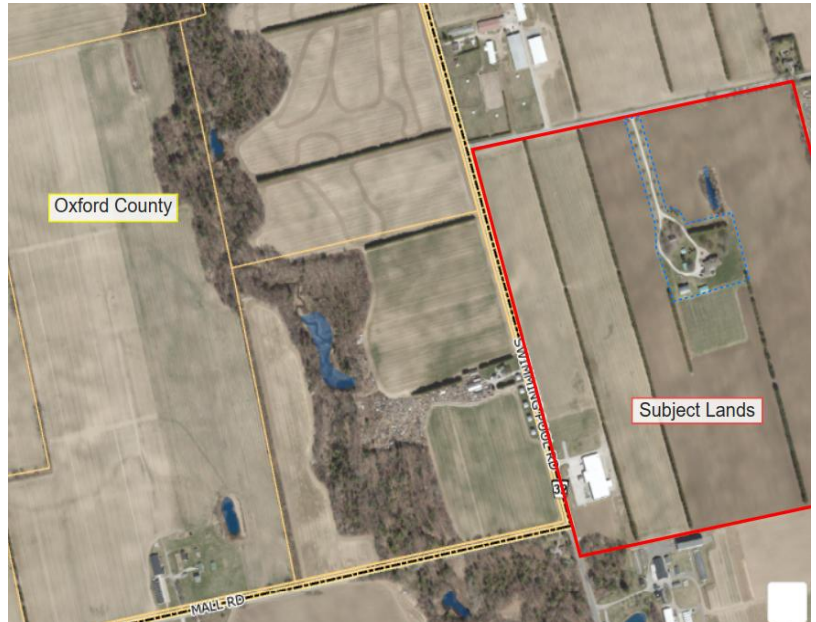


Figure 2.1 – Surrounding Context (Oxford County)

Proposal

Surplus Farm Dwelling Severance

The proposed application has been revised since the pre-consultation meeting held on August 27th, 2025. The previous concept proposed a 2.3ha lot which sought to include the bunk house in the severance and exclude the barn. The revised request has increased the lot area from 2.3ha to 2.6ha to include the Barn in the requested severance. As such, the request includes one dwelling, three outbuildings, and a barn. It is intended that the bunk house will be demolished as part of the severance. The resulting lot size of the retained lands will be approximately 38ha. Change of use permits will be applied for to recognize the agricultural outbuildings and barn as accessory to residential buildings should the severance be approved.

Minor Variance

The following minor variances will be required:

1. Relief of approximately 2.2ha is required from Section 12.1.2(a)(i), which requires a minimum lot size of 40ha for agricultural parcels. The final lot size of the retained lands will total approximately 37.8ha.
2. Relief of 410m² is required from Sections 3.2.1(g) and 3.36(b), which permit a maximum of 200m² of usable floor area for accessory uses to residential uses. The accessory buildings to be included with this severance have a combined floor area of approximately 610m².
3. Relief of 1.75m is required from Section 12.1.2(b), which requires a minimum frontage of 30m for agricultural parcels. The proposed frontage of the severed lands is 28.25m as depicted on the severance sketch included with this submission.

Studies

On-site Sewage Evaluation

An on-site sewage evaluation was completed on April 26, 2026 by Jansen Landscape, confirming that the existing septic system is in adequate and functional condition and is located at an appropriate setback distance from the proposed property line.

Surplus Dwelling Severance and Minor Variance | Planning Brief

42 Windham Road

Planning Review

Provincial Planning Statement 2024 (PPS)

The Provincial Planning Statement 2024 (PPS) is Ontario's key policy framework for guiding land use planning to promote efficient, sustainable, and equitable growth. It aims to encourage compact development, optimize the use of land and infrastructure, and create complete, inclusive communities with diverse housing, transportation, and employment options. The PPS also seeks to protect natural resources, mitigate environmental impacts, and ensure public health and safety. Additionally, it supports economic growth by safeguarding employment lands and promoting land use compatibility to prevent conflicts. Ultimately, the PPS balances Ontario's growth needs with long-term environmental, social, and economic sustainability.

The subject lands are located in a prime agricultural area as defined by the PPS 2024. Section 4.3.3.1(c) of the PPS permits the creation of one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that the lot is limited to the minimum size needed to support the use and appropriate servicing, and that new residential uses are prohibited on the retained lands. The proposed severance meets these criteria. The lot is sized to accommodate the existing dwelling and its associated outbuildings along with private well and septic servicing, and a condition of the consent will require that new residential uses be prohibited on the retained lands.

Norfolk County Official Plan

Section 7.2.3(a)(v) Agricultural Lot Creation and Lot Adjustment Policies states that agricultural parcels of land with a currently habitable dwelling that is in surplus to a farming operation may be severed as a result of the consolidation of farm properties, subject to policies of Section 7.2.3(b) and (c).

Section 7.2.3(b) outlines conditions of approval for a consent granted under Section 7.2.3(a)(v). It states the County shall ensure the land is zoned such that no new residential dwelling will be permitted on the retained agricultural lot, and that the severed lot will not adversely affect any retained or adjacent farm operation or its viability. Criteria found under Section 7.2.3(c) can be found in Table 2 below:

Table 1 – 7.2.3 Agricultural Lot Creation and Lot Adjustment Policies		
Policy	Comment	Complies
b) As a condition of the approval of a consent granted under Section 7.2.3 a) v), the County shall ensure that the land is zoned in the Zoning By-law such that no new residential dwelling shall be permitted on the retained agricultural lot. No consent shall be granted unless it is demonstrated that the severed lot will not adversely affect the operation or viability of the farm operation on the retained lot or any adjacent land.	The dwelling and associated outbuildings and barn have been surplus to the farming operation for decades. In that time the outbuildings and barn have functioned as accessory buildings to the primary residential use. The requested severance also does not remove any agricultural land from active production. As such the requested severance and minor variances do not adversely impact the agricultural operations of the retained lands or adjacent lands.	✓
c) A consent to sever a currently habitable dwelling shall be subject to the following criteria:		

