

For Office Use Only:

File Number	<u>28TPL2021223</u>	Public Notice Sign	
Related File Number	<u>ZNPL2019395</u>	Application Fee	<u>\$7,660.00</u>
Pre-consultation Meeting	<u>March 8, 2021</u>	Conservation Authority Fee	<u>\$2,542.50</u>
Application Submitted	<u>June 28, 2021</u>	Well & Septic Info Provided	<u>N/A</u>
Complete Application	<u>July 15, 2021</u>	Planner	<u>N. Goodbrand</u>

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

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Consent/Severance
- ☐ Minor Variance
- ☐ Easement/Right-of-Way
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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 agent noted above.

☐ Owner

☐ Agent

☐ Applicant

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

B. Location, Legal Description and Property Information

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

Municipal Civic Address: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

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:

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:

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

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:

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:

9. Existing use of abutting properties:

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

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

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

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

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☐ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☐ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☐ Yes ☐ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: _____

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: _____

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information**Existing****Proposed**

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

10. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): _____

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (for example: office, retail, storage):

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

D. Previous Use of the Property

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

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

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

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

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 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:

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. 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. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street: _____

G. 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.

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 properly named 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

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:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study

- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.

K. 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.

L. 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 Signature

Date

M. Owner's Authorization

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

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

I/We authorize _____ 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

N. Declaration

I, _____ of _____

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:

Owner/Applicant Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

Elder Plans Inc.
32 Miller Cres.
Simcoe, ON N3Y 4R1

June 25, 2021

Transmitted via email

Nicole Goodbrand, Senior Planner
Planning Department
185 Robinson Street, Suite 200
Simcoe, Ontario N3Y 5L6

Dear Nicole:

**SUBJECT: Draft Plan of Subdivision Application
 55 First Avenue West, Simcoe
 Property Roll # 3310-401-001-060-00**

The following is a list of what is being submitted as part of this draft plan of subdivision application. It follows all requirements outlined in the pre-consultation meeting minutes;

1. Draft plan of subdivision application
2. Subdivision application fee - \$6,985 plus \$75 per lot = \$7660. I deposited this cheque in the 2nd floor drop box at 185 Robinson Street to your attention. I forgot to deduct the \$446 pre-consultation fee
3. Long Point Region Conservation Authority fee for review of a plan of subdivision - \$1350 + \$100 X 9 lots + HST = \$2,542.50 submitted with application in March and not returned.
4. proposed site plan drawing
5. planning justification brief (addressing the D6 Guidelines only - an excerpt from previous justification report)
6. Elevation plan
7. Topographical survey
8. Appraisers report on land value for cash-in-lieu of parkland calculation
9. Development agreement (PIN print out coming separately from lawyer)
10. Concept plan (same as number 3 above)
11. Functional servicing report
12. Sanitary modelling (County consultant)
13. Storm water Management Design Report (for conservation authority and County Development Engineering)
14. Traffic impact study

Roxanne Lambrecht has reviewed the site plan and amending Zoning By-law and indicated it appears all provisions are met. I trust what is listed above will form a complete application. Should you have any questions or need further documentation, please do not hesitate to contact me.

Sincerely,

Mary Elder MCIP RPP

1.0 Introduction

Elder Plans Inc. has been retained by 1694467 Ontario Inc. (Ike Keesmaat) and OBB Properties Inc. (Fred Morison) to assist in acquiring the planning approvals needed to permit a new office building and 9 residential units in two street townhouses on a 0.573 ha parcel within the Simcoe urban boundary.

The subject lands are located at 600 Norfolk Street North and 44 First Ave West, Simcoe and, in the Norfolk County Official Plan, are designated Commercial. These lands are zoned "Service Commercial (CS)" in the Norfolk County Zoning By-Law 1-Z-2014 with site specific zoning 14.604 permitting an office with a maximum total usable floor area of 1,450 sq metres as an additional use.

This report includes a review of the Provincial Policy Statement 2014, D6 Guidelines, Norfolk County Official Plan and Norfolk County Zoning By-Law 1-Z-2014.

2.0 Site description and neighbouring land uses

The subject lands are 0.573 ha (1.42 ac) in size and front on the west side of Norfolk Street North, on the north side of Second Ave West, with frontage also on East Street and First Ave West. Lands on the east side of Norfolk Street North and west side of East Street are utilized for small single detached dwellings. There is also a residence on the north side of Second Ave West, abutting the subject lands. On the south side of Second Ave West and at the corner of Second Ave West and East Street there are warehouses. On the north side of First Ave West, there is a trailer storage yard.

3.0 Development Proposal

This subject lands are to be split into two parcels and the site specific zoning 14.604, adjusted to the new lot lines. The size of the permitted office is to be reduced to 725 sq metres usable floor area and relief sought from;

- the 3 m minimum front yard to permit a 1.22 m front yard,
- the 3 m required exterior side yard to permit a 2.4 m exterior side yard
- and required 4.5 m distance of the commercial parking lot from a residential zone to 1.0 m

Along with this the Official Plan is to be amended to designate the north west part of the subject lands for urban residential use. The zoning on that portion is also to be amended to Urban Residential Type 4 (R4). This would enable the building of 9 residential units in the form of a six unit street townhouse and a three unit street townhouse.

- A reduction in the exterior side yard from 6 m to 4.75 m for unit 4 (labeled on the drawing) is also requested.

Twenty eight parking spaces are provided for the office use and two parking spaces for each residential unit. See attached drawings of proposed buildings and parking layout.

4.0 Policy Review

4.1 Provincial Policy Statement (2014)

The Provincial Policy Statement guides land uses planning for the entire province and the policies are to be read in their entirety. Decisions regarding land use planning matters are to be consistent with the Provincial Policy Statement. The following is a review of pertinent policies for this development proposal.

Provincial Policy Statement	Comments
<p>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</p> <p>1.1.3 Settlement Areas</p> <p>1.1.3.1 <i>Settlement areas</i> shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</p> <p>1.1.3.2 Land use patterns within <i>settlement areas</i> shall be based on:</p> <p>a) densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the <i>infrastructure</i> and <i>public service facilities</i> which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; 3. minimize negative impacts to air quality and climate change, and promote energy efficiency; 4. support <i>active transportation</i>; 5. are <i>transit-supportive</i>, where transit is planned, exists or may be developed; and 6. are <i>freight-supportive</i>; and <p>b) a range of uses and opportunities for <i>intensification</i> and <i>redevelopment</i> in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	<p>This proposal is consistent with Provincial Policy as it contributes to growth within a designated settlement area of the County. The proposal adds to the mix of housing options and utilizes public infrastructure and services within the Simcoe urban area. It is a good opportunity for intensified residential use on underutilized land and redevelopment of an office use.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for <i>intensification</i> and <i>redevelopment</i> where this can be accommodated taking into account existing building stock or areas, including <i>brownfield sites</i>, and the availability of suitable existing or planned <i>infrastructure</i> and <i>public service facilities</i> required to accommodate projected needs.</p> <p><i>Intensification</i> and <i>redevelopment</i> shall be directed in accordance with the policies of</p>	<p>The County has identified a Built Boundary on Schedule B of its Official Plan and the subject lands are within that area. In Section 5.3 of the County Official Plan, targets are set for multi unit residential development and infill development. This proposal assists the County in achieving these targets.</p>

<p>Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p> <p>1.1.3.4 Appropriate development standards should be promoted which facilitate <i>intensification, redevelopment</i> and compact form, while avoiding or mitigating risks to public health and safety.</p> <p>1.1.3.5 Planning authorities shall establish and implement minimum targets for <i>intensification</i> and <i>redevelopment</i> within built-up areas, based on local conditions. However, where provincial targets are established</p>	
<p>1.4 Housing</p> <p>1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the <i>regional market area</i>, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through <i>residential intensification</i> and <i>redevelopment</i> and, if necessary, lands which are <i>designated and available</i> for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate <i>residential intensification</i> and <i>redevelopment</i>, and land in draft approved and registered plans.</p>	<p>This proposal will, in part, add to the supply of smaller residential units. Although currently designated for Commercial uses, the subject lands are in an area bordered by housing on three sides. The proposed residential lot is underdeveloped as it is mostly vacant land with only one storage building. Amending the Official Plan to designate the north west area of the lot for Urban Residential uses will assist the County in accommodating residential growth for the next ten years. There is servicing capacity available for this proposal.</p>
<p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the <i>regional market area</i> by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is <i>affordable to low and moderate income households.</i> ;</p> <p>b) permitting and facilitating:</p> <p>1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including <i>special needs</i> requirements; and</p>	<p>According to the Ten Year Housing and Homelessness Plan, there is a definite need for housing for those with low to moderate incomes. The proposed units will be of a smaller size so could be attractive for lower income families or singles. This proposal is a form of residential intensification which will utilize available public infrastructure and services. The land will be efficiently used rather than being under utilized as it has been.</p>

<p>2. all forms of <i>residential intensification</i>, including second units, and <i>redevelopment</i> in accordance with policy 1.1.3.3;</p> <p>c) directing the development of new housing towards locations where appropriate levels of <i>infrastructure</i> and <i>public service facilities</i> are or will be available to support current and projected needs;</p> <p>d) promoting densities for new housing which efficiently use land, resources, <i>infrastructure</i> and <i>public service facilities</i>, and support the use of <i>active transportation</i> and transit in areas where it exists or is to be developed; and</p> <p>e) establishing development standards for <i>residential intensification</i>, <i>redevelopment</i> and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</p>	
<p>1.6.6 Sewage, Water and Stormwater</p> <p>1.6.6.1 Planning for <i>sewage and water services</i> shall:</p> <p>a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:</p> <p>1. <i>municipal sewage services</i> and <i>municipal water services</i>;</p>	<p>According to the Functional Servicing Report prepared by J. H. Cahoon Engineering, there are existing municipal sewage services and municipal water services which can accommodate this proposal.</p>
<p>1.6.6.2 <i>Municipal sewage services</i> and <i>municipal water services</i> are the preferred form of servicing for <i>settlement areas</i>. <i>Intensification</i> and <i>redevelopment</i> within <i>settlement areas</i> on existing <i>municipal sewage services</i> and <i>municipal water services</i> should be promoted, wherever feasible.</p>	<p>See above statement.</p>
<p>2.1 Natural Heritage</p> <p>2.1.8 <i>Development</i> and <i>site alteration</i> shall not be permitted on <i>adjacent lands</i> to the <i>natural heritage features and areas</i> identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the <i>ecological function</i> of the <i>adjacent lands</i> has been evaluated and it has been demonstrated that there will be no <i>negative impacts</i> on the natural features or on their <i>ecological functions</i>.</p>	<p>Although adjacent lands to Provincially Significant Wetlands according to the Official Plan, the subject lands are separated from the wetlands by a road and a warehouse. No negative impacts on the wetland or its ecological functions are anticipated. County staff have reviewed the situation through Official Plan policy and waived any natural heritage requirements.</p>

In summary, this proposal is consistent with the Provincial Policy Statement 2014.

4.2 D6 Guidelines - Compatibility between Industrial Facilities

Guidance on the separation of sensitive land uses such as residential uses and existing industrial uses is set out for municipalities in the D6 Guidelines through the Ministry of Environment and Climate Change. On the north side of First Ave there is an industrial storage yard composed of trailers that have been on site for quite some time. There is little to no change or movement in the last twenty years according to the owner.

D6 Guidelines	Comments
According to the definition in the Guidelines, a Class 1 Industrial Facility is: A place of business for a small scale, self contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.	The current industrial use is a Class I industrial use as this storage use has low-impact, infrequent movements, low probability of emissions. Although the industrial use might change somewhat it is likely limited to Class 1 type uses by the existing residential uses abutting the north boundary of the property and the existing one on the south side of First Ave.
Section 4.3 sets out a minimum separation of 20 m between residential and Class 1 industrial uses.	First Ave is 20 m wide so provides the minimum separation distance. There is an existing residential dwelling at 50 First Ave West (at the corner of East Street) at the same distance as that proposed for this development.

In summary the residential aspect of this proposal meets the set back requirements of Section 4.3 of the D6 Guidelines.

4.3 Norfolk County Official Plan

The County Official Plan contains policy to achieve the vision "Norfolk County strives to balance a commitment to the land and emerging opportunities for growth and development." For urban areas such as Simcoe, intensification and redevelopment utilizing existing infrastructure is encouraged.

Norfolk County Official Plan	Comments
2.0 Vision 2.2.3 Maintaining and Enhancing the Rural and Small Town Character 2.2.3.2 Objectives e) Develop land use patterns in the Urban	This proposal will assist with increasing the efficiency and compact form of development in the Simcoe Urban Area as it redevelops an underutilized property.

Areas that are compact and efficient.	
2.2.4 Maintaining a High Quality of Life 2.2.4.2 Objectives a) Provide for a variety of housing forms, tenures and levels of affordability through development, redevelopment, intensification and infilling projects.	Street townhouses will add to the variety of available housing forms, tenures and pricing options.
2.2.6 A Well Governed, Well Planned and Sustainable County d) Ensure the responsible use of land by encouraging the redevelopment, intensification and infilling of underutilized land and the efficient use of greenfield lands in Urban Areas. e) Direct new urban development to Urban Areas and Hamlet Areas, ensuring a compact form, and an appropriate mix of land uses and densities, resulting in the efficient use of land, infrastructure, and public services and facilities. f) Reduce conflicts between existing and proposed land uses through buffering, setbacks, landscaping and other measures, as appropriate. g) Ensure that all new development in Urban Areas occurs on full municipal services, except in areas specifically provided for in this Plan, to ensure the maintenance of healthy communities and the natural environment.	<p>Infill development within the Simcoe urban area, such as this proposal, contributes to more efficient use of land, infrastructure, and public services and facilities. Appropriate measures such as landscaping, fencing and buffers will be utilized to avoid conflict with neighbouring land uses.</p> <p>Landscaping and fencing is proposed between the existing residence fronting on Second Ave, the proposed street townhouses and also the office use replacement parking lot.</p> <p>Connection to full municipal services is planned.</p>
5.3 Housing b) The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.	A 9 unit residential development in two street townhouses contributes to the Counties' 15 percent target for multi-residential dwellings.
5.3.1 Residential Intensification The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need	As the subject lands are within the built up area defined on Schedule B of the Official Plan, the proposal is residential

<p>for urban expansions encroaching into the Agricultural Area. Urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs.</p> <p>The following shall be the policy of the County:</p> <p>a) Housing shall, in part, be provided through urban residential intensification, which may include any of the following:</p> <ul style="list-style-type: none"> ii) infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or <p>b) The County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services. The boundary of the Built-Up areas of Simcoe are indicated on Schedule "B" to this Plan and delineates the extent of existing development at the time of the approval of the Official Plan Amendment implementing the Five-Year Review of the Official Plan. Development within the Built-Up Area boundary will be considered as infill development</p>	<p>intensification and infill development. As such it will contribute to the 25 percent annual residential growth goal for infill, intensification and redevelopment.</p>
<p>5.3.1 f) The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:</p> <ul style="list-style-type: none"> i) the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study; ii) the existing water and sanitary sewer services can accommodate the additional development; iii) the road network can accommodate the traffic generated; 	<p>In response to the criteria set out in 5.3.1 f)</p> <ul style="list-style-type: none"> i) the subject lands are within the built up area of Simcoe ii) according to the Functional Servicing Report completed by J. H. Cahoon Engineering, there is capacity for this proposal. iii) according to the Traffic Study completed by J. H. Cahoon Engineering, there capacity in the road network to accommodate any increased traffic generated by this proposal. iv) There is a mix of intensities of residential development in this area. The proposal has

<p>iv) the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and</p> <p>v) the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.</p>	<p>been designed with setbacks and landscaping respectful of the abutting single detached dwellings. Single storey units are proposed.</p> <p>v)The application proposes amending part of the Commercial designation to Urban Residential. Infill development is targeted in the Urban Residential policies and this proposal is consistent with them.</p>
<p>5.3.1 g) The County shall monitor intensification activity and, through the development approvals and building permitting process, ensure that such proposals can be satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained. Land use compatibility and urban design assessments may be required as a component of the planning rationale report accompanying development applications, as outlined under Section 9.6.1 (Official Plan Amendments) of this Plan.</p>	<p>Other than the requirements outlined in 9.6.1, the County has not requested any additional land use compatibility and urban design assessments.</p>
<p>5.4 Community Design</p> <p>c) Adequate measures shall be taken to ensure that the permitted uses have no adverse effects on adjacent land uses. Adequate buffering shall be provided between any uses where land use conflicts might be expected, and such buffering may include provisions for grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also be appropriate buffering measures, but not in replacement of appropriate plantings.</p>	<p>The office is proposed to be set into the required minimum exterior side yard to maximize visibility on Norfolk Street North and have as much distance as possible is between the office building and the abutting single detached dwelling. Solid fencing and retaining walls are proposed to screen the office parking and driveway from this dwelling. Solid fencing is also proposed between the office parking lot and proposed new residential townhouses. The street frontage on East Street and First Avenue will be grassed, with sidewalks and trees according to County standards.</p>
<p>6.4 Urban Areas</p> <p>h) Intensification, infill and redevelopment of designated and underutilized sites, and areas in transition in the Urban Areas will be encouraged. The County shall target 25 percent of its growth in the Urban Areas to be accommodated through infill, intensification and redevelopment.</p>	<p>As the subject lands are within the built up area defined on Schedule B of the Official Plan, and residential intensification and infill development is planned, the proposal should be encouraged. It will contribute to the 25 percent annual residential growth goal for infill, intensification and redevelopment.</p>
<p>7.7 Urban Residential Designation</p> <p>The Urban Areas are expected to continue to accommodate attractive neighbourhoods</p>	<p>The development of two street town houses with 9 residential units will provide</p>

which will provide for a variety of residential forms as well as neighbourhood facilities. . . . A variety of housing types are needed to meet the needs of a diverse population	additional variety to the housing types offered in Simcoe.
7.7.1 Permitted Uses b) Medium density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, subject to the policies of Section 7.7.2 (b) (Urban Residential Designation – Land Use Policies).	Nine residential units in two street townhouses (a 6 unit and a 3 unit) are considered to be a type of row townhouse dwellings and medium density residential uses.
7.7.2 Land Use Policies b) Triplex, fourplex, townhouses, and other medium density housing forms, shall generally have a net density of between 15 and 30 uph, save and except for. . . . New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria: i) the density, height and character of the development shall have regard to adjacent uses; ii) the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer; iii) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate; iv) the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County, save and except for in the Courtland Urban Area, where private septic systems shall be permitted;	7.7.2 b) The net density for 9 units on 0.32 ha works out to 28.12 units per ha. i) Single storey residential units are proposed to be in generally in character with existing neighbourhood residences. ii) Keeping the height to a single storey and breaking the residential units into two townhouses shows regard to the adjacent low density residential area. The existing residential units are part of an older neighbourhood and generally are of a smaller size and this proposal also takes that into account. iii) the proposed residential units will have direct access onto collector roads First Avenue or East Avenue. From there turns can be made onto Second Avenue (an arterial road) and then Norfolk Street North (Highway 24 a connecting link). iv) according to the Functional Servicing Report completed by J. H. Cahoon Engineering, there is capacity for this proposal in the water mains and sanitary sewer systems. v) The Lions park with ball diamonds, a picnic shelter and play ground is located to the north east on Davis Street East. Sutton Conservation area is located to the south

<p>v) the development is adequately serviced by parks and school facilities;</p> <p>vi) in developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required;</p> <p>vii) the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized;</p> <p>viii) except for a triplex dwelling, fourplex dwelling or other similar small scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services may be required from the proponent and approved by the County; and</p> <p>ix) triplexes, fourplexes, freehold street townhouses or other similar small scale developments, may be subject to site plan control, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan.</p>	<p>west. These are the closest parks. Schools are located south of the Queensway on either side of Norfolk Street South, with Simcoe Composite school on the east side of Norfolk Street South. this site is adequately serviced by parks and school facilities.</p> <p>vi) On site recreational facilities are not proposed and were not requested at the pre-consultation.</p> <p>vii) As with the existing commercial building, the setting provides a visual impact which is typical of commercial uses. Landscaping and wooden fences are proposed to buffer both the commercial and residential parts of the proposal. Residential uses are proposed across from the existing residential uses on the west side of East Street.</p> <p>viii) A functional servicing report has been submitted along with this report. The anticipated traffic flows for all aspects of the proposal were considered insignificant by the traffic engineer.</p> <p>ix) it is understood that the commercial aspect of this proposal is subject to site plan control.</p>
<p>8.2.2 Hierarchy and Classification of Roads</p> <p>d) Development shall only be permitted where frontage and access is to an open and public road that is maintained on a year-round basis, as determined by the County. Any road improvement required to bring a road up to a standard deemed appropriate by the County shall be at the expense of the benefiting landowner(s).</p>	<p>Second Ave, East Street and First Ave are open public roads maintained on a year round basis.</p>

<p>8.9.1 Services in Urban Areas</p> <p>The following shall be the policy of the County:</p> <p>c) All development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems, save and except for circumstances outlined in Section 8.9.1 f) (Services in Urban Areas).</p> <p>d) In Urban Areas, priority shall be given to the development of land that is presently serviced by water mains and sanitary sewer systems, or those areas that can most easily be serviced, at minimal expense.</p> <p>e) Infilling of vacant areas within the Urban Areas which are already provided with full municipal services is encouraged, and shall be a criterion when evaluating proposed plans of subdivision and consents, with respect to the extension of services, utilities or the associated construction.</p>	<p>The Functional Servicing Report by J. H. Cahoon Engineering indicates that there is sufficient capacity in the municipal piped water supply and waste water treatment systems. Infilling developments such as this are to be encouraged.</p>
<p>8.9.3 Servicing Allocation and Phasing</p> <p>b) The timing of development in the Urban Areas shall be managed so that:</p> <p>iv) first priority is given to reserving servicing capacity for infilling, intensification and redevelopment.</p>	<p>This proposal is infill development and therefore according to policy should have first priority.</p>
<p>8.9.4 Stormwater Management</p> <p>d) Prior to the approval of a development application, the County shall require the preparation and approval of a stormwater management plan which either implements the management concept of the Subwatershed Study, if prepared, or is completed in accordance with guidelines of the appropriate Conservation Authority and the current Ministry of the Environment and Climate Change Stormwater Planning and Design Manual. At its sole discretion, the County may, defer these requirements to the detailed design phase, and implement the policies of this Subsection as a condition of development approval.</p>	<p>J. H. Cahoon Engineering has prepared a Storm Water Management plan.</p> <p>It is understood based on J. H. Cahoon Engineering staff conversations with Public Works staff that detailed design work will proceed at the detailed design stage.</p>
<p>9.6.1 Applications to amend this Plan shall include a planning rationale report for the proposed change, prepared by the applicant. This shall include, but not be limited to, information regarding the proposed use, servicing, density if</p>	<p>In this planning rationale report, see Section 9.6.1(c) below and submitted site drawings.</p>

applicable, floor area if applicable, lot layout, site plans as appropriate and applicable, and the criteria outlined in Section 9.6.1(c) of this Plan.	
9.6.1 (a) Applications to amend this Plan shall include a planning rationale report for the proposed change, prepared by the applicant. This shall include, but not be limited to, information regarding the proposed use, servicing, density if applicable, floor area if applicable, lot layout, site plans as appropriate and applicable, and the criteria outlined in Section 9.6.1(c) of this Plan. The County, at its sole discretion, may waive the requirement for a planning rationale report for minor and/or site specific amendments.	This planning rationale report covering the required matters addresses this policy.
9.6.1 (b) Any specific Official Plan amendment procedures outlined in the policies of this Plan shall apply to the consideration of the application.	This planning rationale report has attempted to address all of the Official Plan policy that addresses procedures for amendments.
<p>9.6.1 (c) The County shall consider the following criteria when reviewing applications to amend this Plan:</p> <p>i) the manner in which the proposed amendment conforms to prevailing Provincial policy and regulations;</p> <p>ii) the manner in which the proposed amendment conforms to the Strategic Plan prepared in support on this Plan;</p> <p>iii) the manner in which the proposed amendment conforms to the Goals and Objectives, and policies of this Plan;</p> <p>iv) the impacts of the proposed amendment on the provision of and demand for municipal services, infrastructure and facilities;</p> <p>v) the adequacy of the proposed servicing solution with respect to the servicing policies of this Plan;</p> <p>vi) the impact of the proposed amendment on surrounding land uses, the transportation system, municipal services and community</p>	<p>More detailed analysis along with specific policy has been covered above. Brief comments on 9.6.1 (c) are as follow;</p> <p>i) the manner in which this proposal conforms to the Provincial Policy has been stated above in the section on the Provincial Policy.</p> <p>ii) and iii) were covered in the first three sections of the Official Plan Policy part of the report. As the County strives to balance the six themes of its strategic plan through its goals and objectives, this proposal assists with three of them (progressive economic development, enhancing the small town character and a well planned and sustainable County).</p> <p>iv) The Functional Servicing Report indicates there is sufficient capacity for this development. The Traffic Impact Study indicates there will be an insignificant increase in traffic. Garbage and recycling collection needs will increase by nine residential units.</p>

