

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

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

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

Please review all of the important information summarised below.

Before your Application is Submitted

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

After Your Application is Submitted

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

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

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

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

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

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

Notification Sign Requirements

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

Contact Us

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



For Office Use Only:	Parcel 1 - BNPL2023092		
	Parcel 2 - BNPL2023093		
	Parcel 3 - BNPL2023094		
File Number		Application Fee	\$8658.00
Related File Number	ZNPL2022202	Conservation Authority Fee	N/A
Pre-consultation Meeting	-	Well & Septic Info Provided	N/A
Application Submitted	December 6, 2023	Planner	Hanne Yager
Complete Application	March 13, 2023	Public Notice Sign	-

Check the type of planning application(s) you are submitting.

- ☒ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner _____ Mayberry Homes

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 _____ 32 Dunsdon St,

Town and Postal Code _____ Brantford, ON N3R 3J3

Phone Number _____ (519) 756-4815

Cell Number _____ (519) 755-0909

Email _____ 'Mike Quattrociochi' <mquattrociochi@rogers.com>;

Name of Applicant _____ Same as above

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent R. Phillips, P.Eng - J H Cohoon Engineering Limited

Address 440 Hardy Road, Unit 1

Town and Postal Code Brantford, Ontario N3T 5L8

Phone Number 519 753 2656

Cell Number _____

Email rphillips@cohooneng.com

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:

N/A

B. Location, Legal Description and Property Information

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

Part of Lot 1 and 3 and All of Lot 2, Block 108 Registered Plan 182 in the Town of Simcoe formerly in the
County of Norfolk, Now in the Regional Municipality of Haldimand-Norfolk

Municipal Civic Address: 166 Metcalfe Street

Present Official Plan Designation(s): Urban Residential

Present Zoning: Urban Residential Type 2 Zone (R2) - 3 semi detached buildings And Urban Residential Type 1 (R1-B) single family unit

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

☒ Yes ☐ No If yes, please specify:

Refer to attached planning staff report

3. Present use of the subject lands:

Industrial Building and associated works

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:

Refer to attached sketch prepared by Jewitt and Dixon illustrating the existing industrial building on the site
The proposal is to demolish the building to facilitate the proposed residential development

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:

The proposal is to construct residential buildings on the site in accordance with the requirements of the zoning that was recently approved on the property

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:

> 10 years

9. Existing use of abutting properties:

North - Low density Residential East Medium Density Townhouses South Low Density Residential West Low Density Residential

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

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

C. Purpose of Development Application

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

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	13.72m Stanley	R1-B - 9.9m R2 -5.5m		R1-B - 9.98m R2 - 5.5m	N/A
Lot depth	38.3m (off Stanley)	N/A		R1-B -26.67m R2 - 31.55m	N/A
Lot width	Same as frontage in this case				
Lot area	1491 sq.m.	N/A		R1-B -266 sq.m. R2-350 sq.m.	N/A
Lot coverage	N/A	N/A		R1-B - 31.9% R2 - 29.7%	N/A
Front yard	N/A	R1-B - 6m R2-6m		R1-B - 6m R2 - 12m	N/A
Rear yard	N/A	R1-B - 7.5m R2-7.5m		R1-B - 7.5m R2-7.5m	N/A
Height	N/A	11m		11m (max)	N/A
Left Interior side yard	N/A	R1-B - 1.2m R2-1.2m		R1-B - 1.22m R2-1.28m	N/A
Right Interior side yard		R1-B - 1.2m R2-1.2m		R1-B - 1.45m R2-1.28m	N/A
Exterior side yard (corner lot)	N/A	R1-B - 6m R2 - 6m		N/A	N/A
Parking Spaces (number)	N/A	2 per unit		2 per unit	N/A
Aisle width	N/A	N/A		N/A	N/A
Stall size	N/A	3.0m x 6.0m		Determined at Building Permit	N/A
Loading Spaces	N/A	N/A		N/A	N/A
Other					

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

Complies with current zoning

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

Frontage: 1-13.72m 2-11.10m 3-11.10m Retained 9.98m
Depth: 1-38.3m 2- 31.55m 3-31.55m Retained 26.67m
Width: 1-13.72m 2-11.10m 3-11.10m Retained 9.98m
Lot Area: 1 525sq.m. 2 350 sq.m. 3 350 sq.m. Retained 266 sq.m.
Present Use: Industrial Building (To be demolished)
Proposed Use: Residential 1 - Semi Detached 2 Semi Detached 3 Semi Detached Retained Single Family

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: Retained 9.98m
Depth: Retained 26.67m
Width: Retained 9.98m
Lot Area: Retained 266 sq.m.
Present Use: Industrial Building (to be demolished)
Proposed Use: Residential Single Family Home
Buildings on retained land: N/A

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):

Record of Site Conditions required for dedevelopment (details to be provided during that process)

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:

Personal Knowledge

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

E. All Applications: Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

☐ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☒ Municipal sewers

☐ Septic tank and tile bed in good working order

☐ Communal system

☐ Other (describe below)

Storm Drainage

☒ Storm sewers

☐ Other (describe below)

☐ Open ditches

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Unopened road

☐ Provincial highway

☐ Other (describe below)

Name of road/street:

Stanley Street and Metcalfe 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

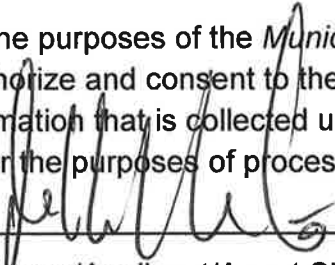
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

November 18, 2022


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 Quattrociocchi - Mayberry Homes am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J H Cohoon Engineering Limited 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

November 18, 2022

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, R W Phillips of City of Brantford

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 Brantford



Owner/Applicant/Agent Signature

In County of Brant

This 18th day of November

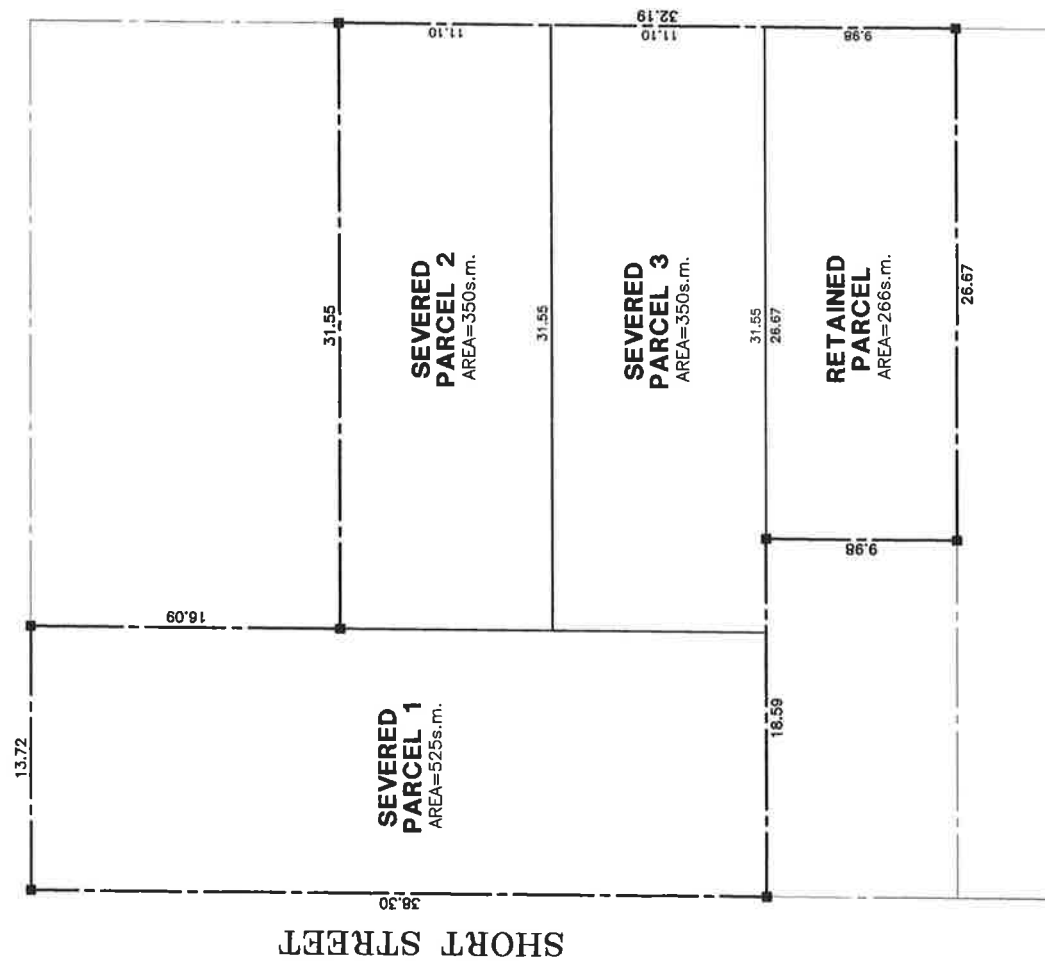
A.D., 20____



A Commissioner, etc.

