



**THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT  
COMMENT REQUEST FORM**

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

**February 7<sup>TH</sup>, 2007**

**FILE NO.: AN-006/2007**

**ASSESSMENT ROLL NO.:** 3310-403-025-02710

**APPLICANT:**

Toyotetsu Canada

**AGENT:**

G. Douglas Vallee, 51 Park Road, Simcoe, ON N3Y 4J9

**LOCATION:**

Lot 4, Concession 14 WDM (88 Park Road, Simcoe)

**PROPOSAL:**

- Relief of 23 parking spaces from the required 203 parking spaces including 11 handicap spaces to allow a total of 180 parking spaces including 9 handicap spaces

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Conservation Authority                    |   |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) |   |
| <input checked="" type="checkbox"/> Forestry Division                         |   |
| <input checked="" type="checkbox"/> Treasury Department                       |   |
| <input checked="" type="checkbox"/> Public Works                              | ► NOTE: If an agreement is required please attach the clauses you require in the agreement. |

- |   |
|---|
| <input checked="" type="checkbox"/> Norfolk Power       |
| <input type="checkbox"/> Ministry of Transportation     |
| <input type="checkbox"/> Railway                        |
| <input checked="" type="checkbox"/> Building Department |
| <input checked="" type="checkbox"/> GIS Section         |

**CIRCULATION DATE: January 24<sup>th</sup>, 2007**

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**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Lucy Hives

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1234

**FAX: (519) 428-3069 EMAIL: [lucy.hives@norfolkcounty.on.ca](mailto:lucy.hives@norfolkcounty.on.ca)**

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**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: [stephanie.godby@norfolkcounty.on.ca](mailto:stephanie.godby@norfolkcounty.on.ca)

**APPEALS TO THE ONTARIO MUNICIPAL BOARD:**

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

Property Assessment Roll Number:

33-10- 403-025-62710  
(to be provided by applicant/agent)

Office Use

File No. AN-6107  
Date Submitted Dec 18/06  
Date Received Dec 20/06  
Sign Issued Dec 20/06



APPLICATION FOR A MINOR VARIANCE

The undersigned hereby applies to the Committee of Adjustment for Norfolk County under Section 45 of the Planning Act, for relief as described in this application from By-law No. 1-1999.

NOTE: This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

A. APPLICANT INFORMATION

1. Name of Owner TOYO TETSU CANADA Phone No. \_\_\_\_\_  
Address \_\_\_\_\_ Fax No. \_\_\_\_\_  
\_\_\_\_\_ Postal Code \_\_\_\_\_  
\_\_\_\_\_ E-mail \_\_\_\_\_

2. Agent (if any) G. DOUGLAS VALLEE Phone No. 519-426-6270  
Address 51 PARK ROAD Fax No. 519-426-6277  
SIMCOE ON Postal Code N3Y 4J9  
\_\_\_\_\_ E-mail MICHAEL.HIGGINS@G.DVALLEE.CO

Please specify to whom all communications be sent:

☐ Owner

☒ Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

NOT KNOWN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Geographic Township WINDHAM  
Urban Area or Hamlet SIMCOE  
Concession Number 14 Lot Number 4  
Registered Plan Number \_\_\_\_\_ Lot(s)/Block(s) \_\_\_\_\_  
Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
Civic Address 88 PARK ROAD

## 2. Dimensions of Land Affected:

Frontage: 399 m.  
1310 ft.

Depth: IRREGULAR m.  
\_\_\_\_\_ ft.

Width: IRREGULAR m.  
\_\_\_\_\_ ft.

Area: 161825 m<sup>2</sup>.  
1742465 ft<sup>2</sup>.

## 3. Are there any easements or restrictive covenants affecting the property?

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

NOT KNOWN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. PURPOSE OF APPLICATION**

1. Please explain what you propose to do on the land/premises which makes this application necessary. (If additional space is required, please attach a separate sheet.)