<p>amenities and services;</p> <p>vii) the impact of the proposed amendment on the community structure and nature of the Urban Areas and/or Hamlet Areas;</p> <p>viii) the impact of the proposed amendment on cultural heritage resources and/or Natural Heritage Features;</p> <p>ix) the impact on agricultural uses and land;</p> <p>x) the impact of the proposed amendment on the financial sustainability of the County; and</p> <p>xi) any other information determined by the County, in consultation with the appropriate agencies, to be relevant and applicable.</p>	<p>v) Municipal servicing is the preferred solutions and is being utilized for this proposal.</p> <p>vi) The amendment will add residential uses mainly fronting on a street with long established residential uses. The proposed residential uses are not anticipated to impact on the Protected Industrial lands to the north. The Traffic Impact Study indicates there will be an insignificant increase in traffic. The current alternate week parking on each side of East Street may be impacted. The Functional Servicing Report indicates there is sufficient capacity for this development.</p> <p>vii) This urban area proposal will enhance the community structure with the additional small scale town houses and a new office building.</p> <p>viii) no impact on cultural heritage resources or Natural Heritage Features is anticipated</p> <p>ix) no impact on agricultural uses or land.</p> <p>x) There should be additional tax revenue from the new commercial building and nine new residential units.</p> <p>xi) the proponents are not aware of any other required information.</p>
<p>9.7.1 Environmental Impact Study</p> <p>In circumstances where there is a low likelihood of impact on the natural environment, and/or intervening development between the land subject to the planning application and the feature triggering the EIS requirement, the County, in consultation with the appropriate Conservation Authority where required, may waive the requirement for the EIS. The decision to waive an EIS is at the sole discretion of the Director of Planning. The County may consider waiving the requirement for the preparation of an Environmental Impact Study where one or more of the following applies:</p>	<p>Although part of the subject lands are considered adjacent lands to Provincially Significant Wetlands the subject lands are grassed and kept as lawn. There is a road and warehouse development between the PSW and subject lands. As the preparation of an Environmental Impact Study would serve no useful purpose and no negative impacts on the wetland or its ecological functions are anticipated, the County has waived the requirement for an EIS.</p>

d) The site conditions for a development are such that the preparation of an Environmental Impact Study would serve no useful purpose for the protection of natural heritage features in the context of the proposed development.

The proposal to redevelop the commercial office use on part of the lands and develop 9 residential units on the underutilized portion of the lot meets Official Plan policy and should be supported.

4.4 Norfolk County Zoning By-Law 1-Z-2014

The Norfolk County Zoning By-law regulates the use of lands, the frontage and depth of a parcel of land, the proportion of land occupied by a building or structure, the erection, use, height, bulk, size, floor area, spacing and location of building and structures, and the provision of parking facilities.

Norfolk County Zoning By-Law	Comments
The site is currently zoned "CS" with site specific zoning provision 14.604 permitting an office building with a maximum total usable floor area of 1,450 sq metres as an additional use.	The CS zone and special provision 14.6.4 is to be retained on the south east portion of the existing property.
<p>In a CS Zone, no building or structure shall be erected or altered except in accordance with the following provisions:</p> <p>a) minimum lot frontage: 16.5 metres b) minimum front yard: 3 metres c) minimum exterior side yard: 3 metres d) minimum interior side yard: 3 metres e) minimum rear yard: 9 metres f)</p> <p>Parking Section 4.2.4 d) for commercial or industrial properties, no parking lot shall be located closer than 4.5 metres from any interior lot line abutting a residential Zone;</p> <p>Number of required parking spaces Section 4.9 ff) office - 1 space for every 30 sq m of usable floor area. The currently proposed building is 453.1 sq m so 16 parking spaces are required. According to 4.3.3 only one of these needs to be an accessible parking space. 28 parking spaces, including 2 accessible spaces are proposed.</p>	<p>Exceptions to the provisions are be added to the special provision 14.604</p> <ul style="list-style-type: none"> • the 3 m minimum front yard to permit a 1.22 m front yard, • the 3 m required exterior side yard to permit a 2.4 m exterior side yard • and required 4.5 m distance of the commercial parking lot from a residential zone to 1.0 m (Section 4.2.4 d) <p>The existing provision for the size of the office building is to be reduced to 725 sq metres usable floor area.</p> <p>The proposed exceptions take advantage of the shape of the lot and visibility from Norfolk Street while providing a driveway and sidewalk entrance from Second Avenue and respecting the close location of the existing dwelling on an abutting lot. More than the required parking spaces are proposed and with the wooden fences the lands being zoned residential should have adequate buffering for their rear yards. Most office uses operate during the day and on weekdays. The existing dwelling fronting on</p>

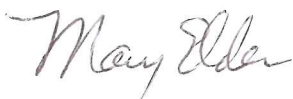
	Second Avenue is zoned Service Commercial.
R4 zone permits street townhouses and is proposed for a portion of the existing lot.	On the north west portion of the exiting lot an R4 zone is the proper zone for the proposed street townhouses.
<p>In an R4 Zone, no <i>building or structure</i> shall be <i>erected or altered</i> except in accordance with the following provisions for each residential unit in a street townhouse:</p> <p>a) minimum lot area: 156 sq m</p> <p>b) minimum lot <i>frontage</i>: 6.5 m interior lot and 16 m corner lot</p> <p>c) minimum <i>front yard</i>: 6 metres</p> <p>d) minimum <i>exterior side yard</i>: 6 metres</p> <p>e) minimum interior side yard: <i>not applicable</i></p> <p>f) minimum <i>rear yard</i>: 7.5 metres</p> <p>g) <i>minimum separation between townhouse dwellings</i>: 1.2 metres</p> <p>h) maximum building height: 11 metres</p>	<p>See attached site drawings showing how all of the provisions are met except the following.</p> <ul style="list-style-type: none"> the 6 m required exterior side yard is to be reduced to permit a 4.75 m exterior side yard <p>A new provision is proposed to address this. This proposal should be supported as First Avenue is a dead end street east of East Street, in front of the proposed three unit street townhouse. Little traffic is anticipated at this corner and with the grade change to Norfolk Street North, no change is anticipated.</p>
R4 zone parking requirements According to 4.9 a) 2 parking spaces are required for each dwelling unit.	Residential parking spaces are proposed in a garage in each unit and in one space in front of the garage to address this. As each dwelling is to be sold separately, there is no condominium and therefore no visitor parking is required.

The proposed zoning amendments should be supported as they are suitable in this situation and facilitate good development of this site. They will implement the proposed Official Plan designation change for the residential portion of the lot.

5.0 Review Summary

This proposal is consistent with the Provincial Policy Statement 2014, the D6 Guidelines and the County Official Plan and should be supported.

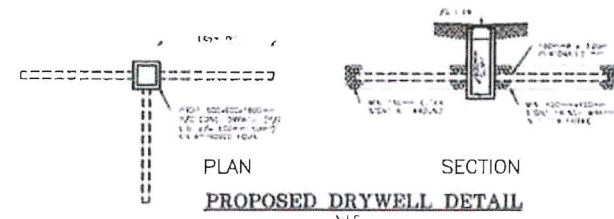
Respectfully submitted,



Mary Elder MCIP RPP

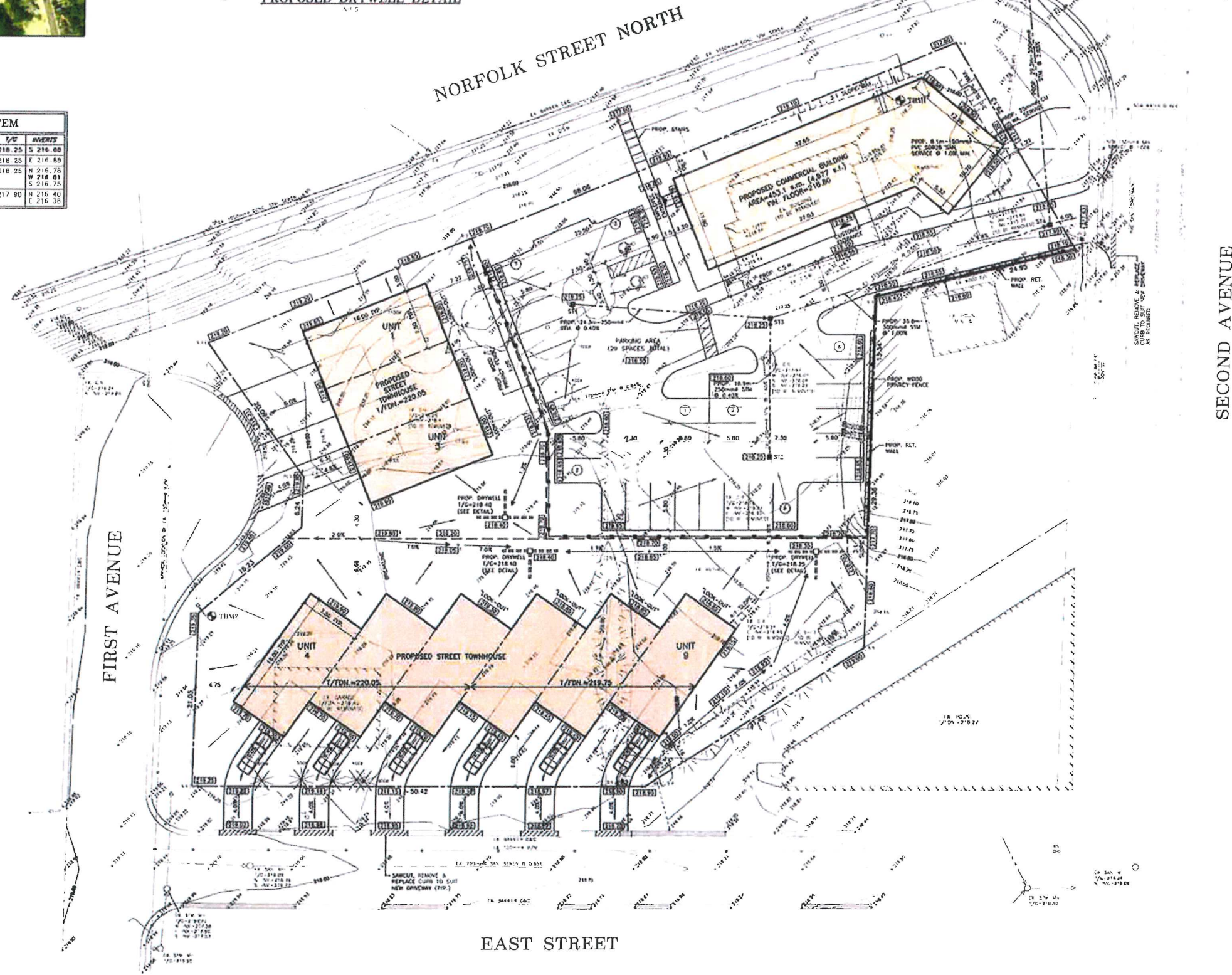


KEY PLAN



PLAN
SECTION
PROPOSED DRYWELL DETAIL

STORM SYSTEM				
REV. NO.	DESCRIPTION	DATE	BY	CHK.
ST1	0.6x0.6x1.52m P/C CB	218.25	S 218.88	
ST2	0.5x0.6x1.52m P/C CB	218.25	E 218.88	
ST3	0.6x0.6x1.57m P/C CB	218.25	N 218.75 W 218.01 S 218.75	
ST4	0.6x0.6x1.67m P/C CB	217.90	N 218.40 E 218.38	



SECOND AVENUE

LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE

NOTES:

- ALL ELEVATIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (E.G. SIDEYARDS, SETBACKS, REARYARDS ETC.)

T.B.M. No. 1 ELEV. = 218.35m (GEO)

T.B.M. No. 2 ELEV. = 220.11m (GEO)

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL (519) 753-2856 FAX (519) 753-4283 www.cohooneng.com

PROPOSED
RESIDENTIAL & COMMERCIAL
DEVELOPMENT
FIRST & SECOND AVENUE
AND EAST STREET
SIMCOE - NORFOLK COUNTY

IKK KEESMETT

SITE DEVELOPMENT
PLAN

DIS. BY	R.W.P.	SCALE	1:250
DRAWN	K.P.B.	DATE	13475
ENGINEER	R.W.P.		
	1 of 1		
DATE	NOV 22/19		13475-1

APPRAISAL OF

Vacant Lot

LOCATED AT:

600 Norfolk Street N(northern portion)
Simcoe, ON N3Y 5M1

FOR:

169447 Ontario Inc.
c/o - 600 Norfolk Street N
Simcoe, ON N3Y 5M1

BORROWER:

N/A

AS OF:

July 21, 2020

BY:

Brenda Cooper
AACI, P. App.

B C Appraisals Inc.
54 Ross Ave. N
Simcoe, ON
N3Y 0B2

July 23, 2020

169447 Ontario Inc.

c/o - 600 Norfolk Street N
Simcoe, ON N3Y 5M1

Address of Property: 600 Norfolk Street N(northern portion)
Simcoe, ON N3Y 5M1

Market Value: \$ \$200,000

The Reference/File No: 20-0538

In accordance with your instructions dated July 17, 2020, I have appraised the above-referenced property and provided an Estimate of Market Value of \$200,000 with an Effective Date as of July 21, 2020.

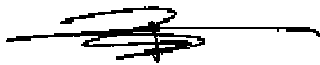
The purpose of the report was to develop an estimate of market value, as improved, in unencumbered fee simple ownership for Cash In Lieu Of Parklands purposes only.

This estimate of value is as of the effective date and is subject to assumptions and limiting conditions included in the report and to which the reader's attention is specifically directed. The appraisal is enclosed and must be read in its entirety.

No other person other tha the authorized user specifically identified herein can rely on this report without first obtaining consent from the client and written authorization from the author.

The appraisal prepared in accordance with Canadian Uniform Standards of Professional Appraisal Practice(CUSPAP)


Respectfully Submitted,


Brenda Cooper
AACI, P. App.

RESIDENTIAL LAND APPRAISAL REPORT

REFERENCE:

FILE NO.: 20-0538

CLIENT	CLIENT: 169447 Ontario Inc. ATTENTION: c/o Ike Keesmaat ADDRESS: c/o - 600 Norfolk Street N Simcoe, ON N3Y 5M1 E-MAIL: ike@kwic.com PHONE: 1-905-536-5304 FAX: -----	APPRAISER	AIC MEMBER: Brenda Cooper COMPANY: BC Appraisals Inc. ADDRESS: 54 Ross Avenue N Simcoe, ON N3Y 0B2 E-MAIL: bcooper@kwic.com PHONE: 519-426-3388 FAX: 519-426-3360	 Appraisal Institute of Canada							
	PROPERTY ADDRESS: 600 Norfolk Street N(northern portion) city: Simcoe PROVINCE: ON POSTAL CODE: N3Y 5M1 LEGAL DESCRIPTION: Pt Lt 2-4, 6-7 and Lot 5 Blk 6 Pl 182, Pt 1 37R94, Pt 1 37R370, Pt 1 37R2080; Norfolk County Source: Online Data MUNICIPALITY AND DISTRICT: Norfolk County ASSESSMENT: Land \$ N/A Assessment Date: January 1, 2020 Taxes \$ N/A Year 2020 EXISTING USE: Commercial Property - process of being severed into 2 parcels - one residential and one commercial										
SUBJECT	NAME: 169447 Ontario Inc. Name Type: Part Owner PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> _____ INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Cash In Lieu of Parkland INTENDED USERS (by name): LIABILITY FOR THIS REPORT IS RESTRICTED TO 169447 ONTARIO INC. REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other _____ VALUE: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective <input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____ PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/> _____ IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments) _____ APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum) HYPOTHETICAL CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption) JURISDICTIONAL EXCEPTION <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"> NATURE OF DISTRICT: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Mixed TYPE OF DISTRICT: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/> _____ TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> _____ BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural CONFORMITY Size: <input type="checkbox"/> Larger <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/> _____ </td> <td style="width: 40%;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%; text-align: center;">From To</td> </tr> <tr> <td>AGE RANGE OF PROPERTIES (years): 50</td> <td style="text-align: center;">75</td> </tr> <tr> <td>PRICE RANGE OF PROPERTIES: \$ 140,000</td> <td style="text-align: center;">\$ 700,000+</td> </tr> </table> MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low PRICE TRENDS: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining </td> </tr> </table>				NATURE OF DISTRICT: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Mixed TYPE OF DISTRICT: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/> _____ TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> _____ BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural CONFORMITY Size: <input type="checkbox"/> Larger <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/> _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%; text-align: center;">From To</td> </tr> <tr> <td>AGE RANGE OF PROPERTIES (years): 50</td> <td style="text-align: center;">75</td> </tr> <tr> <td>PRICE RANGE OF PROPERTIES: \$ 140,000</td> <td style="text-align: center;">\$ 700,000+</td> </tr> </table> MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low PRICE TRENDS: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		From To	AGE RANGE OF PROPERTIES (years): 50	75	PRICE RANGE OF PROPERTIES: \$ 140,000
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NEIGHBOURHOOD	**COMMENTS:** Value trends, market appeal, proximity to employment and amenities, anticipated public/private improvements, apparent detrimental conditions (railroad tracks, unkempt properties, major traffic arteries, hydro facilities, commercial/industrial sites, landfill sites) The subject property is located in the Town of Simcoe and the surrounding properties include various styles of residential homes that have been maintained. The amenities available in Simcoe include shopping, recreational facilities, financial institutions, elementary schools, etc. As for employment one would find retail, service and industrial jobs as well as agricultural jobs in the rural areas. At the time of the inspection, there was no adverse influences that would affect the subject property.														
				--	---		SITE DIMENSIONS: 29.31 metres x Irregular LOT SIZE: 2530 Unit of Measurement Sq.M. Source: Information given to appraiser(Norfolk County) TOPOGRAPHY: Level with a slope downward to street CONFIGURATION: Irregular ZONING: Service Commercial Source: Online municipal zoning map OTHER LAND USE CONTROLS (see comments): Official Plan - Commercial USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments) (based on present use) ASSEMBLAGE <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments) TITLE SEARCHED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments and limiting conditions) See Clause 3	UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic <input type="checkbox"/> Open Ditch <input type="checkbox"/> Holding Tank <input type="checkbox"/> _____ WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/> _____ FEATURES: <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Cablevision <input type="checkbox"/> _____ ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/> _____ LANDSCAPING: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor None CURB APPEAL: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor - the subject site is based on the diagram that was given to the appraiser on behalf of the client(see image included in report)		--	---				
SITE AND IMPROVEMENTS	**COMMENTS:** The subject site is in the process of being severed into 2 parcels, one being a residential parcel and the second being a commercial parcel. This appraisal report is reflecting the residential parcel only. The size of the parcel is taken from the paperwork that was approved by Norfolk County and any improvements on the subject site are not included as the value reflects the land only.														
_____ _____ _____															

RESIDENTIAL LAND APPRAISAL REPORT

REFERENCE:

FILE NO.: 20-0538

EXISTING USE: As Permitted

ANALYSES AND COMMENTS:

Unless otherwise stated here in, the above land value and comment are considered reasonable for this property type.

HIGHEST AND BEST USE

SUBJECT		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
600 Norfolk Street N(northern portion) Simcoe, ON N3Y 5M1		876 Norfolk Street S Simcoe		150 Chapel Street Simcoe		37 Union Street Simcoe	
DATA SOURCE	Inspection	Online Data		Online Data		Online Data	
DATE OF SALE	-----	Feb. 4, 2020		April 26, 2018		Nov. 30, 2017	
SALE PRICE	\$ N/A	\$ 260,000		\$ 349,900		\$ 115,000	
DAYS ON MARKET	-----	34		453		161	
MLS Number	-----	30778089		30555335		30582009	
LOCATION	Urban	Rural	25,000	Urban		Urban	
SITE DIMENSIONS/LOT SIZE	2,530 Sq.M.	18,211 Sq. M.	-100,000	6,232 Sq. M.	-50,000	708 Sq. M.	75,000
ZONING/LAND USE CONTROLS	CS	CR		R6		RB.6	
TOPOGRAPHY	Level	Level		Level		Level	
VIEW	N/A	N/A		N/A		N/A	
ADJUSTMENTS (Gross\$, Net\$)		Gross: \$ 125,000	Net: \$ -75,000	Gross: \$ 50,000	Net: \$ -50,000	Gross: \$ 75,000	Net: \$ 75,000
ADJUSTMENTS (Gross%, Net%)		Gross: 48.1 %	Net: -28.8 %	Gross: 14.3 %	Net: -14.3 %	Gross: 65.2 %	Net: 65.2 %
ADJUSTED VALUES		\$ 185,000		\$ 299,900		\$ 190,000	

ANALYSES AND COMMENTS:

The appraiser searched for comparable sales over the past 12 months as the sales of vacant land within the Town of Simcoe has been very limited therefore the appraiser expanded the search to include sales from 2017 to present.

Comparable #1 is located within a rural area just south of the town and this property is larger in lot size.

Comparable #2 is located within walking distance from the downtown core and this property is larger in lot size.

Comparable #3 is located toward the northern end of the town which is where the subject property is located but it is within walking distance to the downtown core. This property is smaller in lot size.

