



**For Office Use Only:**

File Number \_\_\_\_\_  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted \_\_\_\_\_  
Complete Application \_\_\_\_\_

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

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

- Zoning By-Law Amendment – Regular
- Zoning By-Law Amendment - Major
- Zoning By-Law Amendment - Minor
- Temporary Use By-law

**Property Assessment Roll Number:** \_\_\_\_\_

**A. Applicant Information**

*Note: It is the responsibility of the owner to notify the Planner of any changes in ownership or authorized applicant within 30 days of such a change*

**Name of Owner** \_\_\_\_\_

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 \_\_\_\_\_

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application 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):

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

Municipal Civic Address: \_\_\_\_\_

Land acquisition date (if known): \_\_\_\_\_

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: \_\_\_\_\_

2. Is there a site-specific provision on the subject lands?

Yes  No  If yes, please specify the corresponding number:

\_\_\_\_\_

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 will be retained, demolished or removed.

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5. If an addition to an existing building is being proposed, please explain the proposed use.

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6. Please describe **all proposed** buildings or structures/additions on the subject lands.

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7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being of cultural heritage value or interest?

Yes  No

If yes, identify and provide details:

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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 describe the proposed development on the subject lands:

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2. Please explain why it is not possible to comply with the provisions of the Zoning By-law :

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3. Have the subject land or lands within 120 metres ever been and/or currently are the subject of a Planning Act application:

- Plan of Subdivision  Yes  No
- Official Plan Amendment  Yes  No
- Zoning Bylaw, or Zoning Order Amendment  Yes  No
- Site Plan  Yes  No
- Consent/Minor Variance  Yes  No

If yes, indicate the application file number and the status of the application \_\_\_\_\_

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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 land use inventory showing all known former uses of the subject lands, and/or when applicable, the adjacent lands, is required.

Is the land use inventory of former land uses attached?  Yes  No

**E. Provincial Planning Statement**

1. Is the requested amendment consistent with the Provincial Planning Statement 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 Planning Statement?

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, Intake Protection Zone (IP-Z), Issue Contributing Area (ICA), please attach relevant information and approved mitigation measures from the Risk Management 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**

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**

1. Indicate what services are available or proposed:

**Water Supply**

Municipal piped water

Individual wells

Communal wells

Other (describe below):   
\_\_\_\_\_

**Storm Drain**

Storm sewers

Open ditches

Other (describe below):   
\_\_\_\_\_

**Sewage Treatment**

Municipal sewers

Communal system

Septic tank and tile bed in good working order

Other (describe below):   
\_\_\_\_\_

**Existing or proposed access to subject lands**

Municipal road

Provincial highway

Unopened road

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

Other (describe below):   
\_\_\_\_\_

2. Does the application require development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed?

Yes  No

If yes, provide (i) Servicing Options Report and (ii) hydrogeological report with submission.

**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. Indicate below or on a separate attachment, the applicant's proposed strategy for consulting with the public on the request for a zoning by-law amendment.

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- 
3. 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 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 545/06](#).

A sketch showing, in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location 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*) that,
  - i. are located on the subject land and on land that is adjacent to it, and
  - ii. in the applicant's opinion, may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) 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;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
- g) the location and nature of any easement affecting the subject land



The following additional plans, studies and reports, including but not limited to, **may** be required as part of a complete application submission:

- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- 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
- Agricultural Impact Assessment
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Calculations
- Noise or Vibration Study
- Record of Site Condition
- Stormwater Management Report
- Traffic Impact Study

The approval of the proposed development might be subject to additional federal or provincial legislation, municipal by-laws or other agency approvals.

**I. Transfers, Easements and Postponement of Interest**

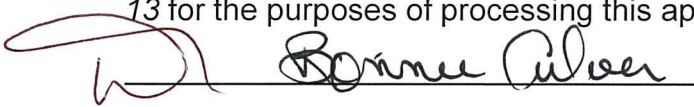
The owner acknowledges and agrees that if required it is their solicitor’s responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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


**Permission to Enter Subject Lands**

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

**Freedom of Information**

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

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

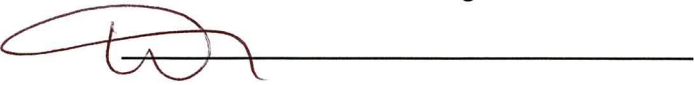
  
\_\_\_\_\_  
Date

**J. Owner’s Authorization**

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

I/We WILLIAM BIRDIE COUNTY am/are the registered owner(s) of the lands that is the subject of this application.

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

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date

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

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 disclose the registration of all transfer(s) of land and/or 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 to undertake the registration of postponements of any charges in favour of the County.

J. 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 purpose of making inspections associated with this application, during normal and reasonable working hours.

K. 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 purpose of processing this application.

Handwritten signature of Bonnie Ailuer and date January 21, 2021.

Owner/Authorized Applicant Signature

Date

L. 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(s) must complete the authorization set out below.

I/We WILLIAM GUY & BONNIE AILUER am/are the registered and authorized owner(s) of the lands that is the subject of this application.

I/We authorize WILLIAM GUY & BONNIE AILUER 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.

Handwritten signature of Bonnie Ailuer.

Owner

Owner

Handwritten date January 21, 2021 and Jan 21/26.

