

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL2021311

Aug 4/21

Oct 4/21

Oct 5/21

Application Fee

Conservation Authority Fee

Well &amp; Septic Info Provided

Planner

Public Notice Sign

Visa 1560.<sup>00</sup> less pre-con fee

N. GOODBEARD

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

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 40100537800**A. Applicant Information****Name of Owner** Lancashire Properties Inc.

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** 140 Queensway East**Town and Postal Code** Simcoe, ON, N3Y 4Z4**Phone Number** 905-667-4892**Cell Number****Email** ashafran@efforttrust.ca**Name of Applicant** Daniel Valadares**Address** 1325 Lawrence Ave E**Town and Postal Code** North York, ON M3A 1C6**Phone Number****Cell Number** 416-558-7721**Email** dvaladares@tesla.com



<b>Name of Agent</b>	Daniel Valadares
Address	1325 Lawrence Ave E
Town and Postal Code	North York, ON M3A 1C6
Phone Number	
Cell Number	416-558-7721
Email	dvaladares@tesla.com

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:

RBC Life Insurance Company  
 6880 Financial Drive, 9th Floor, Tower 1  
 Mississauga, Ontario, L5N 7Y5



**B. Location, Legal Description and Property Information**

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

Unit Number: 00142

Legal Description 1: CON 6 PT LOT 2 PT LOT 3

Legal Description 2 37R476 Part 1 TO 4



Municipal Civic Address: 140 Queensway East, Simcoe, ON

Present Official Plan Designation(s): Shopping center commercial

Present Zoning: Shopping center commercial

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes
 ☒ No
 If yes, please specify:

Unknown / NA

3. Present use of the subject lands:

Shopping plaza and parking lot



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:

No buildings will be affected.

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.

NA - no additional buildings are being proposed.

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:

No buildings are being proposed - Tesla is looking to install electric vehicle (EV) fast charging stations in the parking lot. Parking stall sizes will remain the same.

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:

Unknown, our assumption is "No"

8. If known, the length of time the existing uses have continued on the subject lands:

NA

9. Existing use of abutting properties:

Parking lot

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

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

Attached as Schedule "A"



### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	153.5	
Lot depth		
Lot width		
Lot area	4806.5	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

#### 2. Please outline the relief requested (assistance is available):

Tesla is looking to install 8 EV fast charging stations in the parking lot. In doing so, we are asking for a minor variance to allow Tesla to occupy 2 stalls for the charging equipment (electric switchboard, auto-transformers and Tesla charging cabinets).

#### 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Tesla is required to consume 2 stalls for the electric vehicle fast charging station equipment, but there is currently no surplus in parking stalls on the property.

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: no change to existing property

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: no change to existing property

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

5. Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: Not Applicable

Area: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: \_\_\_\_\_

Roll Number: Not Applicable

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling 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?: ☐ 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?: ☐ 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?: ☐ 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):

Shopping center and gas station.

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:

Tesla has hired a third party contractor to complete a Phase 1 Environmental Assessment to review for contamination at the property. The Phase 1 disclosed that a remedial excavation and subsequent soil and groundwater sampling was





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:

NA

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:

NA

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 NA

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance NA

**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 NA

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance NA



**F. Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water  
☐ Individual wells

- ☐ Communal wells  
☐ Other (describe below)
- 

Sewage Treatment

- ☒ Municipal sewers  
☐ Septic tank and tile bed in good working order
- ☐ Communal system  
☐ Other (describe below)
- 

Storm Drainage

- ☒ Storm sewers  
☐ Other (describe below)
- ☐ Open ditches
- 

2. Existing or proposed access to subject lands

- ☒ Municipal road  
☐ Unopened road
- ☐ Provincial highway  
☐ Other (describe below)

Name of road/street:

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**G. Other Information**

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

NA

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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.

NA



## 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
9. 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
- ☐ Agricultural Impact Assessment

Not Applicable

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.

### 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.

 _____	20-Sep-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 Lancashire Properties Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Daniel Valadares 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.

 _____	09/22/2021 _____
Owner	Date

_____	_____
Owner	Date



**K. Declaration**

I, Daniel Valadares of Tesla Motors Canada ULC

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:

Norfolk County



Digitally signed by Daniel Valadares  
DN: C=CA, E=dvaladares@tesla.com, O=Tesla  
Motors Canada ULC, OU=Charging Infrastructure,  
CN=Daniel Valadares  
Date: 2021.10.04 15:43:30-0400

Owner/Applicant/Agent Signature

In Smcoe

This 4<sup>th</sup> day of October

A.D., 2021

Nicole Kristin Goodbrand, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires September 2, 2024.

