

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

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

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

Please review all of the important information summarised below.

Before your Application is Submitted

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

After Your Application is Submitted

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

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

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

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

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

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

Notification Sign Requirements

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

Contact Us

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

Name of Agent _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the 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:

B. Location, Legal Description and Property Information

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

Lot 113 Part of Lot 112 - Block 67 - Registered
Plan 182 in the Town of Simcoe formerly in the County of Norfolk

Municipal Civic Address: 50 King Lane

Present Official Plan Designation(s): Urban Residential

Present Zoning: Urban Residential Type 2 Zone (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:

Existing house and accessory building, all to be
demolished, please see accompanying Planning
Justification Report for full details

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

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

This application proposes the development of two
new residential units as described in the accompanying
Planning Justification Report

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:

9. Existing use of abutting properties:

Urban residential, major institutional, downtown

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	23.2m	12m		11.6m	.4m
Lot depth	25.9m			25.9m	
Lot width	23.2m	12m		11.6m	.6m
Lot area	600.9m ²	360m ²		300.4m ²	59.6m ²
Lot coverage					
Front yard	± 6m	6m		6m	
Rear yard	> 7.5	7.5m		7.5m	
Height	> 11m	11m		> 11m	
Left Interior side yard	< 1.2m	1.2m		1.2m	
Right Interior side yard	> 1.2m	1.2m		1.2m	
Exterior side yard (corner lot)					
Parking Spaces (number)	> 2	> 2		2	
Aisle width					
Stall size					
Loading Spaces					
Other					

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

increased density is resulting in smaller lots that
require exceptions, as identified in the accompanying
Planning Justification Report

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: ~~23.2m~~ 11.6 m

Depth: 25.9 m

Width: ~~23.2m~~ 11.6 m

Lot Area: ~~600.9 m²~~ +/- 300.4 sq.m

Present Use: residential

Proposed Use: residential

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: 11.6 m

Depth: 25.9 m

Width: 11.6 m

Lot Area: ± 300.4 m²

Present Use: residential

Proposed Use: residential

Buildings on retained land: residential

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:

aerial mapping, settlement boundary limits

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:

Yes, please see accompanying PTR

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:

Settlement area proximity

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

If no, please explain:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

Industrial or commercial use (specify the use(s))

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ 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:

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.
-
-
-

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

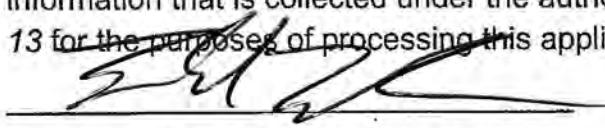
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Permission to Enter Subject Lands

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

Freedom of Information

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


Owner/Applicant/Agent Signature

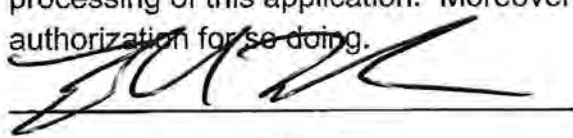

Date

J. Owner's Authorization

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

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

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


Owner


Date

Owner

Date

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

K. Declaration

I, Edward LALONE of SIMCOE, ON

solemnly declare that:

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

Declared before me at:

City of Hamilton

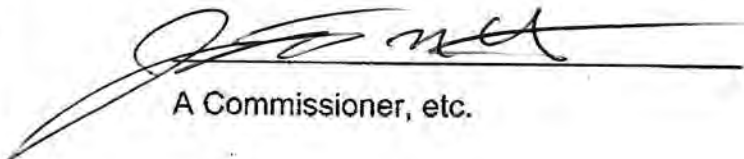


Owner/Applicant/Agent Signature

In Province of Ontario

This 27th day of July

A.D., 20 22



A Commissioner, etc.



Powell Planning & Associates

Evolution through planning & development

50 KING LANE, SIMCOE
NORFOLK COUNTY, ONTARIO

PLANNING JUSTIFICATION REPORT

NOVEMBER 2021



PLANNING JUSTIFICATION REPORT

Applications for Severance and Minor Variance

PREPARED BY:

POWELL PLANNING & ASSOCIATES



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1.0 Introduction

1.1 Overview

Powell Planning & Associates (PPA) has been retained by ORANA INC. on behalf of Edward Lalone (the Landowner) to provide a request for consideration for Consent (Severance) and Minor Variance for the purpose of creating one new residential lot and providing relief for the minimum lot size as well as the minimum lot frontage on the lands municipally known as 50 King Lane, Simcoe, Norfolk County, and legally described as Lot 113 and Part of Lot 112 – Block 67 – Registered Plan 182 in the Town of Simcoe formerly in the County of Norfolk in the Regional Municipality of Haldimand Norfolk. See **Figure 1: Context Map**

This Report will review the merits of the proposed development in accordance with Provincial and Municipal land use policy to establish how the proposal demonstrates good planning. The following documents have been reviewed in this regard:

- Planning Act, R.S.O., 1990
- Provincial Policy Statement (2020)
- Norfolk County Official Plan (2021)
- Norfolk County Zoning By-law 1-Z-2014 (2021)



2.0 Site Description & Surrounding Land Uses

2.1 The Site

Generally square in shape, the site, relatively flat in nature, is located at the north-west corner of Queen Street North and West Street, in Simcoe, east Norfolk County. See **Figure 2: Aerial Photo**. The total site area is approximately 600 m² (6,460 ft²) and has 23.2 m (76.1 ft) of frontage on King Lane, a Local Road, bordered by two Arterial Roads Queen Street North and West Street, in accordance with **Figure 3: Norfolk County Official Plan Schedule “E-2”**.

In accordance with Norfolk County’s Official Plan, 2021, the lands are designated as ‘Urban Residential’ and zoned as ‘Urban Residential Type 2 Zone (R2)’ in accordance with Norfolk County’s Zoning By-law 1-Z-2014 (2021). The property currently has a 1.5 storey single-detached house on it with a shed located to the rear of the site. The lands are immediately surrounded by ‘Urban Residential’ and ‘Hazard Lands’ bound by ‘Commercial’ lands to the north. ‘Urban Residential’, ‘Protected Industrial’ lands and the ‘Downtown’ are located to the east of the subject site. ‘Urban Residential’ uses also occupy the vast majority of the lands to the south and west of the subject site. The lands are serviced with full municipal water and sewer services. The subject site is located outside of the Long Point Region Conservation Authority Regulated Area. No environmental or natural heritage features are identified on the subject lands.

The specific land uses surrounding the subject site are as follows:

- North:** Single-detached residential
- East:** Single-detached residential, Government Administration, and Commercial uses
- South:** Residential lands boarded by Norfolk General Hospital
- West:** Residential lands boarded by Elgin Avenue Public School



3.0 Proposed Development

3.1 The Development

The proposed development would result in the creation of one new Urban Residential lot located on the northern portion of the subject lands through a Severance, under Section 53 of the *Planning Act*. Minor Variances under Section 45 of the *Planning Act* are also required to allow for a reduced lot area of 300.4 square metres and a reduced lot frontage of 11.6 metres. The lands are a part of R-Plan 182. This development will allow for the creation of two new, two-storey, single-detached residential units, approximately 1,800 sq. ft in size. Each dwelling unit will have three bedrooms, two and-a-half bathrooms, living and dining areas, an office, kitchen, laundry facilities, unfinished basements, an attached garage, a rear yard deck and private backyard space. See **Appendix A** for the proposed Design Package. See **Appendix B** for the Consent Sketch and **Appendix C** for the Minor Variance Sketch. All existing structures on the land would be removed to facilitate the development of each lot and the two proposed residential units.

The Severed lands are anticipated to be developed for residential uses permitted within the existing designation 'Urban Residential', however a Minor Variance would be required to provide relief for the minimum lot size and the front yard setback in order for the development to be brought into fruition. Both the Severed and Retained lands would be approximately 300 m² (3,230 sq. ft) in size each with 11.6 m frontage onto King Lane. Separate access would be required for each site via a private drive way serving each dwelling unit.

It is anticipated that the severed lot will be serviced by municipal water, wastewater and waste collection. The proposed development will be an opportunity to contribute to an under-supplied housing market, increase density and population targets, and aims to enhance the neighbourhood while respecting the existing character.



4.0 Planning Analysis

This section of the Planning Justification Report provides a detailed analysis of the proposed development in the context of the following provincial and county policy.

4.1 The *Planning Act*

The *Planning Act*, R.S.O. 1990 (the “*Planning Act*”), as amended, is the legislative document that controls land use planning and development approvals in the Province of Ontario. Section 2 in the *Planning Act* outlines matters of Provincial Interest, which municipalities shall have regard to when making land use planning decisions, including the orderly development of safe and healthy communities, the appropriate location of growth and development, and the promotion of the built form that is well designed and encourages a sense of place.

The subject proposal particularly aligns with the following Provincial Interests as outlined in the *Planning Act*:

(a) the protection of ecological systems, including natural areas, features and functions;

The proposed development does not affect the ecological system nor its natural areas, features and functions as it is being proposed on a lot that is absent of said features.

(b) the protection of the agricultural resources of the Province;

The proposed development does not affect agricultural resources as it is being proposed on a lot that is absent of said features.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The proposed development aims to make efficient use of the existing transportation network, infrastructure, water and wastewater services and waste management systems by allowing for appropriately scaled density to an urban area, and better developing an underutilized site.

(h) the orderly development of safe and healthy communities;

The proposed development would allow for an additional urban residential lot to be created, fostering urban regeneration as well as the potential for diversified densities and uses to the



corridor. The subject site also benefits from an existing sidewalk therefore is connected to the municipality's existing active transportation network, that will be better utilized through the creation of additional housing.

(p) the appropriate location of growth and development;

By creating a lot on lands that are already serviced and located in an urban area, this proposal is successful in fostering growth and development where it is meant to occur.

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The subject site is located on a Local Road that is connected to the Arterial Road Network, is within a ten-minute walk from local Bus Transit (the Simcoe Route of Ridenorfolk) and is on the periphery of the Downtown. This proposal offers to make better use of the existing site by allowing for greater density into this urban area, and ideally contributing to growth targets.

(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

With the creation of the severed lot and the required relief, there is an opportunity for the promotion of a new built form that is sympathetic to the existing character of the neighbourhood, attractive and enhances the streetscape while maintaining the present built form.

The proposed development aligns with the aforementioned Provincial Interests therefore represents good planning in accordance with the *Planning Act*.



4.2 The Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS) is a broad-range policy document that provides direction for managing and directing land use to achieve efficient development and land use patterns across Ontario. The PPS promotes the focus of urban growth to settlement areas and away from significant or sensitive resources. Growth is to be obtained through efficient development patterns which optimize the use of land, resources public investment in infrastructure and public service facilities. The PPS promotes intensification within the urban area and the efficient use of municipal services in order to create sustainable living environments.

Part V of the PPS identifies the following sections that align with the objectives of the proposed development:

- 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development Patterns
- 1.4 Housing
- 1.6 Infrastructure and Public Service Facilities
- 1.8 Energy Conservation, Air Quality and Climate Change; and
- 2.2 Water

The following PPS policies are of particular relevance to the redevelopment of the subject lands:

Section 1.1.1 states that “*healthy, liveable and safe communities are sustained by:*

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate...range and mix of residential types (including single-detached housing) ...and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental public health and safety concerns; ...*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and*
- e) *promoting the integration of land use planning, growth management, transit supportive development, intensification and infrastructure planning to achieve cost effective*



development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;...”

The proposed development meets these policies of the PPS, and its overall intent. The proposed development seeks to implement an efficient land use pattern, provides additional residential housing, and makes efficient use of land and resources through the desired development. Finally, the proposal supports active transportation as it is located within walking distance of existing Arterial and Local Roads. The proposal also fosters active transportation and connectivity as the subject site benefits from an existing sidewalk.

