

official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

### Contact Us

For additional information or assistance in completing this application, please contact a planner at 519.426.5870.

Please submit the completed application and fees to Norfolk County, Development and Cultural Services Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or 22 Albert Street Langton, ON N0E 1G0.

#### For Office Use Only:

File Number	BNPL2017035	SPRT Meeting	—
Related File Number	SPR2016363	Application Fee	\$1842
Pre-consultation Meeting	AUG 24/16	Conservation Authority Fee	—
Application Submitted	FEB 13/17	OSSD Form Provided	—
Complete Application	FEB 14/17	Planner	Alisha
Public Notice Sign	—	PAC Meeting	—

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

### A. Applicant Information

**Name of Owner** 2020151 Ontario Inc./Freeman's Service Centre Ltd.

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** 609 Norfolk Street North (P.O. Box 373)

**Town and Postal Code** Simcoe, Ontario N3Y 3R2

**Phone Number** 519-426-2596

**Cell Number** —

**Email** —

**Name of Applicant** Same as Owners

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address	Jeffrey Freeman (President) 181 Fishers Glen Road
Town and Postal Code	Vittoria, Ontario N0E 1WO
Phone Number	Call Agent
Cell Number	
Email	
<b>Name of Agent</b>	W. Christopher Nunn
Address	39 Colborne Street North
Town and Postal Code	Simcoe, Ontario N3Y 3T8
Phone Number	519-426-6763
Cell Number	
Email	nunn@mhnlawyers.com
<b>Name of Engineer</b>	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, notices, etc., in respect of this application will be forwarded to the applicant noted above.

- ☒ Applicant
- ☒ Agent
- ☒ Owner

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

Suzanne Jenny Brooks (Instrument NR426878)

Ben William Van Paemel (Instrument NR426877)

\* Both mortgages will be discharged in the near future



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

1. Property Assessment Roll Number: 3310 - 401-00120100

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

Lots 3-9 and Railway Lot A, Block 35, Plan 182; Part Lot 1, Concession 14, Townsend, Part 2 on Plan 37R-8074; Norfolk County

Municipal Civic Address (911 Number): 609 Norfolk Street North, Simcoe, Ontario

Present Official Plan Designation(s): Commercial

Present Zoning: ML- Light Industrial Zone

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

unknown

3. The date the subject lands was acquired by the current owner: December 24th, 2015

4. Present use of the subject lands:

Sales and installation of tires

5. 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, height, etc. on your attached sketch which must be included with your application:

Refer to attached Sketch from Jewitt and Dixon Ltd.



6. If known, the date existing buildings or structures were constructed on the subject lands: unknown

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

N/A

8. 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, height, etc. on your attached sketch which must be included with your application:

N/A

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

N/A

10. 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:



11. If known, the length of time the existing uses have continued on the subject lands:  
Since approximately in or about 1961

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12. Existing use of abutting properties:  
Industrial, service commercial

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

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

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14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

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15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

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### C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Boundary adjustment. The lands identified on the attached Sketch marked as "AREA TO BE SEVERED" are to be annexed to the lands identified under P.I.N. 50285-0037 (shown on sketch), to allow for the construction of a storage building on the latter property.

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

Frontage: none  
Depth: 20.15 metres (irregular)  
Width: 93.14 metres (irregular)  
Lot Area: 1881 square metres  
Present Use: Light industrial  
Proposed Use: Light industrial

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

2020151 Ontario Inc.

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

Owners Name: N/A  
Roll Number:  
Total Acreage:  
Workable Acreage:  
Existing Farm Type: (i.e., corn, orchard etc.)  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built  
Owners Name:  
Roll Number:  
Total Acreage:  
Workable Acreage:  
Existing Farm Type: (i.e., corn, orchard etc.)



Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

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

Roll Number: \_\_\_\_\_

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

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

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

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

Roll Number: \_\_\_\_\_

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

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

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

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

Roll Number: \_\_\_\_\_

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

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

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

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

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

N/A

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No

If yes identify the policy to be deleted:

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7. Does the requested amendment change or replace a policy in the Official Plan?

☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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### 8. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement i.e. m, m<sup>2</sup> or % etc.

