



Working together with our community

Public Hearings Committee – July 22, 2025

Subject: Application ZNPL2025134 proposing to amend the Zoning By-law to add a Special Provision for the lands described as 310 10th Concession Road.

Report Number: CDS 25-021
 Division: Community and Development Services
 Department: Planning
 Ward: Ward 2
 Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-021 for development application ZNPL2025134 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 (“Planning Act”), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on July 2, 2021.

Discussion:

The applicant is proposing to add a Special Provision to the subject lands to permit a maximum usable floor area of 600.5 square metres for a structure accessory to a dwelling within the Agricultural Zone to facilitate a future severance of a dwelling surplus to the needs of agriculture.

An overview summary of the development application that have been submitted for the subject property at 310 10th Concession Road is contained within Attachment A. This includes an outline of the site context, the applications and technical reports, any

technical or public feedback to date and overview of development considerations. The draft by-law amendment is included as Attachment E.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities

Explanation: The subject application seeks to facilitate a future severance of a dwelling surplus to agriculture and retain an accessory structure as part of that severance.

Conclusion:

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, “complete” development applications.

Attachments:

Attachment A Development Application Overview
Attachment B Existing Planning Policy and Zoning
Attachment C Technical Comments
Attachment D Public Comments
Attachment E Proposed Zoning Bylaw Amendment

Approval:

Approved By:
Al Meneses
Chief Administrative Officer

Reviewed By:
Bohdan Wynnyckyj, MCIP, RPP
Director of Planning

Prepared By:
Kendall Wharton, BEDP
Planner

Attachment A - Report CDS 25-021
Development Application Overview

**310 10th Concession Road,
North Walsingham**

Application File Number: ZNPL2025134

Agent: G. Douglas Vallee Limited c/o James Canzano

Statutory Public Hearing

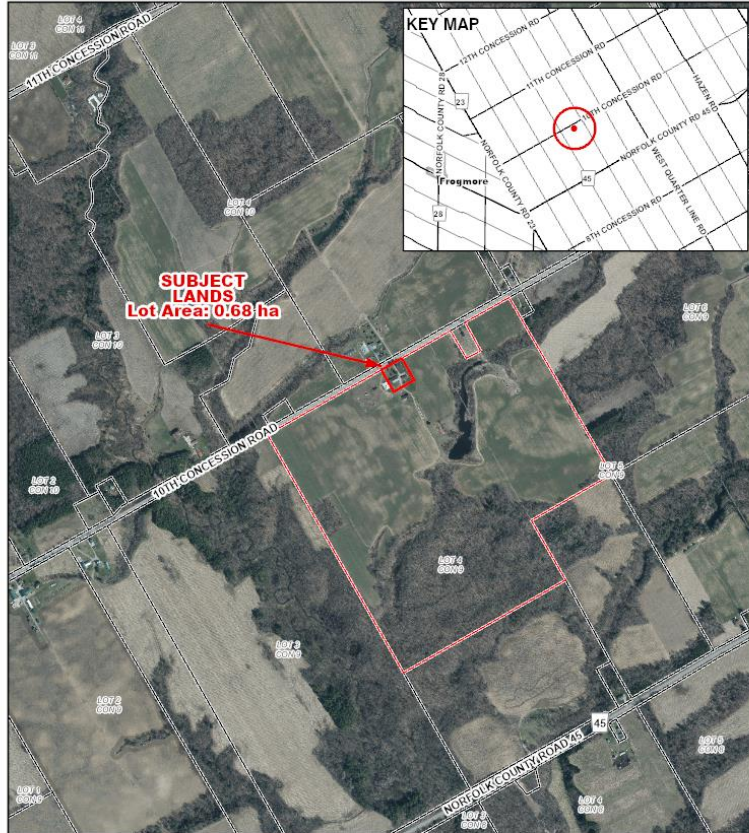
Date: July 22nd, 2025

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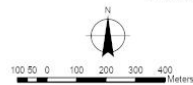
Site Context: ZNPL2025134

MAP A
CONTEXT MAP
Geographic Township of NORTH WALSHINGHAM

ZNPL2025134



Legend
Subject Lands
Lands Owned
2020 Air Photo



Site Characteristics:

- 73.6 ha (181.9 acres)
- Agricultural lot with frontage onto 10th Concession Road
- Located within North Walsingham
- Property contains an existing single detached dwelling and several farm buildings, including two barns and a greenhouse, which is to be demolished