Date

Date



**K. Declaration**

I, Kayla Deleuze of Brant  
solemnly declare that:

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

Declared before me at:

Norfolk County

Kayla Deleuze  
Owner/Applicant/Agent Signature

In Simcoe

This 27 day of Feb

A.D., 2026

[Signature]

Fabien Fidalgo Serra, a  
Commissioner, etc., Province of Ontario  
for the Corporation of Norfolk County  
Expires October 3, 2026

A Commissioner, etc.

**Planning Justification Report**

Consent and Re-zoning application

Lot 8/9 Elizabeth Street, Walsh

Wednesday January 7, 2026



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

### **1.0 INTRODUCTION**

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

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

### **2.0 SUBJECT LANDS DESCRIPTION**

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

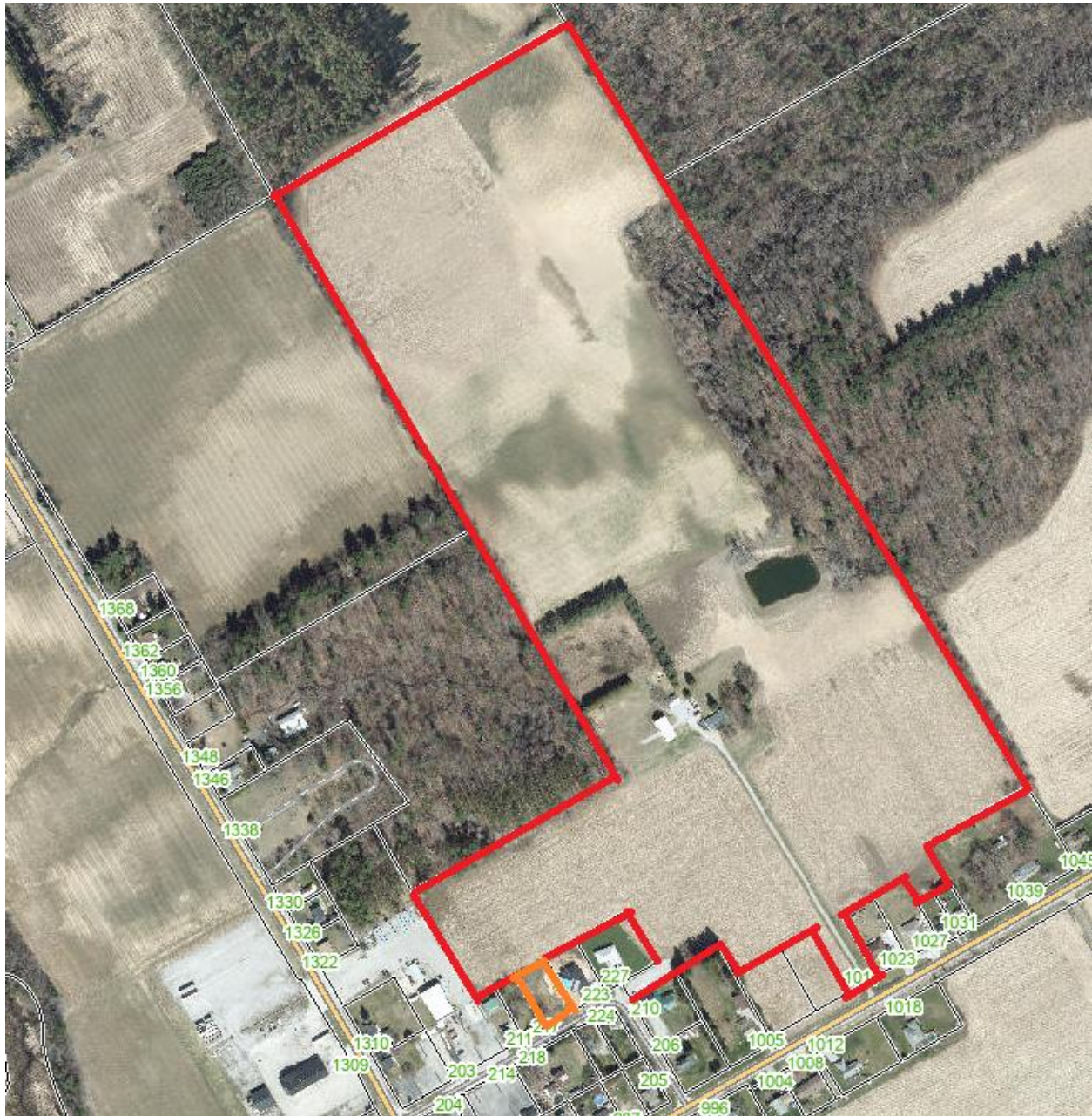
The subject lands (to be severed) are vacant and are currently part of an existing farm parcel. The consent application would seek to sever a residential lot from the farm parcel that would be located between two other residential lots and that fronts onto Elizabeth Street.

