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## Council Meeting – July 22, 2025

Subject: Development application ZNPL2025134 to amend the Zoning By-law for 310 10th Concession Road, Geographic Township of North Walsingham  
Report Number: CDS-25-022  
Division: Community Development  
Department: Planning  
Ward: Ward 2  
Purpose: For Decision

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### Recommendation(s):

That application ZNPL2025134, affecting the lands described as North Walsingham Concession 9 Part Lot 4 & 5, Norfolk County, to amend the Norfolk County Official Plan from Agricultural (A) to Agricultural with a Special Provision to permit an accessory building with an increased total usable floor area, **be refused**; and

Further that all public input received for this application was considered as part of the decision, as outlined in staff report CDS-25-021.

### Executive Summary:

The applicant is proposing a Zoning By-law Amendment to add a Special Provision for the subject lands to facilitate a future application for a surplus farm dwelling severance.

The recommended Zoning By-law Amendment is included as Attachment A.

### Discussion -

See Public Hearing Committee report CDS-25-021 for additional background information on the site, proposal and context.

### Site Context:

The subject property is located on the south side of 10<sup>th</sup> Concession Road, west of its intersection with West Quarter Line Road. The lot is approximately 73.6 hectares, with frontage onto 10<sup>th</sup> Concession Road. The surrounding lands consist of agricultural and residential uses. The location of the subject property is shown below in Figure 1.

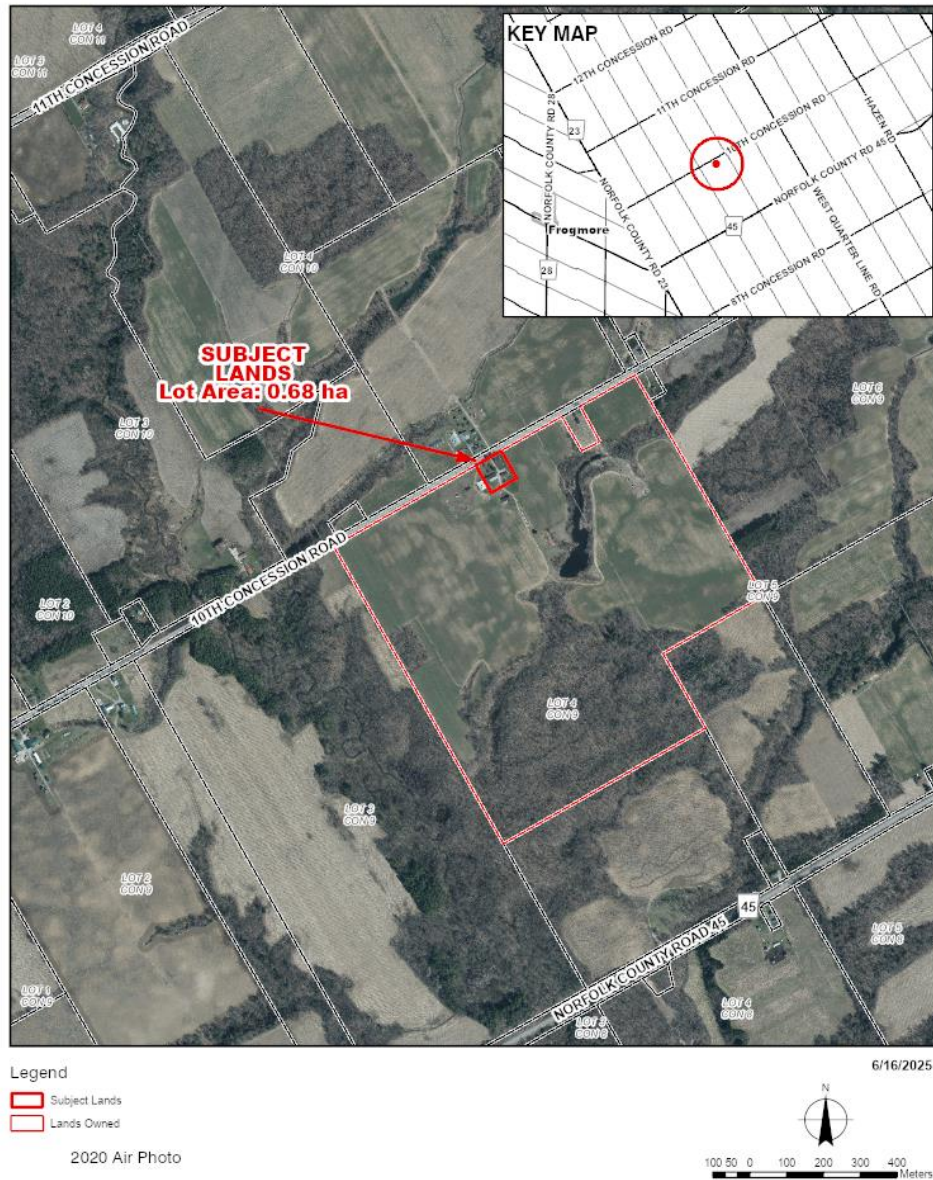


Figure 1. Subject lands and surrounding area.

### Proposal Summary:

The proposal for the subject lands is to add a special provision to the subject lands to facilitate the subsequent application for consent to sever the existing dwelling and an associated accessory structure as surplus to the needs of agriculture.

The following special provision is proposed:

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.

#### **Consultation(s):**

#### **Technical Comments / Analysis:**

The application was circulated for comments amongst Norfolk County Departments and applicable agencies. No comments of interest have been received.

Full technical comments can be found in Attachment C.

#### **Regard for Public Input and Statutory Public Hearing Committee Meeting:**

The Statutory Public Meeting for the development application(s) was held at the July 22, 2025 Public Hearings Committee.

No public comments have been received in regard to this application.

See Attachment D for the complete public comments.

#### **Planning Considerations:**

It is staff's opinion that the proposed application does not meet the intent of the Planning Act, the Provincial Planning Statement 2024, or the Official Plan. The application would facilitate the severance of a dwelling considered to be surplus to the needs of agriculture, with the inclusion of an existing barn. The barn is not considered to be necessary to accommodate the needs of the residential use.

Additional planning commentary is contained within Attachment B to this report.

#### **Finance Comments:**

If the application is approved, there are no direct financial impacts of re-zoning the subject lands. However, upon rezoning, if future renovations are completed to accommodate the intended change in use it would result in increased building permit revenues for the County. Furthermore, it may lead to a positive impact on assessment growth and tax revenues, however the amount of growth would be dependent on the

change of assessment of properties by the Municipal Property Assessment Corporation (MPAC).

#### **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 proposed development would facilitate the severance of a dwelling considered surplus to the needs of agriculture.

#### **Conclusion:**

In conclusion, the proposed Zoning By-law Amendment is not consistent with the intent of the Planning Act, the Provincial Planning Statement 2024, and the Official Plan. Therefore, staff recommend refusal of this application, as described in the report CDS-25-022 and related attachments.

#### **Attachment(s):**

- Attachment A Recommended Zoning By-Law Amendment
- Attachment B Existing Planning Policy and Zoning
- Attachment C Technical Comments
- Attachment D Public Comments

#### **Approval:**

Approved By:  
Al Meneses  
Chief Administrative Officer

Reviewed By:  
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Director of Planning

Prepared By:  
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