Nicole Goodbrand

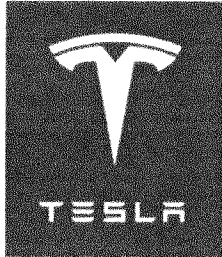
A Commissioner, etc.



# SCHEDULE "A"

EASEMENTS		
INSTRUMENT	DESCRIPTION	IN FAVOUR OF
NR304561	SUBJECT TO EASEMENT PARTS 2 AND 3 ON PLAN 37R-476	UNION GAS COMPANY OF CANADA
NR382112	SUBJECT TO ROOFTOP EASEMENT PARTS 2, 3 AND 4 PLAN 37R-1095	UNION GAS LIMITED
NR382133	SUBJECT TO AGREEMENT FOR R.O.W PART 1 PLAN 37R-1095	UNION GAS LIMITED
NR518157	SUBJECT TO EASEMENT PARTS 1, 2, 3 AND 4 PLAN 37R-476	TOWN OF SIMCOE
NR350298	SUBJECT TO EASEMENT PARTS 1 AND 2 PLAN 37R-249	TOWN OF SIMCOE



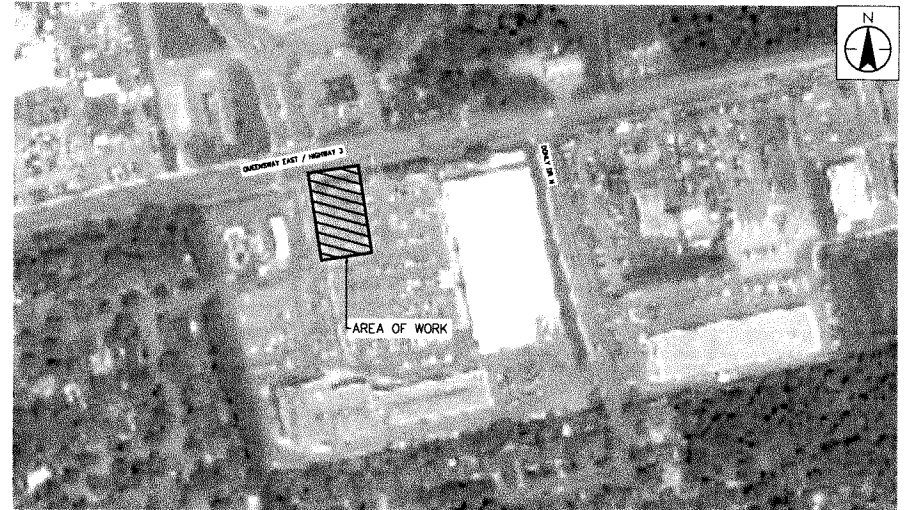


3400 DEER CREEK RD  
PALO ALTO CA 94304  
(650) 681 5000

**TESLA**  
MOTORS, INC.

**SUPERCHARGING STATION**

Site Information	
Property Owner	
Property Contact	
Tesla Site Developer	Erin Kumbel (289) 218-8246
Installation Manager	Daniel Valdesolis (416) 936-7721
Electrical Utility	Hydro One
Utility Contact	Paul Doherty (416) 593-7756 Paul.Doherty@hydroone.com
Project Engineer	Norton Consulting Ltd. Andrew W. Jones, P. Eng. Electrical Engineer (226) 898-1361



AERIAL IMAGE IS COPYRIGHT 2021 OF MICROSOFT CORPORATION

142 QUEENSWAY EAST  
SIMCOE, ONTARIO, CANADA  
ISSUED FOR CD100  
September 3, 2021  
Project Number: 133560582







- Notes**
1. ADEAL PHOTOGRAPHY COPYRIGHT 2020 DOUBLE.
  2. ROUTING FOR UTILITY DUCTBANK IS SHOWN FOR INFORMATION ONLY.  
FINAL ROUTING AND TIE-IN POINT OF DUCTBANK SUBJECT TO UTILITY  
FINAL DESIGN.
  3. REFER TO DRAWING C202 FOR DETAILED LAYOUT AND DUCTBANK DETAILS.
  4. REFER TO DRAWING C201 FOR CABLE DETAILS.
  5. REFER TO APPENDICES FOR UTILITY DESIGN AND STANDARDS.
  6. CONTRACTOR TO COORDINATE WITH UTILITY PRIOR TO CONSTRUCTION.

