

**For Office Use Only:**

File Number	<u>BNPL2023240</u>	Application Fee	<u>\$4952.00</u>
Related File Number	<u>ZNPL2020107, OPNPL2020106</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>July 20, 2023</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>August 10, 2023</u>	Public Notice Sign	<u></u>

---

**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:** 401-003-13900-0000**A. Applicant Information****Name of Owner** 1096966 Ontario Ltd.

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

**Address** 100 Arbors Lane, Commercial Unit D**Town and Postal Code** Vaughan, ON L4L 7G4**Phone Number** 416-222-5040**Cell Number** 416-272-6525**Email** aurelio@virtusfinancial.ca**Name of Applicant** Mark Bristol/ c/o Ollie Switch Developments**Address** 442 Woburn Avenue**Town and Postal Code** Toronto, ON M5M 1L7**Phone Number** 416-706-8300**Cell Number** **Email** mark.bristol@ollieswitch.com

<b>Name of Agent</b>	Robert Walters MCIP, RPP c/o R Walters Planning
Address	10 Pinetree Drive
Town and Postal Code	Guelph, ON N1K 1N9
Phone Number	
Cell Number	226-332-0710
Email	rwalters1217@bell.net

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:

Laurentian Bank of Canada  
 199 Bay Street, Suite 600, Toronto, ON

## B. Location, Legal Description and Property Information

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

Lots 3 & 6, Block 87 RP 182; Lots 1, 2, 5 & 7 Block 87 RP 182, Town of Simcoe, County of Norfolk

Municipal Civic Address: 48 Sydenham Street, Town of Simcoe, Norfolk County

Present Official Plan Designation(s): Downtown (and Hazard Lands extreme SE)

Present Zoning: CBD Special Provisions 14.709 & 14.930

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

☒ Yes ☐ No If yes, please specify:

See Covering Letter.

3. Present use of the subject lands:

Retail Store and accessory parking.

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:

See enclosed site plan and Planning Justification Letter. Existing Brick Retail Store to be retained on severed parcel.

---

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:

See enclosed site plan. Proposed 7-storey apartment building with 67 dwelling units on retained parcel and lands to east to be merged.

---

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:

over 20 years

---

9. Existing use of abutting properties:

See Covering Letter - Abutting lands to south and east within same block are commercial uses.

---

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	N/A	No Variances			
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
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:

N/A - No variances are being applied for; only consent to sever.

---

---

---

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

Frontage:	36.960 m
Depth:	120.710 m
Width:	43.218 m
Lot Area:	5101.3 sq m
Present Use:	Retail Store (Brick)
Proposed Use:	Retail Store (Brick) no change but reconfigured parking

Proposed final lot size (if boundary adjustment): N/A

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:	28.029 m
Depth:	74.182 m
Width:	28 m
Lot Area:	1757.7 sq m
Present Use:	Parking for Brick Retail Store
Proposed Use:	7-storey 67 unit apartment building with merged lands to east

Buildings on retained land: None

---

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage:	N/A
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: N/A  
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):

Auto Glass Service, Medical Equipment Retail Store

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:  
the subject lands have always been tenanted by retail/grocery.

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 - see Planning Justification Letter

---

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:

Issue reviewed during Official Plan and Zoning By-law Amendments.

---

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

If no, please explain:

Area NOT identified as a well head protection area on Schedule D-4 of Official Plan.

---

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 \_\_\_\_\_

Abutting

**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 \_\_\_\_\_

Retail/Ser Abut

**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:

Sydenham St., Pond St., Water St., Culver St.

---

## 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?

20-50

- 
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.

See Planning Justification Letter

---

---

---

## **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.

  
Aurelio Baglione (Jul 19, 2023 20:11 GMT+3)

Owner/Applicant/Agent Signature

Jul 19, 2023

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 1096966 Ontario Ltd. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mark Bristoll 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.

  
Aurelio Baglione (Jul 19, 2023 20:11 GMT+3)

Owner

Jul 19, 2023

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, Aurelio Baglione of Village of Kleinburg

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 remotely by Aurelio Baglione at:

City of Athens, Greece

before me at the City of Toronto

In Province of Ontario

  
Aurelio Baglione (Jul 19, 2023 20:11 GMT+3)

Owner/Applicant/Agent Signature

This 18 day of July

A.D., 2023 in accordance with O.Reg 431/20,  
Administering Oath or Declaration Remotely.