Based on the comparable sales and keeping in mind that the value includes land only and the residential portion only, the estimated value of the subject property would be

DIRECT COMPARISON APPROACH

ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ 200,000

RESIDENTIAL LAND APPRAISAL REPORT

REFERENCE:

FILE NO.: 20-0538

HISTORY	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ANALYSES OF SALE TRANSFER HISTORY: (minimum of three years) According to online data, the subject property transferred ownership on September 3, 2019 for \$725,000. This sale includes the entire property including a building and a storage building.
	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: <input type="checkbox"/> YES <input type="checkbox"/> NO SUBJECT CURRENTLY LISTED: <input type="checkbox"/> YES <input type="checkbox"/> NO ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) According to online data, the subject property was listed on January 16, 2019 for \$879,900 and sold on August 14, 2019 for \$725,000. This sale includes the entire property including a building and a storage building.
EXPOSURE TIME	ANALYSES OF REASONABLE EXPOSURE TIME: Since this appraisal is based on a portion of the site a reasonable exposure time is not applicable.
	RECONCILIATION AND FINAL ESTIMATE OF VALUE: Since the subject property is vacant lot, the Direct Comparison Approach to value is the only approach that would be applicable. The estimated value of the subject property would be \$200,000.
RECONCILIATION AND FINAL VALUE	UPON REVIEWING AND RECONCILING THE DATA AND ANALYSES AND CONCLUSIONS, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT July 21, 2020 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 200000 COMPLETED ON July 23, 2020 (Date of Report) As set out elsewhere in this report, this report is subject to assumptions and limiting conditions, the verification of which is outside the scope of this report.
	DEFINITIONS DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition.2010) Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. DEFINITION OF MARKET RENT (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017) DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)
SCOPE	The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures. The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report. The specific tasks and items necessary to complete this assignment include a summary of the following: <ol style="list-style-type: none"> 1. assembly and analyses of relevant information pertaining to the property being appraised, including listing and acquisition particulars if acquired within three years prior to the effective date of the appraisal; 2. a site visit and observation of the subject property and the surrounding area; 3. assembly and analyses of pertinent economic and market data; 4. an analyses of land use controls pertaining to the subject property; 5. an analyses of "Highest and Best Use", or most probable use; 6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of the market value or the market value range as at the effective date of the appraisal. All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format. Other:
	As requested by the client, the appraisal report is being completed for Cash In Lieu of Parklands and will be used in that context. A search was completed throughout the Town of Simcoe for properties similar to the subject. These sales were then narrowed down to the three used in this report. Since the subject property is vacant lot, the Direct Comparison Approach to value is the only approach that would be applicable. The value of the subject property is based on a portion of the land that is being used for a residential development(see attachment).

RESIDENTIAL LAND APPRAISAL REPORT

REFERENCE:

FILE NO.: 20-0538

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

- This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
- Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
- The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
- Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
- No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
- This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
- Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no warranties or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
- The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological matters on the market value of the property.
- The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
- The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
- The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
- The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
- The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
- This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
- If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
- This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
- Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

Refer to clauses 14 & 16

I certify that, to the best of my knowledge and belief that:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of interest with respect to the parties involved with this assignment;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event;
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP):
- ☒ No one has provided professional assistance to the members(s) signing this report;
☐ The following individual provided the following professional assistance:

PROPERTY IDENTIFICATION

ADDRESS: **600 Norfolk Street N(northern portion)** CITY: **Simcoe** PROVINCE: **ON** POSTAL CODE: **N3Y 5M1**

LEGAL DESCRIPTION: **Pt Lt 2-4, 6-7 and Lot 5 Blk 6 PI 182, Pt 1 37R94, Pt 1 37R370, Pt 1 37R2080; Norfolk County**

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,

AS AT **July 21, 2020** (Effective Date of the Appraisal) IS ESTIMATED AT \$ **200000**

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.

APPRAISER

SIGNATURE:

NAME: **Brenda Cooper**

AIC DESIGNATION/STATUS: ☐ Candidate Member ☐ CRA,P.App ☒ AACI,P.App Membership # **271940**

DATE OF REPORT/DATE SIGNED: **07/23/2020**

PERSONALLY INSPECTED EXTERIOR OF THE SUBJECT PROPERTY: ☒ YES ☐ NO

DATE OF INSPECTION: **July 21, 2020**

LICENSE INFO: (where applicable)

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

SOURCE OF DIGITAL SIGNATURE SECURITY:

ATTACHMENTS AND ADDENDA: ☐ ADDITIONAL SALES ☒ EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS ☐ NARRATIVE ☒ PHOTOGRAPHS
☒ MAPS ☒ SCOPE OF WORK

CO-SIGNING AIC APPRAISER (If applicable)

SIGNATURE:

NAME:

AIC DESIGNATION/STATUS: ☐ CRA,P.App ☐ AACI,P.App Membership #

DATE OF REPORT/DATE SIGNED:

PERSONALLY INSPECTED EXTERIOR OF THE SUBJECT PROPERTY: ☐ YES ☐ NO

DATE OF INSPECTION:


LICENSE INFO: (where applicable)

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

RESIDENTIAL LAND APPRAISAL REPORT

REFERENCE:

FILE NO.: 20-0538

CLIENT	CLIENT: 169447 Ontario Inc.	APPRAISER	AIC MEMBER: Brenda Cooper	 Appraisal Institute of Canada
	ATTENTION: c/o Ike Keesmaat		COMPANY: BC Appraisals Inc.	
	ADDRESS: c/o - 600 Norfolk Street N		ADDRESS: 54 Ross Avenue N	
	Simcoe, ON N3Y 5M1		Simcoe, ON N3Y 0B2	
	E-MAIL: ike@kwic.com		E-MAIL: bcooper@kwic.com	
	PHONE: 1-905-536-5304 FAX: -----		PHONE: 519-426-3388 FAX: 519-426-3360	

EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS
 An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the presence of a municipal sanitary sewer where unknown or uncertain). An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of one or more valuation approaches). The appraiser must conclude before accepting the assignment which involves invoking an Extraordinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Both must accompany statements of each opinion/conclusion so affected.

The value of the subject property is based on the portion of the land that is being developed for residential(see attachment). This portion is being severed from a larger parcel of land.

HYPOTHETICAL CONDITIONS
 Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analyses or for purposes of comparison. Common hypothetical conditions include proposed improvements, completed repairs, rezoning, or municipal services. For every Hypothetical Condition, an Extraordinary Assumption is required. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.

The value of the subject property is based on the portion of the land that is being developed for residential(see attachment). This portion is being severed from a larger parcel of land. The value is based on the land "as if" severed.

JURISDICTIONAL EXCEPTION
 The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.

Borrower:		File No.:	20-0538
Property Address: 600 Norfolk Street N(northern portion)		Case No.:	
City: Simcoe	Prov.: ON	P.C.:	N3Y 5M1
Lender: 169447 Ontario Inc.			



Subject Property - View #1



View #4(no value given to building)



View #2



View #5(no value given to building)



View #3



Street Scape - East Street

Subject Property Layout

Borrower:

File No.: 20-0538

Property Address: 600 Norfolk Street N(northern portion)

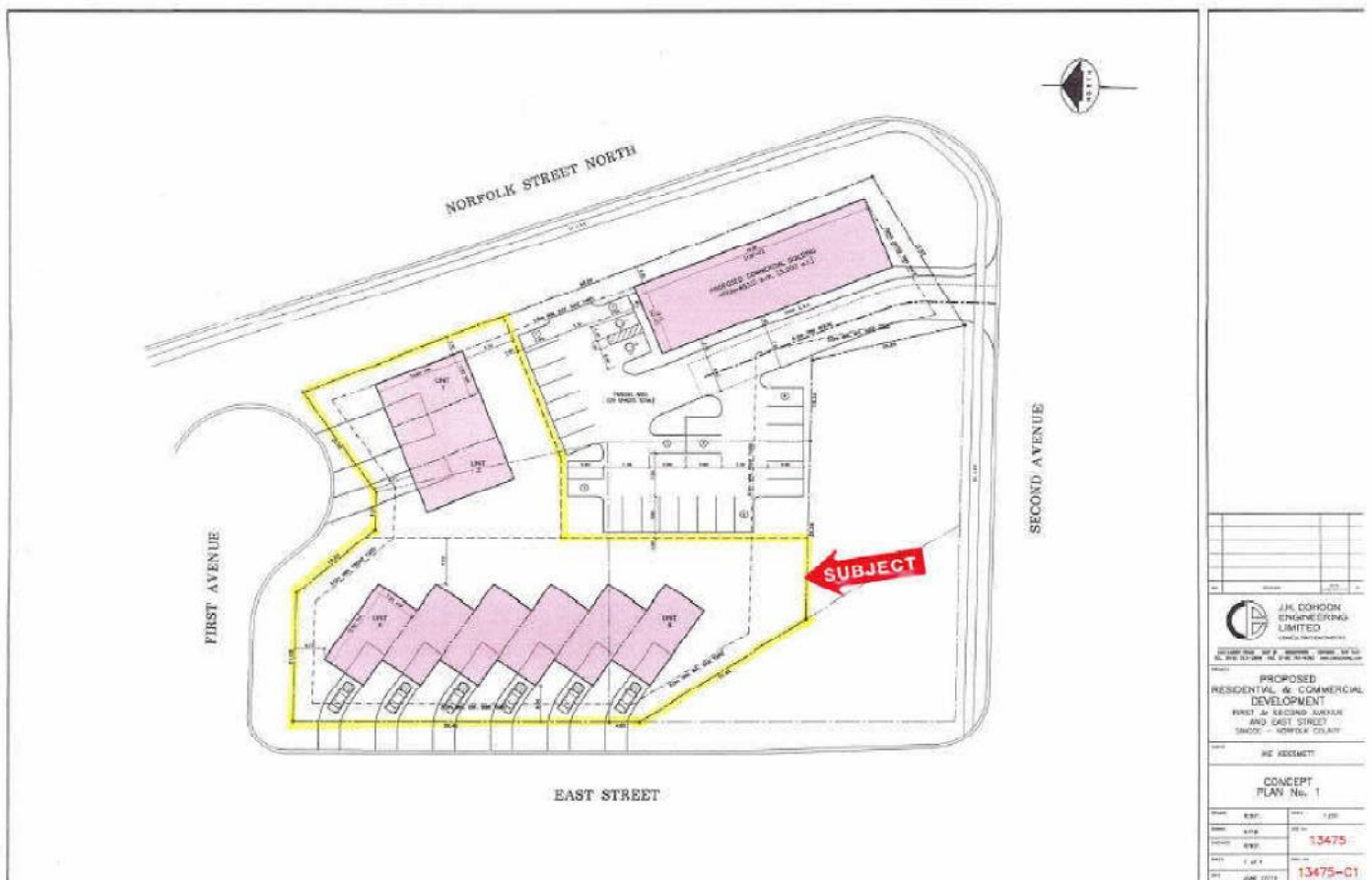
Case No.:

City: Simcoe

Prov.: ON

P.C.: N3Y 5M1

Lender: 169447 Ontario Inc.



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 20-0538
Property Address: 600 Norfolk Street N(northern portion)	Case No.:
City: Simcoe	Prov.: ON P.C.: N3Y 5M1
Lender: 169447 Ontario Inc.	



COMPARABLE SALE #1

876 Norfolk Street S
Simcoe
Sale Date: Feb. 4, 2020
Sale Price: \$ 260,000



COMPARABLE SALE #2

150 Chapel Street
Simcoe
Sale Date: April 26, 2018
Sale Price: \$ 349,900

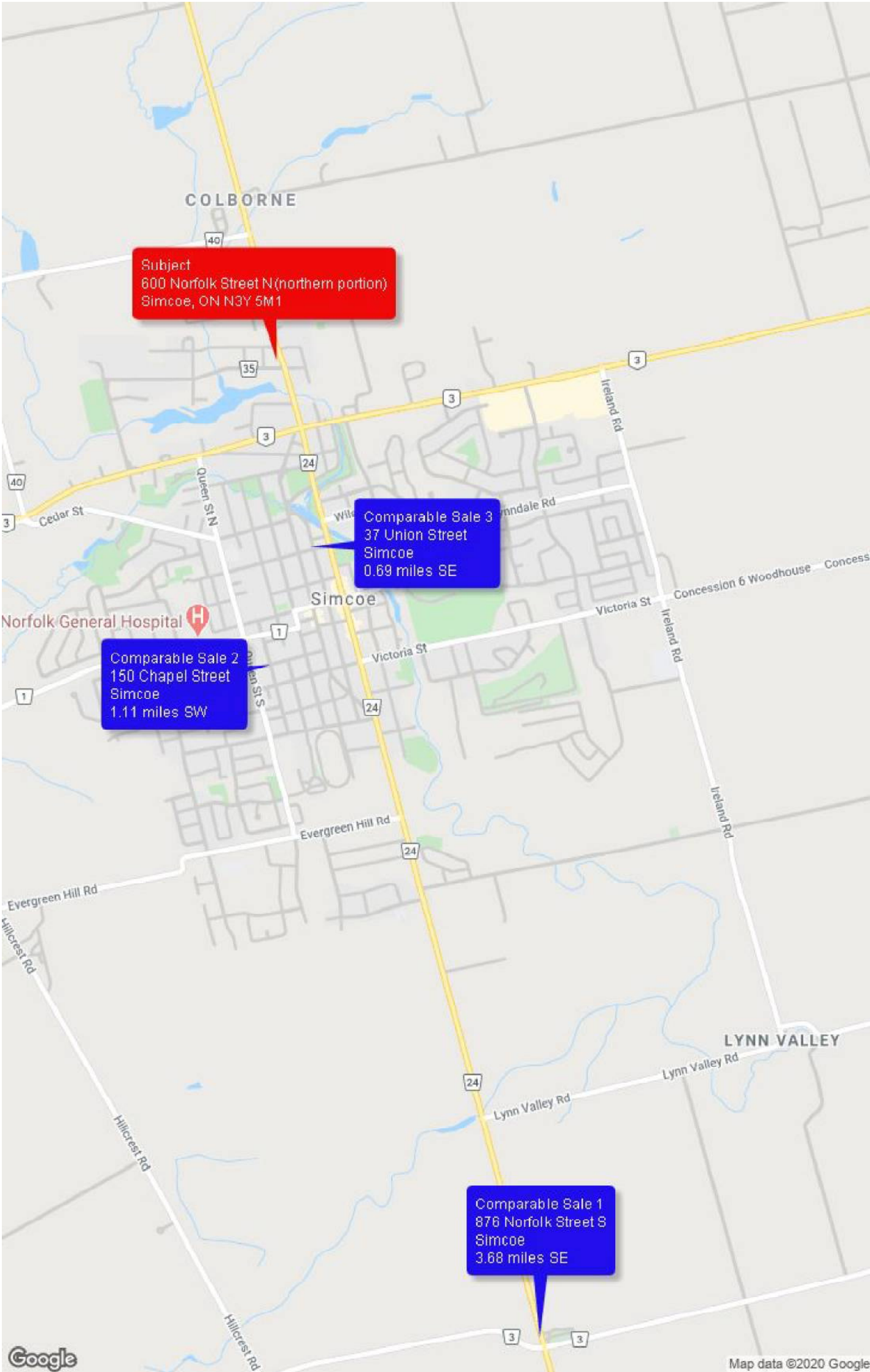


COMPARABLE SALE #3

37 Union Street
Simcoe
Sale Date: Nov. 30, 2017
Sale Price: \$ 115,000

LOCATION MAP

Borrower:	File No.: 20-0538
Property Address: 600 Norfolk Street N(northern portion)	Case No.:
City: Simcoe	Prov.: ON
Lender: 169447 Ontario Inc.	P.C.: N3Y 5M1



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:


1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.
10. The Appraisal Institute of Canada reserves the right to be able to review this appraisal report.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 600 Norfolk Street N(northern portion), Simcoe, ON N3Y 5M1

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: 
Name: Brenda Cooper
Date Signed: 07/23/2020

Signature: _____
Name: _____
Date Signed: _____

Did Did Not Inspect Property

☐☐

**FUNCTIONAL SERVICING REPORT
PROPOSED 9 UNIT TOWNHOUSE DEVELOPMENT
AND COMMERCIAL DEVELOPMENT**

**First Avenue / East Street / Second Avenue / Norfolk Street North
Simcoe, Ontario**

Prepared for:

Mr. I. Keesmett

Prepared By:

**J.H. Cohoon Engineering Limited
440 Hardy Road, Unit 1
Brantford, Ontario
N3T 5L8
Phone (519) 753-2656
Fax (519) 753-4263**

October 23, 2019

Our File No. 13475-1

1.0 INTRODUCTION

The following Functional Servicing Report was prepared by J.H. Cohoon Engineering Limited for Mr. I. Keesmett in support of planning applications for a proposed mixed-use development located on the site at First Avenue / East Street / Second Avenue and Norfolk Street North in the Town of Simcoe, Norfolk County. This site presently has a small commercial building located on that property.

The subject property is legally known as "Block 6, All of Lots 1, 2, 3, 4, 12 & 13, and part of lots 6, 7 9, 10, & 11 in Registered Plan 182, Town of Simcoe, Norfolk County.

The objective of this report is to document the servicing strategy to be utilized for the site. Full services will be installed (i.e. sanitary, storm and water) within the development and connected to the existing municipal system in the existing municipal road allowance or abutting the subject lot. The owner will assume full responsibility for the installation and maintenance of the services on the property.

2.0 PROPOSED DEVELOPMENT CONCEPT

The proposed development is to be constructed on the entire property whereas, redevelopment of the existing commercial building is to occur with an expanded commercial building. The remainder of the lands are to be developed with nine (9) street townhouses. The overall site is 0.57 hectares and is proposed to be a mixed type of development including 9 residential units and a 453.1 sq.m. commercial development. A key map illustrating the site location is provided in Figure 1.

The development is intended to be two story street townhouses (nine in total) complete with a 453.1 sq.m. commercial building. The overall development is illustrated on the plans prepared by J H Cohoon Engineering Limited being drawing 13475-1 which have been included within Appendix 'A' of this report.



KEY PLAN

FIGURE 1

3.0 SANITARY SEWERS & APPURTENANCES

3.1 Design Flows

This particular development is proposed to be fully connected to the municipal sanitary sewer system that is located on the abutting streets to the development. The connections to the sanitary sewers are illustrated on the plans included within Appendix 'A' of this report.

In accordance with the current Norfolk County requirements, the design flows have been provided within this report for consideration of the Norfolk County Public Works Department. The following information is being provided to the County of Norfolk for their use and consideration.

Sanitary Design Flows

Residential Component

9 Units (Proposed)

2.75 persons per unit (average)

The average daily flow the average daily flow is based upon 450 litres per person per day

$450 \times 9 \times 2.75 = 11,337.5$ litres per day

$= 0.129$ litres per second

Total Average Design Flow $= 0.129$ litres per second.

Commercial Component

Commercial Lot Area = 2,532 sq.m.

90 persons per hectares

Resulting in an equivalent population of 22.7 persons or 23 rounded.

The average daily flow the average daily flow is based upon 300 cu.m.litres per person per day (this is consistent with other municipalities in the area).

$300 \times 23 = 6,900$ litres per day

$= 0.079$ litres per second

Total Average Design Flow $= 0.079$ litres per second.

On the basis of the Harmon Peaking Factor, and a total population for this site being 48 persons, the peaking factor of 2.89 (combination of residential and commercial) was applied resulting in a peak design flow for this building being 0.601 litres per second.

With the consideration of Infiltration on this site as follows:

Site Area $= 0.57$ hectares +/-

Infiltration Rate $= 0.28$ litres per second per hectare

Infiltration Allowance
 $= 0.160$ litres per second

Summary of Results

Average Flow Rate (including Infiltration) $= 0.368$ litres per sec

Peak Flow Rate (including infiltration) $= 0.761$ litres per sec

3.2 Sanitary Outlet

The sanitary sewer system for the subject development will be connected into the existing Sanitary Sewers near the site (Please refer to the servicing drawing included within this report in Appendix 'A'). The analysis relating to the overall

impact of this development on the receiving sanitary sewer system will be reviewed by the Norfolk County Public Works Department as part of this submission.

3.0 WATERMAINS & APPURTENANCES

4.0 Design Flows

The peak design flow rate from the proposed development using current Norfolk County Standards. As with the wastewater, the estimated average flows have been detailed with the Sanitary Sewer Section of this report. (Section 3.1 above). The summary of the water system demands can be summarized as follows:

Commercial / Townhouse Development	Average Daily Flow Rate (Litres per second)	Peak Daily Flow Rate (Litres per second)
	0.368	0.828

As noted in the Norfolk County design criteria, a peaking factor of 2.25 was used for the calculation of the peak flow rate. However, the design guidelines indicate that the peak hour factor of 4.00 for residential development and 2.00 for commercial results in a peak hourly demand of 0.674 litres per second.

The proposed fire protection to this development will be handled by the existing and proposed fire hydrants to be located on the property.

5.0 STORM SEWERS & APPURTENANCES

5.1 Storm Sewers / Storm water Management

The site is intended to be serviced with municipal storm sewers which are to be designed to handle the 5-year storm event. The overall stormwater management system is to be consistent with the current policies of the County of Norfolk which require reduction in the post development flows to below the pre-development rates for all storm events up to and including the 100-year event. In this case, a separate stormwater management memo will be provided during the site plan approval process.

6.0 GRADING

Preliminary road grades have been established for the proposed development and are illustrated on the plans / profiles appended to the report. Minimum (0.50%) and maximum (6.0%) grades have been used in accordance with Norfolk County design criteria.

7.0 UTILITIES

Gas, hydro, Bell and cable utilities are available to service the proposed development. Coordination of these services will be required with Union Gas, Brantford Power, Bell and Rogers.

8.0 CONCLUSIONS

The preceding sections of this report outline the preliminary servicing and grading requirements for the proposed mixed-use development at the site located on First Avenue, East Street, Second Avenue / Norfolk Street North in the Town of Simcoe, Norfolk County. Based on the work completed to date, it may be concluded that the proposed development may be developed with full municipal services.

Report Prepared By:

J.H. COHOON ENGINEERING LIMITED

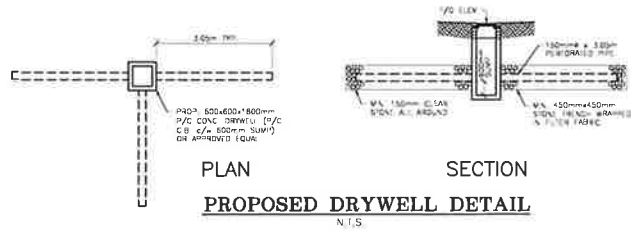

R. W. Phillips, P. Eng.





KEY PLAN

STORM SYSTEM				
INV. No.	DESCRIPTION	T/G	INVERTS	
ST1	0.6x0.6x1.52m P/C CB	218.25	S 216.88	
ST2	0.6x0.6x1.52m P/C CB	218.25	E 216.88	
ST3	0.6x0.6x1.67m P/C CB	218.25	N 216.78 W 216.81 S 216.75	
ST4	0.6x0.6x1.67m P/C CB	217.90	N 216.40 E 216.38	



NORFOLK STREET NORTH

SECOND AVENUE

EAST STREET

LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE

NOTES:

- ALL ELEVATIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (ie. SIDEYARDS, SETBACKS, REARYARDS ETC.)

T.B.M. No. 1 ELEV. = 218.35m (GEO)
TOP SOUTH-EAST CORNER OF CONCRETE SIGN BASE ON SUBLOT PROPERTY AS SHOWN.

T.B.M. No. 2 ELEV. = 220.11m (GEO)
TOP NUT OF FIRE HYDRANT ON THE SOUTH SIDE OF FIRST AVENUE AS SHOWN.