**Legend**

1. 100-100 HWY 7	100-100 HWY 7	100-100 HWY 7	100-100 HWY 7
2. 100-100 HWY 7	100-100 HWY 7	100-100 HWY 7	100-100 HWY 7
3. 100-100 HWY 7	100-100 HWY 7	100-100 HWY 7	100-100 HWY 7
4. 100-100 HWY 7	100-100 HWY 7	100-100 HWY 7	100-100 HWY 7
5. 100-100 HWY 7	100-100 HWY 7	100-100 HWY 7	100-100 HWY 7
6. 100-100 HWY 7	100-100 HWY 7	100-100 HWY 7	100-100 HWY 7
7. 100-100 HWY 7	100-100 HWY 7	100-100 HWY 7	100-100 HWY 7
8. 100-100 HWY 7	100-100 HWY 7	100-100 HWY 7	100-100 HWY 7
9. 100-100 HWY 7	100-100 HWY 7	100-100 HWY 7	100-100 HWY 7
10. 100-100 HWY 7	100-100 HWY 7	100-100 HWY 7	100-100 HWY 7

Permit/Seal

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Client/Project Logo

**TESLA**  
MOTORS, INC.



3400 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 461-5000

Client/Project  
**TESLA MOTORS, INC.**

142 QUEENSWAY EAST  
ELECTRIC VEHICLE CHARGING STATIONS  
Simcoe, Ontario, Canada

Title  
**UTILITY SERVICE  
LAYOUT AND DETAILS**

Project No. 13356082  
Revision Sheet A  
Scale AS SHOWN  
Drawing No. 1 of 1  
**E204**



ELECTRICAL SCOPE OF WORK RESPONSIBILITIES		
SCOPE	BY UTILITY COMPANY	BY CONTRACTOR
PROVIDE PRIMARY SIDE TRENCHING FROM UTILITY POLE TO UTILITY TRANSFORMER		X
PROVIDE & INSTALL PRIMARY SIDE CONDUITS W/ PULLWIRE		X
PROVIDE & INSTALL PRIMARY SIDE CONDUCTIONS	X	
PROVIDE & INSTALL UTILITY TRANSFORMER FOUNDATION		X
PROVIDE & INSTALL UTILITY TRANSFORMER BOLLARDS		X
PROVIDE & INSTALL UTILITY TRANSFORMER GROUNDING		X
PROVIDE UTILITY TRANSFORMER	X	
INSTALL UTILITY TRANSFORMER	X	
INSTALL CONNECTIONS AT UTILITY TRANSFORMER (PRIMARY)	X	
INSTALL CONNECTIONS AT UTILITY TRANSFORMER (SECONDARY)	X	
PROVIDE & INSTALL METER PEDESTAL		X
PROVIDE & INSTALL METER BASE		X
PROVIDE & INSTALL METER	X	
PROVIDE CT'S	X	
INSTALL CT'S (INSIDE SWITCHGEAR)	X	
PROVIDE SECONDARY SIDE TRENCHING		X
PROVIDE & INSTALL SECONDARY SIDE CONDUITS W/ PULLWIRE		X
PROVIDE & INSTALL SECONDARY SIDE CONDUCTIONS		X
PROVIDE ROAD CUTS/ ROAD BORES		X
PROVIDE & INSTALL PAVEMENT REPLACEMENT		X

**A UTILITY SERVICE LAYOUT**  
Scale 1:125







Customer Information		Service Location & Contractor Information		General Information	
Customer:	Tesla Motors Canada ULC	911 Address:	142-B QUEENSWAY E	Preparation Date:	7/16/2021
Address:	PO BOX 2440 Spokane WA 99210	Lot:		Rate Class:	General Service - Non Urban Demand - GSD
		Township:	Woodhouse	D.S.:	Norfolk
Primary #	866-3224547	RP#:		Customer Cable:	Yes
Bus.:		Sublot:		Feeder:	M2
		Contractor:		Service Size:	1000 Amps
		Ph #:		Switch:	LB3352
		Fax:		Acct #:	
				Transformer:	06647

(a) Your facility has an assigned capacity of 600 kW @ 0.99 PF, equal to the highest rolling three-month average peak load in your approved New Customer Connection Information ("NCCI") form.

(b) The highest rolling three-month average peak load of your facility shall not exceed the assigned capacity at any time without Hydro One's prior written approval.

(c) You have until January 30, 2024 to utilize your assigned capacity (the "Assigned Capacity Date"). After the Assigned Capacity Date the capacity assigned to your facility will be equal to your highest rolling three-month average peak load under normal operating conditions in the most recent three year period, and any unused assigned capacity will be cancelled and made available to other customers. Hydro One may, upon request, provide an extension to the Assigned Capacity Date where circumstances warrant.

\*As stated in the Hydro One Conditions of Service section 2.3.3 [Customer Responsibilities], "If it is determined that unacceptable conditions are being caused by any Customer Equipment, the Customer shall take appropriate remedial action to correct the condition."

