



Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.



Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca

For Office Use Only:

File Number	<u>ANPL2022106</u>	Application Fee	<u>\$1599.00</u>
Related File Number	<u></u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u></u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>March 7, 2022</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>April 21, 2022</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: 3310401002108000000**A. Applicant Information****Name of Owner** DANIEL WIGMORE

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 267 UNION STREET

Town and Postal Code SIMCOE, N3Y 2B7

Phone Number 905-483-9555

Cell Number 905-483-9555

Email DANIEL_WIGMORE@HOTMAIL.COM

Name of Applicant DANIEL WIGMORE

Address 267 UNION STREET

Town and Postal Code SIMCOE, N3Y 2B7

Phone Number 905-483-9555

Cell Number 905-483-9555

Email DANIEL_WIGMORE@HOTMAIL.COM

Name of Agent N/A
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 owner and agent noted above.

☒ Owner ☐ Agent ☐ Applicant

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

DANIEL & MELANIE WIGMORE, OWNER

B. Location, Legal Description and Property Information

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

LT.1 PT LOT2, PL.182, BLK.51

RP.NR223568 NORFOLK COUNTY

Municipal Civic Address: 267 UNION STREET

Present Official Plan Designation(s): URBAN RESIDENTIAL

Present Zoning: R1-B

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:

SINGLE DWELLING HOME

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:

HOUSE - RETAIN, SEE ATTACHED DRAWING FOR SETBACKS

SINGLE CAR, DETACHED GARAGE - RETAIN, SEE ATTACHED DRAWINGS FOR SETBACK

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:

PROPOSED SHOP FOR PERSONAL PROJECTS - STRUCTURE MATCHING STYLE OF EXISTING BUILDINGS

81.3 sq-m LOT COVERAGE, 78 sq-m GROUND FLOOR AREA, 1 STOREY, 7.62m x 10.67m x 5m HIGH

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:

SINCE APPROXIMATELY 1969

9. Existing use of abutting properties:

SINGLE HOME DWELLINGS

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:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	28.79m				
Lot depth	57.19m				
Lot width	28.85m				
Lot area	1622.78 sq-m	450 sq-m MIN			
Lot coverage	23.23m	162.27m	3.2.1.g	75.8m	
Front yard	39.4m	6m MIN	5.1.2.c	10.3	
Rear yard	23.3m	1.2m MIN	3.2.1.e	5.6m	
Height	4m	5m MAX	3.2.1.a	4.9m	
Left Interior side yard	17.6	1.2m MIN	3.2.1.d	17.6m	
Right Interior side yard					
Exterior side yard (corner lot)	10.3m	6m MIN	5.1.2 (R1-B)	3m	3m
Parking Spaces (number)	2		4.9	4	
Aisle width	3.8	3	4.1.3.a	6.1	0
Stall size	10.3	5.8	4.1.3.b	6.6	0
Loading Spaces					
Other	23.2m	55 sq-m	3.2.1.g	75.8 sq-m	20.8 sq-m

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

- THIS WOULD RESTRICT USAGE OF REMAINING REAR YARD. (DISTANCE)

- BUILDING IS IN SCALE WITH THE SIZE OF PROPERTY AND CONSISTENT WITH THE SIZE OF THE ACCESSORY BUILDING OF THE PROPERTY TO THE WEST. (SIZE)

3. **Consent/Severance/Boundary Adjustment:** 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: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: 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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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:

KNOWN HISTORY OF PREVIOUS OWNERS. 1ST OWNER STARTED THE CREAMERY, 2ND WAS THE COUNTY JUDGE, THIRD WAS RICK DANKO'S BANDMATE (JUDGE'S SON), 4TH SOLD TO CURRENT OWNERS.

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. All Applications: 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:

STRUCTURE TO BE BUILT ON EXISTING LAWN. THERE IS NO WILDLIFE OR ENDANGERED PLANTS IN THE AREA.

