Related File Number Pre-consultation Meeting Application Submitted	June 2, 2021 June 9, 2021 June 13, 2021	Application Fee Conservation Authority Fee Well & Septic Info Provided Planner Public Notice Sign	N. Goodbrand	
Check the type of plann	ing application(s)	you are submitting.		
Surplus Farm Dwellin Minor Variance	Consent/Severance/Boundary Adjustment Surplus Farm Dwelling Severance and Zoning By-law Amendment Minor Variance Easement/Right-of-Way			
Property Assessment R	Roll Number: 403 02	5 02715		
A. Applicant Informatio	n			
Name of Owner	HAZAMA ANDO CORPORATION c/o Edward Bilopavlovic			
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	500W. Wilson Bridge Ro	oad, Suite 130,		
Town and Postal Code	Worthington, Ohio			
Phone Number	(614) 985-4906			
Cell Number				
Email	ebilopavlovic@ttna.com	1		
Name of Applicant	Edward Bilopavlovic			
Address	88 Park Road			
Town and Postal Code	Simcoe N3Y 4J9			
Phone Number	519-428-6502			
Cell Number	519-427-3912			
Email	ebilopavlovic@ttna.com			



Name of Agent	G. Douglas V	allee Limite	ed (c/o Eldon Darbyson)
Address	2 Talbot Street North Simcoe N3Y 3W4		
Town and Postal Code			
Phone Number	519-426-6270)	
Cell Number	905-321-2029 eldondarbyson@gdvallee.ca		
Email			
			sent. Unless otherwise directed, cation will be forwarded to the
Owner	Agent		Applicant
Names and addresses of encumbrances on the sul	-	ny mortgagee	s, charges or other
B. Location, Legal De	scription and P	roperty Info	mation
Block Number and Ur	ban Area or Han	nlet):	Concession Number, Lot Number,
Municipal Civic Addre	ss: 88 Park R	load, Simco	е
Present Official Plan	Designation(s):	Protected	Industrial
Present Zoning: Gene	eral Industrial	Zone (MG)	
2. Is there a special prov	· ·	cific zone on	the subject lands?
Present use of the su Manufacturing	bject 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:
	Additions being proposed through site plan process. See drawings.

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

Additions proposed, however, variance is for parking.

- 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:
 See site plan application. Variance for parking as described in planning justification report.
- 7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes No lif yes, identify and provide details of the building:

8.	If known, the length of time the existing uses have continued on the subject lands: 2007
9.	Existing use of abutting properties: Industrial
	Are there any easements or restrictive covenants affecting the subject lands? OYes No If yes, describe the easement or restrictive covenant and its effect:



C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Inform	ation	Existing	Proposed
Please indicate	unit of measurem	ent, for example: m,	m² or %
Lot frontage		398m	
Lot depth		409m	
Lot width		305	
Lot area		16.2 ha	
Lot coverage		29.4%	37%
Front yard		6m	82m
Rear yard		9m	56m
Left Interior side	e yard	3m	33m
Right Interior si	de yard	3m	
Exterior side ya		6m	95m
space for every 90m2 of usable floor area to a fixed 66 spaces to adequately provide parking for new employees on shift change (33 employees per shift = 66 spaces at shift change). 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:			
In this instance, the provisions of the zoning by-law require excessive parking which is not needed.			
4. Description Frontage:	of land intended to	be severed in metr	ic units:
Depth:			
Width:			
Lot Area:			
Present Use	e:		
Proposed U	Jse:		
Proposed fi	nal lot size (if bour	ndary adjustment):	
NI C11	(, ,	Revised April 2019



	If a boundary adjustment, identify the assessment roll number and property owner of			
1	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 retain	ed land:		
	Description of prop Frontage:	oosed right-of-way/easement in metric units:		
	Depth:			
	Width:			
	Area:			
	Proposed Use:			
	List all properties i and involved in the	n Norfolk County, which are owned and farmed by the applicant e farm operation:		
Ow	ners Name:			
Rol	ll Number:			
Tot	al Acreage:			
Wo	rkable Acreage:			
Exi	sting Farm Type: ((for example: corn, orchard, livestock)		
Dw	elling Present?: (Yes No If yes, year dwelling built		



Owners Name:
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (for example: corn, orchard, livestock)
Dwelling Present?:
Owners Name:
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (for example: corn, orchard, livestock)
Dwelling Present?: OYes No If yes, year dwelling built
Owners Name:
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (for example: corn, orchard, livestock)
Dwelling Present?: Yes No If yes, year dwelling built
Note: If additional space is needed please attach a separate sheet.
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 forme uses on the site or adjacent sites? The DNo Unknown
3 Provide the information you used to determine the answers to the above questions



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
Provincial Policy
Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? Yes No
If no, please explain:
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?
If no, please explain:
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:
WHPA E is in the north west corner and not near the parking area.
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	adjacent
	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 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			
	Municipal piped water	Communal wells		
	Individual wells	Other (describe below)		
	Sewage Treatment			
	Municipal sewers	Communal system		
	Septic tank and tile bed in good working order	Other (describe below)		
	Storm Drainage			
	Storm sewers	Open ditches		
	Other (describe below)			
2.	Existing or proposed access to subject lands	_		
	Municipal road	Provincial highway		
	Unopened road Name of road/street:	Other (describe below)		
	Name of Toad/Street.			
_				
	Other Information			
1. Does the application involve a local business?		∬Yes (□)No		
	If yes, how many people are employed on the subject lands? 100 new employees after plant expansions			
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 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. Existing and proposed easements and right of ways
- 4. Parking space totals required and proposed
- 5. All dimensions of the subject lands
- 6. Dimensions and setbacks of all buildings and structures
- 7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
- 8. Names of adjacent streets

☐ Agricultural Impact Assessment

Natural features, watercourses and trees

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)
Environmental Impact Study
Geotechnical Study / Hydrogeological Review
Minimum Distance Separation Schedule
Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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. 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.

