

For Office Use Only:

File Number	<u>ANPL20211330</u>	Application Fee	<u>✓ pd 1560 -</u>
Related File Number	<u>ZNPL2021019</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>August 3, 2021</u>	Planner	<u>Hanne Vager</u>
Complete Application	<u>✓</u>	Public Notice Sign	<u>-</u>

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: 40101302903**A. Applicant Information****Name of Owner** 2736155 Ontario 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 Unit 1, 35 Trillium Dr.

Town and Postal Code Kitchener, Ontario, N2E 0H2

Phone Number (226) 240-3737

Cell Number 519-221-5889

Email carlos.dasilva@huroncreek.com

Name of Applicant Titus Bouma

Address Unit 1, 35 Trillium Dr.

Town and Postal Code Kitchener, N2E 0H2

Phone Number 226-240-3737

Cell Number (226)-387-0987

Email hcd-ld-coop@huroncreek.com

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):

Simcoe, Ontario, Norfolk County, PLAN 182 PT BLK 109 LOTS 36, 2 TO 38 75 TO 77 PT LOTS 35 71, TO 74 78 PT RAILWAY LOT 2 RP, 37R11142 PART 1, 1.90AC 205.51FR 401.18D

Municipal Civic Address: 160 Stanley, Units 1-30

Present Official Plan Designation(s): Urban Residential

Present Zoning: R4

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:

Two Story Townhouses Under Construction

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:

30 Townhouse Units in 6 Blocks under construction to be retained

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.

N/A

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:

N/A

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:

April 1, 2021

9. Existing use of abutting properties:

Residential to the East, vacant land to the South, and Residential to the South East

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:

~~Blanket Easements for Hydro and Gas~~

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

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

Lot frontage	62.65 m	62.65 m
Lot depth	122.51 m	122.51 m
Lot width	90.58 m	90.58 m
Lot area	7,667.8 sq. m	7,667.8 sq. m
Lot coverage	2656.1 sq. m	2656.1 sq. m
Front yard	6 m	6 m
Rear yard	7.5 m	7.5 m
Left Interior side yard	4.87 m	4.87 m
Right Interior side yard	4.87 m	4.87 m
Exterior side yard (corner lot)	6 m	6 m

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

Relief from bylaw ----- with respect to the encroachment of stairs into the minimum parking space requirement of 3.3 m x 5.8 m inside an attached garage. As shown on the sketch, the average encroachment into the parking space is 1' 5" into the side and x 2' 5" into the rear corner of the parking space.

3. Please explain why it is not possible to comply with the provision(s) of the Zoning

By-law:

The location of the door from garage into house falls within the minimum required parking area; due to grading, steps are required to access the attached garage through the house. Currently under the Zoning By-law, encroachments into the parking space are prohibited. Thus, a minor variance is required to allow for a two-rise step to encroach inside the parking space and give the resident access.

4. 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: _____

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

Frontage: _____

Depth: _____

Width: _____

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: _____

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):

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

- ☒ 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:

Private Driveway

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 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

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.



Owner/Applicant/Agent Signature

July 27, 2021

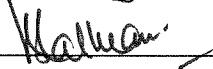
Date

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 Kiani Ishrat am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Kiani Ishrat 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

July 27, 2021

Date

Owner

Date

K. Declaration

I, Titus Bouma of Brant 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 *The Canada Evidence Act*.

Declared before me at:

City of Kitchener

[Signature]
Owner/Applicant/Agent Signature

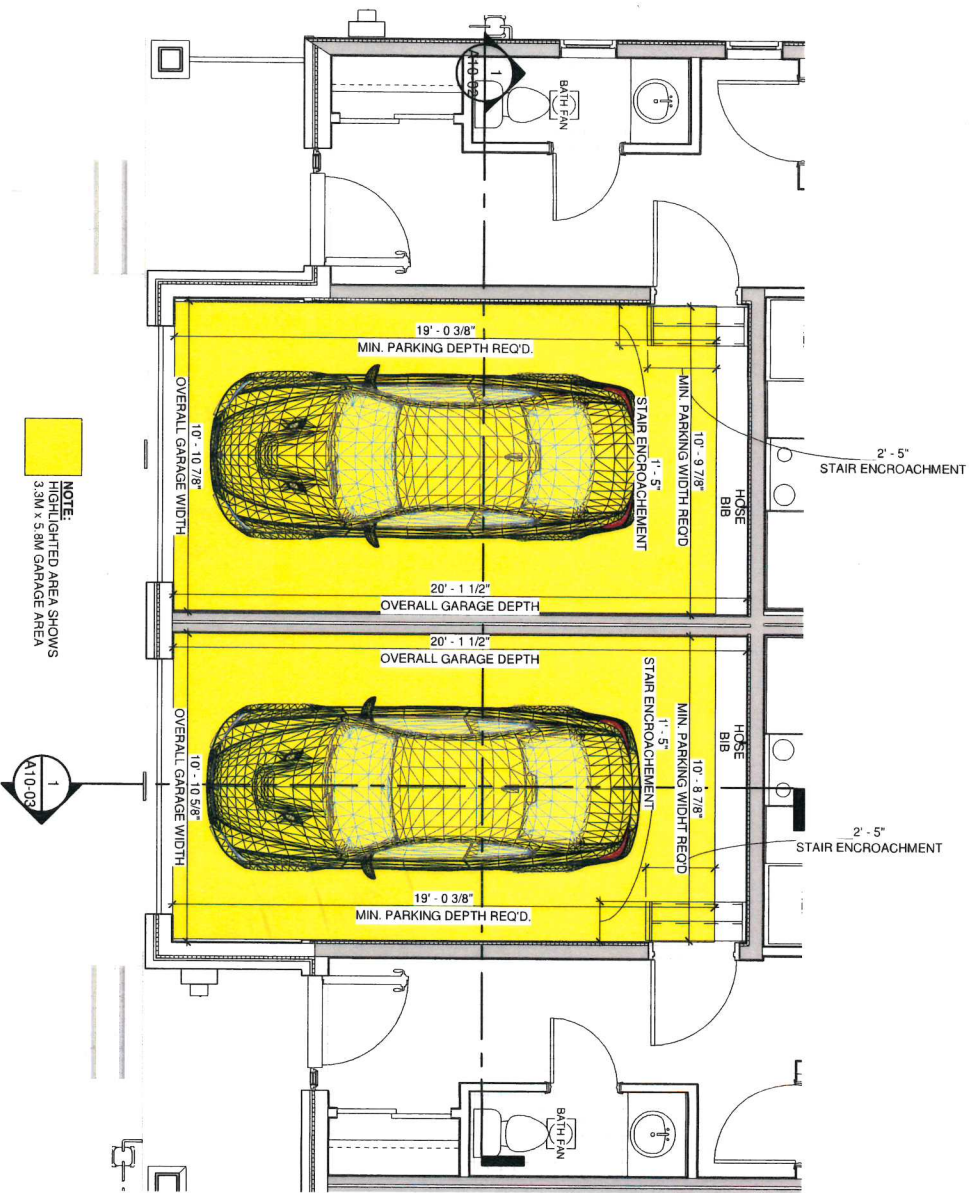
In Region of Waterloo

This 27 day of July

A.D., 20 21

[Signature]
A Commissioner, etc.