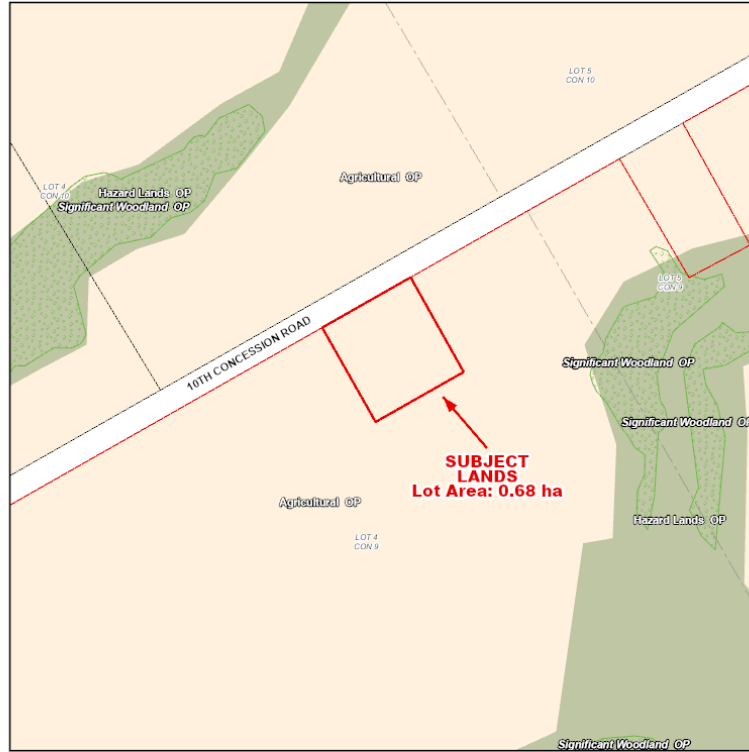
Surrounding Land Uses:

Agricultural, Residential, Hazard Lands, Provincially Significant Wetlands

Site Context: ZNPL2025134

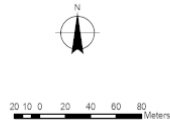
MAP B
OFFICIAL PLAN MAP
Geographic Township of NORTH WALSHINGHAM

ZNPL2025134



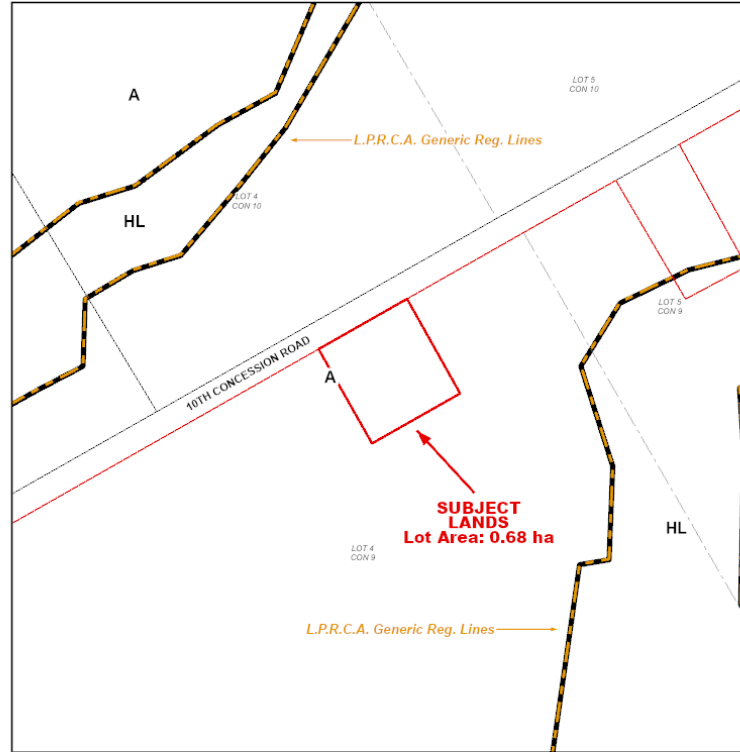
- Legend**
- Subject Lands
 - Lands Owned
- Official Plan Designations**
- Agricultural
 - Hazard Lands
 - Significant Woodland

6/16/2025



MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Geographic Township of NORTH WALSHINGHAM