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.

For the purposes of the Municipal Freedom of Information and Protection of Privacy Act,

Freedom of Information

authorize and consent to the use by or the disclosure to any person or public body an information that is collected under the authority of the <i>Planning Act, R.S.O. 1990, c. P.</i> 13 for the purposes of processing this application.		
	June 09/2021	
Owner/Applicant/Agent Signature	Date	
J. Owner's Authorization		
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.		
I/We Toyotetsu Cenada Inc am/a am/a lands that is the subject of this application.	re the registered owner(s) of the	
I/We authorize G. Douglas Vallee Limited	_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.	June 07/2021	
Owner	Date	



Owner

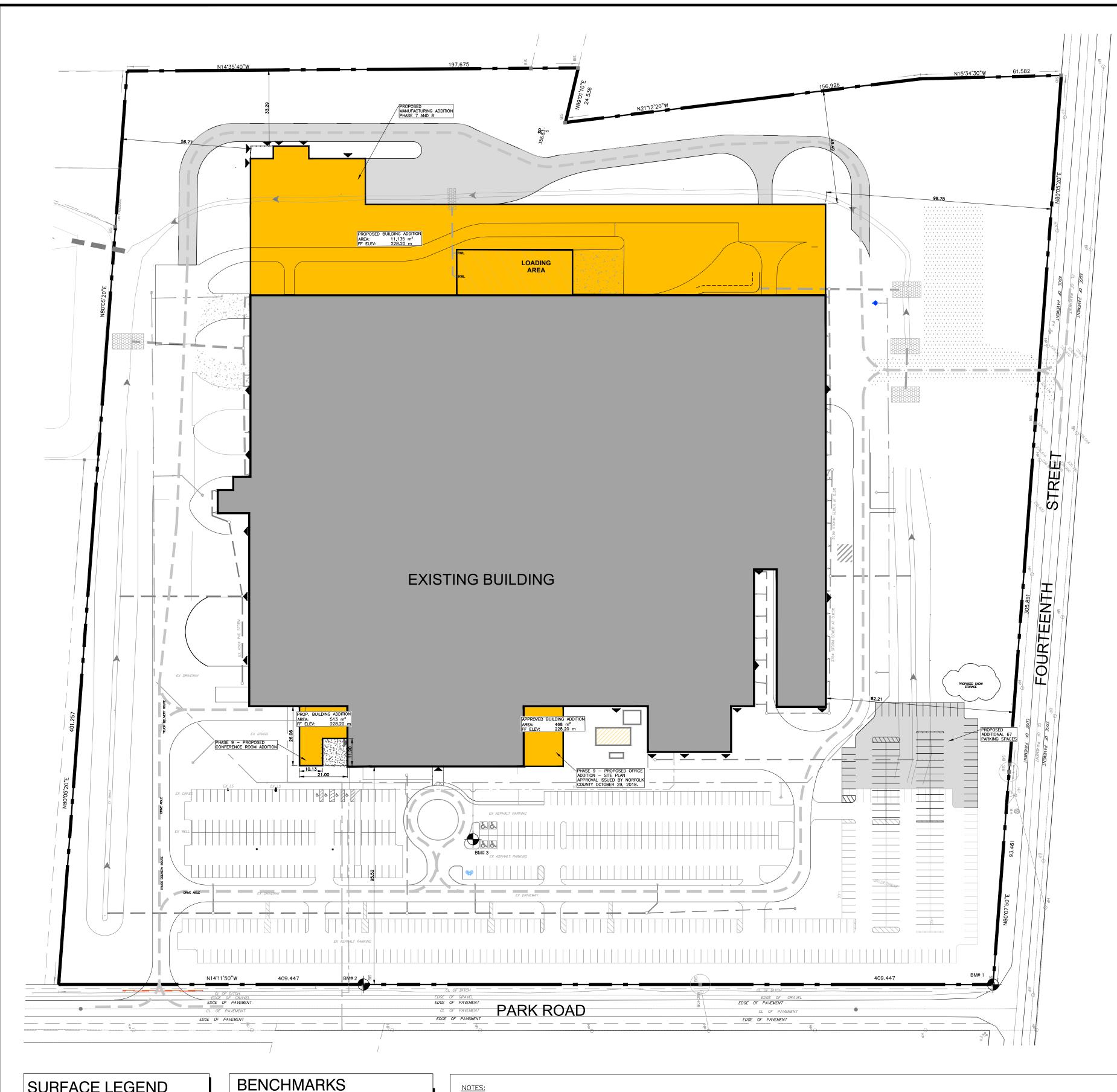
Date

K. Declaration				
1, Edward Biloperlovic	of Since, Novfolk County			
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 <i>The Canada Evidence Act</i> .				
Declared before me at:				
CITY OF NEAGARA FALLS				
In USAGARA REGEOW	Owner/Applicant/Agent Signature			
This qth day of Juve	- -			
A.D., 20_2/_				
A Commissioner, etc.	-			

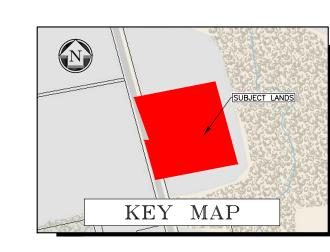
ELDON FRASER DARBYSON, a commissioner, etc., Province of Ontario, for G. Douglas Vallee Limited.

Septes March 28, 2022.









	REV. No.	DATE	REVISION
	0	7 JUNE 21	PRELIMINARY REVIEW
4			

NOTE:
THE CONTRACTOR IS CAUTIONED THAT ALL OF THE EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATES FROM EACH AREA UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON THIS DRAWING, G. DOUGLAS VALLEE LTD. CAN NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY OR MAY NOT BE INDICATED ON THIS DRAWING.