Joanne Annette Marie Amyot, a Commissioner, etc.,
Province of Ontario, for Huron Creek Holdings Corp.
and Huron Creek Developments.
Expires January 25, 2022



160 STANLEY ST, UNITS 1-30 **TYPICAL ENCROACHMENT OF STAIRS INTO PARKING SPACE**

GARAGE FLOOR PLAN

HURON CREEK
150 STANLEY STREET, SIMCOE
1/4" = 1'-0"

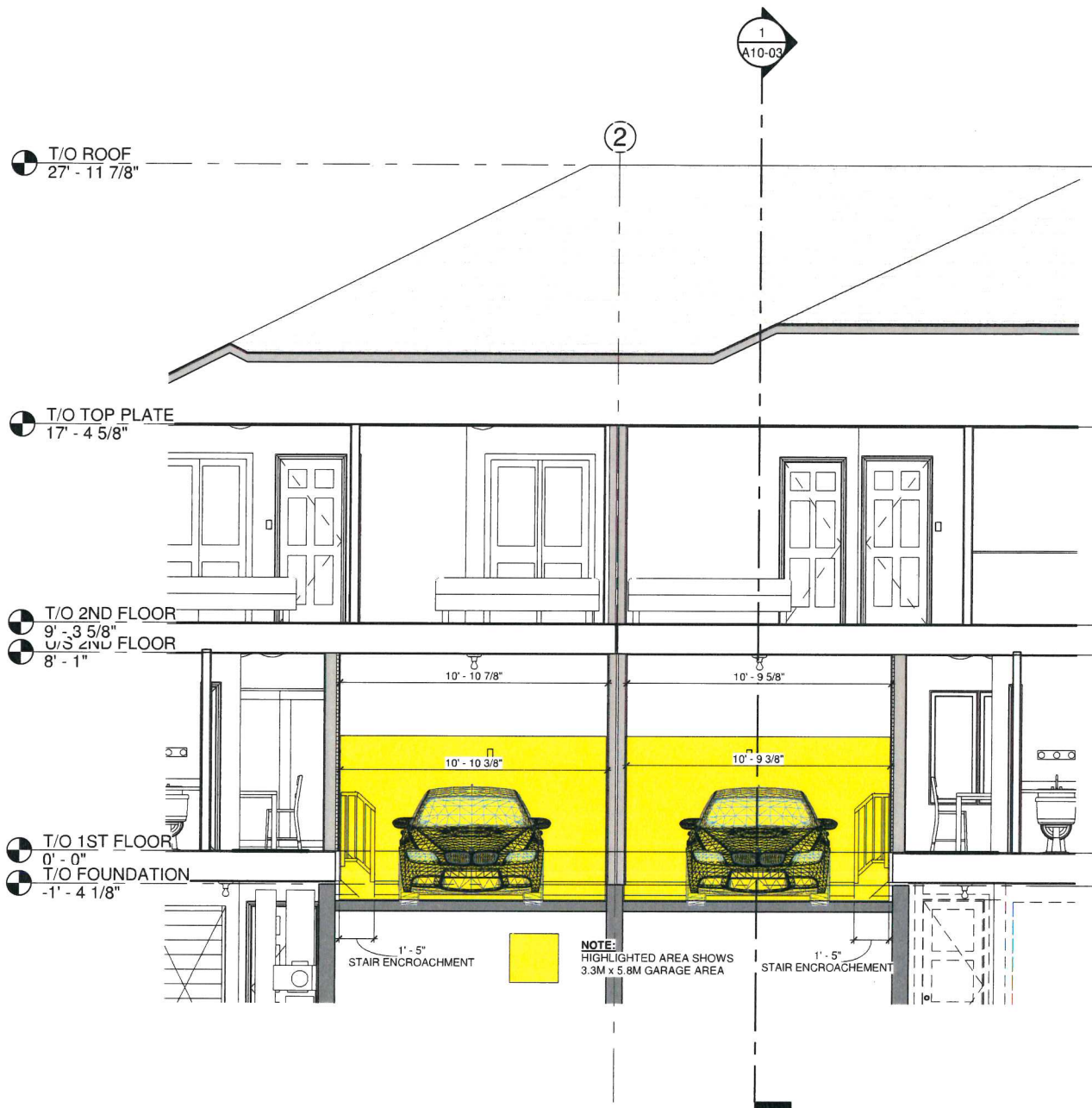


I, **CARLOS DA SILVA**, VERIFY THAT ALL INFORMATION PROVIDED IN THIS DRAWING SET IS COMPLYANT WITH THE 2012 O.B.C. PLAN NO. **102237** PERSONAL NO. **38297**

SIGNED *Carlos Da Silva*

HURON CREEK DEVELOPMENTS
150 Stanley Street, Mississauga, ON M9B 4E3 P 1-226-2203-3333

07/13/21
A10-01



GARAGE SECTION A-A

HURON CREEK
150 STANLEY STREET, SIMCOE
1/4" = 1' - 0"

