



LANDPRO
PLANNING SOLUTIONS

LandPro Planning Solutions Inc.
110 James St., Suite 204 28 Colborne St. N.
St. Catharines, ON L2R 7E8 Simcoe, ON, N3Y 3T9

October 10, 2025

Jodi Pfaff-Schimus
Secretary-Treasurer Committee of Adjustment
185 Robinson Street
Simcoe, ON N3Y 5L6

Re: **Minor Variances**
140A & 140B Stanley St.,
Norfolk County

LandPro Planning Solutions Inc. ("Agent") has been retained by Corbetton Holdings Inc. c/o Jonathan Jagt ("Owner/Applicant") to assist in Minor Variances for 140A and 140B Stanley Street, Norfolk County for the two (2) proposed semi-detached dwellings being proposed.

This letter introduces the submission of these applications which comprises of the following:

1. Committee of Adjustment (Consent) Application Form
2. Site Plan (Groen Design, October 2025)
3. Planning Justification Brief (LandPro Planning Solutions Inc., October 2025)
4. Committee of Adjustment Decision – file # BNPL2025024 (May 2025)
5. Associated Application fee(s) (client to pay directly to County)

We trust this submission fulfills the County's requirements for a complete application and look forward to receiving confirmation of the same.

You are welcome to call our office at 289-680-5189 or by email at ebrodeur@landproplan.ca with any questions or concerns.

Sincerely,

LANDPRO PLANNING SOLUTIONS Inc.

Emilie Brodeur

Emilie Brodeur, MScPL
Planner



289-680-5189



ebrodeur@landproplan.ca



landproplan.ca

Michael Sullivan

Michael Sullivan, M.Pl., RPP, MCIP
President | Founder



289-687-3730



mike@landproplan.ca



landproplan.ca



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For Office Use Only:

| | | | |
|--------------------------|-------|-----------------------------|-------|
| File Number | _____ | Application Fee | _____ |
| Related File Number | _____ | Conservation Authority Fee | _____ |
| Pre-consultation Meeting | _____ | Well & Septic Info Provided | _____ |
| Application Submitted | _____ | Planner | _____ |
| Complete Application | _____ | Public Notice Sign | _____ |

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: 3310401013043000000

A. Applicant Information

Name of Owner Corbetton Holdings 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 | <u>920 Concession 6</u> |
| Town and Postal Code | <u>Waterford, N0E 1Y0</u> |
| Phone Number | <u>519-448-3946</u> |
| Cell Number | _____ |
| Email | <u>corbetton.holdings@gmail.com</u> |

| | |
|--------------------------|--|
| Name of Applicant | <u>Corbetton Holdings Inc. c/o Jonathan Jagt</u> |
| Address | <u>920 Concession 6</u> |
| Town and Postal Code | <u>Waterford, N0E 1Y0</u> |
| Phone Number | <u>519-448-3946</u> |
| Cell Number | _____ |
| Email | <u>jonathan@frontierbuildinggroup.com</u> |

Name of Agent LandPRO Planning Solutions
Address 204 - 110 James Street
Town and Postal Code St. Catharines, L2R 7E8
Phone Number 289-687-3730
Cell Number 289-680-5189
Email ebrodeur@landproplan.ca

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:

TD Canada Trust, 444 Fairview Dr, Brantford, ON N3R 2X8

B. Location, Legal Description and Property Information

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

PLAN 182 BLK 110 PT LOT 32

Municipal Civic Address: 140A and 140B Stanley Street

Present Official Plan Designation(s): Urban Residential

Present Zoning: R2

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:

residential

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:

Vacant

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.

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:

Two semi - detached

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:

60+ years

9. Existing use of abutting properties:

residential

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 | | | 8.5m | 8.5m | |
| Lot depth | | | | | |
| Lot width | | | | | |
| Lot area | | | 255sq.m | 219.546m ² (Western Lot) 218.524m ² (Eastern Lot) | 36.476sqm |
| Lot coverage | | | | | |
| Front yard | | | 6m | Approx. 6.5m | |
| Rear yard | | | 7.5m | 9.088m (Eastern lot) 9.171m (Western lot) | |
| Height | | | 11m | 8.8m | |
| Left Interior side yard | | | 3m | 2.74m | 0.26m |
| Right Interior side yard | | | 3m | 2.73 | 0.25m |
| Exterior side yard (corner lot) | | | | | |
| Parking Spaces (number) | | | 2 | 2 | If MV is approved for reduced width |
| Aisle width | | | | | |
| Stall size | | | 3.3m by 6m | 2.73m by 6.5m | 0.6m |
| Loading Spaces | | | | | |
| Other | 3.6 Decks and Porches | | 1.2m from an interior lot line | 0m | 1.2m |

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

Compliance is not possible due to the existing lot configuration and the proposed semi-detached dwelling design. The minor reductions in lot area, setbacks, and parking width are necessary to achieve a functional layout consistent with surrounding development. Strict adherence to the By-law would prevent efficient use of the site and limit compatible residential infill.

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:

County Historic GIS imagery

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:

No negative environmental impact is anticipated.

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:

No negative impact is anticipated

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 _____

Industrial zone - approx 20m
Commercial zone - approx 140m

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

- ☒ 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:

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.

please refer to Planning Report

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.

X 
Owner/Applicant/Agent Signature

X Oct 9 2025
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.

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

I/We authorize LandPRO Planning Solutions Inc. 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.

X 
Owner

X Oct 9 2025
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, Jonathan SAGT of NORFOLK COUNTY, 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:

St. Catharines

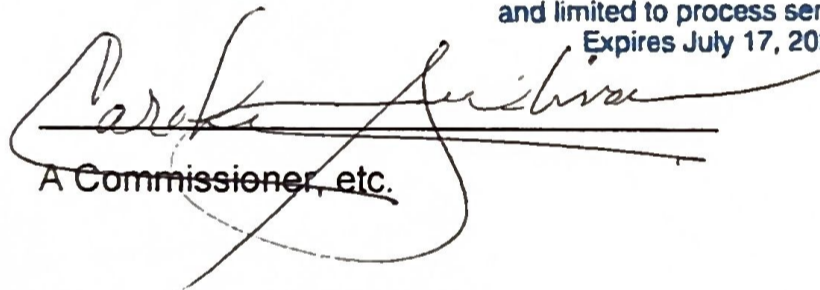

Owner/Applicant/Agent Signature

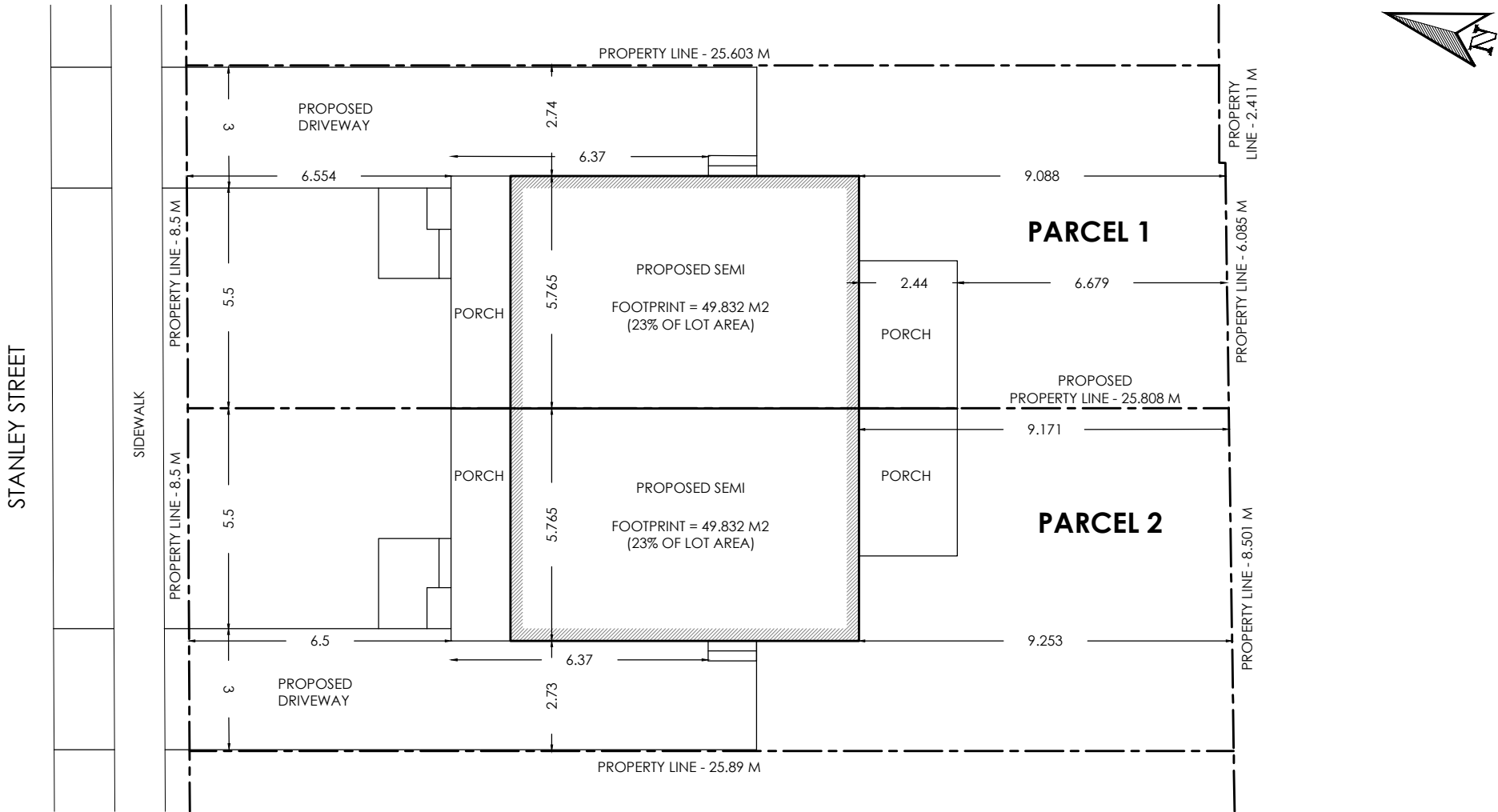
In Niagara Region

This 9 day of October

A.D., 2025

CAROLE IDA SULLIVAN
a Commissioner, etc., Province of Ontario,
for LandPro Planning Solutions Inc.,
and limited to process serving only.
Expires July 17, 2024.


A Commissioner, etc.



| PROPOSED ZONING: URBAN RESIDENTIAL TYPE 2 ZONE (R2) - SEMI-DETACHED | | | |
|---|---|--|--|
| REGULATION | REQUIRED | PROPOSED | COMPLIES / NOTES |
| MIN. LOT FRONTAGE (PER UNIT) | SEMI-DETACHED = 8.5M | PARCEL 1 & 2 - 8.5 M | COMPLIES |
| MIN. LOT AREA (PER UNIT) | SEMI-DETACHED = 255 M2 | PARCEL 1 - 218.524 M2 PARCEL 2 - 219.546 M2 | DOES NOT COMPLY |
| MIN. FRONT YARD | 6.0 M | PARCEL 1 - 6.554 M PARCEL 2 - 6.5 M | COMPLIES |
| MIN. INT. SIDE YARD | SEMI-DETACHED = 3M, 0 M ALONG COMMON LOT LINE | PARCEL 1 - 2.74 M, 0 M ALONG COMMON LOT LINE PARCEL 2 - 2.73 M, 0 M ALONG COMMON LOT LINE | DOES NOT COMPLY |
| MIN. REAR YARD | 7.5 M | PARCEL 1 - 9.088 M PARCEL 2 - 9.171 M | COMPLIES |
| MAX. BUILDING HEIGHT | 11 M | PARCELS 1 & 2 - 8.8 M | COMPLIES |
| MIN. FRONT YARD LANDSCAPED | MIN. 50% | PARCELS 1 & 2 - 58% | COMPLIES |
| MIN. PARKING SPACES | MIN. 2 SPACES | PARCELS 1 & 2 - 2 SPACES | COMPLIES (IF PARKING WIDTH IS REDUCED TO 2.7M) |

- GENERAL NOTES:
1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
 2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

| REVISIONS | | |
|-----------|-----------|----------------------------------|
| # | DATE | DESCRIPTION |
| 1 | 9-30-2025 | INITIAL SITE PLAN |
| 2 | 10-7-2025 | REVISE DRIVEWAY, ADD ZONING INFO |
| 3 | 10-8-2025 | REVISE ZONING INFO |



SITE PLAN
SCALE : 1: 150

PROPOSED SEMI-DETACHED
ADDRESS: 140 STANLEY ST
SIMCOE, ON

FRONTIER BUILDING
GROUP

CLIENT

SPI

PLANNING JUSTIFICATION REPORT

MINOR VARIANCE



140A & 140B Stanley Street

Simcoe, ON

October 2025

Prepared For:
Corbetton Holdings Inc.
c/o JONATHAN JAGT

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1 INTRODUCTION

In October 2024, LandPro Planning Solutions Inc. ("LandPro") was retained by Corbetton Holdings Inc. c/o Jonathon Jagt ("Applicant") to write this Planning Justification Brief in support of their Consent Application for-142 Stanley Street in Simcoe, ON. As a condition of County approval, a minor variance is required for the proposed semi-detached dwellings to be constructed on the severed piece of land now known as 140A and 140B Stanley Street. The purpose of this brief is to assess the proposal against Provincial and County policies to demonstrate that the proposed development can be considered good planning.

2 PROPERTY DETAILS

The subject lands, known municipally as 140A-140B Stanley Street and legally as PLAN 182 BLK 110 PT LOT 32, comprises approximately 440m² within the Simcoe Urban Boundary. The parcel is in a residential neighbourhood and is presently vacant. It is located approximately one (1) block south of the area designated "Downtown" and roughly two (2) blocks north of the Norfolk County Fairgrounds.

See property location shown below in **Figure 1**.

Figure 1 - 140A & 140B Stanley Street Location



3 PROPOSAL

This application seeks minor variances from the Zoning By-law to permit:

1. A reduction in the minimum lot area by approximately 35m² per lot,

140A & B Stanley Street, Simcoe

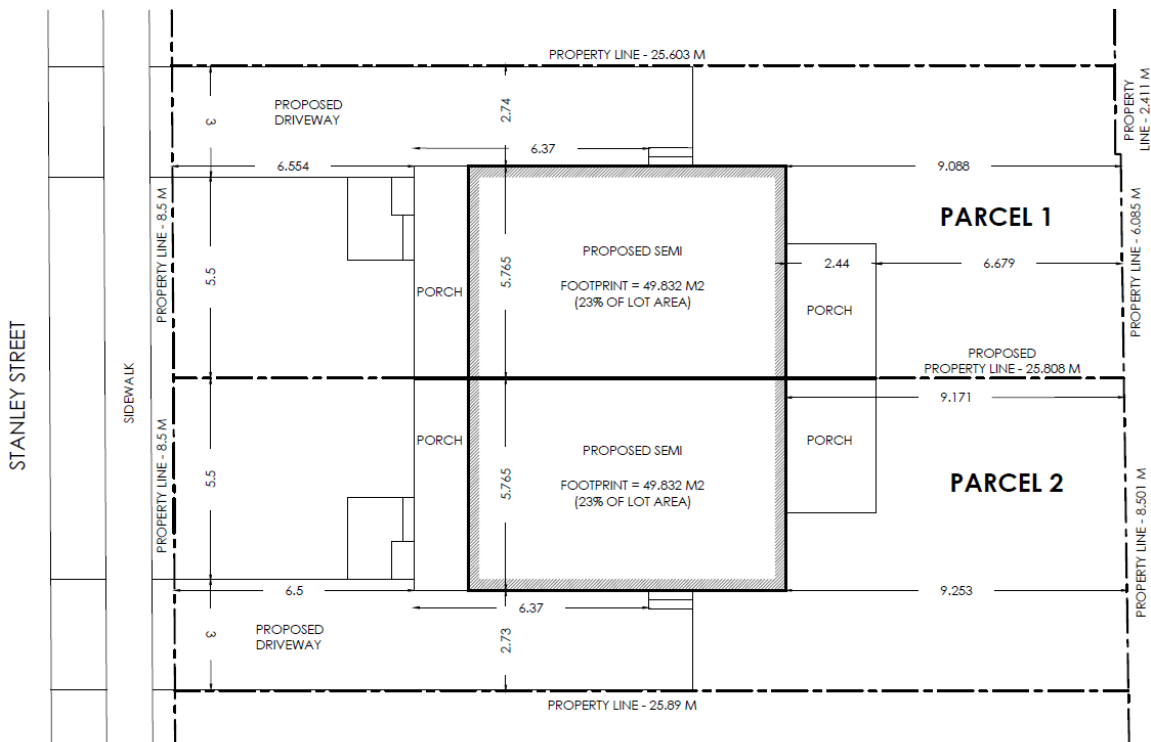
Corbetton Holdings Inc. c/o Jonathan Jagt

2. A reduction in the interior side yard by approximately 0.3m on the sides,
3. A reduction in the required deck setback from 1.2 m to 0 m from the side lot line, and
4. A reduction in the required parking space width from 3.3m to 2.7m (approximately 0.6m) to accommodate two parking spaces.