REDUCE THE REQUIRED PARKING FROM  
WHAT IS REQUIRED BY THE SIMCOE BY-LAW TO  
WHAT IS ACTUALLY REQUIRED BY THE USE.

2. Nature and extent of relief applied for: (assistance is available)

SEE ATTACHED INFORMATION  
   
   
   
   
   
 

3. Why is it not possible to comply with the provision of the by-law?

SEE ATTACHED INFORMATION.  
APPLICANT TO SUPPLY ONLY WHAT IS  
NEEDED TO SERVE THE USE

**D. PROPERTY, SERVICING AND ACCESS INFORMATION**

1. LOCATION AND PARTICULARS of ALL building or structures EXISTING on the subject land. (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

SEE ATTACHED SITE PLAN

Date of Construction of all building and structures on the subject land: ON GOING AT

PRESNT

2. LOCATION AND PARTICULARS of ALL buildings or structures PROPOSED on the subject land (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

SEE ATTACHED SITE PLAN

If an addition to an existing building is proposed, what will it be used for? (i.e., bedroom, kitchen, bathroom, etc.)

3. Date of acquisition of the subject land: FALL 2005
4. Existing use of the subject property: CAR PARTS PLANT
5. Length of time the existing uses of the subject property have continued: BUILDING UNDER CONSTRUCTION
6. Existing use of abutting properties: AGRICULTURAL / INDUSTRIAL

## 7. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water ☒  
Individual Wells ☐  
Other (describe) ☐

Sewage Treatment

Sewers ☒  
Communal System ☐  
Septic Tank & Tile Bed ☐  
Other (describe) ☐

Storm Drainage\*

Storm Sewers ☐  
Open Ditches ☒  
Other (describe) ☐

\* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes ☒ No ☐

\* Has the existing drainage on the subject land been altered?

Yes ☒ No ☐

\* Does a legal and adequate outlet for storm drainage exist?

Yes ☒ No ☐ Unknown ☐

## 8. Existing or proposed access to the subject land:

☐ Unopened Road ☒ Municipal Road  
☐ Provincial Highway ☐ Other (specify) \_\_\_\_\_

Name of Road/Street \_\_\_\_\_

**E. LAND USE**

1. What is the existing Official Plan designation(s) of the subject land: INDUSTRIAL.

2. What is the existing zoning of the subject land: INDUSTRIAL.

(if required, assistance is available for questions 1 and 2 above)

**F. STATUS OF OTHER PLANNING APPLICATIONS**

1. Has the owner previously applied for relief in respect of the subject property?

Yes ☐

No ☒ If yes, record file number and briefly describe

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2. Is this property the subject of a current application for consent under Section 53 of the Planning Act, R.S.O., 1990, as amended?

Yes ☐

No ☒ If yes, File No. \_\_\_\_\_

3. Is this property part of a current application for a plan of subdivision under Section 51 of the Planning Act, R.S.O., 1990, as amended?

Yes ☐

No ☒ If yes, File No. \_\_\_\_\_

4. Is there any other application on this property that could affect this application?

Yes ☐

No ☒ If yes, describe

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**G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land.
2. The location, size, height and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and adjacent lands including buildings, railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current use(s) of adjacent lands.
5. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or right-of-way.
6. if access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any restrictive covenant or easement affecting the subject land.

### Simcoe Zoning Bylaw

The Simcoe Zoning Bylaw has mandatory parking requirements for uses based upon the floor area of the building. In the case of the Park Road industrial building the following is required by the zoning bylaw.

- One (1) parking space for every 90 square meters of industrial floor area
- One (1) parking space for every 180 square meters of warehouse space
- One (1) parking space for every 30 square meters of office space
- One (1) handicapped parking space out of each 20 required spaces.

In accordance with the above and the size of the industrial building, the use requires a total of 203 parking spaces, which includes 11 handicapped spaces.