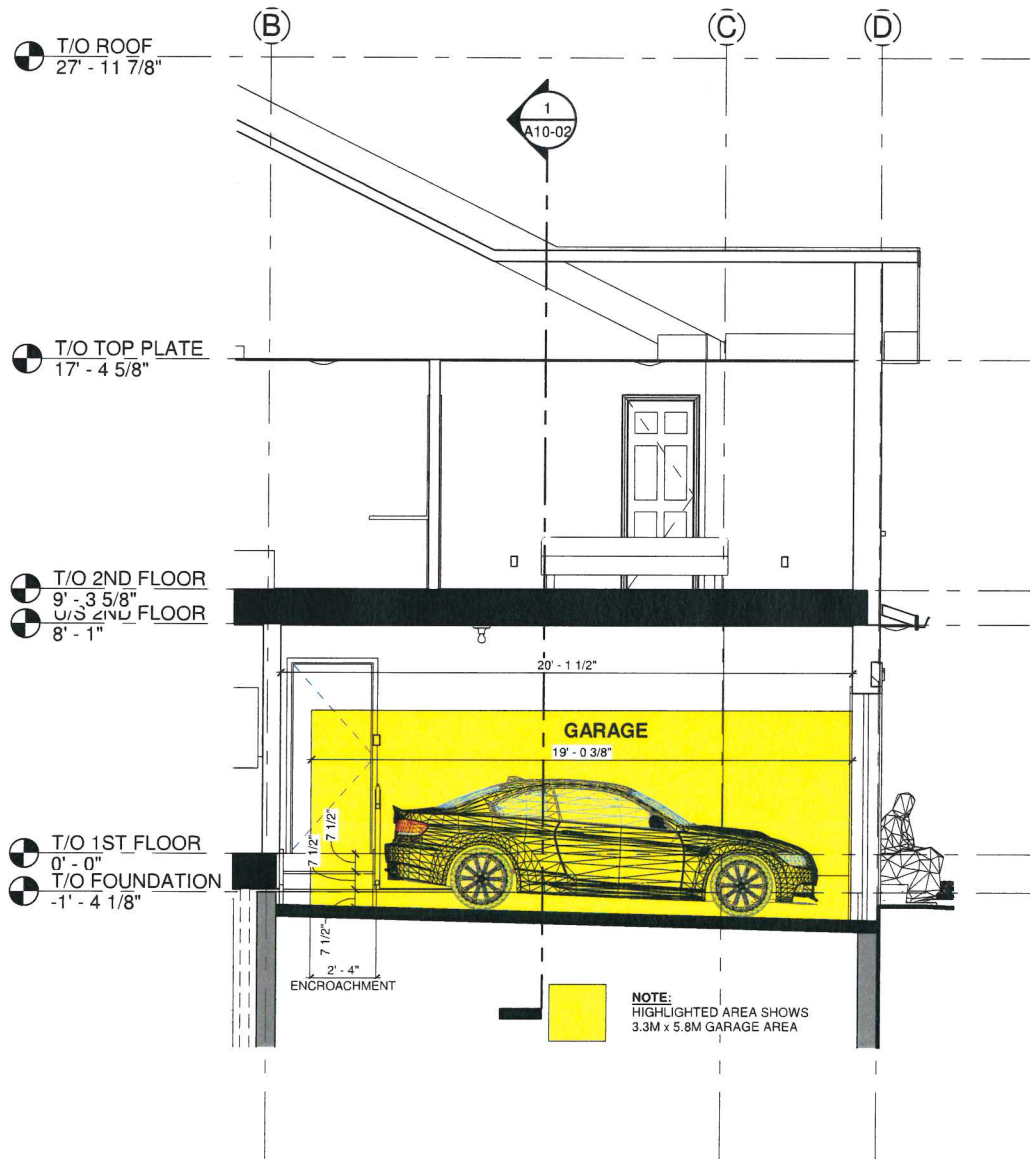


HURON CREEK
DEVELOPMENTS

I, CARLOS DA SILVA, VERIFY THAT ALL INFORMATION
PROVIDED IN THIS DRAWING SET IS COMPLIANT WITH THE 2012 O.B.C.
FIRM BCIN: 102337, PERSONAL BCIN: 28937

SIGNED:
HURON CREEK DEVELOPMENTS
15 Trillium Drive, Kitchener, ON N0B 2E0 p:1-226-223-3737

07/13/21
A10-02



GARAGE SECTION B-B

HURON CREEK
150 STANLEY STREET, SIMCOE
1/4" = 1'-0"

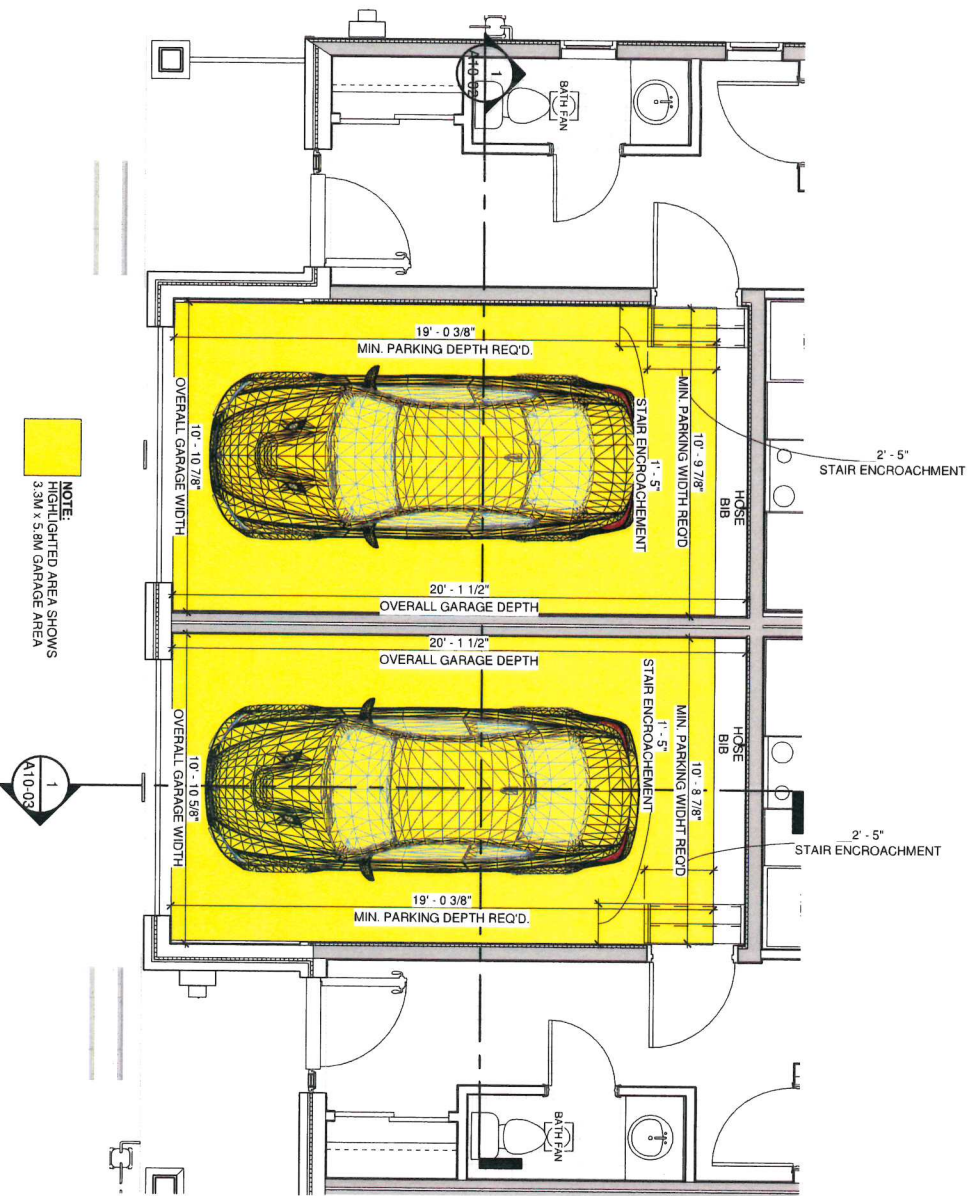


HURON CREEK
DEVELOPMENTS

I, CARLOS DA SILVA, VERIFY THAT ALL INFORMATION
PROVIDED IN THIS DRAWING SET IS COMPLIANT WITH THE 2012 O.B.C.
FIRM BCIN: 102237, PERSONAL BCIN: 28007

SIGNED:
HURON CREEK DEVELOPMENTS
35 Trillium Drive, Kitchener, ON N0B 2E5 p:1-226-220-3737

