



**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:** 543 030 08300 0000

#### A. Applicant Information

**Name of Owner** Chinook Valley Inc.

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 530 8 Avenue SW

Town and Postal Code      Calgary, Alberta T2P 3S8

Phone Number \_\_\_\_\_

Cell Number 519-427-4638

Email jccgranger@hotmail.com

**Name of Authorized** \_\_\_\_\_ **Same as owner** \_\_\_\_\_

**Applicant**

Address \_\_\_\_\_

**Town and Postal Code** \_\_\_\_\_

Phone Number \_\_\_\_\_

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_



Name of Authorized Agent	Brimage Law Group - Nathan Kolomaya
Address	21 Norfolk Street North
Town and Postal Code	Simcoe, Ontario N3Y 4L1
Phone Number	519-426-5840
Cell Number	
Email	nkolomaya@brimage.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 9 CON A SOUTH WALSINGHAM AS IN NR579617; NORFOLK COUNTY  
SUBJECT TO AN EASEMENT AS IN NK85279

Municipal Civic Address: 629 1st Concession Road

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

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:

Vacant land



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	N/A	N/A
Number of Storey(s)	_____	_____
Number of Dwelling Units per lot	_____	_____
Buildings/Structures/ARDU Width (m)	_____	_____
Building/ Structures /ARDU Length (m)	_____	_____
Building/ Structures /ARDU Height (m)	_____	_____
Usable Floor Area (sq.m)	_____	_____
Lot coverage	_____	_____

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:

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:

Please see attached registered instruments.



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

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

	<b>Zoning By-law Requirement</b>	<b>Proposed</b>	<b>Deficiency</b>
Lot area (m <sup>2</sup> )	40 ha	0.26	39.74 ha
Lot frontage (m)	30 m	38.1 m	NIL
Lot depth (m)			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)			
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m <sup>2</sup> )			
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			

**D. Previous Use of the Property**

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

Yes  No  Unknown

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

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2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

Yes  No  Unknown

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

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4. If you answered yes to any of the above questions in Section D, a previous 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:

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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:

Minor variance to satisfy condition of vacant land severance. No new development is proposed.

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

Yes  No

If no, please explain:

Minor variance to satisfy condition of vacant land severance. No new development is proposed.

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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)

N/A - Vacant Land

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**Sewage Treatment**

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

N/A - Vacant Land

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**Storm Drainage**

Storm sewers       Open ditches  
 Other (describe below)

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**2. Existing or proposed access to subject lands:**

Municipal road       Provincial highway  
 Unopened road       Other (describe below)

Name of road/street:

1st Concession Road

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**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.

Please see related severance consent file BNPL2025257

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## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario Regulation 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.

Mark Bo

Owner/Applicant/Agent Signature

2023/12/23

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 C.V.I am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize C.V.I Brimage Law Gray 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.

Chinook Valley Inc.  
\_\_\_\_\_  
Mark Bo  
Owner

Dec 23/2025  
\_\_\_\_\_  
Dec 23/2025  
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, Nathan Kolomaya of Norfolk County, Province of Ontario

solemnly declare that:

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

Declared before me at:

Norfolk County

A handwritten signature in black ink, appearing to read "Nathan Kolomaya".

Owner/Applicant/Agent Signature

In the Province of Ontario

This 23<sup>rd</sup> day of December

A.D., 2025

A handwritten signature in black ink, appearing to read "D. Kolomaya".

A Commissioner, etc.



## Zoning Deficiency

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

**PROPERTY INFORMATION**

Address: 628 1st Concession Road

Legal Description:

Roll Number: 33105430300830000000

Application #: ANPL2025397

Information Origins:

**Agricultural Zone (A)**

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a) minimum <i>lot area</i>				
i) new <i>lot</i>	40.00	0.26	39.74	ha
ii) <i>lot of record</i>	1390.00		N/A	m.sq
iii) residential <i>lot</i> 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 <i>interior side yard</i>	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

Comments

Minimum lot area deficient by 39.74 ha.