ALL WORK, MATERIALS AND PROCESSES TO ABIDE NORFOLK COUNTY STANDARDS AND SPECIFICATIONS

LEGAL DESCRIPTION

WINDHAM CONCESSION 14 PT LOTS 3 AND 4, RP37R9427 PARTS 1 AND 2, PT PARTS 3 AND 4 88 PARK ROAD, SIMCOE, ONTARIO

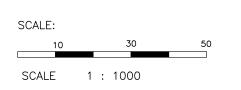
APPLICANT INFORMATION

TTCA (TOYOTETSU CANADA) NAME: EDWARD BILOPAVLOVIC TELEPHONE NUMBER: 519-428-6502 ADDRESS: 88 PARK ROAD, SIMCOE, ONTARIO

DRAWING LIST

G. DOUGLAS VALLEE LIMITED DRAWINGS

SITE PLAN 17-099-02 SITE PLAN AMENDMENT 17-099-03 SITE SERVICING PLAN 17-099-04 GRADING PLAN 17-099-05 EROSION CONTROL PLAN





G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270

Architects & Planners

Stamps

TTCA (TOYOTETSU CANADA)

OFFICE AND FACTORY EXPANSION SIMCOE - NORFOLK COUNTY

Drawing Title		
SITE PL	AN	
Designed by :		Drawn By :
	JLS	JL
Checked by :		Date Started :
	JTI	MAY 26, 202
Drawing Scale :		Drawing No.
	1:1000	Λ1
Project No.		UI
20-	102	-

NOTES:

BM# 1 TOP OF SIB AT NORTHEAST CORNER OF PROPERTY ELEVATION = 227.520m

BM# 2

TOP OF SIB 275m SOUTH OF NORTHEAST
CORNER OF PROPERTY ALONG EAST
PROPERTY LINE ON THE WEST SIDE OF

BM#3 TOP OF LARGE NOZZLE OF FIRE HYDRANT ON BOULEVARD TO NORTHEAST OF

ELEVATION = 226.931m

ELEVATION = 228.322m

PARK ROAD

ROUNDABOUT.

SURFACE LEGEND

ADDITIONS

PROPOSED BUILDING

*300mm GRANULAR 'A'

PROPOSED ASPHALT

CONCRETE PAD *200mm C2 EXPOSURE CONCRETE

1. PARKING AND AISLE PAVEMENT TO MATCH NORFOLK COUNTY DESIGN CRITERIA:

40mm HL3 50mm HL4 150mm GRANULAR A 300mm GRANULAR B

- 2. NO FENCING IS PROPOSED FOR THIS SITE.
- 3. GENERAL CONTRACTOR TO COORDINATE ALL WORK WITHIN THE SITE WITH NORFOLK COUNTY AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AUTHORITIES. EXECUTE ALL WORK AS PER NORFOLK COUNTY REQUIREMENTS.
- 4. GENERAL CONTRACTOR TO EXECUTE WORK TO CONSTRUCTION SITE ACCESS UNDER SUPERVISION OF NORFOLK COUNTY. REFER TO ENTRANCE PERMIT REQUIREMENTS WHERE APPLICABLE. DRIVEWAY ENTRANCE TO BE MODIFIED OR INSTALLATION OF NEW ENTRANCE AS PER NORFOLK COUNTY REQUIREMENTS. PROVIDE NEW CONC. ENTRANCE CURBS TO MATCH EXISTING AS REQUIRED.
- 5. CONCRETE SIDEWALK WORK TO BE COORD. W/OPSD 310.010, 310.020, 310.030, 310.031, 310.033, 310.040, 310.050, 552.010.
- 6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
- 7. AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.
- 8. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. PROVIDE "HOUSE SHIELD" WHERE NEEDED TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT. ELECTRICAL DESIGN TO BE COMPLETED BY OTHERS.
- DRAINAGE SLOPES. 10. TRAFFIC CONTROL SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ACCORDANCE WITH OTM TEMPORARY CONDITIONS BOOK 7. APPROVAL FOR THE TRAFFIC CONTROL WILL BE SOUGHT FROM THE MUNICIPALITY BY THE CONTRACTOR.

9. COORDINATE WITH SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE ELEVATIONS AND



Zoning Deficiency

Simcoe: 185 Robinson St. Simcoe, ON

Langton:

N/A

N/A

N/A

m

m

m

519-426-5870 22 Albert St. Langton, On. NOE 1G0 519-875-4485

N3Y 5L6

PROPERTY INFORMATION

Address: 88 Park Road Legal Decription:

Roll Number: 40302502715 Application #:

Information Origins:

General Industrial (MG)						
4.0 Parking	REQUIRED	PROPOSED	DEFICIENCY	UNITS		
4.9 number of parking spaces	141	66.00	75			
4.3.3 number of accessible parking spaces						
i) Type A	3	0.00	3			
ii) Type B	3	0.00	3			
4.1.5 Minimum Driveway Width						

6.00

7.30

4.50

b) two-way traffic4.2 e) interior lot line abutting a residentalZone

Comments

a) one-way traffic

Required number of spaces for office addition /training centre and plant expansion is 141, releif of 75 spaces required. No accessible spaces proposed for new parking area, require releif of 6 accessible spaces. Dimesnsions of parking spaces and aisles not provided on sketch submitted for minor variance. Applicant to ensure dimesions comply with section 4.0 of the Zoning Bylaw.

Not Provided

Not Provided

N/A

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Hayley Stobbe

I have read and understand the above.

