



Working together with our community

Public Hearings Committee – June 04, 2024

Subject: Application 28CDPL2024062 proposing to establish a vacant land condominium for a resort-oriented horse ranching development comprised of 40 units in the form of resort-oriented farm dwellings and tourist cabins, a saloon (pavilion/restaurant), and farm uses.

Report Number: CD 24-039
Division: Community Development
Department: Planning
Ward: Ward 1
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-24-039 for development application(s) 28CDPL2024062 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 May 15, 2024.

Discussion:

The applicant is proposing a vacant land condominium to facilitate the following resort-orientated uses:

- Farm dwelling units in the form of single detached dwellings;
- Tourist cabins/Inns;
- A saloon with food and beverage services;

- Private road;
- Road widening affecting Front Road
- Archaeological protected area; and,
- Farm uses related to the operation and related equestrian activities.

The land use permissions for the subject application has been facilitated through Zoning By-Law Amendment (ZNPL2020235) and Official Plan Amendment (OPNPL2020234).

A site plan application (SPPL2022212) was submitted and received conditional approval – a minor site plan amendment has been received to address technical requirements identified by staff. Subsequently, staff anticipate that the design of the proposed condominium plan may change prior to Council’s decision.

An overview summary of the development application that has been submitted for the subject property at 436 Front 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 consolidation of technical comments has been included as Attachment B. A review of existing planning policy and associated By-Laws are included as Attachment C and D respectively. The submitted draft condo plans and proposed road widening are included as Attachment E.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities" and "Create an Optimal Place for Business".

Explanation: Development that results from applications under consideration can help contribute to a vibrant community and for business.

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 Technical Comments
- Attachment C Existing Planning Policy
- Attachment D By-Laws 18-Z-2021 and 4-OP-2021
- Attachment E Proposed Condominium Plans

Approval:

Approved By:
Brandon Sloan, BES, MCIP, RPP
General Manager
Community Development Division

Reviewed By:
Mohammad Alam, MPL, MUD, MCIP, RPP
Supervisor
Community Development Division

Prepared By:
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Senior Planner
Community Development Division

Attachment A - Report CD 24-039
Development Application Overview

436 Front Road

Application File Numbers: 28CDPL2024062

Applicant: BB Investments Ltd. C/O Jeff Bouck

Agent: G. Douglas Vallee Ltd. C/O Eldon Darbyson

Statutory Public Hearing

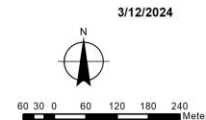
Date: June 4, 2024

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Site Context



Legend
Subject Lands
2020 Air Photo



Characteristics:

- Located west of Boothe's Harbour on Front Road
- Privately serviced
- Subject lands occupied by agricultural use (horse ranch and riding), farm buildings and single detached dwelling
- Natural heritage and archaeological features on site
- Dwellings on separate lots to south west

Surrounding Land:

- Primarily agricultural
- Hazard lands to the east
- Lake Erie shoreline to the south



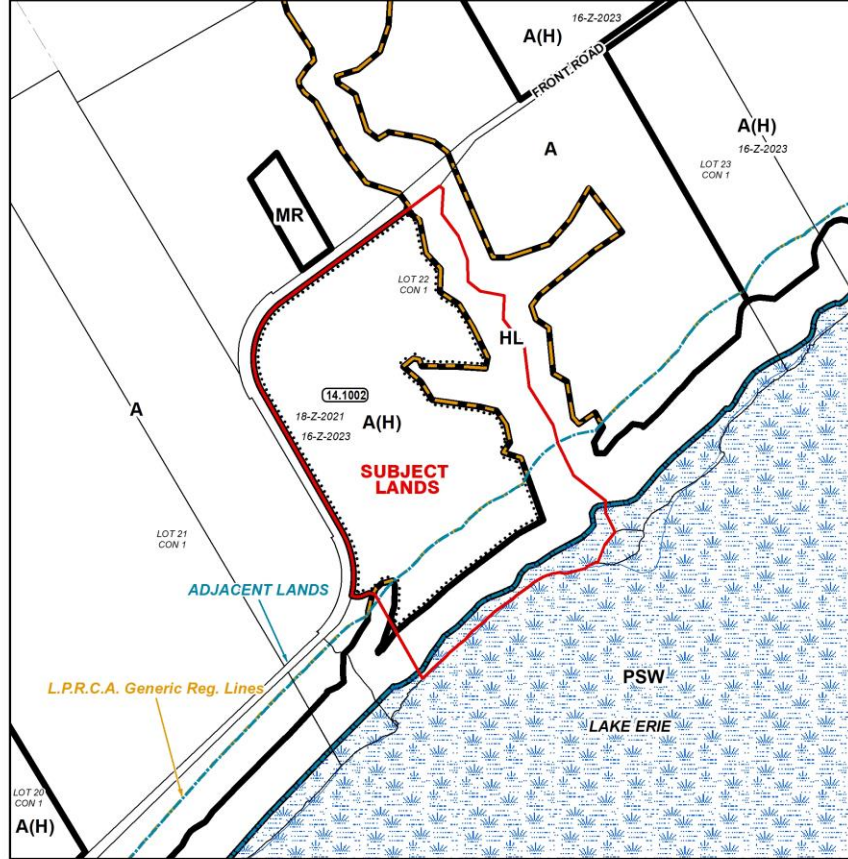
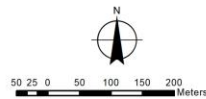
Legend

Subject Lands

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Special Policy Area
- Significant Woodland

3/12/2024

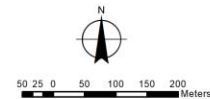


LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- MR - Rural Industrial Zone

ZONING BY-LAW 1-Z-2014

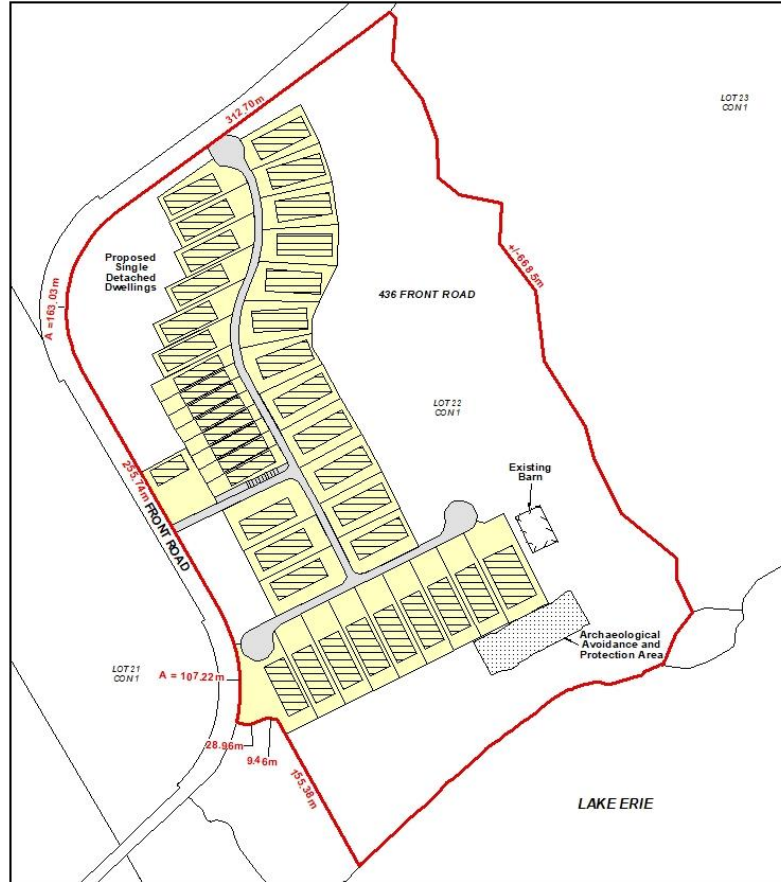
3/12/2024



Development Proposal

MAP D
CONCEPTUAL PLAN
Geographic Township of SOUTH WALSHINGHAM

28CDPL2024062



Development Features:

- Predominantly used for agricultural use (ranch)
- Uses permitted through planning Official Plan and Zoning By-Law Amendment files OPNPL2020234 and ZNPL2020235
- Currently a minor site plan amendment is being processed

Proposed Condominium:

- 30 farm dwelling units in form of single detached dwellings
- 8 tourist cabins
- 1 saloon/restaurant
- Private water and sanitary services
- Equestrian-related farm uses
- Private road
- Widening of Front Road

Preliminary Review

Technical Reports

- Condominium Reference Plans:
 - Unit plan, Exclusive use common elements,
 - Road widening
 - Archaeological Protected Area

Public Input

- None received to date.