The proposed development offers opportunities for intensification of an underutilized site that is consistent with the policies of the PPS. It promotes the efficient and intensified use of land located in an urban area, where municipal services are available, as directed by the PPS. The proposed development is within an Urban Area Boundary and does not require an expansion to that Boundary.

The proposed residential development is located in an appropriate area to accommodate additional growth, as evidenced by the designation of the lands within Norfolk County's Official Plan, as discussed in a later section of this Report. The proposed development will not impact on the natural environment, as there are no natural heritage features identified on the subject property. Similarly, due to both the subject land's location and current state, the development is not anticipated to have an impact on stormwater management or groundwater resources.

The proposed development aligns with many provincial policies and the overall direction of the province as to how and where growth is to occur. Therefore, the proposal represents good planning in accordance with the 2020 Provincial Policy Statement.



4.3 Norfolk County Official Plan, 2021

The Norfolk County Official Plan, 2021 (NCOP) contains policies and related schedules that guide the type and location of land uses in the County until 2036. These policies serve as refinements to the policies found within the PPS and are specific to the context of the County and the composition of its lands. The subject lands are located in the Urban Area Boundary of Simcoe and are identified as 'Urban Residential' in the NCOP, where population growth and development, the creation for additional single-detached housing of the proposed nature are meant to occur; the proposed use also aligns with the subject designation. See **Figure 5: Norfolk County Official Plan Schedule "B-15" Land Use**. Land uses are meant to be compact and efficient in form while maximizing available municipal services to reduce their overall costs, which aligns with the objectives of the proposed Consent and supporting Minor Variance.

The following Sections within the NCOP are of particular relevance to the redevelopment of the subject lands:

- 1.1 Purpose of the Official Plan
- 1.3 Basis of the Official Plan
- 2.1 The County Planning Vision
- 2.2 Goals and Objectives
- 3.0 Sustainable Natural Heritage
- 5.0 Maintaining Healthy Communities
- 5.3 Housing
 - 5.3.1 Residential Intensification
- 5.4 Community Design
- 6.0 Managing Growth
- 6.3 Community Structure and Growth Framework
- 6.4 Urban Areas
 - 6.5.1 Simcoe Urban Area
- 7.7 Urban Residential Designation
- 8.0 Networks and Infrastructure

The proposed development would align with the policies in the aforementioned Sections of the NCOP plan by:



- Not directing growth to natural or cultural heritage features
- Wisely managing the County's resources
- Implementing growth management that improves lifestyle quality through appropriate intensification, the efficient and cost-effective utilization of land uses and existing services
- Offering additional housing in an under-supplied market, better meeting a community need
- Promoting orderly growth that is sympathetic to the existing neighbourhood character
- Offering redevelopment that will better utilize, revitalize and reuse the existing site with a use that aligns with the direction and goals of the NCOP
- Developing a land use pattern in the Urban Area that is more compact and efficient
- Intensifying a site that benefits from an active transportation network via its sidewalk
- Directing growth to where it is meant to occur in the Urban Area, that is also within close proximity to the Downtown Area where density benefits from mixed-uses and commercial land uses
- Promoting efficient land design and patterns, minimizing land consumption while respecting existing and traditional street patterns and neighbourhood structure
- Fostering development that offers diversity in housing stock in Settlement Areas
- Making better use of the existing sewers, watermains, utilities, municipal water, wastewater and waste disposal collection services

The proposal is compatible, makes better use of existing municipal services and creates a more urban compact form, while adding needed housing. The proposed development represents good planning in accordance with the policies of Norfolk County's Official Plan.



4.4 Norfolk County's Zoning By-law 1-Z-2014

The purpose of the Zoning By-law is to implement the policies and objectives of the Official Plan, by regulating the use of land, buildings, and structures. The subject lands are currently zoned 'Urban Residential Type 2 Zone (R2)' as shown on **Figure 6: Zoning By-law Norfolk County 1-Z-2014**. The R2 Zone allows for the following uses:

- a) dwelling, single detached
- b) dwelling, semi-detached
- c) dwelling, duplex
- d) bed & breakfast, subject to Subsection 3.4
- e) day care nursery
- f) home occupation
- g) accessory residential dwelling unit, subject to Subsection 3.2.3

The proposed development for single-detached houses on the subject parcels therefore align with the permitted uses in the applicable zone. The R2 Zone also requires standards for the minimum front yard, minimum interior side yard, minimum rear yard, parking requirements and maximum building height which are all respected by the proposed development. For the purposes of the subject development, the R1-B standards must be followed in accordance with the 'single-detached' use that is being proposed as per the Zoning By-law. Relief for the minimum lot area and minimum lot frontage will be required through Minor Variances, which will be explored in the following section of this Report. Overall, the subject proposal aligns well with Norfolk County's Zoning By-law 1-Z-2014 and therefore represents good planning.



4.5 Four Tests of a Minor Variance

When evaluating the merits of a Minor Variance application, the *Planning Act*, under Section 45 establishes Four Tests that are required to be satisfied, which are:

- 1- Does the proposal meet the intent of the Zoning By-law;
- 2- Does the proposal meet the intent of the Official Plan
- 3- Is the proposal desirable
- 4- Is the proposal, in fact, minor in nature.

Test #1 - Does the proposal meet the intent of the Zoning By-law

In review of the Four Tests, the requested relief from the minimum lot area and minimum lot frontage would meet the intent of the Zoning By-law. The subject lands are currently zoned 'Urban Residential Type 2 Zone R2' where single-detached dwellings are permitted. The proposed lot areas and frontages closely align to the R2 standards and require very minor relief in accordance with the proposed development. As noted in Section 4.4 of this Report, the vast majority of the standards for the R2 zone have been respected by the subject proposal and demonstrate good planning in accordance with Norfolk County's Zoning By-law.

Below is a Table that demonstrates the relief that is required for the subject development:

Table 1: Minor Variance Requested Relief in Accordance with the R2 Zone

Standard	R2 Zone (R1-B)	Required	Relief
Minimum Lot Size (m ²)	360	300.4	59.6
Minimum Lot Frontage (m)	12	11.6	.4



Test #2 – Does the proposal meet the intent of the Official Plan

The development proposal meets the intent of the Official Plan, as outlined earlier in this report. The proposed development provides an opportunity for residential intensification which is compatible with the existing area, is located in an area on full municipal services and in proximity to transit services, provides adequate off-street parking, and is appropriate in terms of scale and massing.

Test #3 – Is the proposal desirable

The proposal is desirable, as it provides an attainable housing option in a currently under-supplied market, in a stable, residential neighbourhood. The proposal would also contribute to the development of a healthy, attractive, complete and sustainable community and offers a higher and better use of vacant, fully serviced lands in the Urban Area. The proposed lot fabric is similar to that on King Lane, where urban uses are within close proximity. Having nominally smaller lot frontages and areas in order to accommodate a larger-scale public benefit, like an additional housing unit, represents good planning. The greater public good is being achieved through the creation of additional housing and better utilization of existing municipal infrastructure and services on the subject lot. The proposal's strategic design will enhance the neighbourhood, without impacting its character or streetscape.

Test #4 – Is the proposal minor in nature

Finally, the impact of the variances from the Zoning By-law requirements would be considered to be minor as they are within the general requirements of the Residential Zones and the single detached residential use proposed is permitted as of right in this zone category. The proposed development only requests 17% relief for the minimum lot size and 3.3% relief for the minimum lot frontage; therefore the relief being sought is minor in nature.

Overall, the proposed development meets the Four Tests of a Minor Variance as it aligns with:

- 1- The intent of the Zoning By-law
- 2- The intent of the Official Plan
- 3- Being desirable for the subject lands and the neighbourhood; and
- 4- Being minor in nature



Therefore, in accordance with Section 45 of the *Planning Act*, the proposed development represents good planning.

5.0 Conclusion

The subject lands are located at 50 King Lane, Simcoe, Norfolk County, and legally described as Lot 113 and Part of Lot 112 – Block 67 – Registered Plan 182 in the Town of Simcoe formerly in the County of Norfolk in the Regional Municipality of Haldimand Norfolk. The lands are located within the settlement area of Simcoe, where growth and development are meant to occur. Applications for Consent (Severance) and Minor Variance are being made to facilitate the development for one new Urban residential lot on the subject lands.

In order to develop a professional opinion regarding the consistency and conformity of the proposed development and to determine if the proposal represents good planning, a review of all relevant planning policy documents was undertaken in this report, including the *Planning Act*, the Provincial Policy Statement (2020), Norfolk County's Official Plan (2021), Norfolk County's Zoning By-law 1-Z-2014 (2021) and the Four Tests of a Minor Variance in accordance with Section 45 of the *Planning Act*.

The proposed development of an under-utilized residential property within a settlement area offers a higher and better use of the subject property. It also offers an opportunity to intensify the land uses within the neighbourhood, while respecting its existing character, which aligns with the Provincial Policy Statement. The proposed development conforms to the intent of Norfolk County's Official Plan for the development of settlement areas. The proposed development also conforms to the County's Zoning By-law 1-Z-2014. The proposed development will be designed to be compatible with the adjacent properties and will make efficient use of existing municipal water and sewer services.

Through this analysis it has been determined that:

- i. The proposed development is appropriate within the settlement area as these boundaries are where growth and development are meant to occur;
- ii. The subject lands are and will be serviced by full municipal water and sewer services and County waste collection services; and
- iii. The proposed development is in character with and compatible to the surrounding area.



Based on the detailed analysis contained within this report, it is my professional opinion that the proposed development:

- i. has regard to matters of provincial interest as detailed in Section 2 of the *Planning Act*, R.S.O., 1990, as amended;
- ii. is consistent with the Provincial Policy Statement (2020);
- iii. conforms to the Norfolk County Official Plan (2021);
- iv. conforms to the Norfolk County Zoning By-law 1-Z-2014 (2021)
- v. meets the Four Tests of a Minor Variance in accordance with Section 45 of the *Planning Act* R.S.O., 1990, as amended; and
- vi. has substantial merit, is within the best interest of the public and represents good planning

Respectfully submitted,



Aimee Powell, B.URPI., MPA, MCIP, RPP
Chief Planning Officer
Powell Planning & Associates



