



Development Application for Zoning By-law Amendment

Complete Application

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

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

Online Application Process

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

Pre-Consultation Meeting:

Pre-Consultation is highly recommended for Zoning By-law Amendment applications. The purpose of a Pre-Consultation meeting is to provide the applicant with an opportunity to present the proposed development, discuss potential issues, and for the Norfolk County and external agencies to identify the application requirements. The requirements, as detailed in the Pre-Consultation meeting comments, are valid for one year after the meeting date.

User Fees:

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

Additional agency plan review fees may apply. Please see below for more information and forward fees directly to the applicable agency, as required:

Grand River Conservation Authority

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

Long Point Region Conservation Authority

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



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

Development Application Process

Norfolk County staff will circulate the complete application to adjacent landowners, public agencies, and internal departments. Planning Act decision timeframes will apply in accordance with the provisions of Section 34 of the Planning Act. Norfolk County collects personal information submitted through this form under the authority of the Municipal Freedom of Information and Protection Act. Norfolk County will use this information for the purposes indicated by this form. Questions about collecting personal information can be directed to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for a complete application along with peer reviews may be required and shall be provided at the applicant's sole expense. In these cases, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or planning@norfolkcounty.ca.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of the 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 and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.



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:

4. Please describe **all existing** buildings or structures on the subject lands and whether they will be retained, demolished or removed.

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

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

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:

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

9. Existing use of abutting properties:

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

Yes No

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



C. Purpose of Development Application

Note: Please complete all that apply.

1. Please describe the proposed development on the subject lands:

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

Furthermore, the severed lot will require relief from section 3.9.1.b to be on private services in an urban area

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 _____

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?

- Yes No Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former



uses on the site or adjacent sites?

Yes No Unknown

3. 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 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:

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:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection?

Yes No

If no, please explain:



Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C, 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.

-
-
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.
-
-
-

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 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.

_____	_____
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 _____ am/are the registered and authorized owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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



M. Declaration

I, _____ of _____

solemnly declare that:

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

Declared before me at:

Owner/Authorized Applicant Signature

In _____

This _____ day of _____

A.D., 20____

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.

K. Fred + Sharon Judd
Owner/Applicant/Agent Signature

March 24/26
Date

J. Owner's Authorization

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

I/We *K. Fred + Sharon Judd* 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.

K. Fred Judd
Owner
Sharon Judd
Owner

Mar. 24/26
Date
March 24/26
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, K. Fred + Sharon Judd 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:


Owner/Applicant/Agent Signature

In _____

This 24 day of March

A.D., 20 24

A Commissioner, etc.



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.

Sharon Judd
Owner/Authorized Applicant Signature

Mar 24/26
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 *K. Fred + Sharon Judd* am/are the registered and authorized owner(s) of the lands that is the subject of this application.

K. Fred Judd

Sharon Judd

I/We authorize *Rayla 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.

K. Fred Judd Owner
Sharon Judd Owner

Mar 24/26 Date
March 24/26 Date

M. Declaration

I, K. Fred + Sharon Judd 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:



Owner/Authorized Applicant Signature

In _____

This 24 day of March.

A.D., 2020.

M. 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:

Kayla Deleuze

Owner/Authorized Applicant Signature

In City of Hamilton

This 27th day of March

A.D., 20 26

OLGA BARBARA KWAK,
a Commissioner, etc., Province of Ontario,
for Netherby Planning Services Inc.
Expires June 20, 2028

Olga

M. Declaration

I, Kayla Deleye 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:

Kayla Deleye

Owner/Authorized Applicant Signature

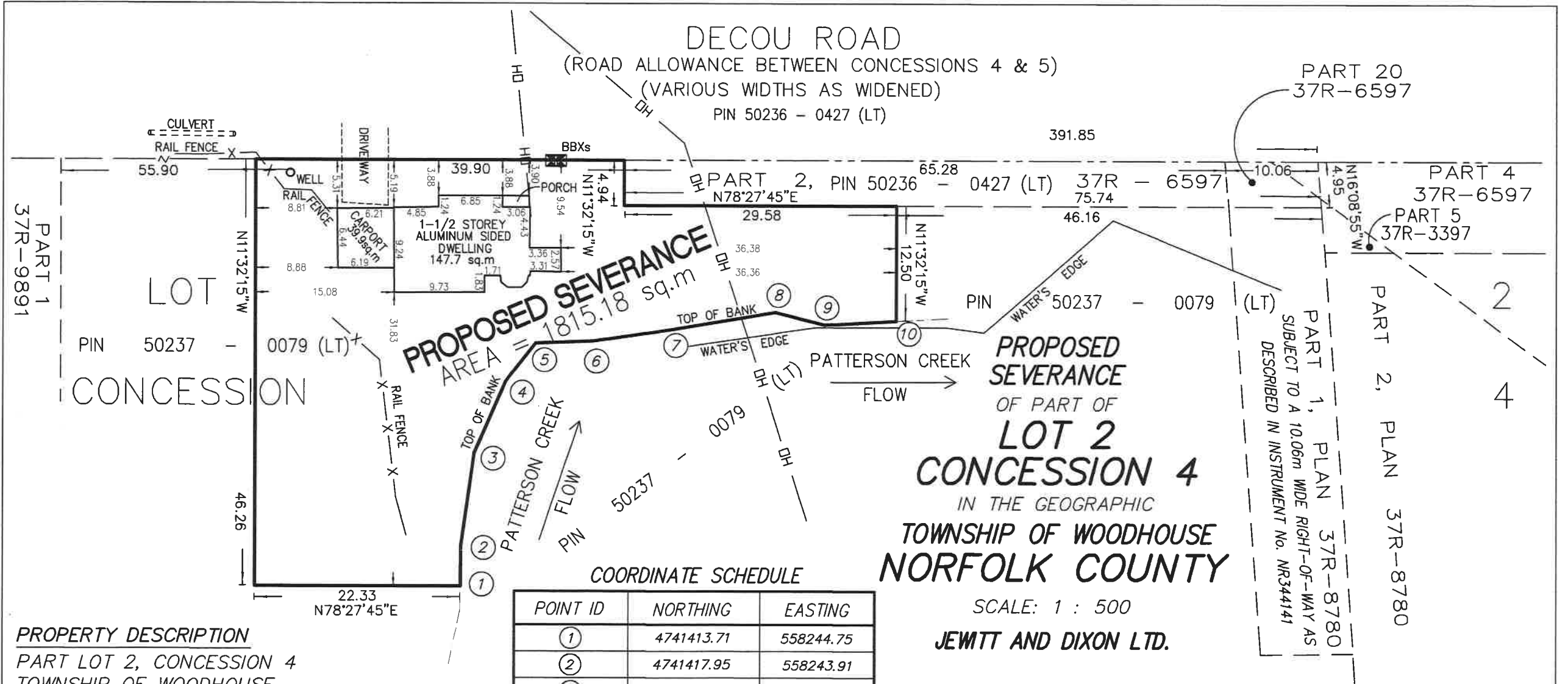
In City of Hamilton

This 27th day of March

A.D., 20 26

OLGA BARBARA KWAK,
a Commissioner, etc., Province of Ontario,
for Nethery Planning Services Inc.
Expires June 20, 2028

Olga Kwak



**PROPOSED SEVERANCE
OF PART OF
LOT 2
CONCESSION 4
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY**

SCALE: 1 : 500

JEWITT AND DIXON LTD.

COORDINATE SCHEDULE

POINT ID	NORTHING	EASTING
①	4741413.71	558244.75
②	4741417.95	558243.91
③	4741428.20	558243.28
④	4741436.44	558245.00
⑤	4741441.20	558247.42
⑥	4741442.66	558253.42
⑦	4741445.66	558261.72
⑧	4741449.68	558272.16
⑨	4741449.43	558277.72
⑩	4741451.39	558285.19

PROPERTY DESCRIPTION
PART LOT 2, CONCESSION 4
TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY

METRIC NOTE
DISTANCES AND/OR COORDINATES SHOWN ON THIS
PLAN ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

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

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

SURVEYING
MAPPING
GIS

DRAWN BY: J.L.M.	CHECKED BY: K.S.H.	REFERENCE NO.: 25-54-496-00
		DATED: FEBRUARY 5, 2026

Planning Justification Report

Rezoning and Consent application

126 Decou Road, Simcoe

Friday March 13, 2026



Planning Justification Report for 126 Decou Road, Simcoe, Norfolk County

1.0 INTRODUCTION

Kayla DeLeye Development Planning (“Agent”) has been retained by the Judd family (“owner”) to assist in obtaining a consent and rezoning application to sever a residential lot located at 126 Decou Road within the Urban Boundary of Simcoe, Norfolk County, legally described as the Town of Simcoe Concession 4 Part Lots 2 & 3. Roll # 40101630300. The consent application is required to establish a new residential lot within the Urban Boundary of Simcoe.

This report aims to provide details and justification regarding the consent and 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 126 Decou Road, and legally described as the Town of Simcoe Concession 4 Part Lots 2 & 3. Roll # 40101630300.

The subject lands contain two single detached dwellings. One dwelling is set back from the road, and is part of the overall farming operation, while the other dwelling is located along Decou Road, on the edge, but within the Urban Boundary of the Town of Simcoe. The consent application would seek to sever a residential lot around the existing single detached dwelling along Decou Road, and include enough land around the dwelling to include the existing well, driveway, gardens and septic system.