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:**

Hayley Stobbe

**I have read and understand the above.**

Signature of owner or authorized agent

date

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

5-Jan-25

Signature of Zoning Administrator

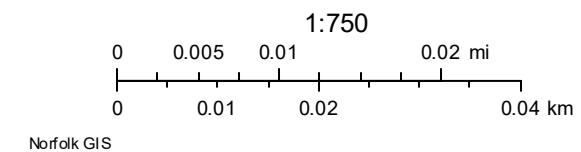
date

# MAP NORFOLK - Community Web Map



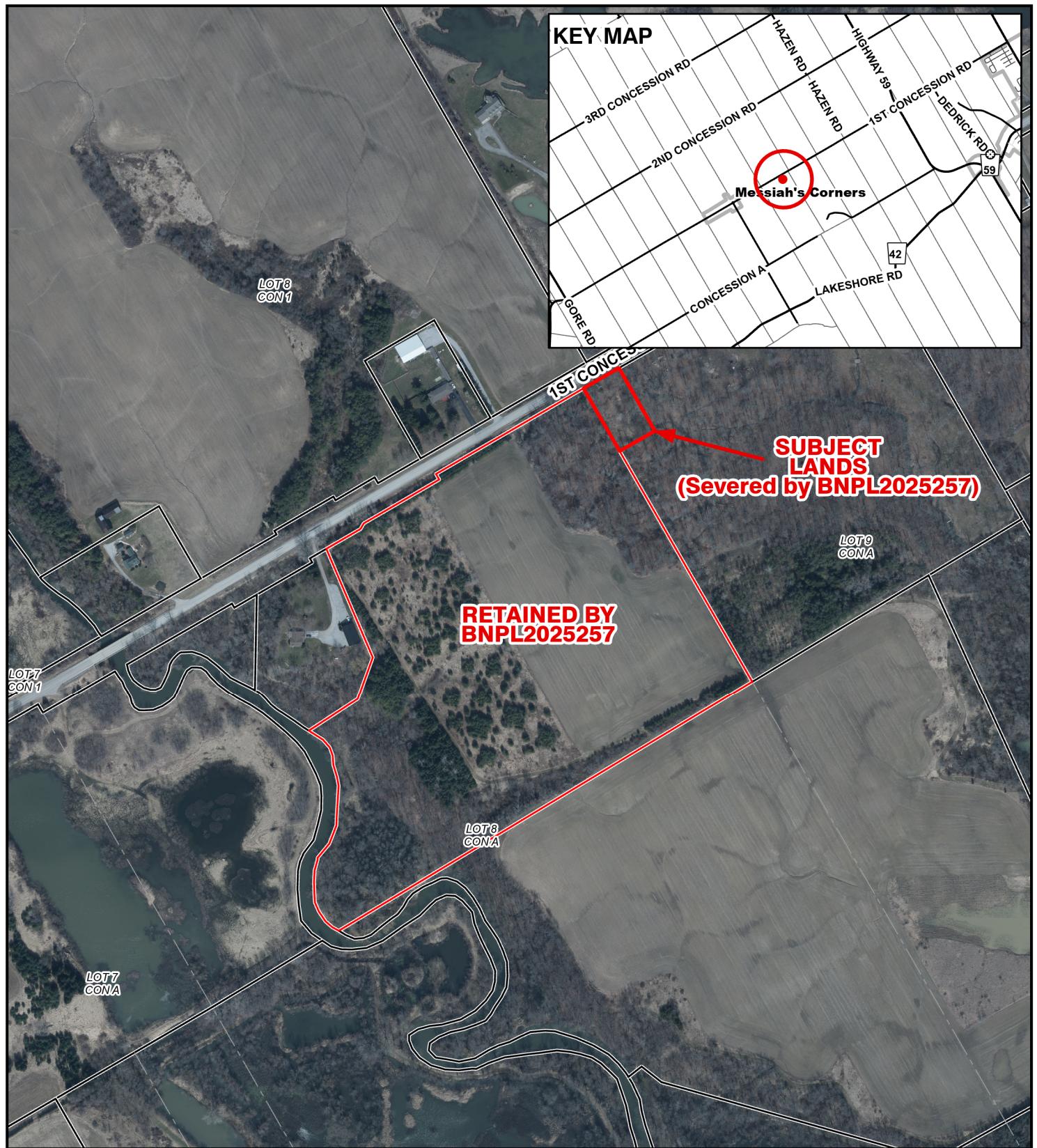
12/11/2025, 5:48:12 AM

- Land Parcels
- Reg Plan Lot Numbers
- Civic Address
- Road Labels
- Plan Lines
-  DraftPlan



## CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM



1/9/2026

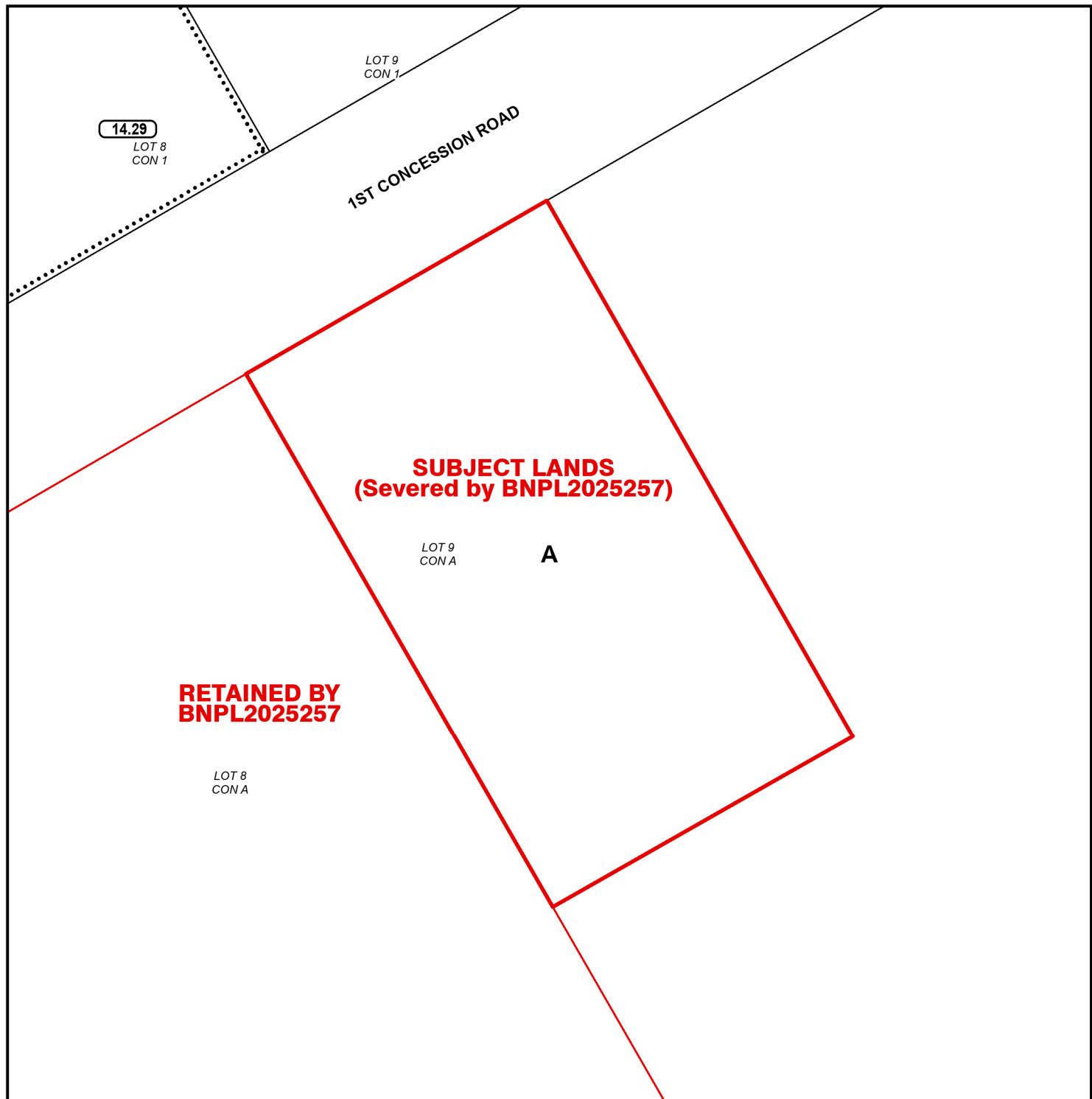


2020 Air Photo

30 15 0 30 60 90 120 Meters

**ZONING BY-LAW MAP**

Geographic Township of SOUTH WALSINGHAM

**LEGEND**

Subject Lands

ZONING BY-LAW 1-Z-2014