Preliminary Review

Consultation Comments to Date:

- Technical comments received pertain to initial submission - planning staff anticipate future changes to final condominium plans.
- **Building:** Technical reports (hydrological study, D5-4 report, functional servicing report) required to determine whether lot size and proposed on-farm diversified uses (restaurant/saloon, riding arena) and associated uses (washrooms, septic systems).
- **Zoning:** Clarity sought on land use location, overall compliance with MDS, Nutrient Management Act, and Zoning By-Law.
- **Planning:** Clarity sought on discrepancy between application submissions and location and dimensions of proposed uses. Amendments to condo plan requested to identify which land uses are common elements of condominium.
- **Fire:** Proposed roads to be built and designed as fire access routes in accordance with Building Code and Fire Code.
- **By-Law Enforcement:** County will not institute parking restrictions on private road or through condo corporation. Safety concern on road access flagged.
- **Development Engineering:** Comments pending.

Preliminary Considerations



Roads: Condominium proposes a new, private road and widening a portion of Front Road.



Housing: Proposed condominium facilitates a unique agri-tourism use that does not constitute the creation of new lots.



Jobs/Employment: Purpose of condominium and its related on-farm diversified use is to encourage and support an existing agricultural use - an equestrian ranch.



Agriculture: Development required to be consistent with Lakeshore Special Policy Area Secondary Plan, and recent Official Plan and Zoning By-Law Amendments.



Servicing: Private services required for all lots.

Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of any amended Plans and all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CD 24-039 for development application 28CDL2024062 be received for information;

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

Attachment B

Planning Department.

Following the review of the Zoning By-Law Amendment/Official Plan Amendment, Site Plan application and condominium application materials the following clarity is sought on the proposed uses:

- What is the maximum anticipated capacity for horses? For example, which each dwelling unit be required to board horses?
- How will MDS / nutrient management requirements be met? Agrisuite calculations submitted as part of the OPA/ZBA and Site Plan range from 11 Nutrient Units to 5 Nutrient Units. Is this for the existing barn or proposed barn?
- Barn size: Agrisuite calculations submitted as part of the OPA/ZBA and Site Plan applications range appear to range from 255 m² or 116 m². Does this reflect the existing barn or proposed barn with stables?
- Please clarify use of Unit 1, common element A-1, Unit 20, and common element A-20. Location of the following land uses is unclear:
 - Proposed multi-use Barn/Conference Centre/Arena – please confirm if this is a common element.
 - Proposed saloon/restaurant – please confirm if this is a common element.

Amendments to the condo plan:

- Please provide a land use schedule/table that describes the use, number, and area in hectares for the following items:
 - Dwelling units (single detached farm dwellings, tourist cabins) – please ensure dimensions are consistent with approved site plan.
 - Common elements associated with proposed On-Farm Diversified Use (multi-purpose barn/conference centre/riding arena, saloon/restaurant)
 - Common elements associated with parking (e.g. on-farm diversified use, visitor parking for dwellings condominium)
 - Agricultural use associated with the farm (e.g. crop land, pasture land)
 - Archaeological Protected Area
 - Natural Heritage Features
- Please include a list of required information per section 51(17) of the *Planning Act*.
 - Please provide a key map.

Attachment B

Building Department

The establishment of lot lines through a condominium application is premature. Staff have not received the necessary documentation through previous planning applications to determine if the lot are adequately sized to support septic systems.

The septic systems shown on page Vallee Drawing C100 stamped 2023.12.08 are not adequately sized to provide the area needed to support a Class 4 septic system. As a Hydrological Study has not been provided to date, a percolation time ('T' time) of greater than 50 would be appropriate in the absence of detailed information and local historical data.

Based on the sizes for dwelling provided in the updated Functional Servicing report dated the mantel area should be between 400 m.sq to 900m.sq. This is considerable more than the 136 m.sq indicated on drawing C100. Without knowing the number of bedrooms, finished floor area, or number of fixture units an accurate size cannot be determined. The mantel area is also to extend a minimum of 15m from the distribution lines. The proposed mantel areas minimum dimension are under 15m.

No information is provided in the functional servicing report regarding the size of a saloon, or riding arena or associated washroom.

The following report need to be submitted to the building department prior to reviewing the Condominium Application 28CDPL2024062

- a) Provide hydrological study as required a condition of Zoning By-law
- b) Provide D5-4 report to determine minimum lot size required to support a septic system
- c) Revised functional servicing report detailing septic design for farm dwellings, tourist cabins, saloon, riding arena.

Building permits will be required. No Ontario Building Code review has been completed at this time and will be done at permit application stage. Please reach out to the building department as you get closer to having the planning and applicable approvals in place and staff will be happy to assist you with information on preparing for the building and septic permit stage of the project. All general permitting inquires: by email: permits@norfolkcounty.ca or by phone: 226- NORFOLK (226-667-3655) Ext 6016

Attachment B

Zoning Department

1. Need to identify what the proposed # of horses will be on site and where? MDS 2 will be required for any horses sheltered in buildings. It has been determined that within the 28CDPL2024062, that over 5 medium framed horses will require a MDS and nutrient management from a consultant.
2. Buildings which will be used to house the livestock will need to be identified whether new or existing, along with location of riding arena and pasture area. These uses are AGR uses and will not be part of the OFDU calculation.
3. Buildings which will be used for wedding and conference center, saloon, restaurant and food and beverage services need to be identified on the site plan and dimensioned. The allowance of these uses is based on OFDU proposal, and need to be identified and dimensioned so that we can determine the areas of OFDU meet the zoning bylaw. Parking areas of OFD uses are also included in the area for OFDU
4. A zoning table needs to be provided on the site plan to detail parking for each use of the OFD uses, also parking for each farm dwelling unit, along with visitor parking as this is a condo development. A parking lot(or lots) for each use will need to be identified on the site plan and dimensioned.
5. The zoning table must also identify the front lot line, exterior lot lines, and rear lot lines and the distances that closest structures are to the property lines. Please identify current and proposed buildings.
6. Additional question regarding parking; assuming most of the people wanting to live here, or visit will have horses, as this is a horse ranch with units being identified as "farm dwellings". An area where horse trailers will be parked should also be identified on the site plan.

Development Engineering Department

Development Engineering has reviewed application **28CDPL2024062** and provides the following comments:

Development Engineering recognizes that the overall concept of this application proposes a different lot configuration than the approved Site Plan for this site. Development Engineering anticipates that approval of this concept will require a resubmission of the Site Plan.

Development Engineering will provide further detailed engineering comments at the future resubmission of the Site Plan.

GIS Department

Please contact NorfolkGIS for new civic addresses when building.

Attachment B

Fire Department

Norfolk Fire has the following comments for this proposal:

- Private roadways through the development are to be built and designated as fire access routes
 - o These roadways are to meet the standards of Norfolk County Engineering and to be able to accommodate the size and weight of fire apparatus
- Roadways and turn around facilities to meet the requirements set out in the Ontario Building Code and shall be kept free of obstructions as per the Ontario Fire Code
- Cabins/unit numbers to be clearly marked to assist with emergency response

Paramedic Services

No comments from Paramedic Services.

Accessibility

No comments from Accessibility.

Haldimand-Norfolk Health Unit

The facility referenced in this proposal is subject to one or more regulations under the Health Protection and Promotion Act which is enforced by Public Health Inspectors with the Haldimand-Norfolk Health Unit. Prior to the design, building, and operation of the proposed development, the Health Unit strongly suggests that the applicant contact the Environmental Health Team at 519-426-6170 ext. 3477 or ehthotline@hnhss.ca to be connected with a Public Health Inspector who can discuss the applicable requirements. Failure to do so could result in delays to the regulatory approval process.

Realty Services Department

The County will require a postponement of any Charge(s)/Mortgage(s) on title to the County's Site Plan/Development Agreement. We recommend that you connect with your lender(s) and/or solicitor as early in the process to avoid any delays.

By-Law Enforcement Department

Attachment B

Parking

With any new development in Norfolk parking considerations are always an issue after construction, especially in condo developments. The Applicant needs to be reminded that Norfolk County will not be instituting bylawed parking restrictions on this private property, nor will we be enforcing any parking restrictions they institute internally as a condo corporation. Previous complaints from new development residents have included the lack of enough visitor parking, demands to tow vehicles parking along roadways and derelict vehicles in visitor parking spaces as well as short driveways that cause longer resident vehicles such as pickup trucks to protrude onto the internal roadway.

Safety

For consideration only:

While not a bylaw issue, enforcement and patrol experience with Front Road and the high volume of traffic it has in summer, including fast motorcycles, on these two curves in the road over a short distance causes concern with the proposed development's west entrance. The entrance is just 100m or so from a curve for eastbound traffic coming from Port Rowan and just 200 from the northern curve coming from the east. The current residential driveway is safe due to the very low traffic heading in or out, but we suspect the traffic from the new development could pose a higher risk of collision. It isn't clear what the intention is at the north end of the internal roadway where it appears to be both a turning circle and possibly another entrance/exit? If it's a driveway entrance then it too is just 100m from a curve, causing potential issues with eastbound Front Road traffic coming out of the curve. If it's a turning circle only, no issue.