NO. REVISION DATE (MM/DD/YY) BY



440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT:
PROPOSED
RESIDENTIAL & COMMERCIAL
DEVELOPMENT
FIRST & SECOND AVENUE
AND EAST STREET
SIMCOE - NORFOLK COUNTY

CLIENT: IKE KEESMETT

SITE DEVELOPMENT
PLAN

DESIGN: R.W.P.	SCALE: 1:250
DRAWN: K.P.B.	
CHECKED: R.W.P.	13475
SHEET: 1 of 1	
DATE: NOV. 22/19	13475-1



J.H. COHOON ENGINEERING LIMITED

CONSULTING ENGINEERS

440 Hardy Road, Unit #1, Brantford, ON N3T 5L8
Tel: (519) 753-2656 Fax: (519) 753-4263
www.cohooneng.com

13475

June 20, 2021

Norfolk County
185 Robinson Street, Suite 200
Simcoe, Ontario
N3Y 5L6

Attention: Ms. N. Goodbrand

Re: Proposed Residential Development
MN 600 Norfolk Street
First Avenue and East Street
Simcoe, Ontario
Norfolk County

Dear Ms. Goodbrand:

In response to your request, please find enclosed the following information in support of the submission made by the owner on the above noted site.

1. Details with respect to the stormwater management are included within this correspondence.

Stormwater Considerations

In accordance with the Norfolk County requirements, a detailed stormwater management report is required to demonstrate that the post development rates are intended to match the pre-development flow rates from the site with consideration of the previous development that existed on these subject lands located at the south east corner of the intersection of First Avenue and East Street in the Town of Simcoe in Norfolk County.

Pre-Development Condition

The site area is approximately 0.319 hectare in size which was partially developed previously. The site currently drains in a north easterly direction primarily onto the abutting lands. The runoff characteristics of this site are determined utilizing the "MIDUSS" (Version 2) Stormwater management computer simulation program. The input parameters, as well as the computer simulation results are included attached.

The pre-development runoff results can be summarized as follows:



Professional Engineers
Ontario

Uncontrolled Pre-Development Runoff Results

Design Storm Event	Pre-Development Runoff Rates Peak Discharge Rate (cms)
5	0.032
100	0.082

As indicated, the proposed scheme is intended to reduce the rate of runoff to below the pre-development rate for all storms. The existing conditions on the site result in impervious surfaces of approximately 19.9%. This status was utilized in the analysis.

Post-Development Condition

In this application, the proposed drainage scheme involves the development of the site as a residential plan of subdivision. The proposal includes the grading and servicing the site to direct the runoff to the municipal storm sewer located on East Street adjacent to the site in accordance with J H Cohoon Engineering Limited drawing 13475-1 (attached).

The runoff characteristics of the developed site were determined utilizing the "MIDUSS" Stormwater management computer simulation program. The input parameters, as well as the computer simulation results are included within the correspondence. The post development drainage areas are also illustrated on a sketch included with this correspondence.

As in the post-development condition, the runoff characteristics of the developed site were also determined utilizing the "MIDUSS" Stormwater management computer simulation program.

The results of the analysis can be summarized as follows:

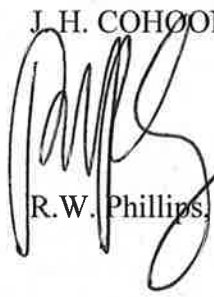
Post Development Runoff Results		Post-Development	
Design Storm Event	Pre-Development Runoff Results (cms)	Runoff Results (cms) With SWM	
5	0.032	0.027	0.027
100	0.082	0.057	0.073

The results were obtained utilizing with the introduction of a series of drywells in the site to improve the infiltration during all seasons into the nature sand and gravel subsoil that is present on this site. With the introduction of the infiltration into the system within the rear yards of these lots, these results indicate that restriction of the runoff has resulted in the discharge rates being below the pre-development

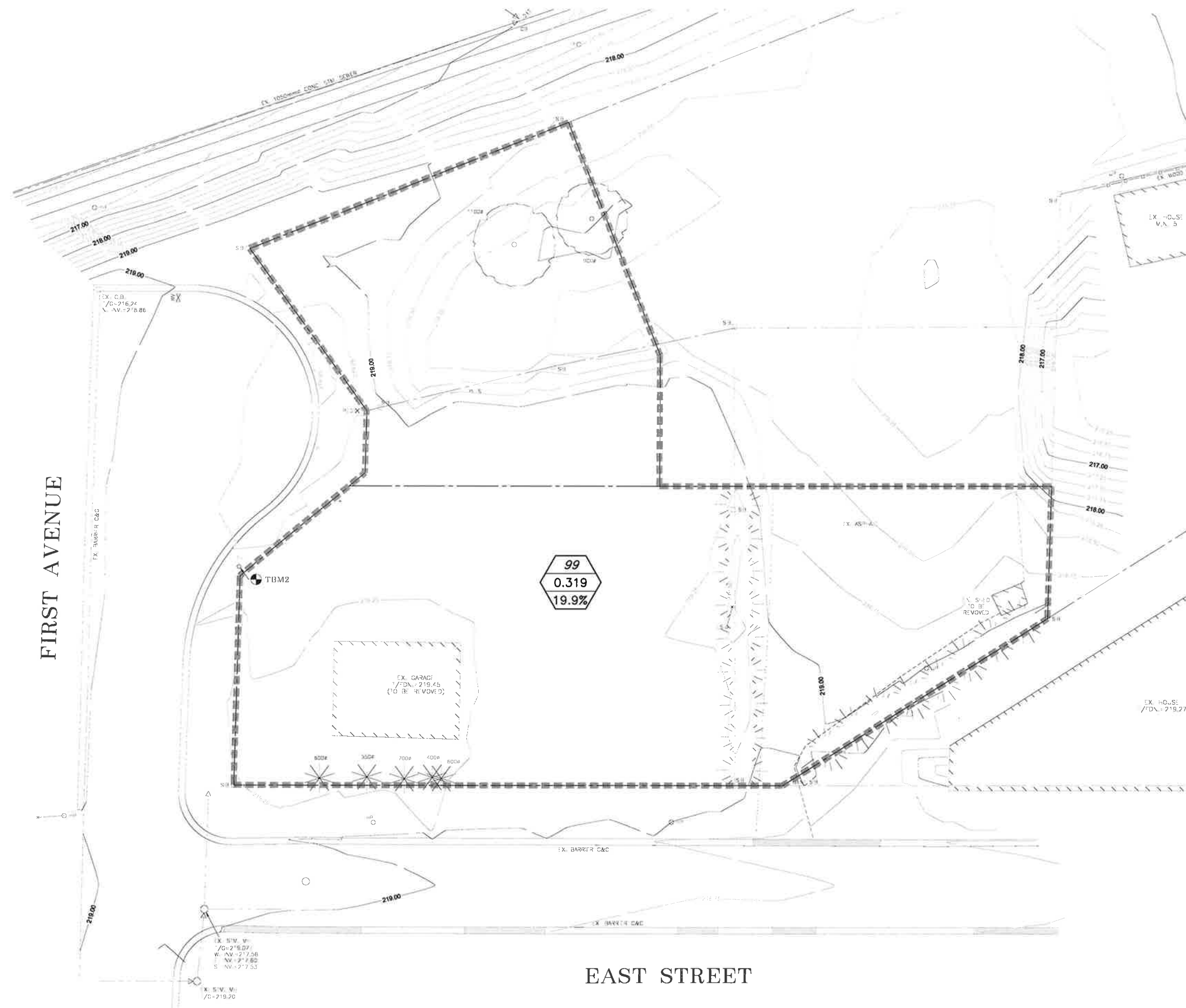
I trust that this will meet with your approval and if you require any clarification or have any additional questions, please do not hesitate to contact our office at your convenience.

Yours truly

J. H. COHOON ENGINEERING LIMITED


R.W. Phillips, P. Eng.





LEGEND

STORM DRAINAGE BOUNDARY

Diagram illustrating the components of a storm drain structure:

- 1 ← STORM DRAINAGE NUMBER
- 0.53 ← STORM AREA IN HECTARES
- 35.0 ← % IMPERVIOUS



PRE DEVELOPMENT
STORM DRAINAGE AREAS

PROPOSED RESIDENTIAL DEVELOPMENT
FIRST AVE. & EAST ST. – NORFOLK COUNTY



J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
BRANTFORD

CLIENT: IKE KEESMATT
SCALE: 1:400

JOB: 13475


```

"          MIDUSS Output ----->"
"          MIDUSS version                      Version 2.25  rev. 473"
"          MIDUSS created                      February-07-10"
"          10  Units used:                      ie METRIC"
"          Job folder:                          C:\swm\13475"
"          Output filename:                     pre5.out"
"          Licensee name:                       Bob"
"          Company                             "
"          Date & Time last used:               29/10/2020 at 11:25:45 AM"
" 31      TIME PARAMETERS"
"          10.000  Time Step"
"          180.000  Max. Storm length"
"          1500.000  Max. Hydrograph"
" 32      STORM Chicago storm"
"          1  Chicago storm"
"          771.900  Coefficient A"
"          6.240  Constant B"
"          0.780  Exponent C"
"          0.400  Fraction R"
"          180.000  Duration"
"          1.000  Time step multiplier"
"          Maximum intensity                    84.083  mm/hr"
"          Total depth                          39.267  mm"
"          6  005hyd  Hydrograph extension used in this file"
" 33      CATCHMENT 101"
"          2  Rectangular"
"          1  Equal length"
"          2  Horton equation"
"          101  No description"
"          19.900  % Impervious"
"          0.319  Total Area"
"          45.571  Flow length"
"          2.500  Overland Slope"
"          0.256  Pervious Area"
"          45.571  Pervious length"
"          2.500  Pervious slope"
"          0.063  Impervious Area"
"          45.571  Impervious length"
"          2.500  Impervious slope"
"          0.250  Pervious Manning 'n'"
"          25.000  Pervious Max.infiltration"
"          5.000  Pervious Min.infiltration"
"          0.500  Pervious Lag constant (hours)"
"          7.500  Pervious Depression storage"
"          0.015  Impervious Manning 'n'"
"          0.000  Impervious Max.infiltration"
"          0.000  Impervious Min.infiltration"
"          0.500  Impervious Lag constant (hours)"
"          2.000  Impervious Depression storage"
"          0.032  0.000  0.000  0.000 c.m/sec"
"          Catchment 101      Pervious  Impervious Total Area "
"          Surface Area      0.256  0.063  0.319  hectare"
"          Time of concentration 19.573  2.858  12.086  minutes"
"          Time to Centroid    93.130  88.755  91.170  minutes"
"          Rainfall depth     39.267  39.267  39.267  mm"
"          Rainfall volume    100.33  24.93  125.26  c.m"
"          Rainfall losses    27.855  2.000  22.710  mm"
"          Runoff depth       11.412  37.267  16.557  mm"
"          Runoff volume      29.16  23.66  52.82  c.m"
"          Runoff coefficient  0.291  0.949  0.422  "

```


"	Maximum flow	0.019	0.015	0.032	c.m/sec"
" 38	START/RE-START TOTALS "				
"	3 Runoff Totals on EXIT"				
"	Total Catchment area		0.000	hectare"	
"	Total Impervious area		0.000	hectare"	
"	Total % impervious		0.000"		
" 19	EXIT"				


```

"          MIDUSS Output ----->"
"          MIDUSS version                      Version 2.25 rev. 473"
"          MIDUSS created                      February-07-10"
"          10 Units used:                      ie METRIC"
"          Job folder:                        C:\swm\13475"
"          Output filename:                   pre100.out"
"          Licensee name:                     Bob"
"          Company                           "
"          Date & Time last used:             29/10/2020 at 11:30:16 AM"
" 31      TIME PARAMETERS"
"          10.000 Time Step"
"          180.000 Max. Storm length"
"          1500.000 Max. Hydrograph"
" 32      STORM Chicago storm"
"          1 Chicago storm"
"          1274.631 Coefficient A"
"          7.540 Constant B"
"          0.796 Exponent C"
"          0.400 Fraction R"
"          180.000 Duration"
"          1.000 Time step multiplier"
"          Maximum intensity          124.853 mm/hr"
"          Total depth                59.309 mm"
"          6 005hyd Hydrograph extension used in this file"
" 33      CATCHMENT 101"
"          2 Rectangular"
"          1 Equal length"
"          2 Horton equation"
"          101 No description"
"          19.900 % Impervious"
"          0.319 Total Area"
"          45.571 Flow length"
"          2.500 Overland Slope"
"          0.256 Pervious Area"
"          45.571 Pervious length"
"          2.500 Pervious slope"
"          0.063 Impervious Area"
"          45.571 Impervious length"
"          2.500 Impervious slope"
"          0.250 Pervious Manning 'n'"
"          25.000 Pervious Max.infiltration"
"          5.000 Pervious Min.infiltration"
"          0.500 Pervious Lag constant (hours)"
"          7.500 Pervious Depression storage"
"          0.015 Impervious Manning 'n'"
"          0.000 Impervious Max.infiltration"
"          0.000 Impervious Min.infiltration"
"          0.500 Impervious Lag constant (hours)"
"          2.000 Impervious Depression storage"
"          0.082 0.000 0.000 0.000 c.m/sec"
"          Catchment 101 Pervious Impervious Total Area "
"          Surface Area 0.256 0.063 0.319 hectare"
"          Time of concentration 13.632 2.440 9.988 minutes"
"          Time to Centroid 94.156 87.566 92.010 minutes"
"          Rainfall depth 59.309 59.309 59.309 mm"
"          Rainfall volume 151.55 37.65 189.20 c.m"
"          Rainfall losses 29.823 2.000 24.286 mm"
"          Runoff depth 29.487 57.309 35.023 mm"
"          Runoff volume 75.34 36.38 111.72 c.m"
"          Runoff coefficient 0.497 0.966 0.591 "

```


"	Maximum flow	0.060	0.022	0.082	c.m/sec"
" 38	START/RE-START TOTALS "				
"	3 Runoff Totals on EXIT"				
"	Total Catchment area		0.000	hectare"	
"	Total Impervious area		0.000	hectare"	
"	Total % impervious		0.000"		
" 19	EXIT"				

LEGEND

- STORM DRAINAGE BOUNDARY
- STORM DRAINAGE NUMBER
- STORM AREA IN HECTARES
- % IMPERVIOUS



POST DEVELOPMENT STORM DRAINAGE AREAS

PROPOSED RESIDENTIAL DEVELOPMENT
FIRST AVE. & EAST ST. – NORFOLK COUNTY



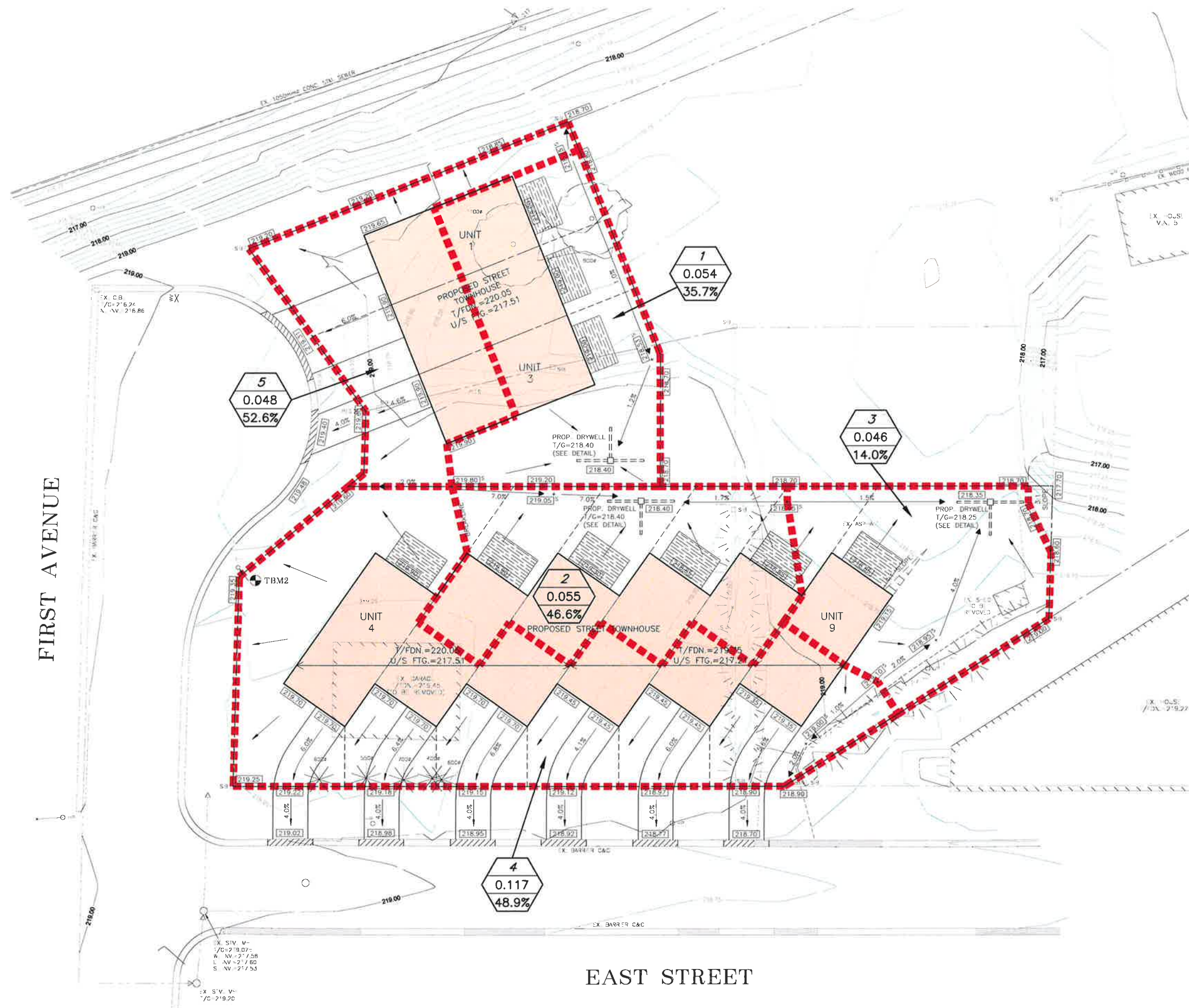
J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
BRANTFORD

CLIENT: IKE KEESMATT
SCALE: 1:400

JOB: 13475

FIRST AVENUE

EAST STREET




```

"      MIDUSS Output ----->"
"      MIDUSS version                      Version 2.25  rev. 473"
"      MIDUSS created                      February-07-10"
"      10  Units used:                      ie METRIC"
"      Job folder:                        C:\swm\13475"
"      Output filename:                    pst5.out"
"      Licensee name:                      Bob"
"      Company                            "
"      Date & Time last used:              29/10/2020 at 11:43:51 AM"
" 31      TIME PARAMETERS"
"      10.000  Time Step"
"      180.000  Max. Storm length"
"      1500.000  Max. Hydrograph"
" 32      STORM Chicago storm"
"      1  Chicago storm"
"      771.900  Coefficient A"
"      6.240  Constant B"
"      0.780  Exponent C"
"      0.400  Fraction R"
"      180.000  Duration"
"      1.000  Time step multiplier"
"      Maximum intensity                    84.083  mm/hr"
"      Total depth                          39.267  mm"
"      6  005hyd  Hydrograph extension used in this file"
" 33      CATCHMENT 101"
"      2  Rectangular"
"      1  Equal length"
"      2  Horton equation"
"      101  No description"
"      35.700  % Impervious"
"      0.054  Total Area"
"      15.428  Flow length"
"      1.200  Overland Slope"
"      0.035  Pervious Area"
"      15.428  Pervious length"
"      1.200  Pervious slope"
"      0.019  Impervious Area"
"      15.428  Impervious length"
"      1.200  Impervious slope"
"      0.250  Pervious Manning 'n'"
"      25.000  Pervious Max.infiltration"
"      5.000  Pervious Min.infiltration"
"      0.500  Pervious Lag constant (hours)"
"      7.500  Pervious Depression storage"
"      0.015  Impervious Manning 'n'"
"      0.000  Impervious Max.infiltration"
"      0.000  Impervious Min.infiltration"
"      0.500  Impervious Lag constant (hours)"
"      2.000  Impervious Depression storage"
"      0.008  0.000  0.000  0.000 c.m/sec"
"      Catchment 101      Pervious  Impervious  Total Area  "
"      Surface Area      0.035      0.019      0.054      hectare"
"      Time of concentration 12.737      1.860      5.726      minutes"
"      Time to Centroid    88.965      88.748      88.825      minutes"
"      Rainfall depth      39.267      39.267      39.267      mm"
"      Rainfall volume      13.63      7.57      21.20      c.m"
"      Rainfall losses      27.855      2.000      18.625      mm"
"      Runoff depth        11.412      37.267      20.642      mm"
"      Runoff volume        3.96      7.18      11.15      c.m"
"      Runoff coefficient    0.291      0.949      0.526      "

```


"	Maximum flow	0.004	0.005	0.008	c.m/sec"
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"	0.008 0.008 0.000 0.000"				
" 51	PIPE DESIGN"				
"	0.008 Current peak flow c.m/sec"				
"	0.013 Manning 'n'"				
"	1.000 Diameter metre"				
"	1.000 Gradient %"				
"	Depth of flow 0.042 metre"				
"	Velocity 0.703 m/sec"				
"	Pipe capacity 2.398 c.m/sec"				
"	Critical depth 0.049 metre"				
" 53	ROUTE Zero Route"				
"	0.00 Zero Route Reach length (metre)"				
"	0.008 0.008 0.008 0.000 c.m/sec"				
" 40	HYDROGRAPH Combine 1"				
"	6 Combine "				
"	1 Node #"				
"	"				
"	Maximum flow 0.008 c.m/sec"				
"	Hydrograph volume 11.147 c.m"				
"	0.008 0.008 0.008 0.008"				
" 40	HYDROGRAPH Start - New Tributary"				
"	2 Start - New Tributary"				
"	0.008 0.000 0.008 0.008"				
" 33	CATCHMENT 102"				
"	2 Rectangular"				
"	1 Equal length"				
"	2 Horton equation"				
"	102 No description"				
"	52.600 % Impervious"				
"	0.048 Total Area"				
"	19.200 Flow length"				
"	1.200 Overland Slope"				
"	0.023 Pervious Area"				
"	19.200 Pervious length"				
"	1.200 Pervious slope"				
"	0.025 Impervious Area"				
"	19.200 Impervious length"				
"	1.200 Impervious slope"				
"	0.250 Pervious Manning 'n'"				
"	25.000 Pervious Max.infiltration"				
"	5.000 Pervious Min.infiltration"				
"	0.500 Pervious Lag constant (hours)"				
"	7.500 Pervious Depression storage"				
"	0.015 Impervious Manning 'n'"				
"	0.000 Impervious Max.infiltration"				
"	0.000 Impervious Min.infiltration"				
"	0.500 Impervious Lag constant (hours)"				
"	2.000 Impervious Depression storage"				
"	0.008 0.000 0.008 0.008 c.m/sec"				
"	Catchment 102 Pervious Impervious Total Area "				
"	Surface Area 0.023 0.025 0.048 hectare"				
"	Time of concentration 14.523 2.120 4.803 minutes"				
"	Time to Centroid 90.303 88.748 89.084 minutes"				
"	Rainfall depth 39.267 39.267 39.267 mm"				
"	Rainfall volume 8.93 9.91 18.85 c.m"				
"	Rainfall losses 27.855 2.000 14.255 mm"				
"	Runoff depth 11.412 37.267 25.012 mm"				