Signature of owner or authorized agent

Hayly Stolle

Signature of Zoning Administrator

date

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



June 8, 2021

County of Norfolk Robinson Administration Building 185 Robinson Street, Suite 200 Simcoe, ON N3Y 5L6

Attention: Nicole Goodbrand, Planner

Reference: Planning Justification Report - Toyotetsu Minor Variance

G. Douglas Vallee Limited on behalf of Toyotetsu Canada

88 Park Road, Simcoe Roll # 403 025 02715 Our Project 20-102

Introduction:

G. Douglas Vallee Limited has been retained by Toyotetsu Canada (Hazama Ando Corporation) to make an application for a minor variance to permit a reduction to the parking requirement to facilitate expansions to the industrial use located at 88 Park Road, Simcoe. Specifically, a minor variance is required to reduce parking requirements from 1 space for every 90m² to a fixed number of spaces of 66 related to the expansions.

An application for site plan approval to facilitate plant expansions is currently in process. The expansions include:

- Office Addition and Training Centre: These additions are required to serve the existing functions of the industrial use including offices and training. Additional employment is not being created through these additions.
- Phase 7 plant expansion Increases employment base
- Phase 8 plant expansion Increases employment base

The overall expansion of Plant 7 and 8 will require a total of 100 employees divided by 3 shifts. Essentially, 33 new parking spaces are required to accommodate the additional employees on each shift. Considering that there are 3 active shifts each day, and assuming that all 33 employees will need parking while the previous shift is coming to an end, 66 parking spaces would be more than sufficient to accommodate the expansions and additional employee base.

Planning Review:

4 Tests of a Minor Variance

There are 4 tests in the Planning Act to be considered when reviewing an application for a minor variance as summarized below.

Section 45(1) of the Planning Act gives power to the Committee of Adjustment to modify the zoning bylaw provided that the application:

- 1. Maintains the general intent and purpose of the Official Plan;
- 2. Maintains the general intent and purpose of the Zoning By-law;
- 3. Is minor in nature; and,
- 4. Is desirable for the use of the lands.

Norfolk County Official Plan

Section 9.6.3.1 of the Official Plan addresses minor variance applications.

"The Committee of Adjustment shall deal with all applications for minor variances to the provisions of the Zoning By-law and other by-laws, as delegated by Council. The Committee of Adjustment shall deal with such applications in accordance with the relevant provisions of the Planning Act. The decisions of the Committee of Adjustment shall also comply with the general intent of this Plan and the Zoning By-law."

The lands are designated Protected Industrial in accordance with the Official Plan. The use remains industrial. The proposed minor variance application to reduce parking requirements does not change the intent of the industrial use. In this instance, the general intent and purpose of the Official Plan is maintained.

Norfolk County Comprehensive Zoning By-law 1-Z-2018

The lands are zoned General Industrial Zone (MG) in accordance with the Zoning By-law. Parking requirements are general in nature to ensure parking is provided for industrial uses. The by-law requires 1 parking space for every $90m^2$ of usable floor area. The industry was constructed in 2007 and has changed over the years. The zoning by-law discusses parking based on usable floor area. Due to the vast size and nature of the existing industry, it is incredibly difficult to address this level of detail of the definition. Since the building and any additions have previously gone through site plan approvals, parking compliance would have been achieved at that time. Therefore, for this application, it is proposed to focus the need for a minor variance based on the proposed expansions. This approach would meet the general intent and purpose of the zoning by-law.

As introduced previously in this report, the Office addition and Training Centre addition are both required for existing employees. Therefore, there is no increase in the need for parking. It is proposed that the minor variance reduce the requirement for parking for these spaces to zero.

The construction of Phase 7 and Phase 8 are directly related to the industrial nature of the development which will require the addition of 100 new employees and associated parking. The description of the need for parking previously mentioned in this report recognizes that shift work does not require 1 parking





space for every employee. Accordingly, it is proposed to provide parking for 2 shifts to ensure that each employee coming to work and leaving work at the shift change is afforded a parking space.

The intent of the zoning by-law parking provisions is to ensure that there is enough parking provided for a particular use. This proposal and rational demonstrates that the reduction of parking based the actual number of employees on shift work is reasonable. Accordingly, the application to reduce the parking space requirement from 1 space for every 90m² to a fixed number of 66 spaces, meets the general intent and purpose of the zoning by-law.

Minor in Nature

The reduction of the parking requirement is based on the actual use of the parking spaces. Provided that there is enough parking to accommodate 2 shifts, there is sufficient parking. Accordingly, the proposed reduction is minor in nature.

Desirable

The proposed minor variance will facilitate the efficient expansion of the existing industry and increase employment. The provision of adequate employment opportunities is a Provincial interest. The reduction of parking based on the number of employees, is sufficient, and does not create impacts. Details regarding the parking location and configuration will be addressed through the site plan application. In this instance, the proposed application is desirable and facilitates additional employment in the County.

Conclusion:

The proposed application meets the 4 tests of a minor variance. There are no perceived impacts generated. A successful application will facilitate increased employment and provide parking based on actual need. It is respectfully requested that the Committee provide a favourable decision to the requested variance.