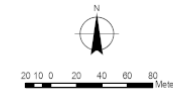
ZNPL2025134



- LEGEND**
- Subject Lands
 - Lands Owned
 - LPRCA Generic Reg. Lines
- ZONING BY-LAW 1-Z-2014**
- (H) - Holding
 - A - Agricultural Zone
 - HL - Hazard Land Zone

6/16/2025

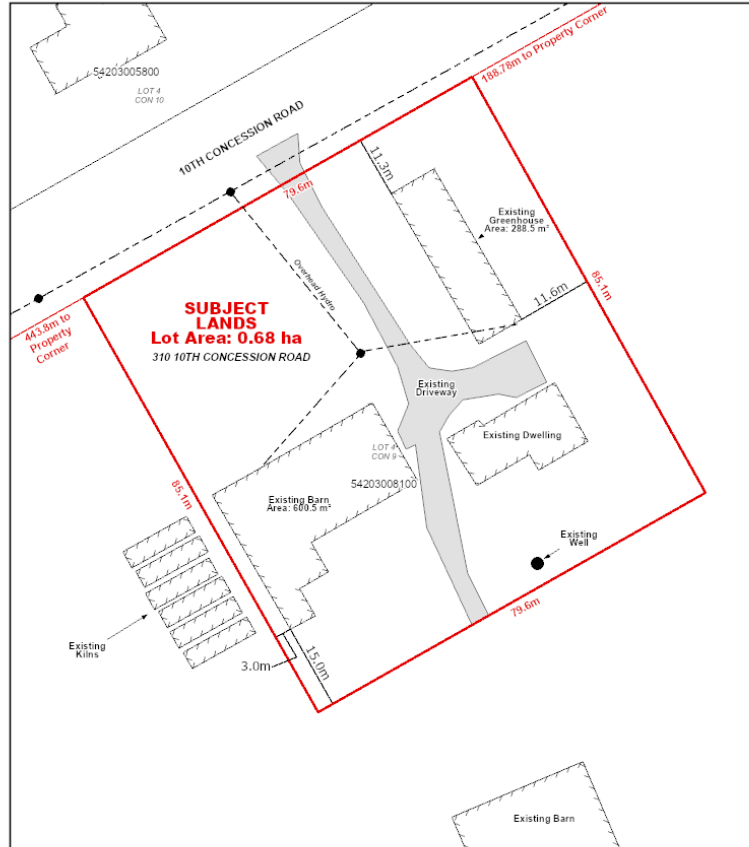
From: A
To: A with Special Provision



Development Proposal

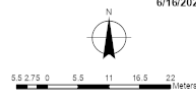
MAP D
CONCEPTUAL PLAN
Geographic Township of NORTH WALSHINGHAM

ZNPL2025134



Legend
Subject Lands
Lands Owned

6/16/2025



Development Proposal:

- Future severance of the existing dwelling as a dwelling surplus to the needs of agriculture, including one of the existing barns

Proposed Zoning Amendment:

- Add a Special Provision to the subject lands to permit a maximum usable floor area of 600.5 square metres for a structure accessor to a dwelling in the Agricultural Zone

Preliminary Review

Technical Reports

On-site Sewage Evaluation (March 15th, 2025)


Technical Comments

No major concerns are currently identified.

Public Input

No Public input has been received at time of submission of this report and presentation.

Preliminary Considerations

Key Items		Preliminary Review
Agriculture		The lands currently in use for agriculture will remain as such.
Housing		The proposed Special Provision will facilitate the severance of a dwelling as surplus to the needs of agriculture.

Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments

Public Hearing Committee Report Recommendation:

That staff Report CDS-25-021 for development application ZNPL2025134 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

ATTACHMENT B Existing Policies and Zoning Considerations

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

Provincial Policy Statement – 2020

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario. The PPS directs municipalities to focus their growth within settlement areas where full municipal services are available.

The PPS seeks to promote compact development and create complete, inclusive communities with diverse housing options. The PPS also outlines lot creation policies, which includes the severance of dwellings surplus to an agricultural operation, provided that the lot is limited in size needed to accommodate the use and appropriate water and sewage services.

