



# vallee

*Consulting Engineers,  
Architects & Planners*

July 4, 2022

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

**Attention: Hannelore Yager, MScPI**

**Reference: 4671 Highway 3, Simcoe – MTO Requirements  
G. Douglas Vallee Limited on behalf of Michelle Miller  
Project# 22-056**

Dear Hanne,

The purpose of this letter is to provide Norfolk County with a formal response to the MTO requirements regarding the proposed severance at 4671 Highway 3 Simcoe. The MTO has indicated that in order to support a severance application and issue the necessary entrance permits, the severed and retained lands must be rezoned to restrict the permitted uses on both parcels.

The MTO has requested that the permitted uses on both parcels be limited to a single detached dwelling ONLY with all other permitted uses being removed as of right. The intent of removing additional permitted uses is to limit future intensification and traffic on these parcels. This request does not limit the construction of future accessory structures in accordance the relevant bylaw provisions.

This request has been reviewed and accepted by the applicant / owner. If you require any further information, please do not hesitate to contact me at [scottpuillandre@gdvallee.ca](mailto:scottpuillandre@gdvallee.ca) or 519-426-6270.

Regards,

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Scott Puillandre, CD, MSc  
Planner  
**G. DOUGLAS VALLEE LIMITED**  
Consulting Engineers, Architects & Planners

H:\Projects\2022\22-056 Miller - Highway 3, Simcoe Ontario\Agency\2022.07.04 MTO Response letter.docx

c. Jodie Lucente, Senior Project Manager, Ministry of Transportation



# vallee

*Consulting Engineers,  
Architects & Planners*

June 7, 2022

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

**Attention:** Hannelore Yager, MScPI

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

Dear Hanne,

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

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

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

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

Regards,

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Scott Puillandre, CD, MSc  
Planner

**G. DOUGLAS VALLEE LIMITED**  
Consulting Engineers, Architects & Planners

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**Consulting Engineers, Architects & Planners**



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Ontario Association  
of Architects

## Planning Department Development Application Form

### Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

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

### Pre-Submission Consultation “Pre-consultation”:

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal, with approval from the Director of Planning or delegate. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the County and Agency staff to identify the required information and materials to be submitted with the application in order for it to be considered complete. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please **include a copy of the Pre-consultation minutes with your application** as part of the submission package. It should be noted that **pre-consultation minutes are valid for one year after the meeting date.**

### Development Application Process

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its

acceptability to the other agencies and is subject to statutory *Planning Act* decision timeframes.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

### **Notification Sign Requirements**

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1842 or [planning@norfolkcounty.ca](mailto:planning@norfolkcounty.ca). Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.



**For Office Use Only:**

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

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

- ☐ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired end result of this application (for example: a special zoning provision on the subject lands to include additional use(s), changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

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**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 both owner and agent noted above.

☐ Owner

☐ Agent

☐ Applicant

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

\_\_\_\_\_  
\_\_\_\_\_

## B. Location, Legal Description and Property Information

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

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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 corresponding number:

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3. Present use of the subject lands:

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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:

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5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

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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:

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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:

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

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9. Existing use of abutting properties:

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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:

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### C. Purpose of Development Application

**Note: Please complete all that apply.**

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

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2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

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3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☐ No If yes, describe its effect:

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4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☐ No If yes, describe its effect:

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5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?  
☐ Yes ☐ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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6. 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: \_\_\_\_\_

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Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

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**9. Site Information****Zoning****Proposed**

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

**10. Building Size**

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

**11. Off Street Parking and Loading Facilities**

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Residential (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m2
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

\_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Seating Capacity (for assembly halls or similar): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

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#### 14. Institutional (if applicable)

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

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#### 15. Describe Recreational or Other Use(s) (if applicable)

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#### **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):

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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:

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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. 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:

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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:

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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:

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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. 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. Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

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

### Sewage Treatment

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

### Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street: \_\_\_\_\_

## G. 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.

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## 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 properly named 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

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:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study

- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.



### J. 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.

### K. 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.

### L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

D. Michelle Miller

Owner/Applicant Signature

May 31, 2022

Date

### M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Dorothy Michelle Miller and Jason Goodbrand am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

D. Michelle Miller

Owner

J. Goodbrand

Owner

May 31, 2022

Date

May 31 2022

Date

**N. Declaration**

I, Michelle Miller of Simcoe

solemnly declare that:

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

Declared before me at:

THE REGION OF NIAGARA

D. Michelle Miller

Owner/Applicant Signature

In THE CITY OF NIAGARA FALLS

This 1st day of JUNE

A.D., 2022

[Signature]  
A Commissioner, etc.

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

## Committee of Adjustment Application to Planning Department

### Complete Application

A complete Committee of Adjustment application consists of the following:

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

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

Please review all of the important information summarised below.

### Before your Application is Submitted

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

### After Your Application is Submitted

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

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

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

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

**Additional studies** required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

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

### **Notification Sign Requirements**

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or [Committee.of.Adjustment@NorfolkCounty.ca](mailto:Committee.of.Adjustment@NorfolkCounty.ca)

**For Office Use Only:**

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

---

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

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

**Property Assessment Roll Number:** \_\_\_\_\_**A. Applicant Information****Name of Owner** \_\_\_\_\_

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

**Name of Applicant** \_\_\_\_\_

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

**Name of Agent**

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☐ Owner

☐ Agent

☐ Applicant

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

**B. Location, Legal Description and Property Information**

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

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

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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.