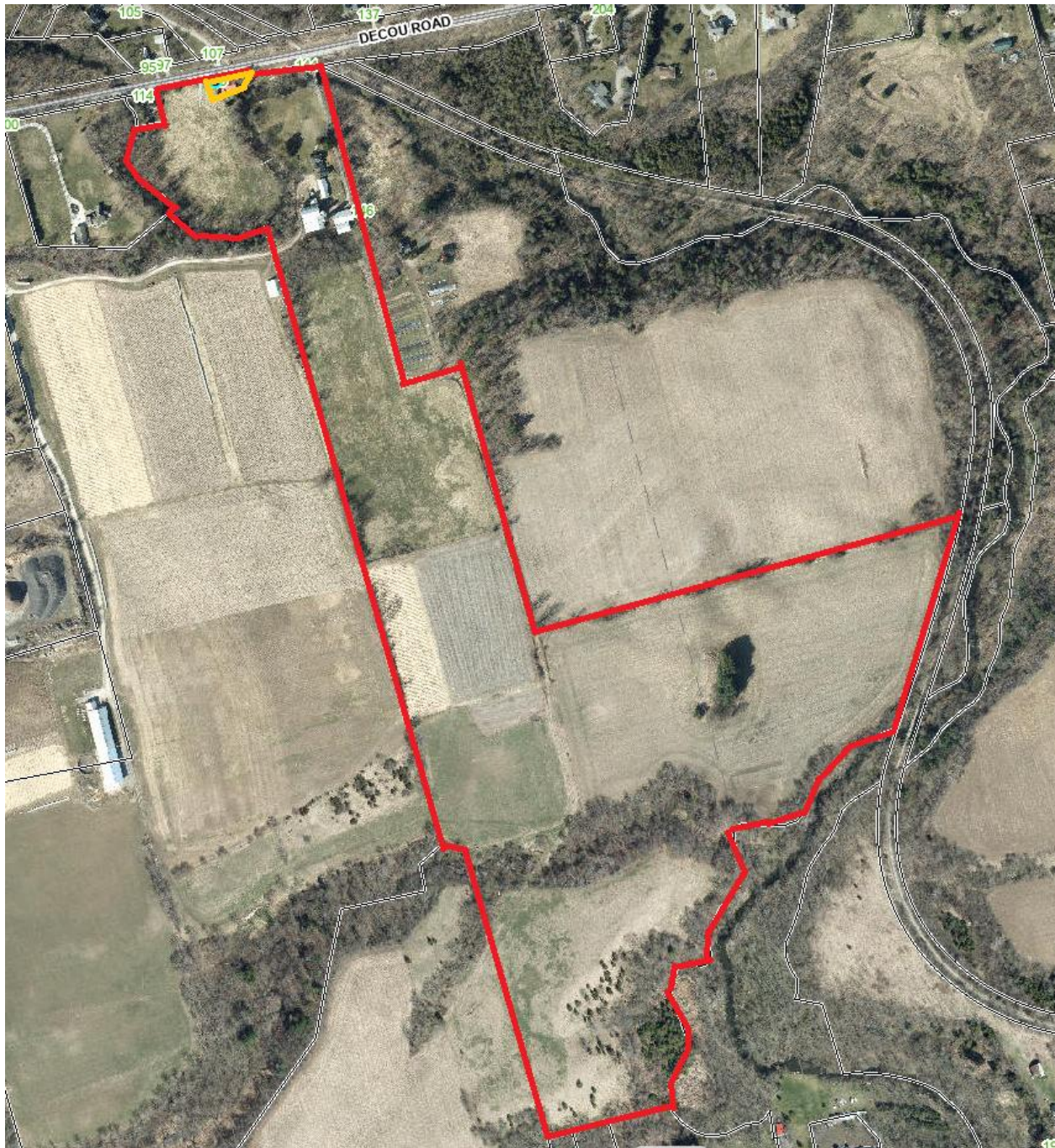
The majority of the lands surrounding the subject property are residential, natural heritage and agricultural. There is a water course immediately south/east of the proposed severed lot.

The owner wishes to sever a residential lot from the lands within the Simcoe Urban Boundary that would have an area of 1815.18 Sq M, (0.45 acres). The retained farm would have an area of approximately 27.3 hectares (67.46 acres).

The proposed severed lands contain a single detached dwelling. The retained farm contains a single detached dwelling and several agricultural buildings.

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

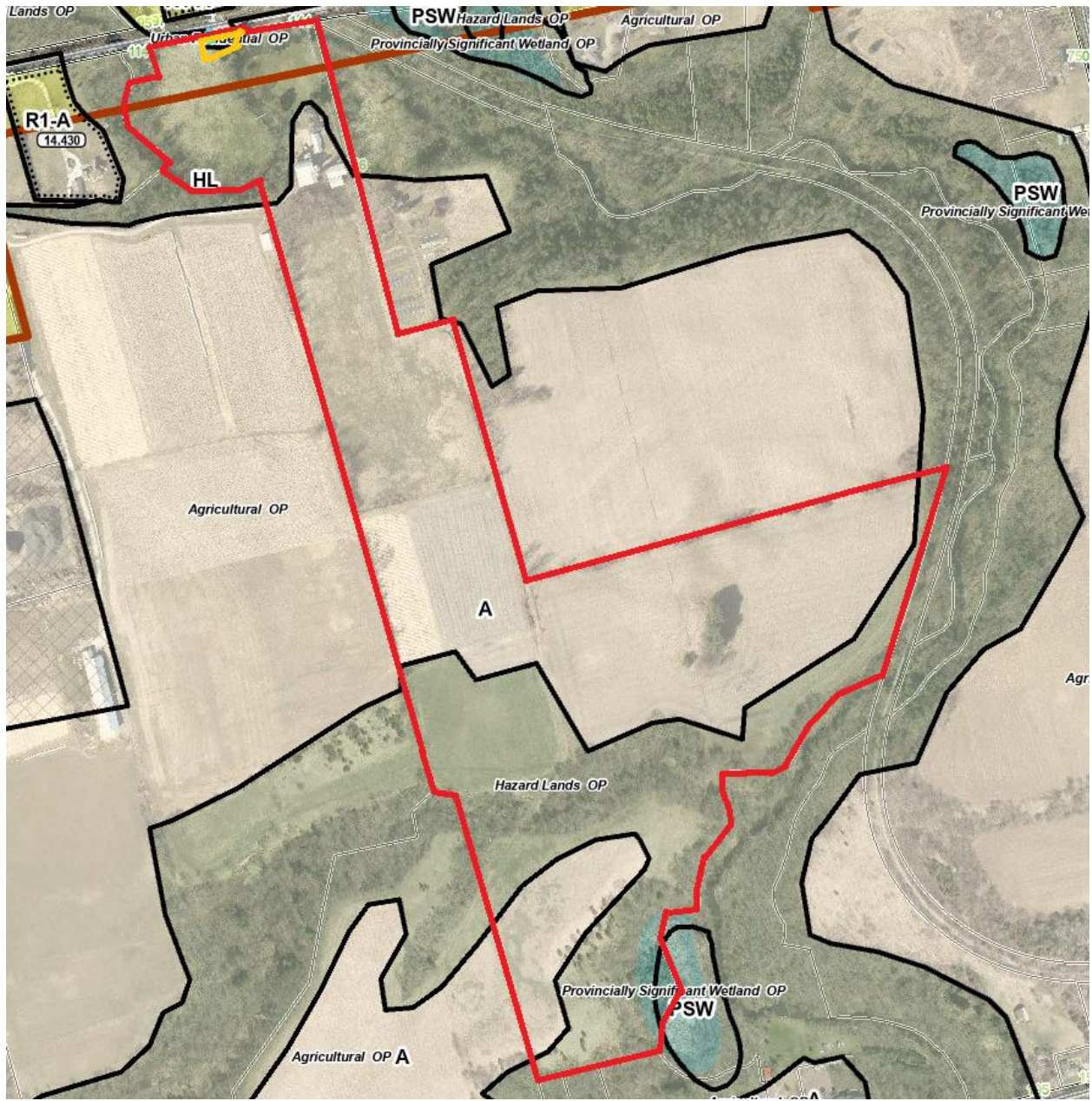
Map 1: Location of Subject Lands and proposed severed lot