Planning Comments: *The subject lands are agricultural in nature, being designated and zoned as Agricultural as per the Official Plan and the Zoning By-law respectively. Generally, barns are not considered to be part of the residential use for the lands, and as such, would not be considered necessary to accommodate the use. By removing the lands including the barn from the proposed severed lot, additional potentially farmable land would remain as part of the agricultural retained lands.*

Norfolk County Official Plan

Existing Land Use Designation: “Agricultural”, “Hazard Land”

Section 7.2. outlines permitted uses and land use policies for the Agricultural designation, which includes the severance of habitable dwellings considered surplus to the needs of a farming operation, subject to the policies of Section 7.2.3 b) and c). These policies state that dwellings must be at least 10 years old at the date of

application for severance, the lot shall be of an appropriate size for the intended residential use and shall minimize the amount of agricultural land removed from active production, and that the severed lot be serviced by appropriate water and sewage services, among others.

Section 7.3. outlines permitted uses and land use policies for the Hazard Land designation.

Planning Comments: *The subject application seeks facilitate the severance of a dwelling surplus to the needs of agriculture, and specifically, to retain an existing barn as part of the proposed severed lands.*

With the inclusion of the barn on the proposed severed lands, the parcel would be significantly larger than needed to accommodate the residential use. The barn is not strictly necessary to the needs of the residential use, and the exclusion of the barn would not result in issues with water or sewage servicing, both of which are located within proximity to the dwelling. While the applicant has indicated that the barn does not hold any agricultural significance at this time, it and the lands it sits on could be used in the future for agricultural purposes.

Zoning By-law 1-Z-2014

Existing Zoning: Agricultural Zone

Proposed Zoning: Agricultural Zone with Special Provision

Section 12.1.1. outlines permitted uses in the Agricultural Zone, which includes a range of agricultural and agricultural-related uses, single detached dwellings, cannabis production and processing, bed & breakfasts, home industries, home occupations, accessory residential dwelling units and uses accessory to permitted uses.

Section 3.2 outlines the provisions for structures accessory to residential uses.

Planning Comments: *The application seeks to add a Special Provision to the lands to permit an accessory structure with a total usable floor area of 600.5 square metres within the Agricultural Zone.*

The existing barn is currently falls under the provisions of Section 3.1 Accessory Uses to Non-Residential Uses, as it is considered to be an agricultural building. Should the proposed future severance of the dwelling include the barn, it would be considered to fall under the policies of Section 3.2 Accessory Uses to Residential Uses, and thus would not comply with the Zoning By-law, being that it exceeds the maximum usable permitted.

The proposed severed lot would meet the minimum lot requirements without the inclusion of the barn and the associated lands. No deficiencies would be created should

the lot be severed without the inclusion of the subject barn, and thus would meet all policies of the Zoning By-law.

ATTACHMENT C

Technical Comments

Building

Comments:

1. Usable floor area of all accessory building needs to be included in the application. If a building is to be demolished, it should be noted on the drawings.
2. Existing farm building exceeds 600 sq. m in building area. Due to the building size, an architect and/or professional engineer is required to submitted design documents as part of the change of use application. Architect and/or professional engineer to detail any compensating construction required as part of the change of use permit.

Conditions:

1. AND FURTHER THAT Receipt of a letter from the Building Department indicating that the Change of Use permit has been issued in conformance with the Ontario Building Code. [OBC Part 10] Change of use from an agricultural farm building to a residential accessory building. Barn and greenhouse require separate change of use permits.

Zoning

The greenhouse is to be demolished based on the planning report provided by G. Douglas Vallee LTD. The GIS mapping should be updated to indicate that the greenhouse is being demolished.

Development Engineering

Development Engineering has reviewed application ZNPL2025134 and have no comments.

GIS

Norfolk GIS has no requirements at this time.

By-law

Circulated.

Bell Canada

Circulated.

Fire

Norfolk Fire does not have a concern with this proposal at this time. Should electric vehicle charging or battery storage (e.g. Tesla wall) infrastructure be provided please notify NCFD.

Six Nations

Circulated.

Canada Post

Please be advised that Canada Post does not have any comments on this application as this will not affect mail delivery.

Realty

Circulated.

Drainage

Circulated.

Finance

Circulated.

ATTACHMENT D

Public Comments

To date, no comments have been received from members of the public who were notified about the proposed developments.



The Corporation of Norfolk County

By-Law 2025-XX

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for the property described as North Walsingham Concession 9 Part Lot 4 & 5, Norfolk County, municipally known as 310 10th Concession Road.

WHEREAS Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, CHAPTER P.13, as amended;

AND WHEREAS this By-Law conforms to the Norfolk County Official Plan.