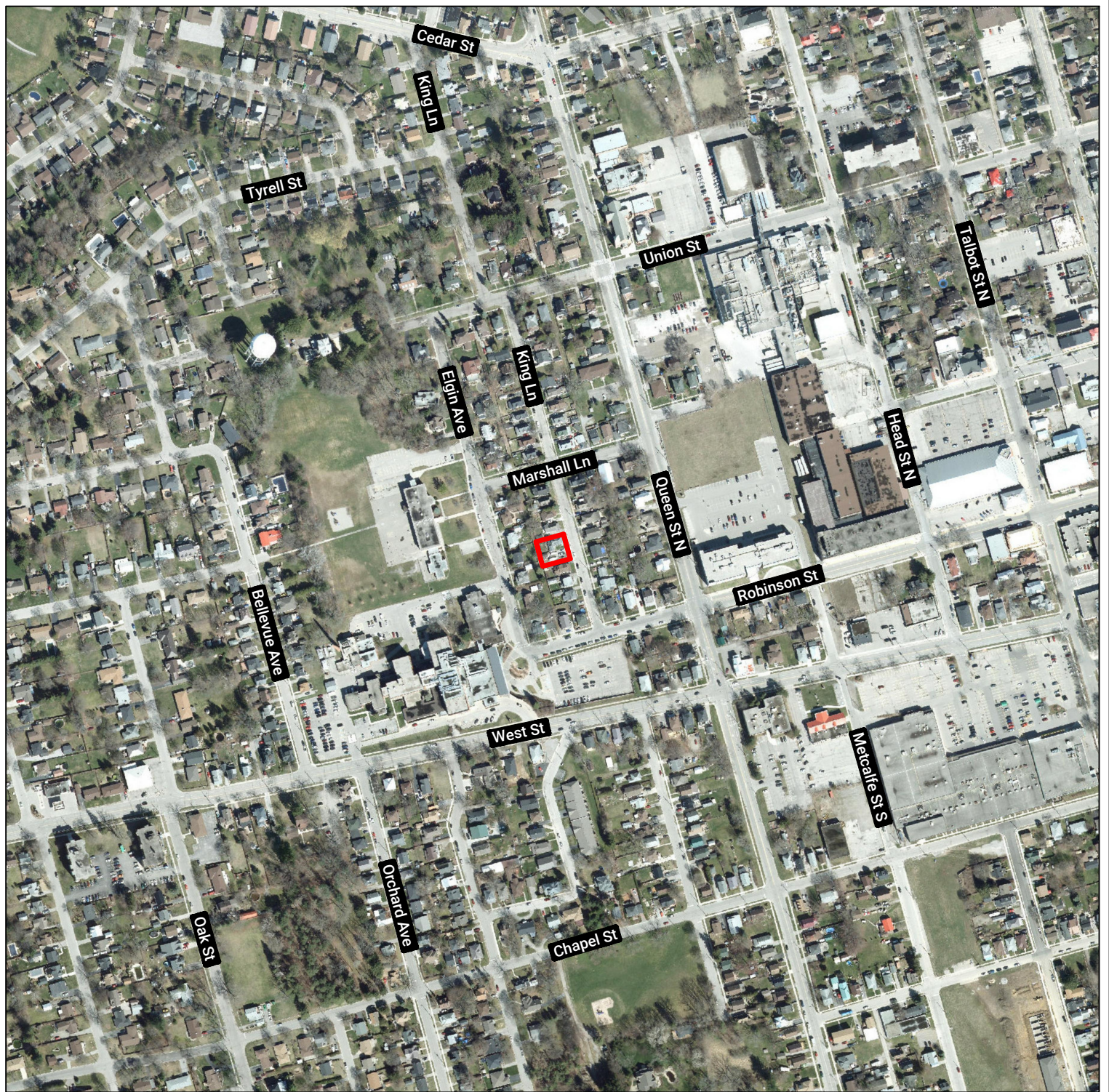



Figure 1

Context Map

50 King Lane Norfolk

Legend

 Subject Lands

0 50 100 150 200m

Scale: 1 : 5,000



Source: County of Norfolk Interactive map, Norfolk Maps.

Drawn By: A.M.

Date: October 20, 2021

File No: 124-21



Powell Planning & Associates

Town of New Tecumseth
County of Simcoe, ON

Mobile: 647.828.2467
Email: aimee@powellplanning.ca



Figure 2

Aerial Photo

50 King Lane Norfolk

Legend

Subject Lands

0 5 10 15m

Scale: 1 : 400



Source: County of Norfolk Interactive map, Norfolk Maps.

Drawn By: A.M.

Date: October 20, 2021

File No: 124-21



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County of Simcoe, ON

Mobile: 647.828.2467
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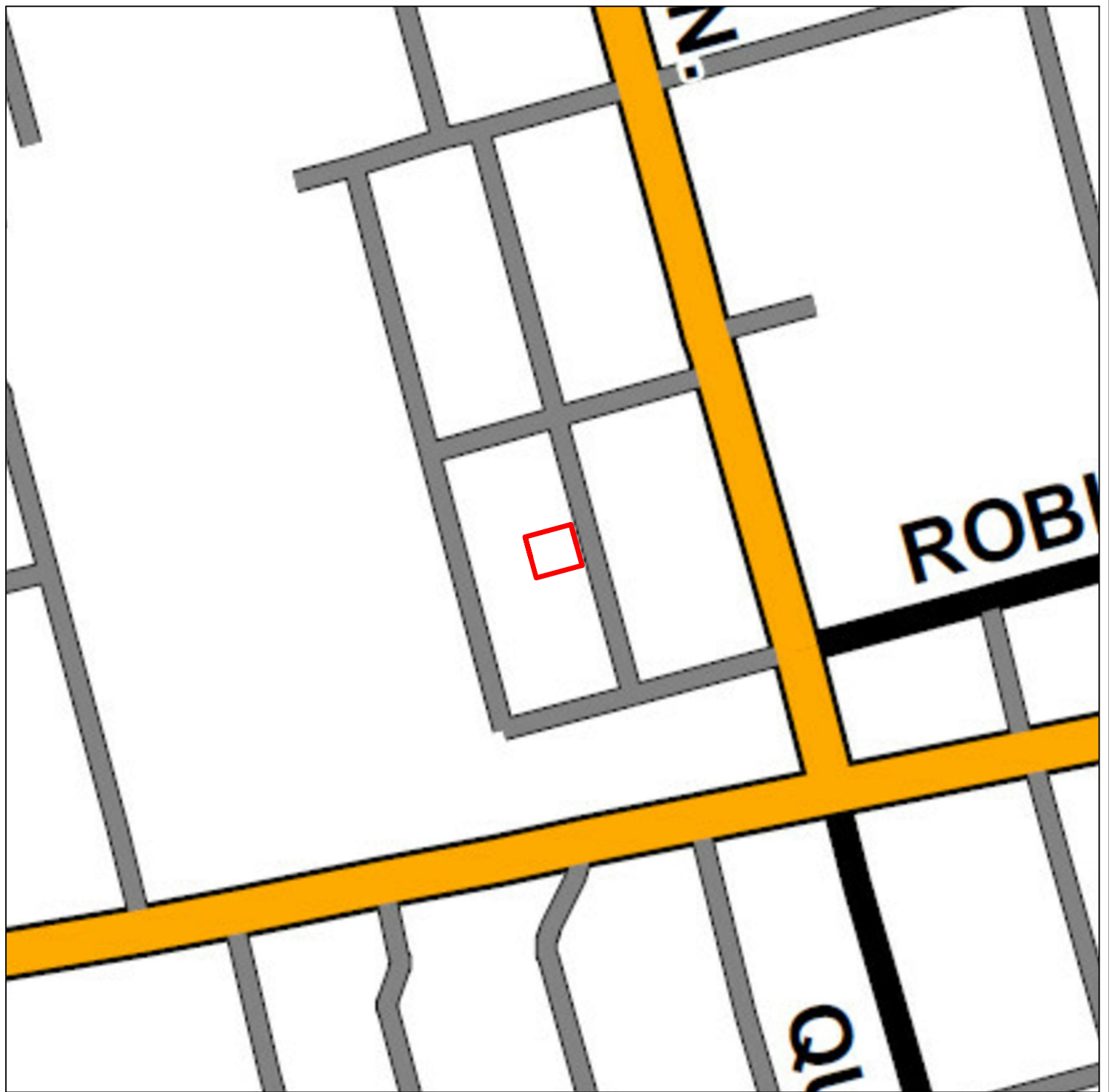


Figure 3

Norfolk County Official Plan Schedule E-2 Transportation

50 King Lane Norfolk

Legend

- Subject Lands
- Local Road
- Collector Road
- Arterial Road

0 25 50 75 100 125m

Scale: 1 : 3,000



Source: Norfolk County Official Plan Schedule E-2 - Transportation, October 2018.

Drawn By: A.M.

Date: October 20, 2021

File No: 124-21



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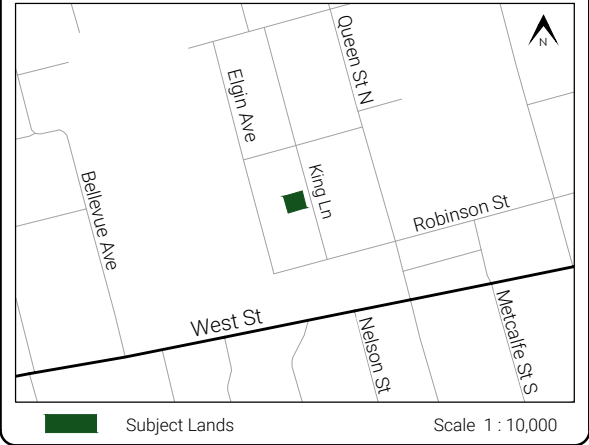
Mobile: 647.828.2467
Email: aimee@powellplanning.ca



Figure 4

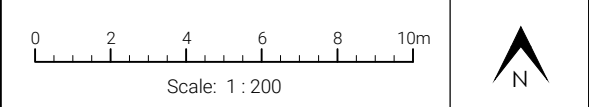
CONSENT SKETCH

50 King Lane Norfolk



LEGEND

- SUBJECT LANDS**
Total Area: ±600.9m²
Lot Frontage: ±23.2m
Lot Depth: ±25.9m
- LANDS TO BE SEVERED**
Lot Area: ±300.4m²
Lot Frontage: ±11.6m
Lot Depth: ±25.9m
- LANDS TO BE RETAINED**
Lot Area: ±300.4m²
Lot Frontage: ±11.6m
Lot Depth: ±25.9m
- PROPOSED BUILDING ENVELOPE**



Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: Site Plan prepared by Orana Drafting, August 23, 2021.

Drawn By: A.M. Date: October 21, 2021

File : 124-21



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County of Simcoe, ON

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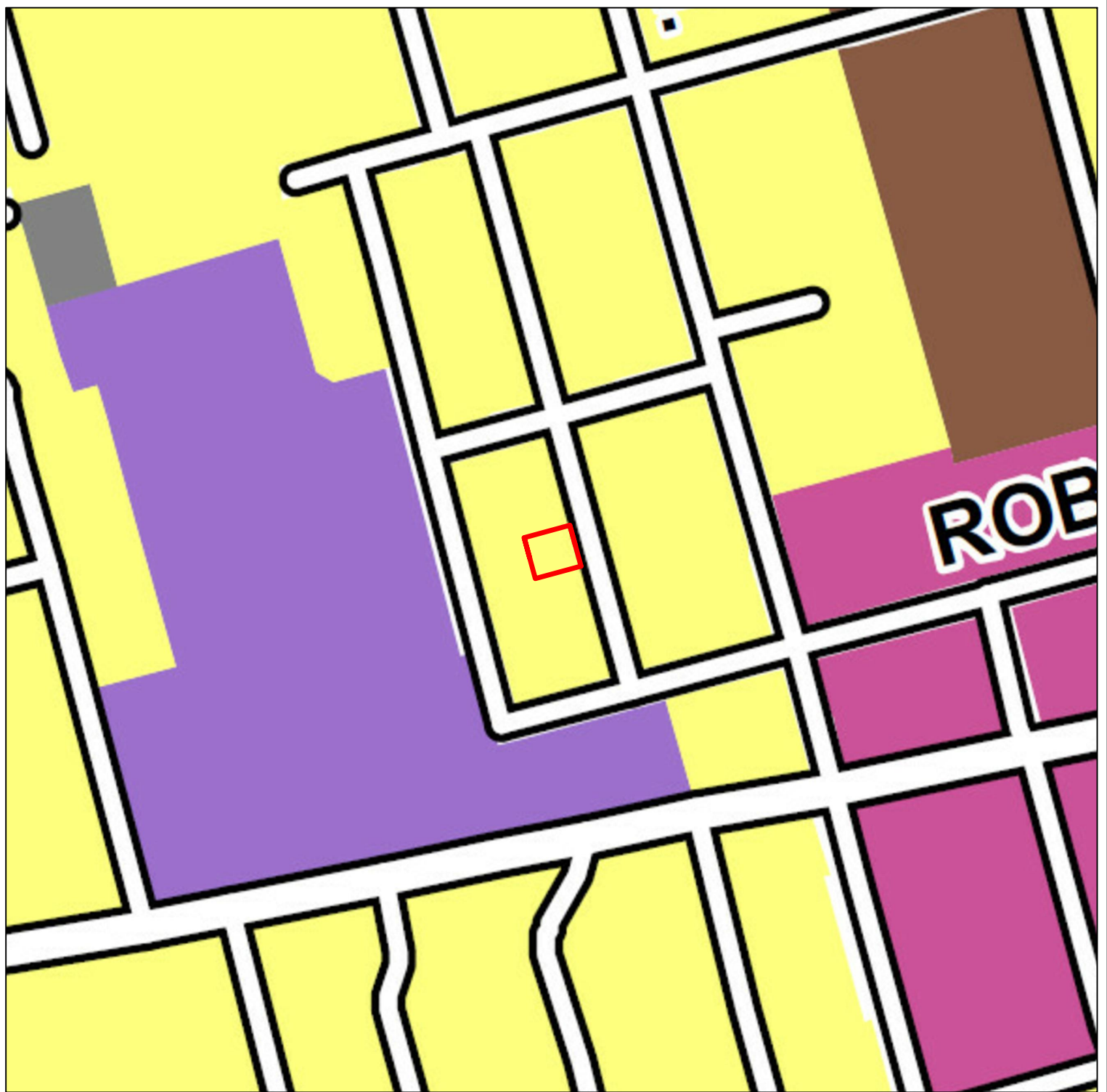