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

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

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

**Map 1: Location of Subject Lands and proposed severed lot**

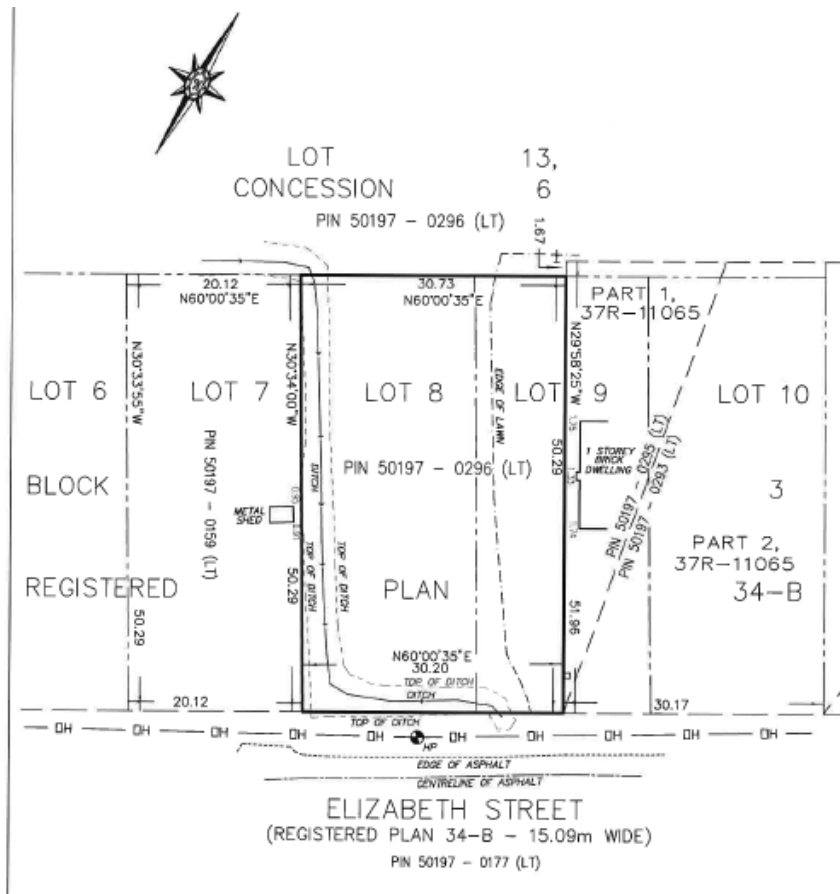


Official Plan Designation & Zoning By-law Provisions

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



### Map 3: Survey Sketch of the Proposed Severed Lands



#### 4.0 LAND USE PLANNING POLICY FRAMEWORK & ANALYSIS

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

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

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

#### 4.1 PROVINCIAL PLANNING STATEMENT, 2024 FRAMEWORK & ANALYSIS

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

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

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

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

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

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

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

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

## **4.2 NORFOLK COUNTY OFFICIAL PLAN FRAMEWORK & ANALYSIS**

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

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

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

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

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

### 5.3 Housing

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

### 6.3 Community Structure and Growth Framework

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

i) Urban Areas; and

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

- Hamlet Areas; and
- Resort Areas.

### 6.6 Hamlet Areas

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

The County will promote limited growth in Hamlet Areas and support their rural character and evolving role as service and residential centres to the agricultural community in recognition of changing social and economic conditions. Limited growth will be permitted provided that the growth is within the Hamlet Area boundary designated on Schedule “B” to this Plan, will not be detrimental to the rural character of the surrounding agricultural

and/or resource area, will not have adverse environmental or human health consequences, and will not have a negative impact on the County’s financial sustainability.

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

### 7.5 Hamlet Designation

There are 42 Hamlet Areas located within the County. These Hamlets originated as service centres for the surrounding agricultural areas and as residential centres. The Hamlet Areas represent an alternative to the Urban Areas. These roles shall be encouraged to continue. Hamlet development, in the form of residential, commercial, industrial, recreational and institutional facilities provide important services to the surrounding Rural Area. Hamlet development is a preferred alternative to scattered nonfarm development that reduces the impact of development on farming operations in the Rural Area.

#### 7.5.1 Permitted Uses in Hamlet Designation

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

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

#### 7.5.2 Land Use Policies of the Hamlet Designation

The following policies apply to land designated Hamlet.

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

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

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

	previous consideration as part of that plan's approval.	
iv) the pattern of new development will be a logical extension of the existing built-up area;	The proposed new lot is of the same size, shape and character of other residential lots within the immediate community and represents a logical infilling opportunity within the hamlet.	Yes
v) the available community facilities, such as community centres, schools, convenience commercial, recreation or cultural facilities can accommodate the proposed development;	The Hamlet of Walsh offers a suitable amount of community facilities to service the new proposed residential infill lot.	Yes
vi) the area of the proposed development shall not be permitted in Provincially Significant Features or Hazard Lands, identified on Schedules "B" of this Plan;	The proposed new residential lot will not be in or near a provincially significant feature or hazard lands.	Yes.
vii) the area of the proposed development shall not be permitted in or on adjacent land to the Natural Heritage Features identified on Schedule "C" and/or Tables 1 and 2 or on Schedule "G" and Table 6 of the Lakeshore Special Policy Area Secondary Plan, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 3.5 (Natural Heritage Systems) and Section 11 (Lakeshore Special Policy Area Secondary Plan) of this Plan;	The proposed new residential lot will not be in or near a Natural Heritage feature.	Yes
viii) the area of the proposed development shall not be located within, and will not have a negative impact on, a	The proposed new residential lot will not be in or near a Natural Resource Area.	Yes