Official Plan Designation & Zoning By-law Provisions

The subject lands are designated Urban Residential, Agricultural, Hazard Lands, and Provincially Significant Wetlands in the Norfolk County Official Plan (NCOP) and zoned Agricultural (A), Hazard Lands (HL) and Provincially Significant Wetlands (PSW) in the Norfolk County Zoning By-law 1-Z-2014 (NCZB) as shown below in Map 2 below. The area of the site that is designated and zoned Provincially significant wetlands, is located at the far-rear of the site, and will not be disturbed or influenced by this application and will therefore remain absent from the review of this report.

Map 2: Farm Parcel with Official Plan Designation and Zoning

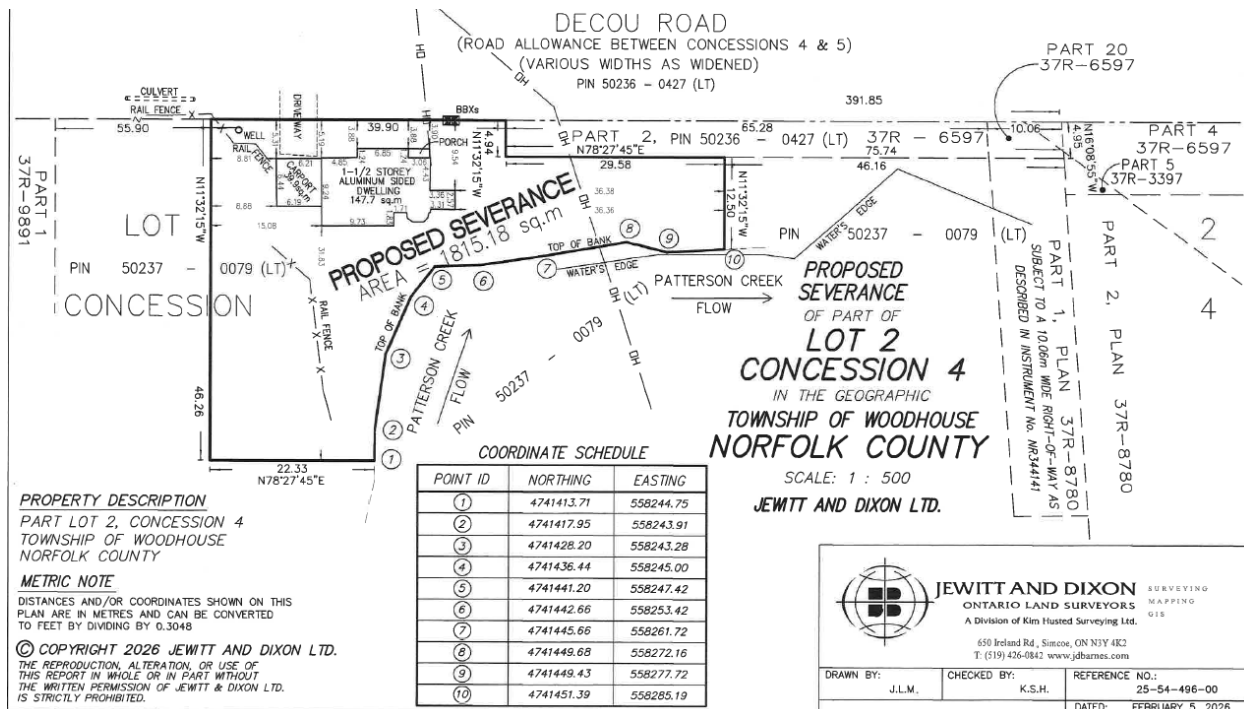


3.0 PROPOSED DEVELOPMENT

The owner is proposing to create a new residential lot within the Urban boundary of the town of Simcoe. The new lot would have an area of 1815.18 Sq M, (0.45 acres) and have frontage along Decou Road. As part of the consent application, a rezoning application will be required to rezone the lands from Agriculture (A) to Residential R1-A with a special provision to allow the lands to be privately serviced by well and septic within an Urban Area.

No new construction is proposed as part of this application.

Map 3: Survey Sketch of the Proposed Severed Lands



4.0 LAND USE PLANNING POLICY FRAMEWORK & ANALYSIS

The consent and Zoning By-law amendment 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 4.3.1 of the PPS, prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate and includes Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area.

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 Urban boundary of the town of Simcoe.

It is my professional opinion that the proposed severance is consistent with the 2024 PPS as it is proposed with 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 parent farm parcel is designated Urban Residential, Agricultural, Hazard Lands and Provincially Significant Wetlands in the Norfolk County Official Plan (NCOP). The area that is proposed to be severed is designated as Urban Residential.

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.