LINDA ELAINE CLARKSON
a Commissioner, etc., Province of Ontario
for J.H. Cohoon Engineering Limited.
Expires June 17, 2024

STANLEY STREET



SEVERANCE PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
METCALFE STREET NORFOLK COUNTY



J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
BRANTFORD

CLIENT: MAYBERRY HOMES
SCALE: 1:250
JOB: 14584



Working together with our community

Page 1 of 2

Public Hearings Committee – September 06, 2022

Subject: Application ZNPL2022202 proposes to change the zoning of the subject lands from "General Industrial Zone (MG)" to "Urban Residential Type 1 (R1-B) Zone" and "Urban Residential Type 2 Zone (R2)" with Special Provision to permit one single-detached dwelling and 6 semi-detached dwelling units for the lands described as 166 Metcalfe Street South.

Report Number: CD 22-078
Division: Community Development
Department: Planning
Purpose: For Public Meeting

Recommendation(s):

THAT staff Report CD 22-078 for development application ZNPL2022202 be received for information;

AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 ("Planning Act"), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on August 11, 2022.

Discussion:

The applicant is proposing a zoning by-law amendment application to facilitate a development of one single detached dwelling and 6 semi-detached dwelling units on the subject lands. The Zoning By-law amendment will change the existing "General Industrial Zone (MG)" to:

1. "Urban Residential Type 1 (R1-B) Zone" for the single-detached dwelling; and
2. "Urban Residential Type 2 Zone (R2)" for 3 semi-detached buildings (6 dwelling units).

A Special Provision will be required to allow reduced lot frontage and reduced lot area for all proposed units.

Future severance applications will be required to create three severed lots for the semi-detached dwellings and one retained lot for the single detached dwelling.

An overview summary of the development application that have been submitted for the subject property at 166 Metcalge Street South is contained within Attachment A. This includes an outline of the site context, the applications and technical reports, any technical or public feedback to date and overview of development considerations. The draft by-law amendment is included as Attachment C

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities";

Explanation: Development that results from applications under consideration can help contribute to a vibrant community through intensification and mixed of housing options.

Conclusion:

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, "complete" development applications.

Attachments:

Attachment A Development Application Overview
Attachment B Existing Planning Policy and Zoning
Attachment C Proposed Zoning Bylaw Amendment

Approval:

Approved By:
Brandon Sloan, BES, MCIP, RPP
General Manager
Community Development Division

Prepared By:
Mohammad Alam, MPL, MUD, MCIP, RPP
Principal Planner
Community Development Division

Attachment A – Report CD 22-078

DEVELOPMENT APPLICATION OVERVIEW

APPLICATION FILE NUMBERS: ZNPL2022202

LOCATION: 166 METCALFE ST S, SIMCOE, NORFOLK COUNTY

APPLICANT: 1498745 ONTARIO LTD.

AGENT: J H COHOON ENGINEERING LTD.

STATUTORY PUBLIC HEARING

DATE: SEPTEMBER 6TH, 2022





Site Context

Characteristics:

- Located within the Urban Area of Simcoe;
- Industrial Land with frontage on Metcalfe St S and Stanley St
- 0.367 acres;

Surrounding Land Use:

- **North:** low density residential including semis and a future high density residential site;
- **East:** medium density towns;
- **South:** : low density residential including semis;
- **West:** low density residential including semis and towns.



Legend

 Subject Lands

2020 Air Photo

7/12/2022



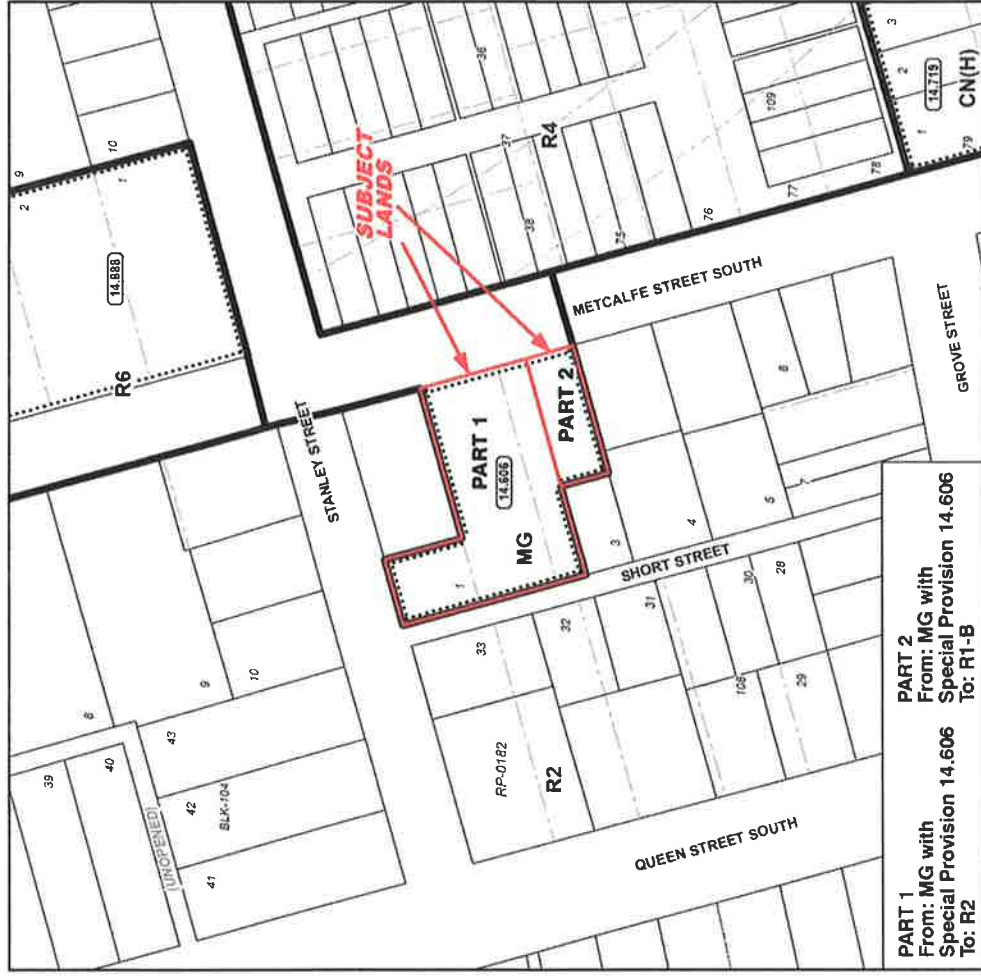
10 5 0 10 20 30 40
Meters

Site Context



ZNPL2022202

MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Urban Area of SIMCOE



ZNPL202220

MAP B
OFFICIAL PLAN MAP
Urban Area of SIMCOE



7/12/2022

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- CN - Neighbourhood Commercial Zone
- MG - General Industrial Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone
- R6 - Residential R6 Zone

