



Committee of Adjustment Application for Minor Variance

Complete Application

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

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

Before the Application is submitted

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

Online Application Process

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

User Fees

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

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

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque



payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the time of submission.

Grand River Conservation Authority

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

Long Point Region Conservation Authority

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

After the application is submitted

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

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

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

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

Notification Sign Requirements

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

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

Contact Us

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

**For Office Use Only:**

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

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

- ☒ Standard Minor Variance
☐ Complex Minor Variance (After the fact)
☐ Routine Minor Variance

Property Assessment Roll Number: 331054202024200

A. Applicant Information

Name of Owner 453997 ONTARIO LIMITED

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

Address 1825 12TH CONCESSION RD
 Town and Postal Code DELHI N4B 2W4
 Phone Number 519-688-1380
 Cell Number _____
 Email TERSON@KWIC.COM

Name of Authorized Applicant 453997 ONTARIO LIMITED

Address 1100 12TH CONCESSION RD
 Town and Postal Code LANGTON N0E 1G0
 Phone Number 519-688-1380
 Cell Number _____
 Email TERSON@KWIC.COM



Name of Authorized Agent

MATT DEVOS

Address

1100 12TH CONCESSION RD

Town and Postal Code

LANGTON NOE 1G0

Phone Number

519-410-7676

Cell Number

Email

MATT@MATTDEVOS.COM

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

☐ Owner

☐ Agent

☐ Applicant

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

N/A

B. Location, Legal Description and Property Information

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

PT LT 23 CON 12 NORTH WALSHINGHAM AS IN NR328002; S & E PT 1, 37R10308 NORFOLK COUNTY

Municipal Civic Address: 1825 & 1829 12TH CONCESSION RD

Land acquisition date (if known): _____

Present Official Plan Designation(s): AGRICULTURAL, HAZARD LAND

Present Zoning: AGRICULTURAL, HAZARD LAND

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

☒ Yes ☐ No

If yes, please specify:

SITE SPECIFIC POLICY AREA 7.2.5.34 - DEVOS COMPOSTING SITE SPECIFIC POLICY AREA

3. Present use of the subject lands:

AGRICULTURAL USE (CASH CROP) AND FARM EQUIPMENT STORAGE IN BARN. WITH 2 FARMHOUSES



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

	Existing	Proposed
Type of Building	4	
Number of Storey(s)	1.5	
Number of Dwelling Units per lot	2	
Buildings/Structures/ARDU Width (m)	N/A	
Building/ Structures /ARDU Length (m)	N/A	
Building/ Structures /ARDU Height (m)	N/A	
Usable Floor Area (sq.m)	N/A	
Lot coverage	N/a	

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

N/A

6. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant?

☐ Yes ☒ No

If yes, identify and provide details of the building:

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

80+ YEARS

8. Existing use of abutting properties:

AGRICULTURAL

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:


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

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m ²)	40 ha	19.78 ha	20.22 ha
Lot frontage (m)	EXISTING		N/A
Lot depth (m)	EXISTING		N/A
Front Yard Setback (m)	EXISTING		N/A
Left Side Yard Setback (m)	EXISTING		N/A
Right Side Yard Setback (m)	EXISTING		N/A
Rear Yard Setback (m)	EXISTING		N/A
Exterior side yard (if applicable) (m)	EXISTING		N/A
Height (m)	EXISTING		N/A
Lot coverage (%)	EXISTING		N/A
Buildings/structures separation (m)	EXISTING		N/A
Detached Additional Dwelling Unit (ADU) or Accessory Building	N/A	N/A	N/A
i) Usable floor area (m ²)			
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces	N/A	N/A	N/A



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:

The property has been used for ag purposes for decades. Information based on long term ownership and review of county mapping and historical aerial imagery. No reason to believe any contamination exists

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

☐ Yes ☒ No

E. Provincial Policy

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

☒ Yes ☐ No

If you answered no, please explain:

2. It is the owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the Provincial 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 the subject lands are in an area of source water Wellhead Protection Area (WHPA) A, B or C, Issue Contributing Area, Intake Protection zone, please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Does the property have any significant environmental features on the subject land or within 500 metres:

☒ Yes ☐ No

If yes, indicate: ☒ Significant Woodland ☐ Provincially Significant Wetland ☐

Floodplain ☐ Other _____

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

☐ Yes ☒ No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☐ Individual wells

☒ Other (describe below)

EXISTING CISTERN



Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

G. Other Information

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

This minor variance is required to support a surplus farm dwelling severance. The retained parcel will be 50 acres in size, which will remain a viable agricultural unit and continue to be farmed.

This meets the 4 tests of the planning act:

It is minor: the retained parcel remains large enough for ongoing ag production, and the reduction does not create any servicing or compatibility issues.

It is desirable and appropriate: the severance removes a dwelling that is not needed for farm operations, and keeps the remaining land in ag use.

It maintains the intent of the zoning by-law: The purpose of the 100 acre minimum is to prevent fragmentation; however the 50-acre retained farm continues to function as a single agricultural unit with no additional development proposed.

It maintains the intent of the Official Plan: The OP permits surplus farm dwelling severances, and recognizes that retained parcels may be less than 100 acres where the farm remains viable.

NO CHANGES TO BUILDINGS, SETBACKS, COVERAGE, OR USE ARE PROPOSED. ALL EXISTING STRUCTURES WILL BE RETAINED.
The request is technical in nature and solely relates to the minimum lot size as a result of the surplus dwelling severance.



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 200/96](#).

i. Sketch in Metric Units

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on 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 is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.



I. Transfers, Easements and Postponement of Interest


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

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purpose 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 purpose of processing this application.

Signed by:

 F980A0B6530F4DF...
 Owner/Applicant/Agent Signature

DECEMBER 5TH 2025

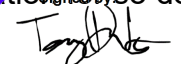
Date

J. Owner's Authorization

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

I/We 453997 ON LTD. (TERRY DEVOS) am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize MATT DEVOS 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.

Signed by:

 F980A0B6530F4DF...
 Owner

DECEMBER 5TH 2025

Date

Owner

Date

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



K. Declaration

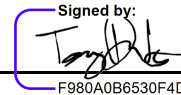
I, TERRY DEVOS of LANGTON ON

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:

LANGTON

Signed by:

F980A0B6530F4DF...

