

For Office Use Only:

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

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

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

Property Assessment Roll Number: 3310-542-040-07802

A. Applicant Information

Name of Owner Greg and Shelly McGahey

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 1640 Concession 10 North Walsingham

Town and Postal Code Langton, ON N0E 1G0

Phone Number _____

Cell Number 519-429-5977

Email gtomcgahey@hotmail.com

Name of Applicant Agent

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent David McPherson
Address 8 Culver Lane
Town and Postal Code Simcoe, ON N3Y 5C8
Phone Number _____
Cell Number 519-427-6483
Email david-a-mcpherson@hotmail.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):

Lot 21 Concession 10 North Walsingham

Municipal Civic Address: 1640 Concession 10 North Walsingham

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential

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

The existing house is to be retained but the existing detached garage is to be demolished to make way for the new proposed detached garage.

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. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Proposed is a new detached garage of some 278.7 sqm.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

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

The residential property was created a few years ago when the house was severed off the farm as a surplus farm house.

9. Existing use of abutting properties:

agricultural and residential

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

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

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	52.46m	30m		52.46m	
Lot depth	189.3m			189.3m	
Lot width	61m			61m	
Lot area	0.8ha			0.8ha	
Lot coverage	0.55%	10%		3.44%	
Front yard	112.46m	13m		112.46m	
Rear yard	3m	1.2m		1.2m	
Height	4m	8m		7.9m	
Left Interior side yard	37.9m	1.2m		39.71m	
Right Interior side yard	15.3m	1.2m		3m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces	accessory buildings				
Other	usable floor area	200 sqm		284.3 sqm	84.3 sqm

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

To accomodate the boat, trailers, quads etc the owner requires a new detached garage of 278.7 sqm which precipitates this application for relief of additional usable floor area.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: n/a

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: n/a
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

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

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

Information provided by owner.

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

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:

Property is not within a WHPA

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☒ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Concession 10 North Walsingham

G. All Applications: Other Information

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

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

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

Premise and Justification report is attached

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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



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 Shelly, Greg McEwen am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson 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.

K. Declaration

I, David McPherson 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:

Simcoe

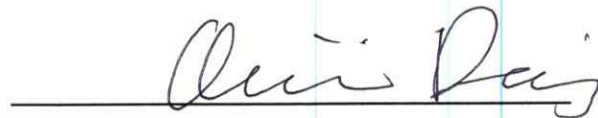


~~Owner/Applicant~~/Agent Signature

In Norfolk County

This 23 day of December

A.D., 2021



A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 1640 10TH CONCESSION

Legal Description: NORTH WALSHINGHAM CON 9 PT LOT 21 RP 37R11245

PART 1 2.00AC 172.10FR D

Roll Number: 33105420400780200

Application #: ANPL2025396

Information Origins: MINOR VARIANCE APPLICATION SUBMITTED BY AGENT

Agricultural Zone (A)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1	a) minimum <i>lot area</i>				
	i) new <i>lot</i>	40.00		N/A	ha
	ii) <i>lot of record</i>	1390.00		N/A	m.sq
	iii) residential lot surplus to a farm operation	2000.00		N/A	m.sq
	b) minimum <i>lot frontage</i>				
	i) <i>interior corner lot s</i>	30.00		N/A	m
	ii) <i>lot of record</i>	18.00		N/A	m
	c) minimum <i>front yard</i>	13.00		N/A	m
	d) minimum <i>exterior side yard</i>	13.00		N/A	m
	e) minimum interior side yard	3.00		N/A	m
		3.00		N/A	m
	f) minimum <i>rear yard</i>	9.00		N/A	m
	g) Minimum separation between a <i>farm processing</i> facility and a <i>dwelling</i> on an adjacent <i>lot</i>	30.00		N/A	m
	h) maximum building height	11.00		N/A	m
Comments		N/A			
Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	8.00		N/A	m
	b) minimum <i>front yard</i>	13.00		N/A	m
	c) minimum <i>exterior side yard</i>	6.00		N/A	m
	d) minimum <i>interior side yard</i>			N/A	m
		Right	1.20		
		Left	1.20		
	e) minimum <i>rear yard</i>	1.20		N/A	m
	f) <i>through lot</i> distance to <i>street line</i>	6.00		N/A	m
	g) Lot coverage (Note: Proposed Area)				
	i) <i>lot coverage</i>	10.00		N/A	%
	ii) <i>usable floor area</i>	200.00	284.30	84.30	m.sq
3.36	Surplus Farm Dwelling Severance				
		200.00		N/A	m.sq
	b) existing accessory buildings/structures				