	REFER TO ATTACHED SKETCH	REFER TO ATTACHED SKETCH
Lot frontage	<hr/>	<hr/>
Lot depth	<hr/>	<hr/>
Lot width	<hr/>	<hr/>
Lot area	<hr/>	<hr/>
Lot coverage	<hr/>	<hr/>
Front yard	<hr/>	<hr/>
Rear yard	<hr/>	<hr/>
Left Interior side yard	<hr/>	<hr/>
Right Interior side yard	<hr/>	<hr/>
Exterior side yard (corner lot)	<hr/>	<hr/>
Landscaped open space	<hr/>	<hr/>



Entrance access width \_\_\_\_\_

Exit access width \_\_\_\_\_

Size of fencing or screening \_\_\_\_\_

Type of fencing \_\_\_\_\_

### 9. Building Size

Number of storeys \_\_\_\_\_ Refer to attached Sketch \_\_\_\_\_ None

Building height \_\_\_\_\_

Total ground floor area \_\_\_\_\_

Total gross floor area \_\_\_\_\_

Total useable floor area \_\_\_\_\_

### 10. Off Street Parking and Loading Facilities

Number of off street parking spaces unknown \_\_\_\_\_ N/A

Number of visitor parking spaces \_\_\_\_\_

Number of accessible parking spaces \_\_\_\_\_

Number of off street loading facilities \_\_\_\_\_

### 11. Multiple Family Residential

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): \_\_\_\_\_

## 12. Commercial/Industrial Uses

Number of buildings existing: 1 building with addition

Number of buildings proposed: None

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.):

Total number of fixed seats:

Describe the type of business(es) proposed:

Total number of staff proposed initially:

Total number of staff proposed in five years:

Maximum number of staff on the largest shift:

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☒ No ☐ If yes please describe:

### 13. Institutional

Describe the type of use proposed:

Seating capacity (if applicable):



Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

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#### 14. Describe Recreational or Other Use(s)

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#### 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 (example: gas station, petroleum storage, etc.):

Sales and installation of tires. Adjacent property is Rona store.

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2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☒ Unknown
4. Provide the information you used to determine the answers to the above questions:

Personal knowledge of principals of Owners'/Applicants'

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5. 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:

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2. 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:

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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



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4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.
5. 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 \_\_\_\_\_

See above (paragraph D. 1.)

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**F. Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
  - ☐ Communal wells
  - ☐ Individual wells
  - ☐ Other (describe below)
- 

Sewage Treatment

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

Storm Drainage

- ☒ Storm sewers
  - ☐ Open ditches
  - ☐ Other (describe below)
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2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No



3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. How many water meters are required? N/A

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

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7. Name of road/street:

First Avenue

#### G. Other Information

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

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

Approximately 22 (number may change from time to time)

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2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

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#### 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions





28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule



- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

#### **J. 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.

Owner/Applicant Signature: [Signature] Date: February 17<sup>th</sup>, 2017

#### **K. 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.

Owner/Applicant Signature: [Signature] Date: February 17<sup>th</sup>, 2017

#### **L. 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 Signature: [Signature] Date: February 17<sup>th</sup>, 2017



### M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.

Owner/Applicant Signature: [Signature] Date: February 13<sup>th</sup>, 2017

### N. 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 JEFF FREEMAN am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize CHRIS NUNAN 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: [Signature] Date: F. 6 13/17

Owner: [Signature] Date: F. 6 13/17

### O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Applicant Signature: [Signature] Date: February 13<sup>th</sup>, 2017

Agent Signature: [Signature] Date: February 13<sup>th</sup>, 2017

### P. Declaration

I, Jeffrey Freeman of Norfolk 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: Simcoe, ON

Owner/Applicant Signature: [Signature]

In Province of Ontario This 17<sup>th</sup> day of February A.D., 2017

A Commissioner, etc.: [Signature]