Surplus Dwelling Severance and Minor Variance | Planning Brief

42 Windham Road

i. the habitable dwelling shall be at least 10 years old at the date of application for a severance;	The dwelling was constructed prior to the year 2015 as confirmed through Norfolk County GIS aerial images.	✓
ii. the severed lot shall be of an appropriate size for the intended residential use, which shall be determined in the Zoning By-law, and shall minimize the amount of agricultural land removed from active production;	The lands to be severed total approximately 2.6ha. The proposed lot size is the minimum lot size necessary to support the use as prescribed by the PPS and Official Plan. The current proposed configuration provides a lot that: • Maintains agricultural character of the area • Is appropriate for the residential needs and servicing associated with the dwelling. • Does not remove any land from active production.	✓
iii. the severed lot shall be serviced by approved water supply and wastewater treatment facilities to be situated on the lot to be created;	A private septic system and a well are present. The on-site sewage evaluation confirms the existing septic system is in good working order and meets setback requirements relative to the proposed property line.	✓
iv. subject to the appropriate policies of this Plan, the severed lot shall be an appropriate distance from existing pits and quarries, waste disposal sites, and other potential land use conflicts;	N/A	✓
v. both the severed and retained lots shall be situated with frontage and safe and direct separate access onto a permanently maintained public road. Preference shall be given to locations on roads other than Provincial Highways or arterial roads;	Both the severed and retained lands have sufficient frontage along a maintained public road.	✓
vi. potential impacts of the consent on cultural heritage resources shall be assessed and mitigated where necessary;	N/A	✓
vii. the severed lot shall comply with the minimum distance separation formulae;	See the MDS section below.	✓
viii. The severed lot shall not be permitted within provincially significant features. Consents adjacent to provincially significant features, or within or adjacent to natural heritage features, shall be supported by an environmental impact study (EIS), prepared accordingly with the policies of Section 9.7.1	The proposed severance is not within or adjacent to any provincially significant features.	✓



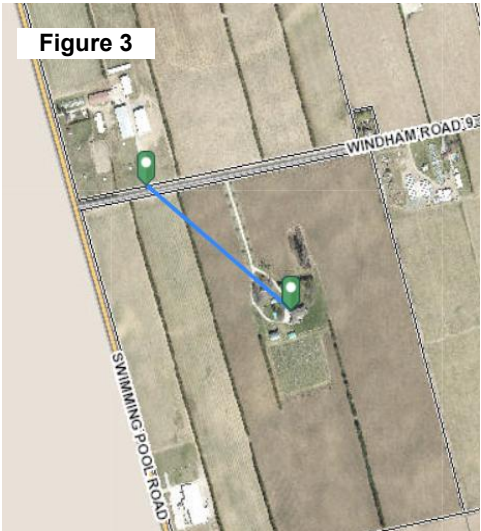
Surplus Dwelling Severance and Minor Variance | Planning Brief

42 Windham Road

ix. Severances to separate Accessory Rental Dwellings from the farm property will not be permitted [3-OP-2000, Amendment 124]	N/A	✓
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MDS

Section 7.2.3(c)(vii) of the Official Plan requires that all surplus farm dwelling severances comply with the minimum distance separation formulae. A review of land uses within approximately 1500m of the subject lands reveals there is one livestock operation approximately 385 from subject lands. The operation appears to be a horse farm based on the infrastructure present. As per Guideline #9 of the MDS guidelines - where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy. This is because a potential odour conflict may already exist between those surrounding livestock facilities or anaerobic digesters and the existing dwelling. There are no anaerobic digesters or livestock facilities present on the subject lands. As such, MDS calculations are not required.



Surplus Dwelling Severance and Minor Variance | Planning Brief

42 Windham Road

Zoning By-law of Norfolk County 1-Z-2014

Table 2 – 3.36 Surplus Farm Dwelling Severance

In addition to other provisions set out in this By-Law, where the Committee of Adjustment has approved the severance of a surplus farm dwelling lot (the “severed lot”) from an agricultural property (the “retained lands”) as a result of farm consolidation, the following provisions shall apply:

Provision	Comment	Complies
a) Notwithstanding the permitted uses in the Agricultural Zone (A), a single detached dwelling and home occupation shall not be permitted on the retained lands;	It is our understanding that a special zoning provision will be applied by the County prohibiting the construction of new dwellings on the retained lands.	✓
b) Any existing accessory buildings and structures existing on the severed lot at the time of severance, shall be deemed to be granted relief from the applicable building height and accessory building or structure lot coverage regulations existing at the time of severance and relief from the usable floor area regulation to a maximum of 200 square metres;	Recognizes the height and 200m ² of the building useable floor area. A minor variance is required to request relief related to floor area of existing accessory structures.	Minor Variance required..
c) Any existing residential dwelling on the severed lot shall be deemed to be granted relief from the front yard setback, interior side yard or exterior side yard setback provisions where a non-conformity exists at the time of severance;	None created.	✓
d) Any new zoning deficiencies created by the severance of the severed lot, excluding those matters set out in paragraphs (b) and (c) above, shall require zoning relief through the approval of a planning application;	minor variance required for the retained lands for 2.2 ha relief from Section 12.1.2(a)(i) and 1.75 m relief from Section 12.1.2(b) of the Zoning By-law.	Minor Variance required.
e) For any lands that are subject to the provisions of this Subsection, a Special Provision of 14.898 shall be added to the appropriate Zoning By-Law map schedule to reference this General Provision and its applicability. These amendments may be permitted from time to time without further notice being required. [1-Z-2016]	Noted.	✓



Surplus Dwelling Severance and Minor Variance | Planning Brief

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Table 3 – 3.2 Accessory uses to Residential Uses

3.2.1 No building or structure which is accessory to any permitted residential use in any Zone shall:

Policy	Comment	Complies
a) exceed a <i>building height</i> of 5 metres in an Urban Residential Zone (R1 to R6), 7 metres in the Resort Residential Zone (RR), 8 metres in the Agricultural Zone (A), and 6 metres in all other Zones [8-Z-2020];	Barn height is approximately two storeys. Recognized by 3.36 (b)	✓
b) occupy any part of a <i>front yard</i> , except: i. an <i>accessory building or structure</i> in an Agricultural Zone (A) which shall occupy no part of a <i>required front yard</i>;	See Section 3.36 (c)	✓
c) occupy any part of a required <i>exterior side yard</i> ;	N/A	✓
d) be nearer than 1.2 metres of a lot line within an interior side yard or 1.2 metres of an interior lot line within a front yard;	All accessory buildings to be included with this severance are over 1.2m away from the new lot line.	✓
e) be nearer than 1.2 metres of an interior lot line within a rear yard except: i. in the case of mutual private garage in the rear yard on a common interior side lot line, no separation distance is required; ii. in the case of a rear lot line adjoining a private or public lane, no setback is required;	All accessory buildings to be included with this severance are over 1.2m away from the new lot line.	✓
f) in the case of a through lot, be nearer than 6 metres from any street line or the average setback of the nearest structures whichever is less;	N/A	✓
g) occupy more than 10 percent of the lot area, for all accessory buildings together, to a maximum of 100 square metres usable floor area in all other Zones, excluding Agricultural Zone (A) where a maximum size of 200 square metres of usable floor area is permitted to a maximum of 10 percent of the lot area. Swimming pools shall not constitute a structure for the purposes of this provision;	Total useable floor area of all outbuildings and barn is approximately 610m ² . (figure 4). A minor variance to request 410m ² of relief will be required to accommodate the floor area of the existing structures.	Minor Variance Required
h) Be established on any lot until or unless the main building or use to which it is accessory is established.	N/A	✓