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 1640 10TH CONCESSION

Legal Description: NORTH WALSHINGHAM CON 9 PT LOT 21 RP 37R11245
PART 1 2.00AC 172.10FR D

Roll Number: 33105420400780200

Application #: ANPL2025396

Information Origins: MINOR VARIANCE APPLICATION SUBMITTED BY AGENT

Agricultural Zone (A)

Comments

The useable floor area is deficient by 84.30 square meters

Decks and Porches

REQUIRED	PROPOSED	DEFICIENCY	UNITS
----------	----------	------------	-------

Parking

REQUIRED	PROPOSED	DEFICIENCY	UNITS
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4.1 number of parking spaces

N/A

Comments

THE PROPOSAL DOES NOT ALTER OR EFFECT THE PARKING ON THE PROPERTY

12.1.4 Location of an Animal Kennel

REQUIRED	PROPOSED	DEFICIENCY	UNITS
----------	----------	------------	-------

No land shall be used and no building or structure or part thereof shall be erected for the purpose of an animal kennel nearer a) any Residential (R1-R6, RH) or development (D) zone.

300.00

N/A

m

b) any Rural Commercial Zone (CR), Institutional Zone (IC, IN, IR) or any dwelling house located on a separate lot.

125.00

N/A

m

c) to any lot line

30.00

N/A

m

Comments

N/A

Minimum Distance Separation

REQUIRED	PROPOSED	DEFICIENCY	UNITS
----------	----------	------------	-------

Application Prepared By:

3.17 MDS Requirement

N/A

m

Minimum Lot Size

5.00

N/A

ha

Comments

N/A MDS NOT REQUIRED FOR A GARAGE

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 1640 10TH CONCESSION

Legal Decription: NORTH WALSINGHAM CON 9 PT LOT 21 RP 37R11245
PART 1 2.00AC 172.10FR D

Roll Number: 33105420400780200

Application #: ANPL2025396

Information Origins: MINOR VARIANCE APPLICATION SUBMITTED BY AGENT

Agricultural Zone (A)

TROY SCRIVEN

I have read and understand the above.

Signature of owner or authorized agent

Signature of Zoning Administrator

date

JANUARY 7TH, 2026

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

**Premise and Justification of
Minor Variance Application
at 1640 Concession 10, North Walsingham**

This application seeks relief of 84.3 sq. m of useable floor area from the maximum permitted 200 sq. m of useable floor area of residential accessory buildings, to permit a maximum useable floor area of 284.3 sq. m.

The property owner proposes construction of a detached garage having a useable floor area of 278.7 sq. m.

Situate on the property now is an existing detached garage of 45 sq. m which is slated for demolition to make way for the proposed new garage.

Also situate on the property is an existing pool house/cabana of 5.6 sq. m, which will be retained.

Summed together, the existing pool house of 5.6 sq. m and the proposed detached garage of 278.7 sq. m comes to 284.3 sq. m, making the total useable floor area of accessory structures on the property exceed the maximum permitted floor area by 84.3 sq. m.

The size of the proposed garage has been determined to accommodate the owner's 36 ft. boat, travel trailer, dump trailer, and other recreational vehicles.

The application is supported by the 2024 Provincial Planning Statement, in particular "2.6.1 c)". "On rural lands located in municipalities, permitted uses are residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services". The existing house is supported by a private on-site well and by a private on-site septic system. Therefore, the proposed detached garage, accessory structure, and the residence conforms to the 2024 Provincial Planning Statement.

The application has regard for Section 2 of the Planning Act.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

Norfolk County Official Plan

The subject property is designated as Agricultural in the Norfolk County Official Plan. Single family dwellings, and their appurtenant accessory building, are permitted within this designation. Therefore, this application conforms to the Norfolk County Official Plan.

Norfolk County Zoning By-law 1-Z-2014

Zoning By-law 1-Z-2014 zones the property as Agricultural. Article 12.1.1 d) permits single family dwellings and their appurtenant accessory buildings (detached garage) within the Agricultural Zone. Article 3.2 permits accessory structures accessory to a residence within the Agricultural Zone. Therefore, this application conforms to the Norfolk County Zoning By-law.

Is the Variance Desirable and Appropriate

This is a large 2 acre rural residential property. The existing detached garage is to be demolished and in its place, a much larger detached garage is proposed. The garage is sited some 112 m from the road, so it is unlikely to negatively impact any neighbours.