07/13/21
A10-03



160 STANLEY ST, UNITS 1-30 **TYPICAL ENCROACHMENT OF STAIRS INTO PARKING SPACE**

GARAGE FLOOR PLAN

HURON CREEK
150 STANLEY STREET, SIMCOE
1/4" = 1'-0"

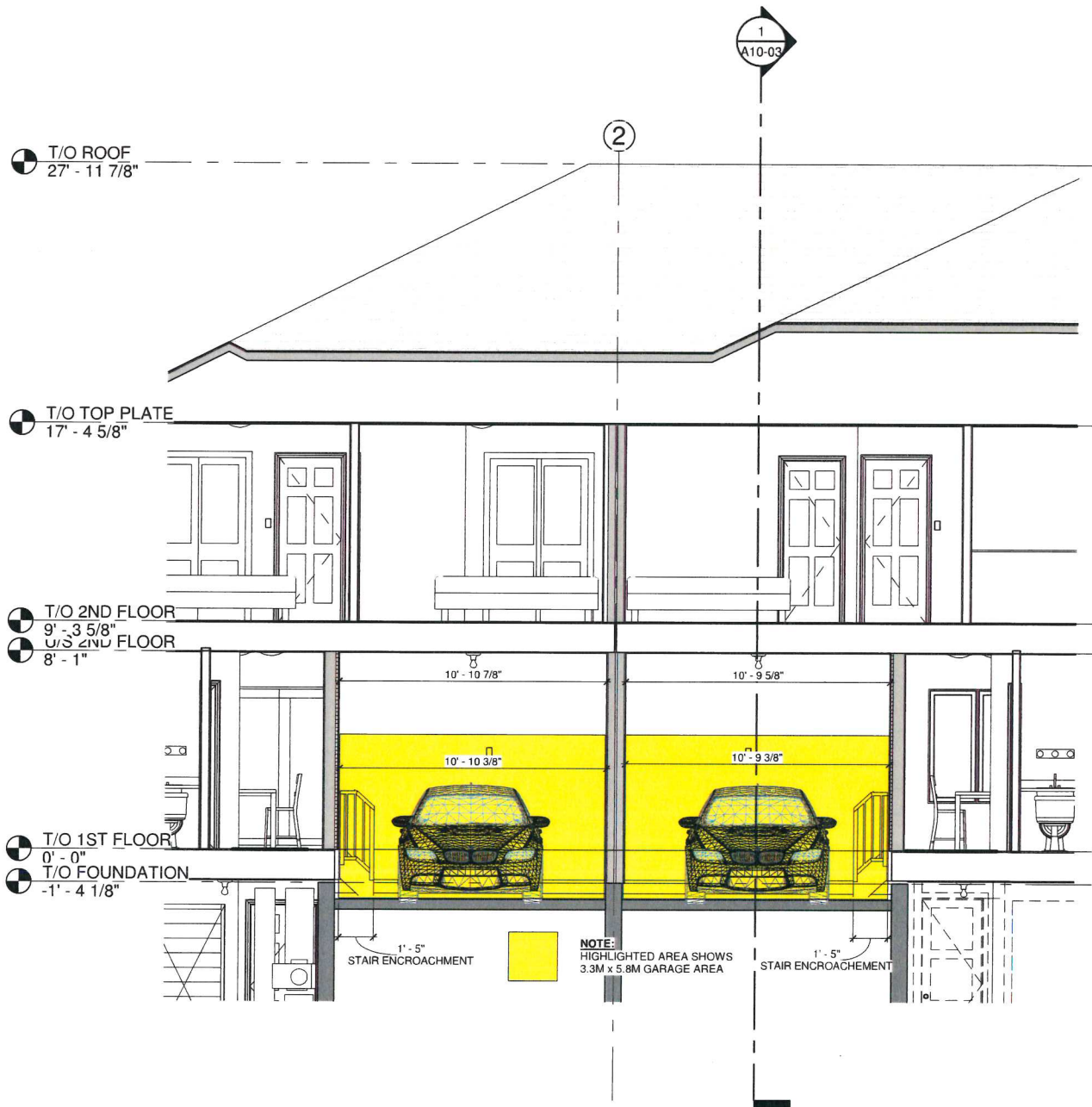


I, **CARLOS DA SILVA**, CERTIFY THAT ALL INFORMATION
PROVIDED IN THIS DRAWING SET IS COMPLIANT WITH THE 2012 O.A.C.
FROM B.O.M. 102237, PERSONAL B.O.M. 28037

SIGNED: *Carlos Da Silva*

HURON CREEK DEVELOPMENTS
351 MILLIKEN DRIVE, WILLOWDALE, ON M2B 2P5 P: 1-226-222-5772

07/13/21
A10-01



GARAGE SECTION A-A

HURON CREEK
150 STANLEY STREET, SIMCOE
1/4" = 1'-0"