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:

ASSUMED NOT APPLICABLE FOR AN ACCESSORY BUILDING.

AREA IS NOT ZONED FOR THIS.

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. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

G. All Applications: 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.

THE INTENT OF THE ACCESSORY STRUCTURE IS A WOOD SHOP AND IS NOT PLANNED AS
ADDED PARKING. THE ACCESSWAY CAN BE USED AS ADDITIONAL PARKING BUT IS NOT TAKING
AWAY FROM THE EXISTING PARKING OR INFRASTRUCTURE.

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:

- ☐ 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.

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.

Daniel Wigmore

Digitally signed by Daniel Wigmore
Date: 2022.02.07 21:19:56 -05'00'

2022/02/07

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

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, DANIEL WIGMORE of SIMCOE, ON

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:

Simcoe, Ontario

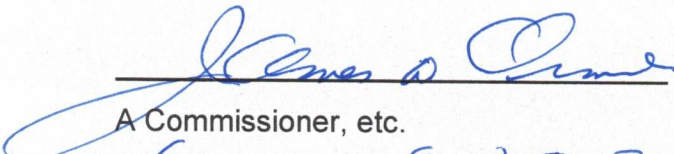

Digitally signed by Daniel Wigmore
Date: 2022.02.07 21:20:37 -05'00'

Owner/Applicant/Agent Signature

In Ontario

This 11th day of February

A.D., 20 22



A Commissioner, etc.

Lawyer: 1- (905) 527-1119.

(B)



LOT

3

LOT

2

YARD

EXISTING DWELLING
Municipal #267 Union Street
(Approximate Location)

Existing
Frame
Garage

Existing
Asphalt
Driveway

Proposed
drive

Proposed Garage
Location

"RELIEF AREA SOUGHT"

EXISTING SIDEWALK

EXISTING
INGRESS / EGRESS

old SPIREA HEDGE
(to be preserved)
60 yrs ±

KING

LANE

STREET

UNION

SURVEY SKETCH
SHOWING "REQUESTED
EXTERIOR YARD SETBACK RELIEF
FOR ACCESSORY BUILDING."

267 UNION STREET
LOT 1, PART LOT 2, BLOCK 51
REGISTERED PLAN 182
TOWN OF SIMCOE
NORFOLK COUNTY

SCALE: 1:150



NOTE: THIS IS NOT A PLAN OF SURVEY
AND IS INTENDED TO SERVE THE PURPOSE
IN THE TITLE BLOCK ONLY.

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

(M) DENOTES FIELD MEASUREMENT

"ACCESSORY BUILDING SUMMARY"	
EXISTING GARAGE	23.21 Square Metres(M)
PROPOSED GARAGE	81.29 Square Metres
TOTAL LOT AREA	1622.52 Square Metres(M)
% LOT COVERAGE (After Proposed Construction)	6.4%

DATED: JANUARY 24, 2022

MICHAEL W. YEO
ONTARIO LAND SURVEYOR

 **vallee & yeo limited**
ONTARIO LAND SURVEYOR
2 TALBOT STREET NORTH, SIMCOE, ON N3Y 3W4
PHONE: 519 426-6270 FAX 519 426-6277
michael.yeo@gvallee.ca

DRAWN BY: M.W.Y.	CLIENT: WIGMORE	DWG: 2022 Wigmore
CHECKED BY: M.W.Y.		

A



LOT

3

LOT

2

LOT

1

EXISTING DWELLING
Municipal #267 Union Street
(Approximate Location)

Existing
Frame
Garage

Existing
Asphalt
Driveway

Proposed Garage
Location

"RELIEF AREA SOUGHT"

ACCESSORY BUILDING REAR YARD ZONING SETBACK

6 METRE EXTERIOR SIDE YARD ZONING

SETBACK

KING

LANE

STREET

UNION

SURVEY SKETCH
SHOWING "REQUESTED
EXTERIOR YARD SETBACK RELIEF
FOR ACCESSORY BUILDING."