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

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

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

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

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

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

### 9.6.3.2 General Consent to Sever Land Policies

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

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

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

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

<p>appropriate for the use proposed, considering the level of services available, the soil conditions, and other factors. No parcel shall be created which does not conform to the provisions of the Zoning By-law, except where a minor variance has been secured, in accordance with Section 9.6.3.1 (Minor Variances) of this Plan.</p>	<p>character with the surrounding residential lots. The lot size will create adequate space for a future dwelling, gardens, septic system and well. The parcel size is considered appropriate but will require relief from the provisions of the Hamlet Residential Zone of the Zoning By-law.</p>	
<p>9.6.3.2.e) A hydrogeological study to confirm soil conditions and suitability for potential future private services may be required where the retained or severed parcel(s) is(are) sufficiently large to accommodate subsequent lots.</p>	<p>There are existing residential lots with dwellings that have functional septic systems and wells for water supply. A hydrological study is not required. Furthermore, the proposed severance involves 1.5 residential lots previously approved in a historical subdivision. Servicing would have been a previous consideration as part of that plan's approval.</p>	<p>Yes.</p>
<p>9.6.3.2.f) Consents for building purposes shall not be permitted under the following circumstances:  i) the land is located within any Natural Heritage Features, as defined by this Plan, and a suitable building site cannot be found through the evaluation completed in an Environment Impact Study;  ii) the land is located in a floodplain;  iii) the land is located on or within 500 metres of a Bedrock Resource Area, 300 metres of a Sand and Gravel Resource Area, or 75 metres of mineral or petroleum</p>	<p>The proposed severance is not in or near a Natural Heritage feature.</p>	<p>Yes</p>

resource deposits or an active petroleum well, as identified in the Oil, Gas and Salt Resources Library of the Ministry of Natural Resources and Forestry; iv) Provincial or County transportation objectives, standards or policies cannot be maintained; or v) the created and retained parcels cannot be provided with an adequate level of service.		
9.6.3.2.g) On the granting of an application for consent, conditions may be imposed on the severed and retained parcels.	Agreed.	Yes
9.6.3.2.h) Compliance with the Minimum Distance Separation Formulae shall be required subject to the policies of Section 7.2 (Agricultural Designation).	The proposed severance is not near any livestock operations.	Yes

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

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

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

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

## New Residential Lot

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

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

## Retained Farm parcel

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

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

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

## 5. CONCLUSION

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

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

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

Prepared and submitted by:

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

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

SCALE: 1 : 500



DECEMBER 30, 2025



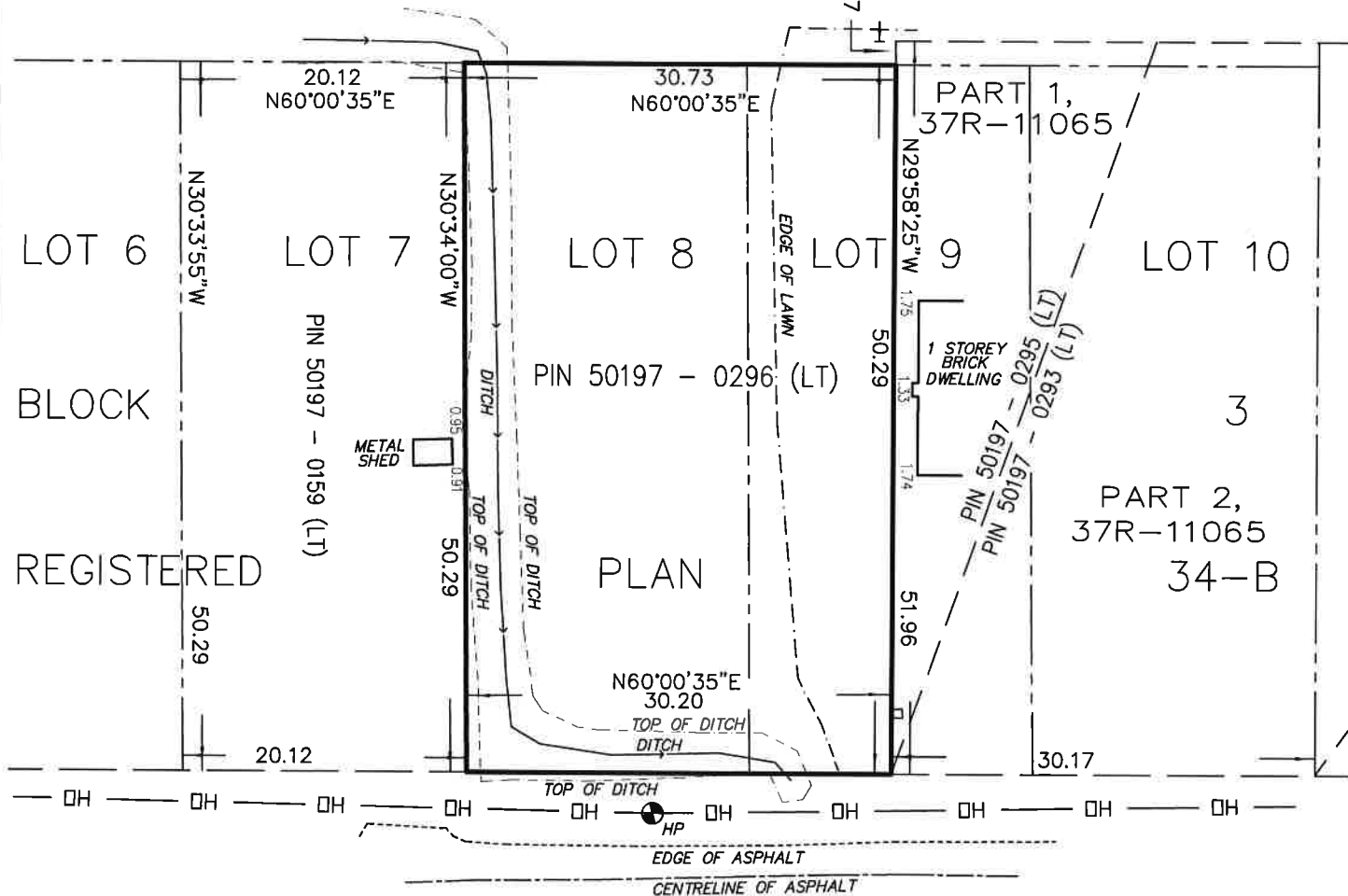
METRIC NOTE:

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

CAUTION:

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

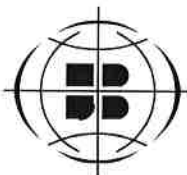
LOT 13,  
CONCESSION 6  
PIN 50197 - 0296 (LT)



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PROPERTY DESCRIPTION:

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



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

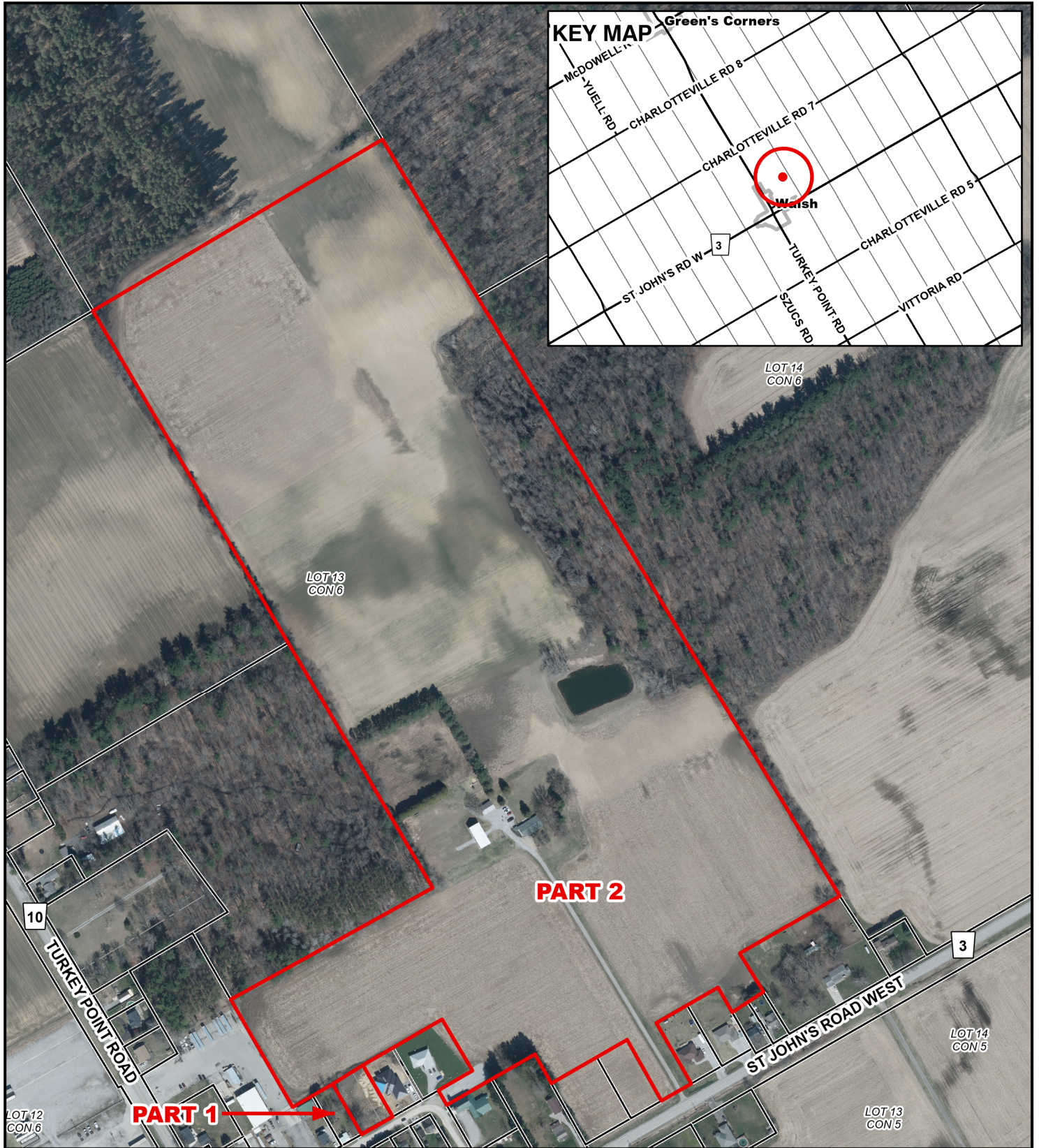
SURVEYING  
MAPPING  
GIS

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.: 25-54-487-00
DATED: DECEMBER 30, 2025		