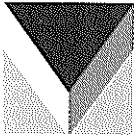
### Actual Parking Needs

According to Toyotetsu Canada, the actual parking needs for the industry on site are:

- 120 shift workers – 120 parking spaces
- 40 office personal – 40 parking spaces
- 10 guest spaces – 10 parking spaces
- 9 handicap spaces –  $(179 \div 20 = 9 \text{ handicap parking spaces})$

This totals 179 spaces, but 180 spaces are proposed.





# vallee

*Consulting Engineers,  
Architects & Planners*

December 19, 2006

Norfolk County  
Planning Department  
60 Colborne St.  
Simcoe, ON  
N3Y 4N5

NORFOLK COUNTY  
RECEIVED

DEC 19 2006

PLANNING DEPT.

**Reference: Committee of Adjustment Application  
Toyotetsu Canada  
Our Project #06-060**

Toyotetsu Canada has authorized G. Douglas Vallee Ltd. to apply to the Norfolk County Committee of Adjustment for relief of the parking requirements of Simcoe By-law 1-1999.

Toyotetsu Canada is presently constructing an industrial building to manufacture car parts for the automotive industry. The regulations of the zoning by-law require the applicant to provide 203 parking spaces that include 11 handicapped spaces. The applicant only requires 180 spaces (9 handicapped spaces) based upon actual employees in the building at one time. The industry does operate on a shift schedule, however there is no overlap in shift times due to maintenance periods.

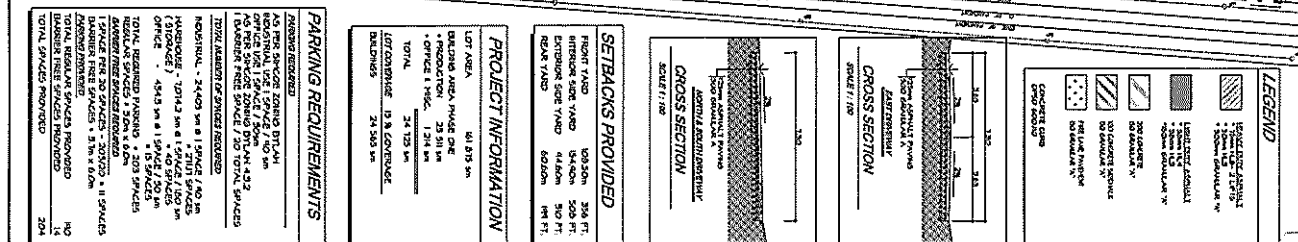
Attached are the completed application forms, maps and additional information. We have been informed that the application fee has been waived by Norfolk County.

If you have any questions or need further information please contact the undersigned.