6.4 Urban Areas

The six Urban Areas within the County have historically functioned as the focal points for growth and development activity, as well as public and private sector investment. This role will continue in the future. The Urban Areas will accommodate the greatest amount of the targeted growth throughout the planning period, and will be the focus of residential, commercial, employment, government, institutional, office, entertainment, cultural, and health and social service activities.

The proposed severed residential lot is located within the Urban area of the town of Simcoe.

6.5.1 Simcoe Urban Area

6.5.1.1 Introduction

The Simcoe Urban Area, as identified on Schedule “A”, is the largest Urban Area in the County. The County shall support and promote the continued development of Simcoe as a complete, balanced and sustainable urban community containing an efficient pattern of development. Simcoe plays an important role as a major employment and commercial node, and as an agricultural support centre.

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 are currently zoned Agricultural (A) zone in the NCZB. To facilitate the requested consent application, the lands will be required to be rezoned to R1-A (Urban Residential Type 1 Zone) which is similar to the residential lots across from 126 Decou Road. This rezoning application is in conformity to the NCOP, which designates the lands as Urban Residential. Additionally, a site-specific zoning provision will be required to address how the lands are to be privately serviced by a well and septic system. Unfortunately, municipal services are not available at this location at this time, and therefore additional relief is being requested from the Zoning By-law.

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	The proposed severance is requested along Decou Road – an existing, assumed	Yes

public road that is maintained on a year-round basis;	public road that is maintained on a year-round basis.	
ii) consents shall have the effect of infilling in existing areas and not extending existing development;	The proposed severance is considered infilling within the last space of the Urban residential designation area in the southern region of the Simcoe 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 an existing dwelling from a farm parcel and add it to the Urban area of Simcoe. 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 around an existing dwelling. 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 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.	The proposed lot size is purposefully left to a minimal size to only create adequate space for the existing dwelling, gardens, septic system and well. The parcel size is considered appropriate and will comply with the provisions of the Zoning By-law.	Yes
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)	There is an existing dwelling that has a functional septic system and well for water supply. A hydrological study is not required.	Yes.

sufficiently large to accommodate subsequent lots.		
<p>9.6.3.2.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>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>The proposed severance has purposefully avoided the adjacent Natural Heritage feature, is outside of the LPRCA regulated limit and will not impact the ecological function of the adjacent water stream. There is already an existing dwelling on the lands. No additional development is proposed as part of this application.</p>	<p>Yes</p>
<p>9.6.3.2.g) On the granting of an application for consent, conditions may be imposed on the severed and retained parcels.</p>	<p>Agreed.</p>	<p>Yes</p>
<p>9.6.3.2.h) Compliance with the Minimum Distance Separation Formulae shall be required subject to the</p>	<p>The proposed severance is over 600+ m away from the nearest livestock operation. Additionally, the lot is within</p>	<p>Yes</p>

policies of Section 7.2 (Agricultural Designation).	an Urban settlement area. MDS does not apply.	
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The proposed consent application to sever a small residential lot within the Urban area of Simcoe having an area of 1815.18 Sq M, (0. 45 acres), is in conformity with the Norfolk County Official Plan. A Zoning By-Law amendment will be required to bring the severed parcel 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 parent farm parcel is Agricultural (A), Hazard Lands (HL) and at the far rear of the property Provincially Significant Wetlands (PSW) in the Norfolk County Zoning By-law 1-Z-2014 (NCZB). A rezoning application is being requested to rezone the proposed severed parcel from the Agricultural (A) Zone to the Urban Residential Type 1 Zone (R1-A) with a special provision to allow the parcel to be serviced by a well and septic system (private services), since no municipal services are available at, or near the site. Additionally, the zoning by-law amendment application will address the lot area deficiency of the retained farm parcel.

New Residential Lot

The following provisions apply to the Urban Residential Type 1 Zone (R1-A):

Provision	Requirement	Provided	Comment
Minimum lot area (interior lot)	450 sq m	1815.18 sq m	Complies
Minimum lot frontage	15 m	39.9 m	Complies
Minimum front yard	6 m	3.88 m	Legal non-complying
Minimum exterior side yard	6 m	N/A	Complies
Minimum interior side yard (attached garage)	1.2 metres each side	8.81 m	Complies
Minimum rear yard	7.5 m	31.83 m	Complies
Maximum building height	11 m	N/A	N/A
Section 3.9.1 No land shall be used and no	b) watermains, storm sewers, sanitary systems	Private services (Well, Septic)	Not comply

building or structure shall be erected, used or occupied, including alteration or change of use of a building or structure in any urban Zone unless:	and hydro service are constructed and operational and all regulatory approvals have been received to the satisfaction of the County or appropriate approval authority;		
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Retained Farm parcel

The following provisions apply to the Agricultural Zone:

Provision	Requirement	Provided after severance	Comment
Minimum lot area (interior lot)	40 ha	27.3 ha	Not comply
Minimum lot frontage	30 m	~140 m	Complies
Minimum front yard	13 m	93 m	Complies
Minimum exterior side yard	13 m	N/A	Complies
Minimum interior side yard (attached garage)	3 m	20 m	Complies
Minimum rear yard	9 m	>9 m	Complies
Maximum building height	11 m	N/A	N/A

A Zoning By-law amendment application for the severed lot 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 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:
 - a. Rezoning the severed lands from Agriculture (A) to Urban Residential R1-A;
 - b. Relief from Zoning By-law section 3.9.1 b) to permit the proposed severed lot to be serviced by private water and wastewater system (well and septic); and
 - c. Relief for the minor lot area deficiency of the retained farm parcel.