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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:

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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:

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

---

9. Existing use of abutting properties:

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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:

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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: \_\_\_\_\_

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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:

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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:

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---

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:

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Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

## F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

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

### Sewage Treatment

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

### Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

---

## G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☐ No

If yes, how many people are employed on the subject lands?

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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.

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## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

## I. Transfers, Easements and Postponement of Interest

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

### Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

D. Michelle Miles

Owner/Applicant/Agent Signature

May 31, 2022

Date

### J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Dorothy Michelle Miller and Jason Goodbrand am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

D. Michelle Miles

Owner

May 31, 2022

Date

[Signature]

Owner

May 31 2022

Date

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

**K. Declaration**

I, Michelle Miller of Simcoe

solemnly declare that:

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

Declared before me at:

THE REGION OF NIAGARA

D. Michelle Miller

Owner/Applicant/Agent Signature

In THE CITY OF NIAGARA FALLS

This 1st day of JUNE

A.D., 20 22

[Signature]  
A Commissioner, etc.

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



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

135

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

PAY TO THE  
ORDER OF

Norfolk County

Sixty Seven Hundred & Eighty Three <sup>xx</sup>/<sub>100</sub>

\$6783.00

100 DOLLARS



Security features  
included.  
Details on back.

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

MEMO

zoning & severance

Michelle Miller

MP

⑈ 135⑈ ⑆ 22002⑈004⑆ 0317⑈6294192⑈





# 4671 Highway 3 Renton

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

JUNE 7

---

**G. Douglas Vallee Limited**

Authored by: Scott Puillandre, CD, MSc

Reviewed by: Eldon Darbyson, BES, MCIP, RPP



**vallee**

*Consulting Engineers,  
Architects & Planners*

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### 1.0 Introduction

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

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

The resultant lot sizes would be as follows:

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

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

This application:

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

### 2.0 Purpose

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

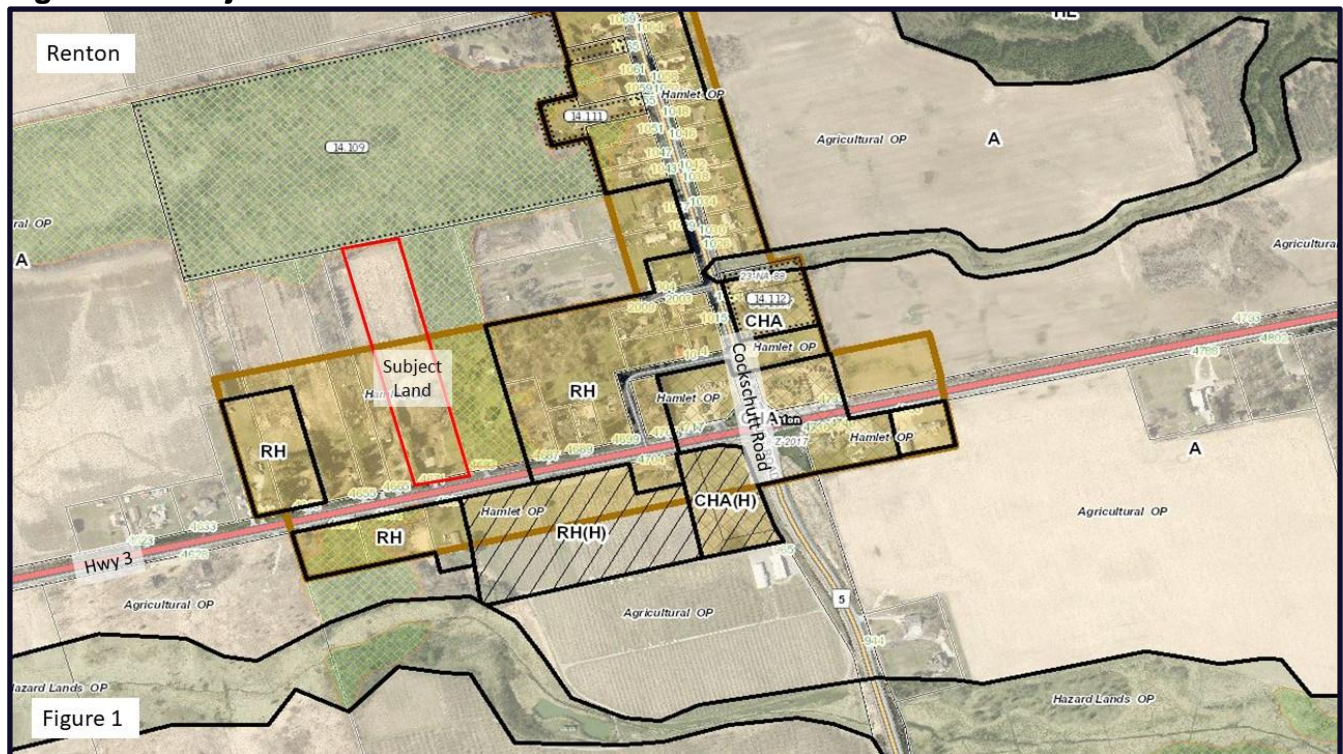
Current Parts	Proposed Lot Sizes
<b>Part 1 (Severed Lands)</b> <ul style="list-style-type: none"><li>- No municipal address</li><li>- Vacant unused portion of 4671 Highway 3</li></ul>	0.40ha (1.0ac)
<b>Part 2 (Retained Lands)</b> <ul style="list-style-type: none"><li>- 4671 Highway 3</li><li>- Large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