LEGEND

Subject Lands

7/12/2020

Official Plan Designations

- Urban Residential
- Urban Area Boundary
- Significant Woodland

Legend

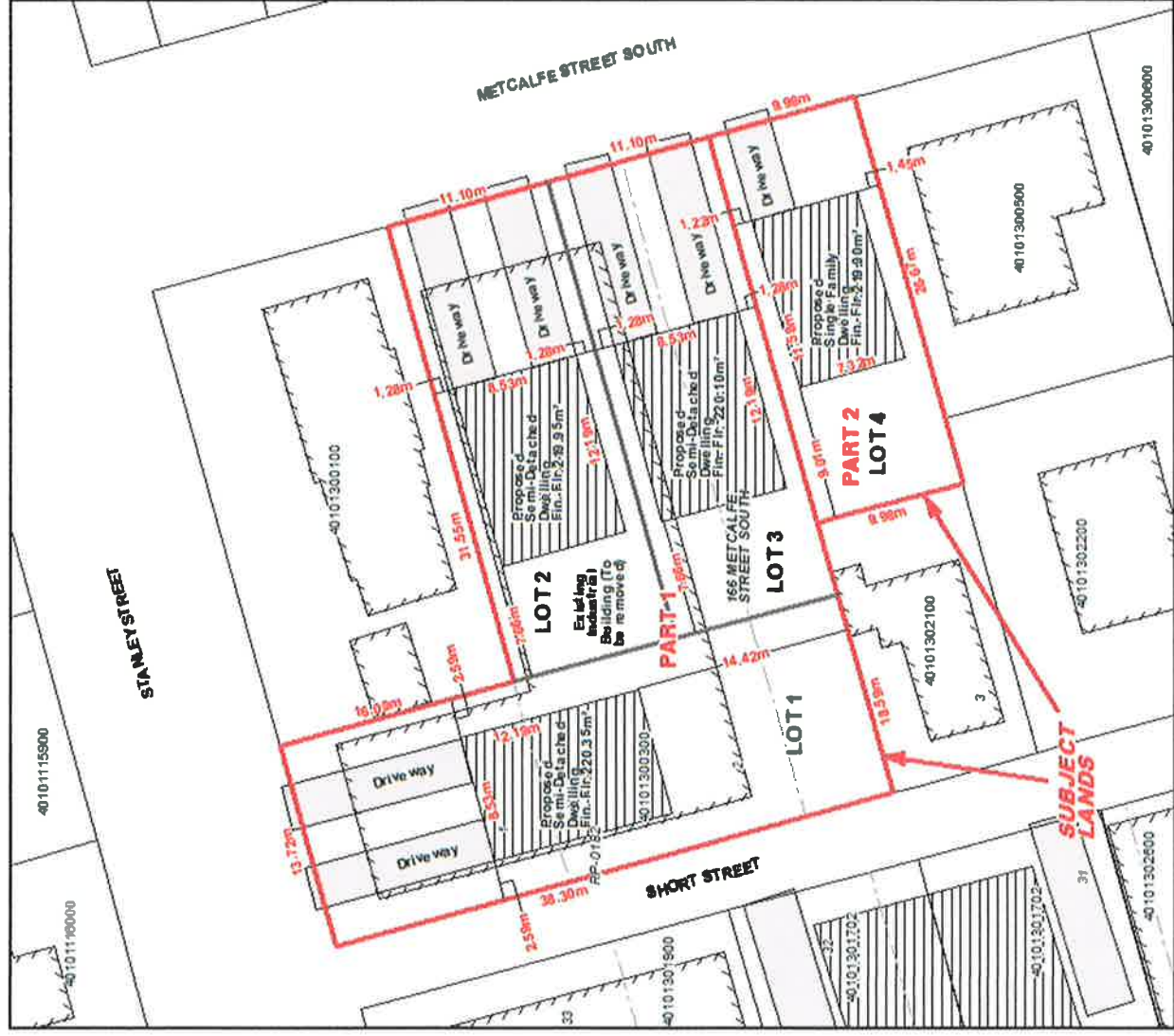
Subject Lands

Development Proposal

- 1 single-detached Units
- 6 semi-detached units;
- 2 parking spaces/unit

Proposed Zoning Amendment

From: General Industrial Zone (MG)
To: Urban Residential Type 1 (R1-B), and
Urban Residential Type 2 (R2)



Legend

Subject Lands

7/13/2022



PRELIMINARY REVIEW

Technical Reports

- Functional Servicing Report, prepared by J H Cohoon Engineering Ltd, dated May, 2022;
- Traffic Impact Brief, prepared by J H Cohoon Engineering Ltd, dated June 10, 2022.

Consultation Comments to Date

- A reduced lot frontage proved difficult to meet Norfolk County servicing requirements;
- Water and Wastewater Modelling has been completed and meet the design requirements for volume;
- A Holding (H) is recommended until Water / Wastewater allocations are confirmed.

Public Input

- No Public comments has been received so far.

PRELIMINARY CONSIDERATIONS



Park/Trails: Cash-in-Lieu of parkland dedication will be required.



Parking: Generally, Two (2) parking spaces for each dwelling unit will be satisfied as per zoning by-law.



Transportation: Metcalfe and Stanley Street intersection is currently traffic controlled with all way stop signs. No physical improvements are warranted by the report for this 7-unit development;



Housing: A total of 7 units will contribute to the local housing market. The proposed development will provide a mix of housing units of single-detached and semi-detached units;

Design/Frontage: The proposed reduced lot frontage, function and streetscape will have to be further considered

PRELIMINARY CONSIDERATIONS



Building Height: 11 metres as per the zoning by-law.



Servicing: Allocation of water and sanitary services will not be confirmed or committed during the zoning stage.



Record of Site Condition: The subject lands are zoned General Industrial; There is a known printing house facility located on the property. It is the owner's responsibility to find out any contamination on site or any leeching of contamination from neighboring properties to the subject lands (Ph 1 and/or 2 ESA). A Record of Site Condition will likely be required as a condition of the proposed Holding (H) given the proposed use.

NEXT STEPS AND RECOMMENDATION

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CD 22-078 for development application ZNPL2022202 be received for information;

AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Planning Considerations and Applicable Policies

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development and

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

Consistency with the Provincial Policy Statement – 2020

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The PPS 2020 promotes strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Section 1.1.3.1 related to Settlement Areas states that Settlement areas shall be the focus of growth and development. It further states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4.3, related to Housing policies, states that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating:

- all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;

- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Planning Comments: The proposed development will be analyzed through the lens of above mentioned PPS policies.

Conformity with the Official Plan

The proposed development is within the designated area of 'Urban Residential' in Norfolk County Official Plan. The "Urban Residential" designation is meant to encompass neighborhoods in the County's urban area capable of providing a variety of residential forms that serve a diverse population.

Section 5.3 related to Housing states that The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.

Planning Comments: *The proposed 299 units development will contribute to the County's both 15% target for multi-residential developments and townhouse dwellings.*

Section 5.3.1 related to residential intensification states that urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs. Residential intensification policies include:

- infill development and residential development of vacant land or underutilized land in existing neighbourhoods will be encouraged;
- redevelopment shall include the replacement of existing residential uses with compatible new residential developments at a high density;
- the County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services;

- on lands designated Urban Residential and located outside of the Built-Up areas of Simcoe, Port Dover, Delhi, Waterford and Port Rowan, the minimum overall density of residential development shall be 15 units per hectare of developable land area;
- developable land shall not include Hazard Lands, Provincially Significant Wetlands and Significant Natural Areas;
- the existing water and sanitary sewer services can accommodate the additional development;
- the road network can accommodate the traffic generated;
- the proposed development shall be compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
- the proposed development shall be consistent with the policies of the appropriate Land Use Designation associated with the land.

Planning Comments: The proposed development will be tested with the above noted evaluation criteria.

Section 7.7.1 indicates that the predominant use of the land shall be a variety of urban dwelling types, including semi-detached dwellings. Further, section 7.7.2 indicated that single, semi-detached and duplex housing forms shall generally have an average net density of 15 units per hectare.

Planning Comments: The proposed development will require to have a minimum density of 15 UPH.

Section 4.8 related to 'potential contaminated site' states that the historic use of land in Norfolk County has resulted in the potential for some land to be contaminated as a result of previous activities. These sites represent a potential hazard to human health, ecological health and the natural environment, but also represent opportunities for potential redevelopment and neighbourhood revitalization, if properly remediated.

Where the development or redevelopment of land involves the change of use of the property to a more sensitive use, a Record of Site Condition shall be completed by a qualified person and filed on the Brownfields Environmental Site Registry, in accordance with the requirements of Ontario Regulation 153/04, before the issuance of a building permit for the proposed use.

Planning Comments: It is owner's responsibility to find out any historical contamination of the site or any leeching of contamination from neighboring properties to the subject lands. The subject site is currently zones as General Industrial (Mg) zone; as per provincial guidelines, the change of use to a sensitive land-use triggers for a Record of Site Condition.

Section 9.6.3.2 related to 'General Consent to Sever Land Policies' states that the requirement for a plan of subdivision may be waived for infilling or redevelopment of up

to four (4) lots having frontage on a public road that is maintained on a year-round basis in an Urban Area serviced by municipal water and sanitary sewers.

Planning comments: The proposed development comprises with one retained lot for a single detached dwelling and three severed lot for semi-detached buildings. The proposal is consistent with the above mentioned policy, therefore the lot creations for the proposed units can be completed by severance applications if the zoning application is approved.

Zoning By-law 1-Z-2014 and the Proposed Amendments

The subject lands are currently zoned as "General Industrial Zone (MG)".

Permitted Uses in MG zone:

- a) ambulance service
- b) animal hospital
- c) auction centre
- d) bus terminal
- e) call centre
- f) Cannabis Production and Processing, subject to General Provisions 3.21 [25-Z-2018]
- g) construction shop
- h) contractor's yard
- i) crematorium
- j) fire hall
- k) food processing, excluding abattoir
- l) general material manufacturing
- m) graphics and design
- n) industrial supply
- o) material processing, excluding asphalt plant, cement works and concrete batching
- p) merchandise service shop
- q) office, industrial, accessory to a permitted use
- r) personal and health services for employees, accessory to an industry on the same lot
- s) research and development facility
- t) retail sales accessory to an industry on the same lot
- u) storage
- v) taxi terminal
- w) telecommunications and data processing
- x) trade school
- y) transportation
- z) vehicle services and repair, including automobile body shop and industrial garage
- aa) wholesale outlet.

The proposed zoning changes are as follows:

Proposed Zoning	Number of Units
Urban Residential Type 1 (R1-B)	1 single-detached units
Urban Residential Type 2 (R2)	6 semi-detached units (3 buildings)

Permitted Uses in R1-B zone:

- a) dwelling, single detached
- b) bed & breakfast, subject to Subsection 3.4
- c) home occupation
- d) accessory residential dwelling unit, subject to Subsection 3.2.3.

Permitted Uses in R2 zone:

- 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.