  
\_\_\_\_\_

A Commissioner, etc.  
Cherif Saleh (LSO 65695J)



5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise. *Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.*

NONE

6. The classes and any maximum number of shares that the corporation is authorized to issue. *Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:*

COMMON SHARES (NO MAXIMUM)

PREFERENCE SHARES (NO MAXIMUM)

7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series:

*Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions qui peut être émise en série.*

### Common Shares

Common shareholders are entitled to vote at all meetings of shareholders except meetings at which only shareholders of a specific class of shares are entitled to vote; and, to receive the remaining property upon a dissolution. The rights of the holders of common shares shall be subject to the rights and privileges of the preference shares as herein set forth.

### Preference Shares

1. The preference shares may be issued in one or more series.
2. The directors are authorized to fix the number of shares in and to determine the designations, rights, privileges, restrictions and conditions attaching to the shares of each series except for the first series of such shares, in respect of which the number, designation, rights, privileges, restrictions and conditions are set out in paragraph 4 below.
3. The preference shares of each series shall, with respect to priority in payment of dividends and in the return of capital in the event of the liquidation, dissolution or winding-up of the Corporation be entitled to a preference over the common shares of the Corporation and over any other shares ranking junior to the preference shares.
4. The first series of preference shares shall consist of shares designated as Series "A" preference shares and in addition to the preference attaching to the preference shares as a class set out in paragraph 3 above shall have attached thereto the following rights, privileges, restrictions and conditions:
  - (a) The holders of each Series "A" preference shares shall in each year in the discretion of the board or directors but always in priority to any payment of dividends on common shares for such year, be entitled out of any or all profits or surplus available for dividends, to non-cumulative dividends at a rate to be determined by the board of directors at its sole discretion from time to time on the amount paid up on the Series "A" preference shares; if in any fiscal year, after providing



for the full dividend on the Series "A" preference shares, there shall remain any profits or surplus available for dividends such profits or surplus or any part thereof may, in the discretion of the board of directors, be applied to dividends on any other existing series of preference shares or on the common shares; the holders of the Series "A" preference shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends at a rate to be determined by the board of directors at its sole discretion from time to time hereinbefore provided for. If within six (6) months after the expiration of any fiscal year of the Corporation, the board of directors in its discretion shall not declare the said dividend or any part thereof on the Series "A" preference shares for such fiscal year, then the rights of the holders of the Series "A" preference shares to such dividend or to any undeclared part thereof for such fiscal year shall be forever extinguished.

- (b) The Series "A" preference shares shall rank, both as regards to dividend and repayment of capital, in priority to all other shares of the Corporation but shall not confer any further right to participate in profits or assets.

Subject to the provisions of the Ontario Business Corporations Act, 1982, as amended, in the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Series "A" preference shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of any other shares, the amount paid up on the Series "A" preference shares together with all unpaid dividends which have been declared thereon and no more.

5. Subject to the provisions of the Ontario Business Corporations Act, 1982, as amended, the Corporation shall have the right at its option, at any time upon giving notice by registered letter directed to the shareholders whose shares are to be redeemed at their respective addresses appearing on the books of the Corporation, to redeem the whole or any part of the preference shares on payment for each share to be redeemed of the amount paid up thereon, together with any declared and unpaid dividends

thereon; not less than thirty (30) days' notice in writing of such redemption shall be given by mailing such notice to the registered holders of the shares to be redeemed, specifying the date and place or places of redemption; if notice of any such redemption be given by or to the Corporation in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, as specified in the notice on or before the date fixed for redemption, dividends on the preference shares to be redeemed shall cease after the date so fixed for redemption and the holders thereof shall thereafter have no rights against the Corporation in respect thereof except upon the surrender to the Secretary of the Corporation of certificates for such shares, to receive payment therefor out of the moneys so deposited.

6. Subject to the provisions of the Ontario Business Corporations Act, 1982, as amended, the Corporation may, at any time and from time to time, purchase for cancellation the whole or any part of the preference shares at the lowest price at which, in the opinion of the board of directors such shares are obtainable but not exceeding the amount paid up thereon, together with all declared and unpaid dividends thereon.