Six Nations of the Grand River

No comments received.

LPRCA/GRCA

LPRCA staff have reviewed the application for a vacant land condominium for a resort-oriented horse ranching development. Provided the lots are outside of the natural hazards on the property, at least 35 from the top of slope related to Lake Erie, LPRCA staff have no concerns. As this setback was established during the site plan application phase, I believe all lots and development should not be subject to natural hazards

Grand Erie District School Board

Attachment B

Thank you for circulating the development proposal at 436 Front Road. The Grand Erie District School Board has no comments or concerns regarding this proposed development.

Enbridge Gas

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:

<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Enbridge Gas does not currently have gas piping within the immediate area. To arrange for natural gas servicing to this development please contact Enbridge Gas at the following link:

https://enbridge.outsystemsenterprise.com/GetConnectedApp_UI/NewGasServiceInquir

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HydroOne

We are in receipt of your Plan of Condominium application, 28CDPL2024062 dated March 14th, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at Subdivision@HydroOne.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

Attachment B

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Bell Canada

Comments pending.

Canada Post

Please be advised that if this is a seasonal / resort facility then there will only be 1 delivery address.

If these are permanent residential requiring separate mail delivery then unit #'s will need to be assigned and a Community mailbox will need to be installed on the property for mail delivery.

Please advise if this is permanent residency requiring mail delivery.

Attachment C – Existing Planning Policy

Planning Act

2 The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the protection of the agricultural resources of the Province;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (h) the orderly development of safe and healthy communities;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (r) the promotion of built form that
 - (ii) encourages a sense of place.

Criteria

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- (d) the suitability of the land for the purposes for which it is to be subdivided;
- (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

Conditions

(25) The approval authority may impose such conditions to the approval of a plan of subdivision as in the opinion of the approval authority are reasonable, having regard to the nature of the development proposed for the subdivision, including a requirement,

- (a) that land be dedicated or other requirements met for park or other public recreational purposes under section 51.1;
- (b) that such highways, including pedestrian pathways, bicycle pathways and public transit rights of way, be dedicated as the approval authority considers necessary;
- (b.1) that such land be dedicated for commuter parking lots, transit stations and related infrastructure for the use of the general public using highways, as the approval authority considers necessary;
- (c) when the proposed subdivision abuts on an existing highway, that sufficient land, other than land occupied by buildings or structures, be dedicated to provide for the widening of the highway to such width as the approval authority considers necessary;
- (d) that the owner of the land proposed to be subdivided enter into one or more agreements with a municipality, or where the land is in territory without municipal organization, with any minister of the Crown in right of Ontario or planning board dealing with such matters as the approval authority may consider necessary, including the provision of municipal or other services; and

- (e) in the case of an application for approval of a description or an amendment to a description, as referred to in subsection 9 (2) of the *Condominium Act, 1998*, if the condominium will contain affordable housing units and if a shared facilities agreement will be entered into with respect to the condominium, whether under section 21.1 of that Act or otherwise, that the shared facilities agreement be satisfactory to the approval authority. 1994, c. 23, s. 30; 2005, c. 26, Sched. B, s. 1; 2006, c. 23, s. 22 (5); 2016, c. 25, Sched. 4, s. 8 (3).

Planning Comments: *The subject condominium application will be evaluated with respect to its conformity to Planning Act requirements (section 2 and 51(24)) in the future planning recommendation report. Conditions of draft plan approval will be added in accordance with section 51(24) of the Act.*

Provincial Policy Statement

Section 1.1.1. of the PPS states healthy, liveable and safe communities are sustained by:

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

h) promoting development and land use patterns that conserve biodiversity;

1.1.4 Rural Areas in Municipalities

Rural areas are defined as “a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas”.

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

h) conserving biodiversity and considering the ecological benefits provided by nature

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.5 Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)
- d) significant wildlife habitat;

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2.3.3 Permitted Uses (Agriculture)

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2.3.3.3 New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae

2.3.4 Lot Creation and Lot Adjustments

2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- c) a residence surplus to a farming operation as a result of farm consolidation

2.3.4.3 The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c).

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

Definition of *Significant* in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria

for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

3.1 Natural Hazards

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;

3.1.2 Development and site alteration shall not be permitted within:

c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard;

3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

Official Plan

Designation: Agricultural, Hazard Land

Special Policy Area: 7.2.5.55 (OPA No. 137)

Natural Heritage Features: Hazard Lands, Provincially Significant Wetland, Significant Woodlands

Secondary Plans: Lakeshore Special Policy Area

3.5 Natural Heritage Systems It is the policy of this Plan to conserve Natural Heritage Features and functions and protect such features and areas from incompatible development, wherever possible. The Official Plan separates land-based environmental considerations into three categories: Provincially Significant Features, Natural Heritage Features and Hazard Lands.

Section 3.5.1. and 3.5.2. do not permit development and site alteration in lands adjacent to Natural Heritage Features unless an EIS demonstrates there will be no negative impacts on the respective natural features and the ecological functions that sustain them.

7.2 Agricultural Designation

The Agricultural Designation is intended to strengthen the agricultural community in the County. The policies are designed to protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to agricultural practices. The policies of the Agricultural Designation are also intended to provide the opportunity for businesses that support agricultural operations to locate on farms or in close proximity to farms. The policies support the agricultural community by providing opportunities for farm operators to engage in secondary business activities that supplement farm incomes.

7.2.3 Agricultural Lot Creation and Lot Adjustment Policies

a) Consent to sever land may be considered for the following purposes:

i) the assembly or disassembly of agricultural lots for agriculture uses including agriculturally related boundary adjustments which do not result in the creation of a new lot, subject to the policies of Section 7.2.4 (Agricultural Designation - Agricultural Lot Size Policies);

ii) agriculture-related commercial and industrial uses in accordance with the policies of Section 7.2.2(Agricultural Designation – Land Use Policies);

iii) agriculture-related commercial, institutional and industrial uses existing prior to August 24, 1978, provided the retained parcel of land is not considered a vacant lot, and subject to the policies of this Plan;

iv) infrastructure and utilities, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;

v) a currently habitable farm dwelling surplus to a farming operation as a result of the consolidation of farm properties located within Norfolk County and adjacent municipalities, subject to the policies of Sections 7.2.3(b) and (c);

vi) technical reasons including minor boundary adjustments, corrections of deeds, quit claims, easements or rights-of-way, or other purposes that do not create an additional

separate lot, and which do not change the lot configuration such that a non-agricultural lot is created which would not be in conformity with the policies of this Plan.

Planning Comment: *To reflect the intent of the approved Site Plan (SPPL2022212) and Official Plan/Zoning-By-law requirements, the condominium plan should not divide vacant parcels via lot lines however may indicate where prospective buildings sites may be located. To reflect the intent of the site specific special policy area, the farm-related uses which are proposed to be shared by future members of the condominium will need to be identified as common elements.*

9.6.4 Draft Plan of Subdivision and Condominium Approval

- a) The provisions of the Planning Act relating to subdivision control, including subdivision agreements, shall be used by Council to ensure that the land use designations and policies of this Plan are complied with, and that a high standard of design is maintained in all development.
- d) The review of plans of subdivision or plan of condominium shall be based in part on the consideration of the community design policies included in Section 5.4 (Community Design) and Section 11.8 (Community Design Strategy) of the Lakeshore Special Policy Area Secondary Plan of this Plan.
- e) All lots within a plan of subdivision shall have frontage on a public road maintained on a year-round basis, constructed to an acceptable County standard. Plans of condominium shall have access to a public road maintained on a year-round basis, however, it is recognized that development within the condominium plan may occur on private roads.
- f) Provincially Significant Features and Natural Heritage Features shall be protected and preserved in the design of any plan of subdivision or condominium.
- i) All plans of condominium shall be subject to a development agreement between the County and the development proponent.

Special Policy Area 7.2.5.55 (OPA No. 137)

The Basis of the Amendment notes “The proposed development does not constitute the creation of new lots. It is also evident that because of its unique characteristics, some of the development components such as the concept of 'Farm Dwelling Units' and 'Resort-Oriented Condominium' are not adequately defined and addressed through the Official Plan policies. However, most of the components of the proposed development are encouraged and supported through the Lakeshore Special Policy Area (LSPA) Secondary Plan policies”.

Through this amendment, permitted uses in the Agricultural Designation include:

1. Farm Dwelling Units within a Resort-Oriented Condominium Development; and
2. Resort-Oriented On-farm Diversified Uses including:
 - tourist cabins/inn;
 - a saloon with food and beverage services
 - and a multi-purpose wedding & conference centre with a riding arena and barn.