To facilitate the development proposal, the following special provisions will be required:

Urban Residential Type 1 (R1-B) one single-detached units

Section	Special Provision	Required	Proposed
5.1.2 a)	Minimum Lot Area	i) interior lot : 360 square metres ii) corner lot: 450 square metres	266 square metres
5.1.2 b)	Minimum Lot Frontage	i) interior lot: 12 metres ii) corner lot: 15 metres	9.90 metres

Urban Residential Type 2 (R2) for 6 semi-detached units

Section	Special Provision	Required	Proposed
5.4.2 a)	Minimum Lot Area	i) interior lot : 255 square metres	175 square metres

		ii) corner lot: 345 square metres	
5.4.2 b)	Minimum Lot Frontage	i) interior lot: 8.5 metres ii) corner lot: 11.5 metres	5.50 metres
5.4.2 d)	Minimum exterior side yard	6 metres	2.5 metres

A draft of the Zoning By-Law amendment is included as Attachment C. The proposed zoning changes will be further reviewed against relevant official Plan policies during the recommendation report.



The Corporation of Norfolk County

By-Law __-Z-2022

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as PLAN 182 BLOCK 108 LOT 2 PART, LOTS 1 & 3, Urban Area of Simcoe, Norfolk County in the Name of 1498745 ONTARIO LTD.

WHEREAS Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) (Holding) of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended;

AND WHEREAS this By-Law conforms to the Norfolk County Official Plan.

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified as part-1 and part-2 on Map A (attached to and forming part of this By-Law) from General Industrial Zone (MG) with Special Provision 14.606 to Urban Residential Type 1 Zone (R1-B) and Urban Residential Type 2 Zone (R2), with a Holding (H) and a new Special Provision 14.XXXX.
2. That Subsection 14 Special Provisions is hereby further amended by removing the existing Special Provision 14.606 and adding 14.XXX with the following provisions:

Part 1:

In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *lot area* – 175 square metres;
- b) minimum *lot frontage* – 5.50 metres;

Part 2:

In lieu of the corresponding provisions in the R1-B Zone, the following shall apply:

- a. minimum *lot area* – 266 square metres;
- b. minimum *lot frontage* – 9.90 metres;
- c. minimum *exterior side yard* – 2.5 metres

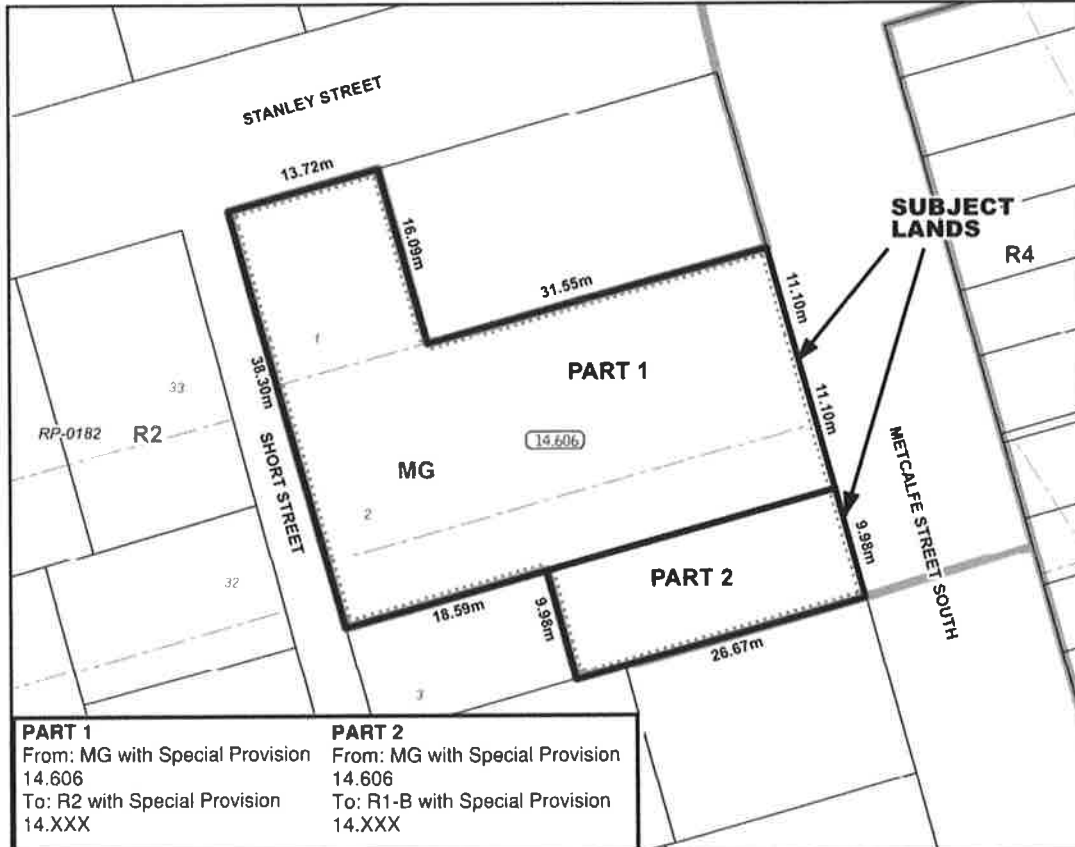
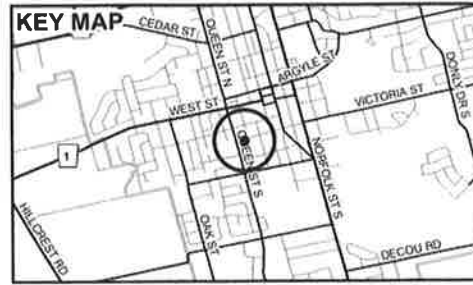
3. That the Holding (H) provision of this By-Law shall be removed upon a successful registration of a Record of Site Condition (RSC) and allocation of municipal water and sewer services to the satisfaction of Norfolk County.
4. That the effective date of this By-Law shall be the date of passage thereof.

ENACTED AND PASSED this **date** day of **month**, 2022.

Mayor

County Clerk

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY
 In the Urban Area of
SIMCOE

**LEGEND**

Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

MG - General Industrial Zone

R2 - Residential R2 Zone

R4 - Residential R4 Zone



1:500

4 2 0 4 8 12 16 Meters

This is MAP A to Zoning By-law _____ Passed the __ day of _____

 MAYOR

 CLERK

Explanation of the Purpose and Effect of

By-Law __-Z-2022

This By-Law affects a parcel of land described as Plan 182 Block 108 Lot 2 Part, Lots 1 & 3, Urban Area of Simcoe, Norfolk County.

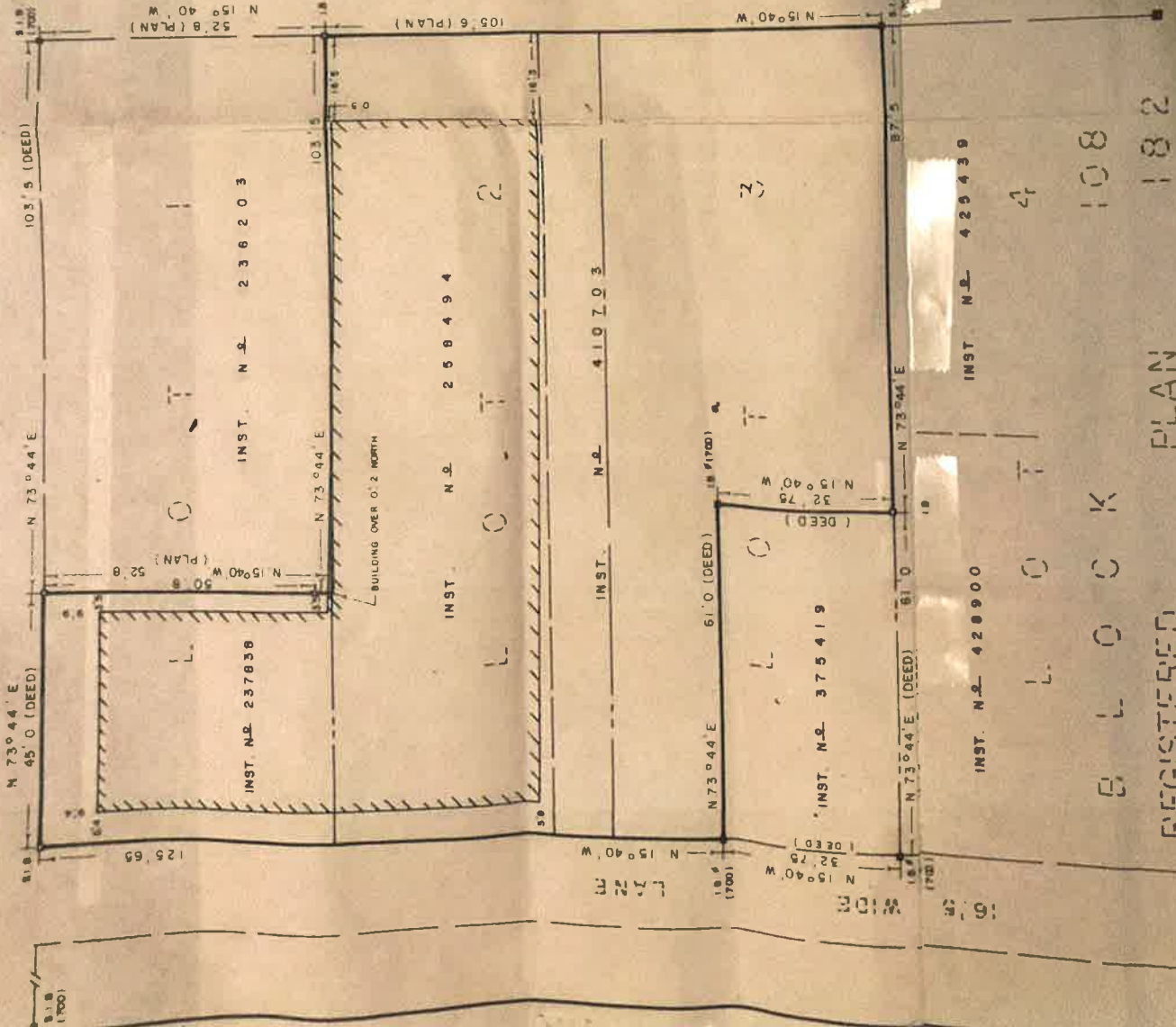
The purpose of this By-Law is to change the *zoning* on the subject lands from General Industrial Zone (MG) with Special Provision 14.606 to:

Part 1: Urban Residential Type 1 Zone (R1-B) with a Holding (H) and Special Provision 14.XXX

Part 2: Urban Residential Type 2 Zone (R2) with a Holding (H) and Special Provision 14.XXX

The Holding “(H)” provision is being placed on the zoning on the subject lands to ensure the completion of a Record of Site Condition (RSC). As well the holding will remain until water and sanitary servicing capacities are confirmed and allocated by the General Manager of Environment and Infrastructure Services or anyone designated by Norfolk County.

STANLEY STREET (44'8" WIDE)



STANLEY STREET (44'8" WIDE)

PLAN OF SURVEY
OF
PART
OF
LOTS 1 AND 3 AND ALL OF LOT 2
BLOCK 108
REGISTERED PLAN 182
IN THE
TOWN OF SIMCOE
FORMERLY IN THE
COUNTY OF NORFOLK
NOW IN THE REGIONAL MUNICIPALITY OF
HALDIMAND - NORFOLK
SCALE 1" = 20'
JEWITT AND DIXON LTD.
1986

COPYRIGHT
JEWITT AND DIXON LTD

REGISTERED PLAN 182

EVERY CERTIFY THAT
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY
ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
THE SURVEY WAS COMPLETED ON THE 19TH DAY OF APRIL 1986

CAUTION! THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE
AREA OF PARCEL 1, 10, 105 TO 107
AREA OF BUILDING 1, 10, 105 TO 107
LEGEND
1" = 11' 48" STANDARD INCH SCALE SHOWN
5/8" = 24" STANDARD INCH SCALE SHOWN
3/8" = 12" STANDARD INCH SCALE SHOWN
1/8" = 6" STANDARD INCH SCALE SHOWN

JEWITT AND DIXON LTD
ONTARIO LAND SURVEYORS
90 KENT STREET, SOUTH, SIMCOE, ONTARIO,
N3Y 2Y1

FIELD WORK
CALCULATIONS
CHECKED
DATE

RECEIVED AND DEPOSITED
DATED _____ NOT APPLICABLE
THESE CERTIFICATES
LAND REGISTAR FOR THE REGISTRY
DIVISION OF
ONTARIO LAND SURVEYOR

5.0 Residential Zones

5.1 Urban Residential Type 1 Zone (R1)

5.1.1 Permitted Uses

In an R1 Zone, no land, *building* or *structure* shall be used except in accordance with the following uses:

- a) *dwelling, single detached*
- b) *bed & breakfast, subject to Subsection 3.4*
- c) *home occupation*
- d) *accessory residential dwelling unit, subject to Subsection 3.2.3.*

5.1.2 Zone Provisions

In an R1-A and R1-B Zone, no *building* or *structure* shall be *erected* or *altered* except in accordance with the provisions in the following Zones:

Provision	R1-A	R1-B
a) minimum lot area:		
i) interior lot	450 square metres	360 square metres
ii) corner lot	560 square metres	450 square metres
b) minimum lot frontage:		
i) interior lot	15 metres	12 metres
ii) corner lot	18 metres	15 metres
c) minimum front yard:	6 metres	6 metres
i) detached garage with rear lane	3 metres	3 metres
d) minimum exterior side yard:	6 metres	6 metres
e) minimum interior side yard:		
i) detached garage	3 metres&1.2 metres	3 metres&1.2 metres
ii) detached garage with a rear lane; attached garage	1.2 metres each side	1.2 metres each side
f) minimum rear yard:	7.5 metres	7.5 metres
g) maximum building height:	11 metres [8-Z-2017]	11 metres [8-Z-2017]

5.1.3 Projection of an Attached Garage

The wall of an attached garage facing the *street* in an R1-B Zone shall project no more than 3.5 metres from the main front wall of the *dwelling*. This projection shall be measured from the wall of the garage facing the *front lot line* to the nearest structural element of the front wall of the *dwelling* facing the *front lot line*, including any covered porch which extends along the entire front wall of the *dwelling*, but excluding eaves, stairs or gutters.

This provision shall not apply where:

- a) the front wall of the *dwelling* and the wall of the attached garage containing the opening for vehicular access do not face the same *lot line*; or,
- b) the width of the attached garage is less than 60 percent of the width of the *dwelling*.

5.2 Urban Residential Type 2 Zone (R2)

5.2.1 Permitted Uses

In an R2 Zone, no land, building or structure shall be used except in accordance with 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.*

5.2.2 Zone Provisions for Semi-Detached and Duplex Dwellings

In an R2 Zone, no building or structure shall be erected or altered except in accordance with the provisions for each of the following uses:

Provision	Semi-detached (per unit)	Duplex Dwelling
a) minimum lot area:		
i) interior lot	255 square metres	450 square metres
ii) corner lot	345 square metres	540 square metres
b) minimum lot frontage:		
i) interior lot	8.5 metres	15 metres
ii) corner lot	11.5 metres for the corner unit	18 metres
c) minimum front yard:	6 metres	6 metres
i) except where a detached private garage or parking space is accessed via a rear lane	3 metres	3 metres
d) minimum exterior side yard:	6 metres	6 metres
e) minimum interior side yard:		
i) detached private garage or parking space accessed via front yard	3 metres	3 metres&1.2 metres
ii) detached private garage or parking space accessed via a rear lane	1.2 metres	1.2 metres each side
iii) attached private garage	1.2 metres	1.2 metres each side
f) minimum rear yard:	7.5 metres	7.5 metres
g) maximum building height:	11 metres [8-Z-2017]	11 metres [8-Z-2017]

5.2.3 Zone Provisions for all Other Permitted Uses

The provisions in the R1-B Zone shall apply to all other uses except a home occupation which shall be permitted in any dwelling within the R2 Zone.

5.2.4 Mutual Side Lot Line for Semi-Detached Dwelling

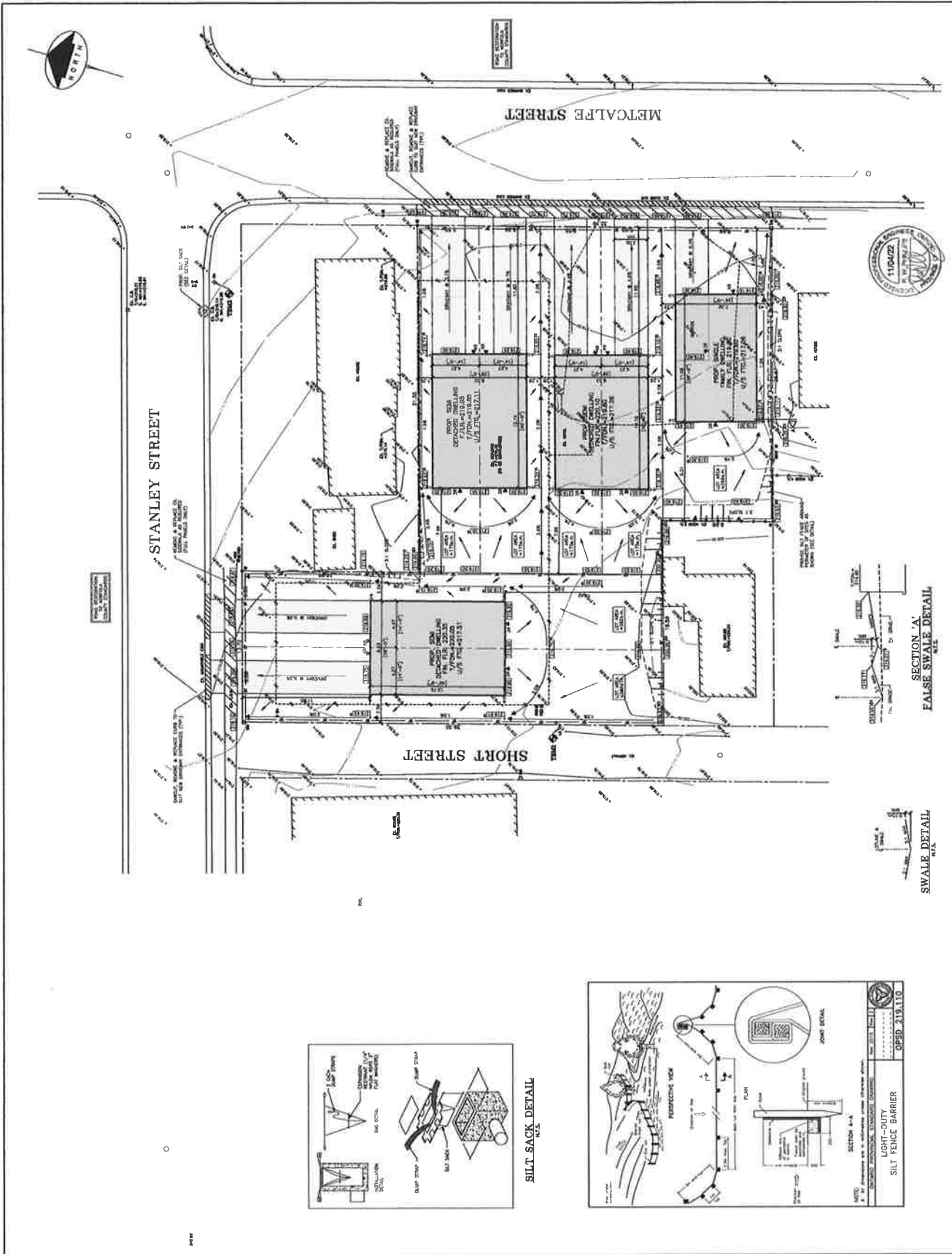
On the mutual *side lot line* separating two (2) attached *semi-detached dwelling units*, no *interior side yard* is required where the walls are joined; where the walls are not joined, a 1.2 metre *side yard* shall be required.