SKETCH FOR  
APPLICATION  
OF PART OF

LOT 1

CONCESSION 14

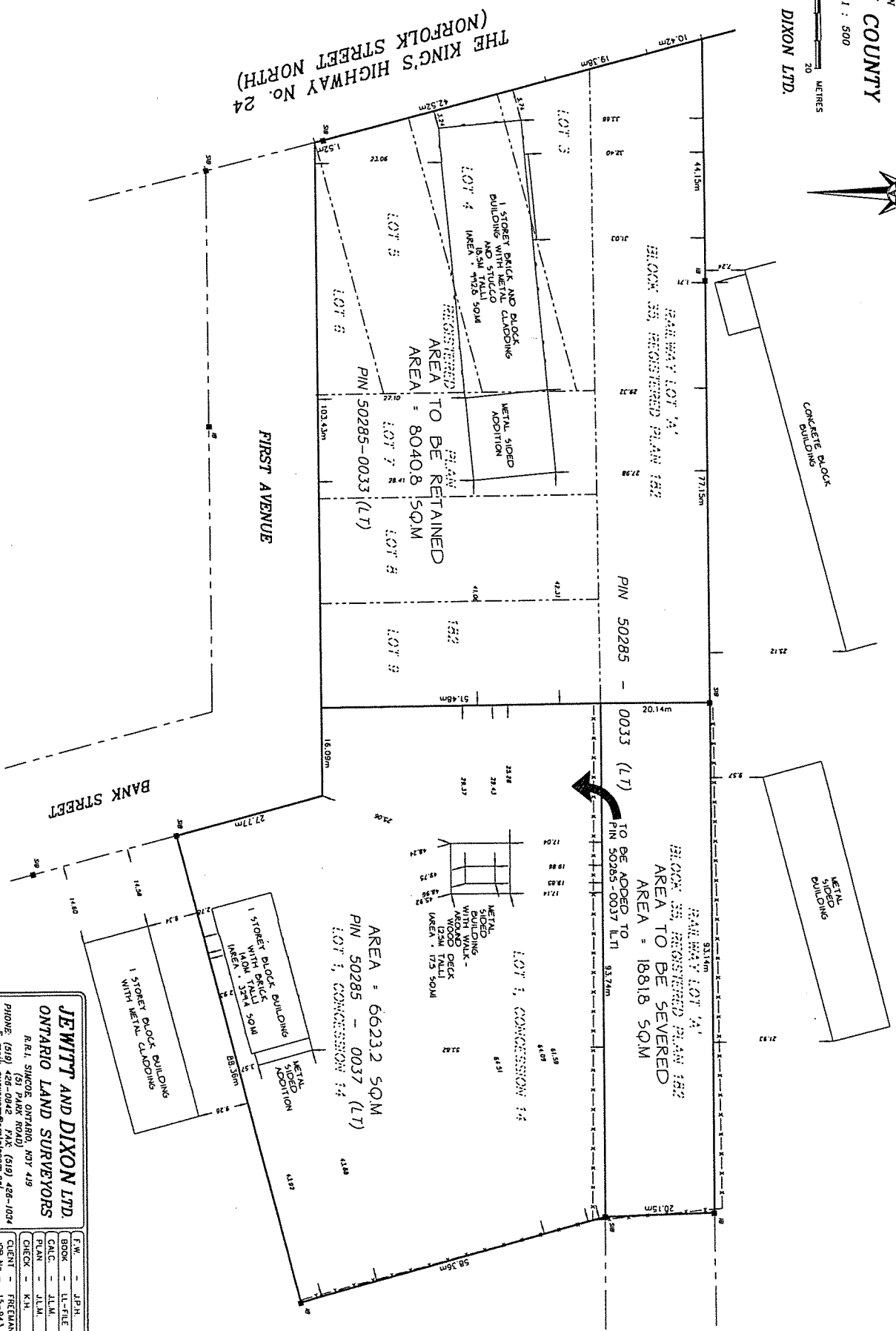
IN THE GEOGRAPHIC  
TOWNSHIP OF TOWNSEND

NORFOLK COUNTY

SCALE: 1 : 500

5 0 20 METRES

JEWITT AND DIXON LTD.



**JEWITT AND DIXON LTD.**  
ONTARIO LAND SURVEYORS

R.R. 1, SUITE 107, 419  
161 PARK ROAD  
PHONE: (519) 426-0942 FAX: (519) 426-1034  
E-mail: [survey@jdw.com](mailto:survey@jdw.com)