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

- 1. That Subsection 14 Special Provisions is hereby further amended by adding Special Provision 14.XXXX as follows:

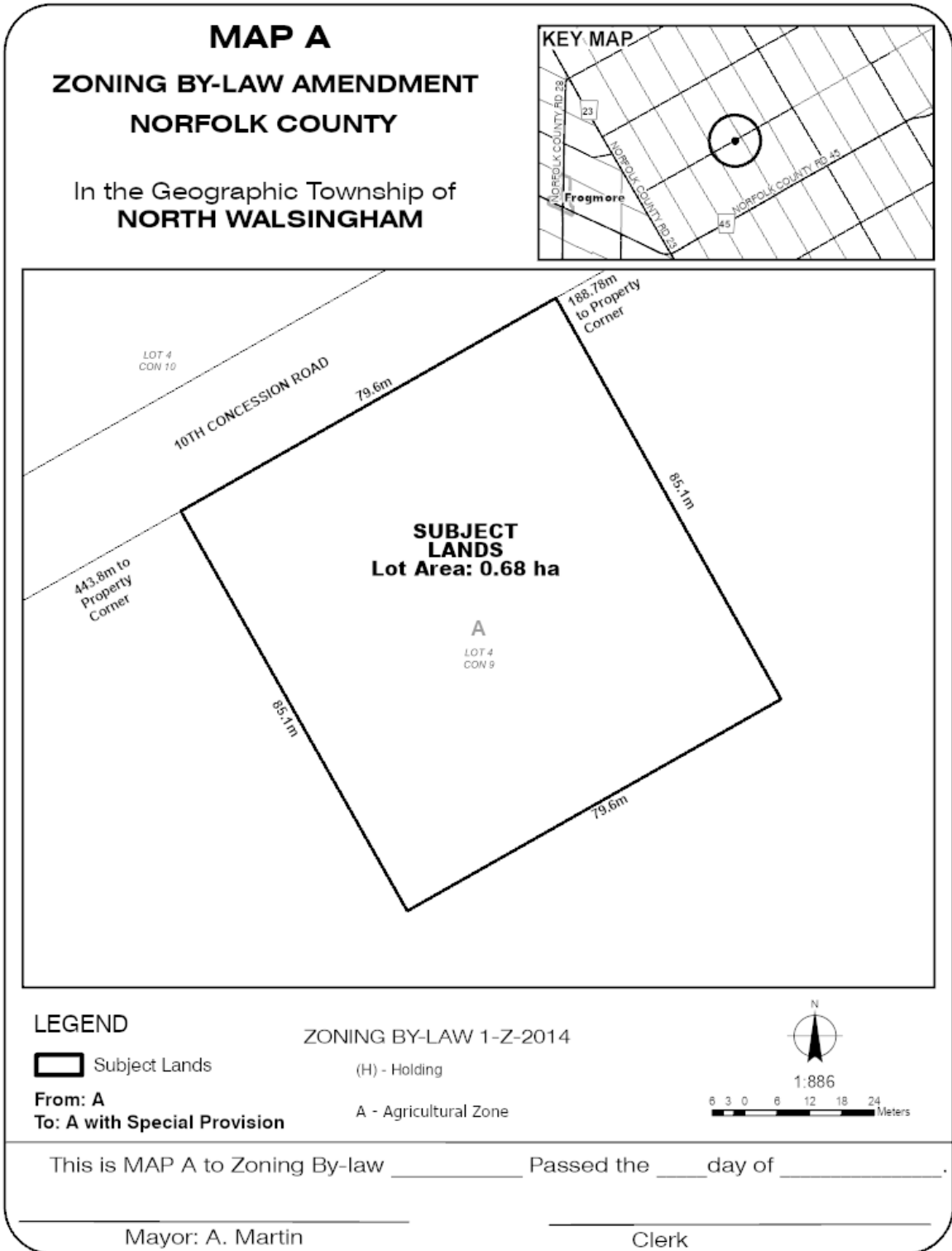
14.XXXX In lieu of the corresponding provisions in Section 3.36, Surplus Farm Dwelling Severance Properties, the following shall apply:

- a) Any existing accessory buildings and structures existing on the severed lot at the time of severance shall be deemed to be granted relief from the applicable building height and accessory building or structure lot coverage regulations existing at the time of severance and relief from the usable floor area regulation to a maximum of 600.5 square metres.

