

For Office Use Only:

BNPL 2021 344

File Number

-

Related File Number

-

Pre-consultation Meeting

Yes - July 7 / 2021

Application Submitted

September 29, 21

Complete Application

Yes

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

N/A

yes

Hanne Yager

-

2x Severance fee
1x Variance fee
\$7192.00
pd

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: 40101540505

A. Applicant Information

Name of Owner 4Fred's Inc. C/O Mike Fredericks

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 155 Victoria Street

Town and Postal Code Simcoe ON N3Y 4R6

Phone Number 519.428.8020

Cell Number 519.427.8814

Email MFredericks@annexbusinessmedia.com

Name of Applicant 2212638 Ontario Limited

Address C/O 2 Talbot Street North

Town and Postal Code Simcoe ON N3Y 3W4

Phone Number 519.426.6270

Cell Number 519.410.1440

Email johnvallee@gdvallee.ca



Name of Agent	G. Douglas Vallee Ltd. - C/O Scott Puillandre
Address	2 Talbot Street North
Town and Postal Code	Simcoe ON N3Y 3W4
Phone Number	519.426.6270
Cell Number	519.410.1212
Email	scottpuillandre@gdvallee.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 agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:
No known mortgages

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
WDH CON 5 PT LOT 3 RP - Simcoe

Municipal Civic Address: Not assigned
Present Official Plan Designation(s): Protected Industiral
Present Zoning: General Indsutrial

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:
Vacant Land



4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
No current buildings or structures exist on the property at this time.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.
NA

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:
See Planning Justification Report and Site Plan

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:
No current use on the subject lands.

9. Existing use of abutting properties:
North - Vacant, East - Small Warehouse, South - Eastlink, West - Vacant Land

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.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage	58.60m	30.0m
Lot depth	83.45m	83.45m
Lot width	55.37m	26.06m
Lot area	4048m ²	2019.5
Lot coverage	0%	14.8%
Front yard	NA	11.0m
Rear yard	NA	41.48m
Left Interior side yard	NA	7.56m
Right Interior side yard	NA	3.50m
Exterior side yard (corner lot)	NA	NA

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

See planning justification report
Relief from minimum lot frontage in MG Zone
Relief from the requirement for minimum services as municipal sanitary sewer system is not available at the subject lands.

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

Frontage - The existing lots has a total frontage of 58.60m. Creation of two lots with on lot requiring relief for frontage.
Minimum Services - Municipal Sanitary services are not fully extended down Donly Drive South.

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

Frontage: See Appendix A - site plan
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: See Appendix A - site plan
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____
Buildings on retained land: _____

5. Description of proposed right-of-way/easement in metric units:
Frontage: NA
Depth: _____
Width: _____
Area: _____
Proposed Use: _____

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

Owners Name: NA
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____



Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☒Yes ☐No ☐Unknown
If yes, specify the uses (for example: gas station, or petroleum storage):
Lot is in an existing industrial park.
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:
Discussions with the Owner.



4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Area no in Wellhead protection area.

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.



4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

☒ On the subject lands or ☐ within 500 meters – distance 0m

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 Adjacent

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 in good working order
- ☐ Other (describe below)

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

Donly Drive South

G. Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.



I. Transfers, Easements and Postponement of Interest

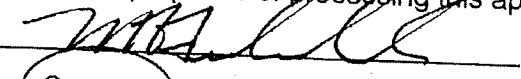
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.


Owner/Applicant/Agent Signature

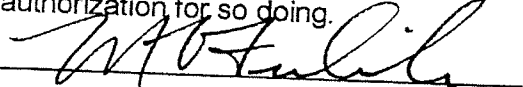
August 17, 2021
Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

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

I/We authorize G. Douglas Vallee Ltd. C/O Scott Puillandre 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

August 17, 2021
Date

Owner

Date



K. Declaration

I, Scott Puillandre of Paris Ontario

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

CITY OF NIAGARA FALLS

[Signature]
Owner/Applicant/Agent Signature

In NIAGARA REGION

This 27TH day of SEPTEMBER

A.D., 20 21

[Signature]
A Commissioner, etc.

ELDON FRASER DARBYSON, a commissioner, etc.,
Province of Ontario, for G. Douglas Vallee Limited
Expires March 28, 2022



Zoning Deficiency

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

PROPERTY INFORMATION

Address: Donly Drive South
Legal Decription:
Roll Number: 4010154050500
Application #:
Information Origins: site sketch from Vallee


General Industrial (MG)				
7.1.4 Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum lot area	1855.00	2019.50	N/A	m.sq
b) minimum lot frontage	30.00	28.60	1.40	m
c) mimimum front yard	6.00		N/A	m
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard	3.00		N/A	m
i) abutting a residential zone	20.00		N/A	m
f) minimum rear yard	9.00		N/A	m
g) subject to a 45 degree angular plane measured from the edge of any residential, commercial or institutional Zoned lot			N/A	m.sq

Comments
creation of two lots in the MG zone, one is deficient in lot frontage. Planning application BNPL2021344

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:
Roxanne Lambrecht

I have read and understand the above.