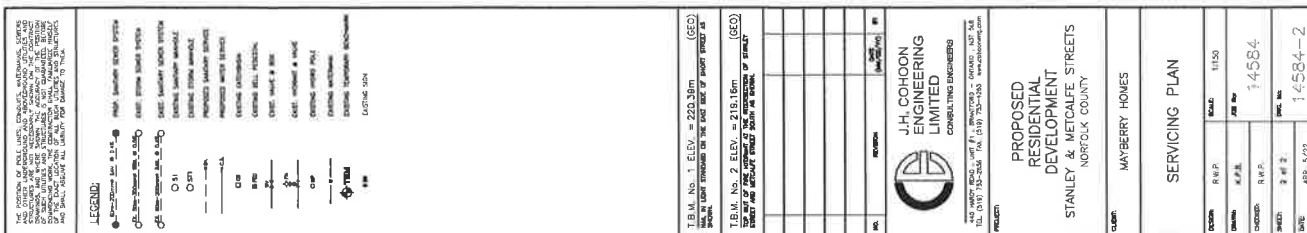
5.2.5 Projection of an Attached Garage

The wall of an attached garage facing the *street* in an R2 Zone shall project no more than 3.5 metres from the front wall of the *dwelling*. This projection shall be measured from the wall of the garage facing the *front lot line* to the nearest structural element of the front wall of the *dwelling* facing the *front lot line*, including any covered porch which extends along the entire front wall of the *dwelling*, but excluding eaves, stairs or gutters.

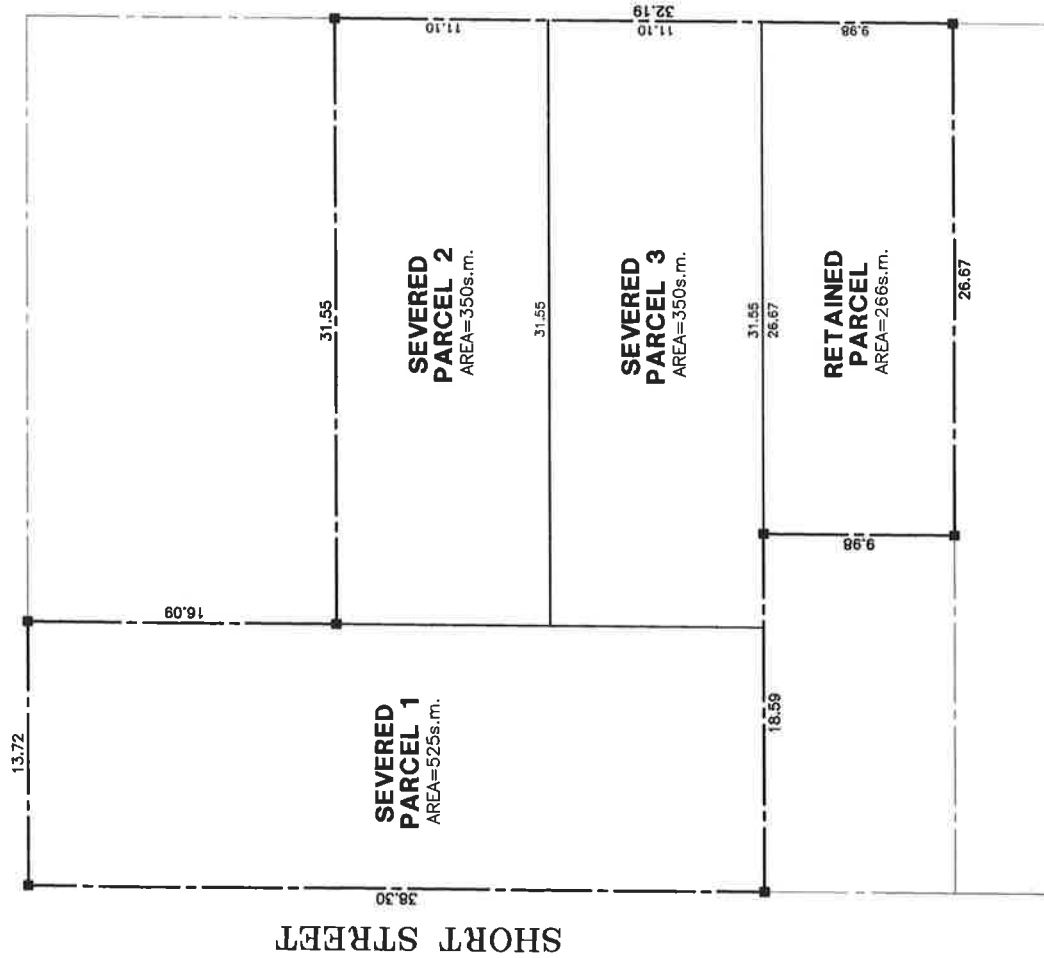
This provision shall not apply where:

- a) the front wall of the *dwelling* and the wall of the attached garage containing the opening for vehicular access do not face the same *lot line*;
- b) the width of the attached garage is less than 60 percent of the width of the *dwelling*; or,
- c) a *duplex* or *single detached dwelling* is located on a *lot* with a *lot frontage* of 15 metres or greater.

[illegible]

[illegible][illegible]

STANLEY STREET



SHORT STREET

METCALFE STREET



SEVERANCE PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
METCALFE STREET NORFOLK COUNTY



J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
BRANTFORD

CLIENT: MAYBERRY HOMES
SCALE: 1:250
JOB: 14584



J.H. COHOON ENGINEERING LIMITED

CONSULTING ENGINEERS

440 Hardy Road, Unit #1, Brantford, ON N3T 5L8
Tel: (519) 753-2656 Fax: (519) 753-4263
www.cohooneng.com

November 18, 2022

Norfolk County
Community Development Division
185 Robinson Street
Simcoe, Ontario
N3T 5L6

Attention: Ms. S. Mott
Secretary Treasurer of the Committee of Adjustment

Re: Proposed Residential Development
MN 166 Metcalfe Street
Simcoe, Ontario
Norfolk County
Consent Applications

Dear Ms. Mott:

On behalf of our client, Mr. Mike Quattrociocchi of Mayberry Homes, please find enclosed the following information regarding our application for consent (three applications) to create the residential lots within the development that is located at MN 166 Metcalfe Street in the Town of Simcoe, Ontario.

- Two (2) copies of the "Severance Plan", illustrating the proposed lot confirmation
- Two (2) copies of the Application for Consent – Committee of Adjustment Application to the Planning Department to allow the proposed development.
- A cheque in the amount of \$ 8,658.00 (consisting of the required (3) consent applications)
- Two (2) copies of the site development plan being drawing 14584-1 and 14584-2 as prepared by our office (J H Cohoon Engineering Limited)
- Two (2) copies of the preliminary survey information for the property as prepared by Jewitt and Dixon (preliminary only).
- Electronic copies of this documentation will be provided to your office.



Professional Engineers
Ontario

We note that the following items were prepared and submitted previously to Norfolk County as it relates to this development during the rezoning of the lands.

- A functional servicing report for this site as prepared by J H Cohoon Engineering Limited as it relates to this development which includes the stormwater management scheme for this site. The modelling analysis was completed for this development indicating sufficient capacity is available for the proposed development
- A traffic impact brief as prepared by J H Cohoon Engineering Limited as it relates to this development

The proposal is to create a residential plan of subdivision that consists of three (3) semi-detached units and one single family home on the property. The lands have been rezoned to the required zoning previously under application ZNP2022202 which has been approved by Norfolk Council. The lands are designated as "Urban Residential" in the Norfolk County Official Plan.