### 3.0 Site description

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

**Figure 1 – Subject Lands**



### 4.0 Surrounding Uses

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

### 5.0 Supporting Information

Appendices to this report include the following:

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



## 6.0 Planning Review

### 6.1 Planning Act

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

### 6.2 Provincial Policy Statement 2020

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

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

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

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

#### 6.2.1 Summary of PPS Review

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

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

### 6.3 Norfolk County Official Plan (NCOP)

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

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

### 6.3.1 Summary of Official Plan review

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

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

### 6.4 Norfolk County Zoning Bylaw

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

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

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

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

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

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

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

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

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

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

### 6.4.3 Summary of Zoning Bylaw Review

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

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

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

## 7.0 Conclusion

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

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

## **Appendices**

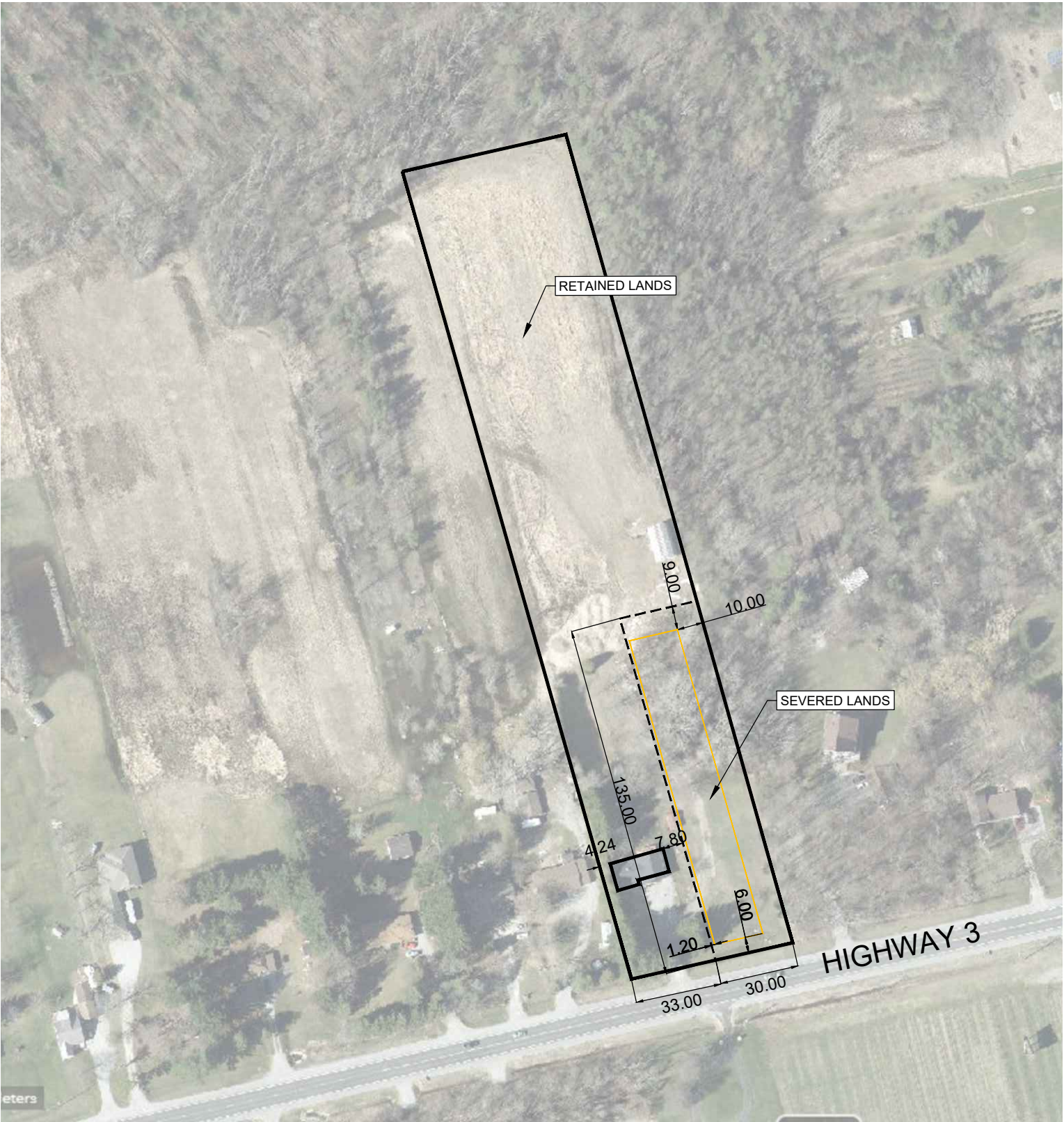
**Appendix A – Severance Sketch**

**Appendix B – Official Plan Compliance Chart**

**Appendix C – Proposed Rezoning Map**

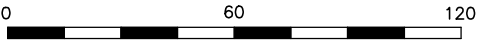


AREA TABLE:	
SEVERED:	4050m <sup>2</sup>
RETAINED:	16,120 <sup>2</sup>
TOTAL:	20,170m <sup>2</sup>