7. Except as specifically required by the Ontario Business Corporations Act, 1982, as amended, and except as specifically provided herein, the holders of the preference shares shall not, as such, have any voting rights for the election of directors or for any other purpose, nor shall they be entitled to attend shareholders' meetings unless and until the Corporation shall fail, for a period of two (2) consecutive years, to pay the dividend on the preference shares, whereupon and whenever the same shall occur, the holders of the preference shares shall, until dividends at a rate to be determined by the board of directors at its sole discretion from time to time have been paid on the preference shares for two (2) consecutive years, be entitled to attend all shareholders' meetings and shall have one (1) vote thereat for each preference share then held by them respectively; holders of preference shares shall, however, be entitled to notice of meetings of shareholders called for the purpose of authorizing the dissolution of the Corporation, for the sale of its undertaking or a substantial part thereof; holders of common shares shall be entitled to one (1) vote for each common share held by them at all shareholders' meetings.

8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows: *L'émission, le transfert ou la propriété d'actions est/in'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:*

The right to transfer shares of the Corporation shall be restricted in that no share shall be transferred without either:

- (i) the previous consent of the directors of the Corporation expressed by a resolution passed at a meeting of the board of directors or by an instrument or instruments in writing in accordance with the provisions contained in the Ontario Business Corporations Act, 1982 and by-laws of the Corporation;
- (ii) the previous consent of the holders, of the shares for the time being outstanding entitled to vote expressed by resolution passed at a meeting of the shareholders or by an instrument or instruments in writing signed by such shareholders in accordance with the provisions contained in the Ontario Business Corporations Act, 1982 and by-laws of the Corporation.



1) The directors of the Corporation may, without authorization of the shareholders:

- (a) borrow money upon the credit of the Corporation;
- (b) issue, reissue, sell or pledge debt obligations of the Corporation;
- (c) subject to the Business Corporations Act, 1982, give a guarantee on behalf of the Corporation to secure performance of an obligation of any person; and
- (d) mortgage, hypothecate, pledge or otherwise create a security interest in all or any property of the Corporation, owned or subsequently acquired, to secure any obligation of the Corporation.

2) The directors may by resolution delegate any or all of the powers referred to in paragraph 1 to a director, committee of directors or an officer.

3) That except in the case of any class or series of shares of the Corporation listed on a stock exchange, the Corporation shall have a lien on the shares registered in the name of a shareholder or his legal representative for a debt of that shareholder.

4) The number of shareholders of the Corporation, exclusive of persons who are in the employment of the Corporation and exclusive of persons, who, having been formerly in the employment, and have continued after the termination of that employment to be shareholders of the Corporation, is hereby limited to fifty (50), two (2) or more persons who are the joint registered owners of one or more shares being counted as one shareholder.

5) Any invitation to the public to subscribe for any securities of the Corporation is prohibited.

6) In accordance with the Ontario Business Corporations Act, 1982, the Corporation may at any time and from time to time purchase any of its issued shares.



10. The names and addresses of the incorporators are Nom et adresse des fondateurs First name, initials and last name or corporate name Prénom, initiale et nom de famille ou dénomination sociale	Full residence address or address of registered office or of principal place of business giving street & No. or R.R. No., municipality and postal code Adresse personnelle au complet, adresse du siège social ou adresse de l'établissement principal, y compris la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal
---	--

DOUGLAS COX

363 Leacock Drive  
Barrie, Ontario  
L4N 5S6

These articles are signed in duplicate.

Les présents statuts sont signés en double exemplaire.

Signatures of Incorporators  
(Signature des fondateurs)



DOUGLAS COX









# 48 Syndeham application for severance

Final Audit Report

2023-07-19

Created:	2023-07-19
By:	Cherif Saleh (cherif@salehlaw.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAos1uAE5Tis7Xm0NCB6jvG4zvD6UagDe0