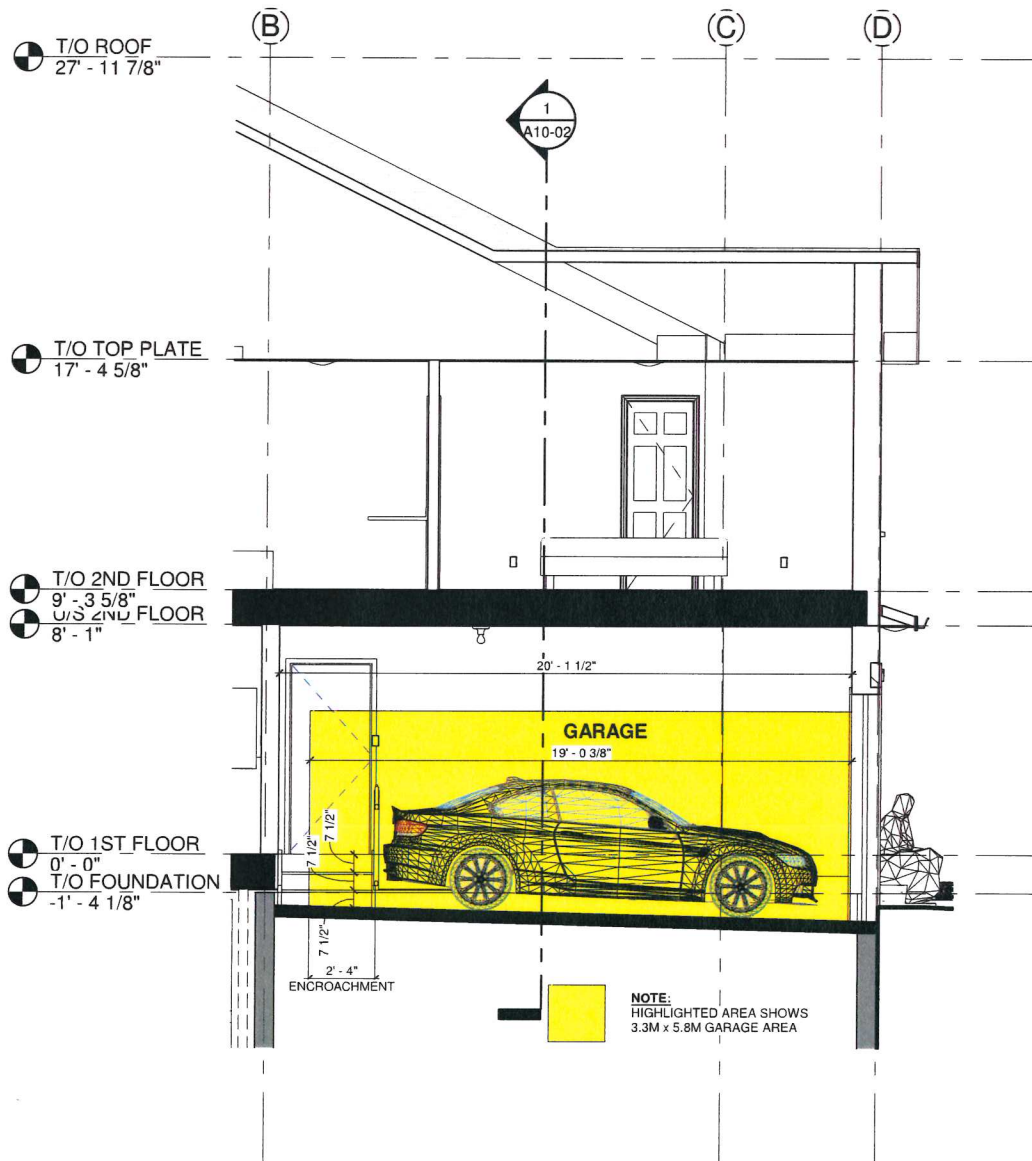


HURON CREEK
DEVELOPMENTS

I, CARLOS DA SILVA, VERIFY THAT ALL INFORMATION
PROVIDED IN THIS DRAWING SET IS COMPLIANT WITH THE 2012 O.B.C.
FIRM BCIN: 102237, PERSONAL BCIN: 28037

SIGNED:
HURON CREEK DEVELOPMENTS
35 Trillium Drive, Kitchener, ON N0B 2E0 p:1-226-220-3737

07/13/21
A10-02



GARAGE SECTION B-B

HURON CREEK
150 STANLEY STREET, SIMCOE
1/4" = 1'-0"



HURON CREEK
DEVELOPMENTS

I, CARLOS DA SILVA, VERIFY THAT ALL INFORMATION PROVIDED IN THIS DRAWING SET IS COMPLIANT WITH THE 2012 O.B.C. FIRM BCIN: 102237, PERSONAL BCIN: 38007

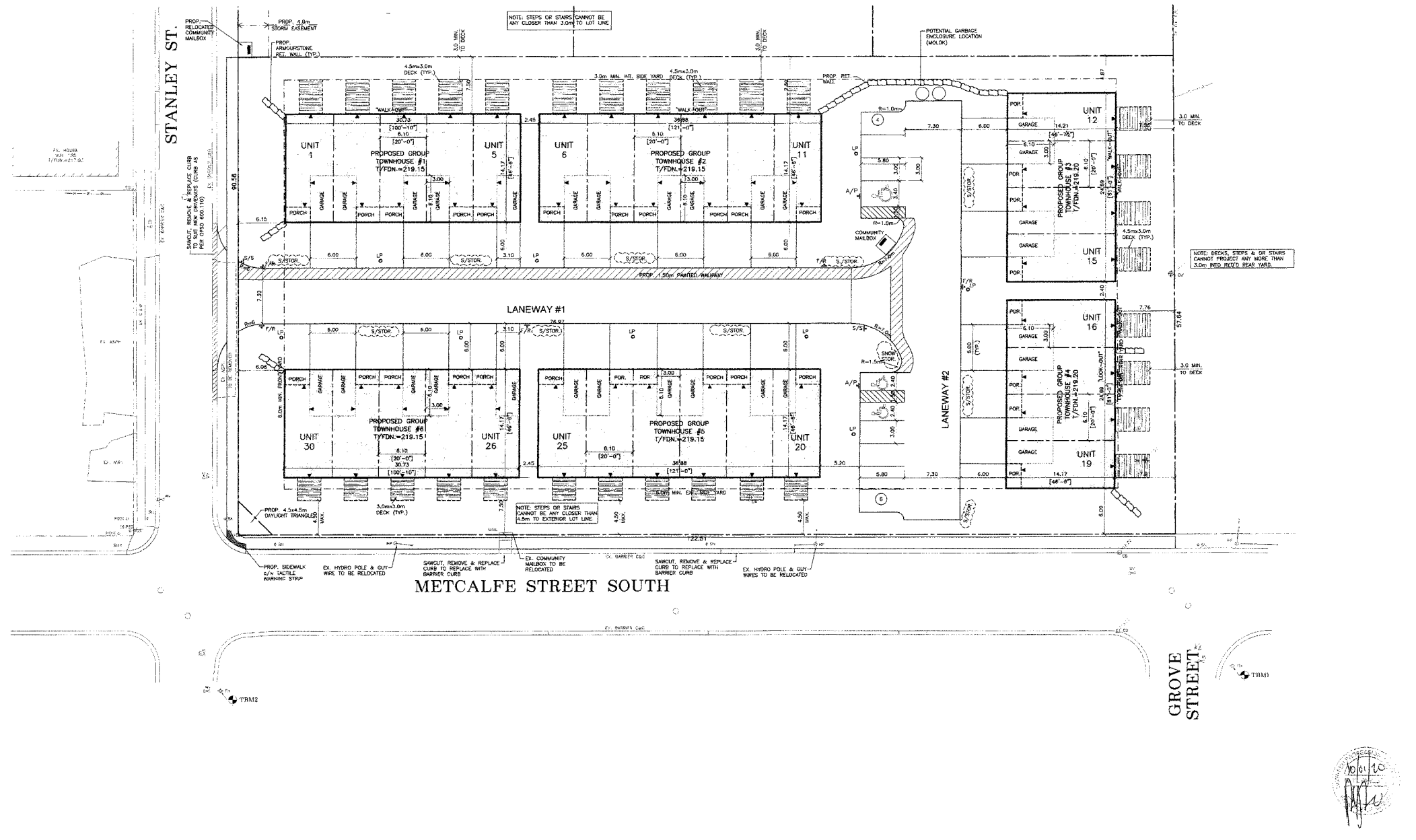
SIGNED:
HURON CREEK DEVELOPMENTS
35 Trillium Drive, Kitchener, ON N2B 2E0 p11-226-220-1737