ENACTED AND PASSED this xx day of xx, 2025.

Mayor

County Clerk



Explanation of the Purpose and Effect of

By-Law 2025-XX

This By-Law affects a parcel of land described as North Walsingham Concession 9 Part Lot 4 & 5, Norfolk County, municipally known as 310 10th Concession Road.

The purpose of this By-Law is to add a Special Provision on the subject lands permit a maximum usable floor area of 600.5 square metres for a structure accessor to a dwelling within the Agricultural Zone to facilitate a future severance of a dwelling surplus to the needs of agriculture.

Zoning By-law Amendment

310 10th
Concession Road

Langton, Norfolk County



Scott Puillandre CD, RPP, MCIP, MSc.
Planner

G. Douglas Vallee Limited

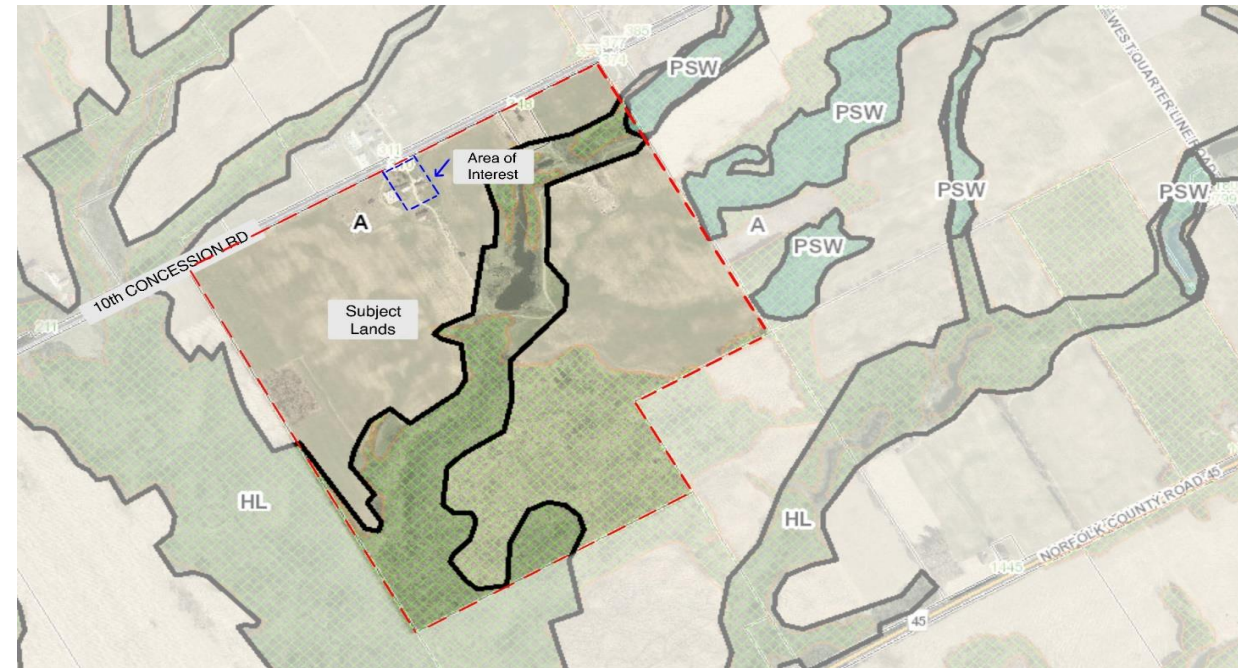
Consulting Engineers, Architects & Land
Use Planners