Figure 5

Norfolk County Official Plan Schedule B-15 Land Use

50 King Lane Norfolk

Legend

- Subject Lands
- Urban Residential
- Major Institutional
- Downtown
- Protected Industrial
- Major Public Infrastructure

0 25 50 75 100 125m

Scale: 1 : 3,000



Source: Norfolk County Official Plan Schedule B-15 - Land Use Plan, January 2020.

Drawn By: A.M.

Date: October 20, 2021

File No: 124-21



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Figure 6

The Zoning By-law of Norfolk County 1-Z-2014 - Schedule A25

50 King Lane Norfolk

Legend

Subject Lands

0 25 50 75 100 125m

Scale: 1 : 3,000



Source: The Zoning By-law of Norfolk County 1-Z-2014, Schedule A-25, Schedule A25 - January 2021.

Drawn By: A.M.

Date: October 20, 2021

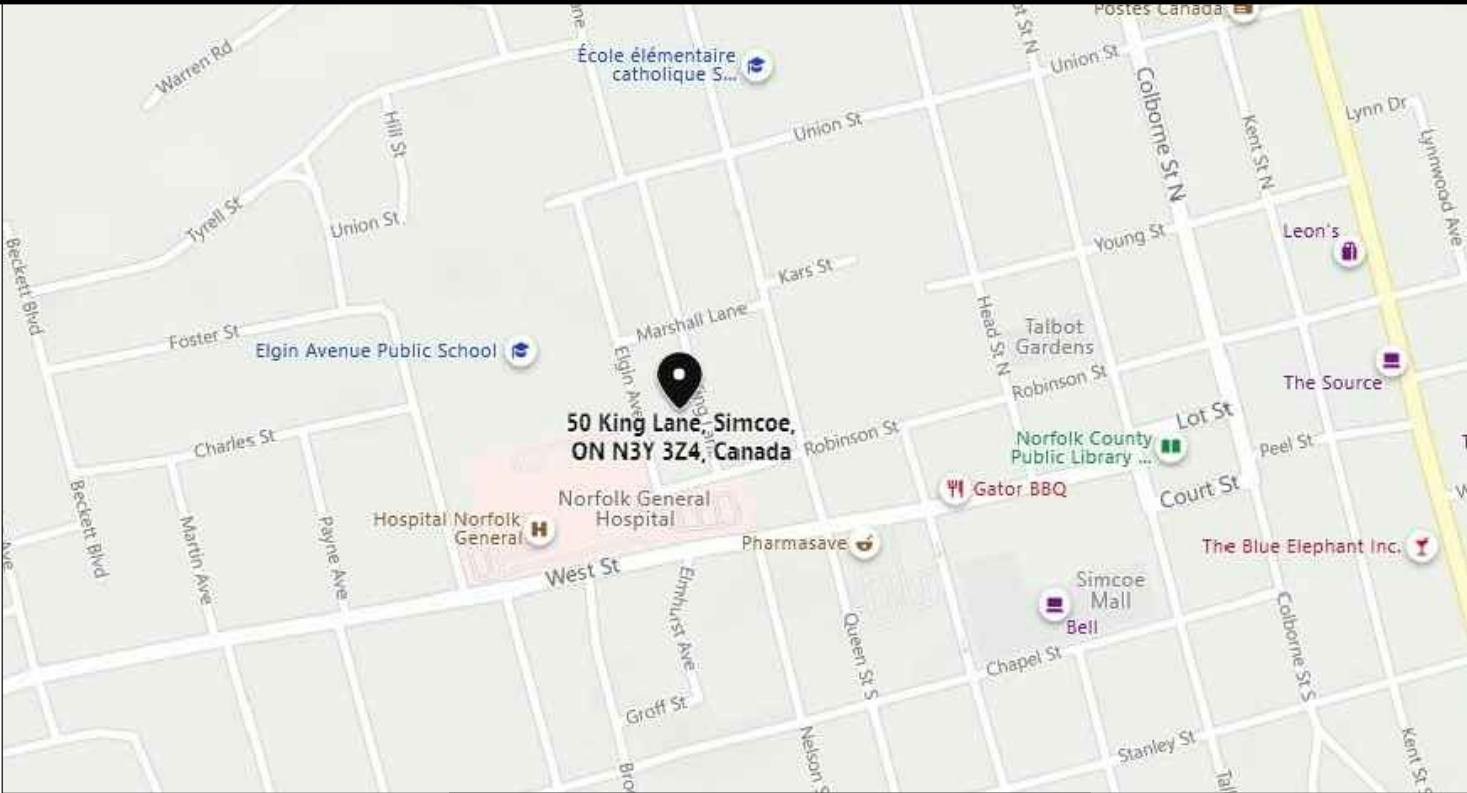
File No: 124-21



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Mobile: 647.828.2467
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ADDRESS: 50 KING LANE,SIMCOE, ON N3Y3Z4,CANADA

DRAWING LIST			
SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION
A-0	COVER SHEET		
A-1	SITE PLAN		
A-2	BASEMENT PLAN		
A-3	MAIN FLOOR PLAN		
A-4	SECOND FLOOR PLAN		
A-5	FRONT ELEVATION		
A-6	SOUTH ELEVATION		
A-7	NORTH ELEVATION		
A-8	REAR ELEVATION		
A-9	SECTION-1		

CLIENT: EDWARD LALONE	ARCHITECTURAL DESIGN: ORANA INC.	SURVEYOR:	FLOOR MANUFACTURER:
TRUSS MANUFACTURER:	STRUCTURAL:	MECHANICAL:	SEPTIC:

SEAL:

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STATUS: SUBMITTED FOR PERMIT			

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CLIENT: EDWARD LALONE

SITE: 50 KING LANE SIMCOE, ON N3Y3Z4			
TITLE: COVER SHEET			
SCALE AT 11" x 17": N.T.S	DATE: 23.08.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 21-66	DRAWING NO: A0	REVISION: A	



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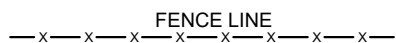
EXISTING BUILDING



PROPOSED BUILDING



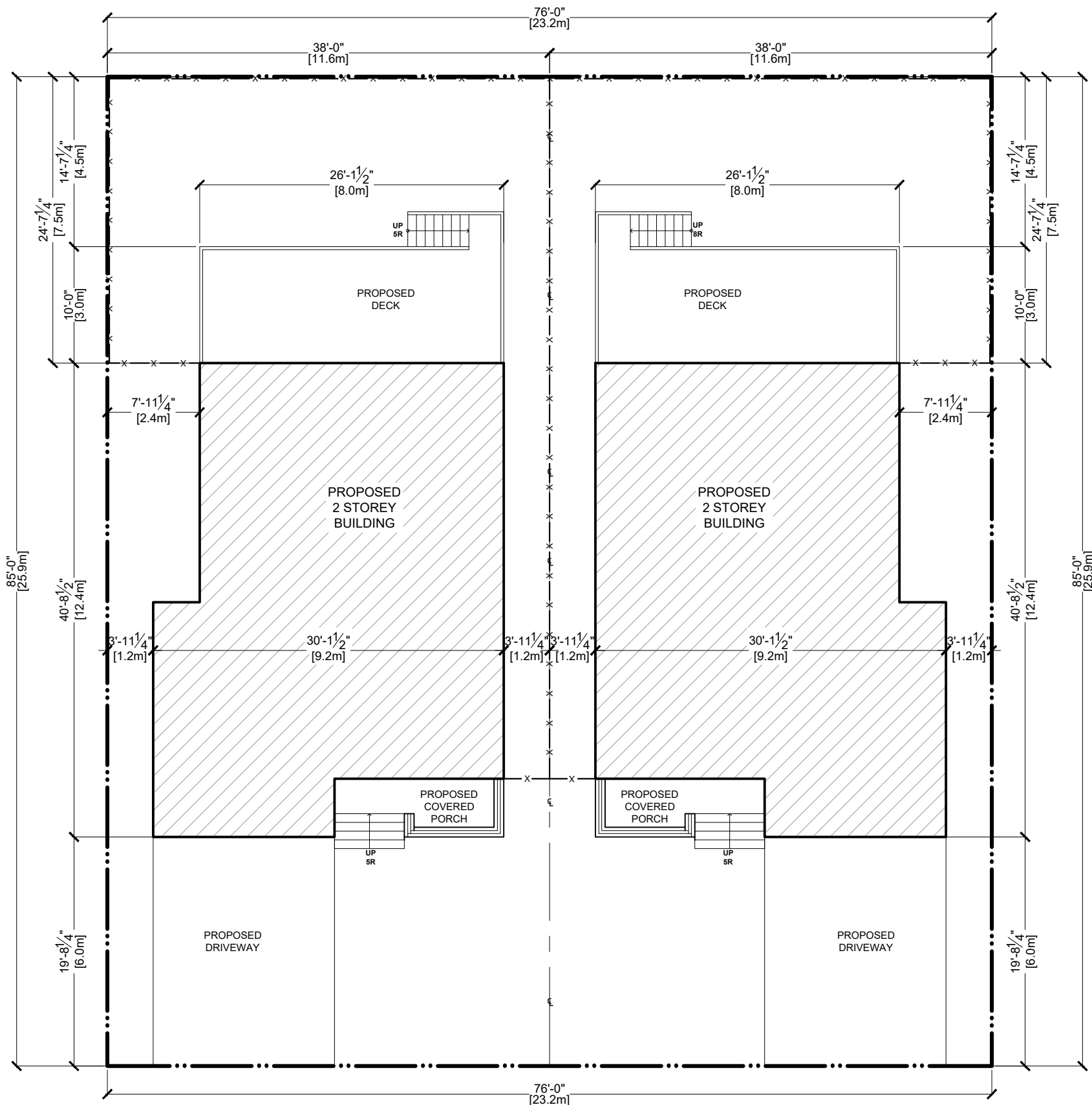
PROPERTY LINE



FENCE LINE



CENTRE LINE OF LOT

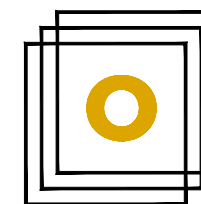


1 | SITE PLAN
A1 | 3/32"=1'-0"