**MAP A**  
**CONTEXT MAP**  
Geographic Township of CHARLOTTEVILLE

ZNPL2026008

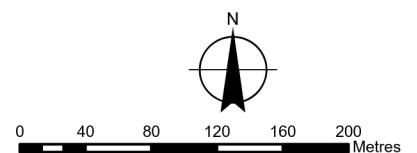


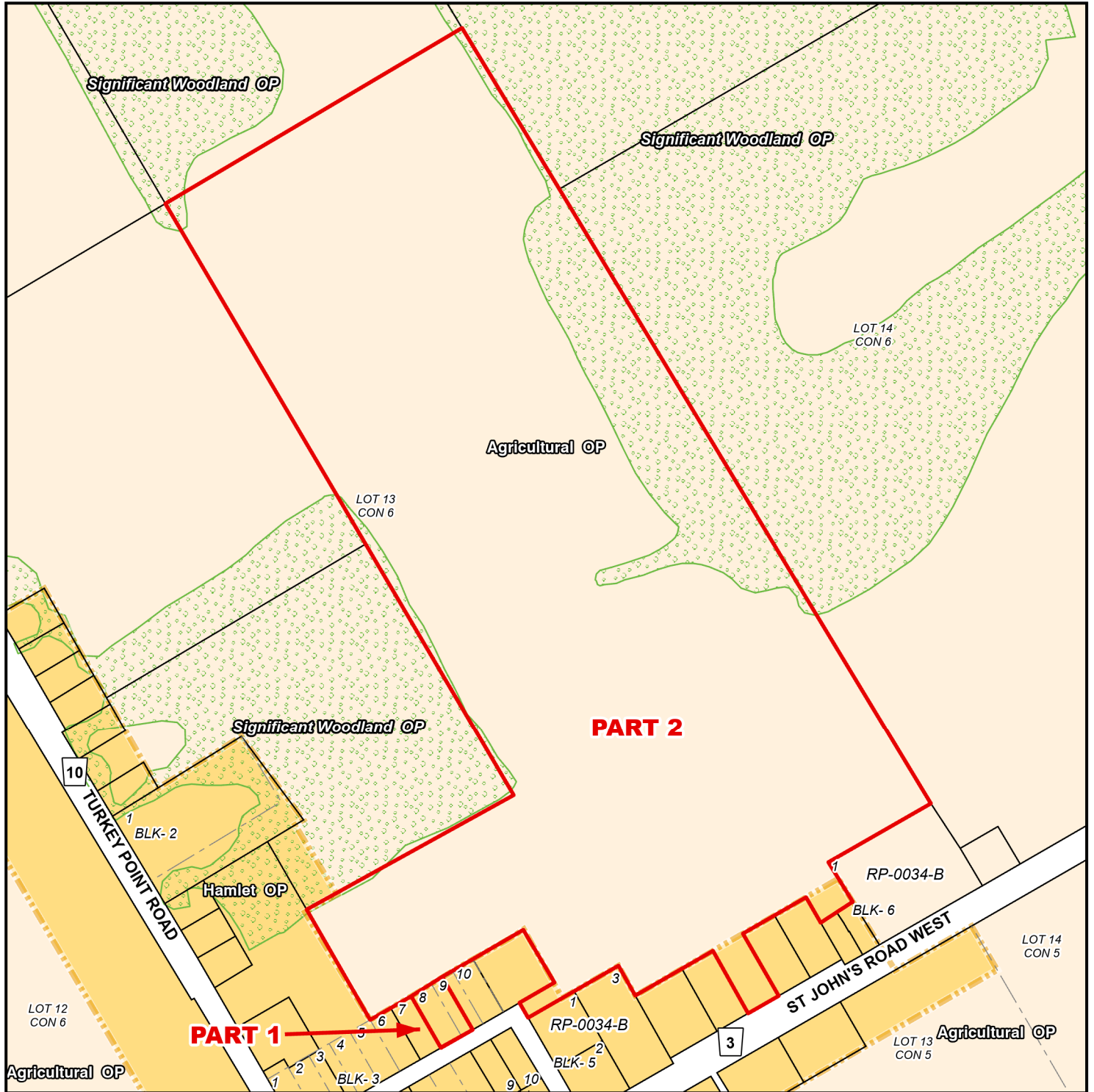
**Legend**

 Subject Lands

3/12/2026

2020 Air Photo





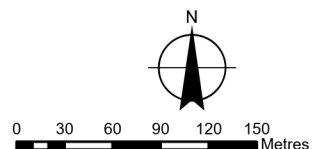
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Subject Lands