Greg Vermeersch
VanMeer Farms

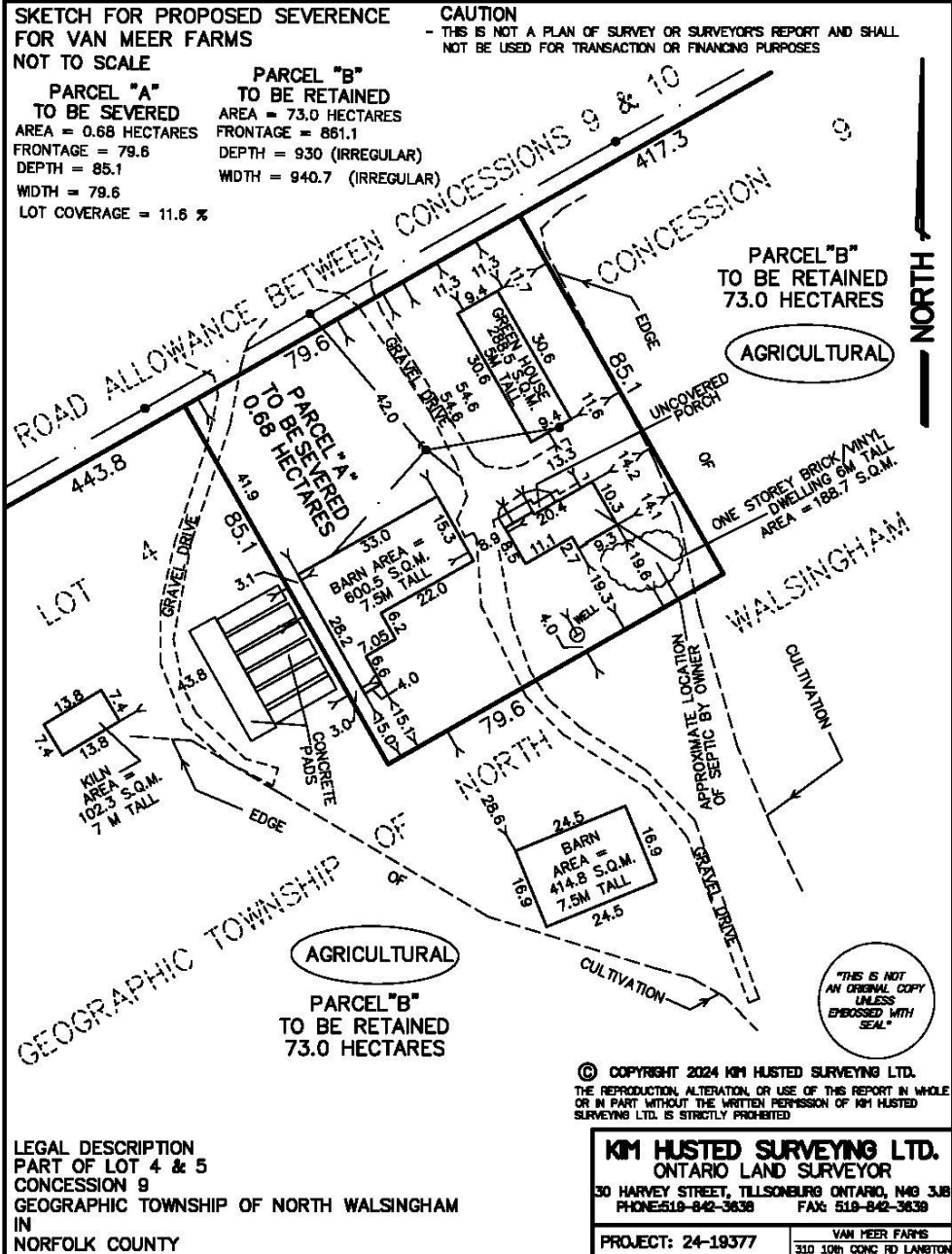


Background:

- 73.6Ha farm parcel with existing dwelling and farm buildings
- Surplus farm dwelling severance - seven other farm parcels in Norfolk County
- Severance to include existing former barn structure
- Oversized residential accessory building
 - Permitted - 400 sq m
 - Requested - 600.5 sq m



- ZBA: Required to recognize the site-specific request



Context:

- The PPS and Official Plan generally require the severed lot to be the minimum size needed to support the residential use / required services (well and septic) – but not at all costs
- Zoning By-law specifically limits residential accessory buildings to 400 sq m for surplus farm dwelling severances – Section 3.36
- Norfolk County has approved similar applications in the past

- Driveway to be relocated and greenhouse to be

Site Specific Considerations:

- The existing structure hasn't been used for agricultural purposes in over 20 years
- Proximity of the house and barn - less than 30 feet
- Structure size does not exceed 10% of lot area
- Altering the barn to meet OBC requirements to stay with the farm parcel is not feasible or desirable
- Demolishing the barn is impractical and detracts from the rural character of the area

- Sentimental and functional importance to the family

Policy and Levels of Approvals:

- Provincial Planning Statement
- Norfolk County Official Plan
- Zoning By-law
- Consent application

THANK
YOU!

QUESTIONS
& ANSWERS



vallee

*Consulting Engineers,
Architects & Planners*