Farm Dwelling Units' means multiple single-detached dwellings with individual ownership, within the agricultural land, which shall have shared common elements including livestock facilities and farm uses related to the equestrian activities.

'Resort-oriented condominium' means a single property which is comprised of multiple farm dwelling units with shared common elements including related farm uses of the farm operation and various on-farm diversified uses managed and maintained by a condominium corporation.

Lakeshore Special Policy Area

11.4 (Agricultural Strategy)

The following shall be the policy of the County:

d) In recognition of the unique agri-tourism and resource based tourism uses associated with the lakeshore, such uses are promoted in accordance with the policies of Section 11.4.4 (Agri-Tourism and Resource Based Tourism Uses) of this Plan.

11.4.4 Agri-Tourism and Resource-Based Tourism Secondary Uses

The promotion of agri-tourism and resource based tourism uses is encouraged to promote the unique tourism and recreational opportunities associated with the lakeshore while enhancing and supporting the viability and sustainability of farming operations and maintaining and preserving prime agricultural land.

Resource based tourism uses involve the use and enjoyment of the natural environment and resources, which may accommodate such uses and activities as fishing, hunting, parks and conservations area, camping, canoeing, hiking, snowmobiling and wildlife viewing, among other activities.

The following shall be the policy of the County: a) In addition to the uses permitted within the Agricultural Designation in Section 4.2 (Agricultural Designation) of this Plan, the following additional secondary uses shall be permitted on lands designated Agriculture within the LSPA Agricultural Area:

ii) small inns, which shall be defined as roofed accommodations with 8 guest rooms or less, directly associated with a winery, agri-tourism or resource-based tourism use and in accordance with Section 11.6.3 b);

iii) restaurants, directly associated with a winery, agri-tourism or resource-based tourism use, and in accordance with Section 11.4.4 b);

vii) banquet and conference centres, directly associated with a winery, agri-tourism or resource-based tourism use.

Requirements of secondary uses in the Agricultural designation and LSPA are articulated through sections i) through xii).

11.6.1.3 Unique Tourism Development Proposals

The Secondary Plan provides a framework to evaluate and review unique tourism development proposals that are not contemplated by this Plan within the LSPA Agricultural Area that are associated with a natural heritage or recreational feature. Such unique tourism development proposals cannot be anticipated by this Plan given their unique market and locational characteristics.

Section a)i) through a)xx) outlines requirements for unique tourism development proposals.

Planning Comment: *The conformity of the land use to Official Plan and Secondary Plan policies was evaluated fully through previous Official Plan Amendment application ONPL2020234. The design of the condominium, development agreement, and draft conditions will need to be created carefully to reflect the intent of the subsequent by-law 4-OP-2021.*

Zoning By-Law

Zoning: Agricultural with Holding (A(H)) and special provision 14.1002, Hazard Land, Provincially Significant Wetland

Through special provision 14.1002 the following uses are permitted:

Single Detached Residential Dwellings:

a) Multiple Farm Dwelling Units within a Resort-oriented condominium provided that at least one of the other permitted uses exist on the property;

On-Farm Diversified Uses:

b) A maximum of 8-unit tourist cabins/Inn within a Resort-oriented Condominium provided that at least one of the other permitted uses exist on the property;

c) A saloon with food and beverage services within a Resort-oriented Condominium;

- d) A wedding and conference centre within a Resort-oriented Condominium;
- e) A Riding Arena and Barn with a maximum height of 20 metres within a Resort-Oriented Condominium.

In lieu of the corresponding provisions in the Agriculture (A) Zone, the following shall apply:

- a) A Resort-Oriented Condominium development, as defined in this amendment, shall be permitted on a local road;
- b) The total on-farm diversified uses will cover a maximum of 1 Hectare or 10,000 sq.m.;
- c) The Gross Floor Area (GFA) of all buildings used for an on-farm diversified use shall not exceed 4000 sq.m

Planning Comment: *Conformity to the zoning provisions of special provision 14.1002 and Agricultural Zone have occurred as part of the site plan review process for the corresponding planning file SPPL2022212. Once the requirements of the Holding provision have been met and the Holding By-law has been removed, additional review of Zoning will occur at time of future building permits process.*



Planning Department

Norfolk County
Development and Planning Division
185 Robinson Street, Suite 200, Simcoe ON N3Y 5L6
22 Albert Street, Langton ON N0E 1G0
519.426.5870 or 519.875.4485 or 519.582.2100
www.norfolkcounty.ca

August 19, 2021

JEFF BOUCK
426 FRONT ROAD
ST. WILLIAMS, ON N0E 1P0

**Official Plan Amendment OPNPL2020234 Zoning ByLaw Amendment ZNPL2020235
Property Assessment Roll Number 3310543040077000000**

Enclosed please find a copy of the Declaration for By-Law No. **4-OP-2021** of the Corporation of Norfolk County.

If you have not already done so, please remove the notification signs from the subject property.

You may wish to contact Mohammad Alam, MPL, MUD, RPP, MCIP, Senior Planner, at 519.426.5870 ext 1828 or mohammad.alam@norfolkcounty.ca to see if anything further is required.

Sincerely,

A handwritten signature in cursive script that reads "Tricia Givens".

Tricia Givens, M. Sc. (PL), MCIP, RPP
Director of Planning
Planning and Development

Enclosure

G. DOUGLAS VALLEE LTD.
ELDON DARBYSON
2 TALBOT ST. NORTH
SIMCOE, ON



Decision Date 20th day of July, 2021
Notice Date 29th day of July, 2021
Appeal Deadline **18th day of August, 2021**

File Number OPNPL2020234
By-Law Number 4-OP-2021
Official Plan Amendment # 137

NOTICE OF THE ADOPTION OF AN OFFICIAL PLAN AMENDMENT

BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

TAKE NOTICE that the Council of the Corporation of Norfolk County made a decision on the 20th day of July, 2021 to adopt Amendment Number 137 to the Norfolk County Official Plan adopted by Norfolk County By-Law Number **4-OP-2021** under Section 17(22) and 17(23) of the *Planning Act*, R.S.O. 1990, c. P. 13.

AND TAKE NOTICE that public input has been received for this application and therefore has been considered as part of this decision.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-Law by filing an Appellant Form with the Clerk of Norfolk County not later than the **18th day of August, 2021**.

If you wish to appeal to the Ontario Land Tribunal, a copy of the Appellant Form is available from the OLT website at www.elto.gov.on.ca or planners can provide assistance. The Appellant Form must set out the reasons for the appeal, and the specific part of the proposed official plan or plan amendment to which the appeal applies and be accompanied by the fee of \$1,100.00 required by the Tribunal. Fees are payable by certified cheque or money order and should be made payable to the "Minister of Finance". You must submit the completed Appellant Form and prescribed fee to the attention of the Clerk, Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3.

The proposed official plan amendment is exempt from approval by the Ministry of Municipal Affairs and Housing. The decision of Norfolk County Council is final if an Appellant Form is not received on or before the **18th day of August, 2021**.

Only individuals, corporations or public bodies may appeal a decision of Norfolk County to the Ontario Land Tribunal. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at Norfolk County this
29th of July, 2021



PURPOSE AND EFFECT

The purpose of amendment number 137 to the Norfolk County Official Plan is to include a site-specific policy to the existing 'Agricultural' designation.

The complete By-Law describing the lands to which the By-Law applies and the key map showing the location of the lands to which the By-Law applies is attached for your review.

Additional information regarding the proposed Official Plan Amendment and Zoning ByLaw Amendment is available to the public for inspection at the Planning Department, Norfolk County, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 between 8:30 a.m. and 4:30 p.m., Monday to Friday or by calling 519.426.5870 ext 1828 or emailing mohammad.alam@norfolkcounty.ca.

File Number	OPNPL2020234	Related File Number	ZNPL2020235
Applicant	JEFF BOUCK	Roll Number	3310543040077000000
Location	Part Lots 21 and 22, Concession 1, Geographic Township of South Walsingham, Norfolk County, 436 Front Road		



The Corporation of Norfolk County

By-Law 4-OP-2021

Being a By-Law to Adopt Amendment Number 137 to the Norfolk County Official Plan in respect of lands described as Part Lots 21 and 22, Concession 1, Geographic Township of South Walsingham, Norfolk County in the Name of Jeffery Earl Bouck and Rebecca Jayne Bouck.


WHEREAS the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended, Section 17 (22) states that "When the requirements of subsection (15) to (21), as appropriate, have been met and the Council is satisfied that the plan as finally prepared is suitable for adoption, the Council may adopt all or part of the Plan and, unless the plan is exempt from approval submit it for approval.";

AND WHEREAS the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 17, 21 and 22.