## "48 Syndeham application for severance" History

-  Document created by Cherif Saleh (cherif@salehlaw.ca)  
2023-07-19 - 2:29:45 PM GMT- IP address: 38.99.165.213
-  Document emailed to Aurelio Baglione (aurelio@virtusfinancial.ca) for signature  
2023-07-19 - 2:48:01 PM GMT
-  Email viewed by Aurelio Baglione (aurelio@virtusfinancial.ca)  
2023-07-19 - 5:10:51 PM GMT- IP address: 66.249.81.100
-  Document e-signed by Aurelio Baglione (aurelio@virtusfinancial.ca)  
Signature Date: 2023-07-19 - 5:11:21 PM GMT - Time Source: server- IP address: 109.178.145.193
-  Document emailed to Cherif Saleh (cherif@salehlaw.ca) for signature  
2023-07-19 - 5:11:24 PM GMT
-  Email viewed by Cherif Saleh (cherif@salehlaw.ca)  
2023-07-19 - 5:21:08 PM GMT- IP address: 38.99.165.213
-  Document e-signed by Cherif Saleh (cherif@salehlaw.ca)  
Signature Date: 2023-07-19 - 5:21:17 PM GMT - Time Source: server- IP address: 38.99.165.213
-  Agreement completed.  
2023-07-19 - 5:21:17 PM GMT

2      0      8      METRES

**METRIC NOTE:**

**METRIC NOTE:**  
DISTANCES AND COORDINATES ARE METRIC AND CAN  
BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

SYDENHAM STREET  
(13.743m WIDE - REGISTERED PLAN 182)  
PIN 50235 - 0343 (LT)

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.