07/13/21
A10-03

SITE STATISTICS
GROUP TOWNHOUSE DEVELOPMENT

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	R4	R4
LOT AREA (sq. m.)	7,867.8	5,850 MIN (195/UNIT)
LOT FRONTAGE (m) - STANLEY STREET	62.65	30.00 MIN.
FRONT YARD (m) - STANLEY STREET	6.00	6.00 MIN.
EXTERIOR SIDE YARD (m) - METCALFE STREET	6.00	6.00 MIN.
INTERIOR SIDE YARD (m)	4.87	3.00 MIN.
REAR YARD (m)	7.50	7.50 MIN.
SEPARATION BETWEEN TOWNHOUSE DWELLINGS	2.40	2.00 MIN.
BUILDING HEIGHT (m)		11.00 MAX.
NUMBER OF UNITS IN TOWNHOUSE DWELLING	6 (LARGEST)	8 MAX.
NUMBER OF PARKING SPACES	80	60*
NUMBER OF VISITOR PARKING SPACES	10	10**
NUMBER OF ACCESSIBLE PARKING SPACES	3	3

* CALCULATION BASED ON 2 SPACES FOR EACH DWELLING UNIT (30x2=60 SPACES)
** CALCULATION BASED ON 1 VISITOR SPACE FOR EVERY 3 DWELLING UNITS (30/3=10 SPACES)



THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- LEGEND:
- EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCHBASIN
 - EXISTING DOUBLE CATCHBASIN
 - EXISTING DITCH INLET CATCHBASIN
 - EXISTING FIRE HYDRANT
 - EXISTING VALVE & BOX
 - EXISTING WATER BOX
 - EXIST. WATER VALVE
 - EXISTING CONCRETE TREE (TO BE REMOVED)
 - EXISTING HYDRO POLE
 - EXISTING GUY
 - EXISTING TEMPORARY BENCHMARK
 - EXISTING SIGN
 - EXISTING POST
 - EXISTING CATCHBASIN
 - EXISTING BELL PEDESTAL
 - PROPOSED HANDOVER LOCATIONS
 - POTENTIAL STREET LIGHT LOCATION
 - POTENTIAL SNOW STORAGE

- NOTES:
- ALL ELEVATIONS SHOWN ARE METRIC.
 - BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAW (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.).
 - ALL LIGHTING WILL BE DARK SKY COMPLIANT.
 - PARKING SPOTS IN GARAGE MUST BE 3.30m x 6.00m. TOWNHOUSE DESIGN GARAGE SIZE SHOWN AS PER ARCHITECTURAL PLANS.
 - STEPS OR STAIRS OUT OF DECKS CANNOT ENOUGH ANY FURTHER INTO EXTERIOR SIDE YARD ON METCALFE STREET SIDE. DECKS WITH STEPS CAN BE NO CLOSER THAN 4.5m TO LOT LINE ALONG METCALFE STREET.
 - DECKS OR STAIRS CAN BE NO CLOSER THAN 3.0m TO REAR LOT LINE.

T.B.M. No. 1 ELEV. = 219.02m (GEO)
TOP OF FIRE HYDRANT AT THE INTERSECTION OF GROVE STREET AND METCALFE STREET, SOUTH AS SHOWN.

T.B.M. No. 2 ELEV. = 219.16m (GEO)
TOP OF FIRE HYDRANT AT THE INTERSECTION OF STANLEY STREET AND METCALFE STREET, SOUTH AS SHOWN.

T.B.M. No. 3 ELEV. = 217.11m (GEO)
TOP OF FIRE HYDRANT AT THE INTERSECTION OF STANLEY STREET AND GROVE STREET, SOUTH AS SHOWN.

3	AS PER COUNTY COMMENTS	11/25/19	K.P.B.
2	UPDATE DESIGN FOR NEW LAYOUT	09/09/19	K.P.B.
1	NEW TOWNHOUSE LAYOUT	06/26/19	S.L.M.

J.H. COHOON
ENGINEERING
LIMITED
CONSULTING ENGINEERS

440 WINDY ROAD, UNIT #1, BRANTFORD, ONTARIO, N6T 5L6
Tel: (519) 753-2856 FAX: (519) 753-4263 www.cohooneg.com

PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT
ALL OF LOTS 34 TO 38, ALL OF LOTS
72 TO 80, PART LOTS 69, 70 & 71,
PART OF RAILWAY LOT 2,
ALL IN BLOCK 109, R.P. 182
150 STANLEY STREET
SIMCOE - ONTARIO

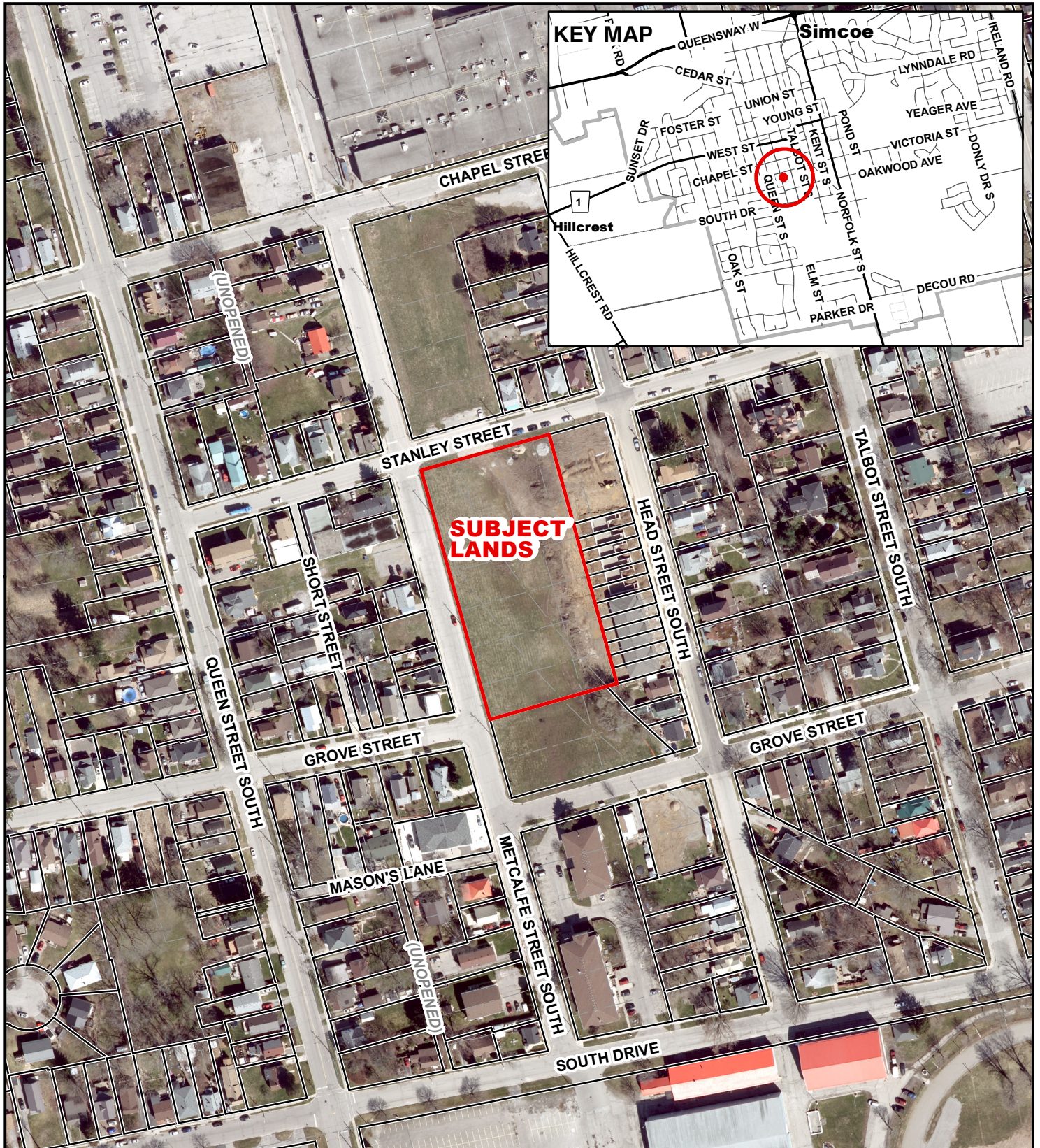
CLIENT:
DANNY DeDOMINICIS
(519-753-7311)