Signature of owner or authorized agent	date	AS PER: Fritz R. Enzlin. CBCO, CRBO - Chief Building Official Manager, Building & Bylaw Division, Norfolk County
	26-Oct-21	
Signature of Zoning Administrator	date	

7.12.1	<p>Protected Industrial Designation – Permitted Uses</p> <p>Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Protected Industrial on Schedule "B".</p> <p>a) The predominant use of land shall be a wide range of employment and industrial uses, subject to the policies of this Section, including the following:</p> <ul style="list-style-type: none"> i) Manufacturing including processing, assembling, repairing; ii) <u>warehousing, distribution, storage facilities;</u> iii) trucking and transportation terminals; iv) pharmaceutical facilities; v) research and development facilities, including data processing establishments; vi) trade schools; vii) automobile service/repair stations, automobile and truck rental operations, automobile depots, auto and truck repair/body shops; viii) municipal works yards; ix) recycling operations; x) public uses and public and private utilities; xi) ancillary offices and limited retail sales of products manufactured, processed or assembled on the premises; and xii) crematoriums. 	<p>The application is proposing to create two lots in order to establish two warehousing and storage facilities. This use is permitted in the Protected Industrial Designation. When considering the full list of the permitted use, the proposed use of this application is by far one of the least intensive. The proposed application could be easily supported by a private sanitary system or no sanitary service at all.</p> <p>Approval of this application would enable the County to facilitate the development and use of underutilized industrial land – as supported by Section 4.7 – while mitigating any impacts of an underserved lot.</p>	✓
7.12.2	<p>Land Use Policies</p> <p>This section of the Official Plan provides direction regarding obnoxious uses, separation distances, site plan requirements and redesignation of Protected Industrial Land.</p>	<p>While applicable, this section of the Official plan does not provide direction for lot creation or minimum service requirements in the Protected Industrial Designation. However, it should be again be noted that due to the low intensity proposed uses, this application is viable opportunity to make use of vacant industrial lands within Norfolk County. This application would provide further buffering from the residential uses to the West and any future industrial use to the east.</p>	✓

Appendix B – Norfolk County Official Plan – Policy Compliance
This appendix demonstrates how the proposed application is consistent with those applicable policies of the Norfolk County Official Plan.

Section	Policy	Comments	Compliance
4.7	Employment Activity a) The County shall monitor the supply of employment and industrial land to ensure that a sufficient supply is available to accommodate growth needs over the planning period.to 2036. As needed, the County will augment the supply of serviced industrial land to ensure that sufficient land is available to attract new industrial development. b) The County shall promote the reuse of vacant industrial and other underutilized sites within the County. c) The County shall ensure that the inventory of designated vacant Protected Industrial land includes a full range of parcel sizes and locational characteristics, including small parcels to suit the needs of new and innovative industries. d) The County will encourage and facilitate the retention and expansion of existing employment and industrial uses. e) Council shall co-operate with the business community to ensure that Protected Industrial areas are well served by appropriate infrastructure, including municipal services, roads and modern telecommunication technologies. f) Subject to the policies of this Plan, the County shall promote local employment initiatives including home occupations, home industries and on-farm diversified uses.	<p>These policies support the reuse of vacant industrial and underutilized sites within the County. Further more, these policies encourage a full range of parcel sizes and locational characteristics, including small parcels to suit the needs of new and innovative industries.</p> <p>As this application is proposing a non-intensive permitted industrial use, this proposal is ideally located on this site. With extremely limited municipal servicing requirements, the proposed use is an excellent way to encourage development on an underutilized site as the County is required to promote this type of development.</p> <p>Any development would be subject to site plan approval, ensuring Norfolk County has the ability to limit the need for servicing.</p>	✓

<p>8.9.1</p>	<p>Services in Urban Areas</p> <p>While this section has a number of policies, only applicable sub-policies will be commented on.</p> <p>The following shall be the policy of the County:</p> <p>c) All development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems, save and except for circumstances outlined in Section 8.9.1 f) (Services in Urban Areas). Notwithstanding this, appropriate development shall be permitted in the Courtland Urban Area on the basis of a municipal water system and private waste water disposal systems.</p> <p>d) In Urban Areas, priority shall be given to the development of land that is presently serviced by watermains and sanitary sewer systems, or those areas that can most easily be serviced, at minimal expense.</p> <p>e) Infilling of vacant areas within the Urban Areas which are already provided with full municipal services is encouraged, and shall be a criterion when evaluating proposed plans of subdivision and consents, with respect to the extension of services, utilities or the associated construction.</p> <p>f) In order to ensure the efficient use of land and municipal services in the Urban Areas, development on individual on-site servicing systems (water and/or waste water disposal) shall generally not be permitted. Exceptions will be considered in areas not serviced by municipal water and/or waste water sewer services on the basis of a site-specific amendment to the Zoning By-law, and satisfaction of the following criteria:</p> <p>i) the development shall be minor in nature, constituting one or two single detached residential lots;</p>	<p>The applicable policies of this section c), d), and e), encourage development to take place within established urban areas with existing municipal services.</p> <p>These policies are designed to encourage the utilization of existing services thereby minimizing the need for unnecessary extensions.</p> <p>Full municipal services are not currently available at this lot. However, there is an approximately 450m gap along Donly Drive where municipal water is available but municipal sanitary services are not. Given this unique circumstance, an exception should be considered under Section 8.9.1 f).</p> <p>Section 8.9.1 f) provides three criteria by which development on areas not serviced by municipal water and/or waste water sewer services:</p> <p>i) While specifically referring to residential development, this proposed application is proposing the creation of two lots with minimal servicing requirements. This application can be considered minor in nature.</p>
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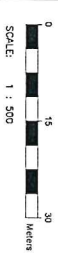