Is the Variance Minor in Nature

The application is minor in nature because it is set back 112 m from the road. The detached garage blends in perfectly with the established streetscape of Concession 10, North Walsingham. A moderate increase of maximum useable floor area for the garage, set so far back from the road, is negligible. The increase in "useable floor area" of the detached garage amounts to 3.44% of the total lot area, whereas the by-law would permit 10%.

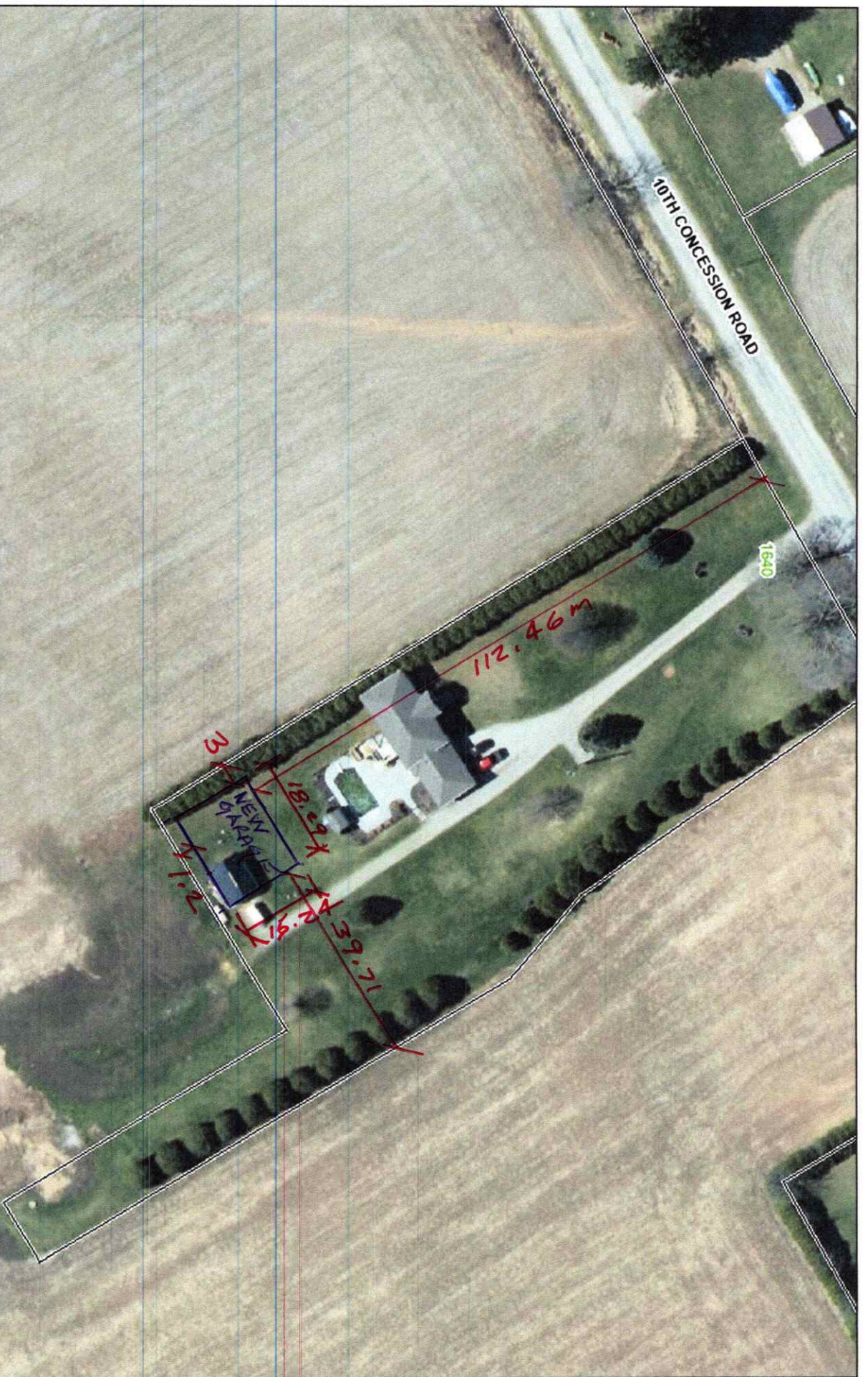
As such, the requested relief can be considered minor in nature and appropriate development for the area. The application maintains the intent of the Zoning By-Law

Conclusion

The requested relief in "useable floor area" is minor in nature, appropriate for the neighborhood, compatible with the existing streetscape, supported by the Provincial Planning Statement, and generally meets the intent of the Norfolk County Official Plan and the Norfolk County Zoning By-law.