267 UNION STREET

LOT 1, PART LOT 2, BLOCK 51

REGISTERED PLAN 182

TOWN OF SIMCOE

NORFOLK COUNTY

SCALE: 1:150

0 3 6 9 12 METRE
VALLEE & YEO LIMITED

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PROPOSED GARAGE	81.29 Square Metres
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DATED: JANUARY 24, 2022

MICHAEL W. YEO
ONTARIO LAND SURVEYOR



vallee & yeo limited

ONTARIO LAND SURVEYOR
2 TALBOT STREET NORTH, SIMCOE, ON N3Y 3W4
PHONE: 519 426-6270 FAX 519 426-6277
michael.yeo@vallee.co

DRAWN BY: M.W.Y.
CHECKED BY: M.W.Y.

CLIENT: WIGMORE

DWG: 2022 Wigmore

ADDITIONAL COMMENTS TO ACCOMPANY APPLICATION:

In addition to the initial Survey Sketch, two (2) additional copies have been included to reference the comments (Attachments A and B).

Attachment A:

For clarity, see the “red area” denoted to show the “area of relief” sought. The proposed garage building is shown outlined in “blue”.

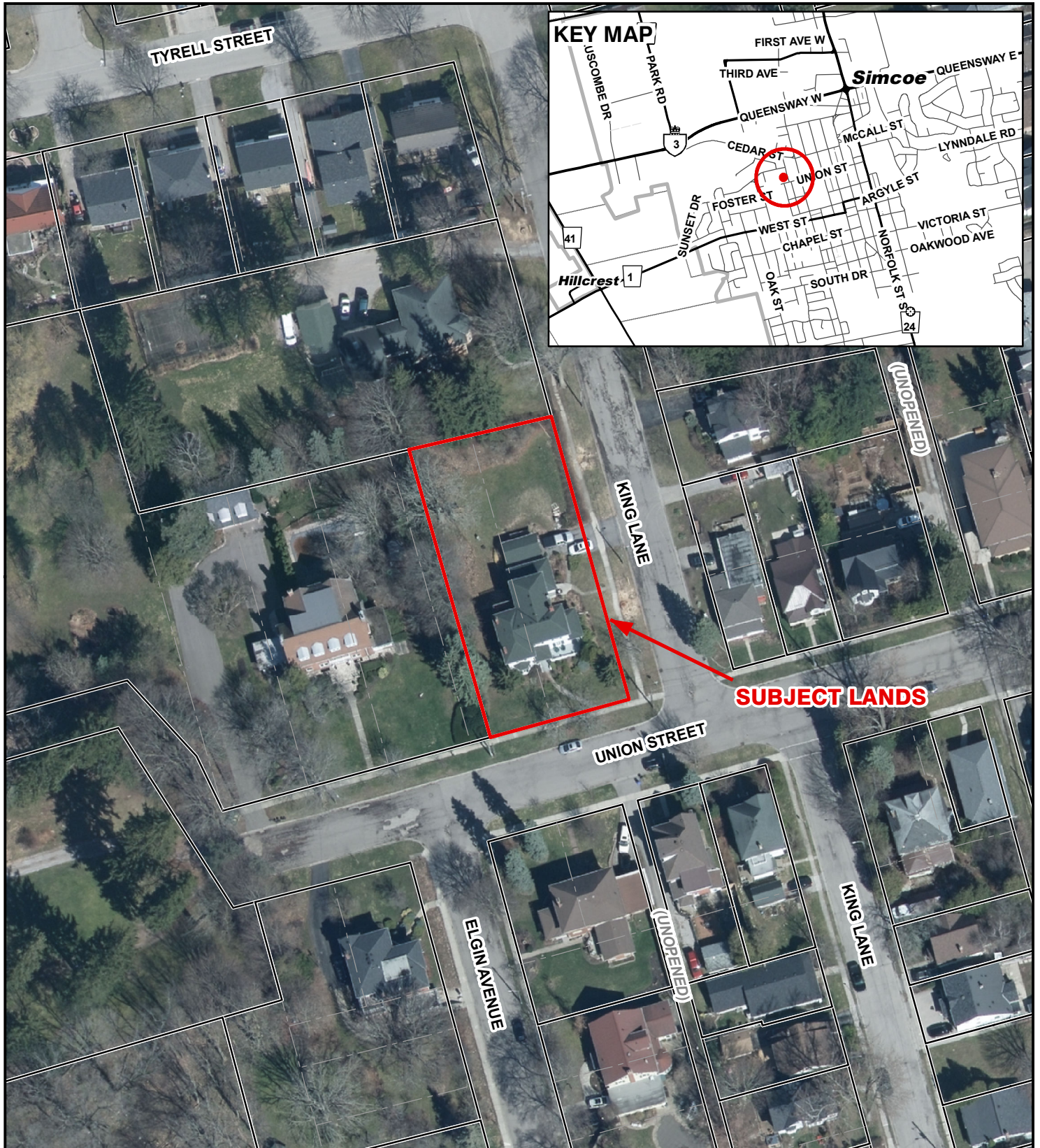
1. The preferred garage location has been determined on site with an Ontario Land Surveyor, and existing elevations indicate that the location is suitable from a Lot Grading perspective.
2. The “relief area” being slightly larger than the garage, provides sufficient room for below grade footings, as well as roof eaves overhang, with some extra room to spare.
3. The proposed garage design has been finalized and the size will not change. During construction, the garage will be positioned by the Land Surveyor to ensure placement at the proposed location shown.
4. Area neighbours are generally aware of the proposed garage, and all appear to be in support at this point.