Official Plan Designations

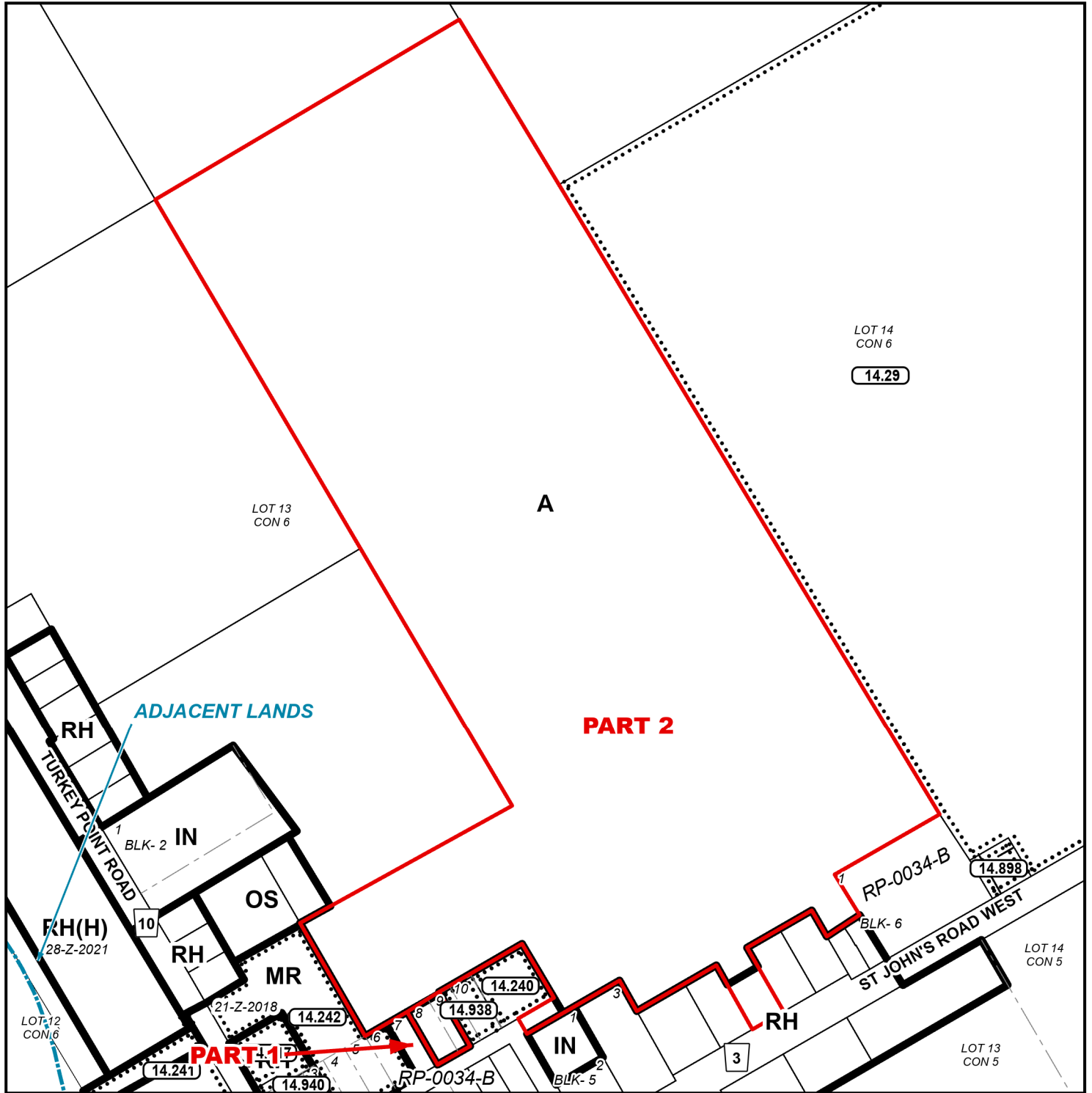
-  Agricultural
-  Hamlet
-  Hamlet Area Boundary
-  Significant Woodland