DATE	REVISION

SCALE 1:2000



Stamp

**PRELIMINARY**  
NOT TO BE USED  
FOR CONSTRUCTION



vallee

Consulting Engineers,  
Architects & Planners

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

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

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

**Norfolk County Official Plan – Policy Compliance Table**

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

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

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

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



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

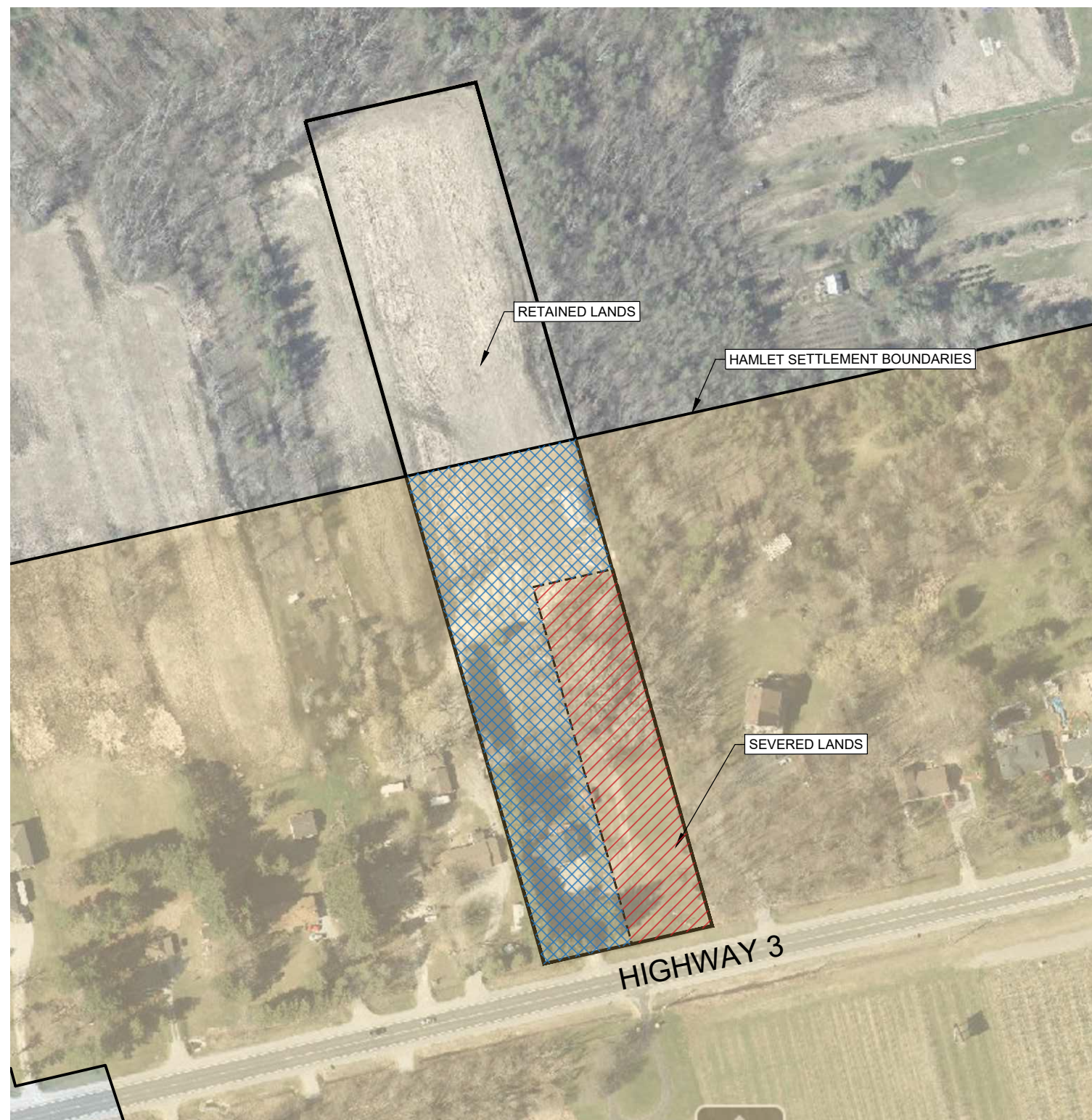
	<p>Section 7.5.2 d) states: Additional residential development within a Hamlet Area shall be encouraged to occur through infilling or in-depth development. Provision shall be made at appropriate locations to provide access from the main road to an additional tier of lots behind existing development. The County shall strongly discourage linear development along roads.</p>		
9.6.3.2	<p><b>General Consent to Sever Land Policies</b> 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.</p> <p>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:</p> <p>9.6.3.2 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:</p> <ul style="list-style-type: none"> <li>i. consents shall only be granted when the land fronts onto an existing, assumed public</li> </ul>	<p>A plan of subdivision is not necessary to facilitate the proposed severance, therefore the policies below apply.</p> <p>i. Both the subject lands and retained lands have frontage onto Hwy 3.</p>	✓