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

1. That amendment number 137 to the Norfolk County Official Plan as set out in the text and Schedule "A" attached hereto is hereby adopted.
2. That the effective date of this By-Law shall be the date of passage thereof.

ENACTED AND PASSED this 20th of July, 2021.



Mayor



County Clerk

Amendment Number 137 to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The purpose of amendment number 137 to the Norfolk County Official Plan is to include a site-specific policy to the existing 'Agricultural' designation.

Location of the Lands Affected

As shown on the attached 'Schedule "A"', the subject lands are located on Part Lots 21 and 22, Concession 1, Geographic Township of South Walsingham, Norfolk County.

Basis of the Amendment

The subject lands are designated as 'Agricultural', 'Hazard Lands' and 'Provincially Significant Wetland (PSW)' in the Official Plan. The proposed development is only affecting the 'Agricultural' designated area, therefore the site specific policy is applicable only to the 'Agricultural' designated area.

The proposed development does not constitute the creation of new lots. It is also evident that because of its unique characteristics, some of the development components such as the concept of 'Farm Dwelling Units' and 'Resort-Oriented Condominium' are not adequately defined and addressed through the Official Plan policies. However, most of the components of the proposed development are encouraged and supported through the Lakeshore Special Policy Area (LSPA) Secondary Plan policies. The policies of the LSPA Secondary Plan prevail over any ambiguity with the Official Plan as per OP policy 6.8.1. Recognizing the uniqueness of the development proposal, and for clarity, the proposed development will require incorporating a site specific policy through an Official Plan Amendment

The Official Plan Amendment is to permit:

1. Farm Dwelling Units within a Resort-Oriented Condominium Development; and
2. Resort-Oriented On-farm Diversified Uses including a group tourist cabins/inn; a saloon and a multi-purpose wedding & conference centre with a riding arena and barn.

Here, 'Farm Dwelling Units' means multiple single-detached dwellings with individual ownership, within the agricultural land, which shall have shared common elements including livestock facilities and farm uses related to the equestrian activities.

Here, 'Resort-oriented condominium' means a single property which is comprised of multiple farm dwelling units with shared common elements including related farm uses of the farm operation and various on-farm diversified uses managed and maintained by a condominium corporation.

The proposed development is consistent with Provincial Policy Statement 2020, and conforms to the goal and objective of the Official Plan and Lakeshore Special Policy Area (LSPA) Secondary Plan.

The proposed development aligns with Norfolk County's Strategic Priorities to Foster Vibrant, Creative Communities and create an Optimal Place for Business by facilitating and promoting agri-tourism with resort oriented and farm-based development.

Part B: The Amendment

That the Norfolk County Official Plan is hereby amended as follows:

Map Schedule Amendment

That Schedule B, Land Use, in the Norfolk County Official Plan is further amended by identifying all the lands shown as the subject lands on 'Schedule "A"' attached to and a part of this amendment with the 7.2.5.52 site specific policy number.

55 ge

Text Amendment

That the following site specific policy area be added to Section 7.2 - Agricultural Designation:

55 ge

7.2.5.52 – BB Ranch Site Specific Policy Area

On land designated Agricultural – Site Specific Policy Area 7.2.5.52 on Schedule "B" to this Plan, the following policies shall apply:

55 ge

- a. The development shall not be immediately adjacent to an urban area, hamlet area and resort area.
- b. In addition to the uses permitted, the following additional uses shall be permitted:

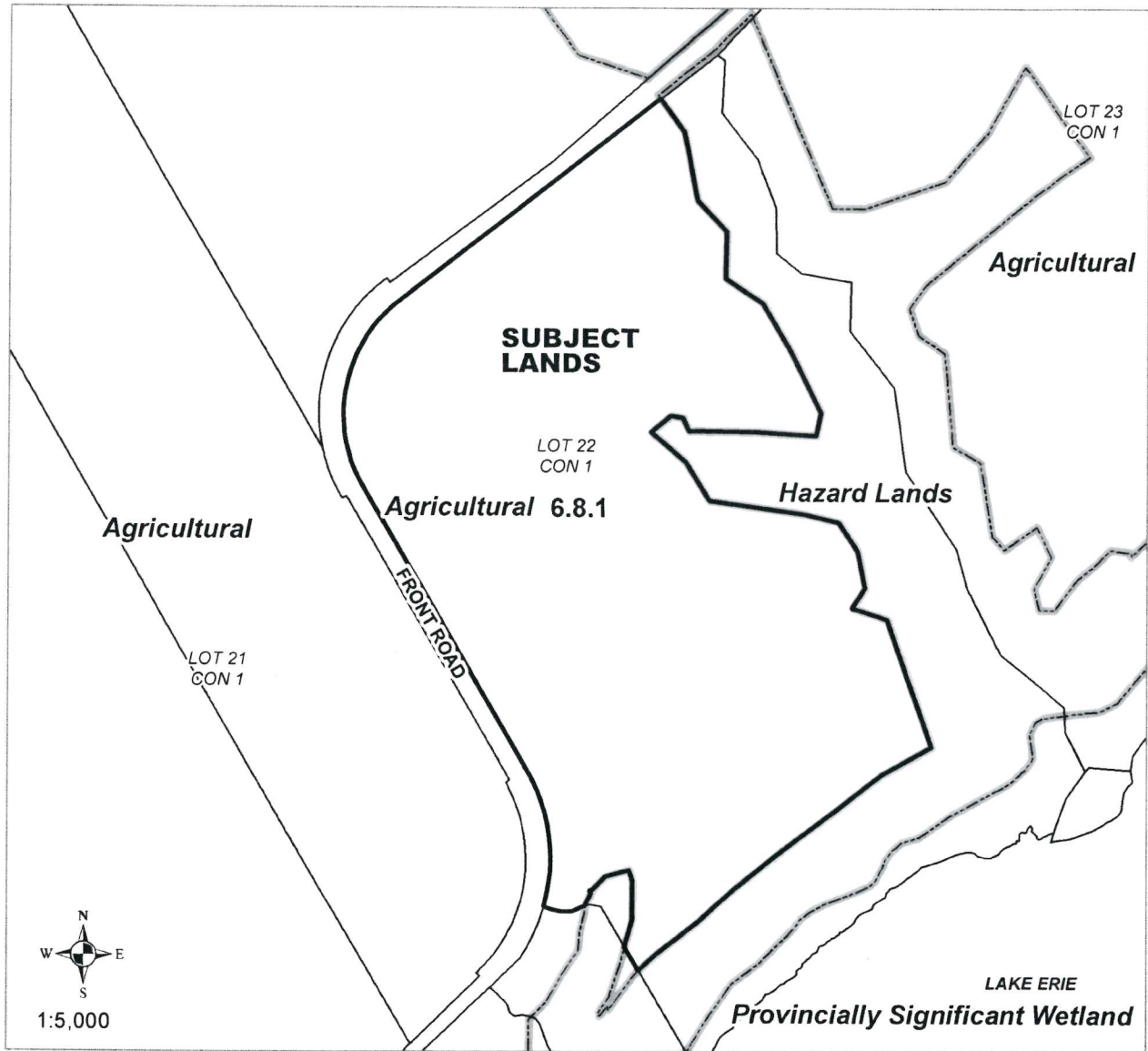
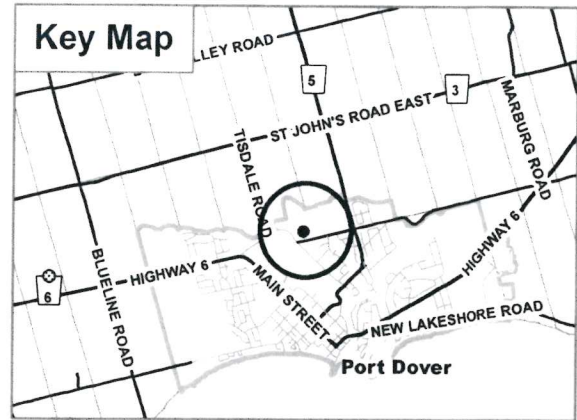
- i) Farm Dwelling Units within a Resort-Oriented Condominium;
- ii) Tourist Cabins/Inn as On-Farm Diversified Use within a Resort-oriented condominium;
- iii) Saloon with food and beverage services shall be permitted as On-Farm Diversified Use within a Resort-Oriented Condominium;
- iv) Multipurpose Wedding and Conference Centre, Horse Riding Arena and Barn shall be permitted as On-Farm Diversified Use within a Resort-Oriented Condominium.

Part C: Additional Information

This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.