1/9/2026

(H) - Holding

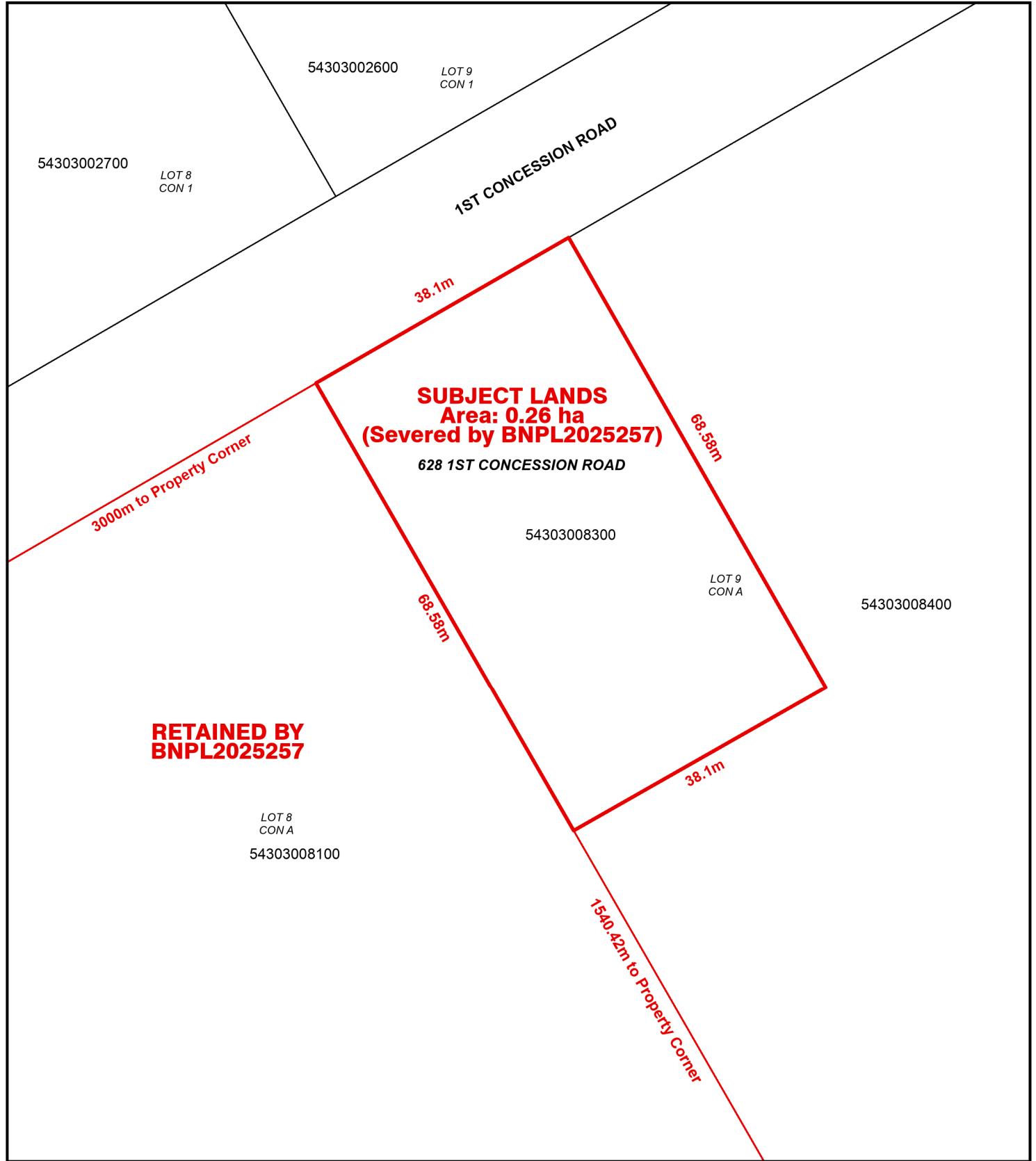
A - Agricultural Zone



5 2.5 0 5 10 15 20 Meters

## CONCEPTUAL PLAN

## Geographic Township of SOUTH WALSINGHAM



## Legend

1/9/2026



## Subject Lands

5.5 2.75 0      5.5      11      16.5      22      Meters