	<p>ii) the development shall be of an infilling nature in an area largely developed and presently serviced by individual on-site water and/or individual on-site waste water disposal systems; and</p> <p>iii) the development is proposed on land situated such that there are unique circumstances which would deter the rational, efficient, cost-effective and/or timely extension of services. Such unique circumstances would include topographic constraints and the absence of any feasible future users of municipal services, combined with excessive distances from existing services that would make future extension of services impractical. However, excessive distance from existing services alone shall not constitute a unique circumstance for the purposes of this Section.</p>	<p>ii) Given this application is proposing development within an existing industrial area and a number of the surrounding properties utilize private on-site septic systems, this application is consistent with this policy.</p> <p>iii) As outlined above, while municipal water is available there exists a 450m gap along Donly Drive where municipal sanitary services are not provided. Given the small scale of this infill development, the contour constraints shown on Appendix C, the excessive distance and the lack of benefits to future uses, it is not rational, efficient, or cost-effective to extend these services.</p> <p>This section of the Official Plan requires development on un-serviced lands on the basis of a site-specific amendment to the Zoning By-law.</p> <p>Section 3.9.5 of the Norfolk County Zoning By-law permits the General Manager of the Public Works and Environmental Services Department with the discretion to waive the requirement for minimum services where a municipal water supply or municipal sanitary sewer system is not available.</p> <p>Given the implement zoning bylaw permits waiving minimum servicing, the necessary zoning provisions already exist to approve this application without a requirement for further amendment to the bylaw.</p> <p>A decision to approve this application by the Committee of Adjustment would be consistent with the Norfolk County Official Plan.</p>	
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REV.	DATE	REASON
0	SEP 20/21	ISSUED TO CLIENT FOR REVIEW

LOT 3, CONCESSION 5
FORMERLY IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN NORFOLK COUNTY
IN THE TOWN OF SIMCOE

PROPERTY AREA = 4048m² (0.40ha)
ZONE (MO) = GENERAL INDUSTRIAL





vallee
Consulting Engineers,
Architects & Planners

G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

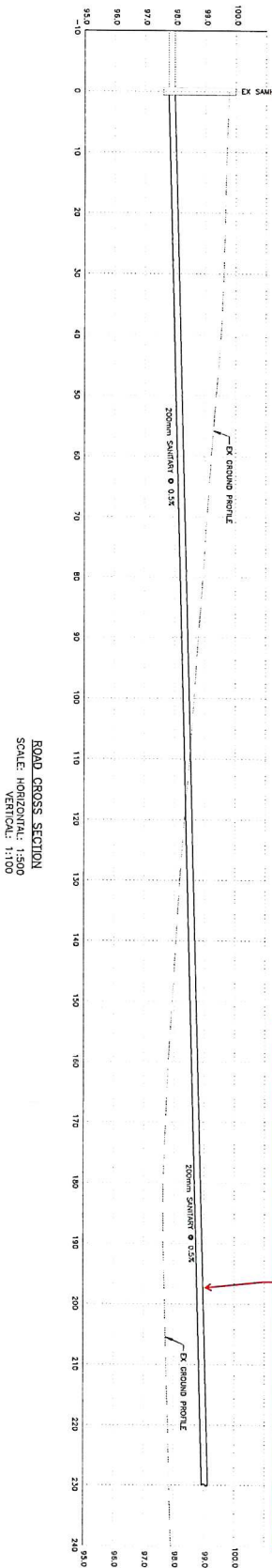
PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION

Project Title	
FREDERICKS WAREHOUSE	
SIMCOE - NORFOLK COUNTY	
Drawing Title	
DONLY CROSS SECTION	
Designed by :	Drawn By :
JGV	LJC
Checked by :	Date Started :
JGV	MAY 18, 2021
Drawing Scale :	Drawing No.
1:500	XS
Project No.	
21-116	



EXISTING DEAD END
SANITARY SEWER
MANHOLE

THEORETICAL SANITARY SEWER EXTENSION AT
MINIMUM SLOPE. NOTE SEWER IS ABOVE
EXISTING ROAD AND CAN NOT BE
CONSTRUCTED.