SITE PLAN

DESIGN:	R.W.P.	SCALE:	1:250
DRAWN:	K.P.B.	JOB NO.:	12439
CHECKED:	R.W.P.		
SHEET:	1 of 6	DWG. NO.:	12439-1A
DATE:	JAN. 22/18		

MAP A
CONTEXT MAP
 Urban Area of SIMCOE

ANPL2021330

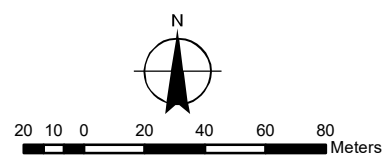


Legend

Subject Lands

2020 Air Photo

2021-11-18

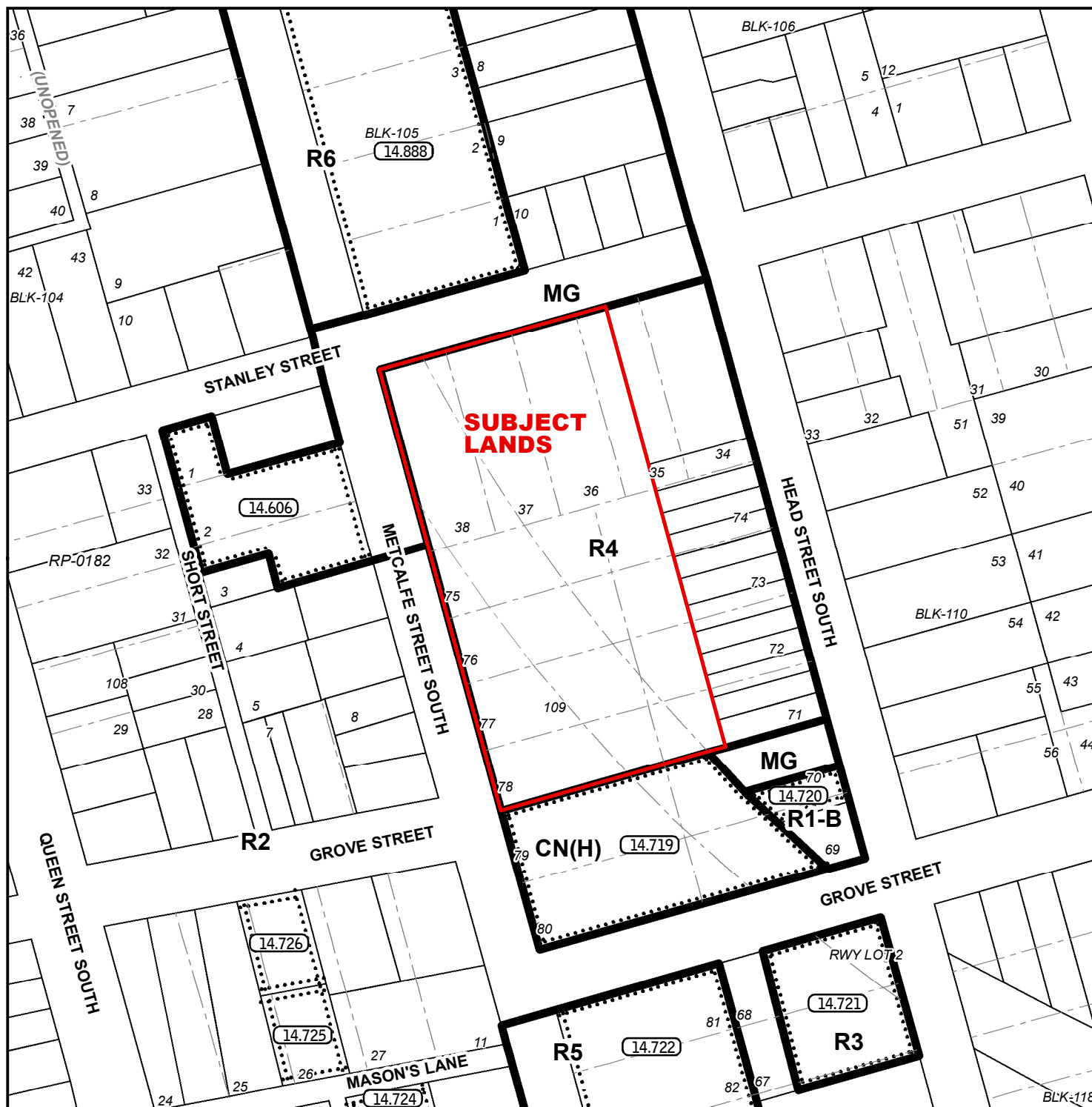


MAP B

ZONING BY-LAW MAP

Urban Area of SIMCOE

ANPL2021330



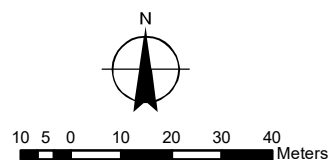
LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