F.W.	- J.P.H.
BOOK	- L.L.F.
PLAN	- J.L.M.
CHECK	- J.L.M.
CHECK	- K.H.
CLIENT	- FREEMAN'S
JOB No.	- 15-943

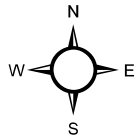


# MAP 1

File Number: BNPL2017035

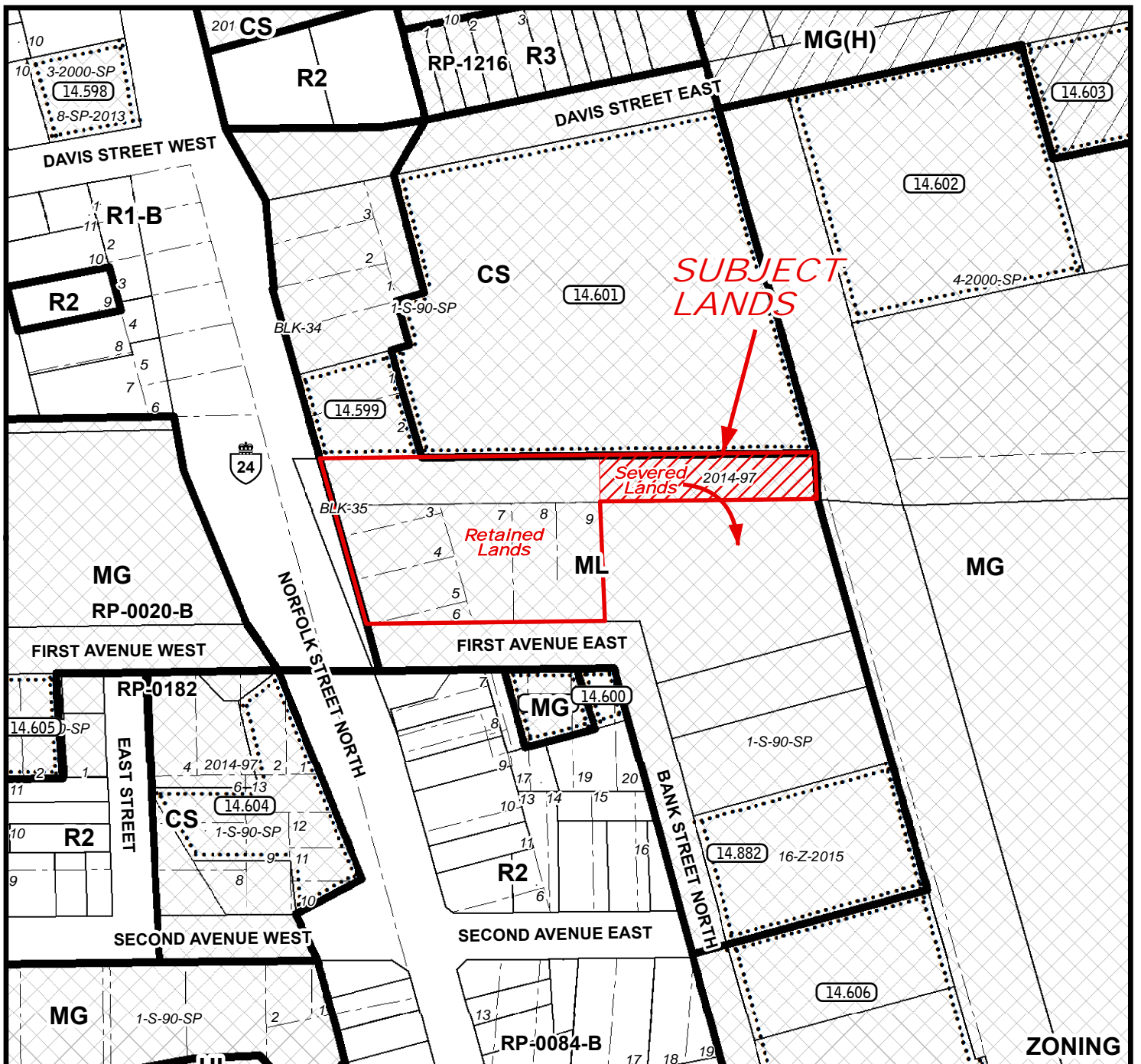
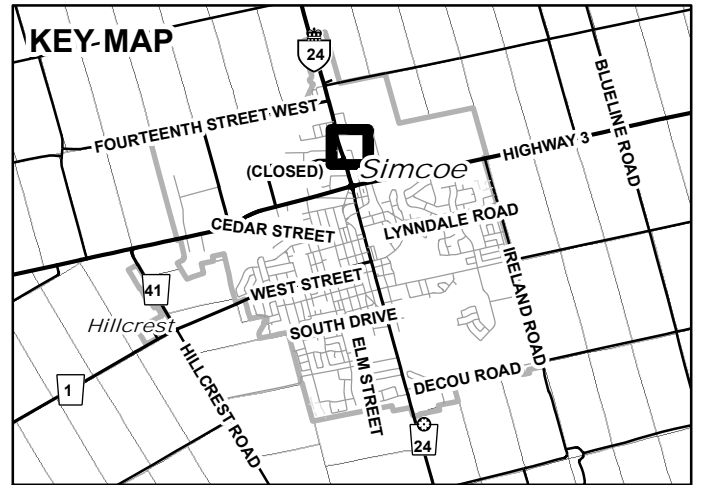
Urban Area of