Attachment B:


1. As shown, the proposed garage location allows us to maintain a large private yard where we can plant a large garden, as well as provide a safe, buffered area for our young children to play.
2. The proposed garage location also allows us to utilize the existing driveway and King Lane entrance. No new curb cuts will be required, thereby eliminating another driveway.
3. The proposed driveway surface for the new garage will connect to the existing asphalt driveway and will have the added benefit of creating 2 new private parking spaces when needed. A definite benefit given the sparse public parking in the area.
4. The garage has been located to provide an adequate distance from the King Lane property line, with the controlling factor being our intention to preserve the old Spirea hedge that currently exists in the location as shown. This hedge is about 60 years old and will continue to provide a natural privacy barrier and also partially conceal and soften the physical presence of the proposed garage.

MAP A
CONTEXT MAP
Urban Area of SIMCOE

ANPL2022106



Legend

 Subject Lands

2020 Air Photo

4/26/2022



8 4 0 8 16 24 32 Meters

MAP B
ZONING BY-LAW MAP
Urban Area of SIMCOE

ANPL2022106



LEGEND

 Subject Lands

ZONING BY-LAW 1-Z-2014

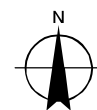
4/26/2022

(H) - Holding

R1-B - Residential R1-B Zone

R2 - Residential R2 Zone

R3 - Residential R3 Zone

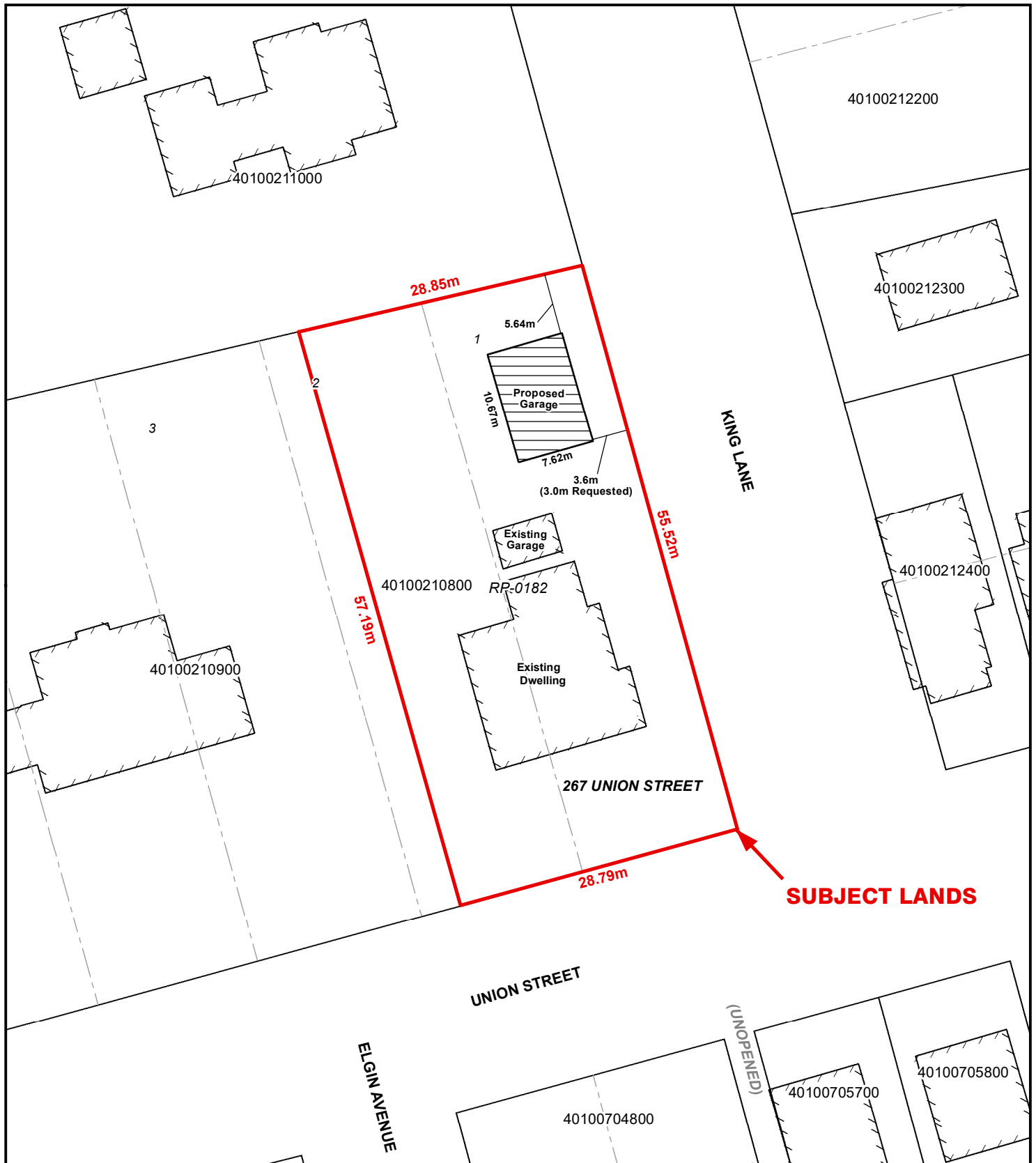


5.5 2.75 0 5.5 11 16.5 22 Meters

CONCEPTUAL PLAN

Urban Area of SIMCOE

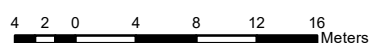
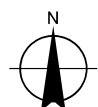
REVISED