"	Runoff volume	2.60	9.41	12.01	c.m"
"	Runoff coefficient	0.291	0.949	0.637	"
"	Maximum flow	0.002	0.006	0.008	c.m/sec"
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"	0.008	0.008	0.008	0.008"	
" 51	PIPE DESIGN"				
"	0.008	Current peak flow	c.m/sec"		
"	0.013	Manning 'n'"			
"	1.000	Diameter	metre"		
"	1.000	Gradient	%"		
"		Depth of flow	0.042	metre"	
"		Velocity	0.700	m/sec"	
"		Pipe capacity	2.398	c.m/sec"	
"		Critical depth	0.048	metre"	
" 53	ROUTE Zero Route"				
"	0.00	Zero Route Reach length	(metre)"		
"	0.008	0.008	0.008	0.008 c.m/sec"	
" 40	HYDROGRAPH Combine 99"				
"	6	Combine "			
"	99	Node #"			
"					
"		Maximum flow	0.008	c.m/sec"	
"		Hydrograph volume	12.006	c.m"	
"	0.008	0.008	0.008	0.008"	
" 40	HYDROGRAPH Start - New Tributary"				
"	2	Start - New Tributary"			
"	0.008	0.000	0.008	0.008"	
" 33	CATCHMENT 103"				
"	2	Rectangular"			
"	1	Equal length"			
"	2	Horton equation"			
"	103	No description"			
"	14.000	% Impervious"			
"	0.046	Total Area"			
"	19.167	Flow length"			
"	1.200	Overland Slope"			
"	0.040	Pervious Area"			
"	19.167	Pervious length"			
"	1.200	Pervious slope"			
"	0.006	Impervious Area"			
"	19.167	Impervious length"			
"	1.200	Impervious slope"			
"	0.250	Pervious Manning 'n'"			
"	25.000	Pervious Max.infiltration"			
"	5.000	Pervious Min.infiltration"			
"	0.500	Pervious Lag constant (hours)"			
"	7.500	Pervious Depression storage"			
"	0.015	Impervious Manning 'n'"			
"	0.000	Impervious Max.infiltration"			
"	0.000	Impervious Min.infiltration"			
"	0.500	Impervious Lag constant (hours)"			
"	2.000	Impervious Depression storage"			
"	0.005	0.000	0.008	0.008 c.m/sec"	
"	Catchment 103 Pervious Impervious Total Area "				
"	Surface Area	0.040	0.006	0.046	hectare"
"	Time of concentration	14.508	2.118	10.208	minutes"
"	Time to Centroid	90.292	88.748	89.756	minutes"
"	Rainfall depth	39.267	39.267	39.267	mm"
"	Rainfall volume	15.53	2.53	18.06	c.m"

"	Rainfall losses	27.855	2.000	24.235	mm"
"	Runoff depth	11.412	37.267	15.032	mm"
"	Runoff volume	4.51	2.40	6.91	c.m"
"	Runoff coefficient	0.291	0.949	0.383	"
"	Maximum flow	0.004	0.002	0.005	c.m/sec"
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"		0.005	0.005	0.008	0.008"
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"		0.005	0.010	0.008	0.008"
" 51	PIPE DESIGN"				
"	0.010 Current peak flow	c.m/sec"			
"	0.013 Manning 'n'"				
"	1.000 Diameter	metre"			
"	1.000 Gradient	%"			
"	Depth of flow	0.047	metre"		
"	Velocity	0.753	m/sec"		
"	Pipe capacity	2.398	c.m/sec"		
"	Critical depth	0.055	metre"		
" 53	ROUTE Zero Route"				
"	0.00 Zero Route Reach length	(metre)"			
"		0.005	0.010	0.010	0.008 c.m/sec"
" 40	HYDROGRAPH Combine 3"				
"	6 Combine "				
"	3 Node #"				
"	"				
"	Maximum flow	0.010	c.m/sec"		
"	Hydrograph volume	13.829	c.m"		
"		0.005	0.010	0.010	0.010"
" 40	HYDROGRAPH Start - New Tributary"				
"	2 Start - New Tributary"				
"		0.005	0.000	0.010	0.010"
" 33	CATCHMENT 104"				
"	2 Rectangular"				
"	1 Equal length"				
"	2 Horton equation"				
"	104 No description"				
"	48.900 % Impervious"				
"	0.117 Total Area"				
"	17.727 Flow length"				
"	1.200 Overland Slope"				
"	0.060 Pervious Area"				
"	17.727 Pervious length"				
"	1.200 Pervious slope"				
"	0.057 Impervious Area"				
"	17.727 Impervious length"				
"	1.200 Impervious slope"				
"	0.250 Pervious Manning 'n'"				
"	25.000 Pervious Max.infiltration"				
"	5.000 Pervious Min.infiltration"				
"	0.500 Pervious Lag constant (hours)"				
"	7.500 Pervious Depression storage"				
"	0.015 Impervious Manning 'n'"				
"	0.000 Impervious Max.infiltration"				
"	0.000 Impervious Min.infiltration"				
"	0.500 Impervious Lag constant (hours)"				
"	2.000 Impervious Depression storage"				
"		0.019	0.000	0.010	0.010 c.m/sec"
"	Catchment 104	Pervious	Impervious	Total Area "	

"	Surface Area	0.060	0.057	0.117	hectare"
"	Time of concentration	13.844	2.021	4.887	minutes"
"	Time to Centroid	89.831	88.748	89.011	minutes"
"	Rainfall depth	39.267	39.267	39.267	mm"
"	Rainfall volume	23.48	22.47	45.94	c.m"
"	Rainfall losses	27.855	2.000	15.212	mm"
"	Runoff depth	11.412	37.267	24.055	mm"
"	Runoff volume	6.82	21.32	28.14	c.m"
"	Runoff coefficient	0.291	0.949	0.613	"
"	Maximum flow	0.006	0.013	0.019	c.m/sec"
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"	0.019 0.019 0.010 0.010"				
" 51	PIPE DESIGN"				
"	0.019 Current peak flow c.m/sec"				
"	0.013 Manning 'n'"				
"	1.000 Diameter metre"				
"	1.000 Gradient %"				
"	Depth of flow 0.063 metre"				
"	Velocity 0.913 m/sec"				
"	Pipe capacity 2.398 c.m/sec"				
"	Critical depth 0.075 metre"				
" 53	ROUTE Zero Route"				
"	0.00 Zero Route Reach length (metre)"				
"	0.019 0.019 0.019 0.010 c.m/sec"				
" 40	HYDROGRAPH Combine 99"				
"	6 Combine "				
"	99 Node #"				
"	"				
"	Maximum flow 0.027 c.m/sec"				
"	Hydrograph volume 40.150 c.m"				
"	0.019 0.019 0.019 0.027"				
" 40	HYDROGRAPH Confluence 1"				
"	7 Confluence "				
"	1 Node #"				
"	"				
"	Maximum flow 0.008 c.m/sec"				
"	Hydrograph volume 11.147 c.m"				
"	0.019 0.008 0.019 0.000"				
" 56	DIVERSION"				
"	1 Node number"				
"	0.000 Overflow threshold"				
"	1.000 Required diverted fraction"				
"	0 Conduit type; 1=Pipe;2=Channel"				
"	Peak of diverted flow 0.008 c.m/sec"				
"	Volume of diverted flow 11.147 c.m"				
"	DIV00001.005hyd"				
"	Overland Flow to South 0.0 cms (infiltration to drywell 0.015)"				
"	0.019 0.008 0.000 0.000 c.m/sec"				
" 40	HYDROGRAPH Combine 99"				
"	6 Combine "				
"	99 Node #"				
"	"				
"	Maximum flow 0.027 c.m/sec"				
"	Hydrograph volume 40.150 c.m"				
"	0.019 0.008 0.000 0.027"				
" 40	HYDROGRAPH Confluence 3"				
"	7 Confluence "				
"	3 Node #"				
"	"				

"	Maximum flow	0.010	c.m/sec"
"	Hydrograph volume	13.829	c.m"
"	0.019 0.010 0.000	0.000	0.000"
" 56	DIVERSION"		
"	3 Node number"		
"	0.000 Overflow threshold"		
"	1.000 Required diverted fraction"		
"	0 Conduit type; 1=Pipe;2=Channel"		
"	Peak of diverted flow	0.010	c.m/sec"
"	Volume of diverted flow	13.829	c.m"
"	DIV00003.005hyd"		
"	Divert to Infiltration 0.015 cms"		
"	0.019 0.010 0.000	0.000	0.000 c.m/sec"
" 40	HYDROGRAPH Combine	99"	
"	6 Combine "		
"	99 Node #"		
"	"		
"	Maximum flow	0.027	c.m/sec"
"	Hydrograph volume	40.150	c.m"
"	0.019 0.010 0.000	0.027"	
" 40	HYDROGRAPH Confluence	99"	
"	7 Confluence "		
"	99 Node #"		
"	"		
"	Maximum flow	0.027	c.m/sec"
"	Hydrograph volume	40.150	c.m"
"	0.019 0.027 0.000	0.000"	
" 38	START/RE-START TOTALS 99"		
"	3 Runoff Totals on EXIT"		
"	Total Catchment area	0.265	hectare"
"	Total Impervious area	0.108	hectare"
"	Total % impervious	40.822"	
" 19	EXIT"		


```

"          MIDUSS Output ----->"
"          MIDUSS version                      Version 2.25  rev. 473"
"          MIDUSS created                      February-07-10"
"          10  Units used:                      ie METRIC"
"          Job folder:                        C:\swm\13475"
"          Output filename:                    pst100.out"
"          Licensee name:                      Bob"
"          Company                            "
"          Date & Time last used:              29/10/2020 at 11:46:19 AM"
" 31      TIME PARAMETERS"
"          10.000  Time Step"
"          180.000  Max. Storm length"
"          1500.000  Max. Hydrograph"
" 32      STORM Chicago storm"
"          1  Chicago storm"
"          1274.631  Coefficient A"
"          7.540  Constant B"
"          0.796  Exponent C"
"          0.400  Fraction R"
"          180.000  Duration"
"          1.000  Time step multiplier"
"          Maximum intensity          124.853  mm/hr"
"          Total depth                59.309  mm"
"          6  005hyd  Hydrograph extension used in this file"
" 33      CATCHMENT 101"
"          2  Rectangular"
"          1  Equal length"
"          2  Horton equation"
"          101  No description"
"          35.700  % Impervious"
"          0.054  Total Area"
"          15.428  Flow length"
"          1.200  Overland Slope"
"          0.035  Pervious Area"
"          15.428  Pervious length"
"          1.200  Pervious slope"
"          0.019  Impervious Area"
"          15.428  Impervious length"
"          1.200  Impervious slope"
"          0.250  Pervious Manning 'n'"
"          25.000  Pervious Max.infiltration"
"          5.000  Pervious Min.infiltration"
"          0.500  Pervious Lag constant (hours)"
"          7.500  Pervious Depression storage"
"          0.015  Impervious Manning 'n'"
"          0.000  Impervious Max.infiltration"
"          0.000  Impervious Min.infiltration"
"          0.500  Impervious Lag constant (hours)"
"          2.000  Impervious Depression storage"
"          0.018  0.000  0.000  0.000 c.m/sec"
"          Catchment 101  Pervious  Impervious  Total Area  "
"          Surface Area  0.035  0.019  0.054  hectare"
"          Time of concentration  8.871  1.588  5.091  minutes"
"          Time to Centroid  90.350  87.566  88.905  minutes"
"          Rainfall depth  59.309  59.309  59.309  mm"
"          Rainfall volume  20.59  11.43  32.03  c.m"
"          Rainfall losses  29.823  2.000  19.890  mm"
"          Runoff depth  29.487  57.309  39.419  mm"
"          Runoff volume  10.24  11.05  21.29  c.m"
"          Runoff coefficient  0.497  0.966  0.665  "

```


"	Maximum flow	0.011	0.007	0.018	c.m/sec"
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"	0.018 0.018 0.000 0.000"				
" 51	PIPE DESIGN"				
"	0.018 Current peak flow c.m/sec"				
"	0.013 Manning 'n'"				
"	1.000 Diameter metre"				
"	1.000 Gradient %"				
"	Depth of flow 0.061 metre"				
"	Velocity 0.895 m/sec"				
"	Pipe capacity 2.398 c.m/sec"				
"	Critical depth 0.073 metre"				
" 53	ROUTE Zero Route"				
"	0.00 Zero Route Reach length (metre)"				
"	0.018 0.018 0.018 0.000 c.m/sec"				
" 40	HYDROGRAPH Combine 1"				
"	6 Combine "				
"	1 Node #"				
"	"				
"	Maximum flow 0.018 c.m/sec"				
"	Hydrograph volume 21.286 c.m"				
"	0.018 0.018 0.018 0.018"				
" 40	HYDROGRAPH Start - New Tributary"				
"	2 Start - New Tributary"				
"	0.018 0.000 0.018 0.018"				
" 33	CATCHMENT 102"				
"	2 Rectangular"				
"	1 Equal length"				
"	2 Horton equation"				
"	102 No description"				
"	52.600 % Impervious"				
"	0.048 Total Area"				
"	19.200 Flow length"				
"	1.200 Overland Slope"				
"	0.023 Pervious Area"				
"	19.200 Pervious length"				
"	1.200 Pervious slope"				
"	0.025 Impervious Area"				
"	19.200 Impervious length"				
"	1.200 Impervious slope"				
"	0.250 Pervious Manning 'n'"				
"	25.000 Pervious Max.infiltration"				
"	5.000 Pervious Min.infiltration"				
"	0.500 Pervious Lag constant (hours)"				
"	7.500 Pervious Depression storage"				
"	0.015 Impervious Manning 'n'"				
"	0.000 Impervious Max.infiltration"				
"	0.000 Impervious Min.infiltration"				
"	0.500 Impervious Lag constant (hours)"				
"	2.000 Impervious Depression storage"				
"	0.016 0.000 0.018 0.018 c.m/sec"				
"	Catchment 102 Pervious Impervious Total Area "				
"	Surface Area 0.023 0.025 0.048 hectare"				
"	Time of concentration 10.115 1.810 4.441 minutes"				
"	Time to Centroid 90.940 87.566 88.635 minutes"				
"	Rainfall depth 59.309 59.309 59.309 mm"				
"	Rainfall volume 13.49 14.97 28.47 c.m"				
"	Rainfall losses 29.823 2.000 15.188 mm"				
"	Runoff depth 29.487 57.309 44.121 mm"				

"	Runoff volume	6.71	14.47	21.18	c.m"
"	Runoff coefficient	0.497	0.966	0.744	"
"	Maximum flow	0.007	0.009	0.016	c.m/sec"
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"	0.016	0.016	0.018	0.018"	
" 51	PIPE DESIGN"				
"	0.016	Current peak flow	c.m/sec"		
"	0.013	Manning 'n'"			
"	1.000	Diameter	metre"		
"	1.000	Gradient	%"		
"		Depth of flow	0.058	metre"	
"		Velocity	0.866	m/sec"	
"		Pipe capacity	2.398	c.m/sec"	
"		Critical depth	0.069	metre"	
" 53	ROUTE Zero Route"				
"	0.00	Zero Route Reach length	(metre)"		
"	0.016	0.016	0.016	0.018 c.m/sec"	
" 40	HYDROGRAPH Combine 99"				
"	6	Combine "			
"	99	Node #"			
"					
"		Maximum flow	0.016	c.m/sec"	
"		Hydrograph volume	21.178	c.m"	
"	0.016	0.016	0.016	0.016"	
" 40	HYDROGRAPH Start - New Tributary"				
"	2	Start - New Tributary"			
"	0.016	0.000	0.016	0.016"	
" 33	CATCHMENT 103"				
"	2	Rectangular"			
"	1	Equal length"			
"	2	Horton equation"			
"	103	No description"			
"	14.000	% Impervious"			
"	0.046	Total Area"			
"	19.167	Flow length"			
"	1.200	Overland Slope"			
"	0.040	Pervious Area"			
"	19.167	Pervious length"			
"	1.200	Pervious slope"			
"	0.006	Impervious Area"			
"	19.167	Impervious length"			
"	1.200	Impervious slope"			
"	0.250	Pervious Manning 'n'"			
"	25.000	Pervious Max.infiltration"			
"	5.000	Pervious Min.infiltration"			
"	0.500	Pervious Lag constant (hours)"			
"	7.500	Pervious Depression storage"			
"	0.015	Impervious Manning 'n'"			
"	0.000	Impervious Max.infiltration"			
"	0.000	Impervious Min.infiltration"			
"	0.500	Impervious Lag constant (hours)"			
"	2.000	Impervious Depression storage"			
"	0.015	0.000	0.016	0.016 c.m/sec"	
"	Catchment 103	Pervious	Impervious	Total Area "	
"	Surface Area	0.040	0.006	0.046	hectare"
"	Time of concentration	10.105	1.808	8.111	minutes"
"	Time to Centroid	90.929	87.566	90.121	minutes"
"	Rainfall depth	59.309	59.309	59.309	mm"
"	Rainfall volume	23.46	3.82	27.28	c.m"

"	Rainfall losses	29.823	2.000	25.928	mm"
"	Runoff depth	29.487	57.309	33.382	mm"
"	Runoff volume	11.66	3.69	15.36	c.m"
"	Runoff coefficient	0.497	0.966	0.563	"
"	Maximum flow	0.013	0.002	0.015	c.m/sec"
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"	0.015	0.015	0.016	0.016"	
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"	0.015	0.030	0.016	0.016"	
" 51	PIPE DESIGN"				
"	0.030	Current peak flow	c.m/sec"		
"	0.013	Manning 'n'"			
"	1.000	Diameter	metre"		
"	1.000	Gradient	%"		
"		Depth of flow	0.078	metre"	
"		Velocity	1.044	m/sec"	
"		Pipe capacity	2.398	c.m/sec"	
"		Critical depth	0.094	metre"	
" 53	ROUTE Zero Route"				
"	0.00	Zero Route Reach length	(metre)"		
"	0.015	0.030	0.030	0.016 c.m/sec"	
" 40	HYDROGRAPH Combine 3"				
"	6	Combine "			
"	3	Node #"			
"					
"		Maximum flow	0.030	c.m/sec"	
"		Hydrograph volume	30.711	c.m"	
"	0.015	0.030	0.030	0.030"	
" 40	HYDROGRAPH Start - New Tributary"				
"	2	Start - New Tributary"			
"	0.015	0.000	0.030	0.030"	
" 33	CATCHMENT 104"				
"	2	Rectangular"			
"	1	Equal length"			
"	2	Horton equation"			
"	104	No description"			
"	48.900	% Impervious"			
"	0.117	Total Area"			
"	17.727	Flow length"			
"	1.200	Overland Slope"			
"	0.060	Pervious Area"			
"	17.727	Pervious length"			
"	1.200	Pervious slope"			
"	0.057	Impervious Area"			
"	17.727	Impervious length"			
"	1.200	Impervious slope"			
"	0.250	Pervious Manning 'n'"			
"	25.000	Pervious Max.infiltration"			
"	5.000	Pervious Min.infiltration"			
"	0.500	Pervious Lag constant (hours)"			
"	7.500	Pervious Depression storage"			
"	0.015	Impervious Manning 'n'"			
"	0.000	Impervious Max.infiltration"			
"	0.000	Impervious Min.infiltration"			
"	0.500	Impervious Lag constant (hours)"			
"	2.000	Impervious Depression storage"			
"	0.039	0.000	0.030	0.030 c.m/sec"	
"	Catchment 104	Pervious	Impervious	Total Area "	

"	Surface Area	0.060	0.057	0.117	hectare"
"	Time of concentration	9.642	1.726	4.494	minutes"
"	Time to Centroid	90.678	87.566	88.654	minutes"
"	Rainfall depth	59.309	59.309	59.309	mm"
"	Rainfall volume	35.46	33.93	69.39	c.m"
"	Rainfall losses	29.823	2.000	16.217	mm"
"	Runoff depth	29.487	57.309	43.092	mm"
"	Runoff volume	17.63	32.79	50.42	c.m"
"	Runoff coefficient	0.497	0.966	0.727	"
"	Maximum flow	0.019	0.020	0.039	c.m/sec"
" 40	HYDROGRAPH Add Runoff "				
"	4 Add Runoff "				
"		0.039	0.039	0.030	0.030"
" 51	PIPE DESIGN"				
"	0.039 Current peak flow	c.m/sec"			
"	0.013 Manning 'n'"				
"	1.000 Diameter	metre"			
"	1.000 Gradient	%"			
"	Depth of flow	0.089	metre"		
"	Velocity	1.135	m/sec"		
"	Pipe capacity	2.398	c.m/sec"		
"	Critical depth	0.108	metre"		
" 53	ROUTE Zero Route"				
"	0.00 Zero Route Reach length	(metre)"			
"		0.039	0.039	0.039	0.030 c.m/sec"
" 40	HYDROGRAPH Combine 99"				
"	6 Combine "				
"	99 Node #"				
"	"				
"	Maximum flow	0.055	c.m/sec"		
"	Hydrograph volume	71.596	c.m"		
"		0.039	0.039	0.039	0.055"
" 40	HYDROGRAPH Confluence 1"				
"	7 Confluence "				
"	1 Node #"				
"	"				
"	Maximum flow	0.018	c.m/sec"		
"	Hydrograph volume	21.286	c.m"		
"		0.039	0.018	0.039	0.000"
" 56	DIVERSION"				
"	1 Node number"				
"	0.003 Overflow threshold"				
"	1.000 Required diverted fraction"				
"	0 Conduit type; 1=Pipe;2=Channel"				
"	Peak of diverted flow	0.015	c.m/sec"		
"	Volume of diverted flow	9.357	c.m"		
"	DIV00001.005hyd"				
"	Overland Flow to South 0.003 cms (infiltration to drywell 0.015)"				
"		0.039	0.018	0.003	0.000 c.m/sec"
" 40	HYDROGRAPH Combine 99"				
"	6 Combine "				
"	99 Node #"				
"	"				
"	Maximum flow	0.058	c.m/sec"		
"	Hydrograph volume	83.525	c.m"		
"		0.039	0.018	0.003	0.058"
" 40	HYDROGRAPH Confluence 3"				
"	7 Confluence "				
"	3 Node #"				
"	"				