David McPherson

MAP NORFOLK - Community Web Map



12/8/2025, 10:41:50 AM



Land Parcels

Reg Plan Lot Numbers

Civic Address

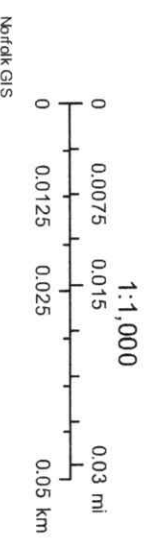
Road Labels



Plan Lines

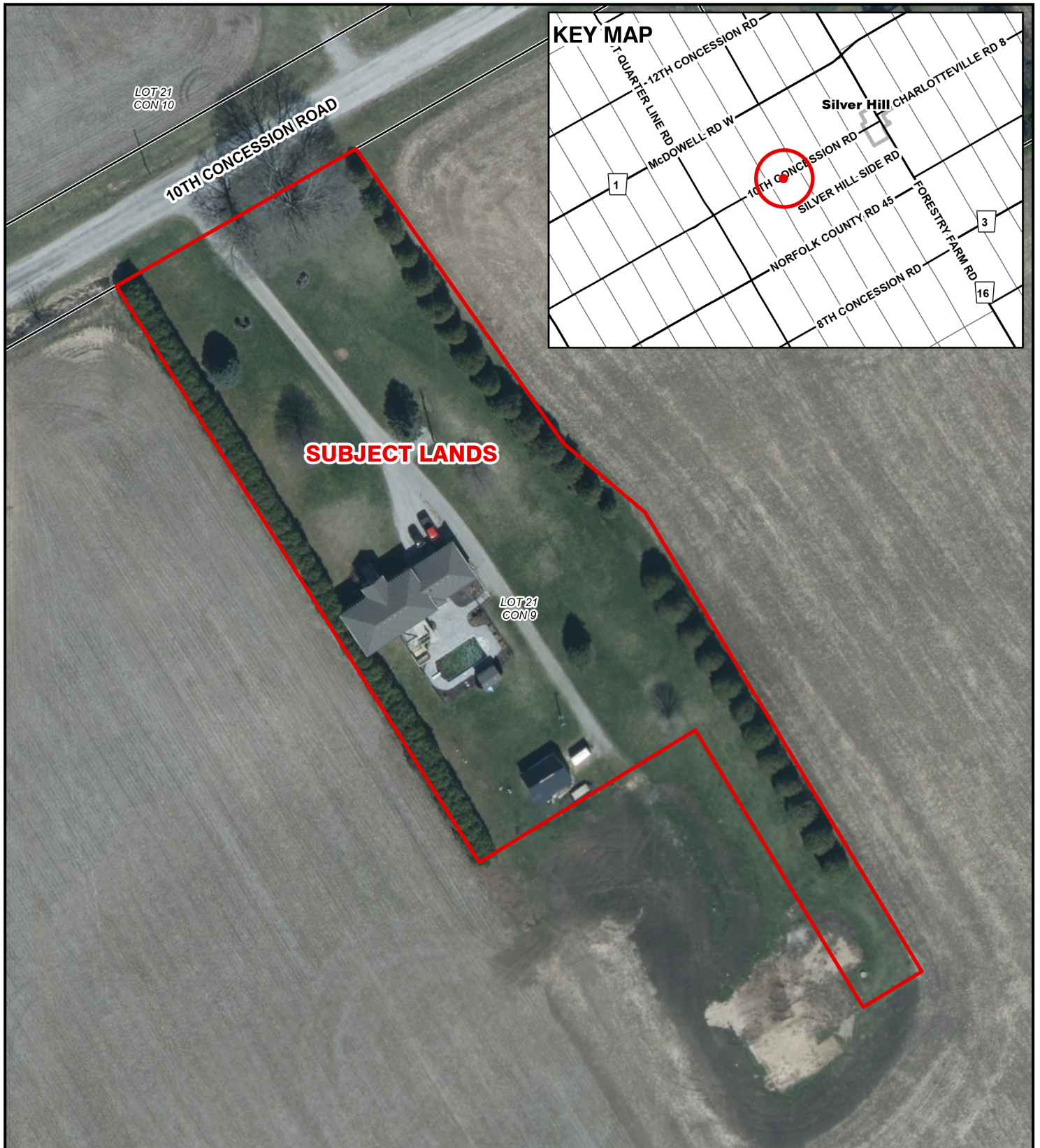


DraftPlan




MAP A
CONTEXT MAP
Geographic Township of NORTH WALSINGHAM