DATED \_\_\_\_\_

R. C. DIXON  
ONTARIO LAND SURVEYOR

PLAN 37R-

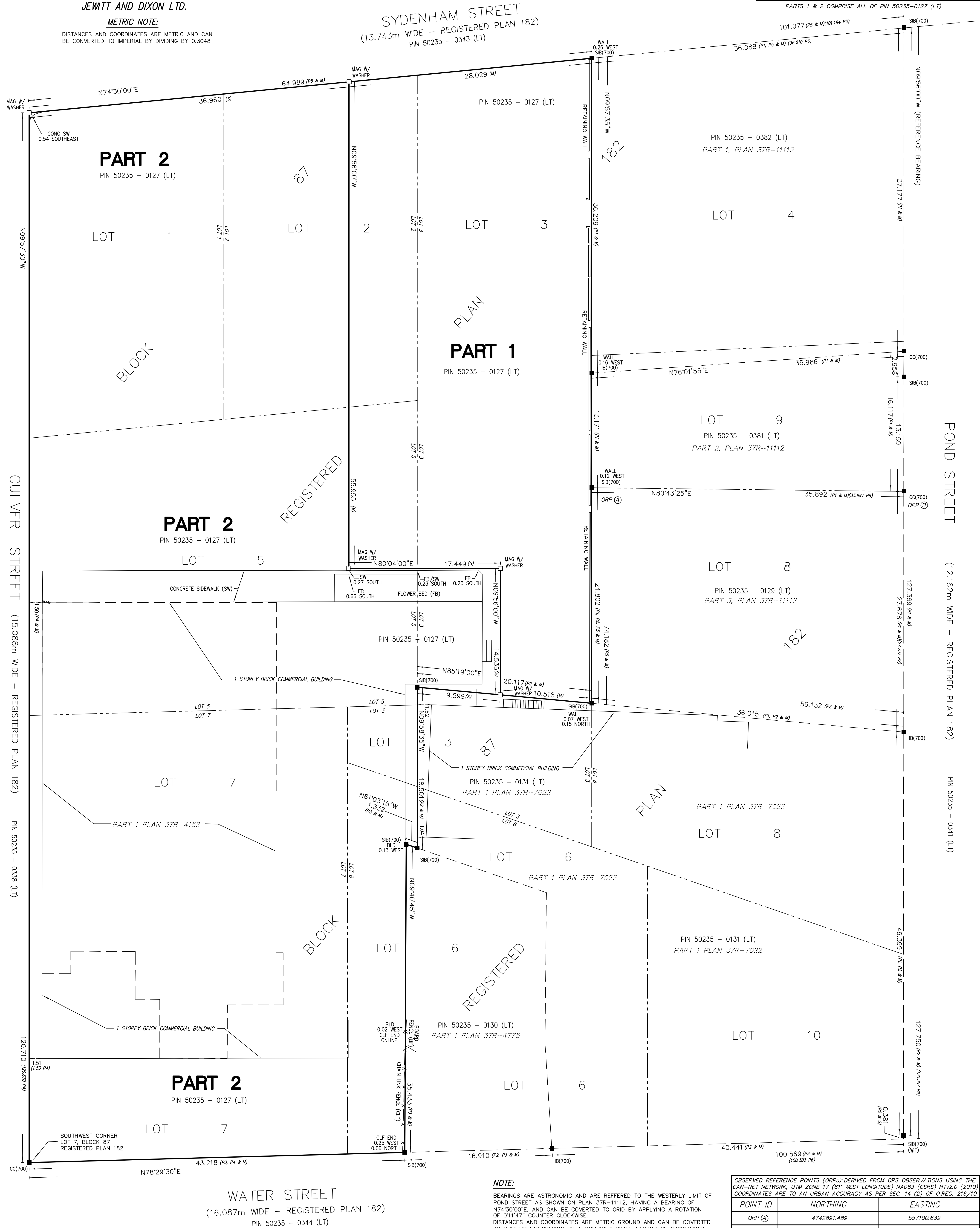
RECEIVED AND DEPOSITED

REPRESENTATIVE FOR THE  
LAND REGISTRAR FOR THE LAND  
TITLES DIVISION OF NORFOLK (No. 37)

## SCHEDULE

PART	LOT/BLOCK	PLAN	PIN	AREA (SQ.M)
1	PART OF LOTS 2, 3 & 5, BLOCK 87	REGISTERED PLAN 182	PART OF PIN 50235-0127(LT)	1757.7 sq.m
2	PART OF LOTS 2, 3, 5 & 6 AND ALL OF LOTS 1 & 7, BLOCK 87.	REGISTERED PLAN 182	PART OF PIN 50235-0127(LT)	5101.3 sq.m

PARTS 1 & 2 COMPRISE ALL OF PIN 50235-0127 (LT)



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE

DATED: JULY 1968 FOR JEWITT & DIXON LTD.  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-56319

R. C. DIXON, O.L.S.  
B. JEWETT & DIXON LTD.

**LEGEND**

2.5cm X 2.5cm X 0.2m	STANDARD	IRON BARS	SHOWN	-□-	SIB
1.6cm X 1.6cm X 0.6m		IRON BARS	SHOWN	-□-	CC
MAGNETIC NAIL			SHOWN	-□-	MAG
CUT CROSS			SHOWN	-□-	CC
1.6cm ROUND X 0.6m		IRON BARS	SHOWN	-□-	IB Ø
LOT LINES	SHOWN				
DEED LINES	SHOWN				
FENCE LINES	SHOWN	X	X	X	X
CENTRE LINES	SHOWN				
ROAD LINES	SHOWN				
FOUND IRON BARS	SHOWN				
	■	PLANTED IRON BARS	SHOWN	-□-	

JEWITT AND DIXON LTD  
WITNESS MONUMENT  
PLAN 37R-11112  
PLAN 37R-7022  
PLAN 37R-4775  
PLAN 37R-4152  
PLAN 37R-3539  
REGISTERED PLAN 182

SHOWN ( )  
SHOWN ( )  
SHOWN ( )  
SHOWN ( )  
SHOWN ( )  
SHOWN ( )  
SHOWN ( )  
SHOWN ( )

**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**  
 51 PARK ROAD, SIMCOE, ONTARIO, N3Y 4J9

PHONE: (519) 426-0842

E-mail: [info@jewittdixon.com](mailto:info@jewittdixon.com)