Order 302517750_WOODHOUSE_Tesla_Motors_Canada_ULC					
Hydro One Phone #:	800-957-7756	Service Centre Name:	Simcoe	Secondary Voltage:	120/240
Hydro One Fax #:	888-281-4589	Prepared By:	Paul DeBruyn	SAP Order #:	62962813
Electrical Safety Authority:	877-372-7233	Departure Date & Time:	07/16/2021 09:15:00 AM	CM Number:	389378
		Arrival Date & Time:	07/16/2021 09:00:00 AM	Customer #:	0120488810



one

## Electronic Layout

## Schedule 'A'

Customer Information		Service Location & Contractor Information		General Information		Order 302517750 WOODHOUSE Tesla Motors Canada ULC	
Customer:	Tesla Motors Canada ULC	911 Address:	142-B QUEENSWAY E	Preparation Date:	7/22/2021	Service Centre Name:	Simcoe
Address:	PO BOX 2440 Spokane WA 99210	Lot:		Rate Class:	General Service - Non Urban Demand - GS	Hydro One Phone #:	800-957-7756
Primary #	866-3224547	Township:	Woodhouse	D.S.:	Norfolk	Hydro One Fax #:	888-281-4589
Bus.:		RP#:		Customer Cable:	Yes	Feeder:	M2
Fax:		Contractor:		Service Size:	1000 Amps	Switch:	LB3352
Ph #:		Sublot:		Acct #:		Transformer:	06647
						Prepared By:	Paul DeBruyn

**\*\* The Customer has 180 days to execute the Customer Service Contract ("Contract") with Hydro One and pay all amounts payable under the Contract. This layout is valid until the earlier of either:**  
 (a) 180 days from the date of Contract execution and receipt of Customer payment; or (b) 360 days from the "Preparation Date" identified on the layout. The Customer may have to pay for a re-design (which means the Customer will receive a new layout) should the Customer:  
 (a) not execute the Contract with Hydro One and pay all amounts payable under the Contract within the 180 day timeframe referenced in the Contract; and/or (b) make changes to their requirements which requires Hydro One to make revisions to the work that needs to be performed by Hydro One or the Customer.  
**\*\* All work to be done to Electrical Safety Code**

Existing	Hydro One Only Section 2.0	Work by Others (Bell or LDC)
Hydro One or Contractor Section 3.0	Work by Customer	Remove - Hydro One Only - Section 2.0
Remove - Hydro One or Contractor Section 3.0	Remove - By Customer	Remove - By Others (Bell or LDC)

Dep. Date/Time:	07/16/2021 09:15:00 AM
Arr. Date/Time:	07/16/2021 09:00:00 AM
Sec Voltage:	120/240
SAP Order #:	62962813
CM Number:	389378
Customer #:	0120488810





## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 140 Queensway Simcoe

Legal Description:

Roll Number: 40100537800

Application #:

Information Origins: site plan approval for 8 Tesla stations

Shopping Center Commercial (CSC)	REQUIRED	PROPOSED	DEFICIENCY	UNITS
4.0 Parking				
4.9 number of parking spaces	511	509	2	
4.3.3 number of accessible parking spaces				
i) Type A			N/A	
ii) Type B			N/A	
4.1.5 Minimum Driveway Width				
a) one-way traffic	6.00		N/A	m
b) two-way traffic	7.30		N/A	m
4.2 e) interior lot line <i>abutting a residential</i> Zone	4.50		N/A	m

Comments; the number of parking spaces are already at a minimum req'mt for this existing development. The addition of the Tesla transformer and switchboard will consume 2 parking spaces. For the purpose of this development the 8 parking spaces used for the Tesla charging stations will still be considered as overall parking spaces.