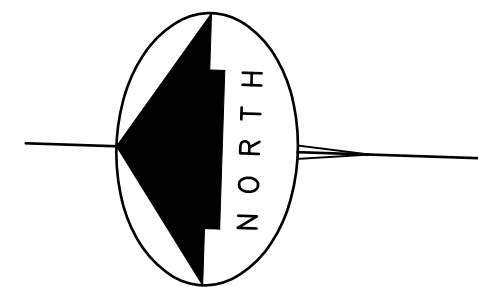
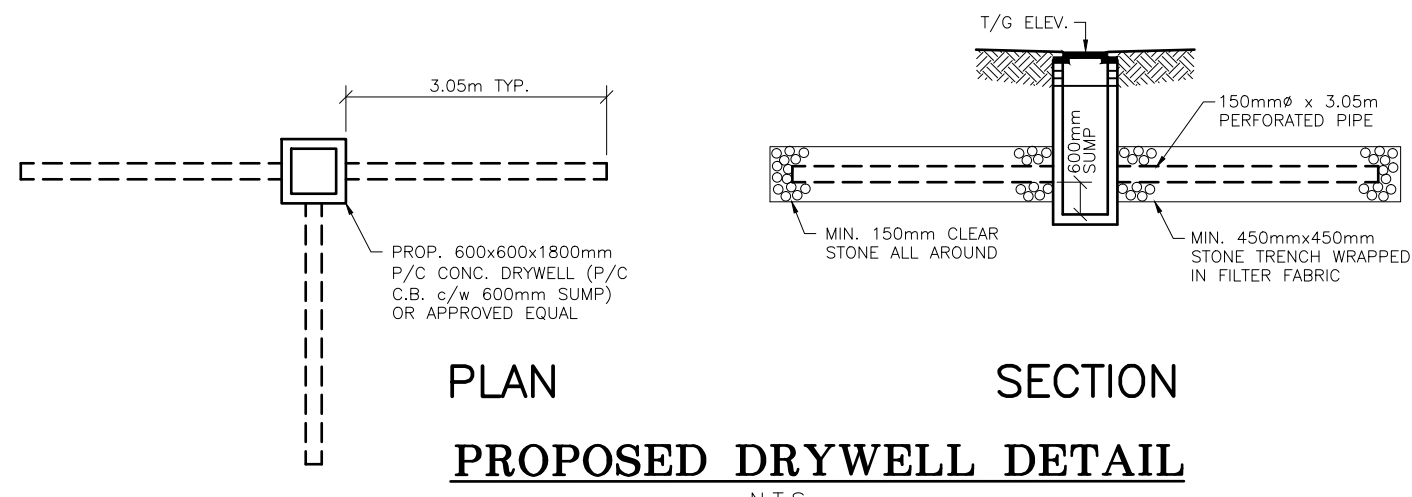
"	Maximum flow	0.030	c.m/sec"
"	Hydrograph volume	30.711	c.m"
"	0.039 0.030 0.003	0.000"	
" 56	DIVERSION"		
"	3 Node number"		
"	0.015 Overflow threshold"		
"	1.000 Required diverted fraction"		
"	0 Conduit type; 1=Pipe;2=Channel"		
"	Peak of diverted flow	0.015	c.m/sec"
"	Volume of diverted flow	8.701	c.m"
"	DIV00003.005hyd"		
"	Divert to Infiltration 0.015 cms"		
"	0.039 0.030 0.015	0.000 c.m/sec"	
" 40	HYDROGRAPH Combine 99"		
"	6 Combine "		
"	99 Node #"		
"	"		
"	Maximum flow	0.073	c.m/sec"
"	Hydrograph volume	105.535	c.m"
"	0.039 0.030 0.015	0.073"	
" 40	HYDROGRAPH Confluence 99"		
"	7 Confluence "		
"	99 Node #"		
"	"		
"	Maximum flow	0.073	c.m/sec"
"	Hydrograph volume	105.535	c.m"
"	0.039 0.073 0.015	0.000"	
" 38	START/RE-START TOTALS 99"		
"	3 Runoff Totals on EXIT"		
"	Total Catchment area	0.265	hectare"
"	Total Impervious area	0.108	hectare"
"	Total % impervious	40.822"	
" 19	EXIT"		



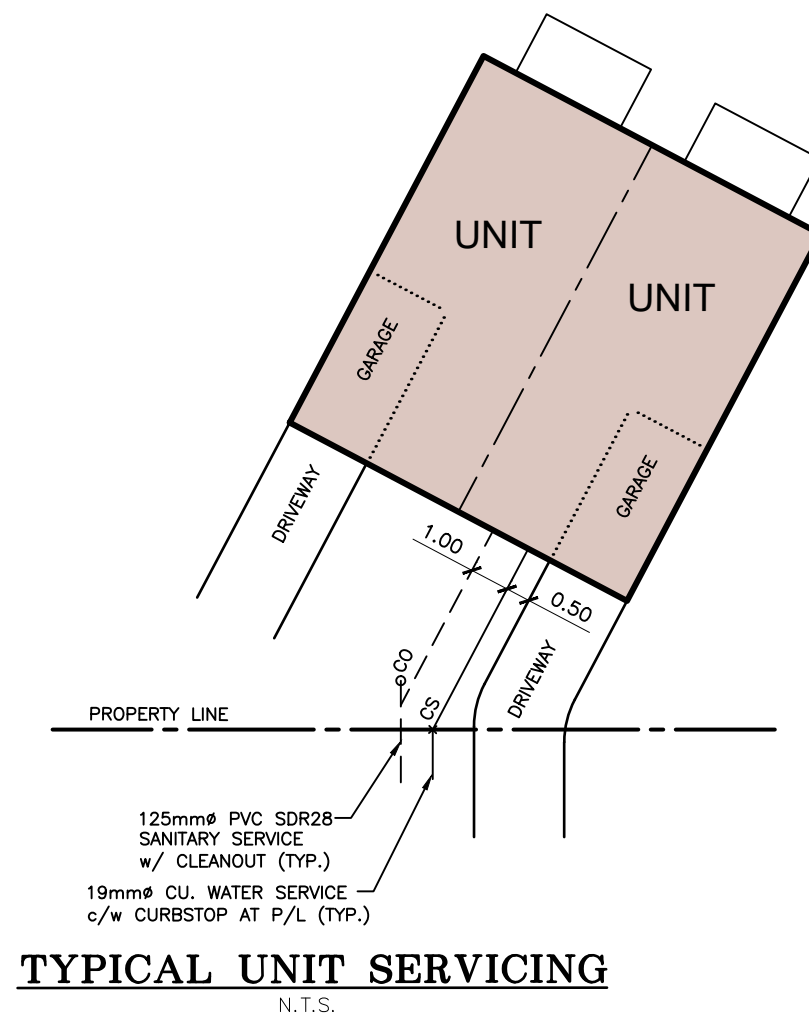
KEY PLAN

LOT COVERAGE - UNITS 1 to 9			
UNIT	LOT AREA (s.m.)	BLDG. AREA (s.m.)	% LOT COV.
1	347.74	120.00	34.5%
2*	231.36	120.00	51.9%
3	436.04	120.00	27.5%
4	479.13	120.00	25.0%
5	279.49	120.00	42.9%
6	275.49	120.00	43.6%
7	275.40	120.00	43.6%
8	275.49	120.00	43.6%
9	599.66	120.00	20.0%

* DENOTES SMALLEST LOT



STORM SYSTEM			
MH No.	DESCRIPTION	T/G	INVERTS
ST1	0.6x0.6x1.52m P/C CB	218.25	S 216.88
ST2	0.6x0.6x1.52m P/C CB	218.25	E 216.88
ST3	0.6x0.6x1.67m P/C CB	218.25	N 216.78 W 216.81 S 216.75
ST4	0.6x0.6x1.67m P/C CB	217.90	N 216.40 E 216.38



LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE

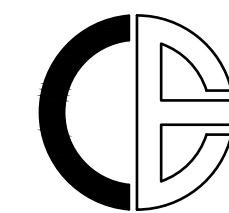
NOTES:

- ALL ELEVATIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)

T.B.M. No. 1 ELEV. = 218.35m (GEO)
TOP SOUTH-EAST CORNER OF CONCRETE SIGN BASE ON SUBJECT PROPERTY AS SHOWN.

T.B.M. No. 2 ELEV. = 220.11m (GEO)
TOP NUT OF FIRE HYDRANT ON THE SOUTH SIDE OF FIRST AVENUE AS SHOWN.

NO. REVISION DATE (MM/DD/YY) BY



J.H. COHOON
ENGINEERING
LIMITED
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT:

PROPOSED
RESIDENTIAL & COMMERCIAL
DEVELOPMENT
FIRST & SECOND AVENUE
AND EAST STREET
SIMCOE - NORFOLK COUNTY

CLIENT:
IKE KEESMETT

SITE DEVELOPMENT
PLAN

DESIGN:	R.W.P.	SCALE:	1:250
DRAWN:	K.P.B.	JOB No:	13475
CHECKED:	R.W.P.		
SHEET:	1 of 1	DWG. No:	13475-1
DATE:	NOV. 22/19		

TRAFFIC IMPACT STATEMENT

**First Avenue, East Street, Second Avenue / Norfolk Street North
Simcoe, Ontario**

Prepared For:

Mr. I. Keesmett

Prepared By:

**J.H. Cohoon Engineering Limited
440 Hardy Road, Unit 1
Brantford, Ontario
N3T 5L8
Phone (519) 753-2656
Fax (519) 753-4263**

Job: 13475

November 2019

In response to request from the owner of the property, our firm has reviewed the traffic impacts of the proposed development to be located at the intersection of First Avenue, East Street, Second Avenue, and Norfolk Street North, in the Town of Simcoe, Norfolk County.

The application is to rezone the property to permit a mixed-use development consisting of 9 residential units and a commercial development that is approximately 453.1 sq. m. in size. The proposed site development has been included within Appendix 'A' of this report.

Existing Transportation Network

The subject property is located on the west side of Norfolk Street North near the intersection of Second Avenue and Norfolk Street North in the Town of Simcoe. The attached Figure No. 1 illustrates the location of the site on Norfolk Street South. Presently, the site is accessed off of Second Avenue in close proximity to the intersection of Norfolk Street South and Second Avenue for the existing commercial development that exists on the property. Second Avenue would be considered a minor collector street as existing residential development to the north is existing. The posted and implied speed limit on this area of the Town of the abutting roads is 50 km per hour in this area.

The site is serviced with partial sidewalks in the area. The site is characterized as being an underutilized area of the Town of Simcoe, and the proposed development which includes an expanded commercial development with residential development being proposed on the residential side streets.



KEY PLAN

**Figure No. 1
Key Plan**

Development Proposal

In consideration of the impacts of the traffic generated on the subject property and utilizing the ITE manual for trip generations during the peak hours, we have estimated the following trip generations for this site during the peak hours

Residential Component – 9 units	= 0.35 to 0.5 peak hour trips = 3.2 to 4.5 trips
Commercial – 453.1 sq. m. (4,877.1 sq. ft.)	= 1.2 peak hours trips per 1,000 sq. Ft. = 5.9
Total Trips generated	= 8.1 (9) to 10.4 (11) peak hour trips

The site is not located in proximity to any existing signalized intersections that could possibly be impacted as a result of the proposed development. As such, a traffic brief is being proposed in support of this application.

The site is intended to operate without any impacts to the existing road network with the following comments

Parking

The proposed parking on this site includes surface parking for the commercial use in an accordance with the requirements of the Norfolk County Zoning Bylaw. Under the proposed concept, the commercial site is proposed to have 29 parking spaces including the necessary accessible parking spaces. The residential development is proposed to include individual interior garages as well as the parking space in front of the garage which would be adequate for that development.

The site is also serviced with transit through Norfolk County on Norfolk Street South.

Site Access

The proposed site plan has been reviewed with consideration of access for all types of vehicles on this property. The commercial component of the development is proposed to be an expansion of the existing commercial activity from the current entrance. The increase in the size of the building from the existing 211.6 sq.m. to the proposed 453.1 sq. m. will result in only an additional 3 peak hour trips which would be considered insignificant in this setting.

The proposed residential uses will also only increase the traffic on the abutting residential streets by 3 to 5 peak hour trips which again would be insignificant in this application.

Conclusions:

The findings of our analysis of the site complete with considerations of the overall development are as follows:

- The development proposal to redevelop the subject property to allow for 9 residential units and approximately 453.1 sq. m. of commercial space.
- The access to the commercial operation is intended to be a full movement driveway onto Second Avenue.
- A total of 28 parking spaces are being proposed on the commercial site.
- The development is going to generate only 9 – 11 peak hour trips movements as a result of the development
- The anticipated increased traffic from the development would be considered insignificant as it relates to the overall capacity of the abutting streets

I trust that this information will be sufficient to allow the re-zoning application to proceed.

Yours truly,

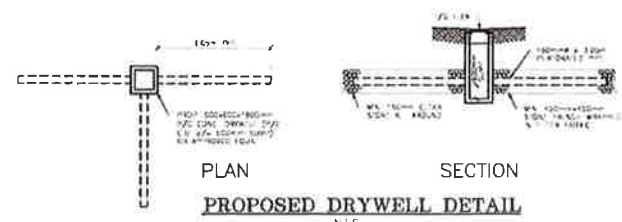
J.H. COHOON ENGINEERING LIMITED

A handwritten signature in black ink, appearing to read 'R. W. Phillips', is written over the printed name.

R.W. Phillips, P.Eng.

Appendix 'A'

J H Cohoon Engineering Limited – Site Development Plan



STORM SYSTEM				
MIN No.	DESCRIPTION	T/C	INVERTS	
ST1	0.6x0.6x1.52m P/C CB	218.25	5	218.00
ST2	0.6x0.6x1.52m P/C CB	218.25	5	216.88
ST3	0.6x0.6x1.67m P/C CB	218.25	N 216.78 W 216.81	5 216.75
ST4	0.6x0.6x1.57m P/C CB	217.80	N 216.40 E 216.38	



- LEGEND:**
- | | |
|--|---------------------------|
| | EXISTING ELEVATIONS |
| | PROPOSED ELEVATIONS |
| | PROPOSED SWALE ELEVATIONS |
| | PROPOSED SWALE |
| | GENERAL DRAINAGE |

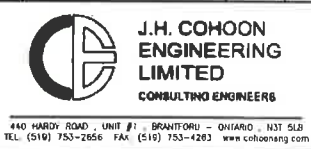
NOTES:

1. ALL ELEVATIONS SHOWN ARE METRIC
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (ie. SIDYARDS, SETBACKS, REARYARDS ETC.)

T.B.M. No. 1 ELEV. = 218.35m (GEO)

T.B.M. No. 2 ELEV. = 220.11m (GEO)

No.	REVSA	SAC [dd/mm/yyyy]		#

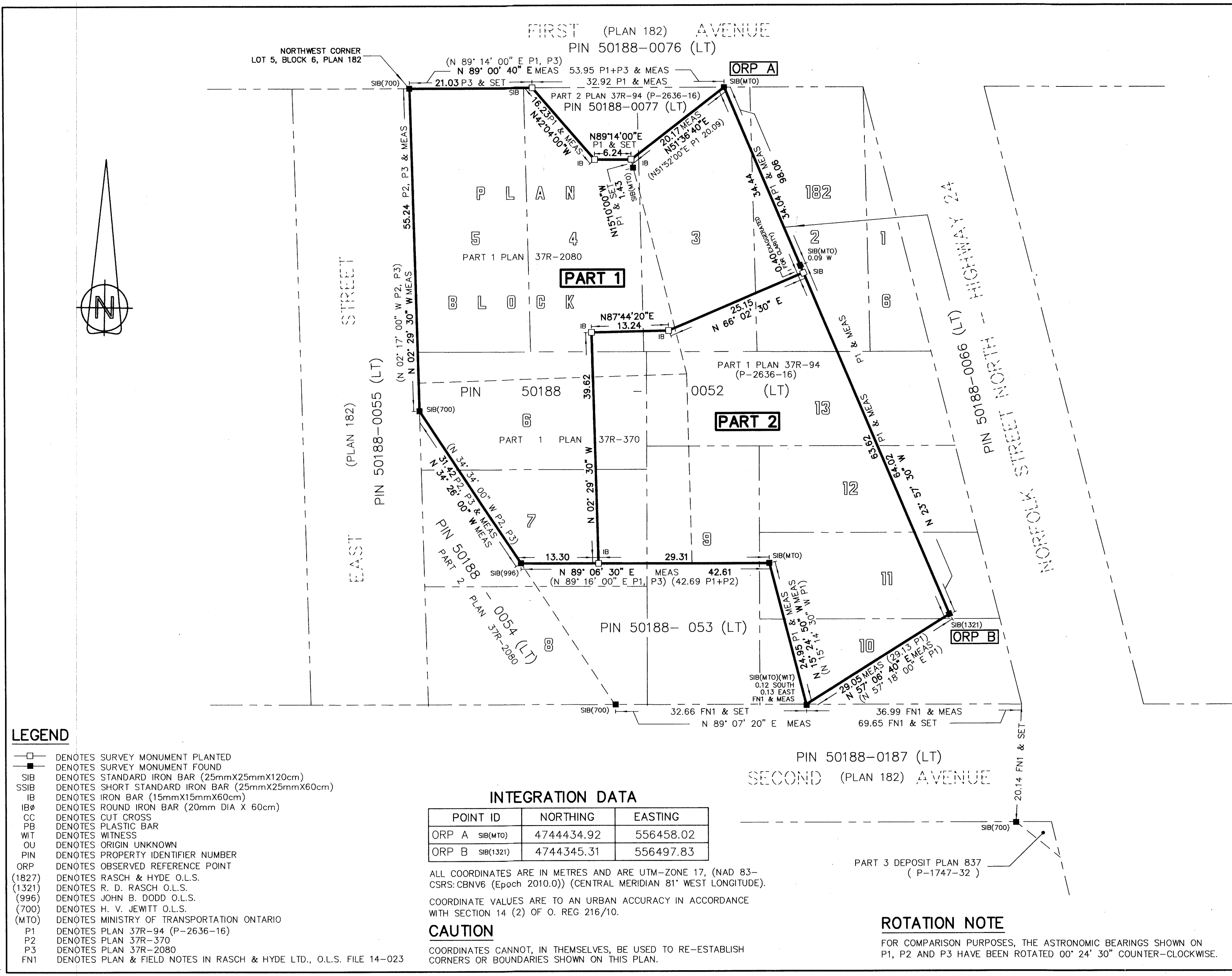


PROPOSED
RESIDENTIAL & COMMERCIAL
DEVELOPMENT
FIRST & SECOND AVENUE
AND EAST STREET
SIMCOE - NORFOLK COUNTY

IKE KEESMETT

SITE DEVELOPMENT PLAN

DES CN	R.W.P.	DATE	1:250
DRAWN	K.P.B.	JOB NO.	13475
ENGINEERED	R.W.P.		
SCALE	1 of 1	DWG. NO.	13475-1
DATE	NOV. 22/19		



- LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
 - SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
 - IB DENOTES IRON BAR (15mmX15mmX60cm)
 - IBØ DENOTES ROUND IRON BAR (20mm DIA X 60cm)
 - CC DENOTES CUT CROSS
 - PB DENOTES PLASTIC BAR
 - WIT DENOTES WITNESS
 - OU DENOTES ORIGIN UNKNOWN
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (1827) DENOTES RASCH & HYDE O.L.S.
 - (1321) DENOTES R. D. RASCH O.L.S.
 - (996) DENOTES JOHN B. DODD O.L.S.
 - (700) DENOTES H. V. JEWITT O.L.S.
 - (MTO) DENOTES MINISTRY OF TRANSPORTATION ONTARIO
 - P1 DENOTES PLAN 37R-94 (P-2636-16)
 - P2 DENOTES PLAN 37R-370
 - P3 DENOTES PLAN 37R-2080
 - FN1 DENOTES PLAN & FIELD NOTES IN RASCH & HYDE LTD., O.L.S. FILE 14-023

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP A SIB(MTO)	4744434.92	556458.02
ORP B SIB(1321)	4744345.31	556497.83

ALL COORDINATES ARE IN METRES AND ARE UTM-ZONE 17, (NAD 83-CSRS: CBNV6 (Epoch 2010.0)) (CENTRAL MERIDIAN 81° WEST LONGITUDE).

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 216/10.

CAUTION

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

ROTATION NOTE

FOR COMPARISON PURPOSES, THE ASTRONOMIC BEARINGS SHOWN ON P1, P2 AND P3 HAVE BEEN ROTATED 00° 24' 30" COUNTER-CLOCKWISE.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

MARCH 12, 2020

DATE

[Signature]

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

PLAN 37R- 11297

RECEIVED AND DEPOSITED

MARCH 16, 2020

DATE

[Signature]

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE			
PART	LOT	BLOCK/PLAN	PIN
1	ALL OF LOT 5, PART OF LOTS 2, 3, 4, 6 AND 7	BLOCK 6 PLAN 182	ALL OF 50188-0052 (LT)
2	PART OF LOTS 2, 3, 4, 6, 7, 9, 10, 11, 12, 13		

PLAN OF SURVEY OF
ALL OF LOT 5, PART OF LOTS 2, 3, 4, 6, 7, 9, 10, 11, 12, 13 BLOCK 6
PLAN 182
NORFOLK COUNTY

0 10 20 30 40 50m

SCALE 1 : 500

RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

BEARING NOTE

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83-CSRS : CBNV6 (Epoch 2010.0)) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

METRIC NOTE

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

DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR (CSF = 0.99961053)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 23rd DAY OF JANUARY 2020.