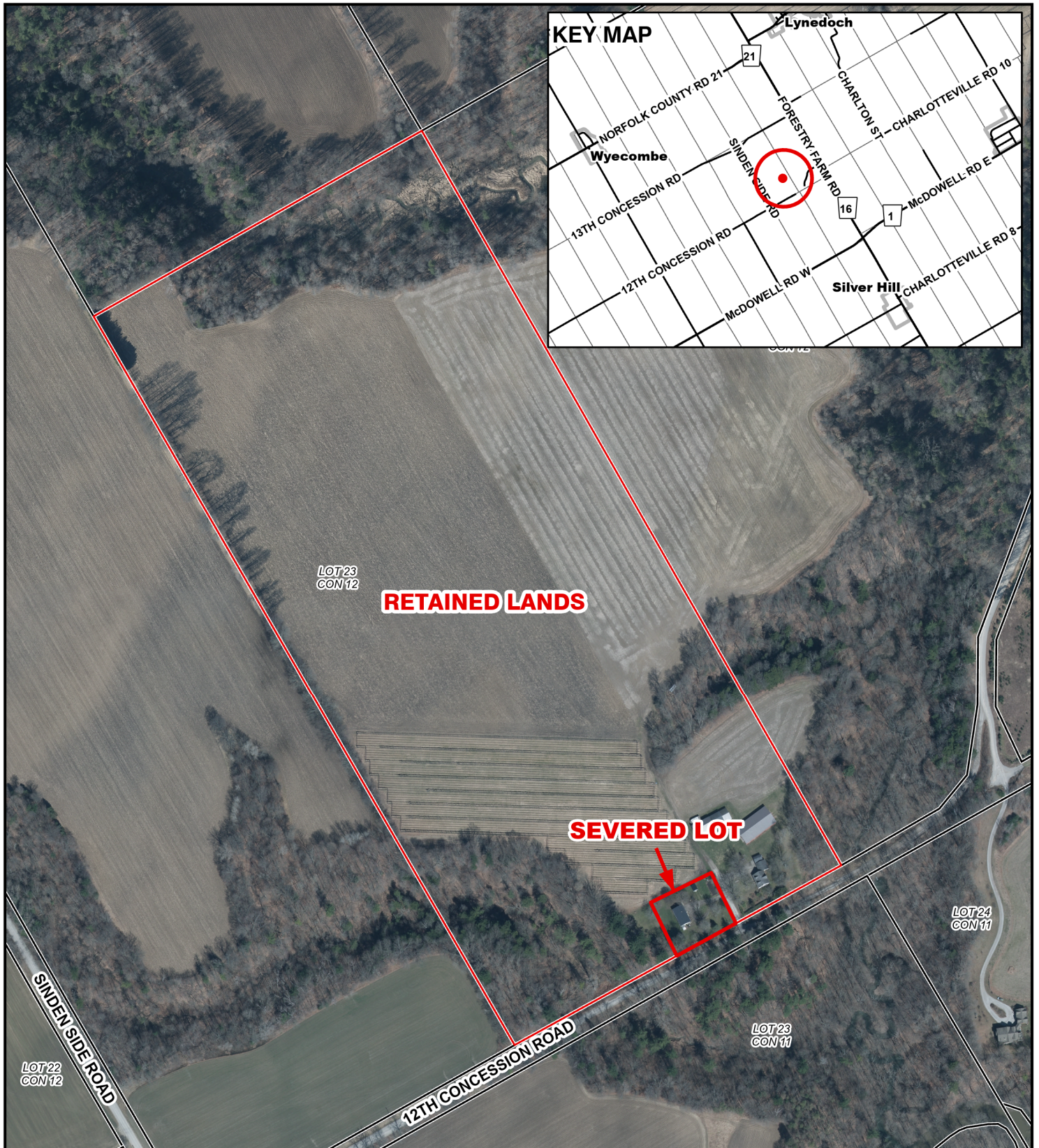
Owner/Applicant/Agent Signature

In LANGTON

This 5 day of DECEMBER

A.D., 2025

A Commissioner, etc.