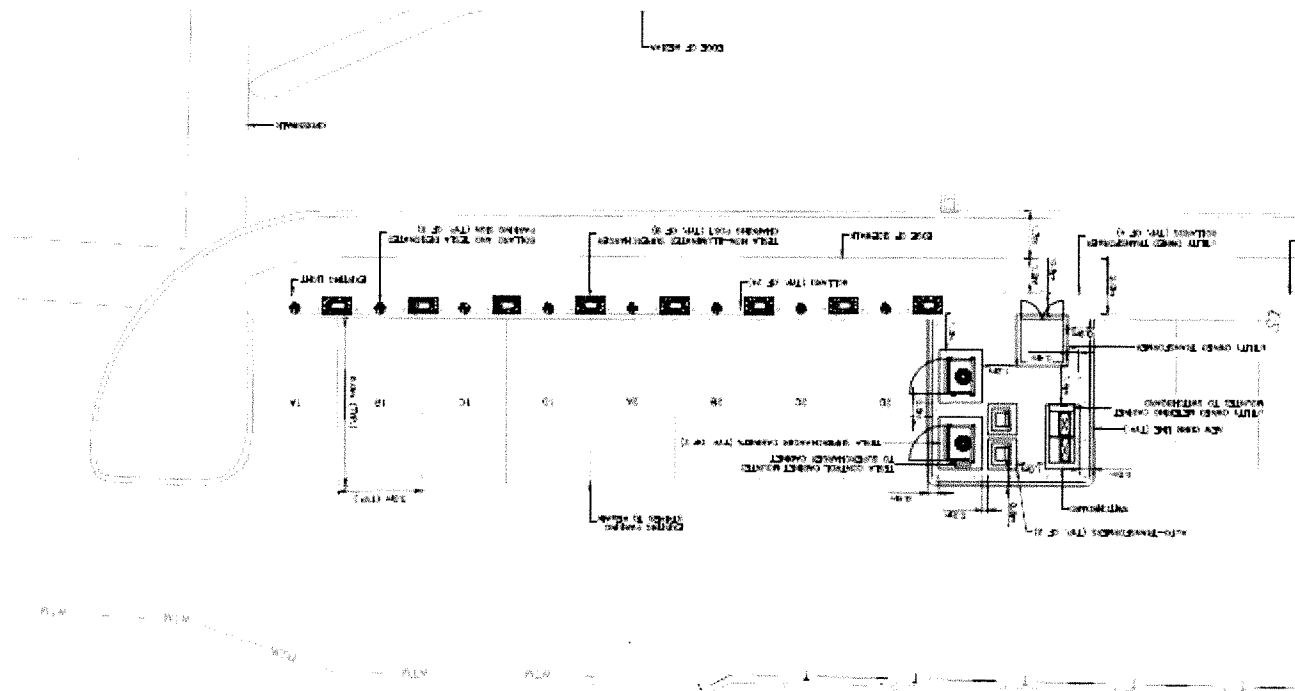
AS PER: Fritz R. Enzlin. CBCO, CRBO -  
Chief Building Official Manager,  
Building & Bylaw Division, Norfolk  
County