ROAD CROSS SECTION
SCALE: HORIZONTAL: 1:500
VERTICAL: 1:100



REV.	DATE	REVISION
0	MAY 18/21	ISSUED TO CLIENT FOR REVIEW
1	JUNE 1/21	ADDED PROPOSED BUILDINGS

LOT 3, CONCESSION 5
FORFEITMENT IN WOODHOUSE
TOWNSHIP OF WOODHOUSE
IN NORFOLK COUNTY
IN THE TOWN OF SIMCOE

PROPERTY AREA = 404.8m² (0.40ha)
ZONE (MO) = GENERAL INDUSTRIAL

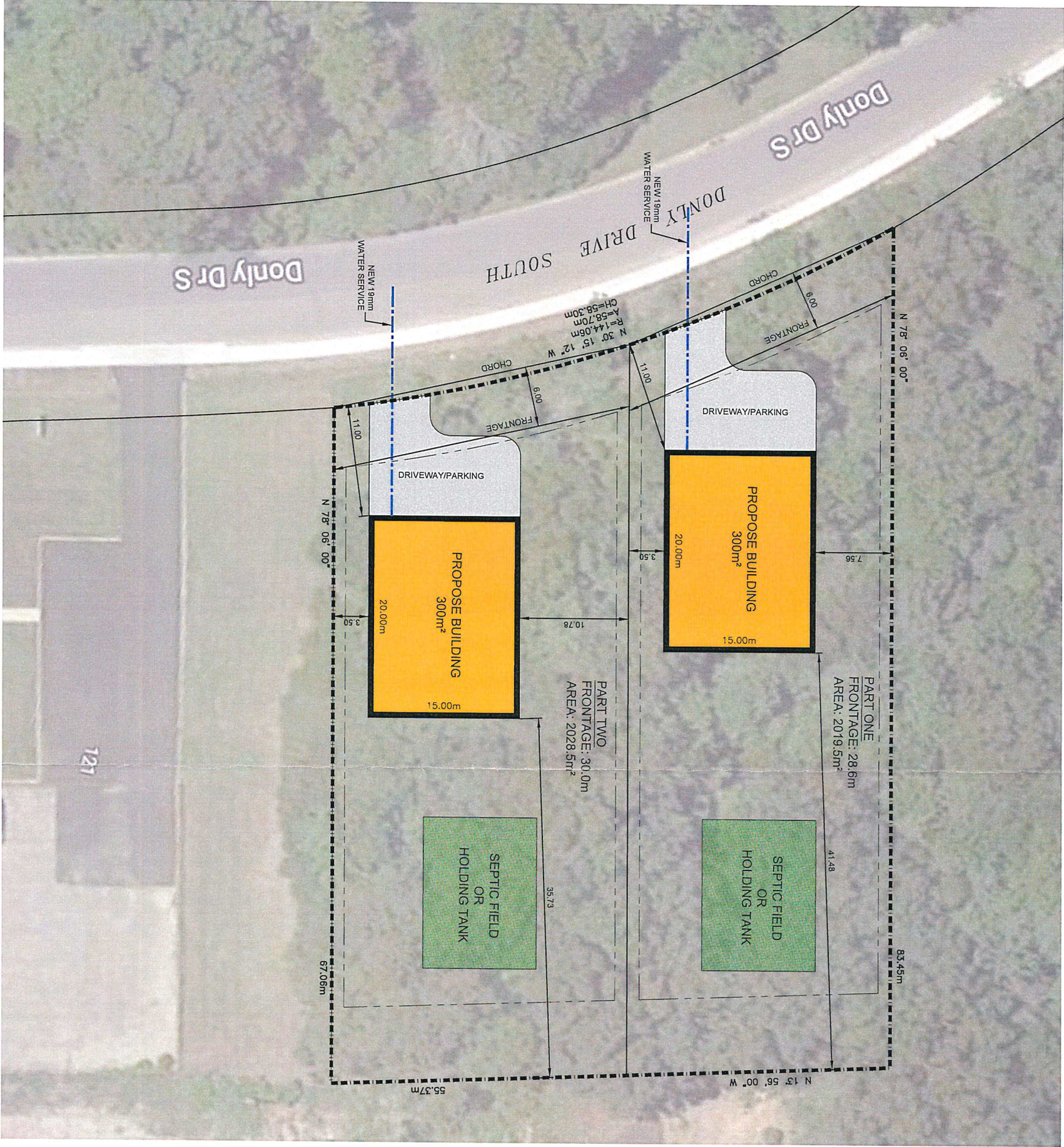


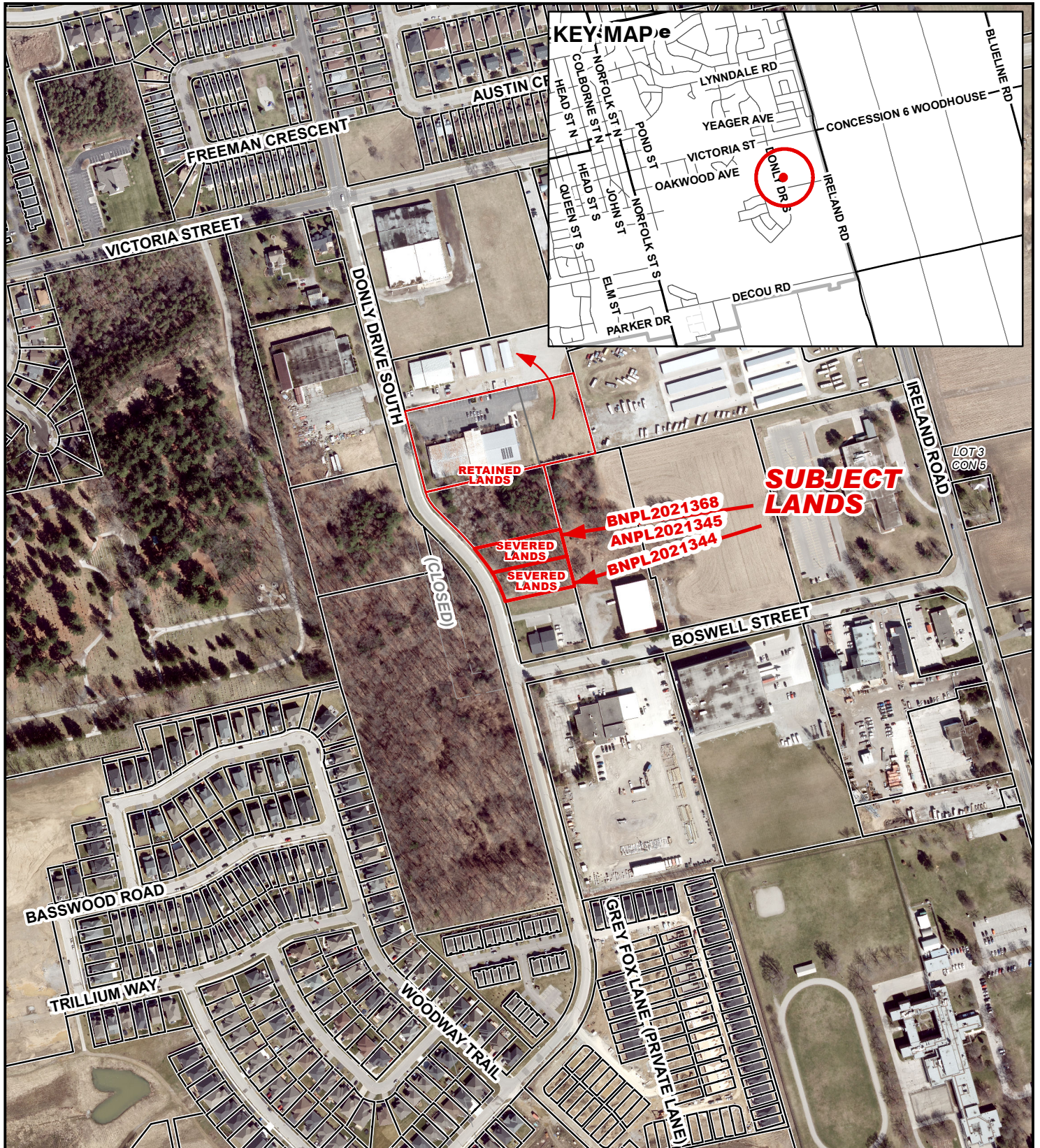
vallee
Consulting Engineers,
Architects & Planners

G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3M4
(519) 426-6270

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION

Project Title	
FREDERICKS WAREHOUSE	
SIMCOE - NORFOLK COUNTY	
Drawing Title	
CONCEPT SITE PLAN	
Designed By :	Drawn By :
JBY	LJC
Checked By :	Date Stamped :
JBY	MAY 18, 2021
Drawing Scale :	Drawing No.
1:200	L1
Project No.	21-116