In addition, the proposal resulted in a few modifications to the current standards of the Residential zones with Norfolk County. The specific modifications to the proposed zones (as approved by Norfolk Council) have been identified as follows:

Single Family Lot – modification to the R1-B zone (Retained Parcel)

Width of Lot / Frontage – 9.98m whereas the R1-B zone requires 12.0m

Lot Area – 266 sq.m. whereas the R1-B zone requires 360 sq.m.

Semi-Detached Unit – modifications to the R2 zone

Width of Lot / Frontage – 5.55m** whereas the R1-B zone requires 8.5m

Lot Area – 175 sq.m. whereas the R1-B zone requires 255 sq.m.

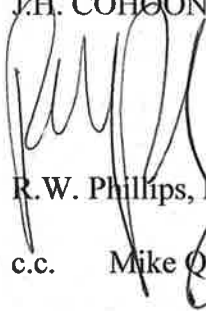
**We note that the proposed servicing to the semi-detached units has been proposed in accordance with the scheme that was discussed and approved on the Grove Street development in the same area of the Town of Simcoe.

With the submission of this information, we would respectfully your prompt circulation of the application to the various departments.

If you require any further details, please do not hesitate to contact this office, at your earliest convenience.

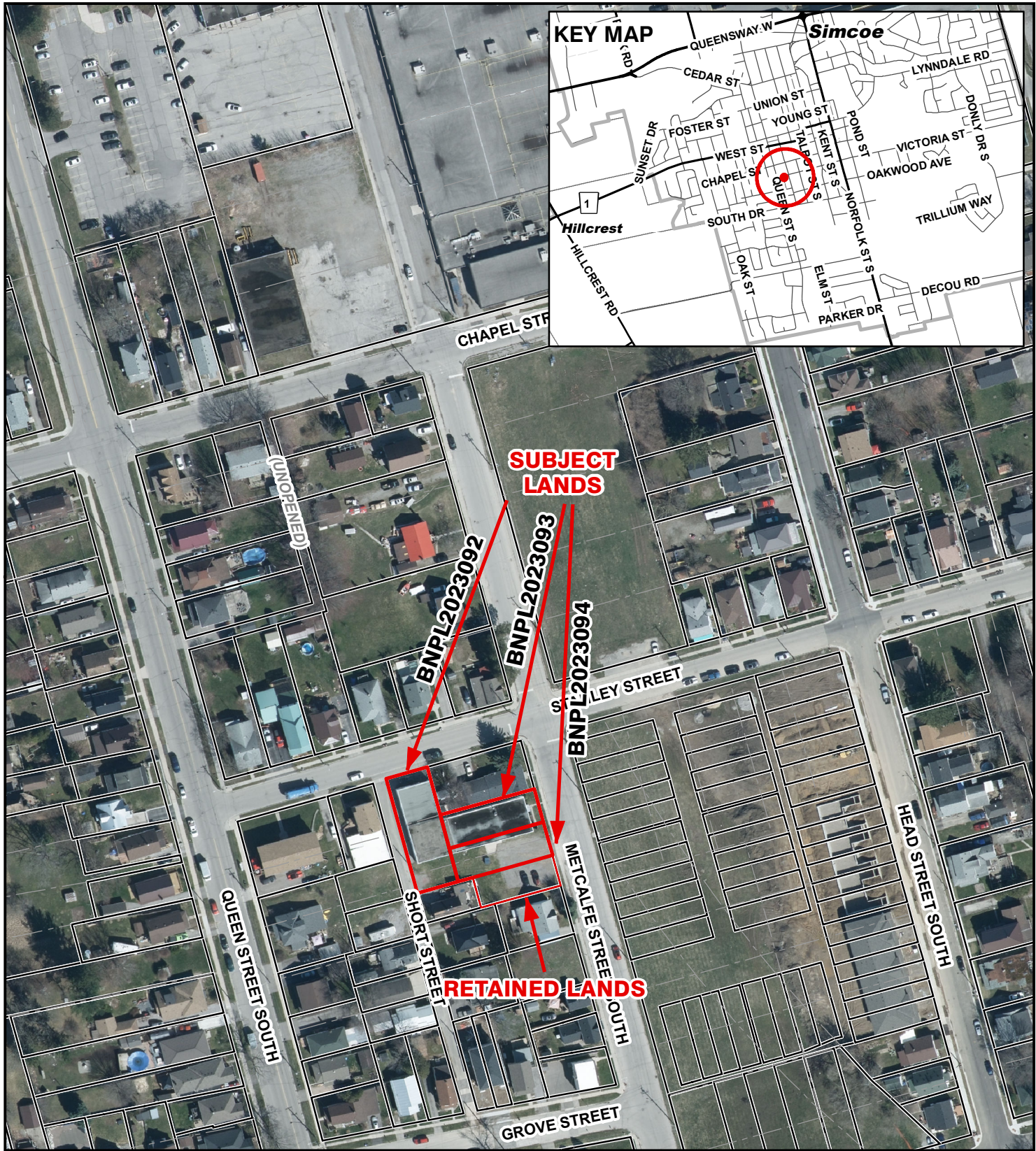
Yours truly,

J.H. COHOON ENGINEERING LIMITED


A handwritten signature in black ink, appearing to be 'R.W. Phillips', written over the printed name.

R.W. Phillips, R.Eng.

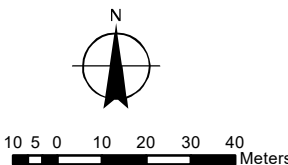
c.c. Mike Quattrociocchi – Mayberry Homes