Signature of Zoning Administrator

5-Oct-21

date

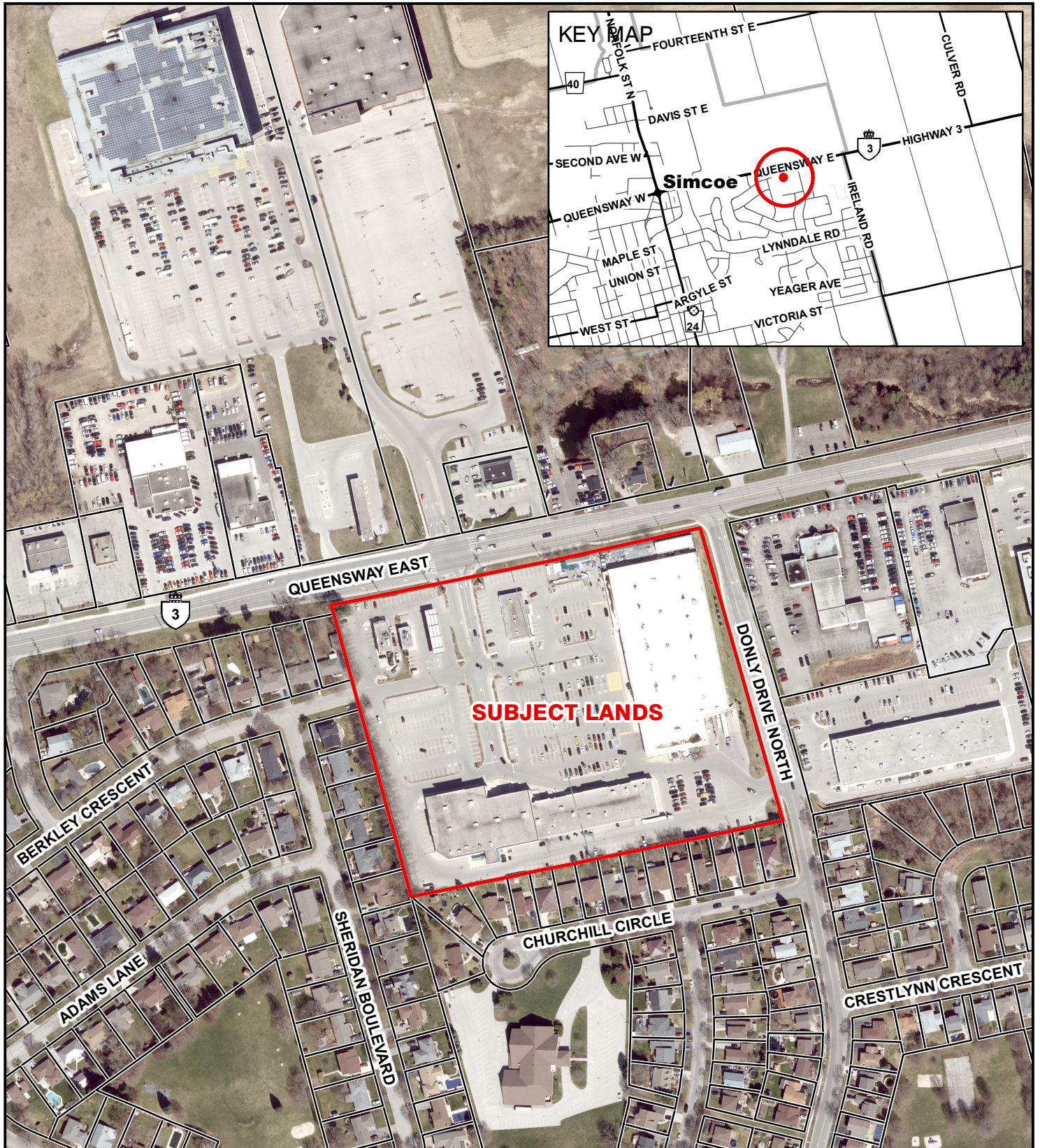






**MAP A**  
**CONTEXT MAP**  
 Urban Area of SIMCOE

ANPL2021311

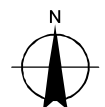


**Legend**

Subject Lands

2020 Air Photo

2021-10-06



25 12.5 0 25 50 75 100 Meters

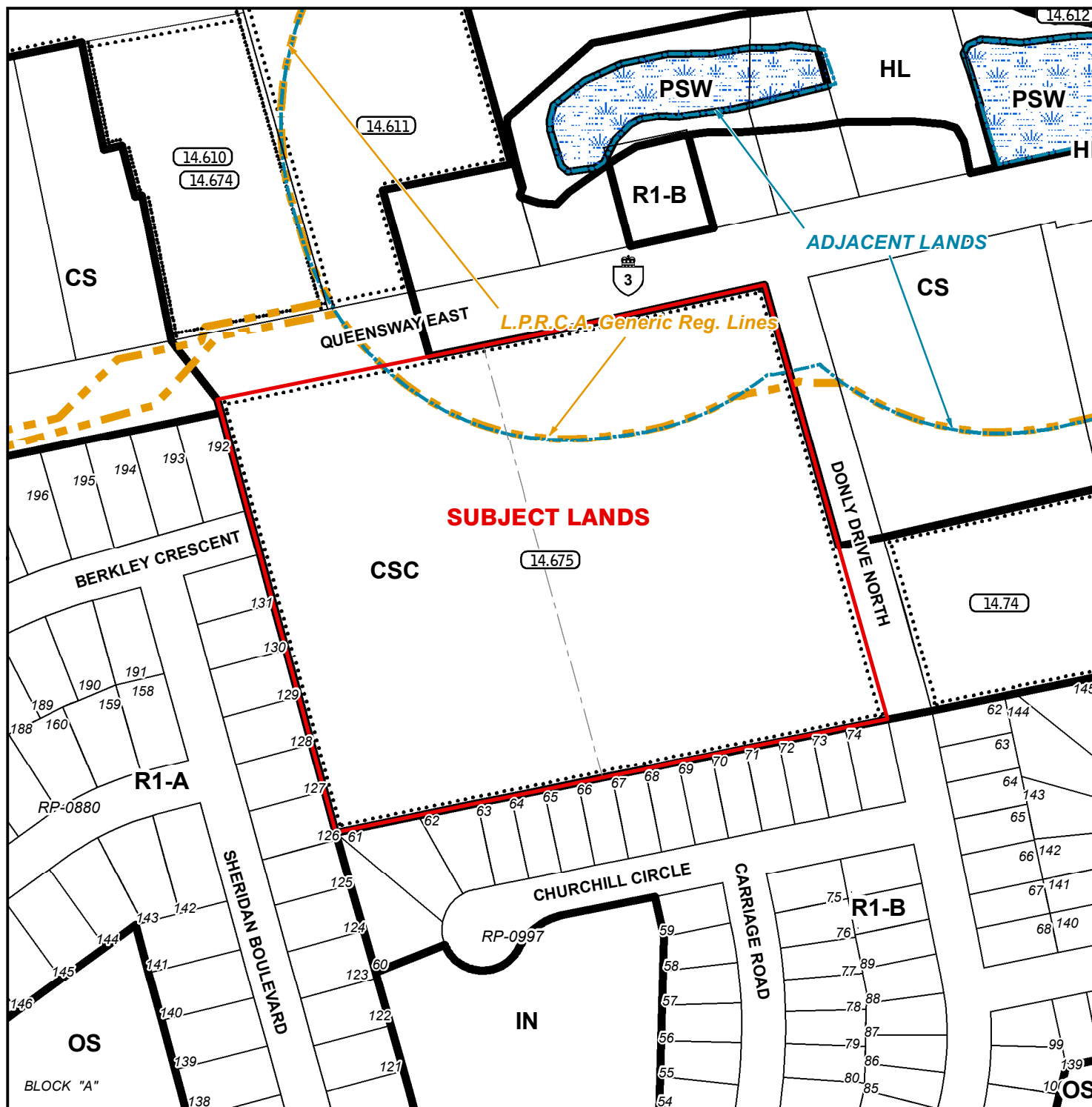


# MAP B

## ZONING BY-LAW MAP

Urban Area of SIMCOE

ANPL2021311



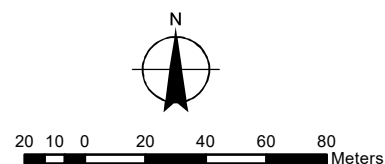
### LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

### ZONING BY-LAW 1-Z-2014

- (H) - Holding
- CS - Service Commercial Zone
- CSC - Shopping Centre Commercial Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone

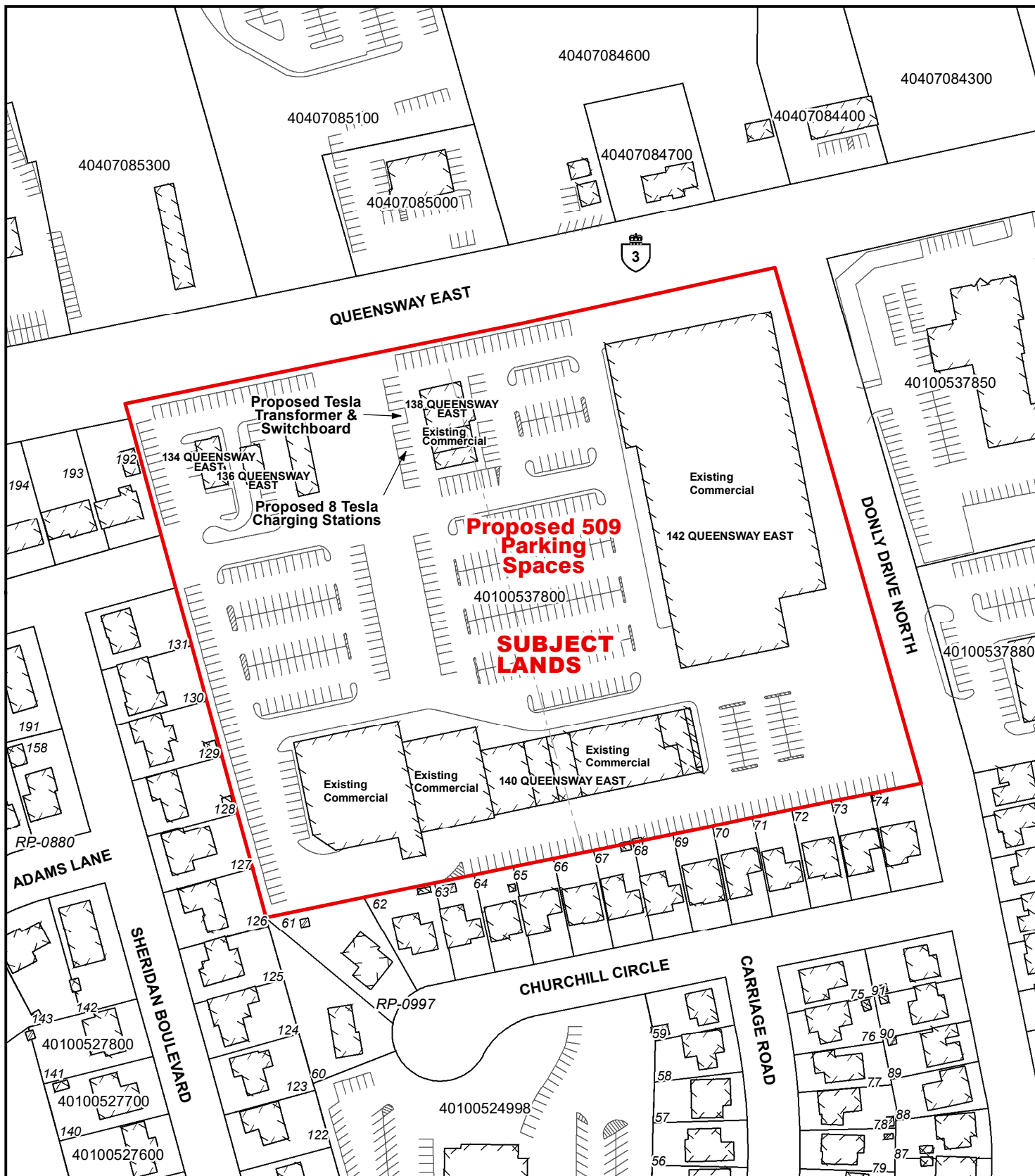
2021-10-06





# CONCEPTUAL PLAN

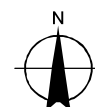
Urban Area of SIMCOE



## Legend

Subject Lands

2021-10-06

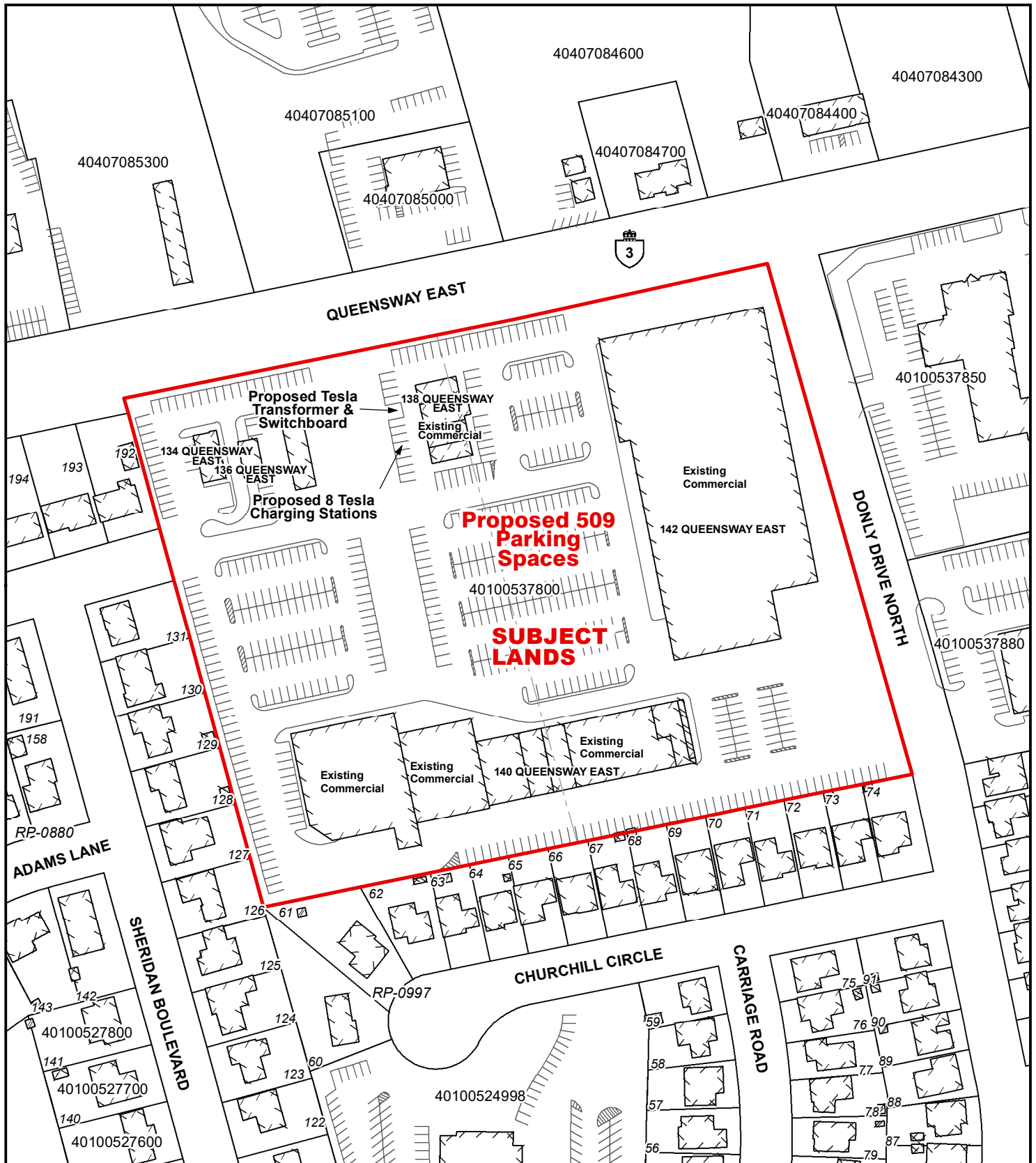


20 10 0 20 40 60 80 Meters



## CONCEPTUAL PLAN

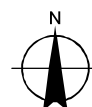
Urban Area of SIMCOE



### Legend

Subject Lands

2021-10-06



20 10 0 20 40 60 80 Meters