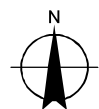


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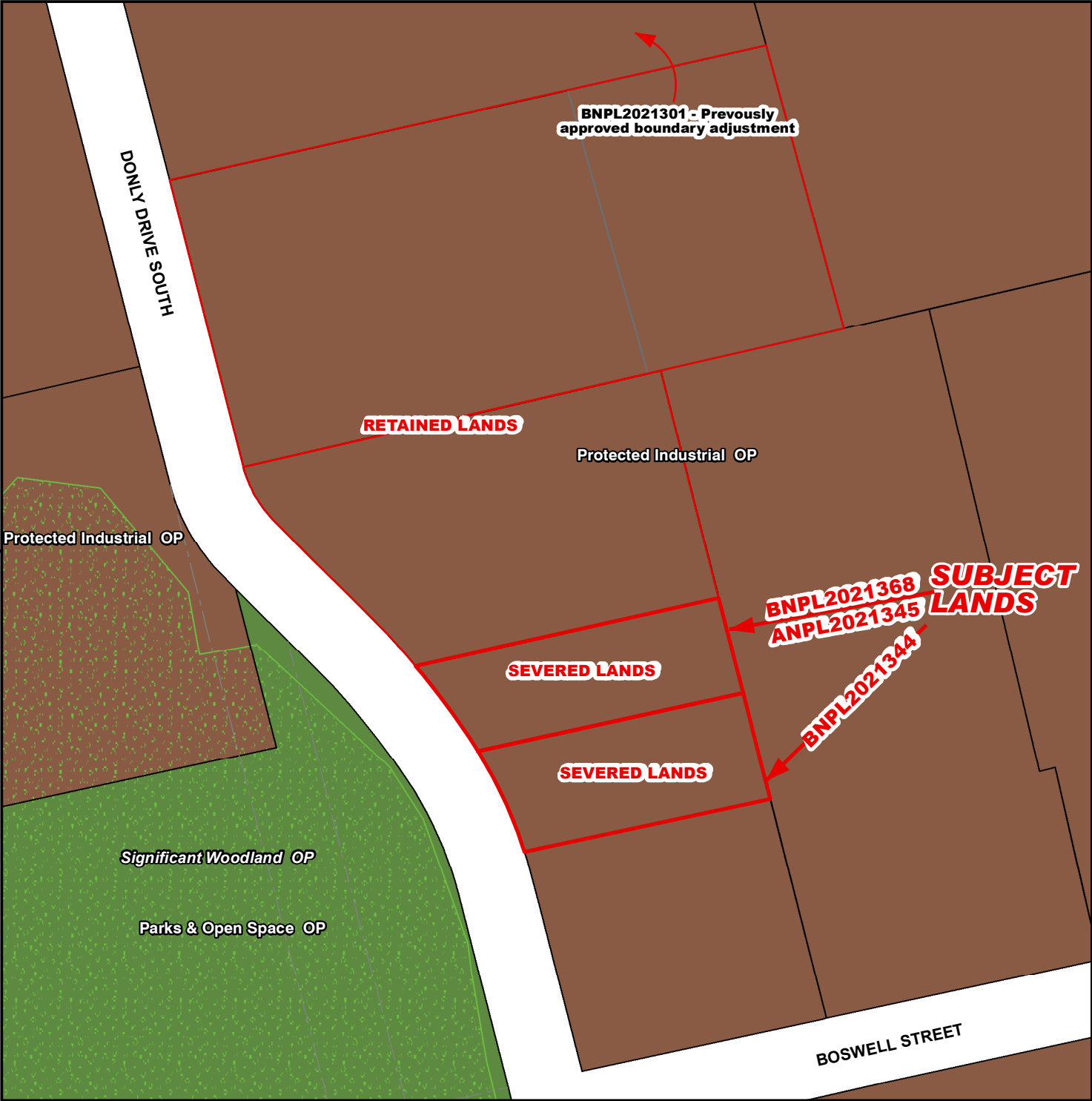
- Subject Lands
- Lands Owned