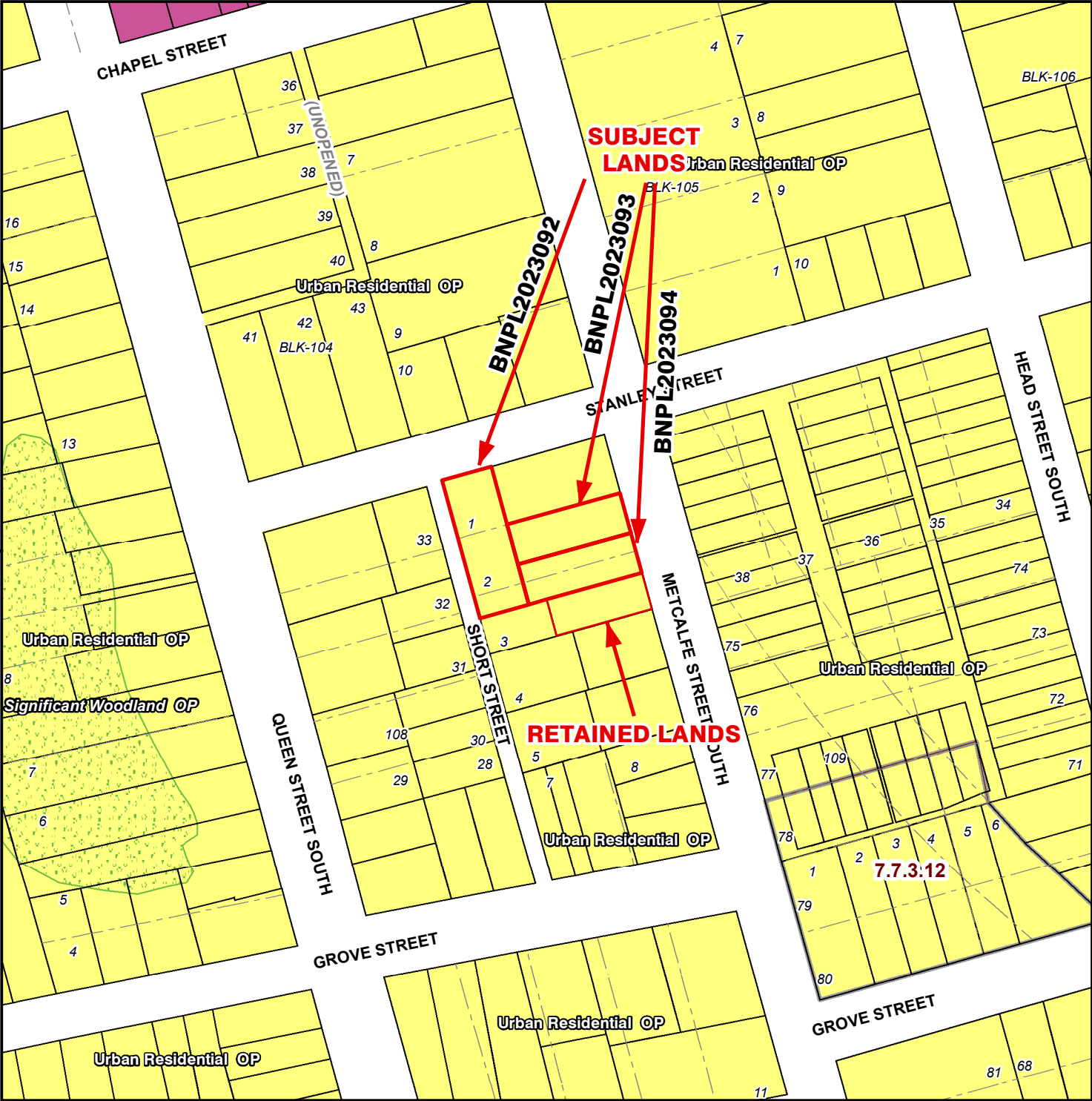


Legend

-  Subject Lands
-  Lands Owned
- 2020 Air Photo

3/14/2023





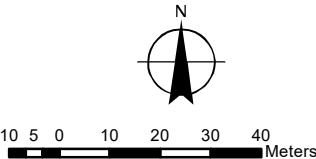
Legend

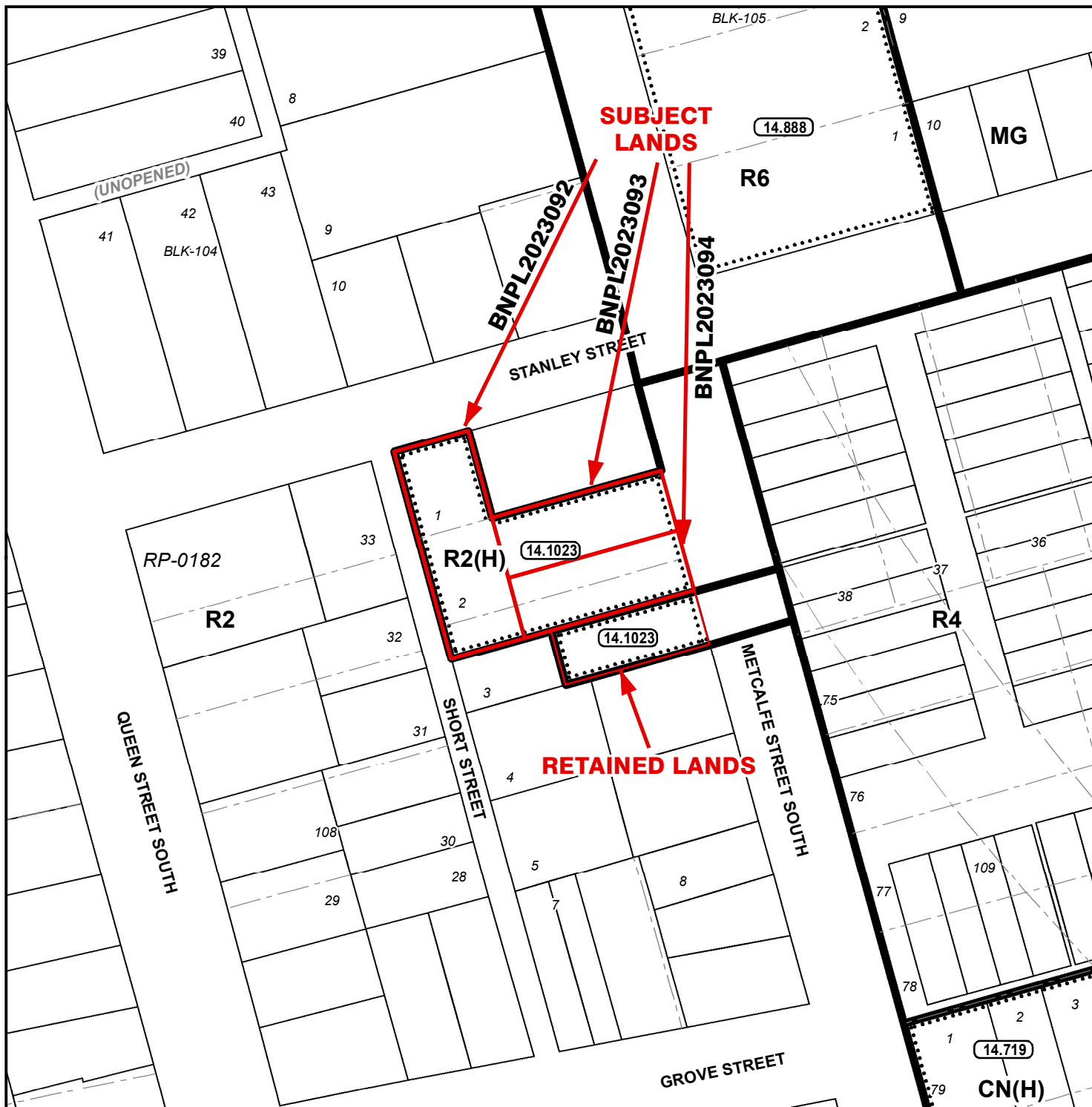
- Subject Lands
- Lands Owned

Official Plan Designations

- Urban Residential
- Downtown
- Urban Area Boundary
- Significant Woodland

3/14/2023





LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

3/14/2023

(H) - Holding

CN - Neighbourhood Commercial Zone

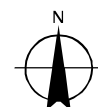
MG - General Industrial Zone

R1-B - Residential R1-B Zone

R2 - Residential R2 Zone

R4 - Residential R4 Zone

R6 - Residential R6 Zone

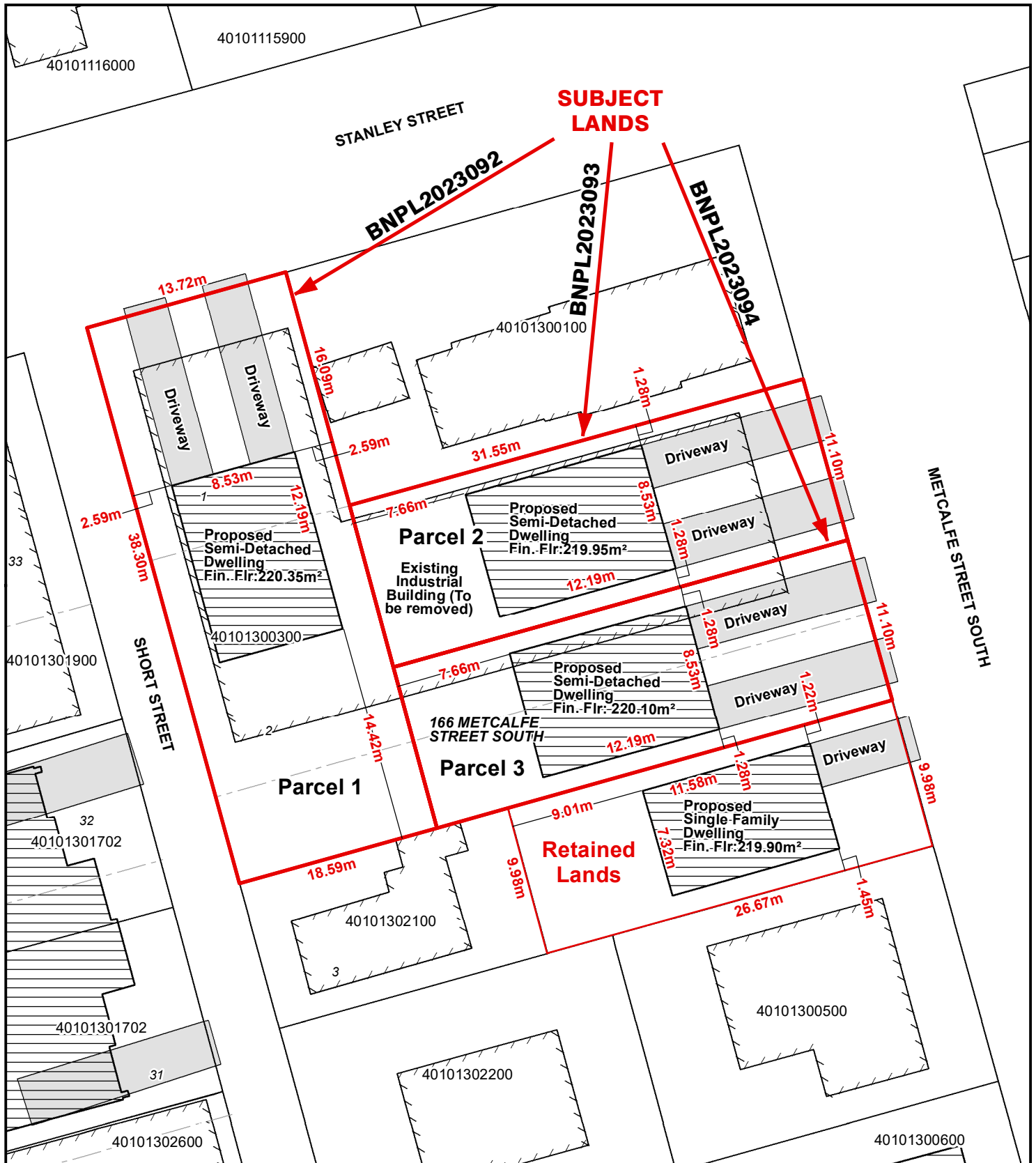


8 4 0 8 16 24 32 Meters

☐ Subject Lands

CONCEPTUAL PLAN

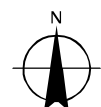
Urban Area of SIMCOE



Legend

Subject Lands

3/14/2023



3 1.5 0 3 6 9 12 Meters