Amendment No. 137

to the
OFFICIAL PLAN
for
NORFOLK COUNTY
GEOGRAPHIC TOWNSHIP OF
SOUTH WALSINGHAM



SCHEDULE "A"



Planning Department

Norfolk County
Development and Planning Division
185 Robinson Street, Suite 200, Simcoe ON N3Y 5L6
22 Albert Street, Langton ON N0E 1G0
519.426.5870 or 519.875.4485 or 519.582.2100
www.norfolkcounty.ca

August 19, 2021

JEFF BOUCK
436 FRONT ROAD
ST. WILLIAMS, ON N0E 1P0

Zoning ByLaw Amendment ZNPL2020235
Property Assessment Roll Number 3310543040077000000

Enclosed please find a copy of the Declaration for By-Law No. **18-Z-2021** of the Corporation of Norfolk County.

If you have not already done so, please remove the notification signs from the subject property.

You may wish to contact Mohammad Alam, MPL, MUD, RPP, MCIP, Senior Planner, at 519.426.5870 ext 1828 or mohammad.alam@norfolkcounty.ca to see if anything further is required.

Sincerely,

A handwritten signature in cursive script that reads "Tricia Givens".

Tricia Givens, M. Sc. (PL), MCIP, RPP
Director of Planning
Planning and Development

Enclosure

G. DOUGLAS VALLEE LTD.
ELDON DARBYSON
2 TALBOT ST. NORTH
SIMCOE, ON



DECLARATION OF A ZONING BY-LAW

BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

I, TRICIA GIVENS, hereby certify that the Notice of the Passing of a Zoning By-Law No. **18-Z-2021** of the Corporation of Norfolk County, passed by the Council of the Corporation on the 20th day of July, 2021, was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of the *Planning Act, R.S.O. 1990, c. P. 13*.

I also certify that the twenty-day appeal period expired on the 18th day of August, 2021 and to date no notice of appeal of the By-Law has been filed by any person in the office of the Clerk of Norfolk County.

DATED at Norfolk County this
23rd day of August, 2021

Tricia Givens
Director of Planning



Decision Date 20th day of July, 2021
Notice Date 29th day of July, 2021
Appeal Deadline **18th day of August, 2021**

File Number ZNPL2020235
By-Law Number 18-Z-2021

NOTICE OF THE PASSING OF A ZONING BY-LAW

BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

TAKE NOTICE that the Council of the Corporation of Norfolk County passed By-Law Number **18-Z-2021** on the 20th day of July, 2021 under Section 34(18) of the *Planning Act, R.S.O. 1990, c. P. 13*.

AND TAKE NOTICE that public input has been received for this application and therefore has been considered as part of this decision.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-Law by filing an Appellant Form with the Clerk of Norfolk County not later than the **18th day of August, 2021**.

If you wish to appeal to the Ontario Land Tribunal, a copy of the Appellant Form is available from the LPAT website at www.elto.gov.on.ca or planners can provide assistance. The Appellant Form must set out the reasons for the appeal and be accompanied by the fee of \$1,100.00 required by the Ontario Land Tribunal. Fees are payable by certified cheque or money order and should be made payable to the "Minister of Finance". You must submit the completed Appellant Form and prescribed fee to the attention of the Clerk, Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3.

Only individuals, corporations and public bodies may appeal a By-Law of Norfolk County to the Ontario Land Tribunal. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-Law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at Norfolk County this
29th day of July, 2021

The Corporation of Norfolk County
519.426.5870 / 519.875.4485 / 519.582.2100 ext. 1340



PURPOSE AND EFFECT

The purpose of this By-Law is to change the zoning on the subject lands from Agricultural Zone to Agricultural zone with Special Provisions and a Holding (H).

A holding "(H)" provision is being placed on the zoning on the subject lands to ensure site plan approval including execution of a site plan agreement that is registered on title. As well the holding will remain until a list of technical reports are submitted, reviewed and approved to the satisfaction of Norfolk County and appropriate designates.

The complete By-Law describing the lands to which the By-Law applies and the key map showing the location of the lands to which the By-Law applies is attached for your review.

Additional information regarding the proposed Zoning ByLaw Amendment and Official Plan Amendment is available to the public for inspection at the Planning Department, Norfolk County, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 between 8:30 a.m. and 4:30 p.m., Monday to Friday or by calling 519.426.5870 ext 1828 or emailing mohammad.alam@norfolkcounty.ca.



The Corporation of Norfolk County

By-Law 18-Z-2021

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lots 21 and 22, Concession 1, Geographic Township of South Walsingham, Norfolk County in the Name of Jeffery Earl Bouck and Rebecca Jayne Bouck.

WHEREAS Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) (Holding) 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 Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by delineating the subject lands identified on Map A (attached to and forming part of this By-Law) as having reference to Subsection 14.1002;
2. That Subsection 14 Special Provisions is hereby further amended by adding the following:

14.1002 In addition to the uses *permitted* in the Agricultural (A) Zone, The following uses shall be *permitted*:

Single Detached Residential Dwellings:

- a) Multiple Farm Dwelling Units within a Resort-Oriented Condominium provided that at least one of the other permitted uses exist on the property;

On-Farm Diversified Uses:

- b) A maximum of 8-unit Tourist Cabins/Inn within a Resort-Oriented Condominium provided that at least one of the other permitted uses exist on the property;
- c) A Saloon with food and beverage services within a Resort-Oriented Condominium;
- d) A Wedding and Conference Centre within a Resort-Oriented Condominium;
- e) A Riding Arena and Barn with a maximum height of 20 metres within a Resort-Oriented Condominium.

14.1002 In lieu of the corresponding provisions in the Agriculture (A) Zone, the following shall apply:

- a) A Resort-Oriented Condominium development, as defined in this amendment, shall be permitted on a local road;
 - b) The total on-farm diversified uses will cover a maximum of 1 Hectare or 10,000 sq.m.;
 - c) The Gross Floor Area (GFA) of all buildings used for an on-farm diversified use shall not exceed 4000 sq.m.
3. That the holding (H) provision of this By-Law shall be removed upon completion of site plan control including successful execution of a site plan agreement, and upon successful submission, review and approval of the following reports to the satisfaction of Norfolk County:
- a) Agricultural Impact Assessment;
 - b) Environmental Impact Study;
 - c) Traffic Impact Study;
 - d) Geotechnical Report and Slope Stability Analysis/Erosion Analysis;
 - e) Functional Servicing Report;
 - f) Stormwater Management Report
 - g) Archaeological Assessment
4. That for the purpose of this By-Law, Farm Dwelling Units shall mean multiple single-detached dwellings with individual ownership, within the agricultural land, which shall have shared common elements including livestock facilities and farm uses related to the equestrian activities. The number of farm dwellings will be determined by technical reports identified in section 3 of this By-Law.
5. That for the purpose of this By-Law, Resort-Oriented Condominium shall mean a single property which is comprised of multiple farm dwelling units with shared common elements including related farm uses of the farm operation and various on-farm diversified uses managed and maintained by a condominium corporation.

6. That this By-Law shall become effective upon final approval of the related Amendment number 137 to the Norfolk County Official Plan.

ENACTED AND PASSED this 20th of July, 2021.