Yours truly,

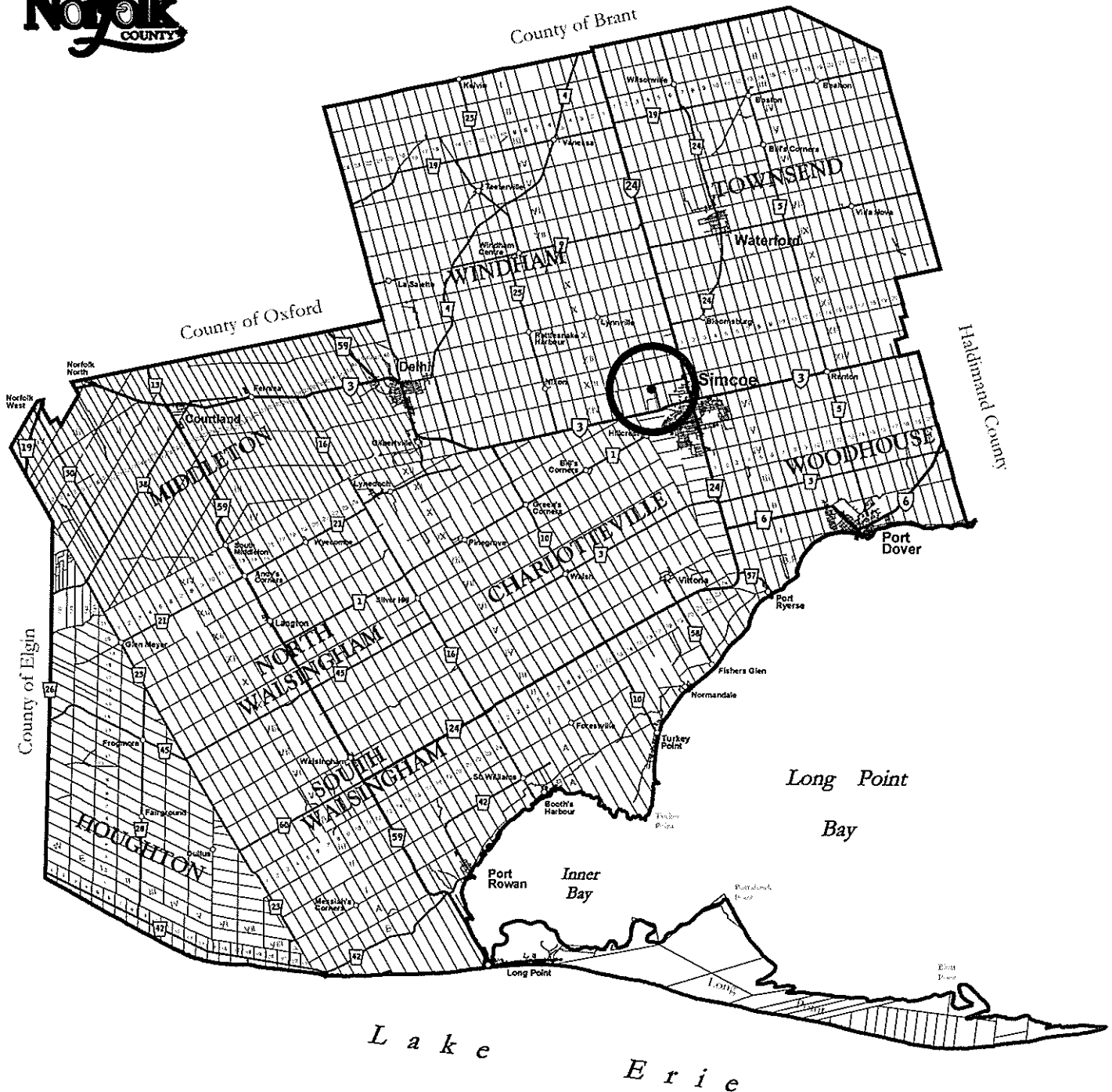
Michael Higgins, MCIP, RPP  
**G. DOUGLAS VALLEE LIMITED**  
Consulting Engineers, Architects & Planners

H:\Projects\2006\06-060 Toyotetsu Site Plan\Committee of Adjustment Application.doc