The subject property is a previously severed parcel on which two (2) semi-detached dwellings are proposed (refer to Figure 2; a larger copy will accompany this brief). As detailed in this report, the requested variances satisfy the four tests under **Section 45(1)** of the *Planning Act*:

1. They are minor in nature,
2. Desirable for the appropriate development and use of the land and
3. Maintains the general intent and purpose of the Official Plan and
4. Zoning By-law.

Figure 2 – The proposed Site Plan



4 LAND USE PLANNING FRAMEWORK

In preparing this application, several regulatory and planning policy documents were reviewed that need to be addressed in order to demonstrate good planning. They include the following:

140A & B Stanley Street, Simcoe

Corbetton Holdings Inc. c/o Jonathan Jagt

1. Planning Act R.S.O. 1990, c.P13,
2. Provincial Planning Statement, 2024,
3. Norfolk County Official Plan, 2023, and
4. Norfolk County Zoning By-law 1-Z 2014 (Cons. 2021).

The proposed minor variances are assessed against these policies and associated regulations in the following subsections.

4.1 PLANNING ACT, R.S.O 1990 c.P.13

The *Planning Act* is the provincial legislation that provides the basis for land use planning in Ontario, identifying tools for managing how, where, and when land use changes occur.

These matters of Provincial Interest are outlined in **Section 2** of the *Act*. This application has regard for the relevant parts of this section of the *Planning Act*, including:

- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (p) the appropriate location of growth and development; and*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*

The proposed development makes efficient use of land and existing municipal services, supports compact and orderly growth, and provides additional housing options within an established neighbourhood. The minor reductions proposed allow for functional and attractive semi-detached dwellings that contribute to a safe, sustainable, and well-designed community.

This application is consistent with the *Planning Act*.

4.1.1 FOUR TESTS OF A MINOR VARIANCE

The application seeks minor variances from the Zoning By-law to permit the following:

1. A reduction in the required **Minimum Lot Area** by approximately 35m² per lot;
2. A reduction in the required **parking space width** from 3.3m to 2.7m to accommodate the two parking spaces required per dwelling;
3. A reduction in the required deck setback from 1.2 m to 0 m from the side lot line.; and

4. A reduction in the required **Interior Side Yard** setback from 3.0 to 2.7m (a reduction of approximately 0.3m).

The subject property is a previously severed parcel on which two (2) semi-detached dwellings are proposed. As outlined below, the requested variances meet the four tests under Section 45(1) of the Planning Act; they are minor in nature, desirable for the appropriate development and use of the land and maintain the general intent and purpose of both the Official Plan and the Zoning By-law.

1. Is the proposed variance minor in nature?

The proposed variances collectively represent modest deviations from the Zoning By-law standards. The westerly lot measures 219.83 m² and the easterly lot 218.56 m² — each roughly 35 m² below the 255 m² standard for Norfolk County. The lot area deficiency results from maintaining compliant frontages that ensure safe access and a consistent streetscape. The proposed reductions to the Interior Side Yard (0.3 m) and the deck setback (from 1.2 m to 0 m) are minor in scale and will not result in adverse impacts to adjacent properties, as sufficient separation, privacy, and outdoor amenity space will be maintained. The requested reduction in parking space width from 3.3 m to 2.7 m remains functional and allows for two compliant parking spaces per dwelling, consistent with urban standards. Overall, the variances are minor in scale and impact, preserving the overall intent of the By-law while enabling efficient site use.

2. Is this proposal desirable for the appropriate development or use of the land?

The requested variances facilitate compatible residential infill within an established neighbourhood. The proposed semi-detached dwellings are consistent with the existing built form and density of the area. The lot areas, though slightly below the minimum, are sufficient to support the intended use without overdevelopment. The reduced setbacks, including the deck setback reduction, will allow for appropriate building placement and functional outdoor space, while the parking reduction allows for practical accommodation of two spaces per dwelling. Collectively, the variances contribute to efficient land use and promote gentle intensification in line with County growth objectives. The proposal is therefore desirable for the appropriate development and use of the land.

3. Does the variance maintain the general intent and purpose of the Zoning By-law?

The Zoning By-law's intent is to ensure appropriate building placement, lot configuration, and parking functionality that protect neighbouring properties and preserve neighbourhood character. The minor lot area reduction does not compromise these objectives, as both proposed lots will provide adequate building envelopes, private amenity space, and parking. Similarly, the slight reductions to the Interior Side Yard and the deck setback will not create overlook or privacy concerns and remain consistent with other residential patterns in the area. The reduced parking width continues to allow for safe, accessible use of two spaces per unit. The property is zoned Urban Residential Type 2 (R2), which permits semi-detached dwellings. The proposed development aligns with the permitted use and intent of the zone. Accordingly, the requested variances maintain the general intent and purpose of the Zoning By-law.

4. Does the variance maintain the general intent and purpose of the Official Plan?

The Subject Property is designated Urban Residential in the Norfolk County Official Plan (NCOP). This designation encourages a mix of housing types and supports residential intensification within serviced settlement areas. Section 7.7 of the NCOP promotes efficient land use and development patterns that contribute to complete communities. The proposed semi-detached dwellings will add two additional housing units within walking distance of commercial, institutional, and recreational amenities. No change in land use is proposed, and the variances — including the deck setback reduction — will not result in adverse impacts on adjacent properties or the streetscape. Therefore, the requested variances maintain the general intent and purpose of the Official Plan.

4.2 PROVINCIAL PLANNING STATEMENT, 2024

The *Provincial Planning Statement* (“PPS”) provides policy direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The following policies support this application.

Section 2.1.6.a states that planning authorities should accommodate a range of housing options to achieve complete communities.

Section 2.2.1 reiterates the need for a range of housing options and densities to meet the needs of current and future residents by facilitating all housing options and types of residential intensification, and “promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.”

Section 2.3.1.1 of the PPS states that settlement areas, such as Simcoe, shall be the focus of growth and development and that development in these areas should facilitate land use patterns which efficiently use land and resources and support active transportation (**s. 2.3.1.2.a,c**). General intensification and redevelopment to achieve complete communities shall be supported, including planning for a range of housing options (**s. 2.3.1.3**).

Section 3.6.2 states that municipal servicing is the preferred form of servicing for settlement areas, and **Section 3.6.7** states that “Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.”

The proposal will create two additional residential lots on Stanley Street within the designated Simcoe Urban Boundary, where growth is to be focused. Developing semi-detached dwellings on these lots is compatible with the prevailing built form and broadens the neighbourhood’s housing mix – which is comprised mainly of single-detached and townhouse units. Given the site’s walkable proximity to Downtown Simcoe, the farmers’ market, the recreation complex, and adjacent parklands, it is a logical location for modest intensification that supports complete-community objectives. All future development will be provided with full municipal servicing.