Legend

Subject Lands

7/5/2022



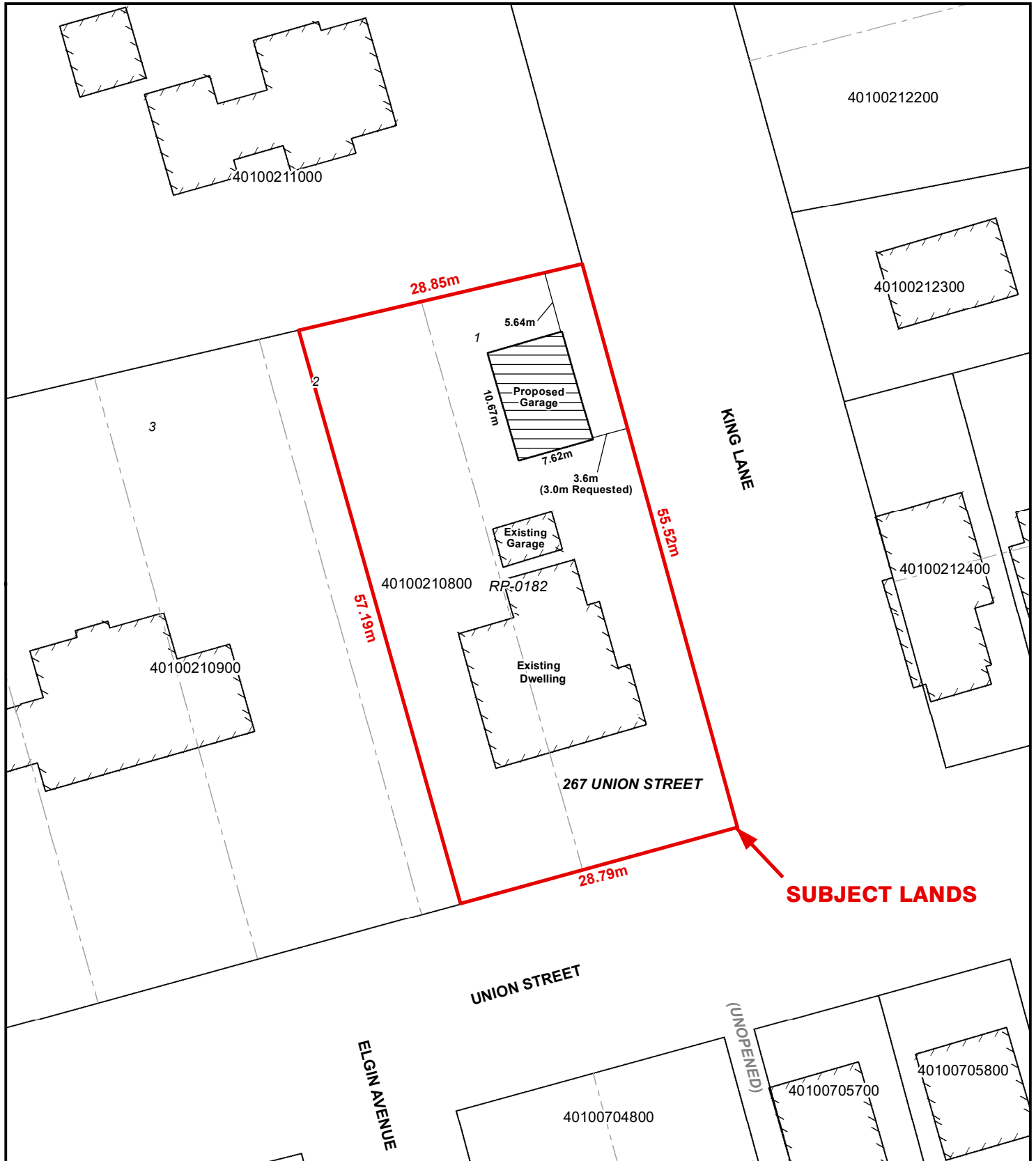
LOCATION OF LANDS AFFECTED

ANPL2022106

CONCEPTUAL PLAN

Urban Area of SIMCOE

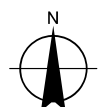
REVISED



Legend

Subject Lands

7/5/2022



4 2 0 4 8 12 16 Meters