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# MAP 1

File Number: AN-006/2007  
Geographic Township of WINDHAM



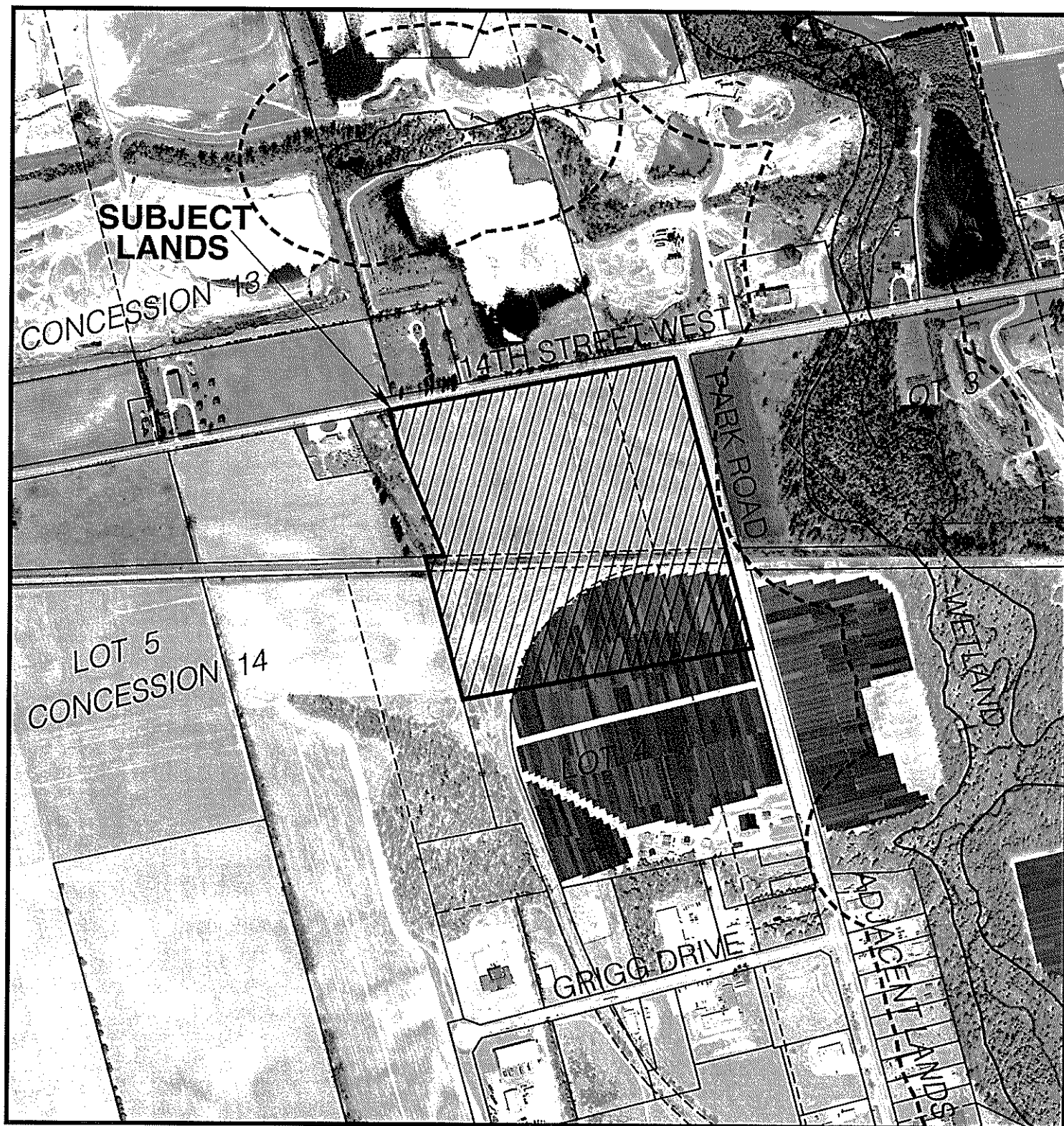
## MAP 2

File Number: AN-006/2007  
Geographic Township of WINDHAM