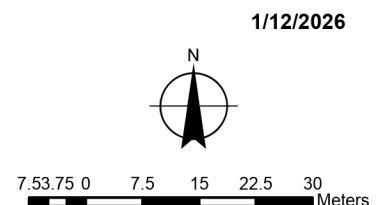
ANPL2025396



Legend

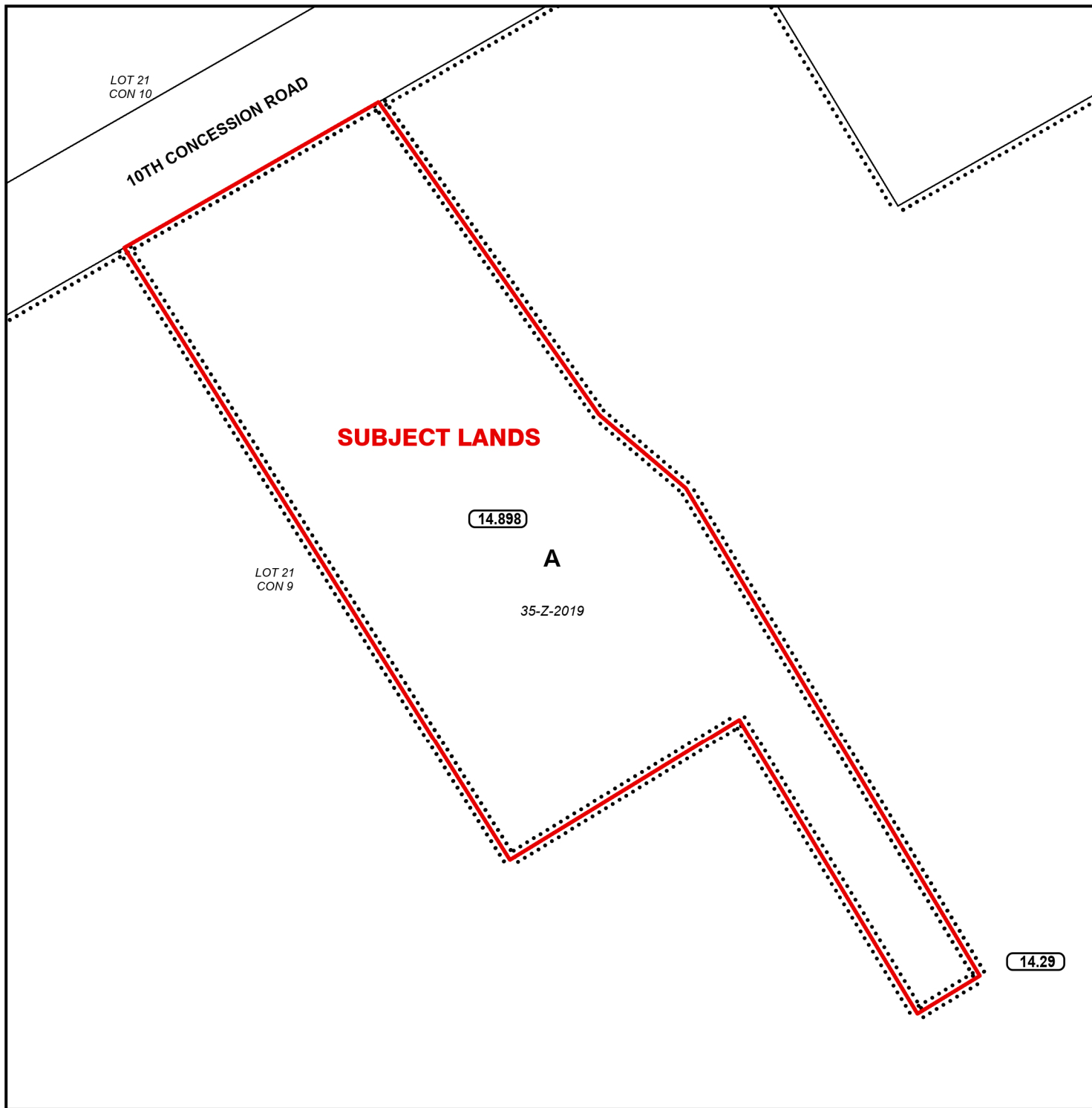
 Subject Lands

2020 Air Photo



MAP B
ZONING BY-LAW MAP
Geographic Township of NORTH WALSINGHAM

ANPL2025396



LEGEND

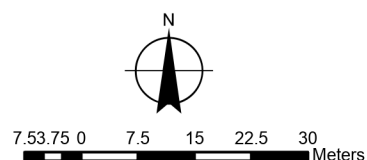
 Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