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



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

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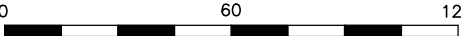
AREA TABLE:	
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RETAINED:	16,120 <sup>2</sup>
TOTAL:	20,170m <sup>2</sup>

LEGEND:	
SEVERED: -AREA TO BE RE-ZONED TO RH WITH SPECIAL PROVISION	
RETAINED: -AREA OF POTENTIAL RE-ZONING TO RH	

DATE	REVISION

SCALE 1:2000

0 60 120




Stamp

**PRELIMINARY**

**NOT TO BE USED**

**FOR CONSTRUCTION**



**vallee**

*Consulting Engineers,  
Architects & Planners*

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

Project Title		
4671 HIGHWAY 3		
Drawing Title		
ZONING SKETCH		
Designed by :	Drawn By : NBN	Checked By :
Scale : 1:2000	Date : JUNE 1, 2022	Drawing No. <b>01</b>
Project No. 22-056		



METRIC  
DISTANCES AND CO-ORDINATES SHOWN ON  
THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 1, PLAN 37R-2018  
PIN 50284-0267

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 2R- _____ RECEIVED AND DEPOSITED.		
DATE _____ JULY 11, 2022		DATE _____		
J. MUIR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF BRANT (No. 2).		
SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA IN HECTARES
1	12	14	50284-0287	0.404
2				1.607
PARTS 1 AND 2 COMPRISE ALL OF PIN 50284-0287.				

PLAN OF SURVEY OF  
PART OF LOT 12  
CONCESSION 14  
(GEOGRAPHIC TOWNSHIP OF TOWNSEND)  
NORFOLK COUNTY  
SCALE 1:500  
MacAULAY, WHITE & MUIR LTD.

NOTE:  
BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99962. ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED. ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN. ALL PINS ARE LT UNLESS NOTED (R).

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010) CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.		
POINT ID	NORTHING	EASTING
A	4745584.94	563317.91
B	4745439.15	563355.65
CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND  
SIB - STANDARD IRON BAR  
SSIB - SHORT STANDARD IRON BAR  
IB - IRON BAR  
CC - CUT CROSS  
CP - CONCRETE PIN  
□ - PLANTED  
■ - FOUND  
● - ROUND  
WT - WITNESS  
S - SET  
-X- CHAIN LINK FENCE  
D1 - PIN 50284-0287 (INST. NR466942)  
D2 - PIN 50284-0288 (INST. NR536389)  
D3 - PIN 50284-0286 (INST. NR271542)  
P1 - PLAN 37R-2018  
P2 - REGISTERED PLAN 574  
CB - CATCH BASIN

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 4th DAY OF JULY, 2022.