Prepared and submitted by,

Eldon Darbyson, BES, MCIP, RPP

Director of Planning

Oh Todas

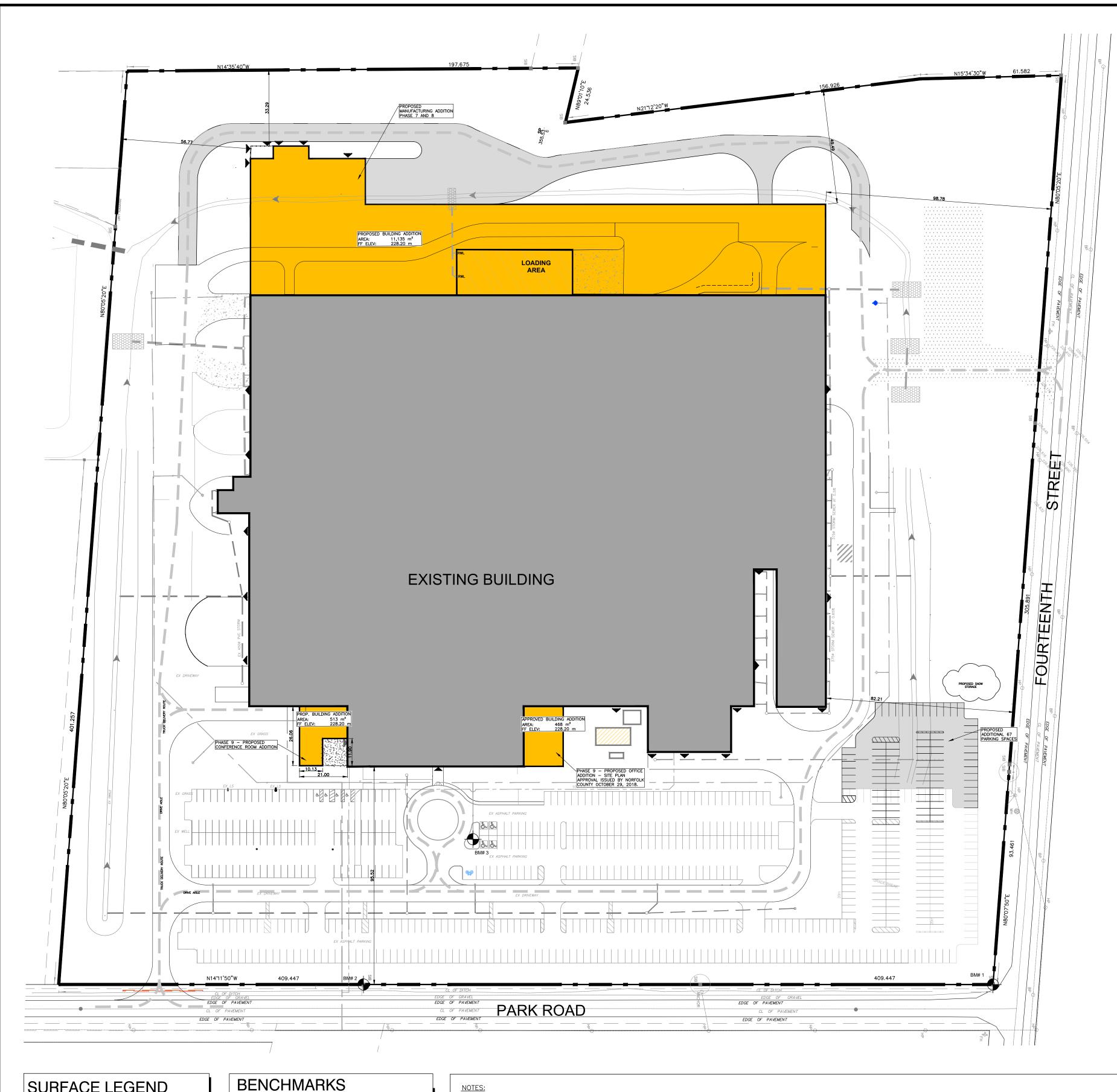
G. DOUGLAS VALLEE LIMITED

Consulting Engineers, Architects & Planners

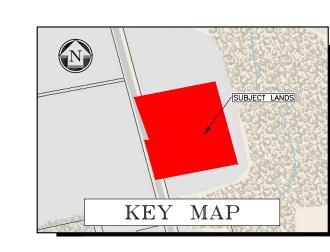
H:\Projects\2020\20-102 TTCA Office Expansion Phase 9\Agency\Minor Variance\2021.06.08 - Toyotetsu MV - PJR.docx











	REV. No.	DATE	REVISION
	0	7 JUNE 21	PRELIMINARY REVIEW
4			

NOTE:
THE CONTRACTOR IS CAUTIONED THAT ALL OF THE EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATES FROM EACH AREA UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON THIS DRAWING, G. DOUGLAS VALLEE LTD. CAN NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY OR MAY NOT BE INDICATED ON THIS DRAWING.

ALL WORK, MATERIALS AND PROCESSES TO ABIDE NORFOLK COUNTY STANDARDS AND SPECIFICATIONS

LEGAL DESCRIPTION

WINDHAM CONCESSION 14 PT LOTS 3 AND 4, RP37R9427 PARTS 1 AND 2, PT PARTS 3 AND 4 88 PARK ROAD, SIMCOE, ONTARIO

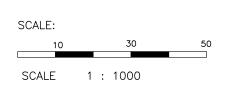
APPLICANT INFORMATION

TTCA (TOYOTETSU CANADA) NAME: EDWARD BILOPAVLOVIC TELEPHONE NUMBER: 519-428-6502 ADDRESS: 88 PARK ROAD, SIMCOE, ONTARIO

DRAWING LIST

G. DOUGLAS VALLEE LIMITED DRAWINGS

SITE PLAN 17-099-02 SITE PLAN AMENDMENT 17-099-03 SITE SERVICING PLAN 17-099-04 GRADING PLAN 17-099-05 EROSION CONTROL PLAN





G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270

Architects & Planners

Stamps

TTCA (TOYOTETSU CANADA)

OFFICE AND FACTORY EXPANSION SIMCOE - NORFOLK COUNTY

Drawing Title		
SITE PL	AN	
Designed by :		Drawn By :
	JLS	JL
Checked by :		Date Started :
	JTI	MAY 26, 202
Drawing Scale :		Drawing No.
	1:1000	Λ1
Project No.		UI
20-	102	-

NOTES:

BM# 1 TOP OF SIB AT NORTHEAST CORNER OF PROPERTY ELEVATION = 227.520m

BM# 2

TOP OF SIB 275m SOUTH OF NORTHEAST
CORNER OF PROPERTY ALONG EAST
PROPERTY LINE ON THE WEST SIDE OF

BM#3 TOP OF LARGE NOZZLE OF FIRE HYDRANT ON BOULEVARD TO NORTHEAST OF

ELEVATION = 226.931m

ELEVATION = 228.322m

PARK ROAD

ROUNDABOUT.