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As demonstrated by tables 2 and 3 above, the proposed severance complies with a majority of the provisions which have regard to surplus farm dwelling severances under the Zoning By-law. Minor variances will be required to request relief from sections 3.2(g) / 3.36(b), 12.1.2(a)(i) and 12.1.2(b).

Discussion

Section 4.3.3(c) permits the creation of one residential lot per farm consolidation for the severance of a residence surplus to a farm operation provided that it is limited to a minimum size needed to support the use and necessary servicing and that no new residential buildings are permitted to be built on the retained parcel.

Minimum Lot Area

Section 7.2.3(c)(ii) of the Norfolk County Official Plan states the severed lot “shall be of an appropriate size for the intended residential use, which shall be determined by the Zoning By-law and shall minimize the amount of agricultural land removed from production.” Section 12.1.2(a) of the Zoning By-law sets the minimum lot area for a residential lot surplus to a farm operation at 0.2ha (2,000m²). The existing residential use of the proposed 2.6ha surplus dwelling severance is inclusive of the three outbuildings and barn as they are accessory to the residential use. The outbuildings have not been used for agricultural purposes for almost 20 years. As shown in Figure 4, the outbuildings have since functioned as residential accessory buildings in support of the primary residential use in that time. Additionally, the



Figure 4 – Useable Floor Area

proposed severance does not remove any agricultural land from active production or negatively impact agricultural operations. The barn proposed to be included with the severance is not required to support the agricultural use and has been surplus to the farm operation for an equal amount of time.

The proposed lot size therefore complies with the PPS, Official Plan and zoning by-law as it represents the minimum size necessary to accommodate the existing residential use, which includes the primary dwelling, its accessory structures and private servicing as part of the proposed surplus farm dwelling severance.

Useable Floor Area

As seen in figure 4, the useable floor area of the existing outbuildings totals approximately 610m². The outbuildings have been surplus to the existing agricultural operation for decades. Section 3.2(g) of the Norfolk County Zoning By-law requires that all accessory to residential uses on a single lot occupy no more than 10% of

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the lot area to a maximum of 200m² in the Agricultural Zone. While the outbuildings do not exceed a lot coverage of 10% (approx. 2.4%) the permitted useable floor area for accessory buildings to residential uses in the agricultural area exceeds 200m². The below sections evaluate the proposed minor variance for Section 3.2(g)/3.36(b) of the Zoning By-law against the four tests of minor Variance:

Maintains General Intent and Purpose of the Zoning By-law:

The Zoning By-law is primarily concerned with ensuring that permitted uses are compatible with surrounding land uses and permits buildings accessory to residential use to be included in surplus farm dwelling severances. As shown in Table and Table, this application meets most of the criteria established in the Norfolk County Zoning By-law for a surplus farm dwelling severance and accessory uses to residential uses, with the exception of two provisions for the building area. However, there are important factors in this proposal that would indicate the barn and outbuildings qualify as accessory to residential buildings that should be included with the severance despite their deficiencies.

The outbuildings and barn being accessory to the residential use fits the definition of an accessory building as per Sections 2.1 and 2.2 of the Norfolk County Zoning By-law:

“ACCESSORY BUILDING OR STRUCTURE” shall mean a detached building or structure used for an accessory use, such as, without limitation, a detached garage or the storage or shelter of materials, equipment or other items, and may contain an accessory residential dwelling unit.”

“ACCESSORY USE” shall mean a use naturally and normally incidental to, subordinate to and exclusively devoted to a principal use and located on the same lot therewith.

Furthermore, the use of the surplus barn as an accessory building is in line with Section 2.5 of the PPS, which states:

“Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character and leveraging rural amenities and assets;*
- d) leveraging rural infrastructure efficiently”*

While Sections 3.2(g) and 3.36 (b) permit accessory residential buildings to a maximum size of 200m², it should be noted that that they do not occupy more than 10% of the lot area proposed to be severed (approx. 2.4%). The inclusion of the buildings would not negatively impact the agricultural operation on the retained lands. As such the proposed minor variance maintains the intent and purpose of the Zoning By-law.

Consistent With the Intent and Purpose of the Official Plan

The subject lands are designated agriculture under the Norfolk County Official Plan. Policies regarding this designation are primarily concerned with protecting agricultural production and minimizing the introduction of incompatible uses into the surrounding area in order to maintain rural character. The proposed severance does not seek to remove any agricultural land from active production and is seeking to include agricultural buildings which have been surplus to the farm operation for years and have operated as buildings which are accessory to the residential use in that time.

In the Official Plan, Section 2.1(c) encourages the maintenance of rural and small town character while Section 2.2.1.2(g) recognizes the preservation of rural context and agricultural heritage as a significant factor in contributing to the County’s economy. Including these buildings in the proposed severance serves to maintain these structures and allow them to continue to contribute to the County’s rural character.



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Allowing these buildings to continue to function as a residential accessory building in support of the primary residential use will ensure their preservation, thereby helping to fulfill the objective of Section 2.2.1.2(g) and aligning with the theme expressed in Section 2.1(c) of the Official Plan. As such, the proposed minor variance is consistent with the intent and purpose of the Official Plan.

Is The Application Minor In Nature?

The request to provide relief to Section 3.2(g) of the Zoning By-law does not introduce incompatible uses into the agricultural area and seeks to formalize the existing use of these outbuildings and the barn as accessory to residential buildings, which they meet the definition of within the Zoning By-law. As they have been surplus to the farming operation for quite some time, the inclusion of these buildings in the severance will not have any adverse effects on the farming operation. As such the proposed minor variance is minor in nature.