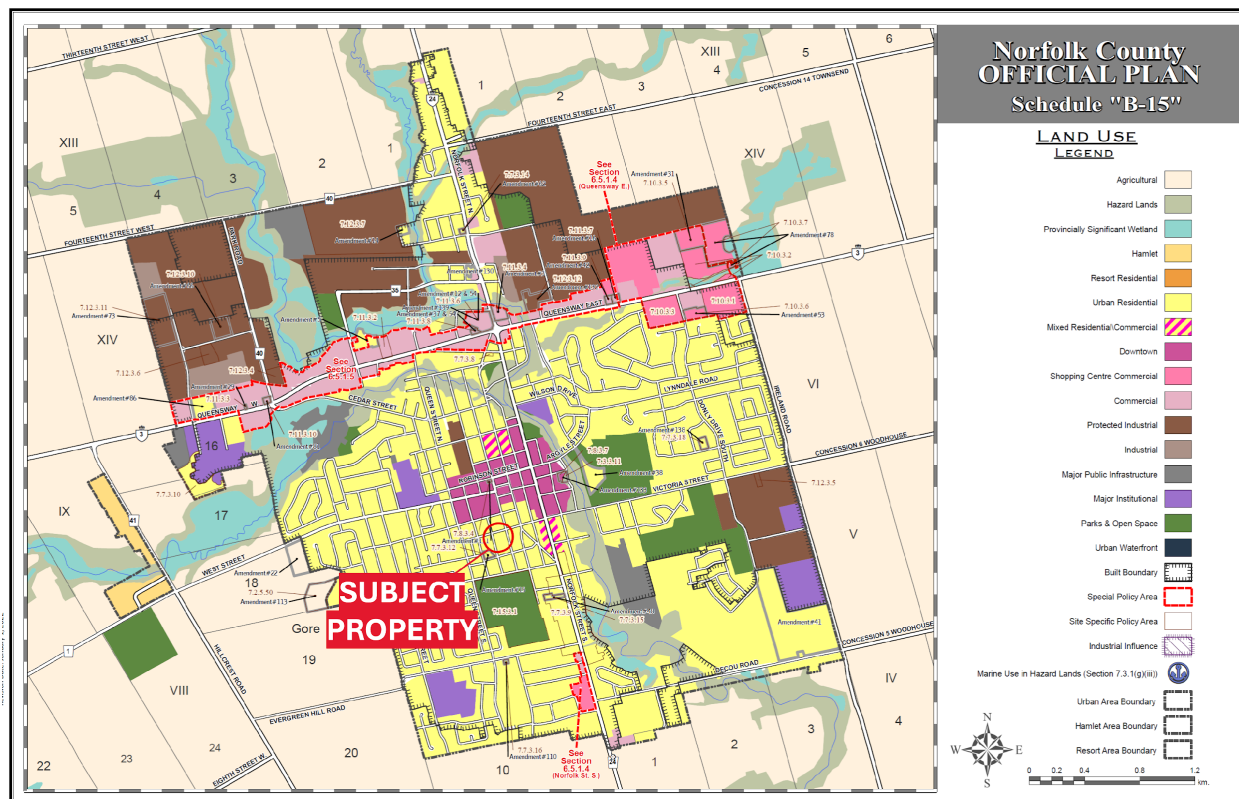
This application is consistent with the Provincial Planning Statement.

4.3 NORFOLK COUNTY OFFICIAL PLAN (2023)

The Norfolk County Official Plan (NCOP) is the County's primary land-use framework up to 2036, setting principles to direct growth and physical change. It promotes orderly, efficient, and sustainable development, offers certainty for public and private investment, and supports long-term fiscal health. The Plan guides Council's decisions and informs senior governments, agencies, and private interests, and is implemented through land-use designations and tools such as zoning, secondary plans, subdivision/consent approvals, and site plan control. It also coordinates planning with adjacent municipalities on cross-jurisdictional matters.

The subject property is designated *Urban Residential* in the NCOP Schedule B-15 (see **Figure 3**). Permitted uses in this designation include single detached and semi-detached dwellings, as well as medium- and high-density residential uses, among other compatible forms.

Figure 3 - Norfolk County Official Plan, Land Use Schedule B-15



Section 2.2 of the NCOP was designed to support and reflect the six themes identified in Norfolk County's Strategic Plan 2022-2026, which include:

- ### 1. A Strong and Diversified Economy,

140A & B Stanley Street, Simcoe

Corbetton Holdings Inc. c/o Jonathan Jagt

2. Protecting and Enhancing the Natural Environment,
3. Maintaining and Enhancing the Rural and Small Town Character,
4. Maintaining a High Quality of Life,
5. Upgrading and Expanding Infrastructure, and
6. A Well Governed, Well Planned, and Sustainable County.

The parts of Section 2.2 relevant to this proposal are:

Table 1 – Norfolk County Official Plan, S. 2.2

| Policy | Proposed |
|---|--|
| 2.2.3.1. “Protect the unique character of Norfolk’s cultural landscapes, Urban Areas, Hamlet Areas and Agricultural Area through heritage conservation, community design and redevelopment policies that promote community health, safety and broad aesthetic appeal” | The proposed semi-detached dwellings will maintain the residential character of the area, meeting general community design standards and being part of a walkable complete community. No adverse impacts to the neighbourhood are anticipated. |
| 2.2.3.2.b. “Encourage the beautification, improvement and/or redevelopment of the County” | The proposal includes the proposal of two semi-detached dwellings on a vacant within an existing residential area – with a housing style that suits the character of the neighbourhood. |
| 2.2.3.2.c. “Revitalize and reuse underutilized land in the County” | The proposed semi-detached dwellings will improve and redevelop a vacant, underutilized lot in an existing residential neighbourhood. |
| 2.2.4.1. “Reinforce Norfolk’s strong sense of community through the provision of public services, the development of safe and attractive communities... by promoting a healthy community through active lifestyles” | The proposed semi-detached dwellings will provide another two housing units within an existing walkable community. A farmers’ market, hospital, multiple parks, churches, schools, and the downtown area are within walking distance from the subject property. |
| 2.2.4.2.b. “Provide for a variety of housing forms, tenures and levels of affordability through development, redevelopment, intensification and infilling projects” | The proposed semi-detached dwellings will help provide additional housing options between the existing single detached dwellings and street townhouses in the neighbourhood. The proposed dwelling units will also help fulfill intensification and infill objectives. |
| 2.2.4.2.c. “Ensure that new development is designed in a manner that provides a safe, aesthetically appropriate, and stimulating environment” | Any proposed semi-detached dwellings will meet community design standards to ensure they are aesthetically appropriate and conform to all required safety regulations. |
| 2.2.6.2.d. “Ensure the responsible use of land by encouraging the redevelopment, intensification and infilling of underutilized land and the efficient use of greenfield lands in Urban Areas” | The proposal provides an opportunity for intensification and infill of vacant, underutilized land in the County’s Urban Area. |
| 2.2.6.2.e. “Direct new urban development to Urban Areas and Hamlet Areas, ensuring a compact form, and an appropriate mix of land uses and densities, resulting in | The proposal is located within an Urban Area and involves a compact development form with a housing |

140A & B Stanley Street, Simcoe

Corbetton Holdings Inc. c/o Jonathan Jagt

| Policy | Proposed |
|--|---|
| the efficient use of land, infrastructure, and public services and facilities” | type consistent with existing neighbourhood densities. |
| 2.2.6.2.h. “Ensure that all new development will be a long-term financial benefit to the County” | The proposal adds two dwelling units as context-sensitive intensification within an established, fully serviced neighbourhood. It avoids agricultural land conversion and municipal servicing extensions, while generating property tax revenue that supports the County’s long-term fiscal sustainability. |

Section 5.3 of the NCOP contains policies related to housing in the County. Since the proposal is to create two semi-detached dwellings, applicable policies are found in **Table 2** below:

Table 2 – Norfolk County Official Plan, S. 5.3 (Housing)

| Policy | Proposed |
|---|--|
| 5.3.b) “The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs, shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.” | The proposal involves two (2) new semi-detached units in a neighbourhood of mainly single-detached and townhouse dwellings. This provides a new type of housing in the neighbourhood, while helping the County meet their 15% target for semi-detached units (and townhomes). |
| 5.3.e) “The County shall encourage innovative and appropriate housing development that exhibits design and adaptability characteristics, and may represent nontraditional additions to the County’s housing stock” | The proposal optimizes underutilized green space by adding two dwellings whose type and built form are appropriate to the context. While the resulting density may be slightly higher than normal for this housing style, the scale and form remain compatible with the property and surrounding area. |
| 5.3.g) “The County shall encourage that housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to human services. Special attention shall be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.” | The Semi-detached dwellings are being proposed on a vacant underutilized lot. It promotes infill and the lot is in a residential area with full municipal servicing and located near commercial, institutional, and parklands. The proposed semi-detached dwellings will comply with community design standards. |
| 5.3.h) “The County shall develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures, including accessory apartments in houses, except in locations | Although the proposal does not meet all zoning provisions, this application seeks relief in numerous Variances, if approved, would permit a new housing type and size option in the community. |

140A & B Stanley Street, Simcoe

Corbetton Holdings Inc. c/o Jonathan Jagt

| Policy | Proposed |
|---|----------|
| serviced by individual or communal wastewater disposal systems" | |

Section 5.3 also contains policies for residential intensification (**s. 5.3.1**), which the NCOP recognizes as reducing "the need to use vacant designated land on the periphery of the Urban Areas," as well as reducing "the need for urban expansions encroaching into the Agricultural Area." Further, "urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs." The proposal involves the development of two (2) semi-detached dwellings on a vacant underutilized lot within an existing residential neighbourhood – providing an infill opportunity which will gently intensify the area and make better use of approximately 440m² of vacant land. Policies related to residential intensification are addressed in **Table 3** below:

Table 3 – Norfolk County Official Plan, S. 5.3.1 (Residential Intensification)

| Policy | Proposed |
|--|--|
| 5.3.1.a) "Housing shall, in part, be provided through urban residential intensification, which may include any of the following: <ul style="list-style-type: none"> ii. infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or iii. redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a high density" | <p>The proposal delivers urban intensification through context-sensitive infill on a vacant, underutilized lot within an established neighbourhood. The semi-detached dwellings are compatible in scale and form and achieve a modest increase in residential density.</p> |
| 5.3.1.b) "The County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services... Development within the Built-Up Area boundary will be considered as infill development." | <p>The proposal involves infill within the Urban Area of Simcoe, with full municipal services – which helps the County achieve its infill and intensification objectives.</p> |
| 5.3.1.f) "The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria: <ul style="list-style-type: none"> i. the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study; ii. the existing water and sanitary sewer services can accommodate the additional development; iii. the road network can accommodate the traffic generated; iv. the proposed development is compatible with the existing development and physical character of the | <ul style="list-style-type: none"> i. The proposed dwellings are within the Urban Area of Simcoe and located within the context of the GROW Norfolk Study (2023), ii. Municipal servicing accommodation is still to be confirmed by the County, but the property is located within an established neighbourhood, iii. Since the proposal consists of only two (2) new dwellings, significant traffic changes are not anticipated, iv. The proposed semi-detached units are a compatible and permitted use, and |

| Policy | Proposed |
|---|---|
| adjacent properties and surrounding neighbourhood; and v. v) the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.” | v. The proposed development is consistent with the <i>Urban Residential</i> land use designation |
| 5.3.1.h) “Small scale intensification shall be permitted in all areas designated for urban residential use, except where infrastructure is inadequate or there are significant physical constraints.” | The proposal involves small-scale intensification in the sense that only two additional housing units are proposed on land already designated for urban residential use. Infrastructure appears to be adequate and there are no significant physical constraints. |

The NCOP contains policies related to Community Design (**s. 5.4**), which requires the County to ensure new development maintains the character of Urban Areas and enhances a sense of place, while promoting efficient and cost-effective designs “that minimize land consumption” (**s. 5.4.b.i-ii**).

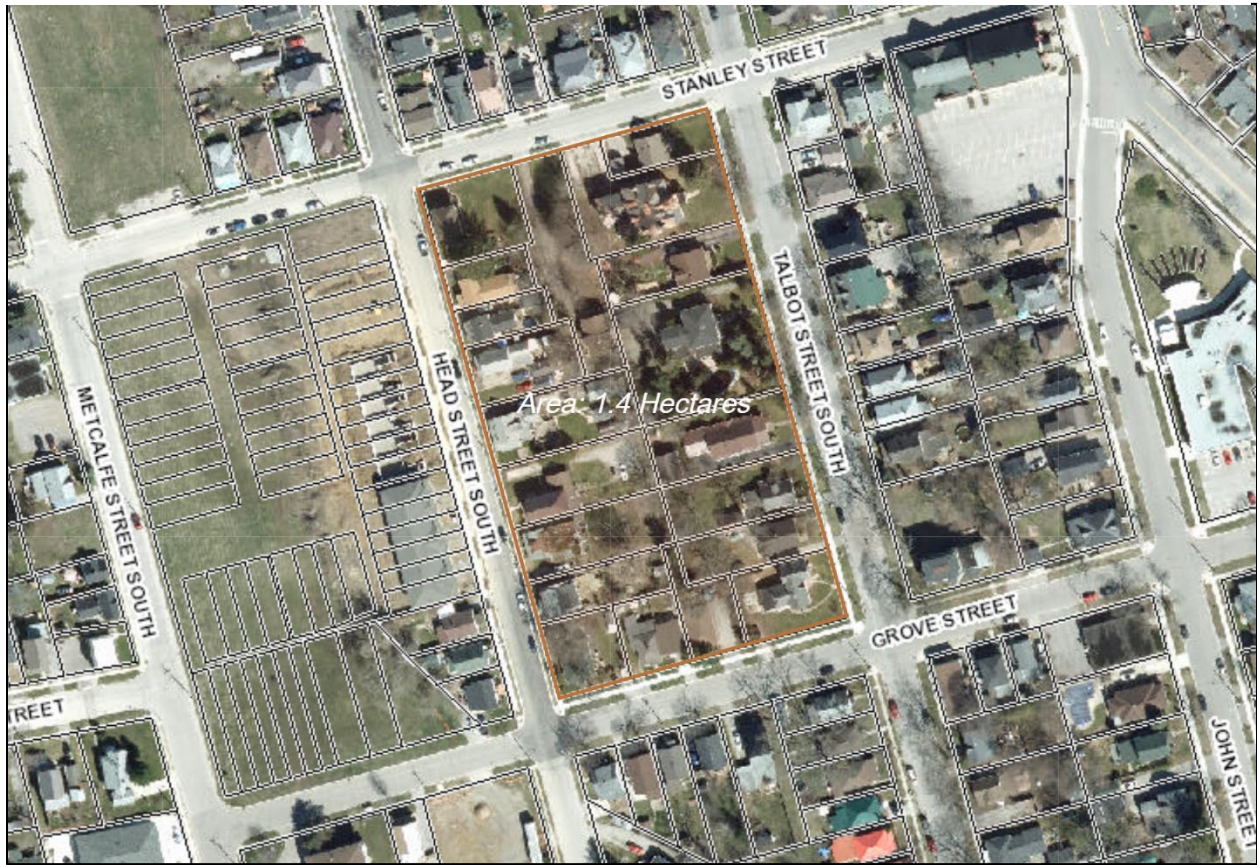
The previously severed lot is well-suited to accommodate two semi-detached dwellings, introducing missing-middle housing in an area largely comprised of single-detached and townhouse forms. This context-sensitive infill makes efficient use of an underutilized lot, achieves gentle intensification, and maintains neighbourhood character within an existing range of densities.

The proposal lies within the Simcoe Urban Area. The NCOP forecasts 17,000+ residents by 2036 in 7,600 households (**s. 6, Table 5**) and directs the greatest share of growth to Urban Areas (**s. 6.4**), with a full range of housing types (**s. 6.4.b.i**) in efficient land-use patterns that minimize infrastructure extensions (**s. 6.4.c**). It further encourages intensification, infill, and redevelopment, targeting 25% of Urban Area growth from these forms (**s. 6.4.h**). As the largest Urban Area, Simcoe is to continue developing as a complete urban community (**s. 6.5.1.1**). The proposal aligns with this policy direction.