**SIMCOE**



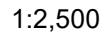
1:2,500

20 10 0 20 40 60 80 Meters



**ZONING**

## Urban Area of SIMCOE

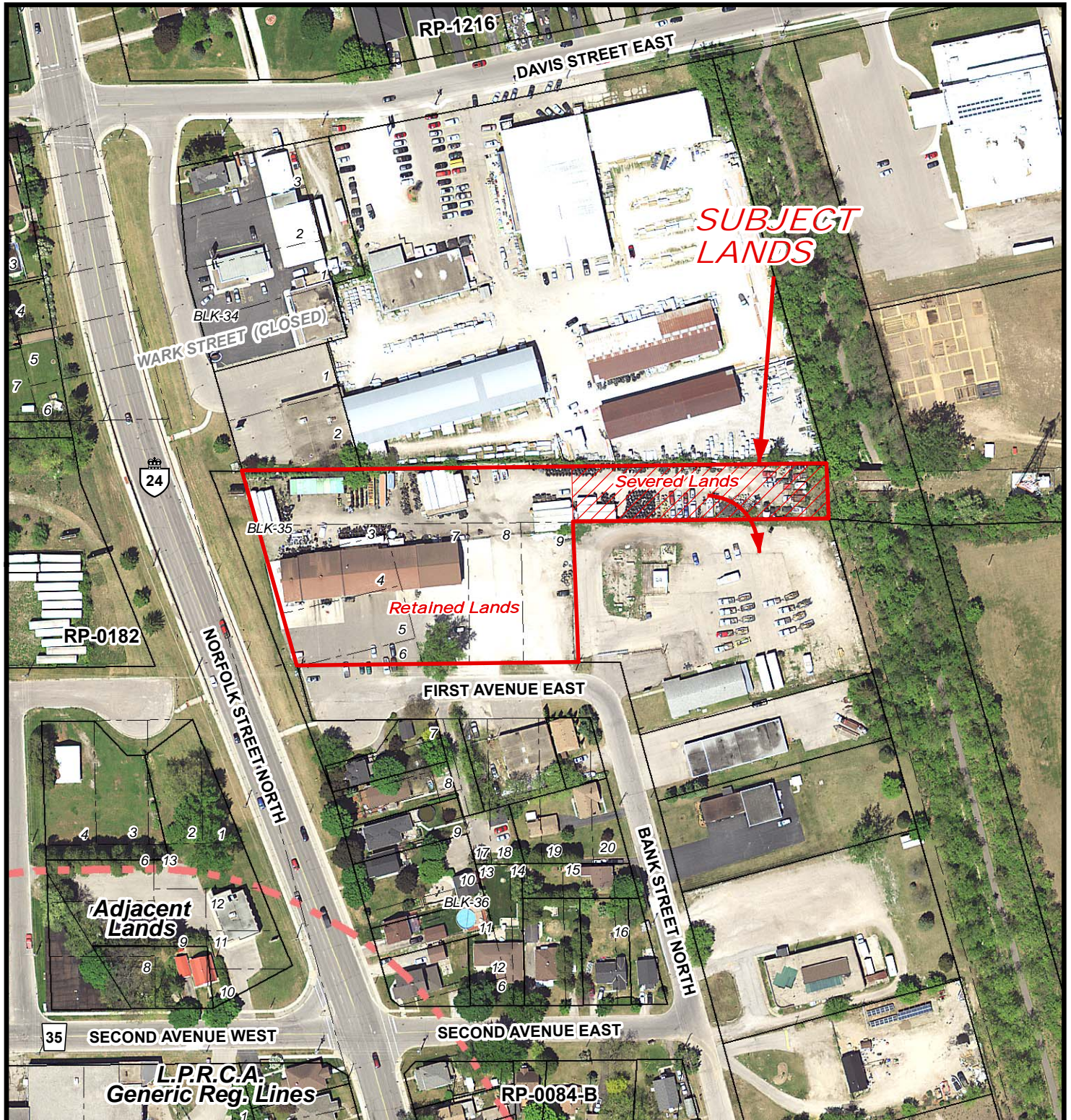
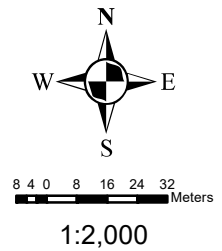