Is The Application Desirable for the Appropriate Use of the Land, Building, Or Structure?

To maintain the intent of maintaining the rural character for the economic benefit of the County, as is the intent of the Official Plan, relief to Section 3.2(g) is necessary. While the County has acknowledged that Section 3.36(b) of the Zoning by-law is intended to be removed or modified, its inclusion in the by-law demonstrates that such relief is necessary to preserve the rural character of the County. The request to include these buildings in the requested severance is consistent with the County's intent to maintain rural character which the Official Plan recognizes as a significant factor to contributing to the County's economy. Including these buildings as part of the residential use will not adversely affect the farming operation on the retained lands as they are surplus to its needs. As such, the proposed minor variance is desirable for the agricultural area.

For these reasons the requested minor variance to provide 410m² of relief from Section 3.2(g) and 3.36 b) of the Zoning By-law to the useable floor area of the outbuildings and barn to be included in this severance meet the four tests of minor variance. As such a decision by the Committee of adjustment to approve the Surplus Farm Dwelling Severance and associated minor variances would be consistent with the Planning Act, PPS, Norfolk County Official Plan and Zoning By-law.



Surplus Dwelling Severance and Minor Variance | Planning Brief

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Summary

This application seeks approval for a Surplus Farm Dwelling Severance to sever approximately 2.6ha from a 40.4ha agricultural parcel municipally known as 42 Windham Road 9. The proposed severance contains four existing outbuildings. The severance will not remove actively farmed agricultural land from production and represents the minimum area required to accommodate the existing use and servicing for the lot. The existing bunkhouse on the subject lands is proposed to be demolished.

Additionally, the minor variance applications included with this submission seek relief of 410m² from Sections 3.2(g) and 3.36(b), 2ha from Section 12.1.2(a)(i), and 1.75m from Section 12.1.2(b) of the Zoning By-law. As demonstrated in this report, the requested variances meet the four tests of a minor variance, remain compatible with surrounding land uses, and maintain the rural character of the County as intended by the Official Plan.

As such, approval of the severance and minor variance applications by the Norfolk County Committee of Adjustment would be consistent with the Provincial Policy Statement, the Norfolk County Official Plan, and the Zoning By-law.

Report prepared by:

James Canzano, BA Spec Hons
Planner

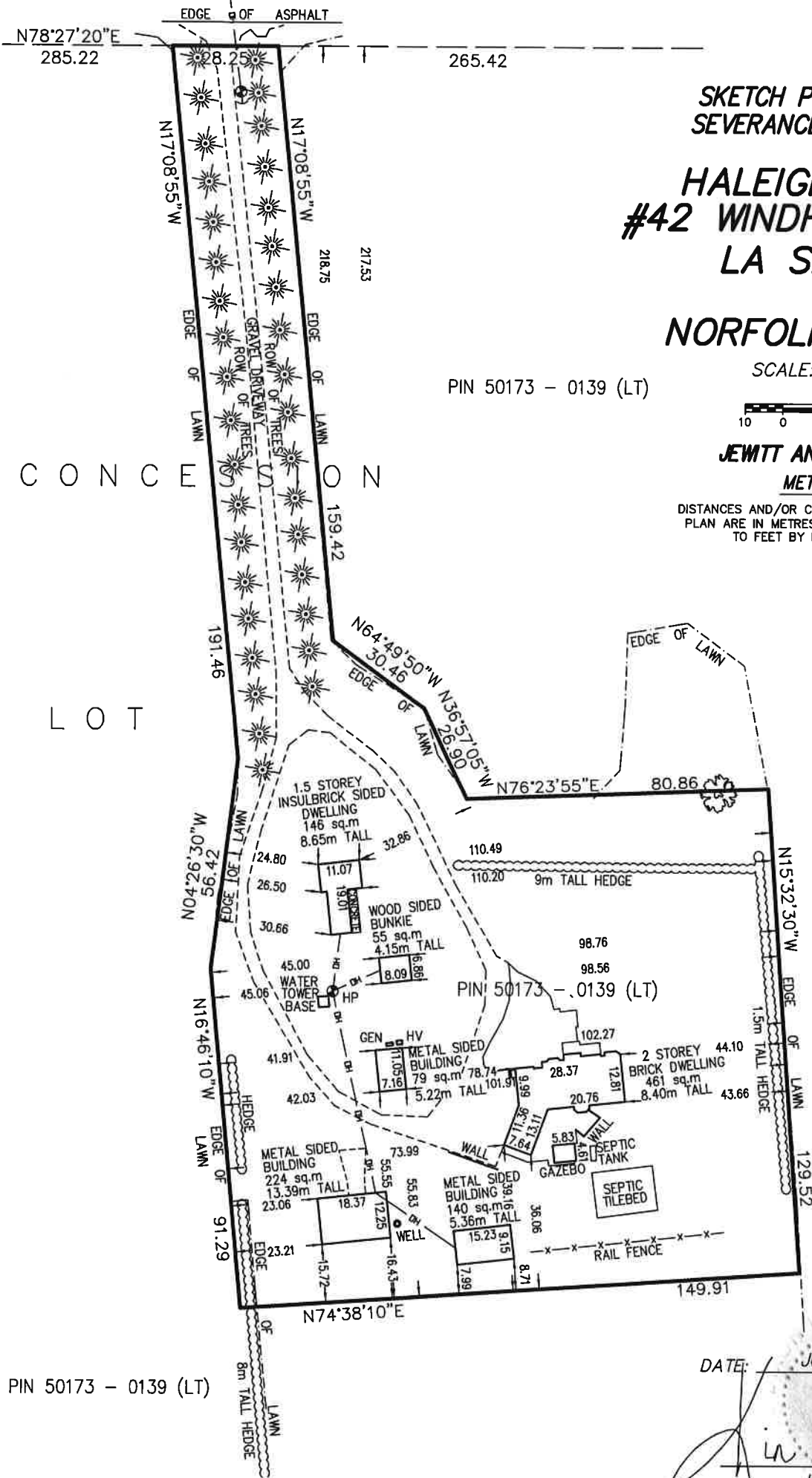
G. DOUGLAS VALLEE LIMITED

Consulting Engineers, Architects & Planners

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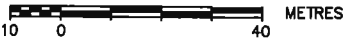
COUNTY ROAD 9



SKETCH PREPARED FOR
SEVERANCE APPLICATION
FOR
HALEIGH PICARD
#42 WINDHAM ROAD 9
LA SALETTE
IN
NORFOLK COUNTY

PIN 50173 - 0139 (LT)

SCALE: 1 : 1500



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C O N C E S S I O N

L O T

2 4

PIN 50173 - 0139 (LT)

DATE: JUNE 2, 2026

[Signature]
KIM HUSTED, O.L.S.