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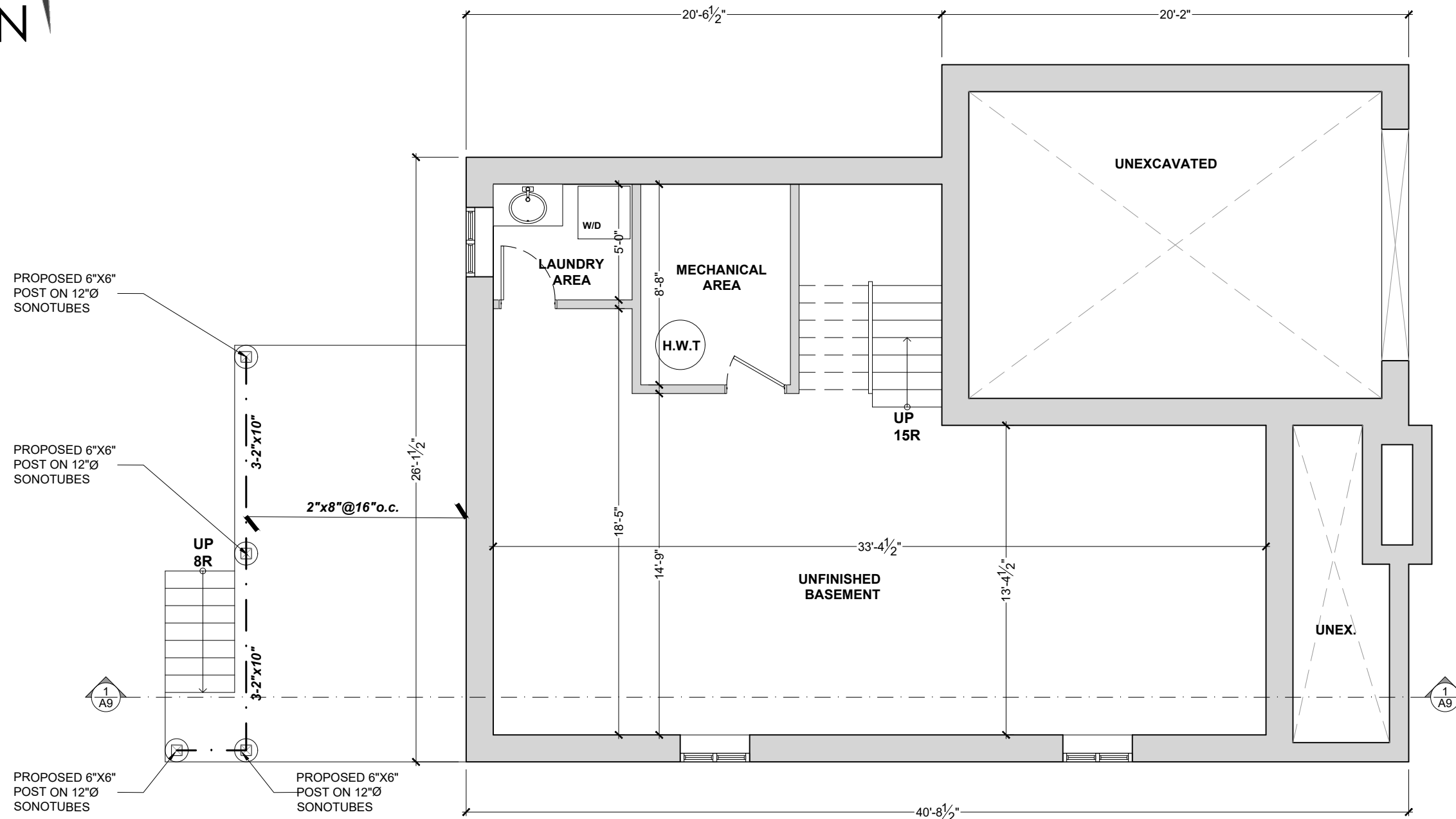
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CLIENT: EDWARD LALONE

SITE: 50 KING LANE
SIMCOE, ON N3Y3Z4

TITLE: SITE PLAN OPTION-2

SCALE AT 11" x 17": 3/32"=1'-0"	DATE: 23.08.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 21-66	DRAWING NO: A1	REVISION: A	



1 | PROP. BASEMENT PLAN OPTN.-2
A2 | 3/16"=1'-0"

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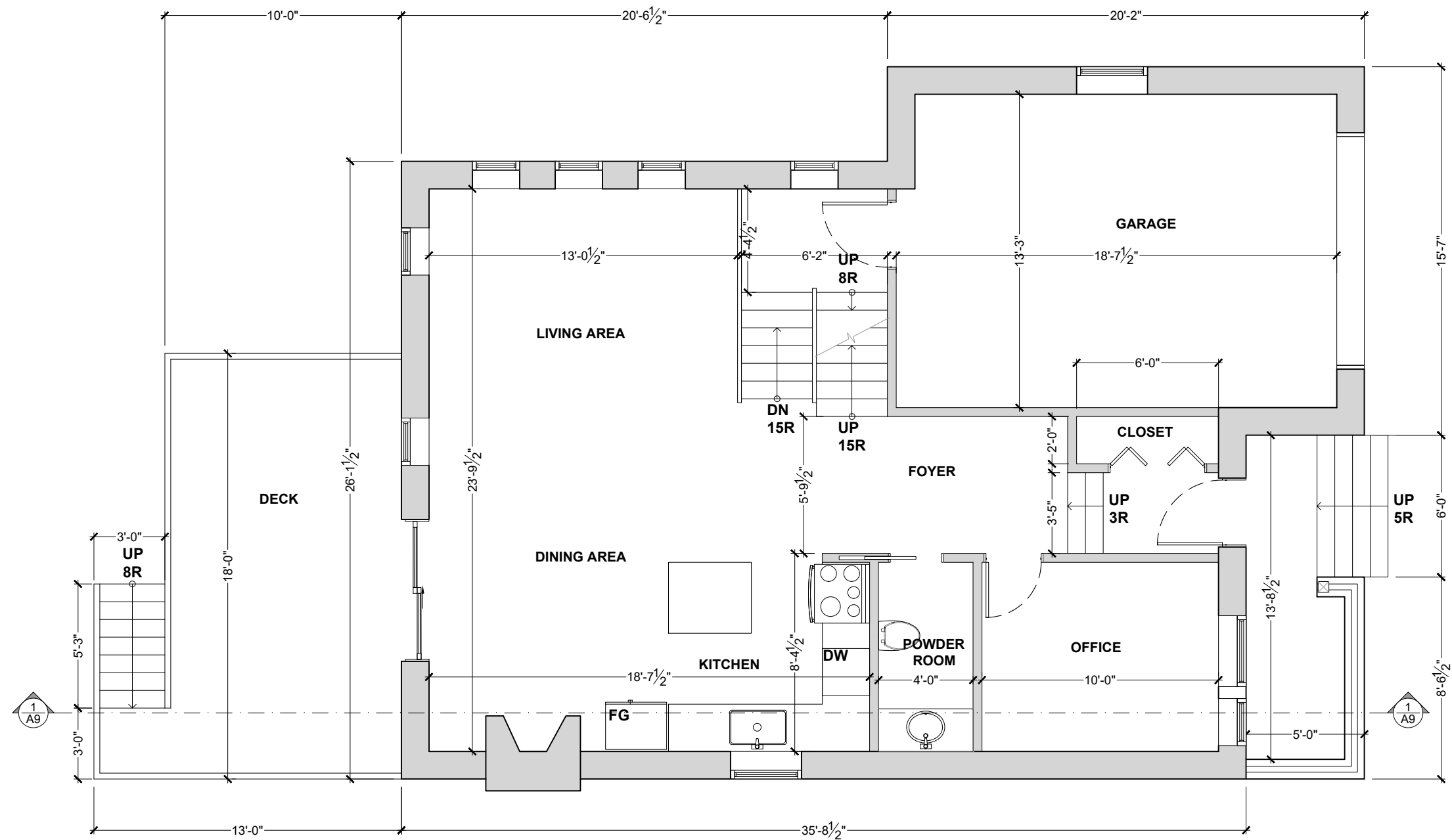
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REV.	DESCRIPTION:	BY:	DATE:
STATUS: FOR REVIEW			

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CLIENT: EDWARD LALONE

SITE: 50 KING LANE
SIMCOE, ON N3Y3Z4
TITLE: PROPOSED BASEMENT PLAN

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PROJECT NO: 21-66	DRAWING NO: A2	REVISION: A	

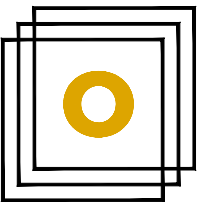


1 | PROP. MAIN FLOOR PLAN OPTN.-2
A3 | 3/16"=1'-0"

SEAL:

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REV.	DESCRIPTION:	BY:	DATE:
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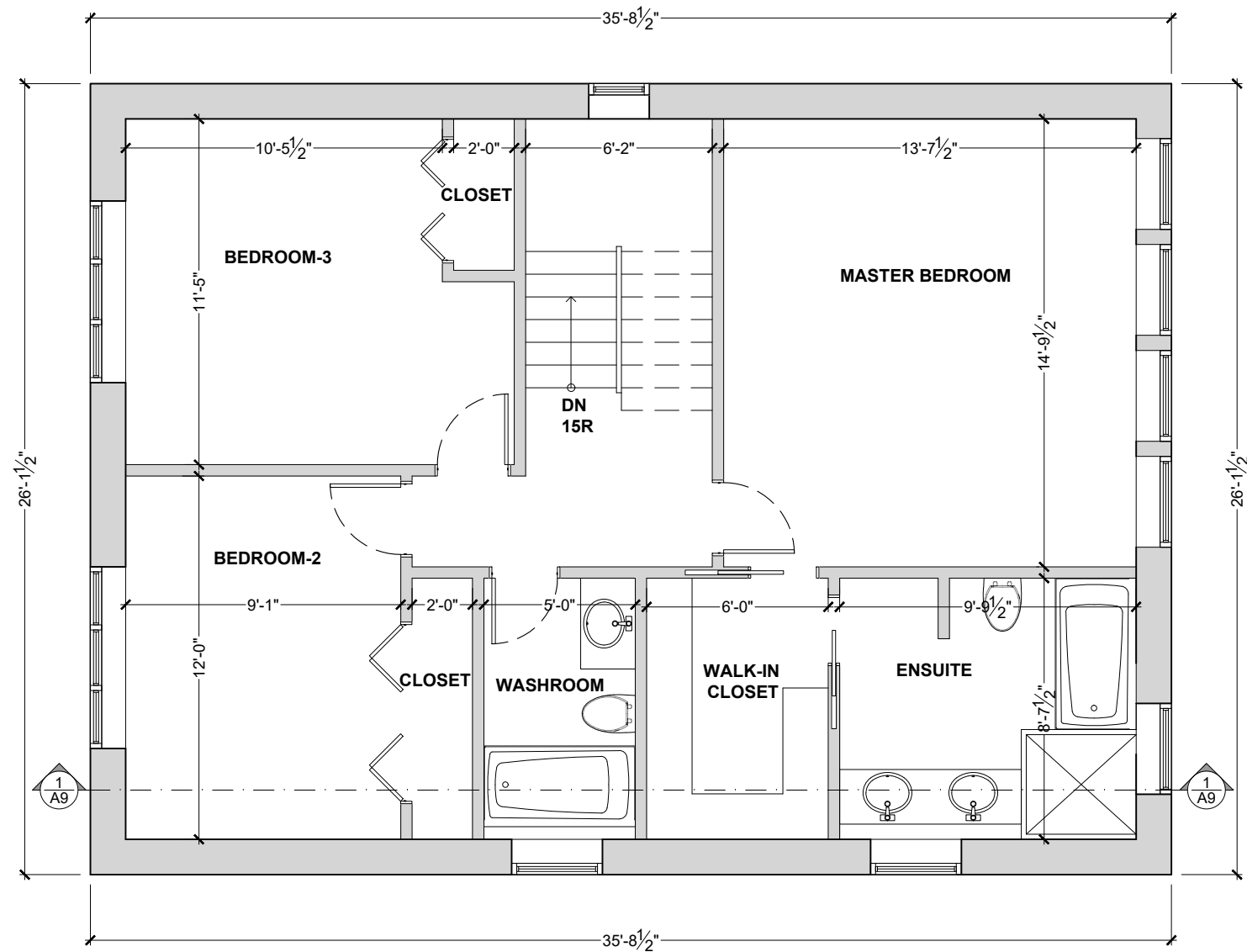