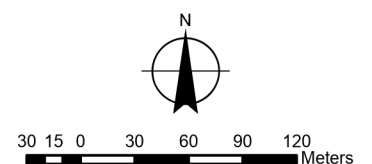


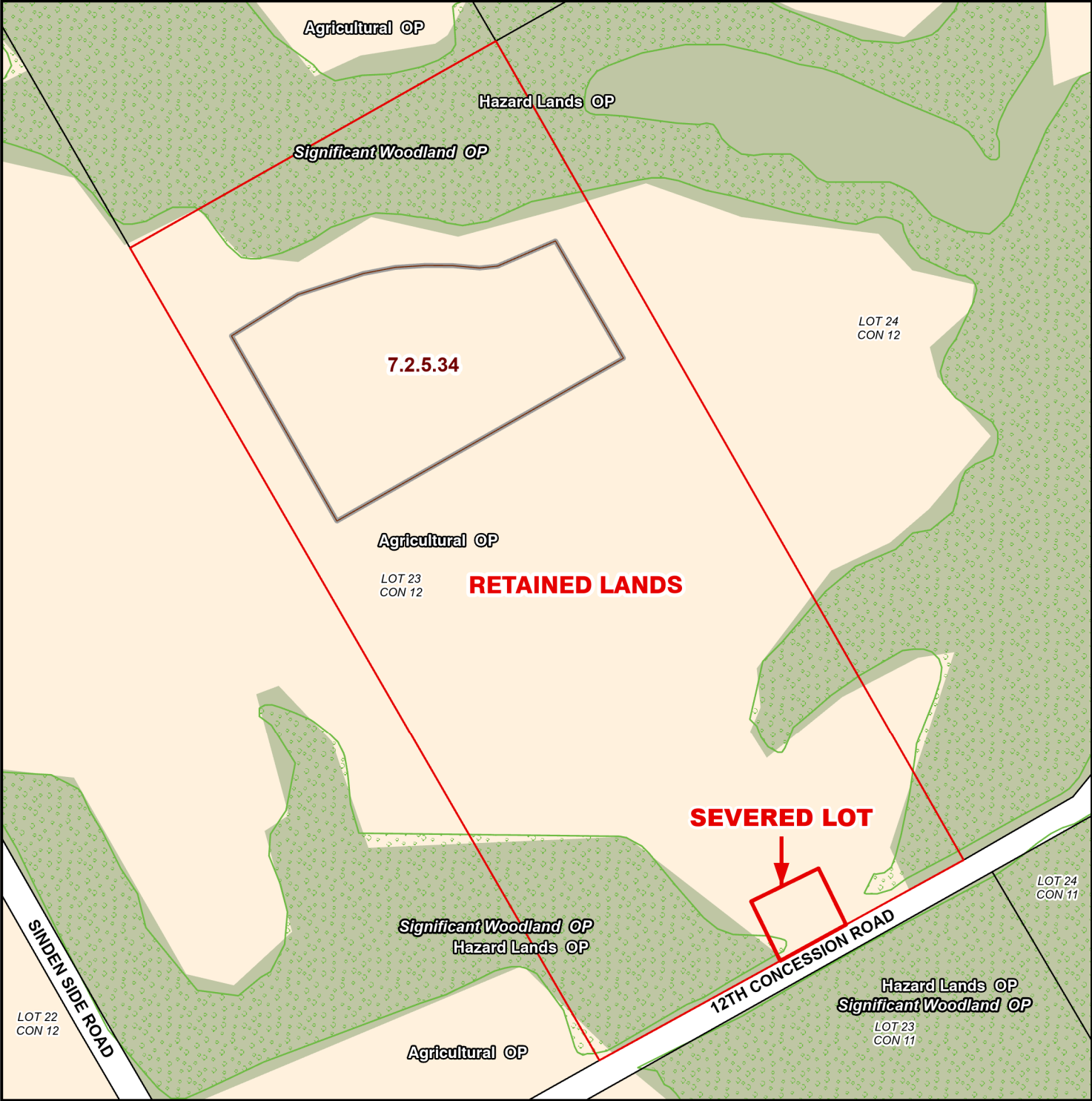
Legend

- Subject Lands
- Lands Owned



2020 Air Photo

1/9/2026








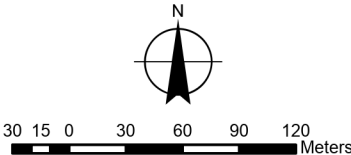
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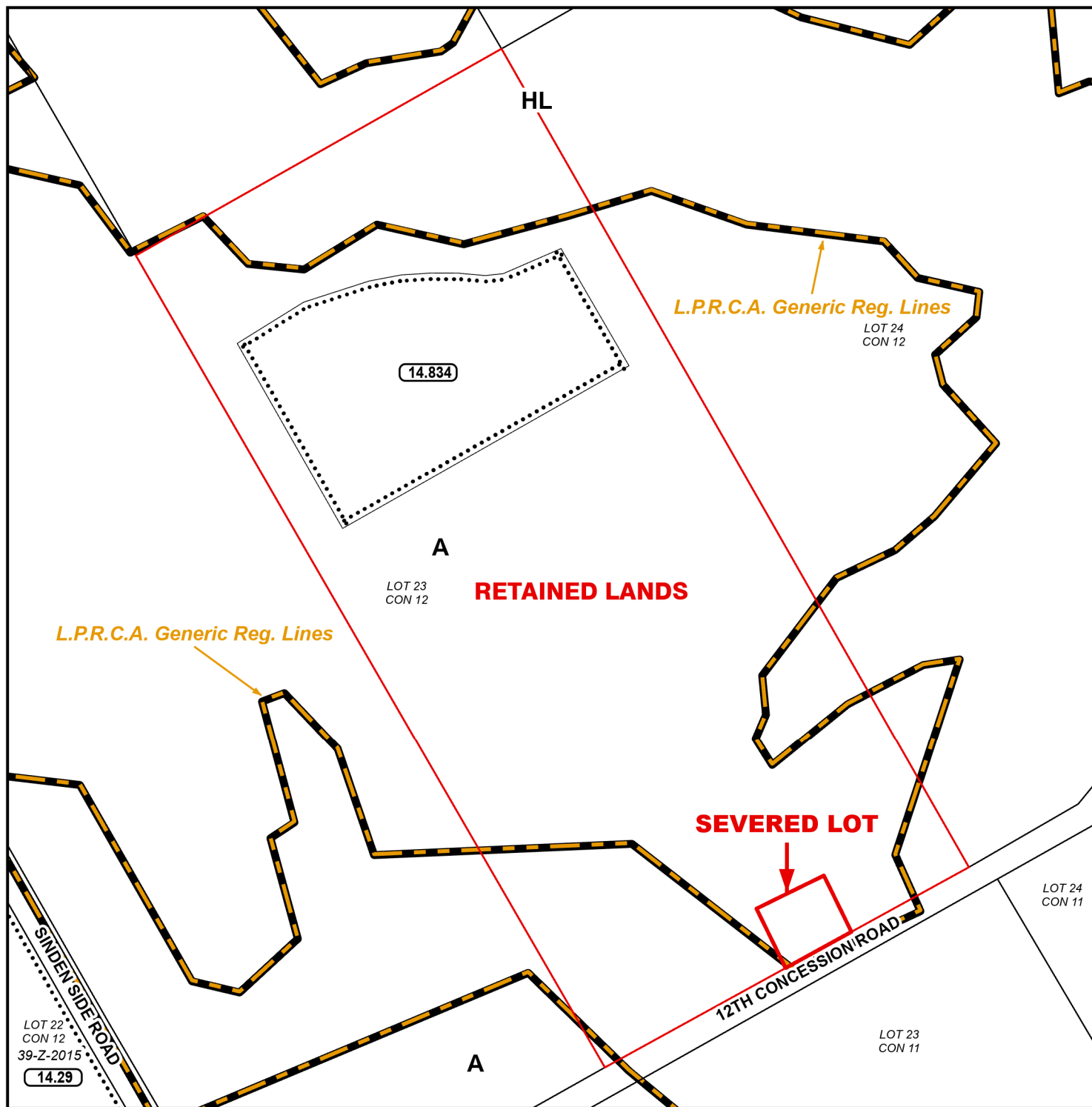
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Significant Woodland

1/9/2026





LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

1/9/2026

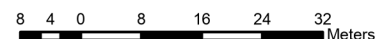
(H) - Holding
 A - Agricultural Zone
 HL - Hazard Land Zone