2020 Air Photo

2021-11-18



40 20 0 40 80 120 160 Meters



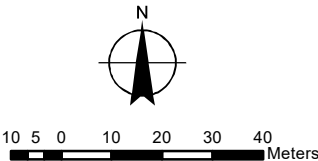
Legend

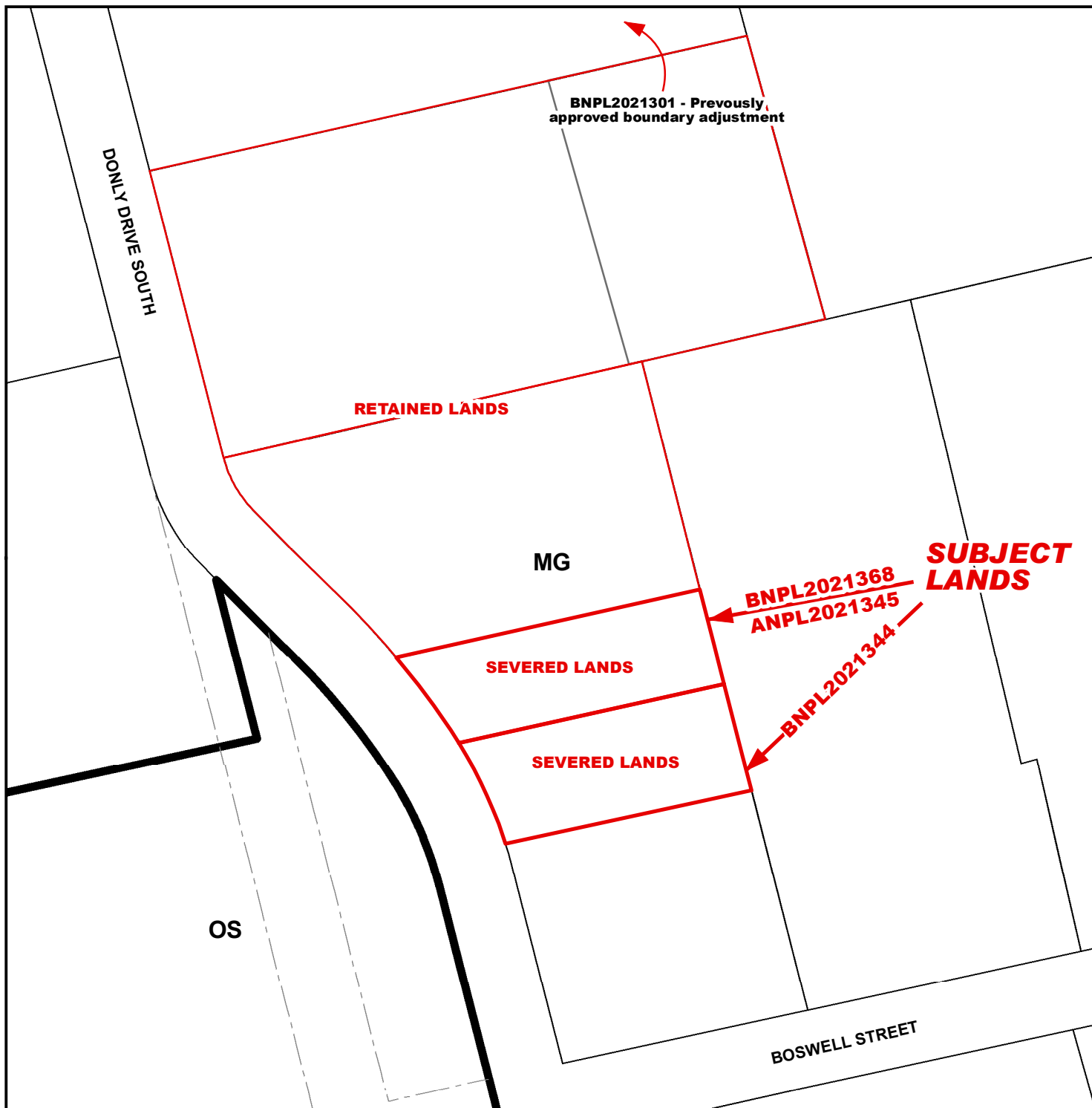
- Subject Lands
- Lands Owned

Official Plan Designations

- Protected Industrial
- Parks & Open Space
- Urban Area Boundary
- Significant Woodland

2021-11-18





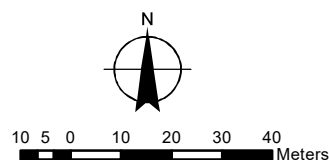
LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- MG - General Industrial Zone
- OS - Open Space Zone