3/12/2026



PROPOSED ZONING BY-LAW AMENDMENT MAP

Geographic Township of CHARLOTTEVILLE



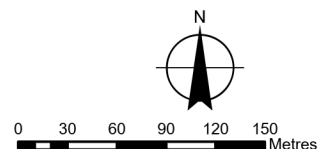
LEGEND

- Subject Lands
- Adjacent Lands

ZONING BY-LAW 1-Z-2014

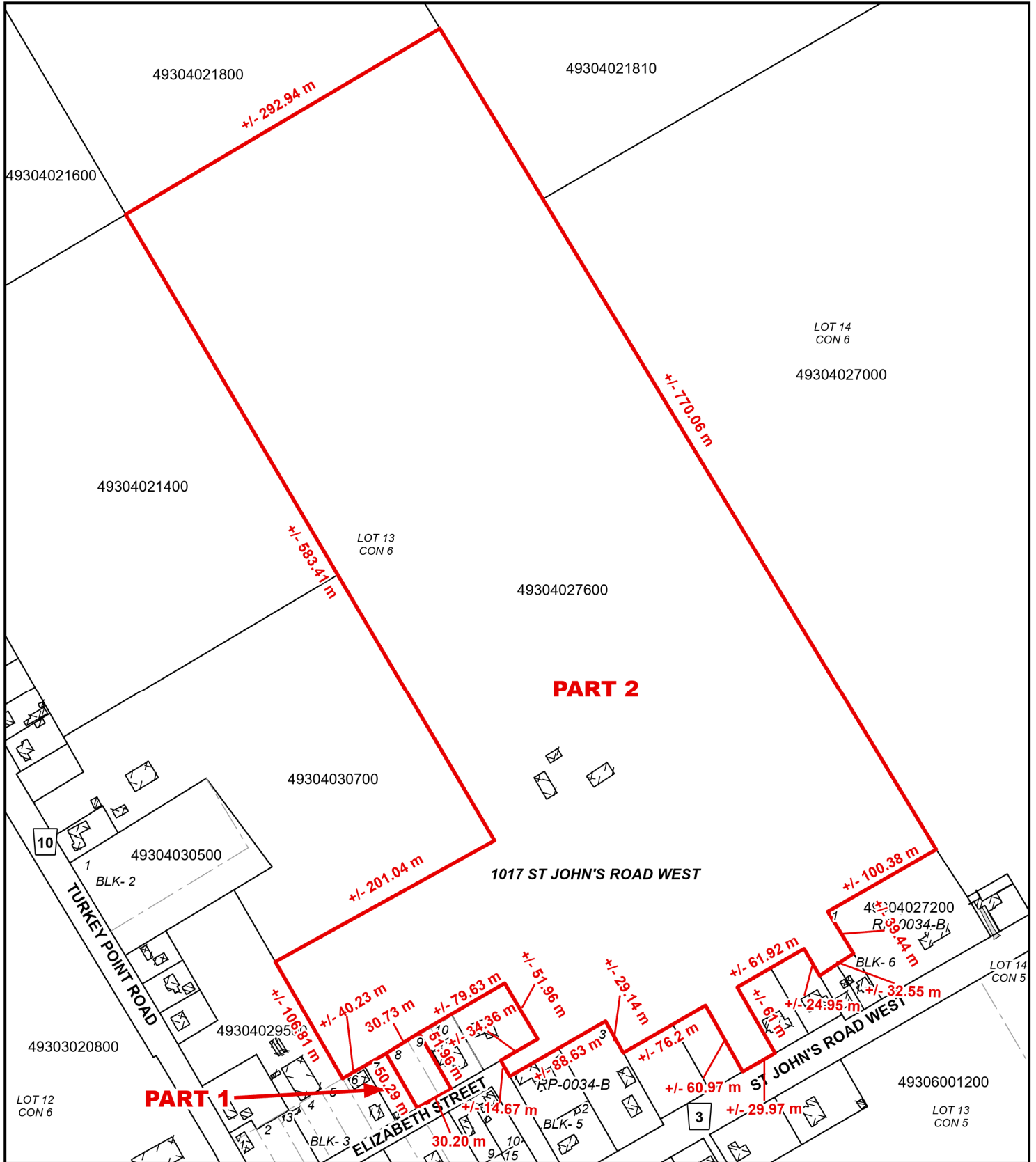
3/12/2026

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



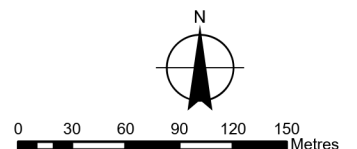
CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



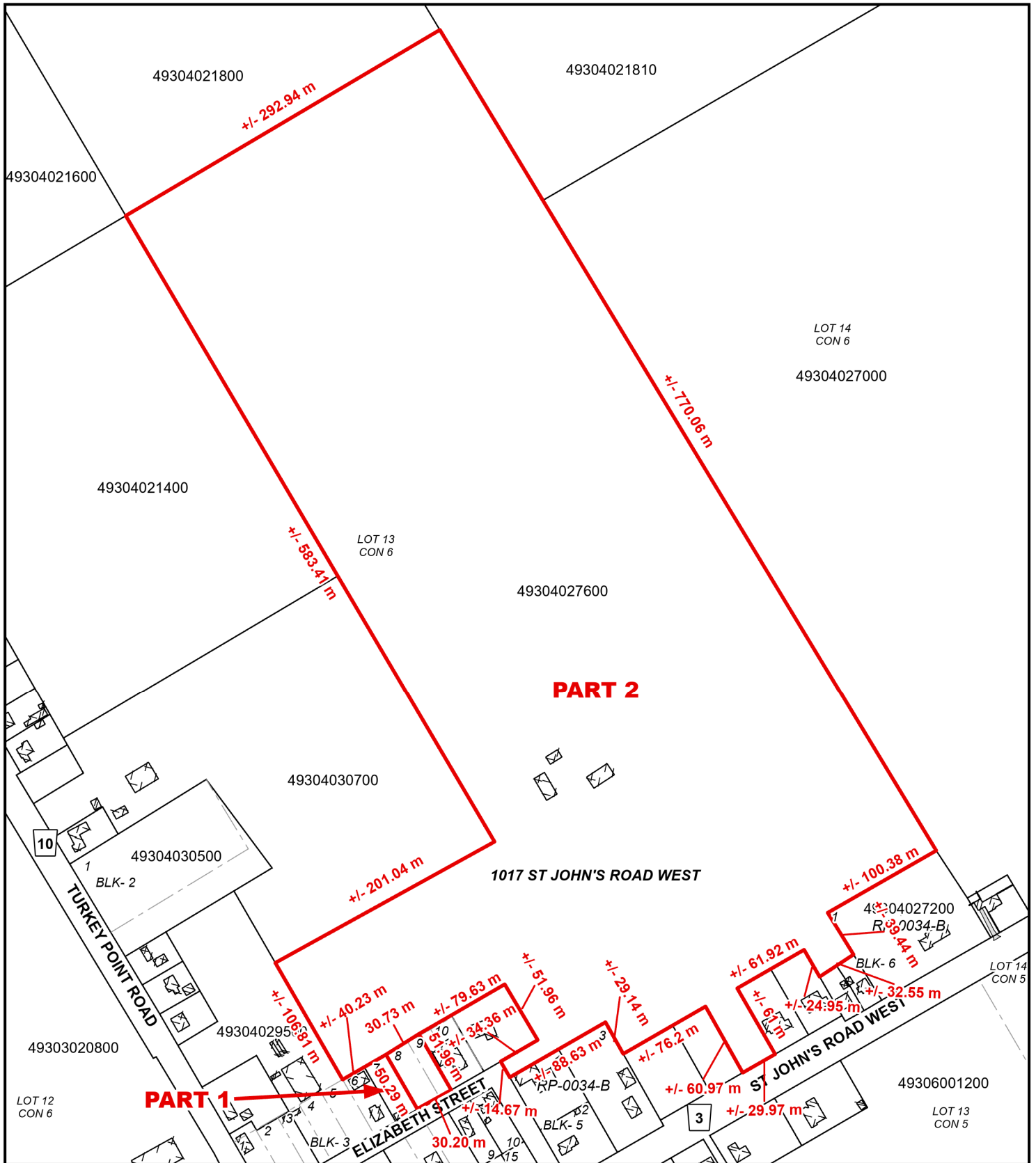
Legend

Subject Lands



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

3/12/2026