SURFACE LEGEND

ADDITIONS

PROPOSED BUILDING

*300mm GRANULAR 'A'

PROPOSED ASPHALT

CONCRETE PAD *200mm C2 EXPOSURE CONCRETE

1. PARKING AND AISLE PAVEMENT TO MATCH NORFOLK COUNTY DESIGN CRITERIA:

40mm HL3 50mm HL4 150mm GRANULAR A 300mm GRANULAR B

- 2. NO FENCING IS PROPOSED FOR THIS SITE.
- 3. GENERAL CONTRACTOR TO COORDINATE ALL WORK WITHIN THE SITE WITH NORFOLK COUNTY AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AUTHORITIES. EXECUTE ALL WORK AS PER NORFOLK COUNTY REQUIREMENTS.
- 4. GENERAL CONTRACTOR TO EXECUTE WORK TO CONSTRUCTION SITE ACCESS UNDER SUPERVISION OF NORFOLK COUNTY. REFER TO ENTRANCE PERMIT REQUIREMENTS WHERE APPLICABLE. DRIVEWAY ENTRANCE TO BE MODIFIED OR INSTALLATION OF NEW ENTRANCE AS PER NORFOLK COUNTY REQUIREMENTS. PROVIDE NEW CONC. ENTRANCE CURBS TO MATCH EXISTING AS REQUIRED.
- 5. CONCRETE SIDEWALK WORK TO BE COORD. W/OPSD 310.010, 310.020, 310.030, 310.031, 310.033, 310.040, 310.050, 552.010.
- 6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
- 7. AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.
- 8. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. PROVIDE "HOUSE SHIELD" WHERE NEEDED TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT. ELECTRICAL DESIGN TO BE COMPLETED BY OTHERS.
- DRAINAGE SLOPES. 10. TRAFFIC CONTROL SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ACCORDANCE WITH OTM TEMPORARY CONDITIONS BOOK 7. APPROVAL FOR THE TRAFFIC CONTROL WILL BE SOUGHT FROM THE MUNICIPALITY BY THE CONTRACTOR.

9. COORDINATE WITH SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE ELEVATIONS AND



June 8, 2021

County of Norfolk Robinson Administration Building 185 Robinson Street, Suite 200 Simcoe, ON N3Y 5L6

Attention: Nicole Goodbrand, Planner

Reference: Planning Justification Report - Toyotetsu Minor Variance

G. Douglas Vallee Limited on behalf of Toyotetsu Canada

88 Park Road, Simcoe Roll # 403 025 02715 Our Project 20-102

Introduction:

G. Douglas Vallee Limited has been retained by Toyotetsu Canada (Hazama Ando Corporation) to make an application for a minor variance to permit a reduction to the parking requirement to facilitate expansions to the industrial use located at 88 Park Road, Simcoe. Specifically, a minor variance is required to reduce parking requirements from 1 space for every 90m² to a fixed number of spaces of 66 related to the expansions.

An application for site plan approval to facilitate plant expansions is currently in process. The expansions include:

- Office Addition and Training Centre: These additions are required to serve the existing functions of the industrial use including offices and training. Additional employment is not being created through these additions.
- Phase 7 plant expansion Increases employment base
- Phase 8 plant expansion Increases employment base

The overall expansion of Plant 7 and 8 will require a total of 100 employees divided by 3 shifts. Essentially, 33 new parking spaces are required to accommodate the additional employees on each shift. Considering that there are 3 active shifts each day, and assuming that all 33 employees will need parking while the previous shift is coming to an end, 66 parking spaces would be more than sufficient to accommodate the expansions and additional employee base.

Planning Review:

4 Tests of a Minor Variance

There are 4 tests in the Planning Act to be considered when reviewing an application for a minor variance as summarized below.

Section 45(1) of the Planning Act gives power to the Committee of Adjustment to modify the zoning bylaw provided that the application:

- 1. Maintains the general intent and purpose of the Official Plan;
- 2. Maintains the general intent and purpose of the Zoning By-law;
- 3. Is minor in nature; and,
- 4. Is desirable for the use of the lands.

Norfolk County Official Plan

Section 9.6.3.1 of the Official Plan addresses minor variance applications.

"The Committee of Adjustment shall deal with all applications for minor variances to the provisions of the Zoning By-law and other by-laws, as delegated by Council. The Committee of Adjustment shall deal with such applications in accordance with the relevant provisions of the Planning Act. The decisions of the Committee of Adjustment shall also comply with the general intent of this Plan and the Zoning By-law."

The lands are designated Protected Industrial in accordance with the Official Plan. The use remains industrial. The proposed minor variance application to reduce parking requirements does not change the intent of the industrial use. In this instance, the general intent and purpose of the Official Plan is maintained.

Norfolk County Comprehensive Zoning By-law 1-Z-2018

The lands are zoned General Industrial Zone (MG) in accordance with the Zoning By-law. Parking requirements are general in nature to ensure parking is provided for industrial uses. The by-law requires 1 parking space for every $90m^2$ of usable floor area. The industry was constructed in 2007 and has changed over the years. The zoning by-law discusses parking based on usable floor area. Due to the vast size and nature of the existing industry, it is incredibly difficult to address this level of detail of the definition. Since the building and any additions have previously gone through site plan approvals, parking compliance would have been achieved at that time. Therefore, for this application, it is proposed to focus the need for a minor variance based on the proposed expansions. This approach would meet the general intent and purpose of the zoning by-law.