JULY 11, 2022  
JOHN W. MUIR  
ONTARIO LAND SURVEYOR

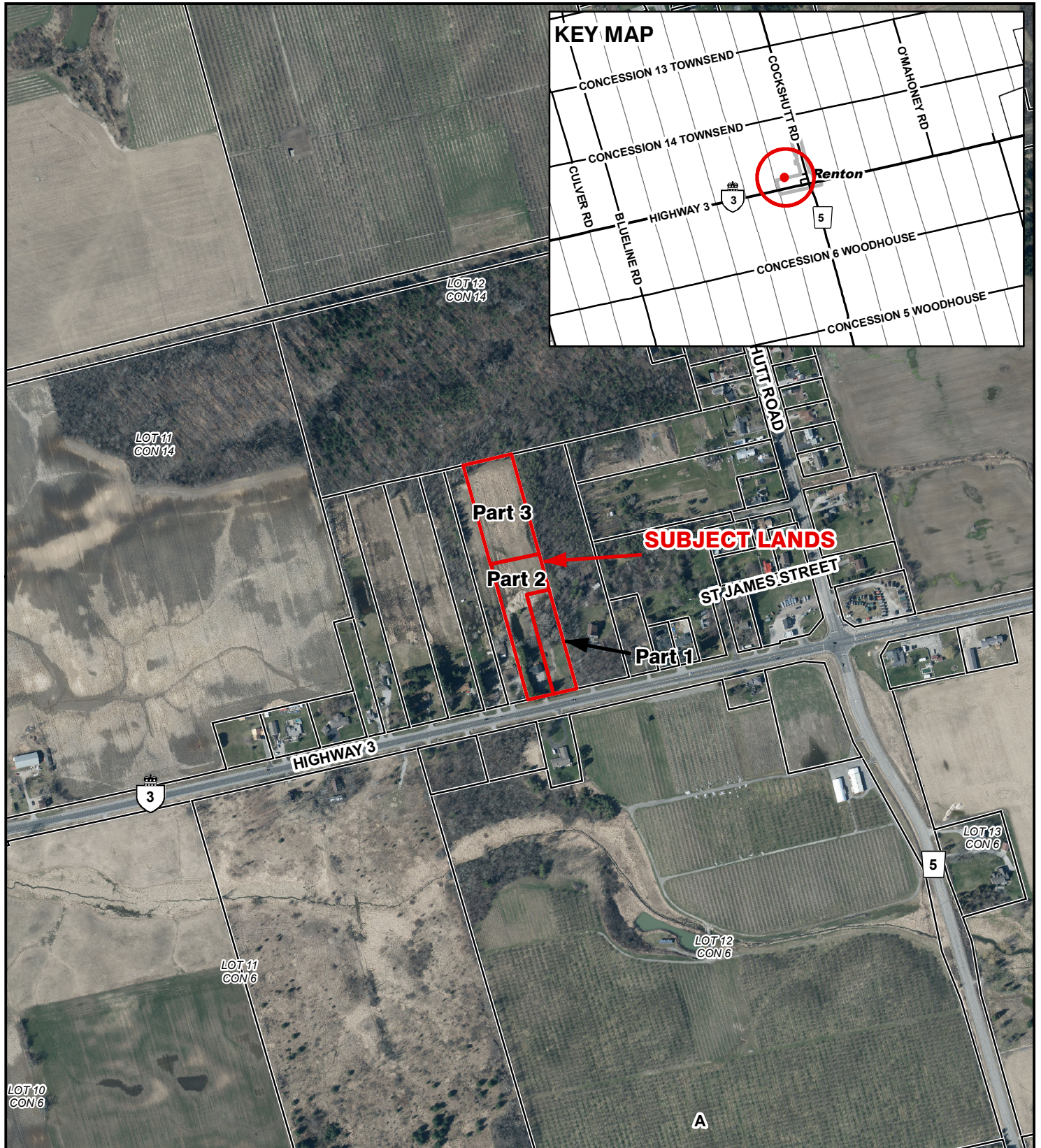
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-

MacAULAY, WHITE & MUIR LTD.  
ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS  
440 HARDY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5L8  
TEL 519-752-0040 FAX 519-752-0087 mmsurvey@bellnet.ca