30 15 0 30 60 90 120 Meters

Geographic Township of NORTH WALSINGHAM

ANPL2025388



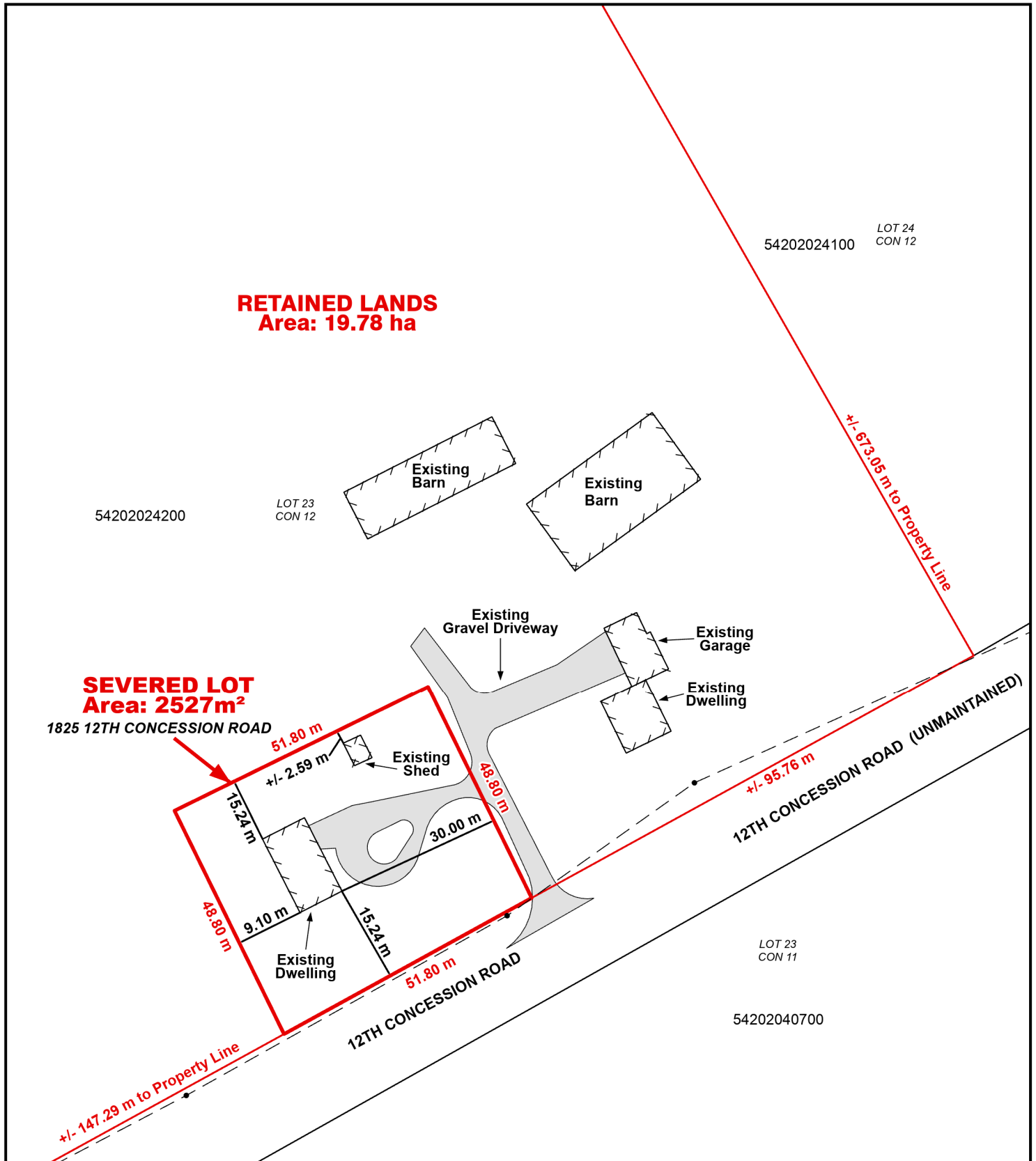
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM

BNPL2025367

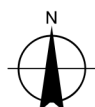
ANPL2025388



Legend

- Subject Lands
- Lands Owned

1/9/2026



8 4 0 8 16 24 32 Meters