As introduced previously in this report, the Office addition and Training Centre addition are both required for existing employees. Therefore, there is no increase in the need for parking. It is proposed that the minor variance reduce the requirement for parking for these spaces to zero.

The construction of Phase 7 and Phase 8 are directly related to the industrial nature of the development which will require the addition of 100 new employees and associated parking. The description of the need for parking previously mentioned in this report recognizes that shift work does not require 1 parking





space for every employee. Accordingly, it is proposed to provide parking for 2 shifts to ensure that each employee coming to work and leaving work at the shift change is afforded a parking space.

The intent of the zoning by-law parking provisions is to ensure that there is enough parking provided for a particular use. This proposal and rational demonstrates that the reduction of parking based the actual number of employees on shift work is reasonable. Accordingly, the application to reduce the parking space requirement from 1 space for every 90m² to a fixed number of 66 spaces, meets the general intent and purpose of the zoning by-law.

Minor in Nature

The reduction of the parking requirement is based on the actual use of the parking spaces. Provided that there is enough parking to accommodate 2 shifts, there is sufficient parking. Accordingly, the proposed reduction is minor in nature.

Desirable

The proposed minor variance will facilitate the efficient expansion of the existing industry and increase employment. The provision of adequate employment opportunities is a Provincial interest. The reduction of parking based on the number of employees, is sufficient, and does not create impacts. Details regarding the parking location and configuration will be addressed through the site plan application. In this instance, the proposed application is desirable and facilitates additional employment in the County.

Conclusion:

The proposed application meets the 4 tests of a minor variance. There are no perceived impacts generated. A successful application will facilitate increased employment and provide parking based on actual need. It is respectfully requested that the Committee provide a favourable decision to the requested variance.

Prepared and submitted by,

Eldon Darbyson, BES, MCIP, RPP

Director of Planning

Oh Todas

G. DOUGLAS VALLEE LIMITED

Consulting Engineers, Architects & Planners

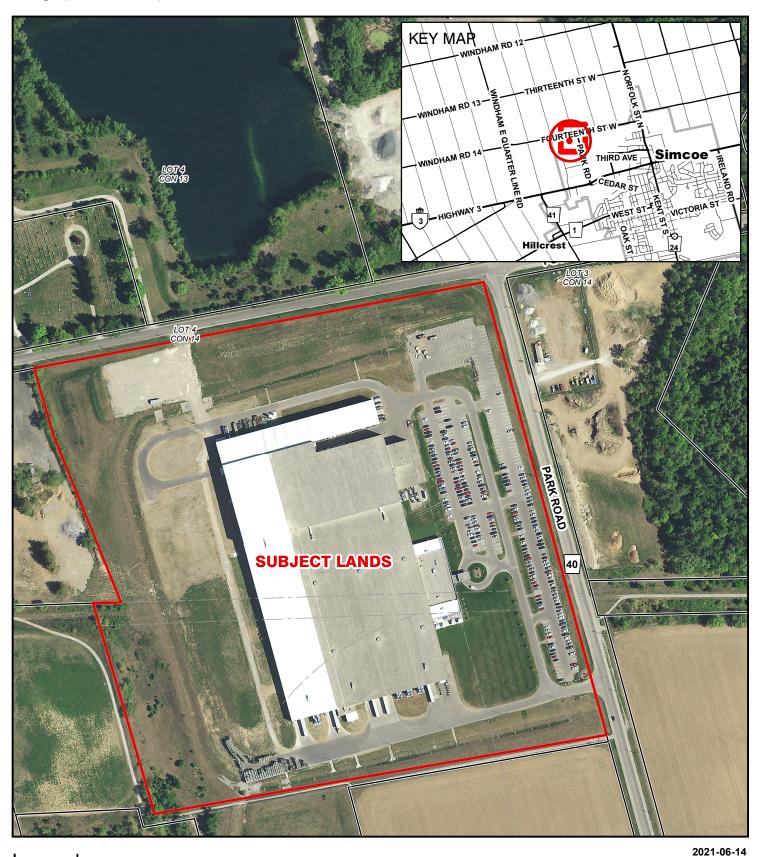
H:\Projects\2020\20-102 TTCA Office Expansion Phase 9\Agency\Minor Variance\2021.06.08 - Toyotetsu MV - PJR.docx