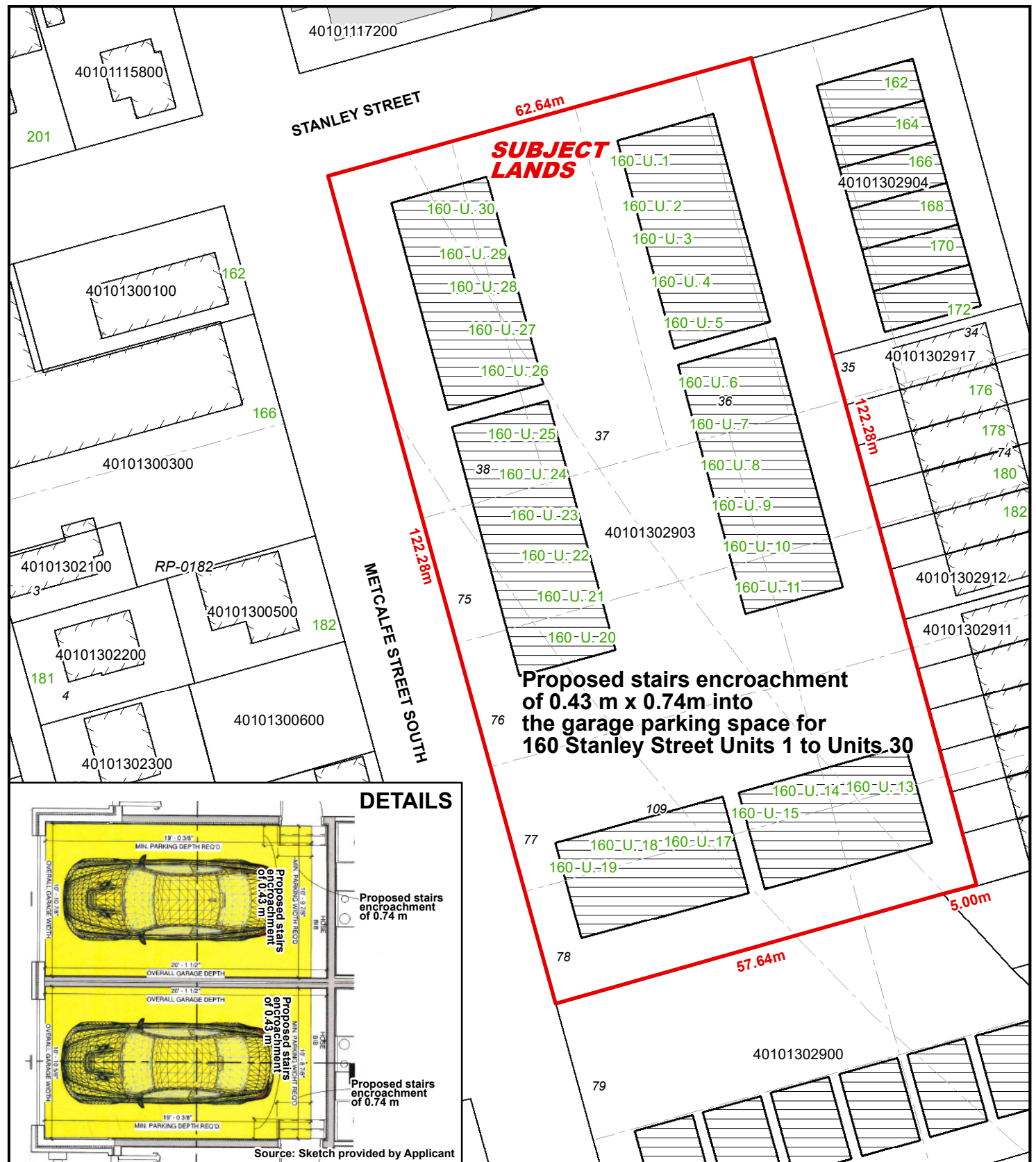
2021-11-18

- (H) - Holding
- CN - Neighbourhood Commercial Zone
- MG - General Industrial Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R3 - Residential R3 Zone
- R4 - Residential R4 Zone
- R5 - Residential R5 Zone
- R6 - Residential R6 Zone



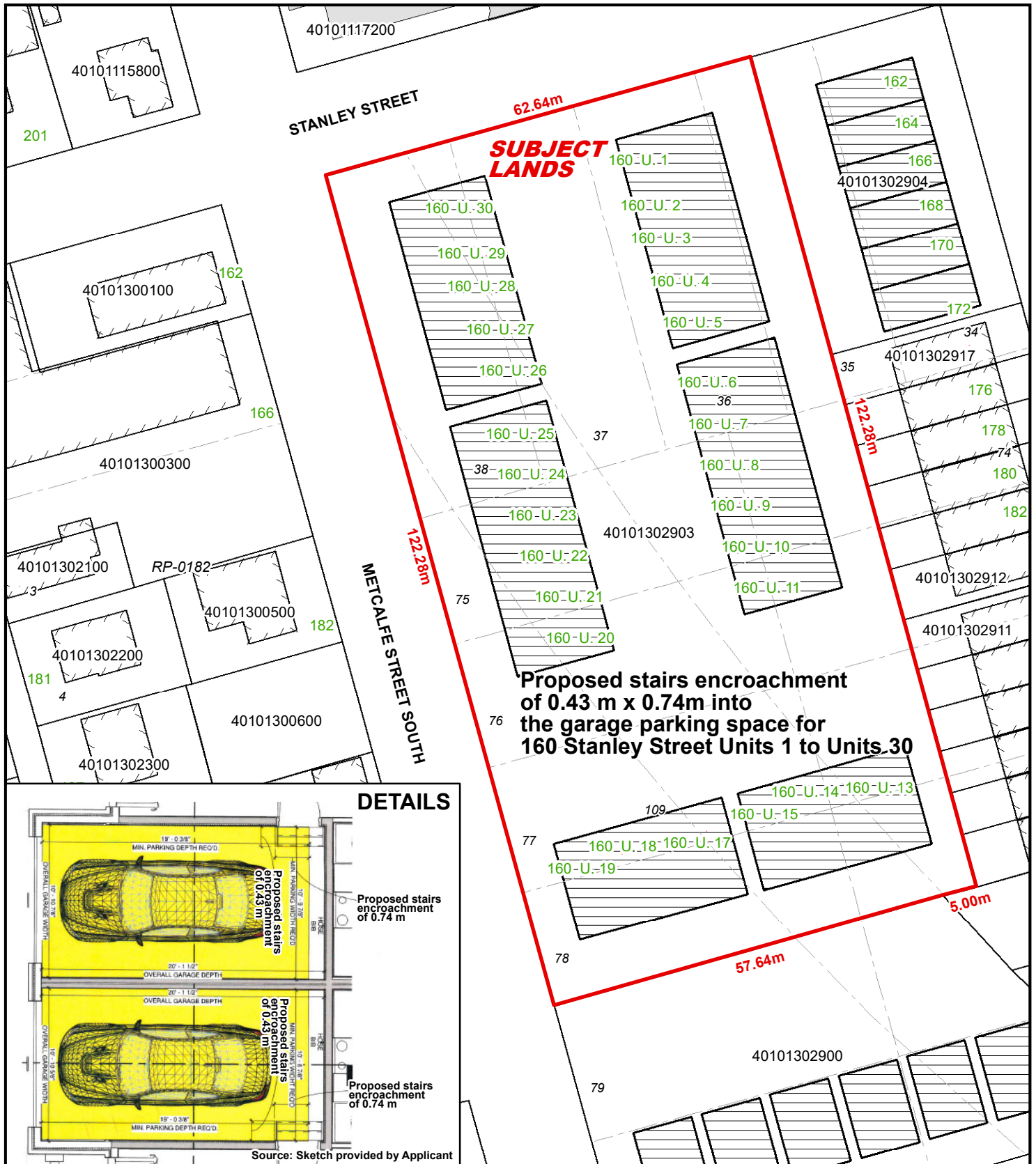
CONCEPTUAL PLAN

Urban Area of SIMCOE



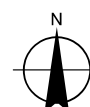
CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

Subject Lands



2021-11-18

6 3 0 6 12 18 24 Meters