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SITE: 50 KING LANE
SIMCOE, ON N3Y3Z4
TITLE: PROPOSED MAIN FLOOR PLAN

SCALE AT 11" x 17": 3/16"=1'-0"	DATE: 23.08.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 21-66	DRAWING NO: A3	REVISION: A	



1 | PROP. SECOND FLOOR PLAN OPTN-2
A4 | 3/16"=1'-0"

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SITE: 50 KING LANE
SIMCOE, ON N3Y3Z4
TITLE: PROPOSED SECOND FLOOR PLAN

SCALE AT 11" x 17": 3/16"=1'-0"	DATE: 23.08.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 21-66	DRAWING NO: A4	REVISION: A	



1 | PROP. FRONT ELEVATION
A5 | 3/16"=1'-0"

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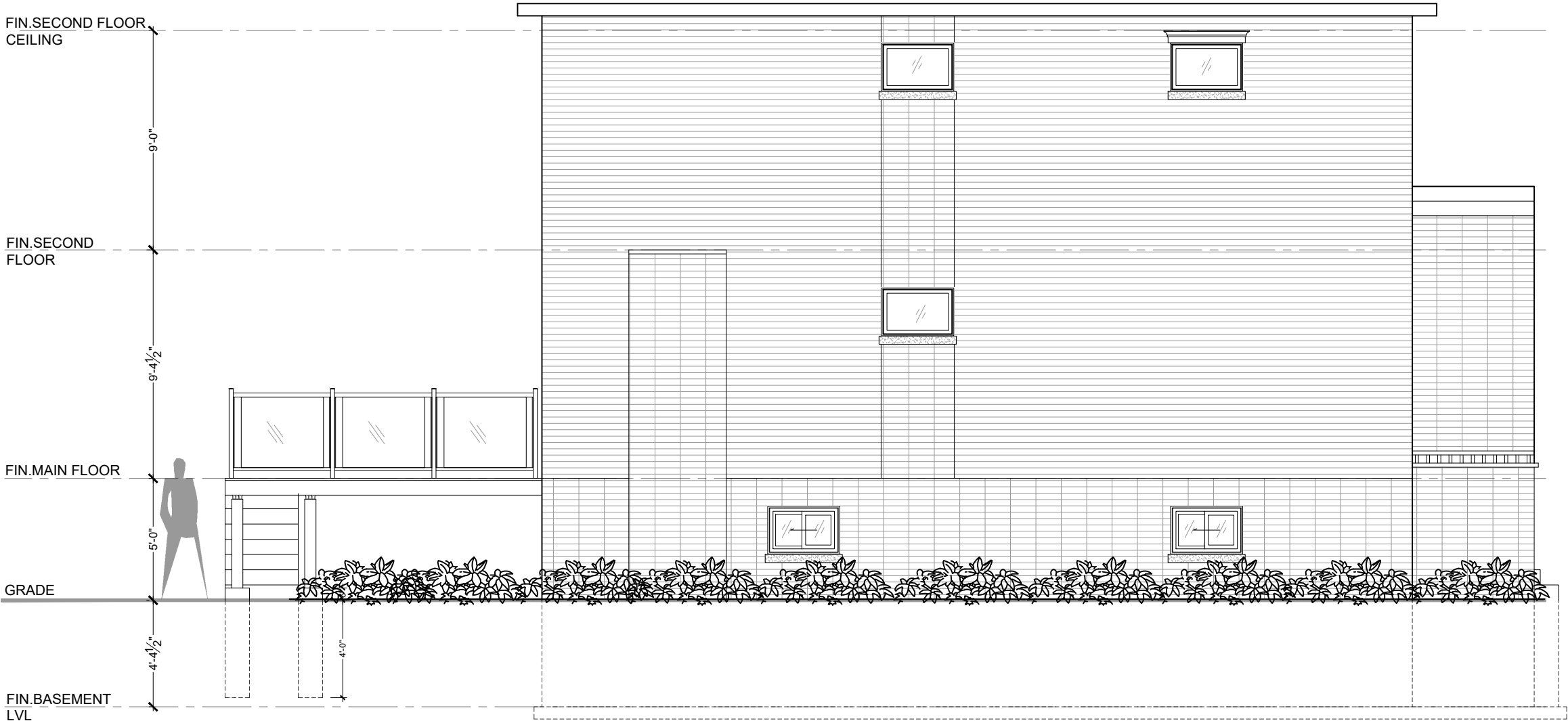
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CLIENT: EDWARD LALONE

SITE: 50 KING LANE SIMCOE, ON N3Y3Z4			
TITLE: PROPOSED FRONT ELEVATION			
SCALE AT 11" x 17": 3/16"=1'-0"	DATE: 23.08.2021	DRAWN: AC	CHECKED: DS
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CLIENT: EDWARD LALONE

SITE: 50 KING LANE SIMCOE, ON N3Y3Z4			
TITLE: PROPOSED SOUTH ELEVATION			
SCALE AT 11" x 17": 3/16"=1'-0"	DATE: 23.08.2021	DRAWN: AC	CHECKED: DS
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SITE: 50 KING LANE SIMCOE, ON N3Y3Z4			
TITLE: PROPOSED NORTH ELEVATION			
SCALE AT 11" x 17": 3/16"=1'-0"	DATE: 23.08.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 21-66	DRAWING NO: A7	REVISION: A	



1 | PROP. NORTH ELEVATION
A7 | 3/16"=1'-0"



1 | PROP. REAR ELEVATION
A8 | 3/16"=1'-0"

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CLIENT: EDWARD LALONE

SITE: 50 KING LANE SIMCOE, ON N3Y3Z4			
TITLE: PROPOSED REAR ELEVATION			
SCALE AT 11" x 17": 3/16"=1'-0"	DATE: 23.08.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 21-66	DRAWING NO: A8	REVISION: A	

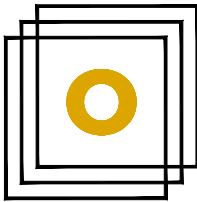


1 | SECTION-1
A9 | 3/16"=1'-0"

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CLIENT: EDWARD LALONE

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SIMCOE, ON N3Y3Z4

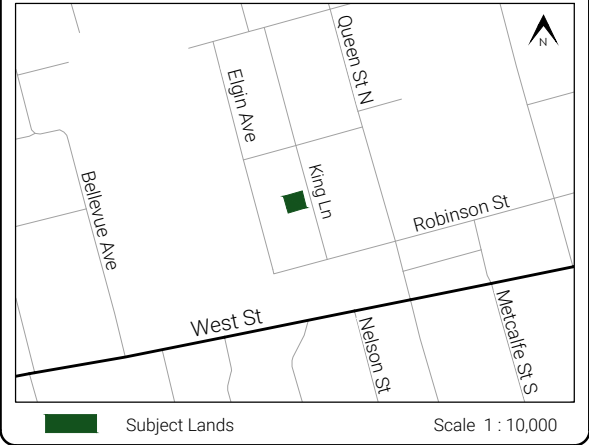
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PROJECT NO: 21-66	DRAWING NO: A9	REVISION: A	



SEVERANCE SKETCH

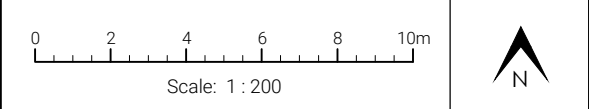
50 King Lane Norfolk



LEGEND

- SUBJECT LANDS**
Total Area: ±600.9m²
Lot Frontage: ±23.2m
Lot Depth: ±25.9m
- LANDS TO BE SEVERED**
Lot Area: ±300.4m²
Lot Frontage: ±11.6m
Lot Depth: ±25.9m
- LANDS TO BE RETAINED**
Lot Area: ±300.4m²
Lot Frontage: ±11.6m
Lot Depth: ±25.9m

PROPOSED BUILDING ENVELOPE



Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: Site Plan prepared by Orana Drafting, August 23, 2021.

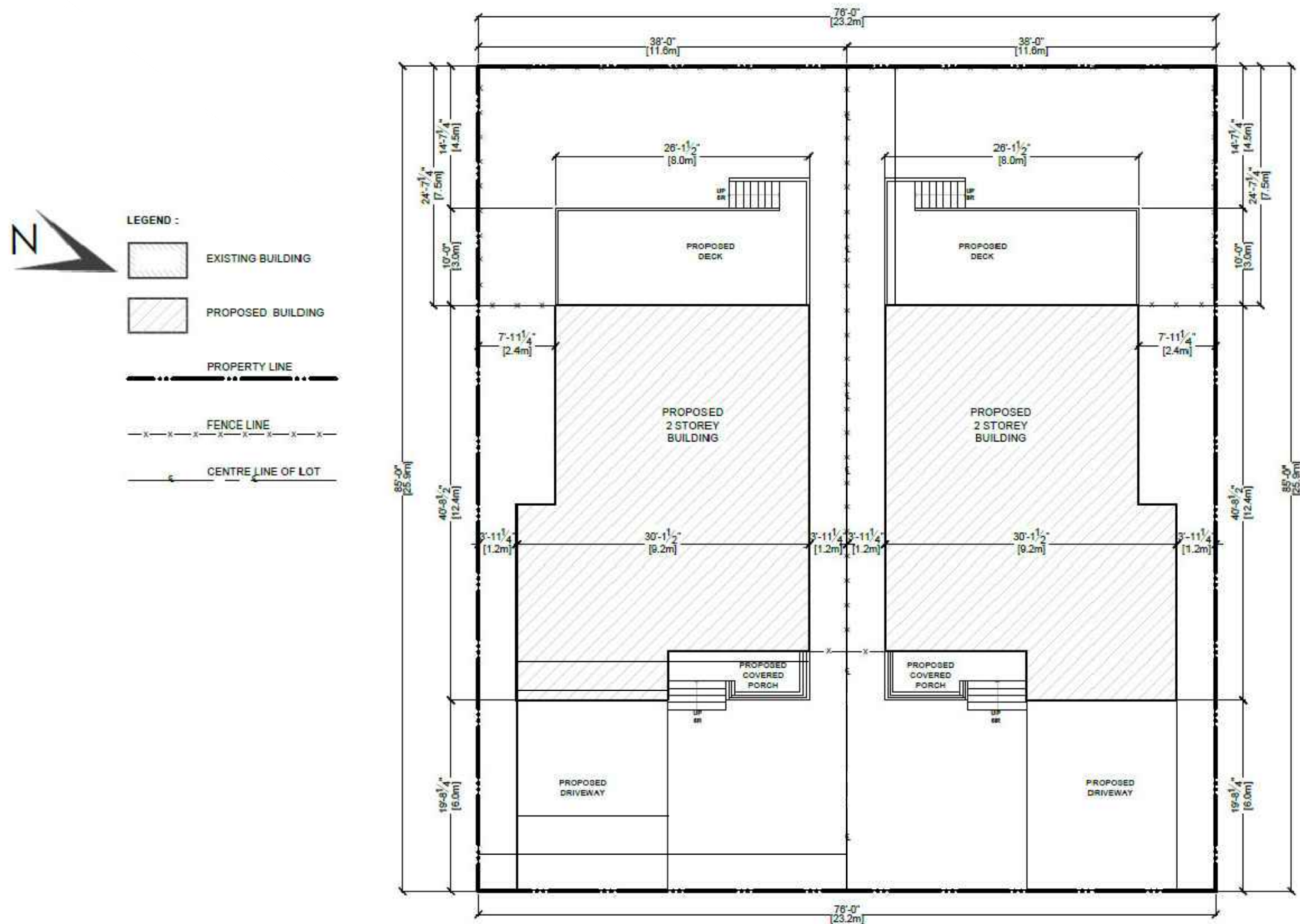
Drawn By: A.M. Date: October 21, 2021

File : 124-21



Powell Planning & Associates

Town of New Tecumseth Mobile: 647.828.2467
County of Simcoe, ON Email: aimee@powellplanning.ca