CONTEXT MAP

Geographic Township of TOWNSEND

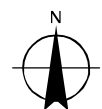


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Subject Lands

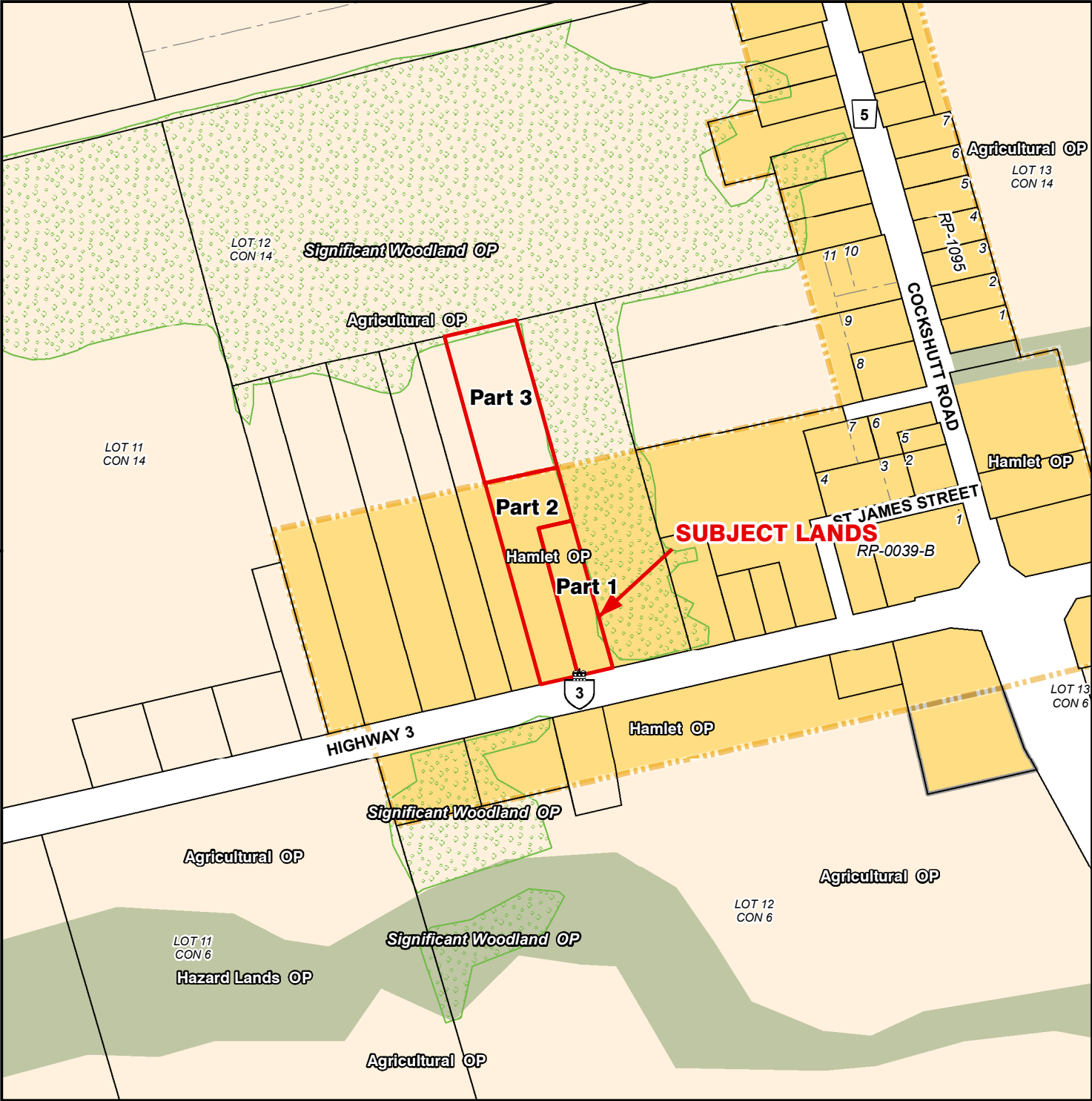
2020 Air Photo

8/9/2022




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








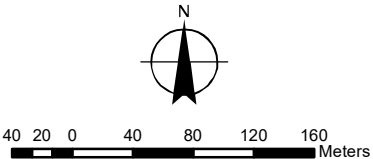
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 Subject Lands

**Official Plan Designations**

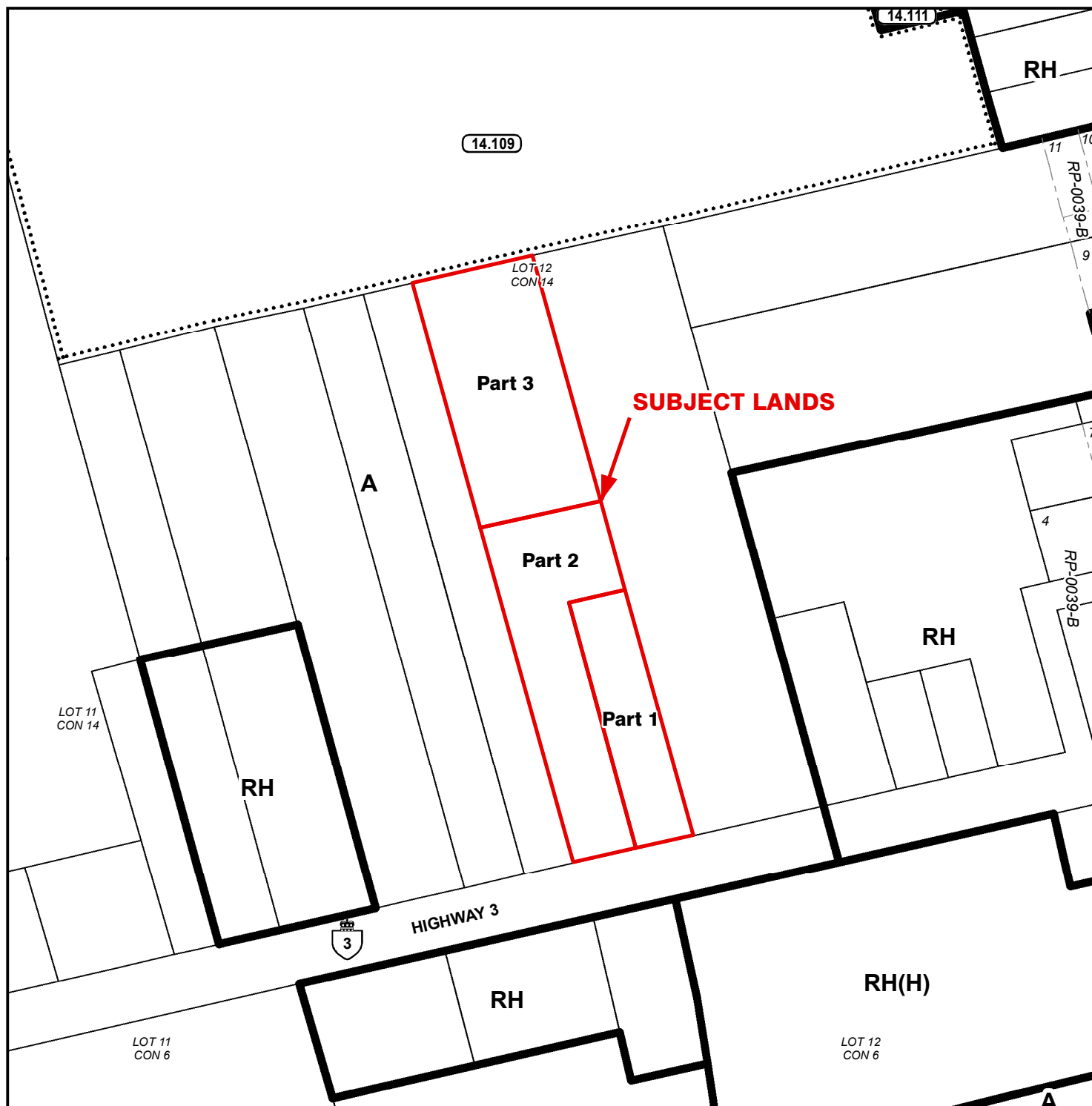
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|--|--|
|  Agricultural |  Hamlet Area Boundary |
|  Hazard Lands |  Significant Woodland |
|  Hamlet       |  |