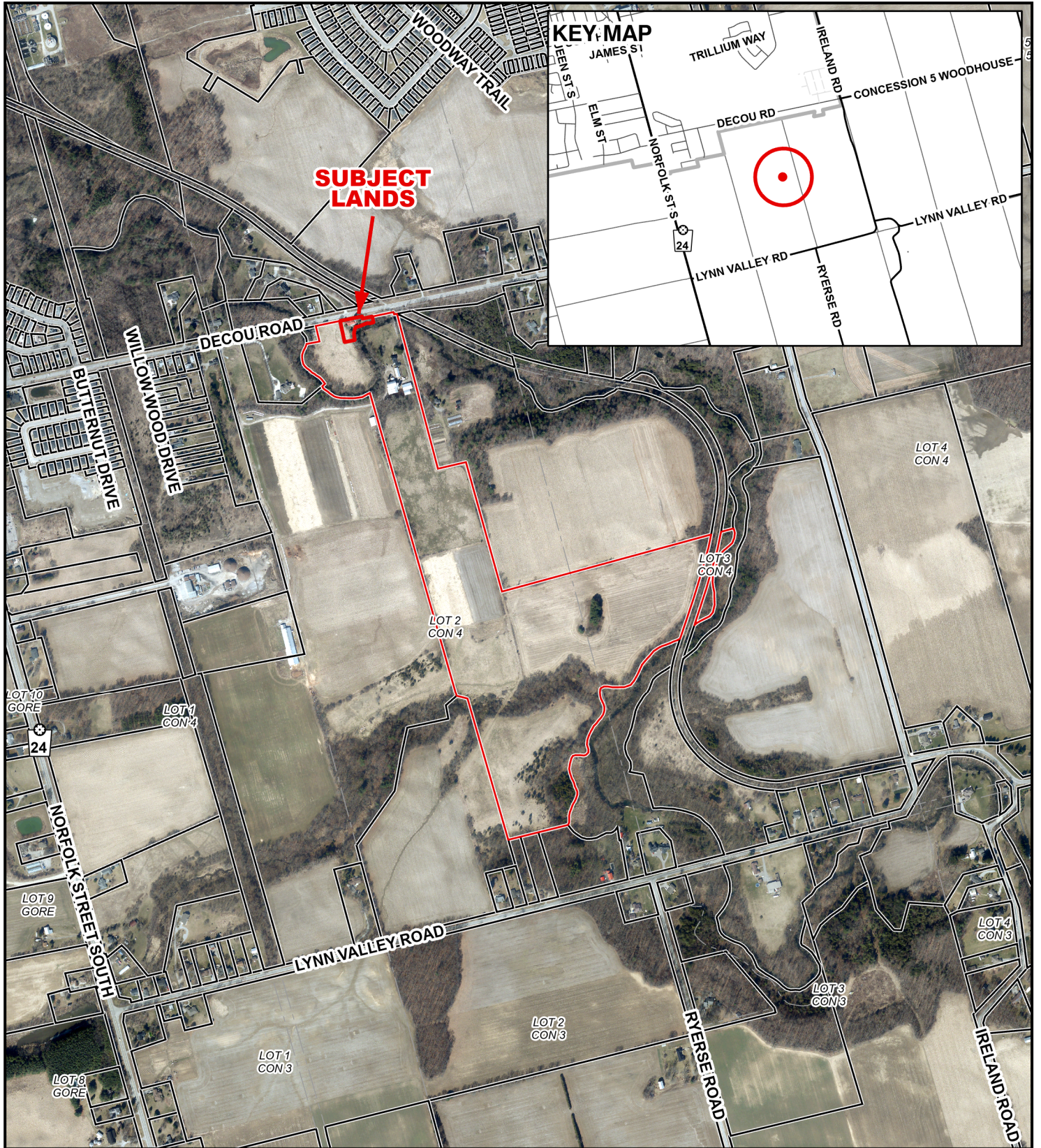
The agent looks forward to the expeditious processing of the subject application. Please do not hesitate to contact the undersigned should you have any questions related to this application.

Prepared and submitted by:



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

MAP A
CONTEXT MAP
Urban Area of SIMCOE

ZNPL2026076

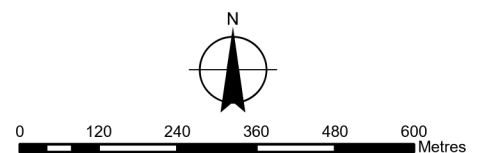


Legend

-  Subject Lands
-  Lands Owned

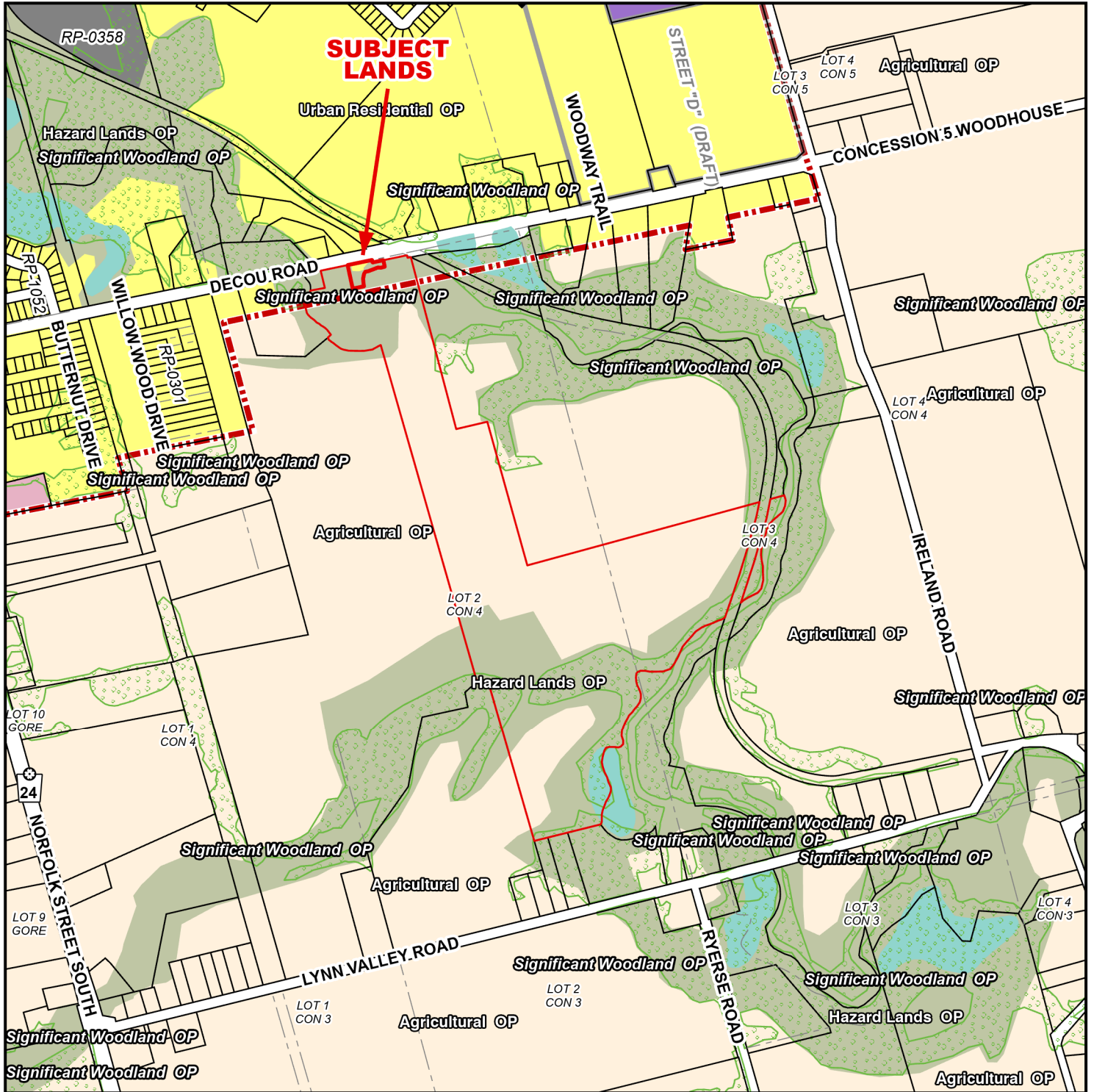
5/12/2026

2025 Air Photo



OFFICIAL PLAN MAP

Urban Area of SIMCOE



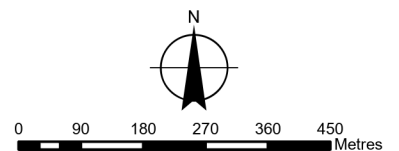
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

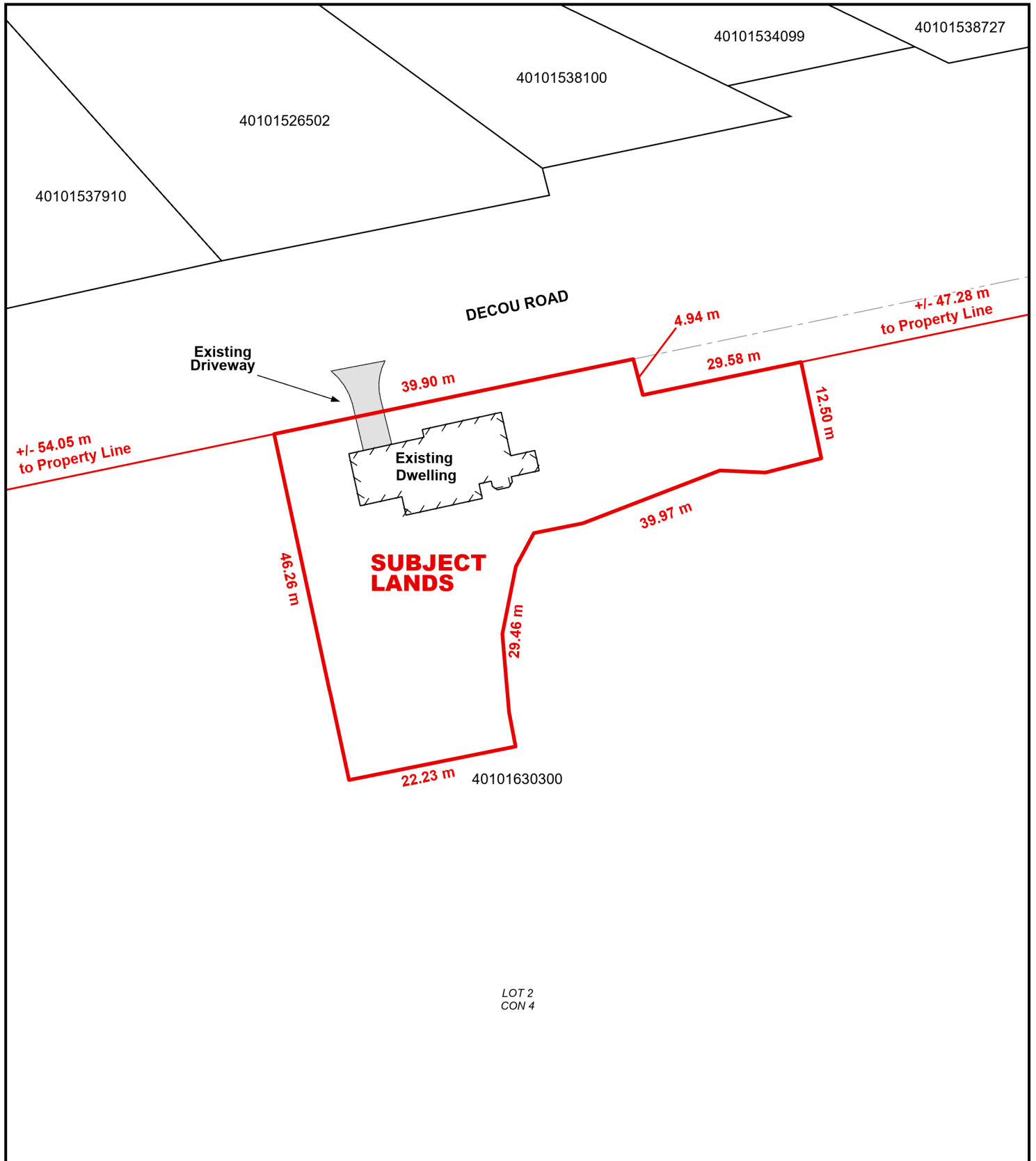
- | | |
|---|---|
| Agricultural | Major Public Infrastructure |
| Hazard Lands | Major Institutional |
| Provincially Significant Wetland | Urban Area Boundary |
| Urban Residential | Significant Woodland |
| Commercial | |