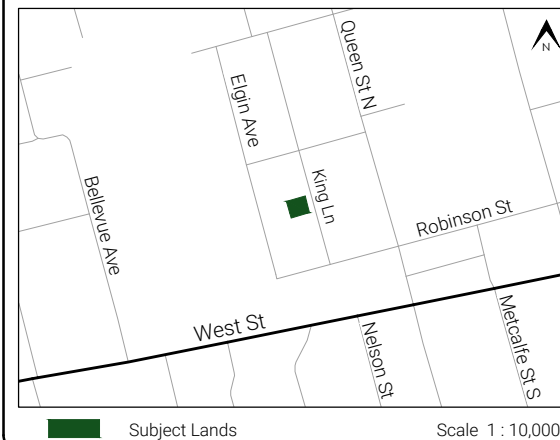


1 | SITE PLAN
A1 3/32"=1'-0"

Urban Residential Type 1-B (R1-B)		
	Required	Proposed
Lot Area	360m ²	300.4m ²
Lot Frontage	12.0m	11.6m
Front Yard	6.0m	6.0m
Interior Side Yard	1.2m	1.2m
Rear Yard	7.5m	7.5m
Height (max)	11.0m	±8.2m
Parking Spaces	2 per unit	2 per unit

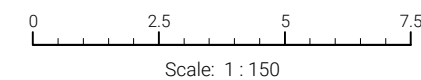
MINOR VARIANCE SKETCH

50 King Lane Norfolk



LEGEND

SUBJECT LANDS	
Total Area:	±600.9m ²
Lot Frontage:	±23.2m
Lot Depth:	±25.9m



Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: Site Plan prepared by Orana Drafting, August 23, 2021.

Drawn By: A.M.

Date: October 21, 2021

File : 124-21



Powell Planning & Associates

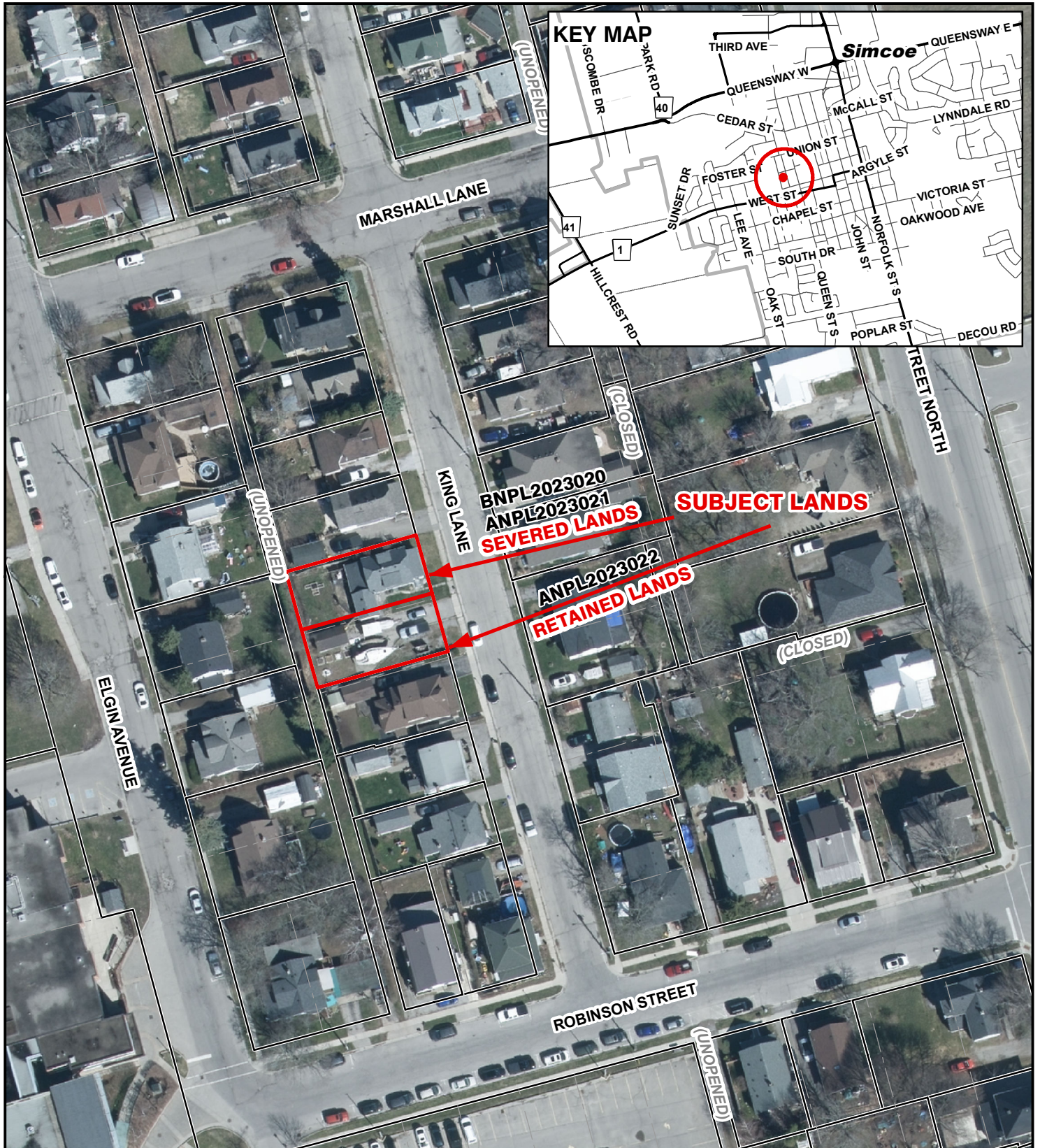
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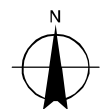