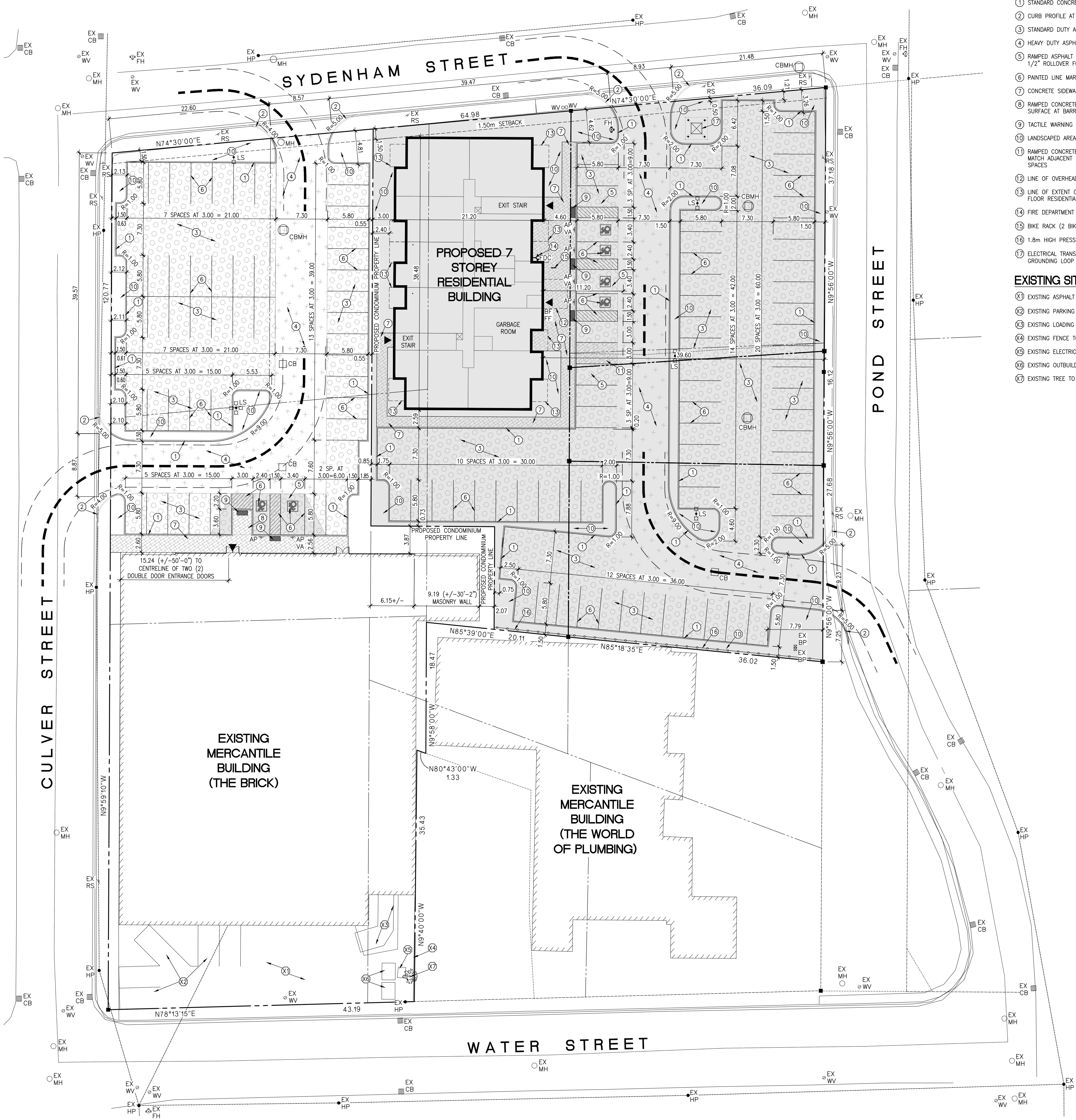
F.W.	-	J.P.H.
BOOK	-	LL-FILE
CALC.	-	J.P.H.
PLAN	-	J.L.M.
CHECK	-	K.H.
CLIENT		BRISTOL-

CLIENT - BRISTOL-  
OLLIE SWITCH

23-3668-SEVRF



gb



#### SITE PLAN NOTES

- STANDARD CONCRETE BARRIER CURB
- CURB PROFILE AT MUNICIPAL SIDEWALK - FLUSH WITH SIDEWALK SURFACE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- RAMPED ASPHALT SURFACE TO BE FLUSH WITH BARRIER CURB - MAXIMUM 1/2" ROLLOVER FOR BARRIER FREE ACCESS
- PAINTED LINE MARKINGS AND GRAPHICS
- CONCRETE SIDEWALK - REFER TO CIVIL AND LANDSCAPE DWGS.
- RAMPED CONCRETE SIDEWALK TO BE FLUSH WITH ADJACENT RAMPED ASPHALT SURFACE AT BARRIER FREE PARKING SPACES
- TACTILE WARNING INDICATOR AT BARRIER FREE PARKING SPACE ACCESS AISLE
- LANDSCAPED AREA - REFER TO LANDSCAPE DWGS.
- RAMPED CONCRETE LOADING SPACE TO BE FLUSH WITH BARRIER CURB TO MATCH ADJACENT RAMPED ASPHALT SURFACE AT BARRIER FREE PARKING SPACES
- LINE OF OVERHEAD ENTRANCE CANOPY
- LINE OF EXTENT OF UPPER FLOORS RESIDENTIAL SUITE BALCONIES OR FIRST FLOOR RESIDENTIAL SUITE PATIOS WHERE APPLICABLE
- FIRE DEPARTMENT CONNECTION
- BIKE RACK (2 BIKES) ON CONCRETE PAD
- 1.8m HIGH PRESSURE TREATED WOOD FENCE SET 0.3m FROM PROPERTY LINE
- ELECTRICAL TRANSFORMER c/w CONCRETE FILLED STEEL PIPE BOLLARDS AND GROUNDING LOOP - REFER TO ELECTRICAL DWGS.