8/9/2022



**PROPOSED ZONING BY-LAW AMENDMENT MAP**

Geographic Township of TOWNSEND



**LEGEND**

Subject Lands

ZONING BY-LAW 1-Z-2014

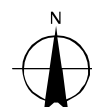
8/9/2022

(H) - Holding

A - Agricultural Zone

RH - Hamlet Residential Zone

20 10 0 20 40 60 80 Meters



**Part 1**  
From: Agricultural  
To: Residential Hamlet  
with special provision

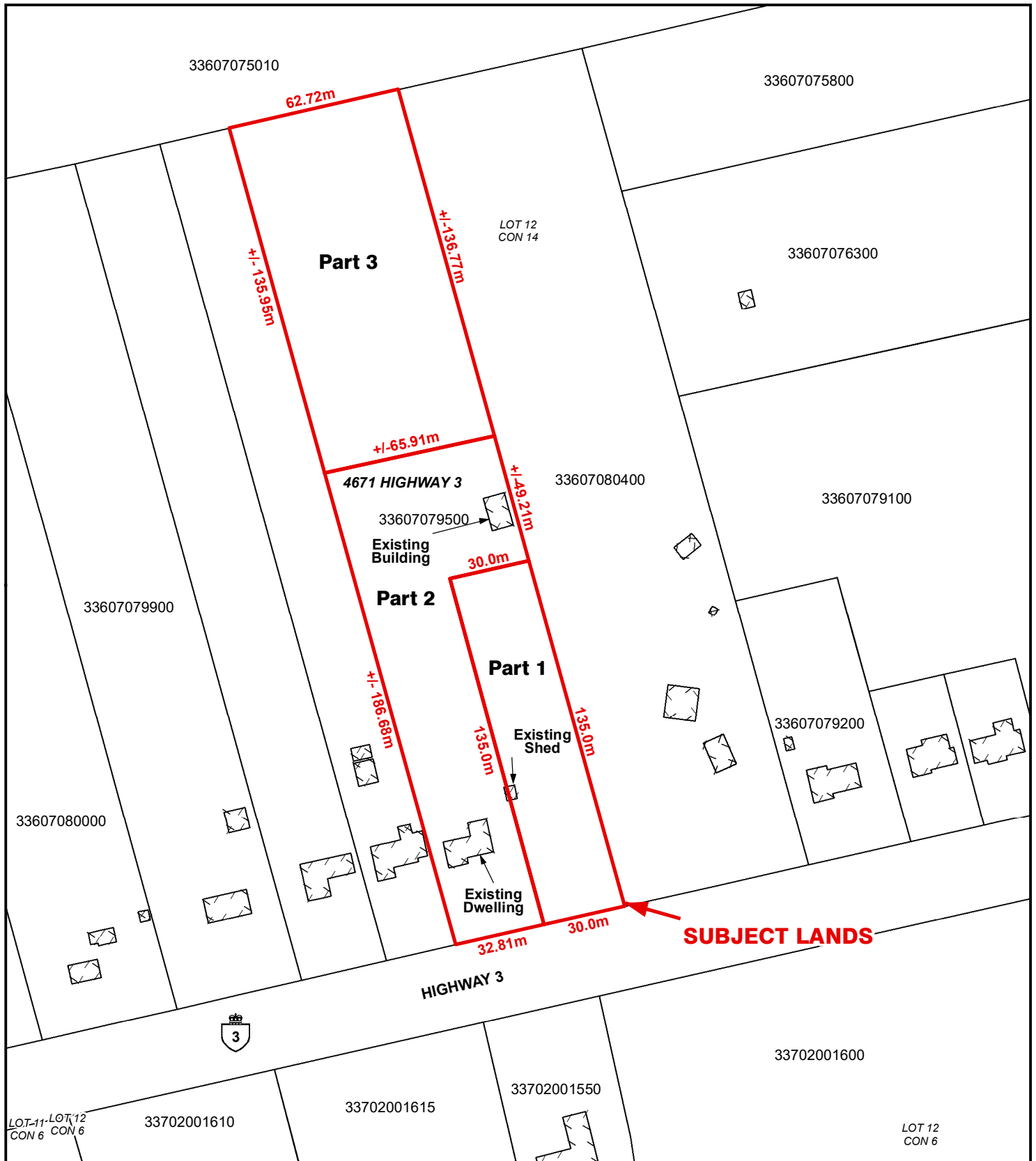
**Part 2**  
From: Agricultural  
To: Residential Hamlet  
with special provision

**Part 3**  
From: Agricultural  
To: Agricultural  
with special provision



**CONCEPTUAL PLAN**

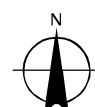
Geographic Township of TOWNSEND



**Legend**

Subject Lands

8/9/2022



10 5 0 10 20 30 40  
Meters