The subject property is located within an established complete community – with the downtown core, parkland, schools, the hospital, commercial services, and places of worship all within walking distance. This context is well suited to modest residential intensification; adding units here supports a walkable lifestyle, leverages existing infrastructure, and strengthens the customer/attendance base for nearby businesses, institutions, and amenities.

The subject lands are designated *Urban Residential* in the NCOP, where semi-detached dwellings are permitted (**s. 7.7.1.a**). **Section 7.7.2.a** indicates that semi-detached housing should generally achieve an average net density of 15 units per hectare (UPH). If approved, the proposal would increase block-level density from roughly 13.5 to 15 UPH (see **Figure 4** below), while the site-specific density would increase from 13.5 to 43 UPH. Although the site-specific outcome results in a higher-than-average density for semi-detached housing in Norfolk, this figure reflects a small infill parcel with only two (2) dwellings. The block-specific outcome supports the NCOP policy target.

Figure 4 - Block density



Based on our calculations, the surrounding density ranges from 17 units per hectare (UPH) in the north, to 40.5 uph in the west. While the project raises block density, it complies with NCOP policies for low-density built form and does not significantly impact overall neighbourhood density.

Section 8.9.1 (Services in Urban Areas) requires that all development within Urban Areas be serviced by municipal infrastructure – which this proposal conforms with (**s. 8.9.1.c**). The County encourages infill on already serviced lands in the Urban Area and will consider such proposals in consent applications (**s. 8.9.1.e**).

Section 8.9.4 (Stormwater Management) requires that the creation of a vacant residential lot includes a stormwater management (SWM) design to the County's satisfaction (**s. 8.9.4.a**). While the County prefers SWM matters to be resolved prior to development approval, the policy permits deferral to the detailed design stage as a condition of approval (**s. 8.9.4.d**). Consistent with Section 8.9.4.d, we recommend deferring SWM requirements to the detailed design phase and securing them as a condition of the Minor Variances.

This application conforms to the Norfolk County Official Plan.

4.4 NORFOLK COUNTY ZONING BY-LAW 1-Z-2014

The Norfolk County Zoning By-law has been developed to incorporate the policy direction of Norfolk County's Official Plan. The current zoning of the property is *Urban Residential Type 2 (R2)*. The provisions for the proposed semi-detached dwellings are found in **Table 4**.

Table 4 – 5.2.2. R2 Zone Provisions (Semi-Detached, per unit)

| Zone Provisions | Required | Proposed | Comments |
|-------------------------|---|--|--|
| Min. Lot Area | 255 m ² | 219.546 m ² (Western Lot) 218.524 m ² (Eastern Lot) | Does Not Comply |
| Min. Lot Frontage | 8.5 m | 8.5 m | Complies |
| Min. Front Yard | 6 m | 6.554 m (Eastern) 6.5 m (Western) | Complies |
| Min. Interior Side Yard | 3 m (parking space accessed via front yard) | 2.74 m (left) 2.73 m (right) | Does Not Comply |
| Min. Rear Yard | 7.5 m | 9.088m (left) 9.171m (right) | Complies |
| Max. Building Height | 11 m | Approx. 8.8m | Complies |
| Min. Landscaped | 50% | 58% | Complies |
| Min. Parking | 2 | 2 | Complies (If parking width is reduced to 2.7m) |
| Deck Setback | 1.2m (Interior side lot line) | 0m | Does Not Comply |

As shown in **Table 4** (above), the deficiencies at 140A–140B Stanley Street is the minimum lot area, interior side yard setback, the deck setback and the parking width. These minor variances seek relief from those requirements.

Compliance with the Norfolk County Zoning By-law is subject to the approval of the Minor Variance(s) application.

5 PLANNING ANALYSIS

Planning Act (s. 2; s.45(1)). The proposal has regard for provincial interests in orderly, safe, and healthy communities, the adequate provision of a full range of housing, appropriate locations for growth, and sustainable, pedestrian-oriented design. The requested variances meet the four tests of **Section 45(1)**: they

are minor in nature, desirable, and maintain the general intent and purpose of both the Official Plan and Zoning By-law.

Provincial Planning Statement, 2024. The project directs growth to a settlement area, adds new housing options through modest intensification, promotes efficient land and infrastructure use, and supports active transportation. Municipal servicing is the preferred approach in settlement areas; the proposal will be fully municipally serviced. The application is consistent with the PPS.

Norfolk County Official Plan, 2023:

- **Designation/Uses.** The lands are designated *Urban Residential*, which permits semi-detached dwellings.
- **Growth & Housing.** Urban Areas such as Simcoe are to accommodate the greatest share of growth through infill, intensification, and redevelopment on existing services, with a full range of housing forms. The proposal aligns with **Section 2.2** goals (reusing underutilized land, enhancing walkability/complete communities, and supporting fiscal sustainability).
- **Density.** For semi-detached dwellings, the NCOP generally requires around 15 units/ha. The project increases block-level density from 13.5 to 15 UPH – moving the block toward the policy target while remaining compatible with surrounding built form.
- **Community Design & Servicing.** New buildings subject to committee approval, will conform to setback/height requirements and integrate with existing neighbourhood character. All development will be on municipal services as infill on serviced lands is encouraged. Stormwater Management will be provided to the County's satisfaction, with deferral to the detailed design phase secured as a condition of approval per NCOP policy.

Zoning By-law 1-Z-2014 (R2). The applications seek relief for the minimum lot area (255 m² required vs. 220 m² proposed). Deck Setback (1.2m to 0m), side yard setback (3m to 2.7m) and reduction in parking width (from 3.3m to 2.7m). All other zoning provisions will be adhered to. With approval of the minor variances, the development will conform to the Zoning By-law.

The proposal delivers gentle, serviced infill that broadens housing choice, supports complete-community and growth-management objectives, and uses existing infrastructure efficiently. It is consistent with the PPS, conforms to the Norfolk County Official Plan, and meets the four tests for a minor variance under the Planning Act. This application represents good planning.

6 CLOSING

It is our opinion that the application for these Minor Variances represent good planning and should be approved because the application:

1. **Has regard for the Planning Act;**

140A & B Stanley Street, Simcoe

Corbetton Holdings Inc. c/o Jonathan Jagt

2. Is consistent with the PPS, 2024;
3. Conforms to the Norfolk County Official Plan; and
4. Subject to Committee approval, will conform to Zoning By-law 1-Z-2014.

Please contact either of the undersigned with any questions or comments.

LANDPRO PLANNING SOLUTIONS INC.

Emilie Brodeur

Emilie Brodeur, MScPL

Planner



289-680-5189



ebrodeur@landproplan.ca

Michael Sullivan

Michael Sullivan, M.Pl., RPP, MCIP

President | Founder



289-687-3730



mike@landproplan.ca



Committee of Adjustment Decision

File Number: BNPL2025024

APPLICANT: 2628469 ONTARIO INC,
ROLL NUMBER: 33104010130430000
LOCATION: PLAN 182 BLK 110 PT LOT 32,33 (142 Stanley Street, Simcoe)

DECISION DATE: May 21, 2025

DECISION:

APPROVED

Revised 3

24.8

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O., 1990, as amended:

PROPOSAL: An application has been received to sever a residential building lot with a frontage of 17m a depth of 25.6m and an area of 435.2 sqm. The retained parcel will have a frontage of 11.65m a depth of 25.92m and an area of 301.97sqm.

MOVED BY: Linda

SECONDED BY: Lisa

MEMBERS CONCURRING IN THE ABOVE RULING:

TIM RIVARD

LISA DOVE

ADAM VERI

PHILIP SCHOCKAERT

LINDA D'HONDT-CRANON

CHRIS VAN PAASSEN

ALAN STRANG

JOE MURPHY

PETER HELLYER

MOTION CARRIED:

CHAIRMAN

REASON: The proposal meets the requirements of the consent to sever policies in the R2 Zone, complies with the Official Plan and maintains the intent of the Zoning By-law, and that no public input was received and therefore not considered as part of the application

IF APPROVED: IS SUBJECT TO THE CONDITIONS STATED ON THE REVERSE OF THIS NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

CERTIFICATION:

I hereby certify this to be a true copy of the Committee of Adjustment decision and this decision was concurred with by a majority of the members who heard the application at a meeting duly held on May 21, 2025.