Legend

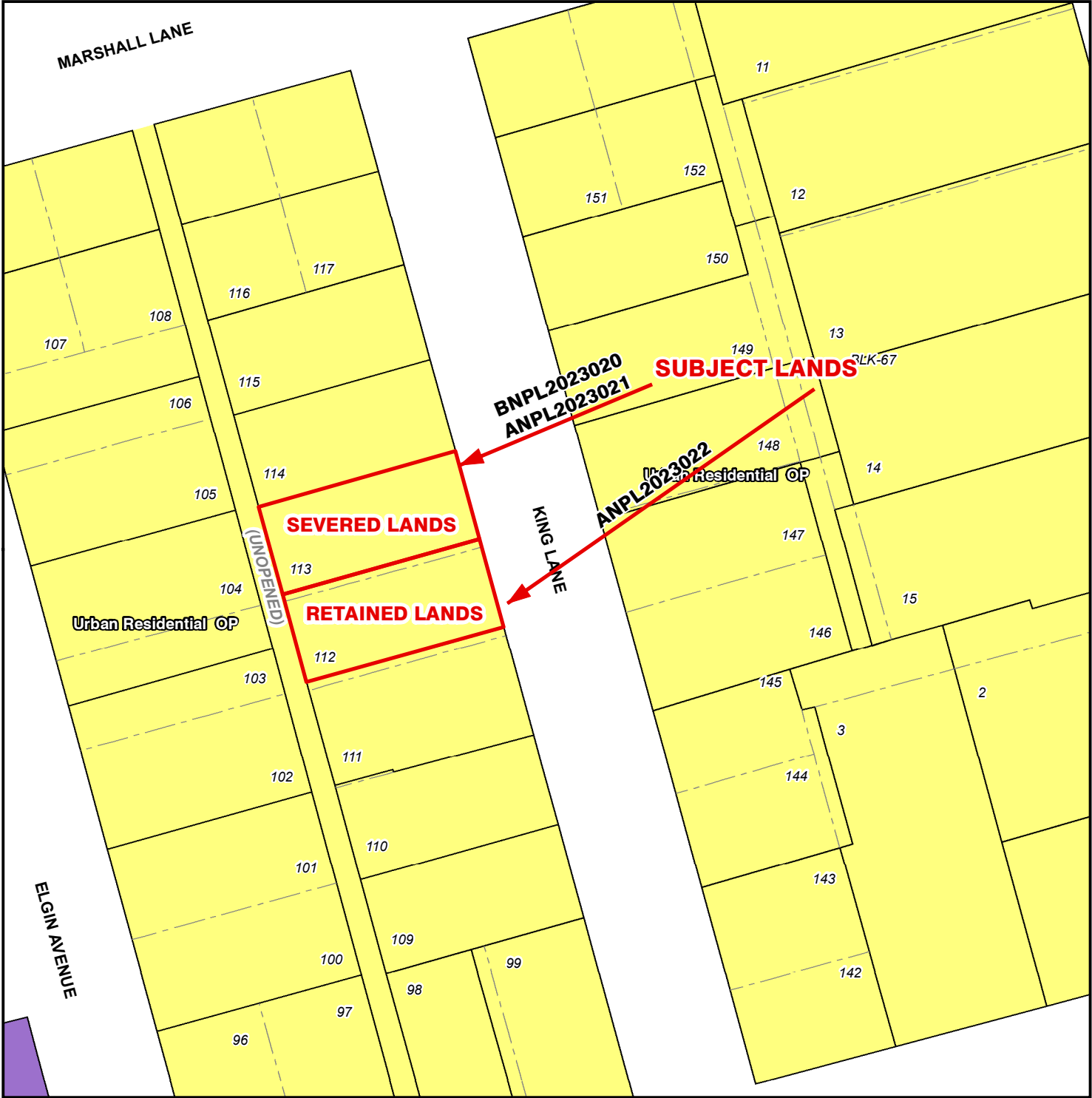
Subject Lands

2020 Air Photo

3/16/2023



8 4 0 8 16 24 32 Meters





Legend

 Subject Lands

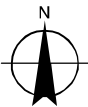
Official Plan Designations

 Urban Residential

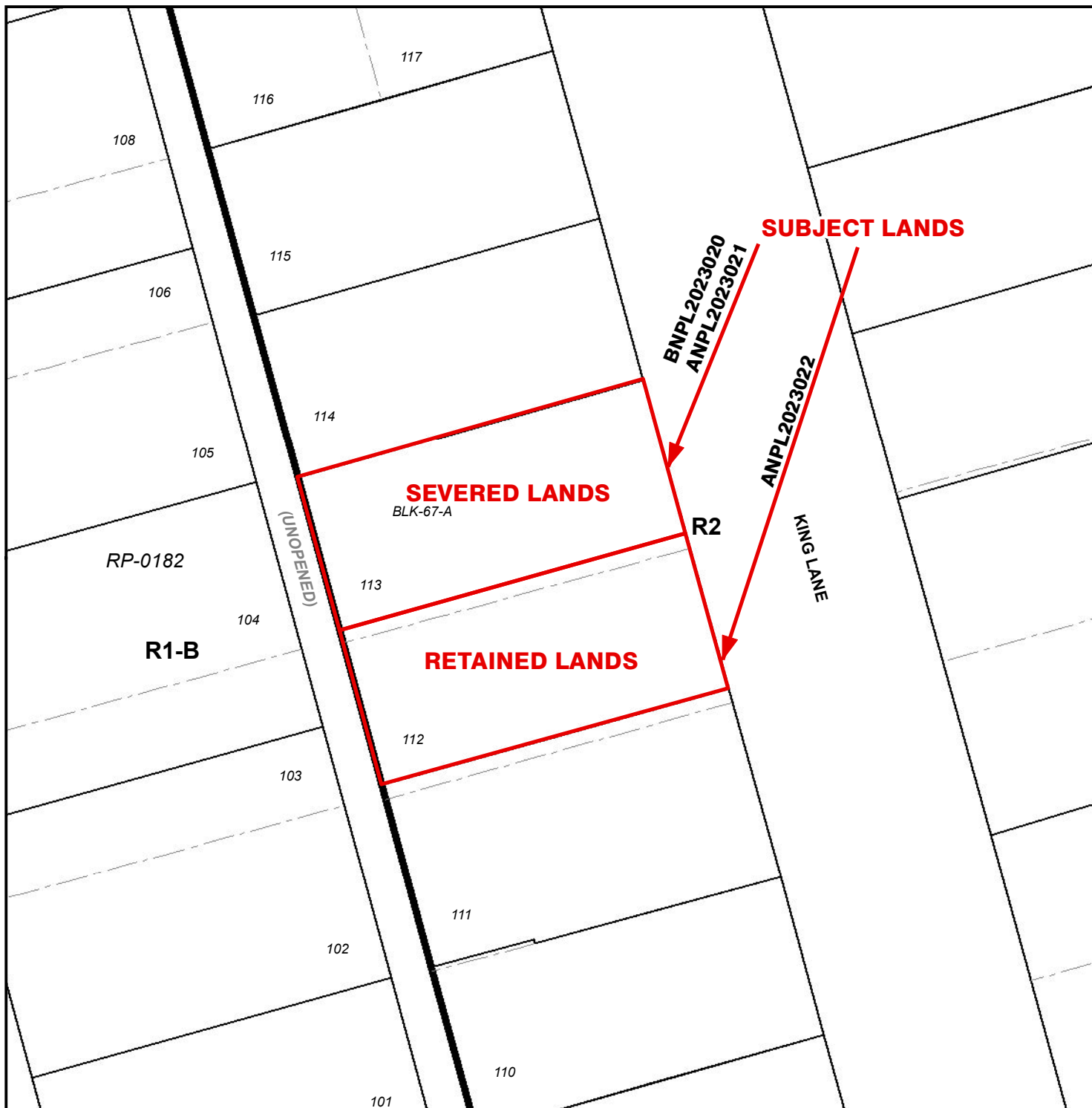
 Major Institutional

 Urban Area Boundary

3/16/2023



5.5 2.75 0 5.5 11 16.5 22 Meters



LEGEND

Subject Lands

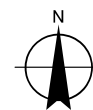
ZONING BY-LAW 1-Z-2014

3/16/2023

(H) - Holding

R1-B - Residential R1-B Zone

R2 - Residential R2 Zone



3 1.5 0 3 6 9 12 Meters

MAP D

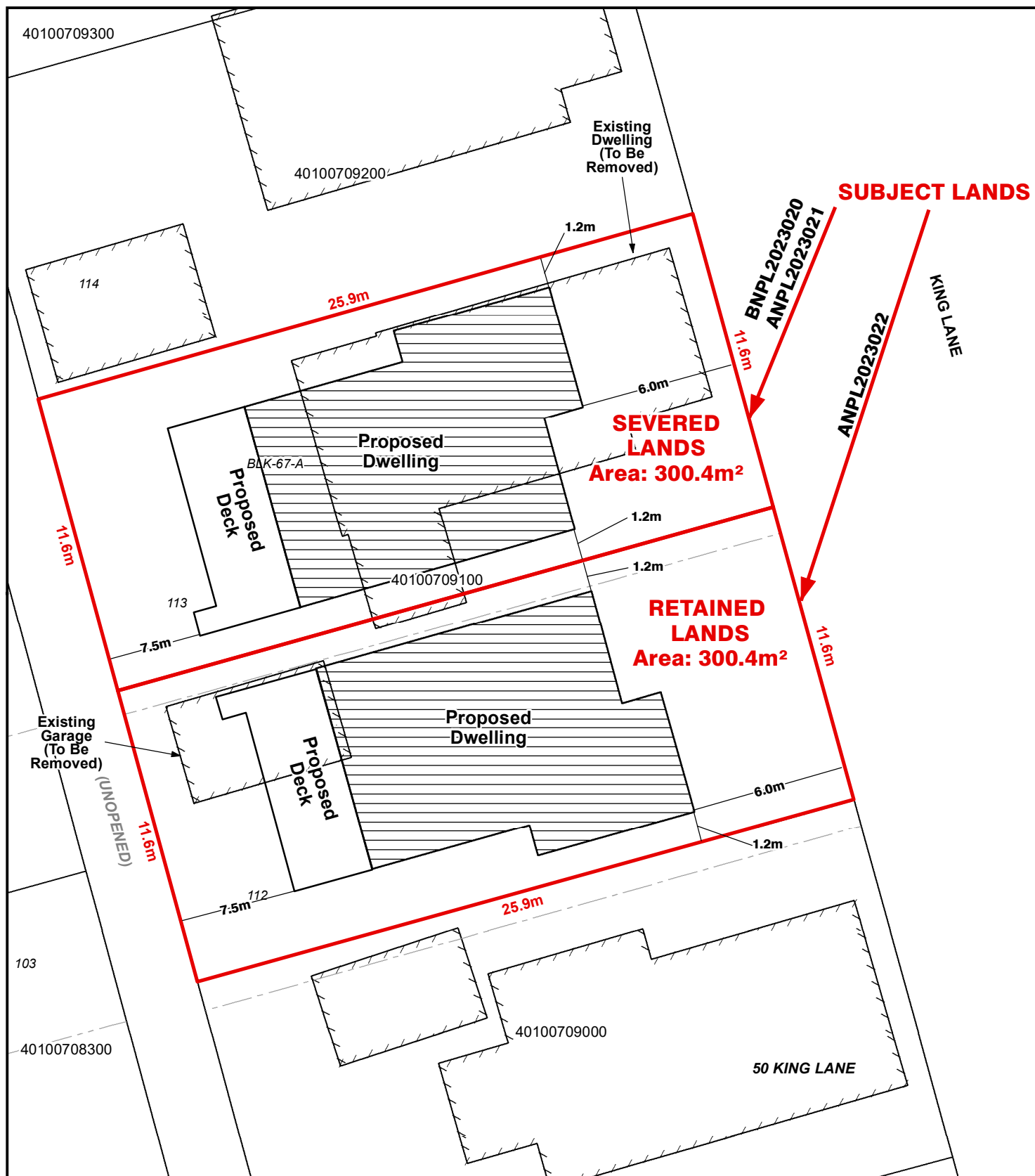
CONCEPTUAL PLAN

Urban Area of SIMCOE


BNPL2023020

ANPL2023021

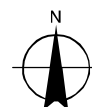
ANPL2023022



Legend

 Subject Lands

3/16/2023



1.5 0.75 0 1.5 3 4.5 6 Meters

LOCATION OF LANDS AFFECTED

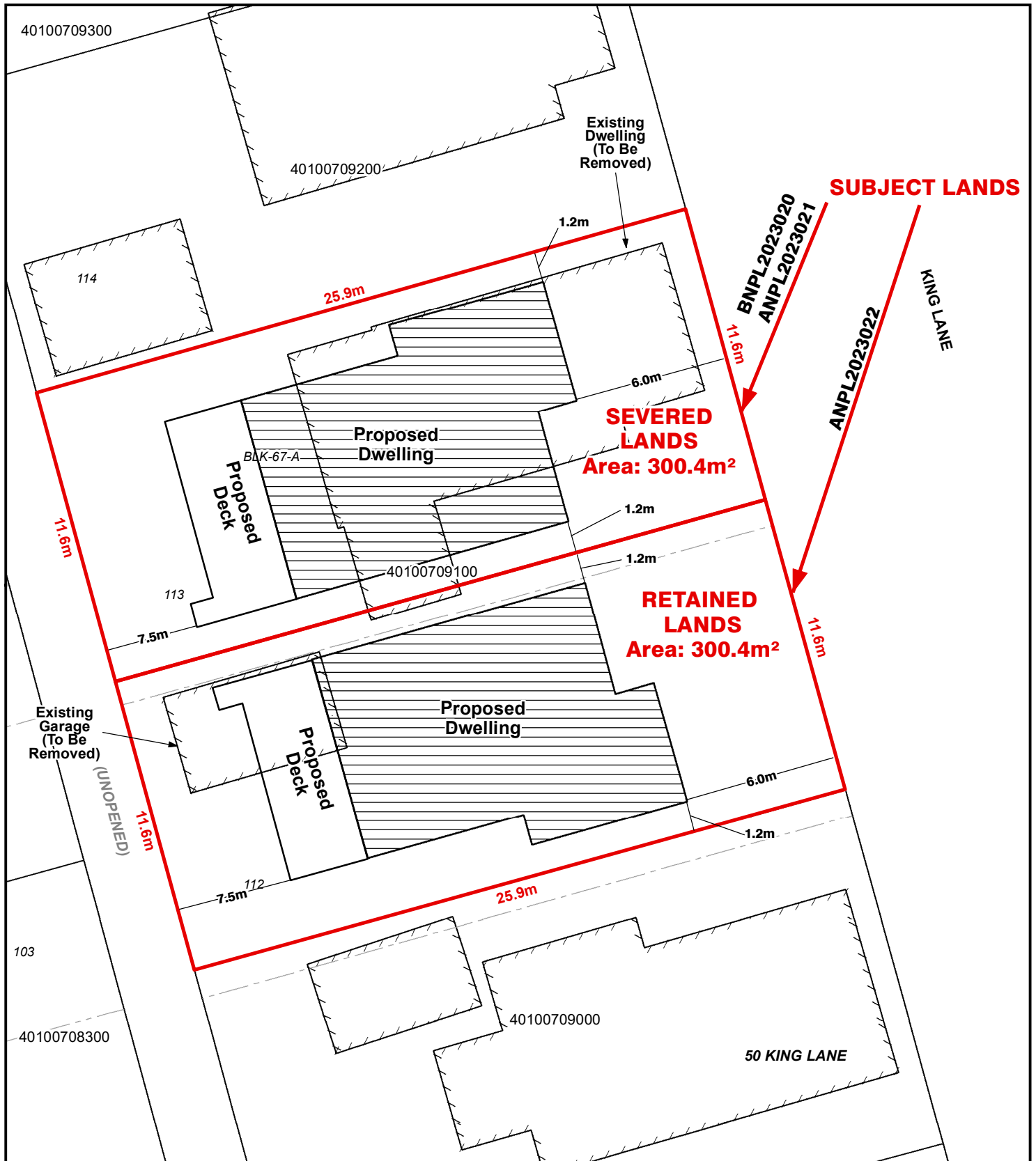
CONCEPTUAL PLAN

Urban Area of SIMCOE

BNPL2023020

ANPL2023021

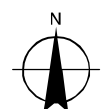
ANPL2023022



Legend

Subject Lands

3/16/2023



1.5 0.75 0 1.5 3 4.5 6 Meters