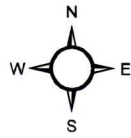


Mayor

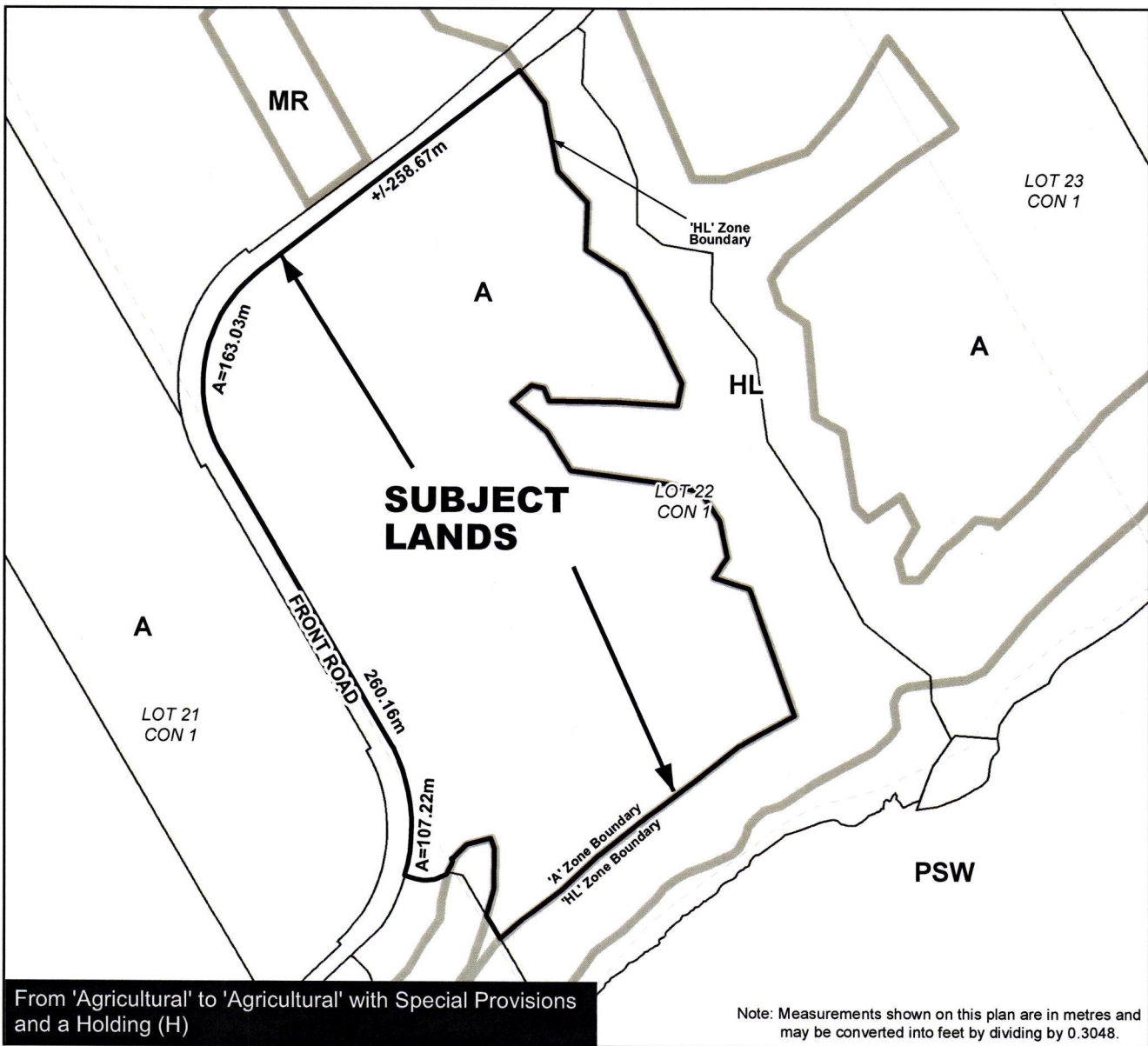
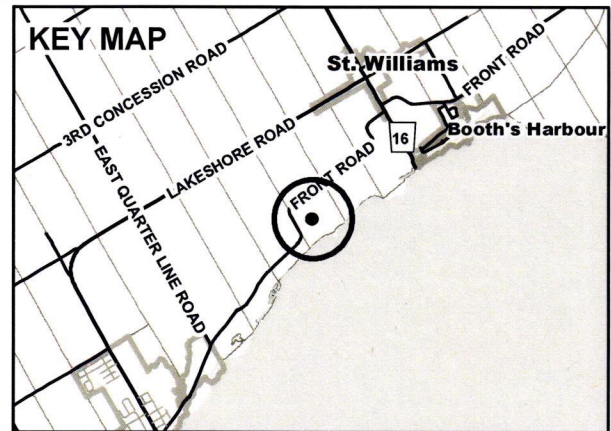
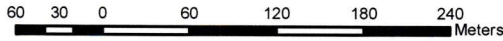


County Clerk

Norfolk County
 Geographic Township of
SOUTH WALSINGHAM



1:5,000



From 'Agricultural' to 'Agricultural' with Special Provisions and a Holding (H)

Note: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048.

This is Map A to Zoning By-law 18-Z-2021 Passed the 20th day of July 2021.

Kustal Chapp

 MAYOR

Terrell

 CLERK

**Explanation of the Purpose and Effect of
By-Law 18-Z-2021**

This By-Law affects a parcel of land described as Part Lots 21 and 22, Concession 1, Geographic Township of South Walsingham, Norfolk County, located at 436 Front Road.

The purpose of this By-Law is to change the zoning on the subject lands from Agricultural Zone to Agricultural zone with Special Provisions and a Holding (H).

A holding "(H)" provision is being placed on the zoning on the subject lands to ensure site plan approval including execution of a site plan agreement that is registered on title. As well the holding will remain until a list of technical reports are submitted, reviewed and approved to the satisfaction of Norfolk County and appropriate designates.

Applicant JEFF BOUCK
File Number ZNPL2020235
Report Number CD 21-75
Assessment Roll Number 3310543040077000000

PART 2 OF 4 PARTS
SHEET 1 OF 1 SHEET

NORFOLK VACANT LAND
CONDOMINIUM PLAN NO.

PLAN OF SURVEY OF
THE EXTENT AND LOCATION OF
THE EXCLUSIVE USE PORTIONS
OF THE COMMON ELEMENTS
ON LEVEL 1

SCALE: 1:500
METRIC

LEGEND

UNIT BOUNDARY DEFINITION
THE PLAN OF SURVEY RELATES TO THE SUB-DIVISION FROM NUMBER 1-2042
THE NUMBERING OF THE EXCLUSIVE USE PORTIONS OF UNITS
DOES NOT NECESSARILY CORRELATE WITH THE UNIT NUMBERING
UNITS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

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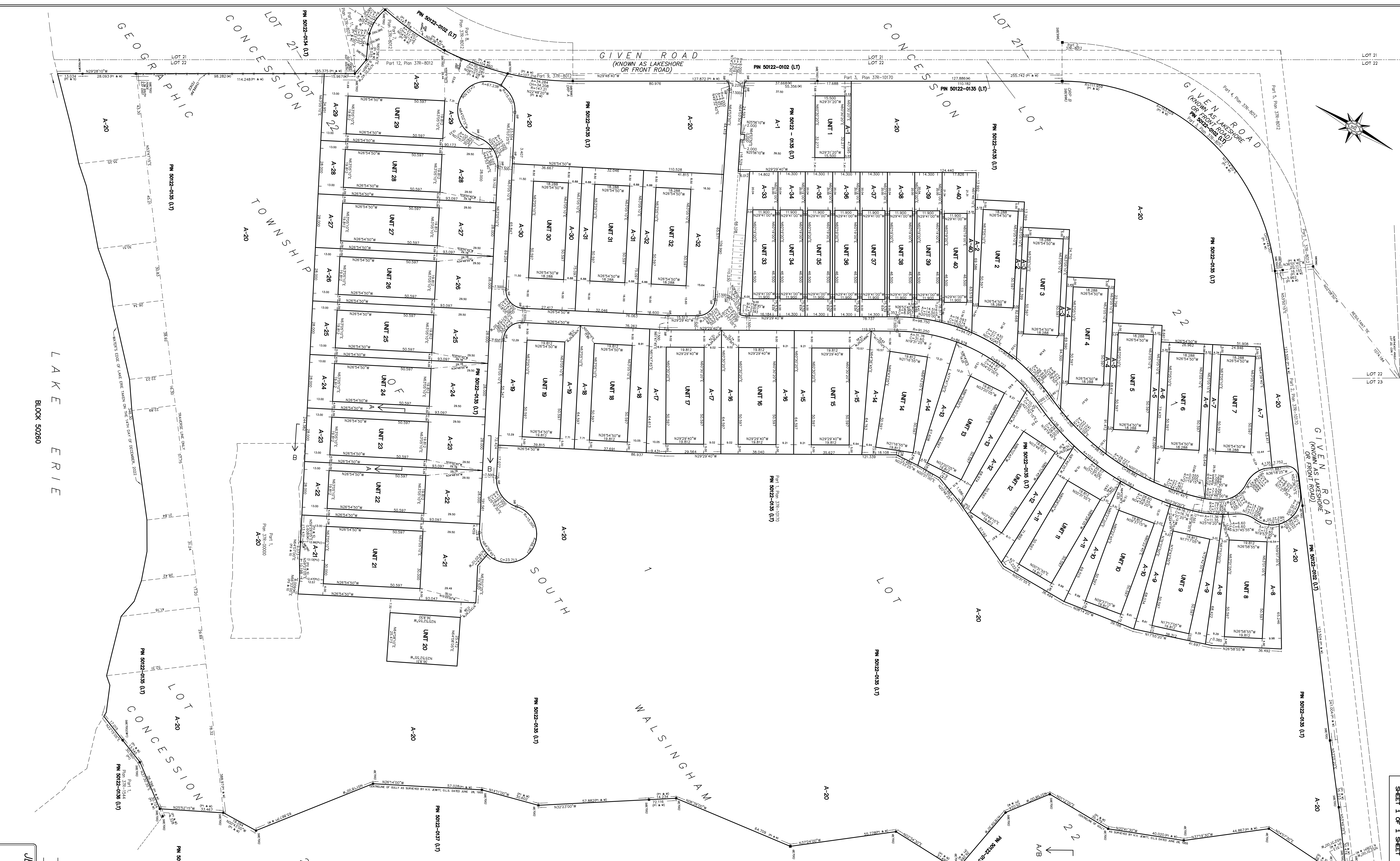
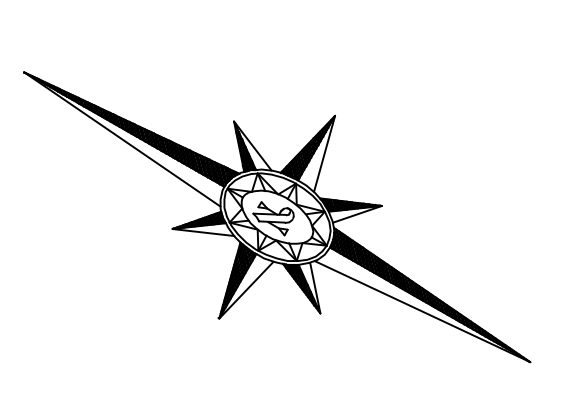
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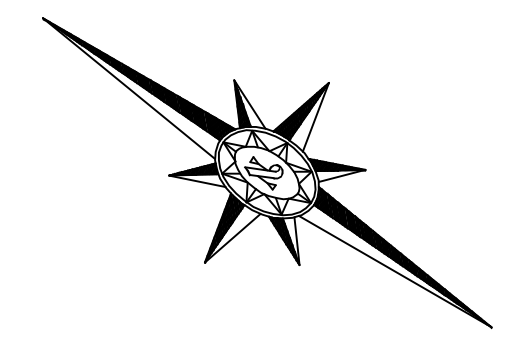
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
650 HURON ROAD
SUITE 402, ONTARIO, M5T 1A2
PHONE: (416) 462-0842
FAX: (416) 462-0843
WWW.JEWITTDIXON.COM