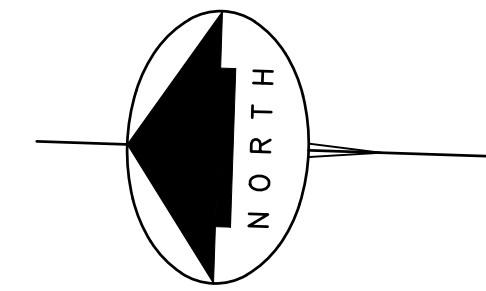
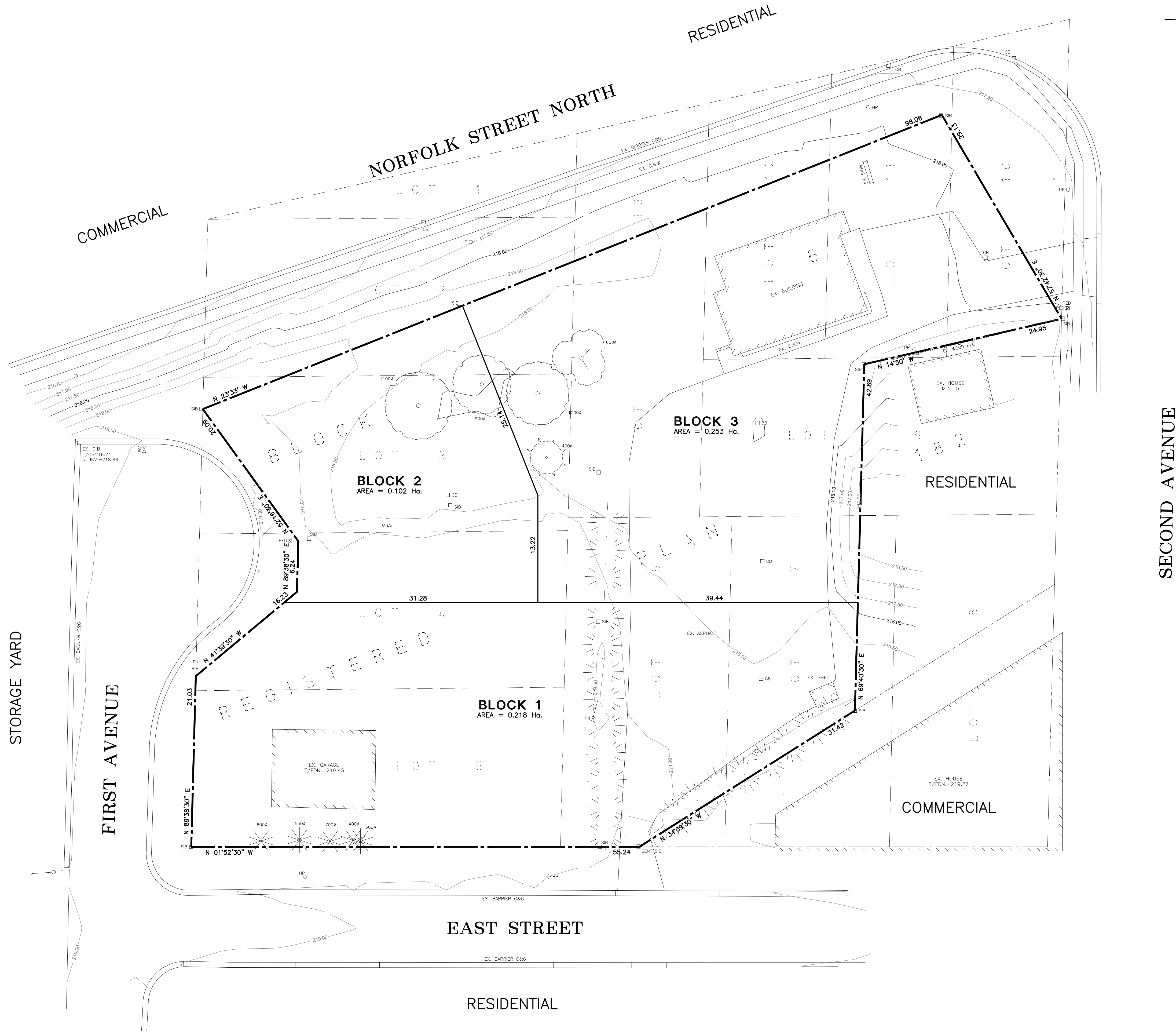
MARCH 12, 2020

DATE

[Signature]

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

RASCH + HYDE LTD. Ontario Land Surveyors		
P.O. Box 6, 1333 Highway #3 East, Unit B DUNNVILLE, ONT, N1A 2X1 905-774-7188 (FAX 905-774-4000)	P.O. Box 550, 74 Jarvis Street FORT ERIE, ONT, L2A 5Y1 905-871-9757 (FAX 905-871-9748)	
HAROLD D. HYDE O.L.S.		
SCALE 1 : 500	SURVEY : 19-178	DRWN BY : T. Matheson



DRAFT PLAN OF SUBDIVISION

LOT 5 AND
PARTS OF LOTS 2, 3, 4, 6,
7, 9, 10, 11, 12 & 13
BLOCK 6
REGISTERED PLAN 182
TOWN OF SIMCOE
COUNTY OF NORFOLK

KEY PLAN
SCALE = 1:10,000



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: JEWITT AND DIXON LTD.

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE J.H. COHOON ENGINEERING LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CORPORATION OF THE COUNTY OF NORFOLK FOR APPROVAL.

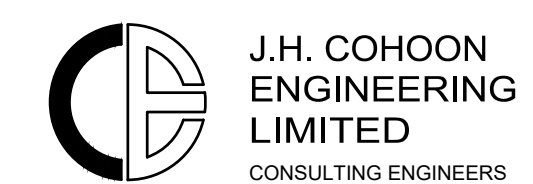
DATE: IKE KEESMETT

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A - SEE PLAN
B - SEE PLAN
C - SEE PLAN
D - RESIDENTIAL
E - SEE PLAN
F - SEE PLAN
G - SEE PLAN
H - MUNICIPAL WATER
I - SILTY SAND
J - SEE PLAN
K - SANITARY & STORM SEWERS
L - NONE

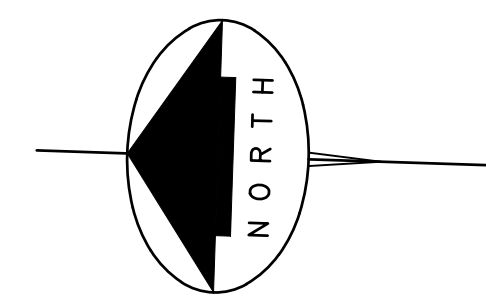
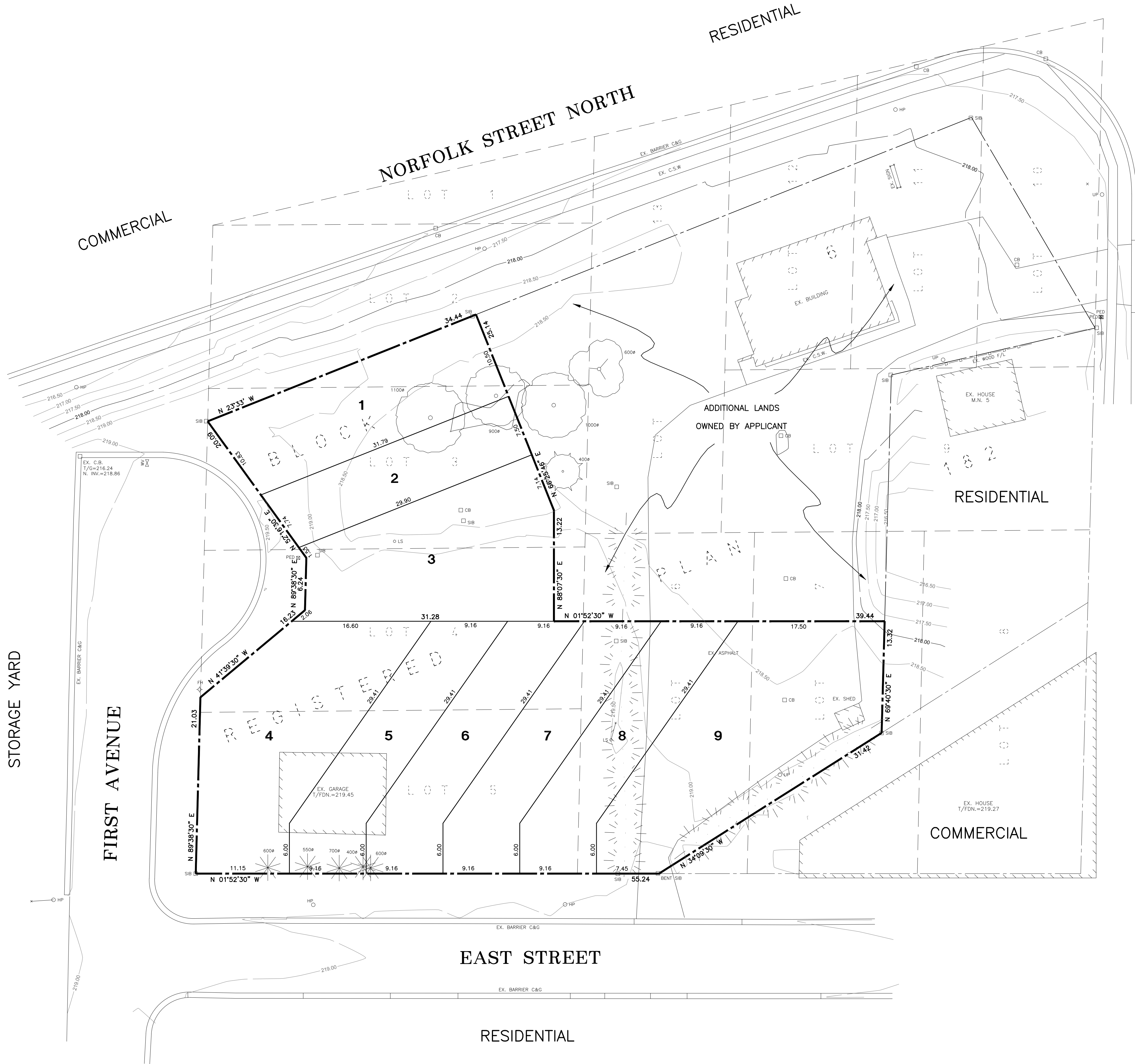
AREA SCHEDULE

TOTAL AREA = 0.573 ha



440 HARDY ROAD, UNIT #1, BRANTFORD, ONTARIO, N3T 5L8
TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneg.com

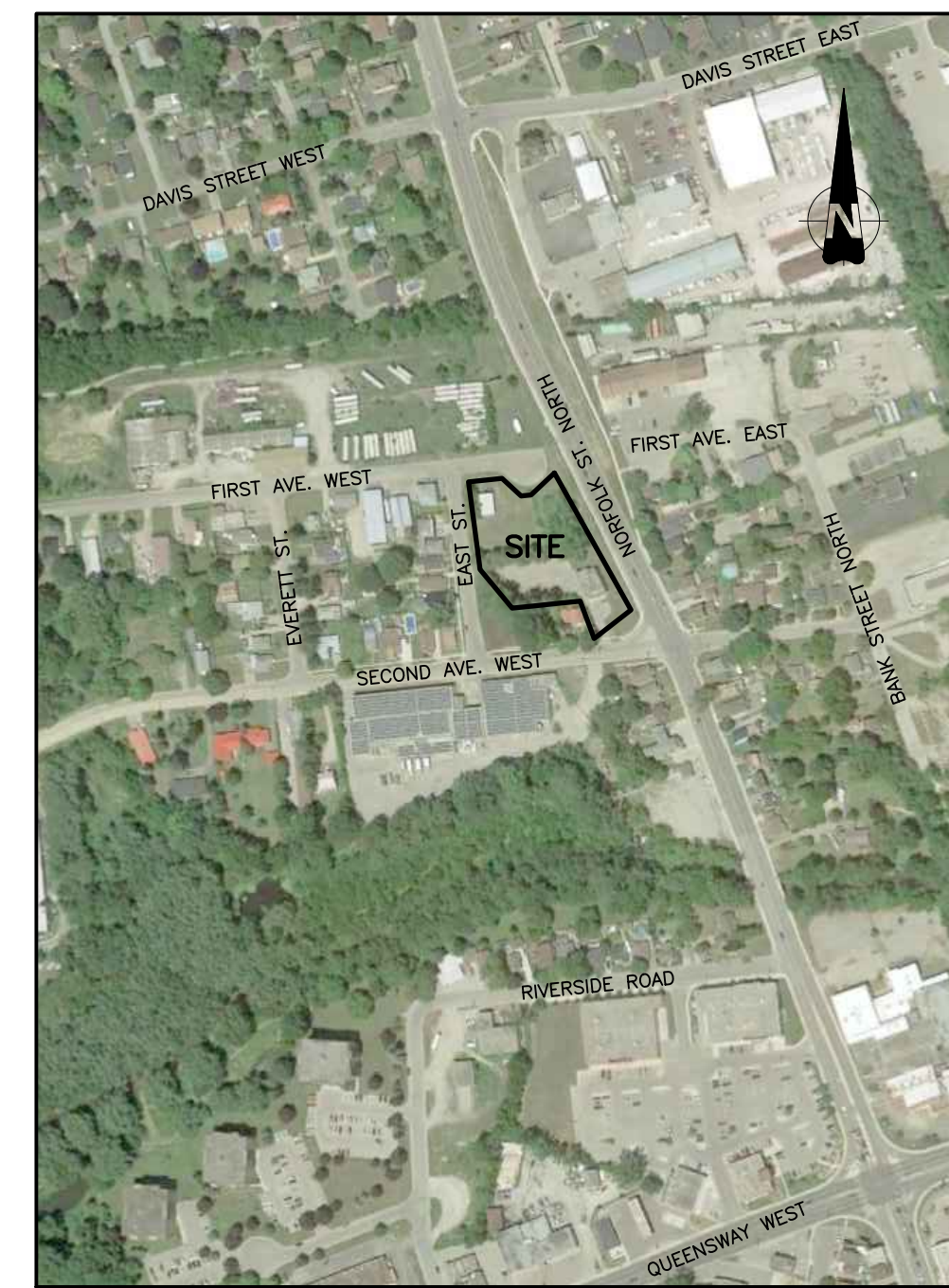
DESIGN: R.W.P. JOB No: 13475
DRAWN: K.P.B.
SCALE: 1:250 DWG. No: DP1
DATE: FEB. 8/21



DRAFT PLAN OF SUBDIVISION

LOT 5 AND
PARTS OF LOTS 2, 3, 4, 6 & 7
BLOCK 6
REGISTERED PLAN 182
TOWN OF SIMCOE
COUNTY OF NORFOLK

KEY PLAN
SCALE = 1:10,000



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: JEWITT AND DIXON LTD.

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE J.H. COHOON ENGINEERING LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CORPORATION OF THE COUNTY OF NORFOLK FOR APPROVAL.

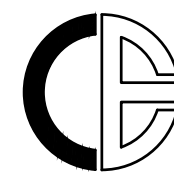
DATE: IKE KEESMETT

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- | | |
|-----------------|-----------------------------|
| A - SEE PLAN | G - SEE PLAN |
| B - SEE PLAN | H - MUNICIPAL WATER |
| C - SEE PLAN | I - SILTY SAND |
| D - RESIDENTIAL | J - SEE PLAN |
| E - SEE PLAN | K - SANITARY & STORM SEWERS |
| F - SEE PLAN | L - NONE |

AREA SCHEDULE

TOTAL AREA = 0.320 ha

 J.H. COHOON ENGINEERING LIMITED CONSULTING ENGINEERS <small>440 HARDY ROAD, UNIT #1, BRANTFORD, ONTARIO, N3T 5L8 TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneg.com</small>	DESIGN: R.W.P.	JOB No:
	DRAWN: K.P.B.	13475
	SCALE: 1:250	DWG. No:
	DATE: MAR. 22/21	DP1

LAND
REGISTRY
OFFICE #37

50188-0052 (LT)

PAGE 1 OF 2
PREPARED FOR Catherine01
ON 2021/04/01 AT 08:33:08

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 2-4, 6-7, 9-13 AND LOT 5, BLK 6 PL 182 PT 1 37R94, PT 1 37R370, PT 1 37R2080; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2006/08/21

OWNERS' NAMES

1694467 ONTARIO INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2006/08/18 **		
**SUBJECT,	ON FIRST REGISTRATION	UNDER THE LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 2006/08/21 **					
37R94	1972/07/07	PLAN REFERENCE				C
37R370	1974/08/13	PLAN REFERENCE				C
37R2080	1980/12/30	PLAN REFERENCE				C
NR548976	2000/09/08	TRANSFER		*** COMPLETELY DELETED ***	WESELAN, KARL ERWIN WESELAN, MARIE JEANETTE	
NK66109	2013/10/31	APL OF SURV-LAND		*** COMPLETELY DELETED *** WESELAN, MARIE JEANETTE	WESELAN, KARL ERWIN	
NK123083	2019/09/03	TRANSMISSION-LAND		*** COMPLETELY DELETED *** WESELAN, KARL ERWIN	WESELAN, KARL DAVID	
NK123084	2019/09/03	APL (GENERAL)		WESELAN, KARL DAVID		C
	REMARKS: AMENDS	DESCRIPTION				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NK123089	2019/09/03	TRANS PERSONAL REP		*** COMPLETELY DELETED *** WESELAN, KARL DAVID	1694467 ONTARIO INC. O.B.B. PROPERTIES INC.	
37R11297	2020/03/16	PLAN REFERENCE				C
NK138167	2021/02/12	TRANSFER	\$406,000	O.B.B. PROPERTIES INC.	1694467 ONTARIO INC.	C
NK138295	2021/02/19	CHARGE	\$250,000	1694467 ONTARIO INC.	LIBRO CREDIT UNION LIMITED	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

SCALE: 1/2"=1'-0"

GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- ALL CONNECTIONS ARE TO BE WELDED. NOT TO BE SCALD.
- ALL CONSTRUCTION, MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- CONSTRUCTION TO BE IN ACCORDANCE WITH STRUCTURED TO LOCAL FLOOR LEVELS (4'-0" MIN. BELOW GRADE).
- REFER TO PLANS, LAYOUTS & DETAILS FOR ALL TYP.
- CONSTRUCTION DETAILS TO BE:
 - 1/2" MIN. CONC. REBAR COVERAGE
 - MIN. CONC. STRENGTH (28 DAYS) - 20 MPa (3000 psi)
 - MIN. STRENGTH - 400 MPa
 - ASSUMED SOIL BEARING CAPACITY - 150 psf
- CONSTRUCTION SEQUENCING:
 - BACKFILL INTERIOR OF BUILDING UNW/COMPACT SAND BACKFILL TO BE PLACED IN 150mm LIFTS
 - EVENLY AROUND STRUCTURE
 - COMPACT BACKFILL TO 95% STANDARD PROCTOR.
- ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
- PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

DESIGN NOTES

DESIGN DATA LOCATION: SIMCOE

GROUND SNOW LOAD:	1.3 KPa (27.2 PSF)
SPECIFIED SNOW LOAD:	1.12 KPa (23.4 PSF)
DEAD LOAD:	0.48 KPa (10 PSF)
WIND LOAD (1/50):	0.45 KPa (9.4 PSF)

1/2" PERIMETER EXPANSION JOINT FOR FOURED CONC. SLAB5
1/4" CONTROL JOINTS @ 20' o.c. E.W. IN FOURED CONC. SLAB5
ALL WOOD NO. 2 SPRUCE OR BETTER
ALL BOLTS GALVANIZED STEEL

REVISIONS

[illegible]

FINAL DRAFT
NOT FOR
CONSTRUCTION

PROPOSED RESIDENCE FOR
KEESMAAT HOMES
MODEL TOWNHOMES

PROJECT-NUMBER
MODEL2600-0103



Phone: (519) 539-9987
E-mail: plans@djdesign.ca
Website: www.djdesign.ca

378 Hunter Street
Woodstock, ON.
N4S 4G2

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER
DIV. C, 3.2.5.1. OF THE BUILDING CODE

DEREK JUKEMA	21759
NAME	BCIN

ELEVATIONS/SECTIONS

scale:

AS SHOWN

date:

JULY 30, 20

drawn by:
MP

designed by

Designed by
MR

checked by

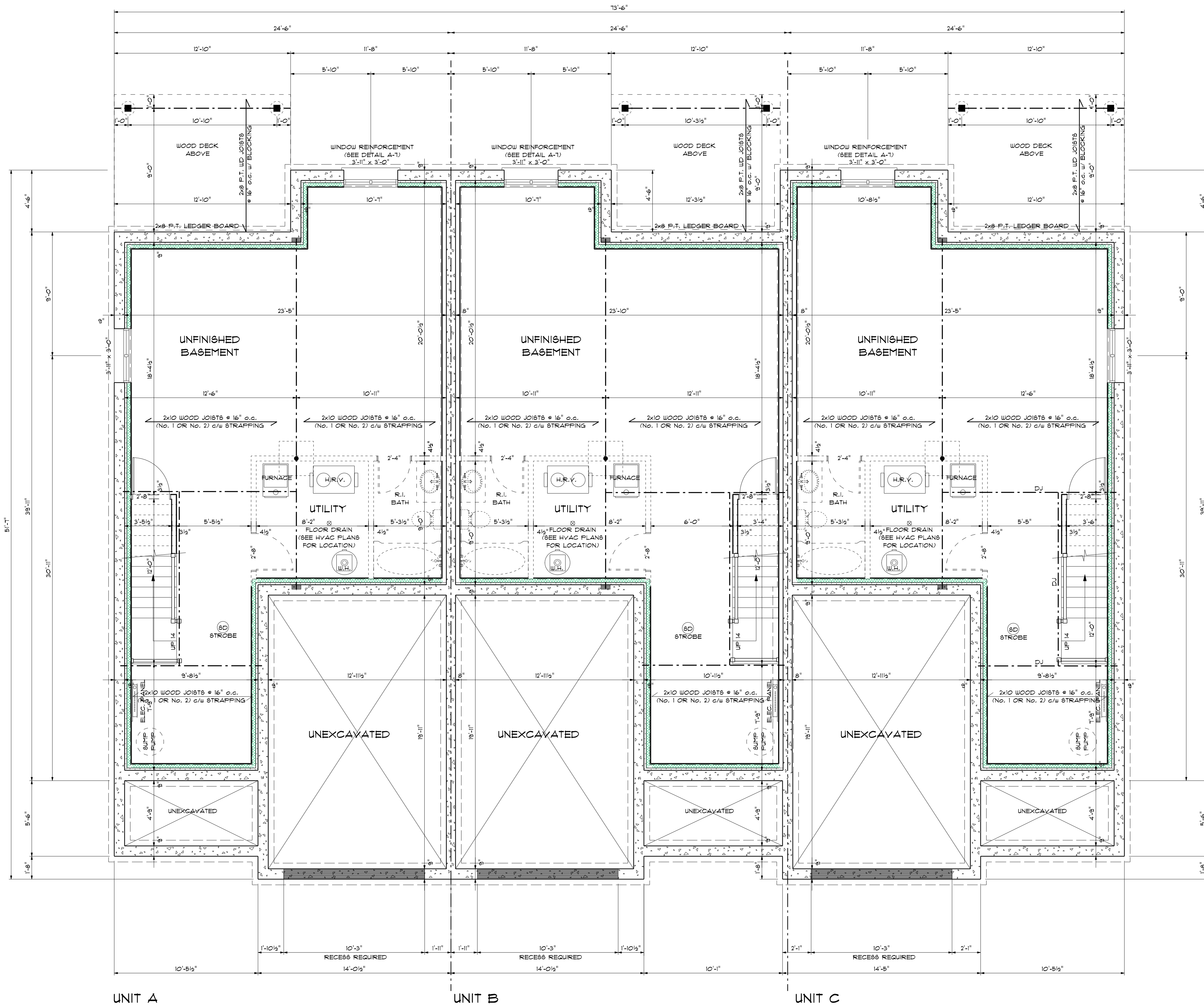
A-1





A-2





UNIT A

UNIT B

UNIT C

FOUNDATION PLAN
SCALE 1/4" = 1'-0"

FINAL DRAFT
NOT FOR
CONSTRUCTION

GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.
- ALL CONSTRUCTION MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVELS (4'-0" MIN. BELOW GRADE).
- REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES.
- 1/2" MIN. CONC. REBAR COVERAGE
- MIN. CONC. STRENGTH (28 DAYS) - 20 MPa (3000 psi)
- STEEL STRENGTH - 400 MPa (60 ksi)
- ASSUMED SOIL BEARING CAPACITY - 1870 psf
- CONSTRUCTION SEQUENCING:
 - BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 1' (300mm) LIFTS
 - EVENLY AROUND STRUCTURE.
 - COMPACT BACKFILL TO 95% STANDARD PROCTOR.
- ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
- PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

DESIGN NOTES

DESIGN DATA LOCATION: 61MCOE

GROUND SNOW LOAD:	1.3 KPA (27.2 psf)
SPECIFIED SNOW LOAD:	1.12 KPA (23.4 psf)
DEAD LOAD:	0.48 KPA (10 psf)
WIND LOAD (1/50):	0.45 KPA (9.4 psf)

1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS

1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS

ALL WOOD NO. 2 SPRUCE OR BETTER

ALL BOLTS GALVANIZED STEEL

MAX. BRICK LINTEL SPANS

4" BRICK/STONE O.B.C. 9,20,5,2

BL-1	4" V x 3 1/2" H x 1/4" T	6'-2"
BL-2	5" V x 3 1/2" H x 5/16" T	10'-1"
BL-3	6" V x 3 1/2" H x 7/16" T	11'-1"
BL-4	6" V x 3 1/2" H x 1/2" T	12'-4"

STAIR INFO.