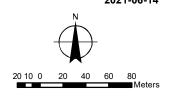
CONTEXT MAP

Geographic Township of WINDHAM

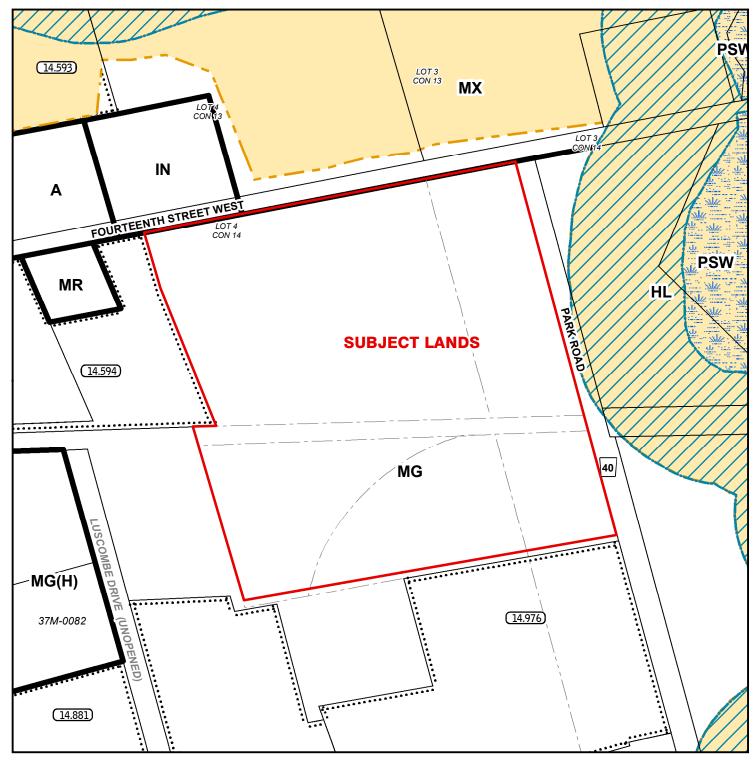


Legend





MAP B ZONING BY-LAW MAP Geographic Township of WINDHAM



2021-06-14

LEGEND

Subject Lands

Adjacent Lands

Wetland

LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

MX - Extractive Industrial Zone

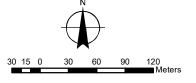
MG - General Industrial Zone

HL - Hazard Land Zone

IN - Neighbourhood Institutional Zone

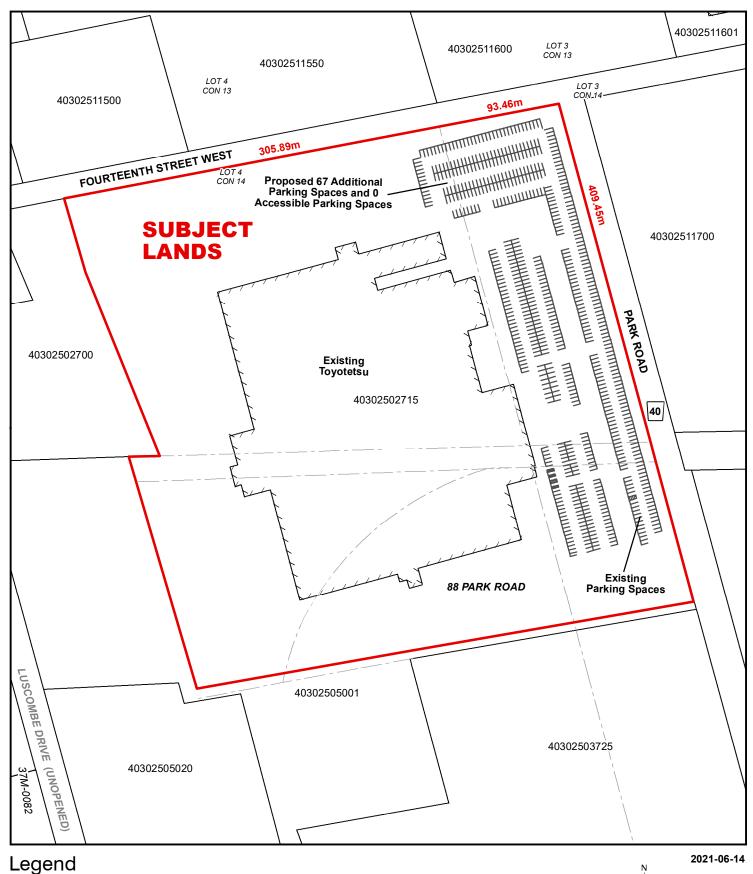
PSW - Provincially Significant Wetland Zone

MR - Rural Industrial Zone

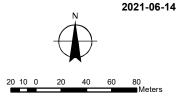


CONCEPTUAL PLAN

Geographic Township of WINDHAM

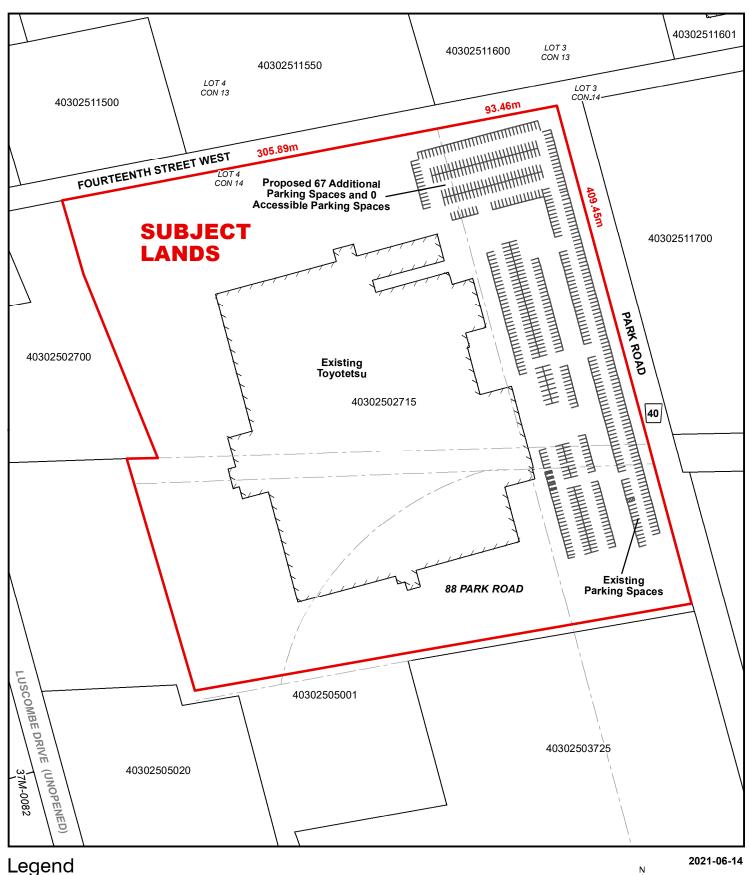


Subject Lands



CONCEPTUAL PLAN

Geographic Township of WINDHAM



Subject Lands