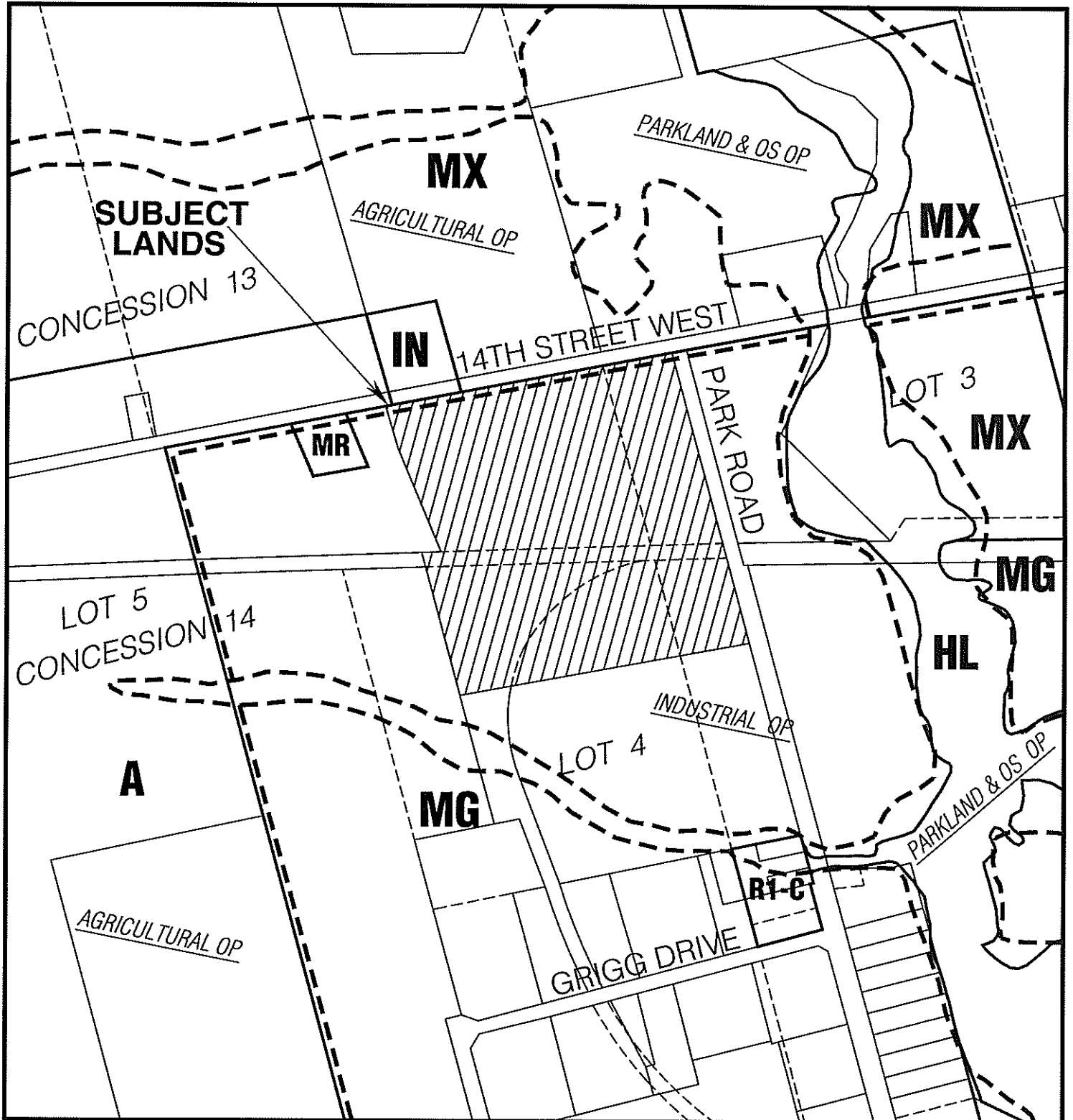
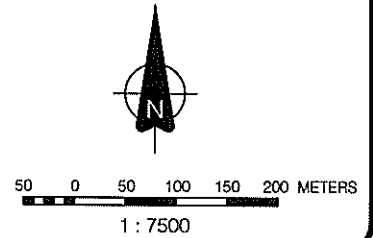
50 0 50 100 150 200 METERS

1 : 7500



# MAP 3

File Number: AN-006/2007  
Geographic Township of WINDHAM



# MAP 4

File Number: AN-006/2007  
Geographic Township of WINDHAM