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PROPERTY DESCRIPTION:
PART LOT 24, CONCESSION 9
TOWNSHIP OF WINDHAM
NORFOLK COUNTY



JEWITT AND DIXON
ONTARIO LAND SURVEYORS
A Division of Kim Husted Surveying Ltd.

SURVEYING
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GIS

650 Ireland Rd., Simcoe, ON N3Y 4K2
T: (519) 426-0842 www.jdbarnes.com

DRAWN BY: J.L.M.	CHECKED BY: K.S.H.	REFERENCE NO.: 26-54-586-00
		DATED: JUNE 2, 2026

Property Information	
Municipal Address	42 WINDHAM RD 9
Assessment Roll Number	3310-491-020-210-00-0000
Date of Evaluation	Apr 26 2026

Evaluators Information	
Evaluators Name:	MIKE JANSEN
Company Name:	Jansen Landscape
Address:	557 Schaefer Rd. Delhi, ONT
Phone:	519-410 6453
Email	JansenLandscaping@gmail.com
BCIN #	39310
Purpose of Evaluation	☐ Consent ☐ Zoning ☐ Minor Variance ☐ Site Plan ☐ Building Permit Application ☒ Other <u>Severance</u>
Building Information	☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural

Gross building area: (m ²):	521
Number of bedrooms:	3
Number of fixture units:	45.0
Daily Design Flow: (Litres)	4007.5
Is the building currently occupied?	☒ Yes ☐ No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	8
Site slope	☐ Flat ☒ Moderate ☐ Steep
Soil condition:	☐ Wet ☒ Dry
Surface discharge observed	☐ Yes ☒ No
Odour detected:	☐ Yes ☒ No
Weather at time of evaluation:	Sunny

System Description	
☐ Class 1 - Privy ☐ Class 2- Greywater ☐ Class 3 - Cesspool ☒ Class 4 - Leaching Bed) ☐ Class 5 - Holding Tank	

Type of leaching bed. Class 4 –Leaching Bed only – Complete & attach Worksheet E		
---	--	--

☐ A. Absorption Trench	☒ B. Filter Bed	☐ C. Shallow Buried Trench
☐ D. Advance Treatment System	☐ E. Type A Dispersal Bed	☐ F. Type B Dispersal Bed

Existing Tank Size (litres): 9015		
☒ Pre-cast Concrete	☐ Plastic	☐ Fibreglass
☐ Wood	☐ Other (specify):	Pump: ☐ Yes ☐ No

☒ In ground system	☐ Raised Bed system Height raised above original grade (metres)
--	---

Setbacks (metres)	Tank	Distribution Pipe
Distance to buildings & structures	3.04 m	6.4 m
Distance to bodies of water	NONE NEAR	NONE NEAR
Distance to nearest well	59.74 m	43.28 m
Distance to proposed property lines	Front: 71 m Rear: 55.16 m	Left: 83.5 m Right: 53.34 m

Distance to proposed property lines	Front: 85 m Rear: 37.94 m	Left: 70.7 m Right: 46.6 m
-------------------------------------	------------------------------	-------------------------------

South
West
East

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	1600
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			1600

B) Plus Additional Flow for:				
Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.				
	Quantity	(Q) Litres	Total	
Either	Each bedroom over 5	500		
Or	Floor space for each 10m ² over 200m ² up to 400m ²	100		
	Floor space for each 10m ² over 400m ² up to 600m ²	75	2407.5	
	Floor space for each 10m ² over 600m ²	50		
Or	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)	50		
Subtotal (B)				
Subtotal A+B=Daily Design Flow (Q)			4007.5	

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units	How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	=
Bathtub only(with or without shower)	1.5	X 5	= 7.5
Shower stall	1.5	X	=
Wash basin / Lavatory (1.5 inch trap)	1.5	X 9	= 13.5
Water closet (toilet) tank operated	4.0	X 5	= 20.0
Bidet	1.0	X	=
Dishwasher	1.0	X 1	= 1
Floor Drain (3 inch trap)	3.0	X	=
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	=
Domestic washing machine	1.5	X 1	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X 1	= 1.5
Other:			
Total Number of Fixture Units:			45

1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.

Worksheet C: Other occupancies types

Camp for the Housing of Workers	Number of Employees	(Q) Litres	Total
Note: building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
Daily Design Flow (Q)			

Other Occupancy Daily Design Flow Calculation (Q)

To calculate the daily design flow for occupancies, please refer to Ontario Building Code Division B – Part 8 Table 8.2.1.3.B

Establishment	Operator Example: number of seats, per floor area, number of employees/students	Volume Litres	Total
Daily Design Flow (Q)			

Work Sheet D: Septic Tank Size

Minimum septic tank size permitted by the Ontario Building Code is 3600 litres.

Minimum holding tank size permitted by the Ontario Building Code is 9000 litres.

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
Residential Occupancy house, apartment, camp for housing of workers	4007.5	X 2 = 8015
All Other Occupancies		X 3 =
Holding Tank		X 7 =

Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F

☐ A. Absorption Trench

Total length of distribution pipe

Conventional $(Q \times T) \div 200 =$ _____ m
 Type I leaching chambers $(Q \times T) \div 200 =$ _____ m
 Type II leaching chambers $(Q \times T) \div 300 =$ _____ m
 Configured as: _____ runs of _____ m Total: _____ m

☒ B. Filter Bed

Effective Area

If $Q \leq 3000$ litres per day use $Q \div 75$

If $Q > 3000$ litres per day use $Q \div 50$

Level II-IV treatment units,
use $Q \div 100$

Distribution Pipe

Contact Area = $(Q \times T) \div 850$

Mantel (see Part 1)

Effective area: $4007.5(Q) \div 50$ (75, 50, or 100) = 80.15 m²
 Configured as: 9.98 m x 5.99 m
 Number of beds 2

Number of runs: 10 Spacing of runs: .91 m
 Contact Area: $(4007.5(Q) \times 8(T)) \div 850 =$ 37.7 m²

☐ C. Shallow Buried Trench

Percolation time
(T) of soil in
minutes:

Length of
distribution pipe
(metres)

$1 < T \leq 20$

$Q \div 75$ metres

$20 < T \leq 50$

$Q \div 50$ metres

$50 < T < 125$

$Q \div 30$ metres

(L) = _____ (Q) $\div$ _____ (75, 50, 30) = _____ m
 Configured as: _____ runs of _____ m Total: _____ m

☐ D. Advance Treatment System

Provide description of system.