BB RANCH CONDOMINIUM
LEGEND
1. 3.00m x 1.50m STATION
2. 3.00m x 1.50m STATION
3. 3.00m x 1.50m STATION
4. 3.00m x 1.50m STATION
5. 3.00m x 1.50m STATION
6. 3.00m x 1.50m STATION
7. 3.00m x 1.50m STATION
8. 3.00m x 1.50m STATION
9. 3.00m x 1.50m STATION
10. 3.00m x 1.50m STATION
11. 3.00m x 1.50m STATION
12. 3.00m x 1.50m STATION
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34. 3.00m x 1.50m STATION
35. 3.00m x 1.50m STATION
36. 3.00m x 1.50m STATION
37. 3.00m x 1.50m STATION
38. 3.00m x 1.50m STATION
39. 3.00m x 1.50m STATION
40. 3.00m x 1.50m STATION

NOTE:
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERN LIMIT OF THE CONFESSION AND ARE REFERRED TO THE EASTERN LIMIT OF THE CONFESSION AND CAN BE CONVERTED TO GRID BY APPLYING A ROTATION OF 02030" AND CAN BE CONVERTED TO GRID BY APPLYING A ROTATION OF 02030" COUNTER CLOCKWISE.
 DISTANCES AND COORDINATES ARE METRIC GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998784.
 DISTANCES AND COORDINATES ARE METRIC GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998784.
 SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, HAVING A BEARING OF N29°48'40"W, UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2011)
 OBSERVED REFERENCE POINTS (ORP-A) DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2011) COORDINATES ARE TO A RURAL ACCURACY AS PER SEC. 14 (2) OF OREG. 216/715

POINT ID	NORTHING	EASTING
ORP A	4721946.319	547206.492
ORP B	4722168.149	546899.191

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



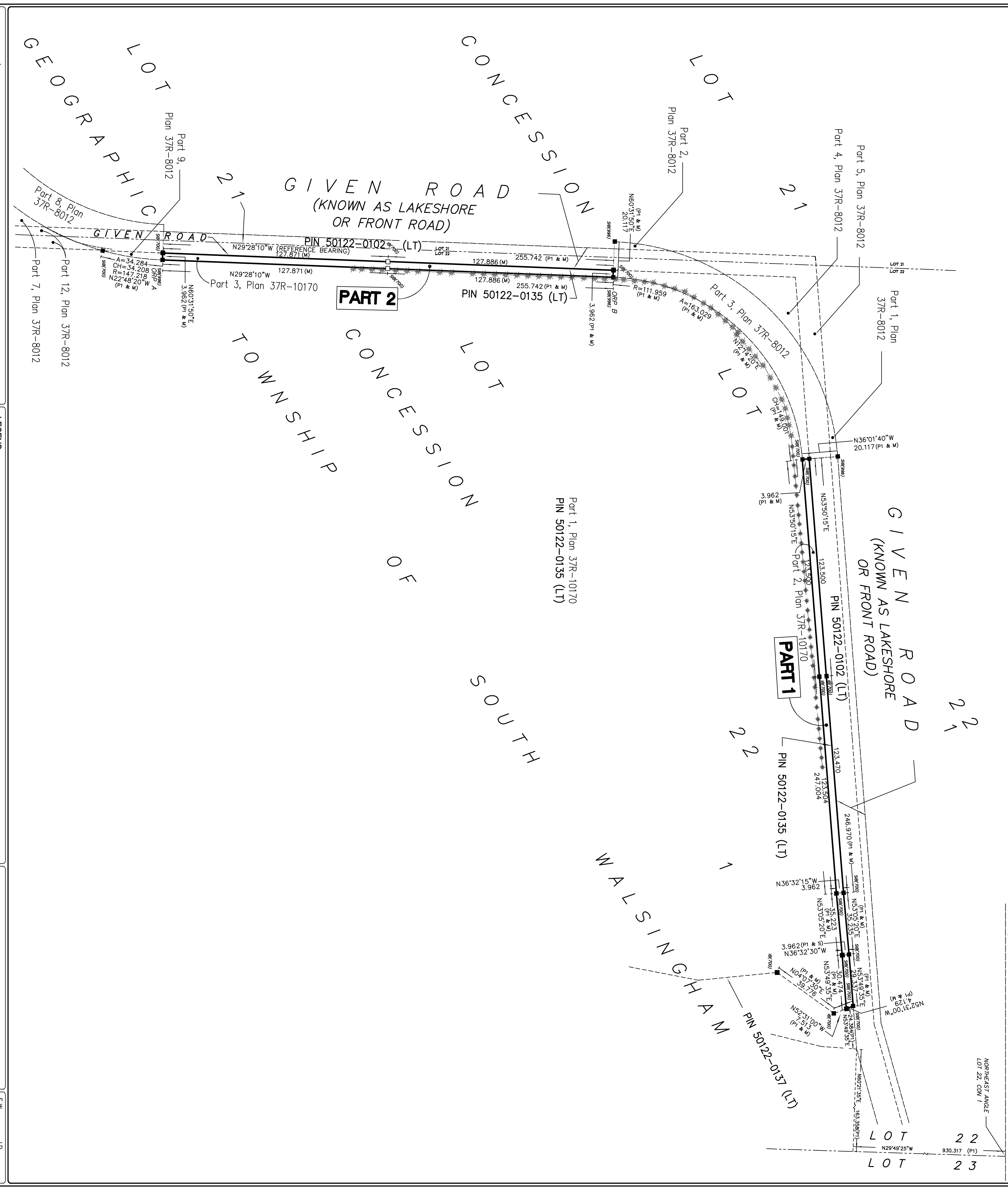
PLAN OF SURVEY
 OF PART OF
LOTS 21 AND 22
 IN THE GEOGRAPHIC
CONCESSION 1
 IN
TOWNSHIP OF SOUTH WALSINGHAM
 IN
NORFOLK COUNTY

JEWITT AND DIXON LTD.
 SCALE: 1 : 1250

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER TITLE 50C		DATE: 2023		
RECEIVED AND DEPOSITED		DATE: _____		
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)		R. C. DIXON		
ONLAND LAND SURVEYOR		SCHEDULE		
PART	PART OF LOT	CONCESSION	PIN No.	AREA (sq.m)
1	LOT 22	CONCESSION 1	50122-0135 (LT)	128,662 sq.m
2	PART OF LOT 22	CONCESSION 1	50122-0135 (LT)	101,250 sq.m

R/A BETWEEN CON 1 & 2



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE _____ DATE: _____

R. C. DIXON
 ONTARIO LAND SURVEYOR

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD	IRON BARS	SHOWN	—□—	SIB
1.6cm X 1.6cm X 0.6m	IRON BARS	SHOWN	—□—	IB
LOT LINES	SHOWN	—	—	—
DEED LINES	SHOWN	—	—	—
PLANTED IRON BARS	SHOWN	—	—	—
FOUND IRON BARS	SHOWN	—	—	—

JEWITT AND DIXON LTD.
 ONTARIO LAND SURVEYORS
 650 IRELAND ROAD, SIMCOE, ONTARIO, N3Y 4N2
 PHONE: (519) 426-0842
 E-mail: info@jewittdixon.com

FORM	—	31D
BOOK	—	LT-TITLE
PLAN	—	LT-M
CHECK	—	K.H.
CLIENT	—	BB INVESTMENTS
JOB No.	22-3632	—