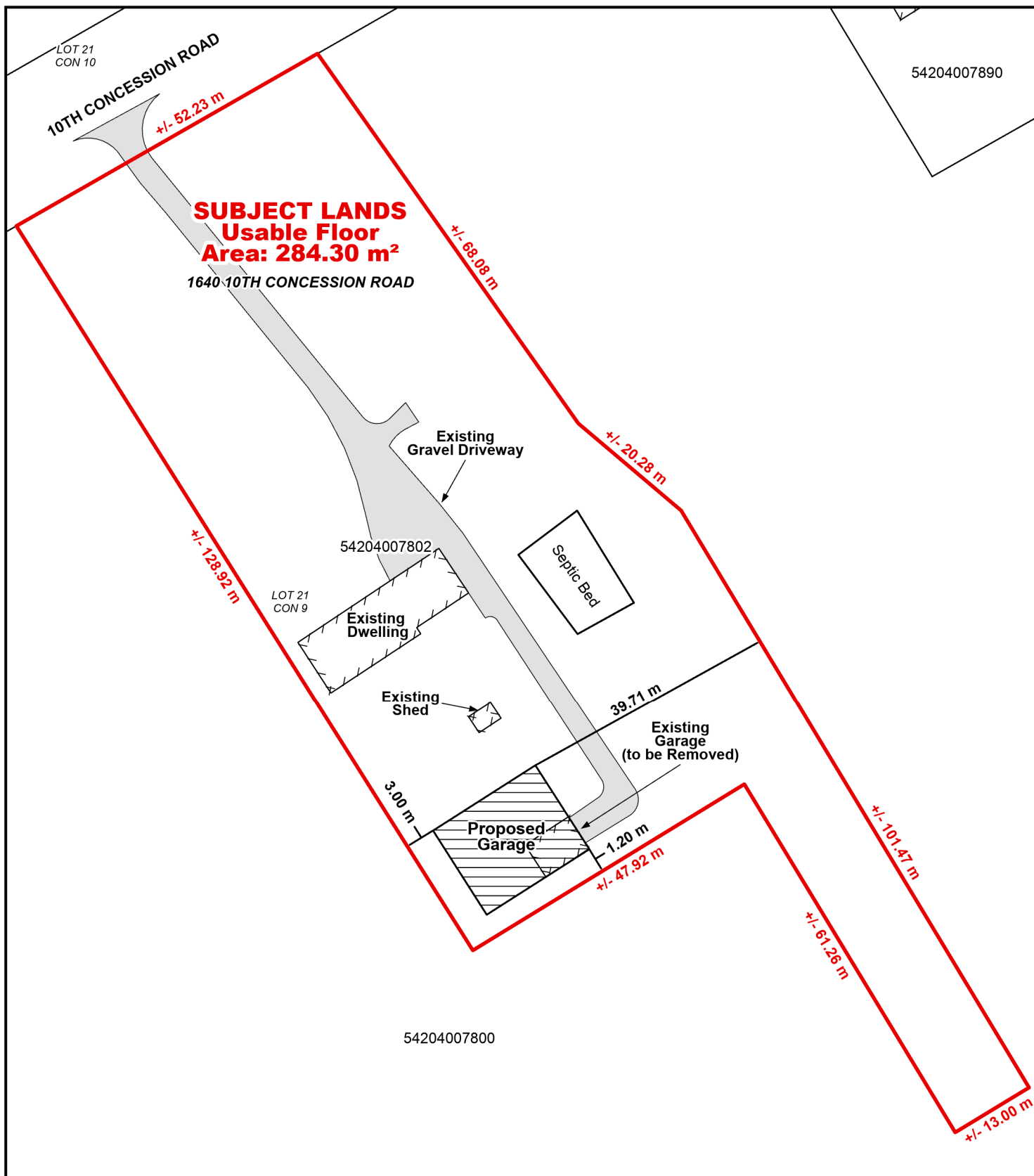
A - Agricultural Zone

1/12/2026



CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

Subject Lands

1/12/2026



6.5 3.25 0 6.5 13 19.5 26 Meters