SECRETARY-TREASURER:

[Signature]

ADDITIONAL INFORMATION: If you require additional information regarding the application, please contact Secretary-Treasurer for Norfolk County Committee of Adjustment, committee.of.adjustment@norfolkcounty.ca

NOTICE OF CHANGES: You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

APPEALS:

Only the applicant, the Minister, a specified person or any public body may appeal decisions in respect of applications for consent to THE ONTARIO LAND TRIBUNAL. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or group.

NOTICE OF LAST DAY FOR FILING APPEAL TO THE ONTARIO LAND TRIBUNAL

(The Planning Act, R.S.O. 1990, as amended, c.p. 13, Section 53(19)) Any person or public body may, not later than twenty days after the giving of a written decision, appeal the decision and/or any condition imposed by Norfolk County, Committee of Adjustment to the ONTARIO LAND TRIBUNAL. If you wish to appeal to the OLT, a copy of an appellant form is available from the ONTARIO LAND TRIBUNAL website <https://olt.gov.on.ca/appeals-process/forms/>. The appellant form, setting out reasons for the appeal, accompanied by the \$400.00 fee in the form of a certified cheque or money order, payable to the Minister of Finance must be filed with the Clerk of the Municipality on or before the following date:

June 11, 2025

FILE NUMBER: BNPL205024

APPLICANT: 2628469 ONTARIO INC

DATE: May 21, 2025

CONDITIONS:

1. (a) Receipt of a letter from Norfolk County indicating that their requirements, financial or otherwise have been satisfied including: Proof that property taxes are paid and up to date, or payment of any outstanding taxes; (b) Cash-in-lieu of parkland dedication be paid in accordance with Section 51.1 of the Planning Act, R.S.O. 1990, c.p. 13 (**\$500.00** – amount may be revised from time to time).

2. Provide spatial separation calculation for the wall of the detached dwelling and accessory structure on the retained lands (separately). [OBC 9.10.14] or [OBC 9.10.15] If calculations determine proposed property line creates a hazard, options for compliance include: (a.) Demolishing existing buildings on retained lands. (b.) Complete compensating construction. Obtain a building permit and have inspections completed in accordance with the Ontario Building Code (c.) Propose an alternative location for the proposed property line to elevate the hazard based on spatial separation calculations.

~~3. A Building Department review fee of \$155.00 will be required as per the 2024 User Fee By-Law.~~

~~4. Receipt of a letter from the Building department indicating that the requirement for spatial separation compliance have been completed to the satisfaction of the Building department.~~

5. If the created severed parcel is to be further divided any lot area deficiencies are to be addressed with a future minor variance application.

6. Subject to approval of the required Minor Variance application: **ANPL2025025**.

7. Receipt of a letter from the Secretary-Treasurer indicating that a new civic address has been assigned to the severed parcel.

~~8. Receipt of a letter from the Building Department indicating their requirements to evaluate existing on-site sewage systems on the severed lands have been completed to the satisfaction of the Building Department.~~

9. Receipt of three copies of the deed for the severed parcel of land, or if filling by electronic registration, receipt of the PIN print-out and three copies of the Transfer in Preparation from the solicitor acting in the transfer.

10. That the solicitor acting in the transfer provides an undertaking to provide the Secretary- Treasurer with a copy of the first page of the Receipted Transfer upon the completion of the electronic registration.

11. That the included conditions must be fulfilled and the Certificate of Official for consent be issued by the Secretary-Treasurer on or before the lapsing date noted below after which time the consent will lapse.

LAPSING DATE: MAY 21, 2027

ADDITIONAL INFORMATION

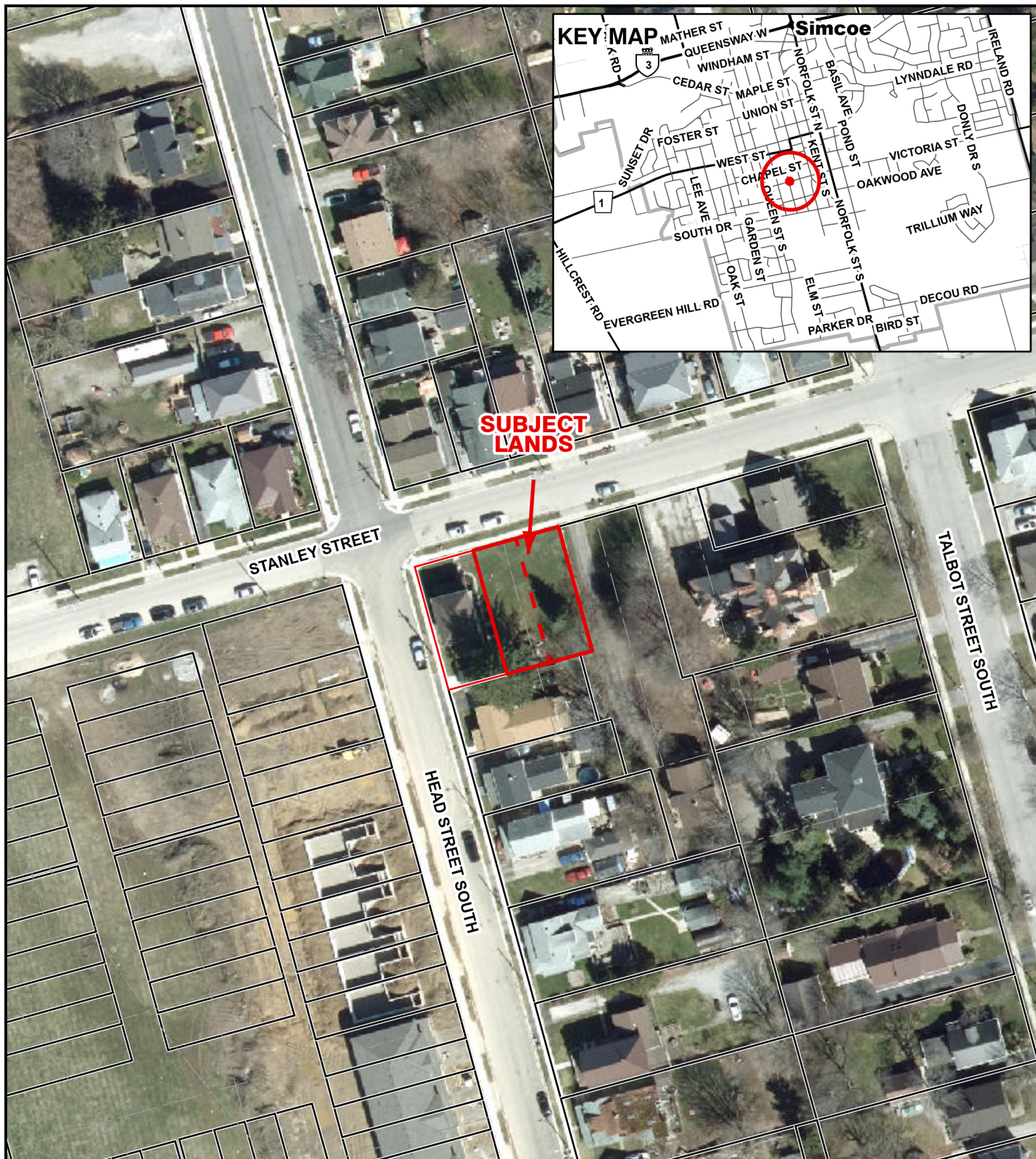
TO DISCUSS THE REQUIREMENTS OF YOUR CONDITIONS PLEASE CONTACT:

MAP A

CONTEXT MAP

Urban Area of SIMCOE

ANPL2025327

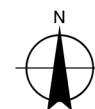


Legend

- Subject Lands
- Lands Owned

2020 Air Photo

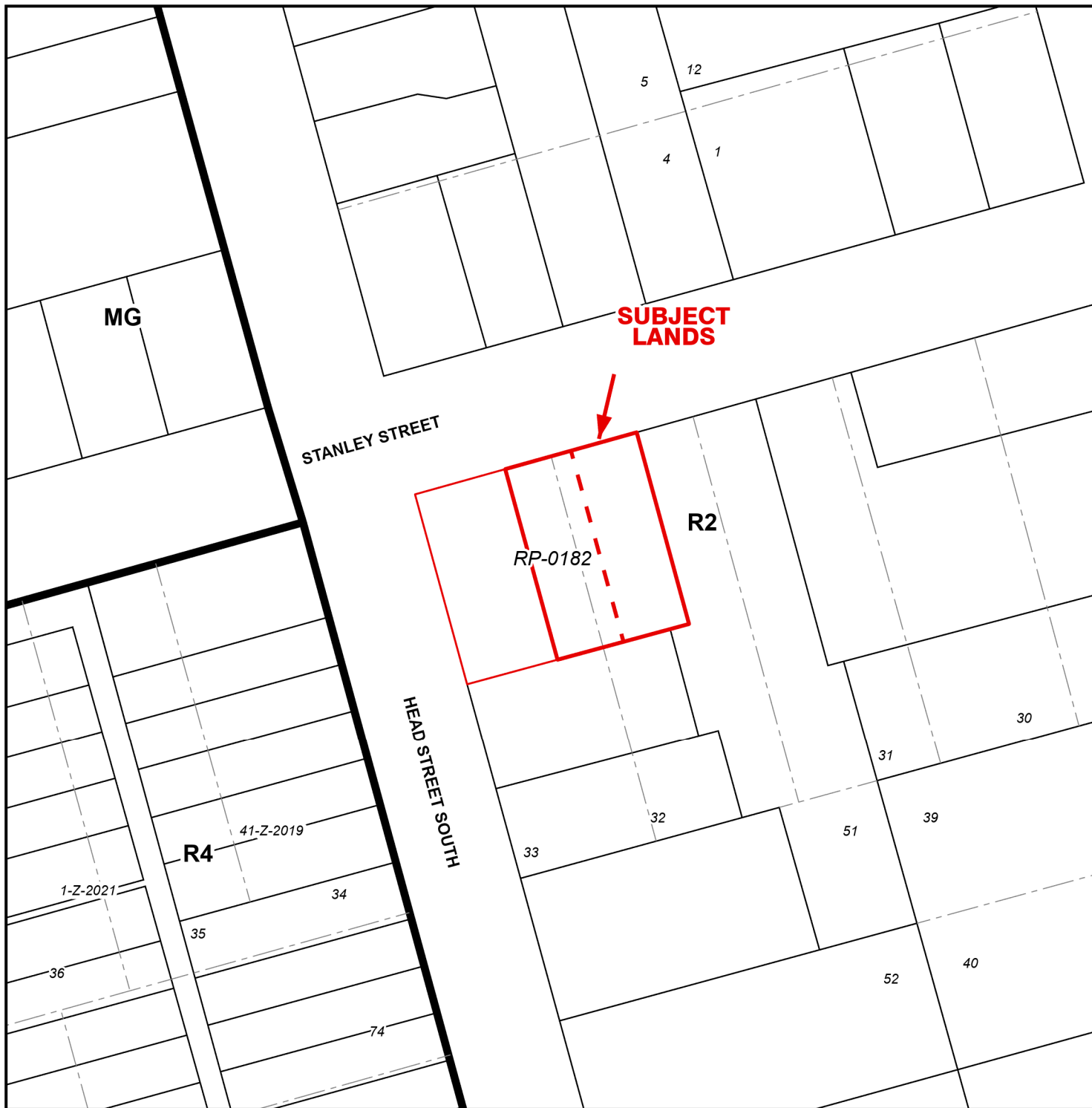
11/24/2025





8 4 0 8 16 24 32 Meters

MAP B
ZONING BY-LAW MAP
Urban Area of SIMCOE

ANPL2025327



LEGEND

-  Subject Lands
-  Lands Owned

ZONING BY-LAW 1-Z-2014

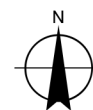
(H) - Holding

MG - General Industrial Zone

R2 - Residential R2 Zone

R4 - Residential R4 Zone

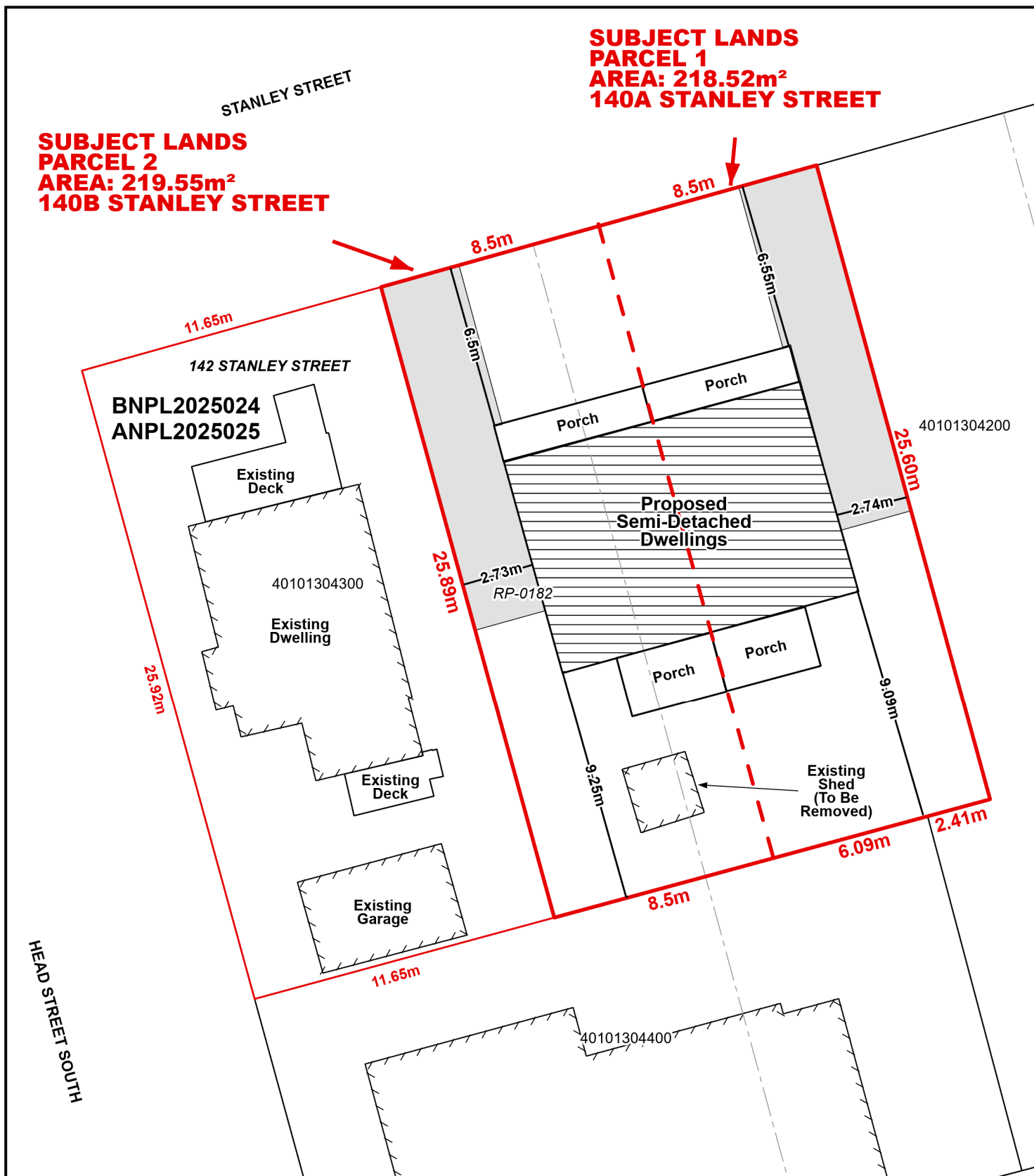
11/24/2025



5.52.75 0 5.5 11 16.5 22 Meters

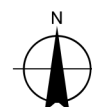
CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

- Subject Lands
- Proposed Lot Line
- Lands Owned
- Driveway



11/24/2025

1.50.75 0 1.5 3 4.5 6 Meters