☐ E. Type A Dispersal Bed

Stone Layer

If $Q \leq 3000$ litres per day, use $Q \div 75$

If $Q > 3000$ litres per day, use $Q \div 50$

Sand Layer

$1 < T \leq 15$ use $(Q \times T) \div 850$

$T > 15$ use $(Q \times T) \div 400$

Stone Layer = _____ (Q) $\div$ _____ (75 or 50) = _____ m²

Sand Layer = (_____ (Q) $\times$ _____ (T)) $\div$ (850 or 400) = _____ m²

☐ F. Type B Dispersal Bed

Area = $(Q \times T) \div 400$

Linear Loading Rate (LLR)

$T < 24$ minutes, use 50 L/min

If $T \geq 24$ minutes, use 40 L/min

Area = (_____ (Q) $\times$ _____ (T)) $\div$ 400 = _____ m²

Pump chamber capacity = _____ L

Length $(Q \div \text{LLR}) =$ _____ m

Bed configuration = _____ m $\times$ _____ m = _____ m²

Number of Beds = _____

Distribution Pipe

Configured as: _____ runs of _____ m Total: _____ m

Overall System Rating

- ☒ System working properly / no work required.
- ☐ System functioning / Maintenance required.
- ☐ System functioning / Minor repairs required
- ☐ System failure / Replacement required.

Additional Comments:

Note: Any repair or replacement of an on-site sewage system requires a building permit.

Contact the _____ at (519) 426-5870 ext. 6016 for more information.

Verification

Owner:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Halukh Partridge (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.

Owners Signature: H. Partridge

Date: April 26, 2026

Evaluator:

I, Mike Jansen declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which can affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature: Mike Jansen

Date: April 26 2026

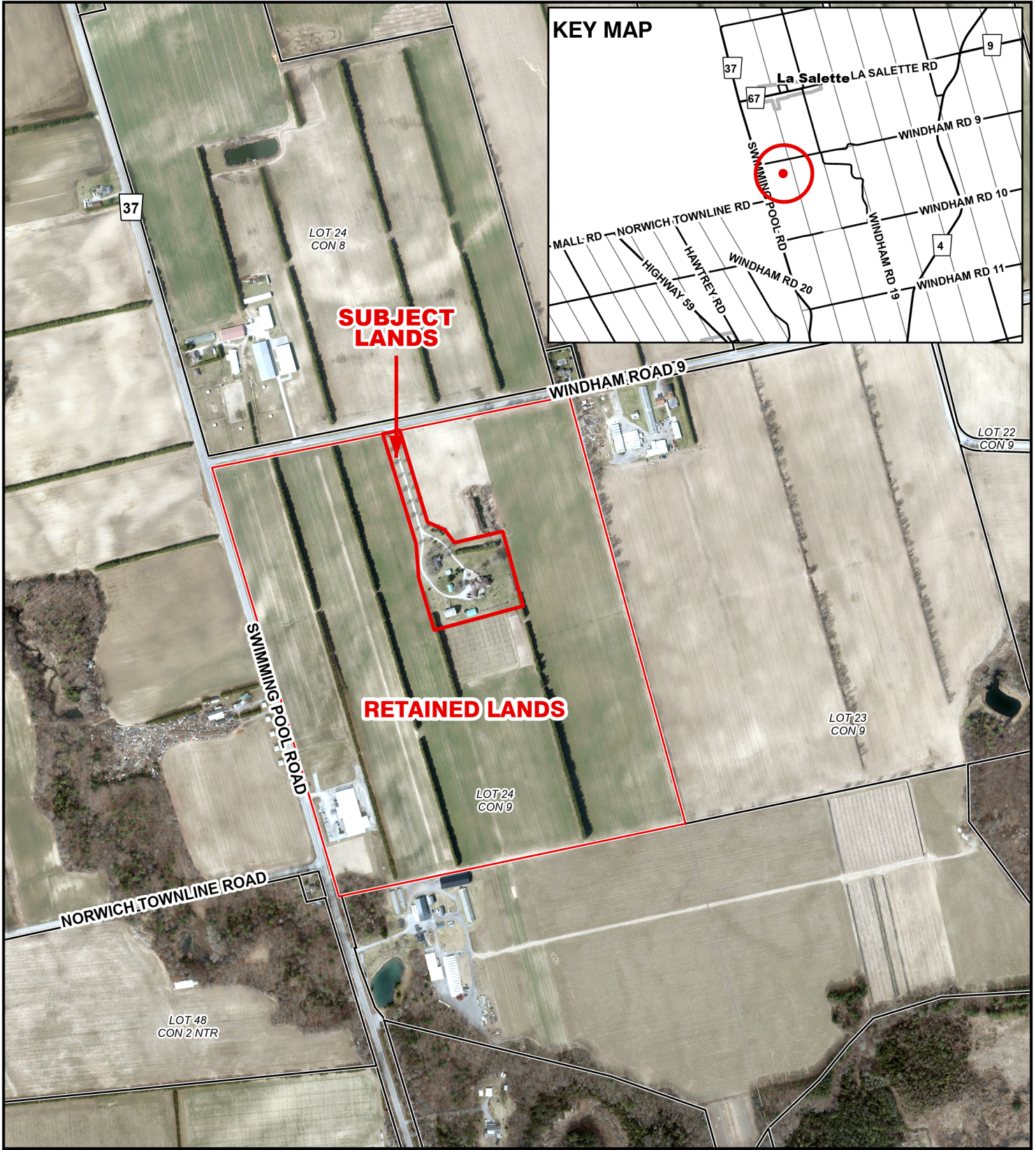
Building Department Review

Comments: /

Building Inspectors Name:

Building Inspector Signature:

Date:

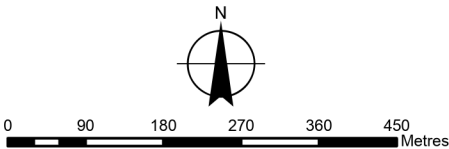


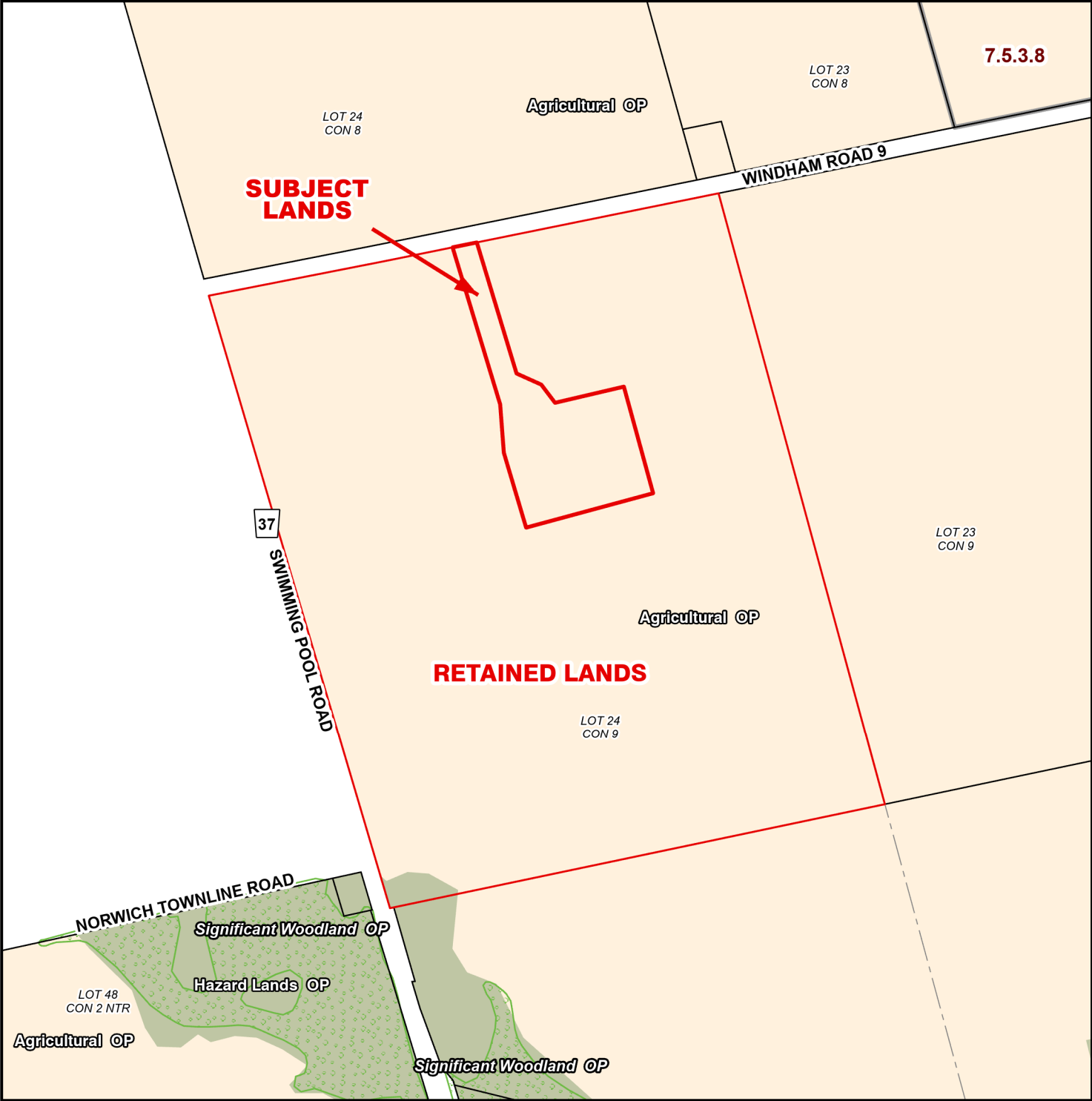
Legend

-  Subject Lands
-  Lands Owned

9/2/2026

2025 Air Photo





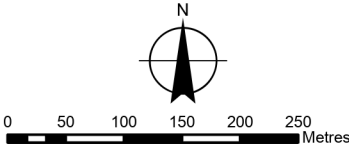
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- Subject Lands
- Lands Owned

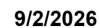
Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