RISE:	MAX. 7 1/8"
RUN:	MIN. 8 1/4"
TREAD:	MIN. 9 1/4"
NOSING:	MAX. 1"
HEADROOM:	MIN. 6'-5"
UNIFORM RISE/RUN	

LEGEND

	SOLID BEARING
	SB FOR GIRDER
	POINT LOAD
	SINGLE JOIST
	DOUBLE JOIST
	TRIPLE JOIST
	DOUBLE CEILING JOIST

STRUCTURAL NOTES

- ALL EXTERIOR & INTERIOR BEARING LINTELS TO BE MIN. (2) FLY 2X10 C/W 2X4 DRYWALL NAILER & PLYWOOD FILLERS BETWEEN EACH PLY, UNLESS NOTED OTHERWISE
- ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES
- PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE

REVISIONS

No.	DATE	DESCRIPTION
-	-	-
-	-	-
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-	-	-
-	-	-

DESIGNER DISCLAIMER

- THESE PLANS WERE PRODUCED WITH INFORMATION PROVIDED ON OR BEFORE THE PRINTED DATE.
- IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWINGS, THE DESIGNER IS TO BE INFORMED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR TO THE WORK PROCEEDING.
- HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH THE HVAC INSTALLER.

PROPOSED RESIDENCE FOR
KEESMAAT HOMES
MODEL 2600

PROJECT NUMBER
MODEL2600-0103

Architectural • Energy • HVAC

Phone: (519) 539-2897
Email: plans@djdesign.ca
Website: www.djdesign.ca

378 Hunter Street
Woodstock, ON
N4S 4G2

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

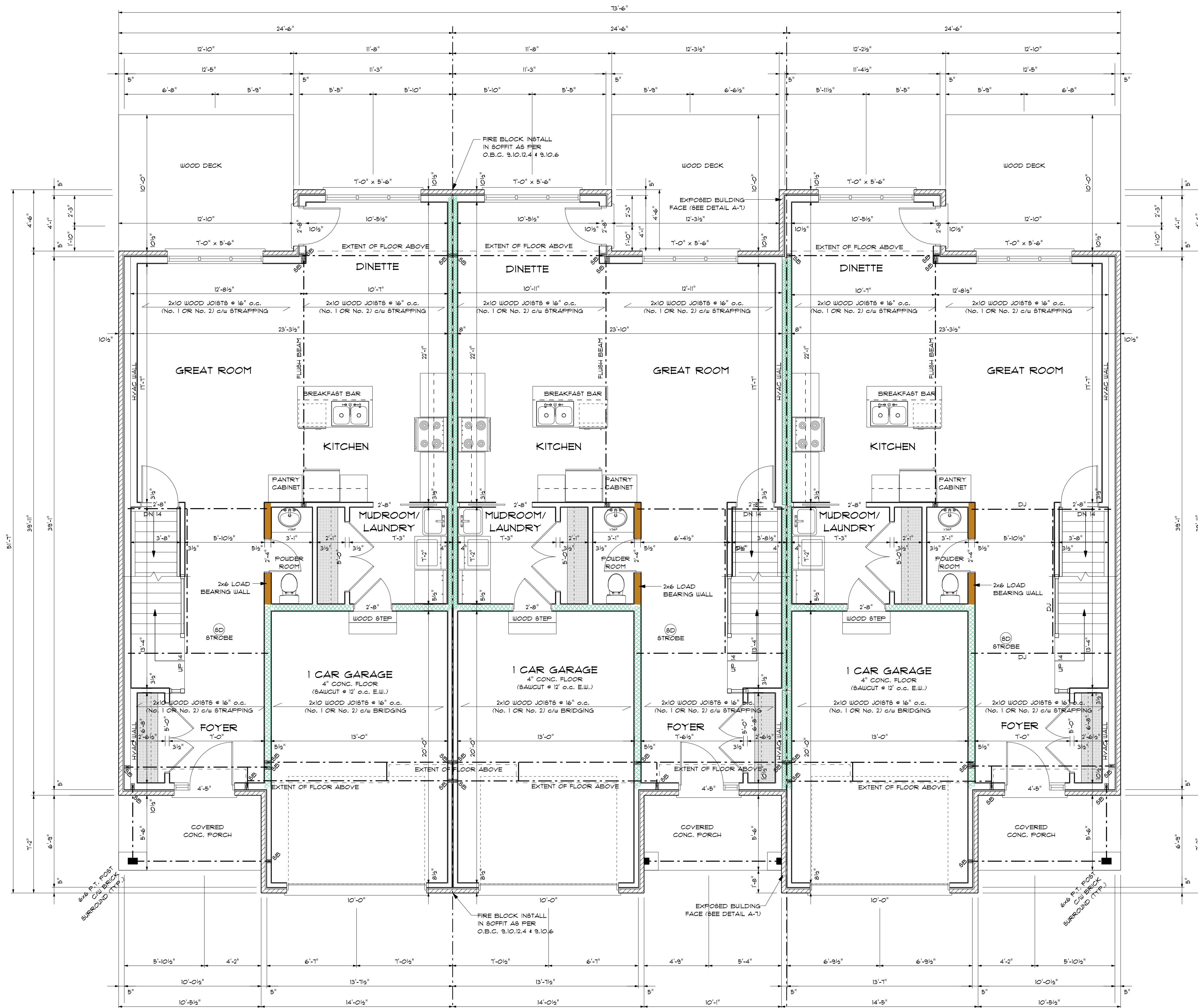
QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.11.5.1 OF THE BUILDING CODE

DEREK JUKEMA	21759
NAME	BCN
SIGNATURE	

FOUNDATION PLAN

scale:	1/4" = 1'-0"
date:	JULY 30, 2020
drawn by:	MR
designed by:	MR
checked by:	ATU

A-3



UNIT A

FINISHED BASEMENT	• --- sq.ft.
MAIN FLOOR PLAN	• 863 sq.ft.
UPPER FLOOR PLAN	• 939 sq.ft.
OPEN TO BELOW	• --- sq.ft.
TOTAL FINISHED AREA (NOT INCLUDING O.T.B.)	• 1802 sq.ft.
GARAGE	• 280 sq.ft.
COVERED PORCH	• 58 sq.ft.
LOT COVERAGE	• 1201 sq.ft. (111.58m ²)

MAIN FLOOR PLAN
SCALE 1/4"=1'-0"

UNIT B

FINISHED BASEMENT	• --- sq.ft.
MAIN FLOOR PLAN	• 848 sq.ft.
UPPER FLOOR PLAN	• 939 sq.ft.
OPEN TO BELOW	• --- sq.ft.
TOTAL FINISHED AREA (NOT INCLUDING O.T.B.)	• 1787 sq.ft.
GARAGE	• 280 sq.ft.
COVERED PORCH	• 58 sq.ft.
LOT COVERAGE	• 1184 sq.ft. (109.93m ²)

HOUSE/GARAGE CEILING
6 mil POLY VAPOUR BARRIER WHEN USING BATT INSULATION, FLOOR JOISTS AS PER PLAN, MIN. R31 BATT INSULATION OR SPRAY FOAM EQUIVALENT
1/2" GYPSUM BOARD ON GARAGE SIDE (TAPED & PLASTERED)

HOUSE/GARAGE WALL
2x6 STUDS @ 16" o.c. w/ R24 BATT INSULATION, 6 mil POLY VAPOUR BARRIER & 1/2" GYPSUM BOARD ON GARAGE SIDE (TAPED & PLASTERED) -SELF CLOSER ON DOOR INTO RESIDENCE

UNIT C

FINISHED BASEMENT	• --- sq.ft.
MAIN FLOOR PLAN	• 863 sq.ft.
UPPER FLOOR PLAN	• 939 sq.ft.
OPEN TO BELOW	• --- sq.ft.
TOTAL FINISHED AREA (NOT INCLUDING O.T.B.)	• 1802 sq.ft.
GARAGE	• 280 sq.ft.
COVERED PORCH	• 58 sq.ft.
LOT COVERAGE	• 1209 sq.ft. (112.32m ²)

FINAL DRAFT
NOT FOR
CONSTRUCTION

GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.
- ALL CONSTRUCTION MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVELS (4'-0" MIN. BELOW GRADE).
- REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES.
- 1 1/2" MIN. CONC. REBAR COVERAGE
- MIN. CONC. STRENGTH (28 DAYS) - 20 MPa (3000 psi)
- STEEL STRENGTH - 400 MPa (60 ksi)
- ASSUMED SOIL BEARING CAPACITY - 150 psf
- CONSTRUCTION SEQUENCING:
 - BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 15' (3000) LIFTS
 - EVENLY AROUND STRUCTURE
 - COMPACT BACKFILL TO 95% STANDARD PROCTOR.
 - ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
 - PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

DESIGN NOTES

DESIGN DATA LOCATION: 61MCOCE
GROUND SNOW LOAD: 13 KPA (27.2 psf)
SPECIFIED SNOW LOAD: 1/2 KPA (23.4 psf)
DEAD LOAD: 0.48 KPA (10 psf)
WIND LOAD (150): 0.45 KPA (9.4 psf)
1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS
1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS
ALL WOOD NO. 2 SPRUCE OR BETTER
ALL BOLTS GALVANIZED STEEL
MAX. BRICK LINTEL SPANS
4" BRICK/STONE O.B.C. 9,20,5,2.
BL-1 4" V x 3 1/2" H x 1/4" T 6'-2"
BL-2 5" V x 3 1/2" H x 5/16" T 10'-1"
BL-3 6" V x 3 1/2" H x 7/16" T 11'-1"
BL-4 6" V x 3 1/2" H x 1/2" T 12'-4"
STAIR INFO. LEGEND
RISE: MAX. 7 1/8"
RUN: MIN. 8 1/4"
TREAD: MIN. 9 1/4"
NOBING: MAX. 1"
HEADROOM: MIN. 6'-8"
UNIFORM RISE/RUN
SOLID BEARING
SB FOR GIRDER
POINT LOAD
SINGLE JOIST
DOUBLE JOIST
TRIPLE JOIST
DOUBLE GELING JOIST

STRUCTURAL NOTES

- ALL EXTERIOR & INTERIOR BEARING LINTELS TO BE MIN. (2) FLY 2X10 C/W 2X4 DRYWALL NAILER & FLYWOOD FILLERS BETWEEN EACH FLY, UNLESS NOTED OTHERWISE
- ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES
- PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE

REVISIONS

No.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DESIGNER DISCLAIMER

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- HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH THE HVAC INSTALLER.

PROPOSED RESIDENCE FOR
KEESMAAT HOMES
MODEL 2600

PROJECT NUMBER
MODEL2600-0103

djDESIGN
Architectural • Energy • HVAC
Phone: (519) 539-9881 378 Hunter Street
Email: plans@djdesign.ca Woodstock, ON
Website: www.djdesign.ca N4S 4G2

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

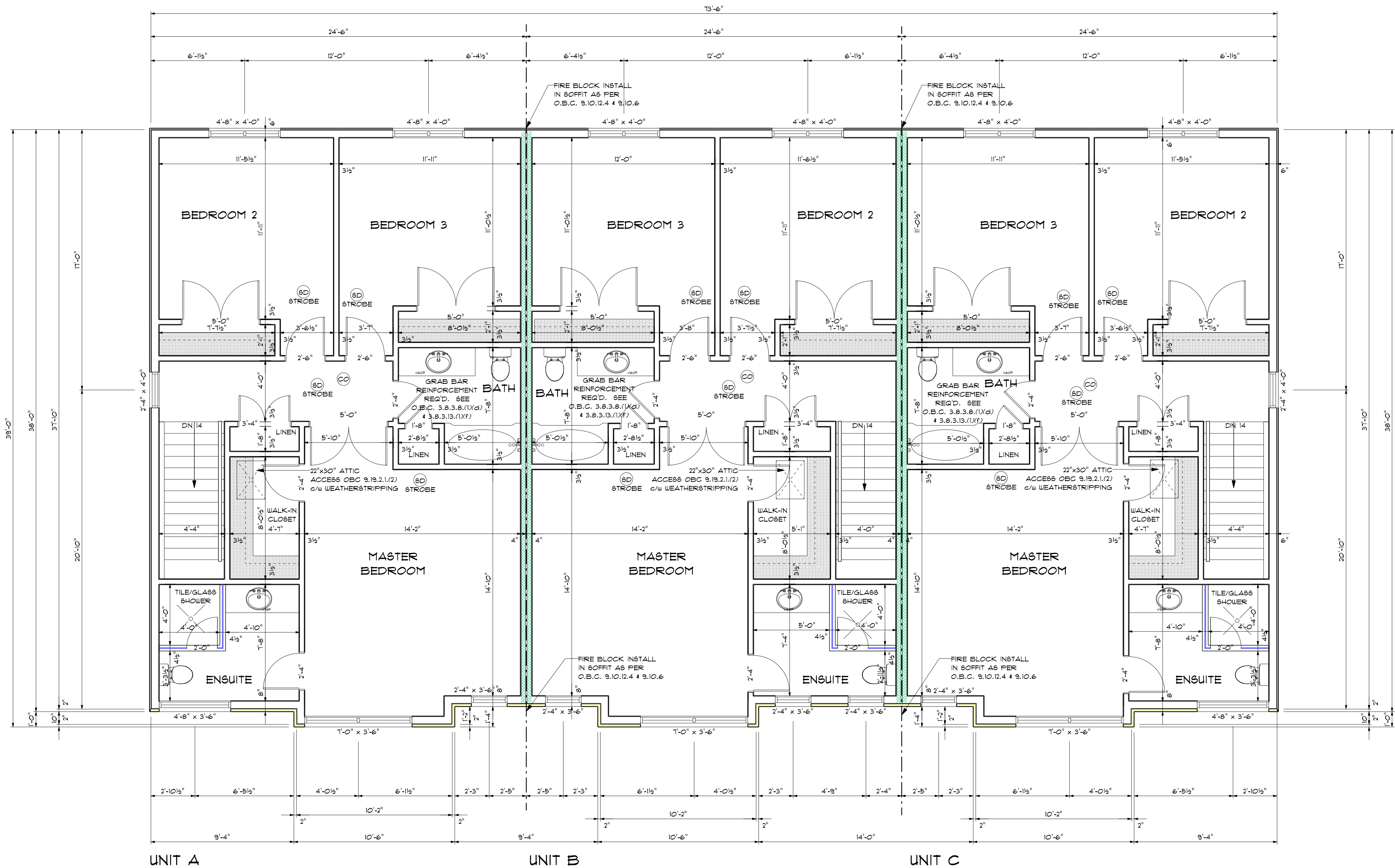
QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.1.1.5.1 OF THE BUILDING CODE

DEREK JUKEMA 21759
NAME BCIN

SIGNATURE

FLOOR PLANS

scale: 1/4" = 1'-0"	A-4
date: JULY 30, 2020	
drawn by: MR	
designed by: MR	
checked by: ATU	



UPPER FLOOR PLAN
SCALE 1/4"=1'-0"

FINAL DRAFT
NOT FOR
CONSTRUCTION

GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- DRAWINGS ARE TO BE READ AND NOT TO BE SCALED
- ALL CONSTRUCTION, MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVELS (4'-0" MIN. BELOW GRADE).
- REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES.
- 1 1/2" MIN. CONC. REBAR COVERAGE
- MIN. CONC. STRENGTH (28 DAYS) - 20 MPa (3000 psi)
- STEEL STRENGTH - 400 MPa (60 ksi)
- ASSUMED SOIL BEARING CAPACITY - 15 TO 20 TPF
- CONSTRUCTION SEQUENCING:
 - BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 15 (30cm) LIFTS EVENLY AROUND STRUCTURE
 - COMPACT BACKFILL TO 98% STANDARD PROCTOR.
 - ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
 - PROVIDE TEMPORARY BRACING FOR ALL COLLING UNTIL FINAL BRACING INSTALLATION COMPLETE.

DESIGN NOTES

DESIGN DATA LOCATION: SIMCOE

GROUND SNOW LOAD: 1.3 KPA (27.2 psf)

SPECIFIED SNOW LOAD: 1.2 KPA (23.4 psf)

DEAD LOAD: 0.48 KPA (10 psf)

WIND LOAD (150): 0.45 KPA (9.4 psf)

1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS

1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS

ALL WOOD NO. 2 SPROUCE OR BETTER

ALL BOLTS GALVANIZED STEEL

MAX. BRICK LINTEL SPANS

4" BRICK/STONE O.B.C. 9.20.5.2.

BL-1 4" V x 3 1/2" H x 1/4" T 8'-2"

BL-2 5" V x 3 1/2" H x 5/16" T 10'-1"

BL-3 6" V x 3 1/2" H x 7/16" T 11'-1"

BL-4 6" V x 3 1/2" H x 1/2" T 12'-4"

STAIR INFO.

RISE: MAX. 7 7/8"

RUN: MIN. 8 1/4"

TREAD: MIN. 9 1/4"

NOISING: MAX. 1"

HEADROOM: MIN. 6'-5"

UNIFORM RISE/RUN

LEGEND

SOLID BEARING

98 FOR GIRDER

POINT LOAD

S.J. SINGLE JOIST

D.J. DOUBLE JOIST

T.J. TRIPLE JOIST

D.C.J. DOUBLE CEILING JOIST

STRUCTURAL NOTES

1. ALL EXTERIOR & INTERIOR BEARING LINTELS TO BE MIN. (2) 2X10 C/W 2X4 DRYWALL NAILER & FLYWOOD FILLERS BETWEEN EACH FLY, UNLESS NOTED OTHERWISE

2. ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES

3. PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE

REVISIONS

No.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DESIGNER DISCLAIMER

1. THESE PLANS WERE PRODUCED WITH INFORMATION PROVIDED ON OR BEFORE THE PRINTED DATE.

2. IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWINGS, THE DESIGNER IS TO BE INFORMED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR TO THE WORK PROCEEDING.

3. HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH THE HVAC INSTALLER.

PLAN AREAS

PROPOSED RESIDENCE FOR
KEESMAAT HOMES
MODEL 2600

PROJECT NUMBER
MODEL2600-0103

djdesign
Architectural • Energy • HVAC

Phone: (519) 539-9981 378 Hunter Street
Email: plans@djdesign.ca Woodstock, ON
Website: www.djdesign.ca N4S 4G2

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER
2.1.5.1 OF THE BUILDING CODE

DEREK JUKEMA 21759
NAME BCIN

SIGNATURE

FLOOR PLANS

Scale: 1/4" = 1'-0"

Date: JULY 30, 2020

Drawn by: MR

Designed by: MR

Checked by: ATU

A-5



checked by:	
MR	

FINAL DRAFT
NOT FOR
CONSTRUCTION

A-6





MAP A


CONTEXT MAP

Urban Area of SIMCOE

28TPL2021223

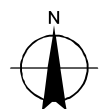


Legend

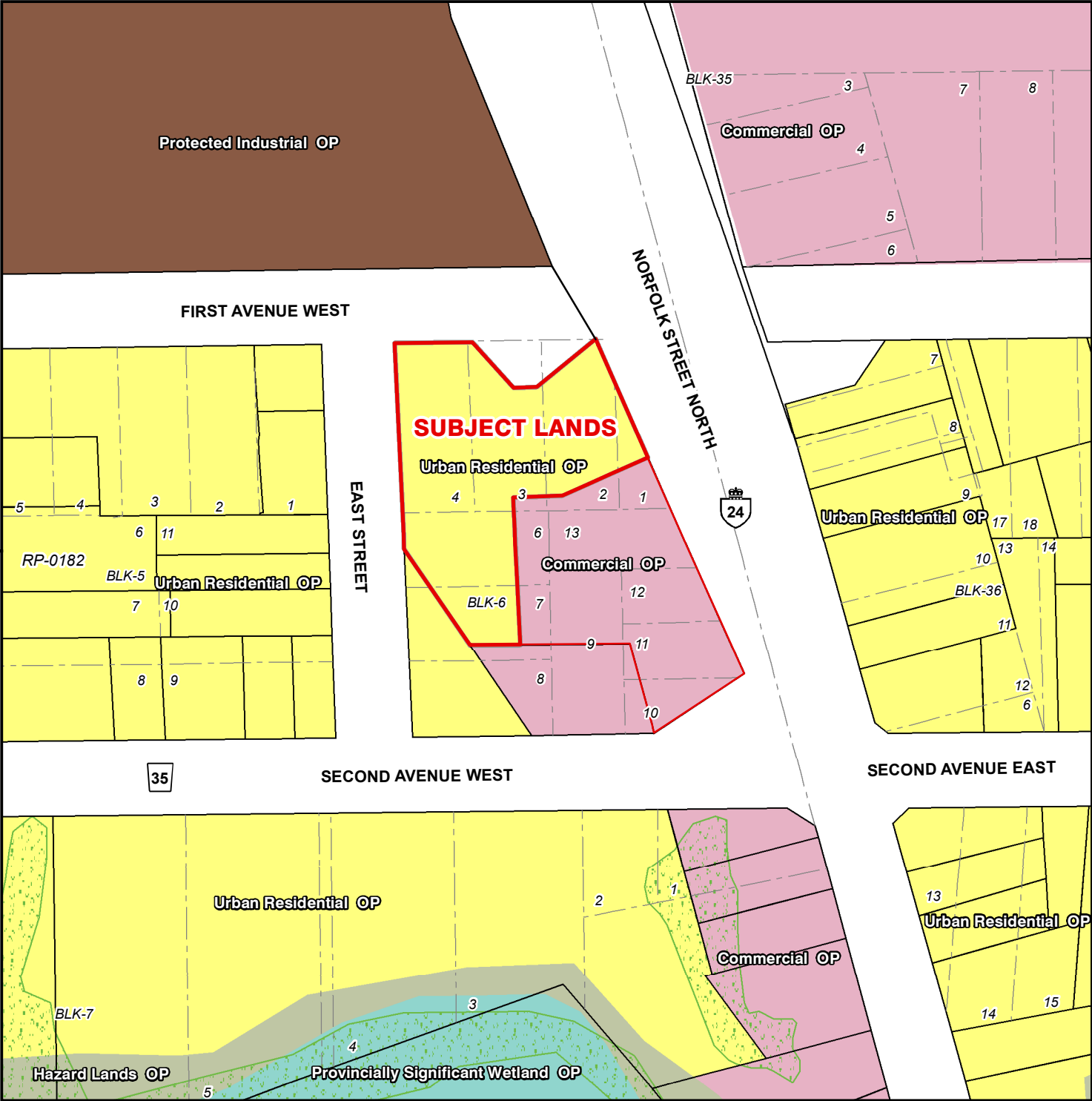
 Subject Lands

2015 Air Photo

2021-09-15










10 5 0 10 20 30 40
Meters



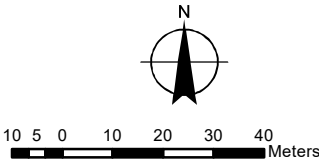
Legend

 Subject Lands

Official Plan Designations

- | | |
|--|--|
|  Hazard Lands |  Protected Industrial |
|  Provincially Significant Wetland |  Urban Area Boundary |
|  Urban Residential |  Significant Woodland |
|  Commercial | |

2021-09-15





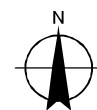
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

2021-09-15

- (H) - Holding
- CS - Service Commercial Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- ML - Light Industrial Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone



9.54.75 0 9.5 19 28.5 38 Meters