# MAP 3

File Number: BNPL2017035

Urban Area of SIMCOE

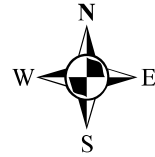




# MAP 4

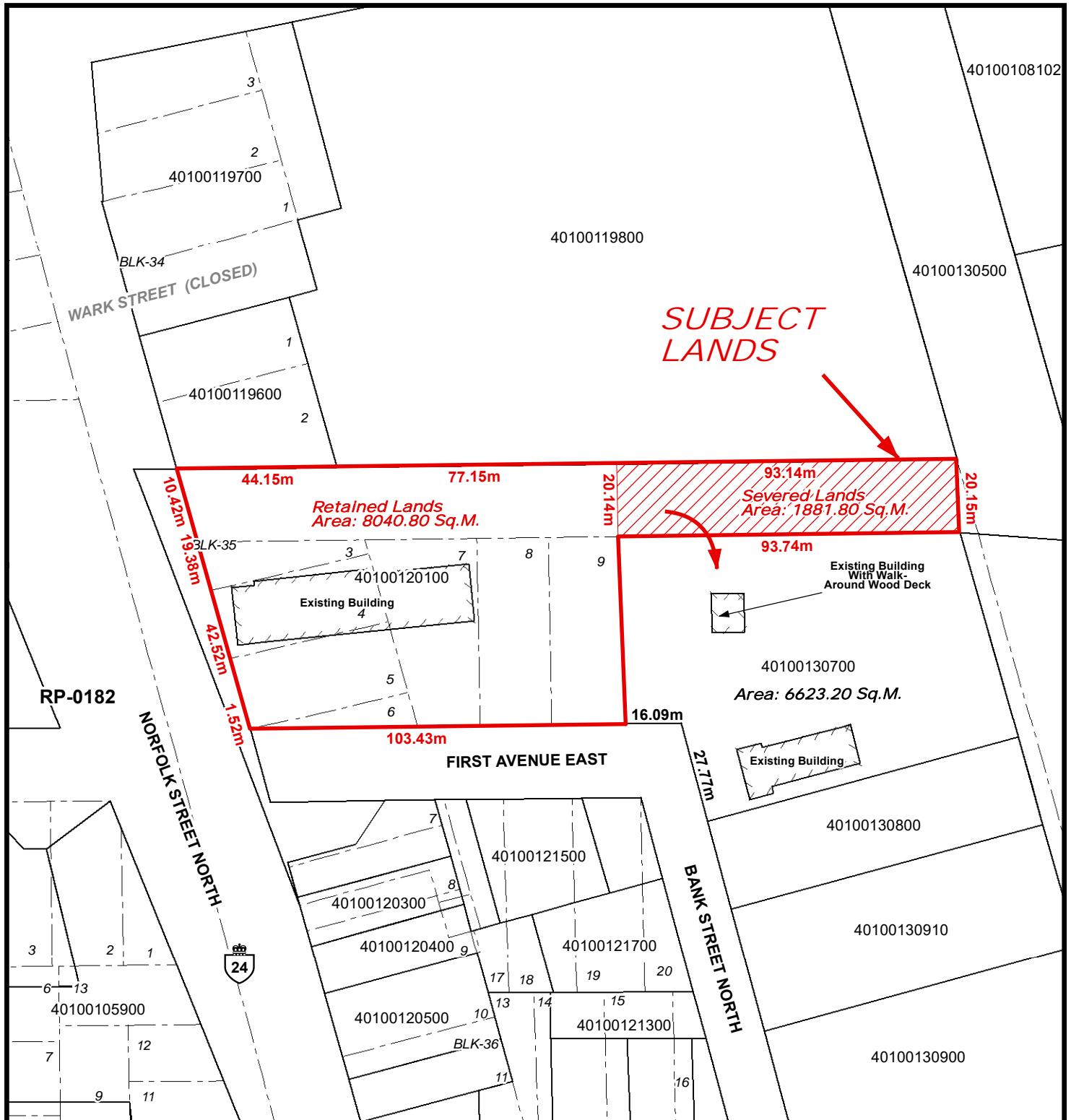
File Number: BNPL2017035

Urban Area of SIMCOE



6 3 0 6 12 18 24 Meters

1:1,500



## Urban Area of SIMCOE