2021-11-18

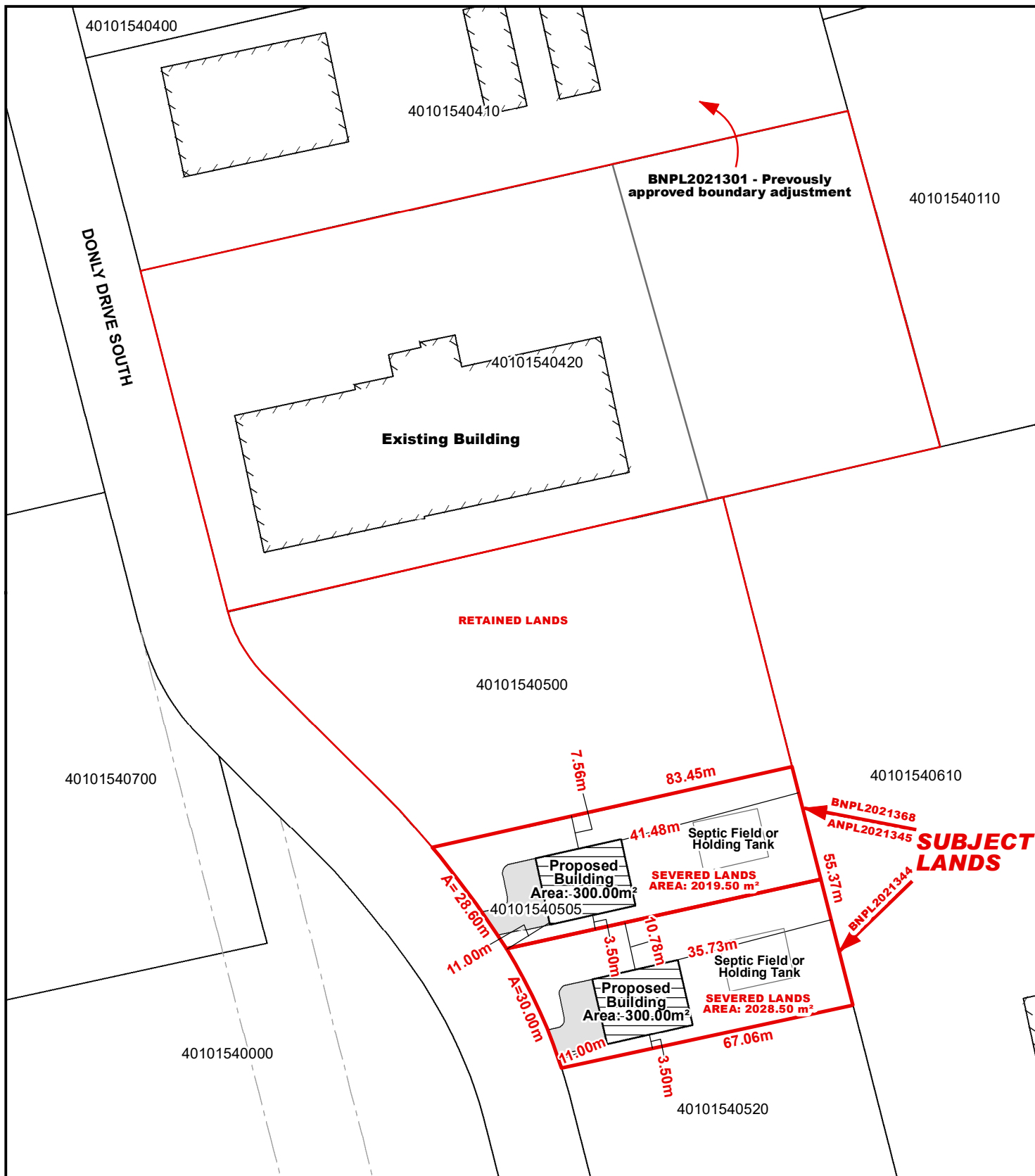


MAP D

CONCEPTUAL PLAN

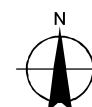
Urban Area of SIMCOE

BNPL2021344
ANPL2021345
BNPL2021368



Legend

- Subject Lands
- Lands Owned



2021-11-18

10 5 0 10 20 30 40 Meters

LOCATION OF LANDS AFFECTED

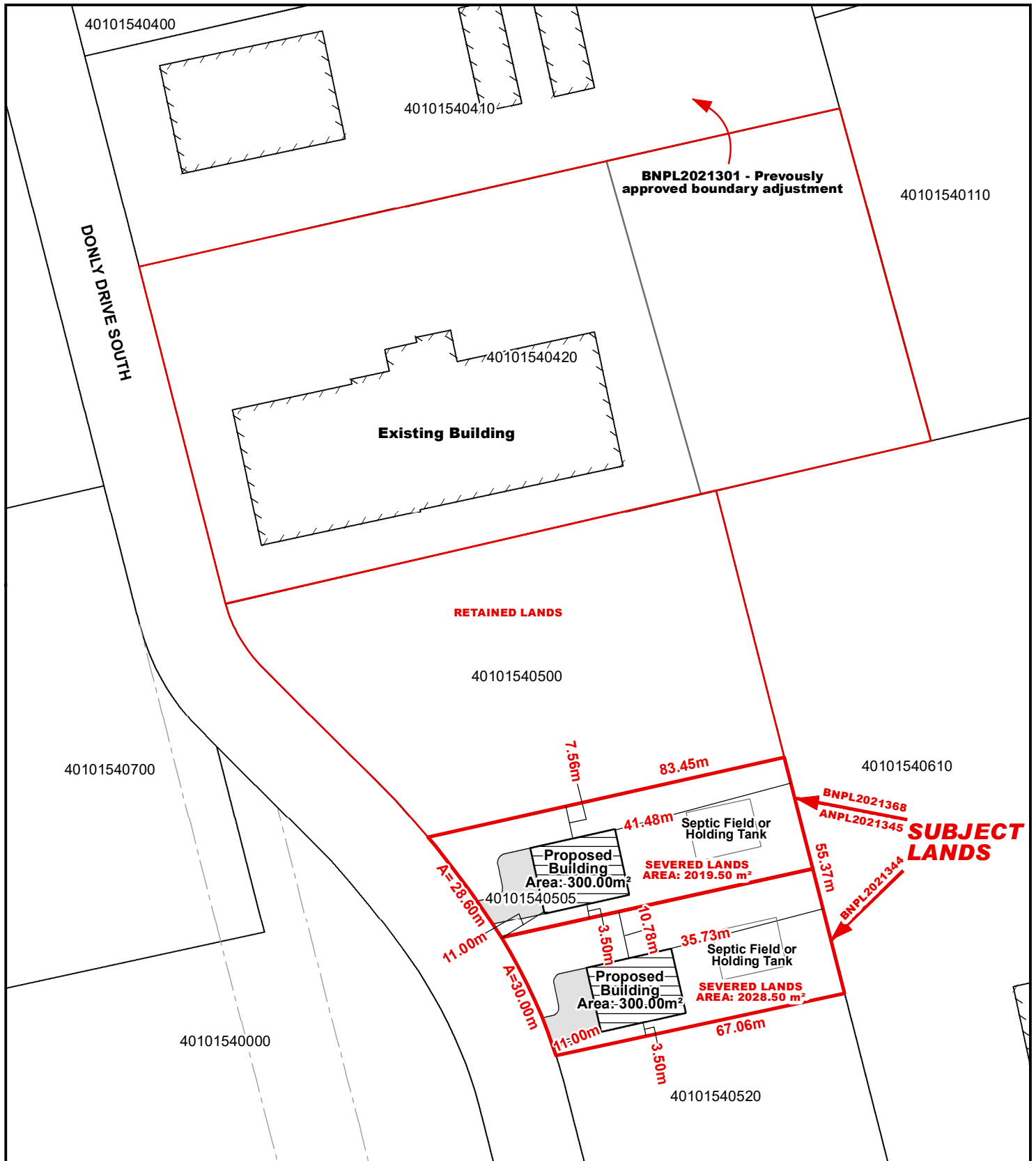
CONCEPTUAL PLAN

Urban Area of SIMCOE

BNPL2021344

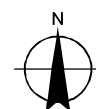
ANPL2021345

BNPL2021368



Legend

- Subject Lands
- Lands Owned



2021-11-18

10 5 0 10 20 30 40 Meters