9/2/2026



BNPL2026171
ANPL2026192



HL - Hazard Land Zone

-

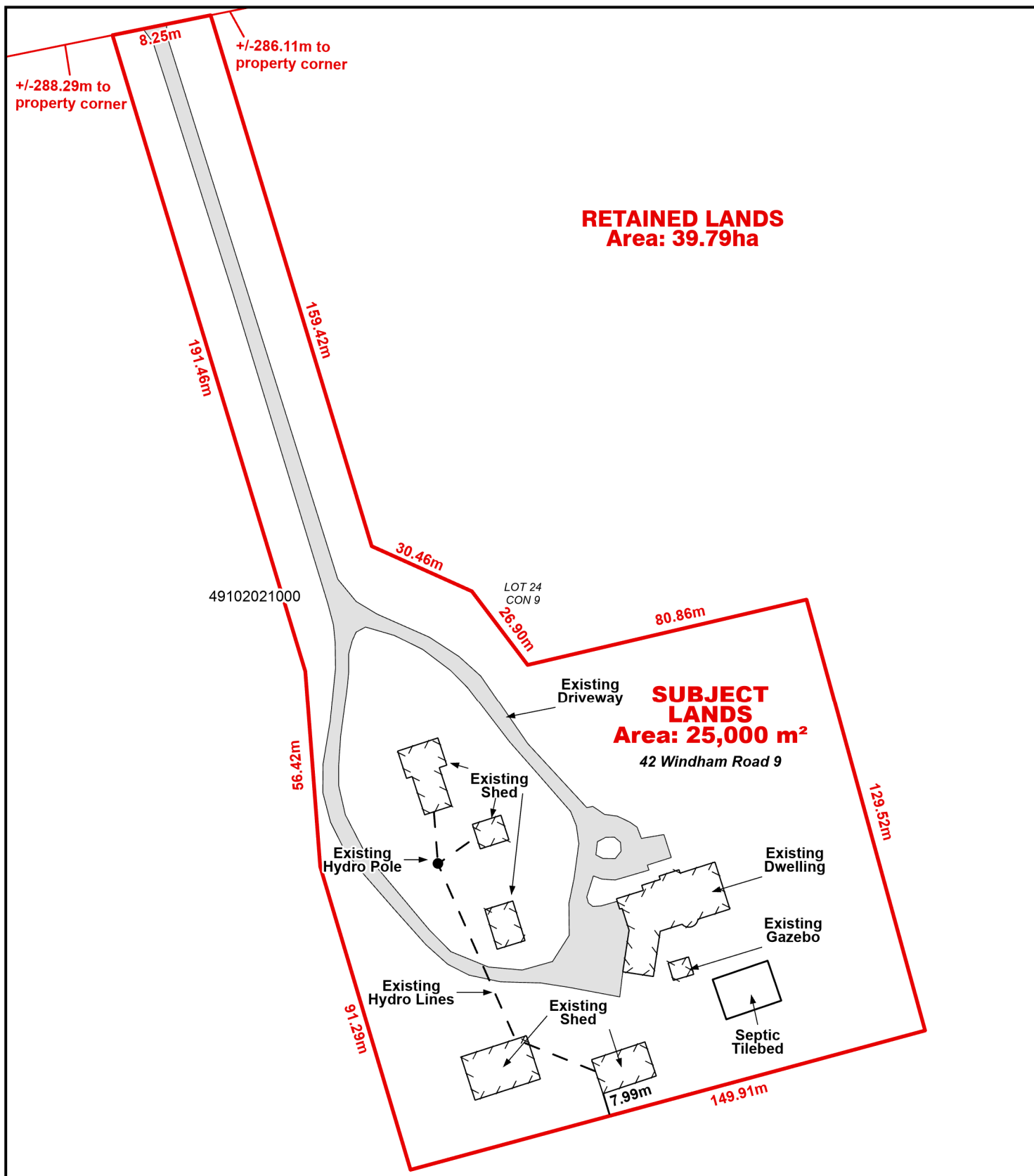
MAP D

CONCEPTUAL PLAN

Geographic Township of WINDHAM

BNPL2026171

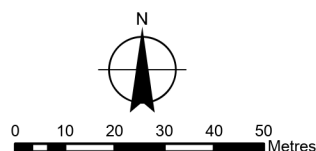
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Legend

- Subject Lands
- Lands Owned

9/2/2026



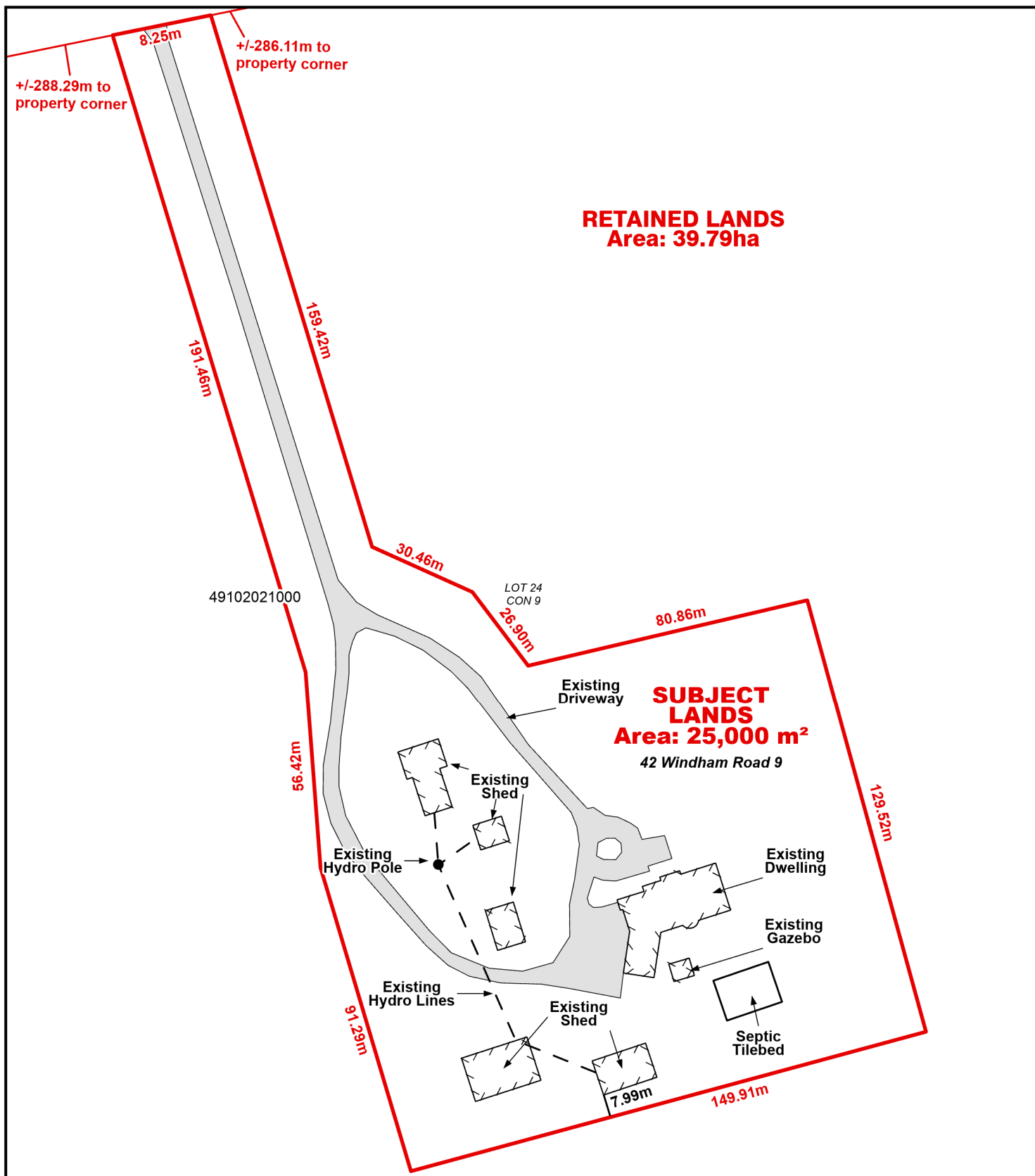
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of WINDHAM

BNPL2026171

ANPL2026192



Legend

- Subject Lands
- Lands Owned

9/2/2026