5/12/2026





CONCEPTUAL PLAN

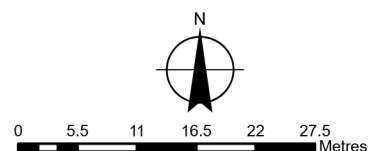
Urban Area of SIMCOE



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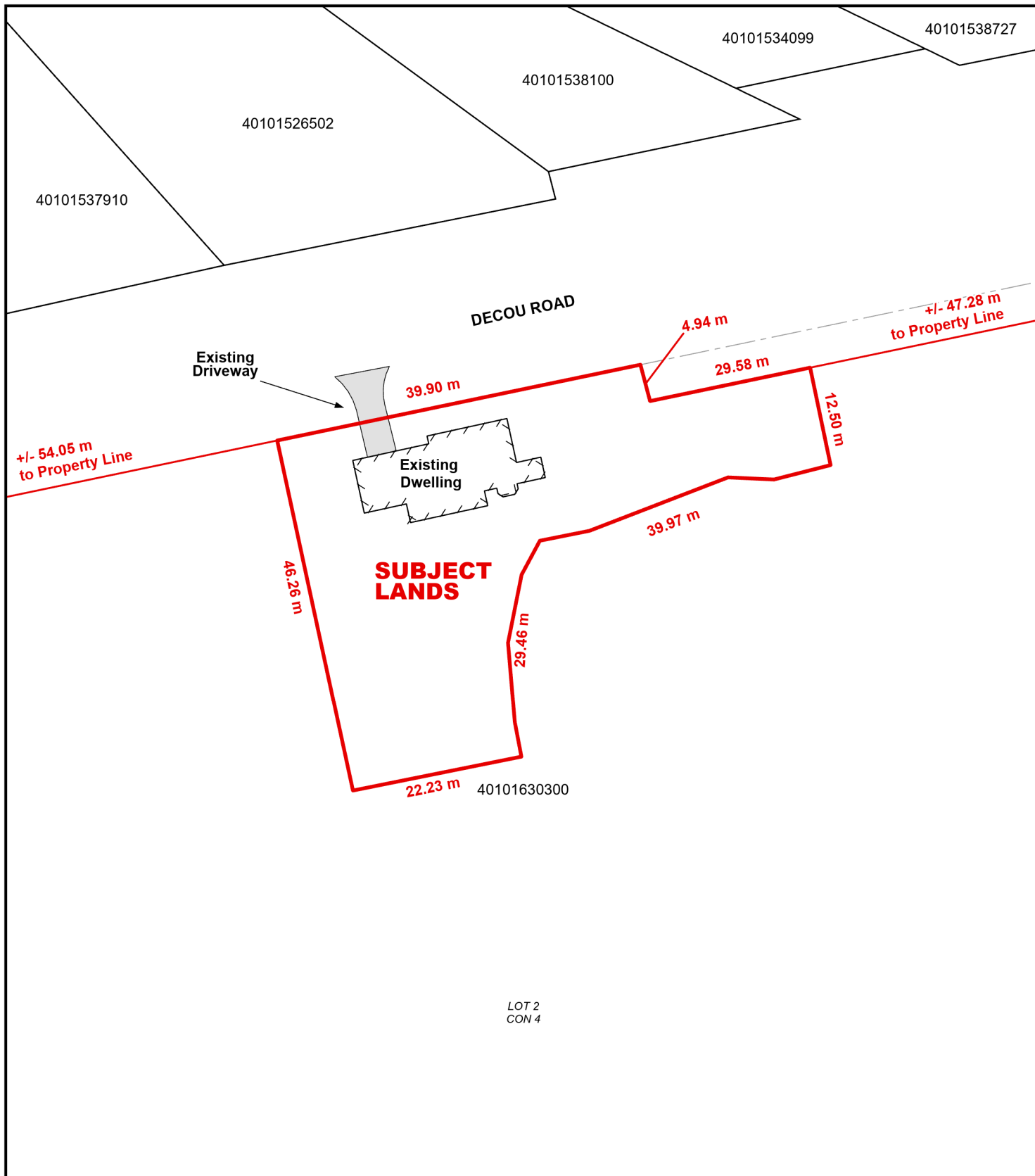
-  Subject Lands
-  Lands Owned

5/12/2026



CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

-  Subject Lands
-  Lands Owned

5/12/2026