#### EXISTING SITE PLAN NOTES

- EXISTING ASPHALT PARKING/LOADING SURFACE TO REMAIN
- EXISTING PARKING SPACES (5) TO REMAIN
- EXISTING LOADING DOCK TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING ELECTRICAL TRANSFORMER TO REMAIN
- EXISTING OUTBUILDING TO REMAIN
- EXISTING TREE TO REMAIN

#### SITE DATA:

MUNICIPAL ADDRESS:  
LEGAL DESCRIPTION:

56-62 POND STREET, SIMCOE, ONTARIO  
TOPOGRAPHIC SITE PLAN OF ALL OF LOTS 1, 2, 4, 5, 7 & 9 AND PART OF LOTS 3, 6 & 8, BLOCK 87, REGISTERED PLAN 182 (TOWN OF SIMCOE) IN NORFOLK COUNTY, PIN 50235 - 0127 (LT), PIN 50235 - 0129 (LT), PIN 50235 - 0381 (LT), PIN 50235 - 0382 (LT) AS PREPARED BY JEWITT AND DIXON LTD., ONTARIO LAND SURVEYORS, COMPLETED ON SEPTEMBER 5, 2019.

	REQUIRED	PROVIDED	% LOT COVERAGE
EXISTING LOT AREA		9,638.16m <sup>2</sup>	
EXISTING LOT FRONTAGE (105.07m EXISTING)			
AREA OF COMMERCIAL PROPERTY RETAINED (THE BRICK)		5,097.63m <sup>2</sup>	100%
ZONING	CENTRAL BUSINESS DISTRICT (CBD) AND ZONING AMENDMENT 14.709		
GRFA (FOOTPRINT) AREA OF EXISTING COMMERCIAL BLDG	60% (MAX)	2,245.88m <sup>2</sup>	44.06%
GFA (GROSS) OF EXISTING COMMERCIAL BLDG.		2,245.88m <sup>2</sup>	
GFA (USEABLE) OF EXISTING COMMERCIAL BLDG.		2,245.88m <sup>2</sup>	
COMMERCIAL LOT FRONTAGE (NORTH)		36.96m	
COMMERCIAL LOT DEPTH (ALONG CULVER STREET)		120.77m	
BUILDING HEIGHT	11m (MAX)	N/A	
COMMERCIAL LOT FRONT YARD SET BACK (NORTH)		0m	56.18m
COMMERCIAL LOT EXTERIOR SIDE YARD SET BACK (WEST)		0m	(EX)1.46m
COMMERCIAL LOT INTERIOR SIDE YARD SET BACK (EAST)		0m	0.00m
COMMERCIAL LOT REAR YARD SET BACK (SOUTH)		0m	(EX)10.87m
COMMERCIAL LOT LANDSCAPED/HARDSCAPED OPEN SPACE AREA		1,080.62m <sup>2</sup>	21.20%
COMMERCIAL LOT ASPHALTED AREAS (IMPERVIOUS)		1,771.13m <sup>2</sup>	34.74%
PARKING SPACES: REGULAR PARKING SPACES 3m X 5.8m		45 (NEW REGULAR) 5 (EXISTING)	
BARRIER-FREE PARKING CALC: TYPE 'A' - 3.4m X 5.8m (VAN ACCESSIBLE) TYPE 'B' - 2.4m X 5.8m ACCESSIBLE AISLE - 1.5m (ADJACENT TO ABOVE)		1 1	
TOTAL		52	
LOADING SPACES: (3m X 5.8m)	N/A	1	
AREA OF PROPOSED CONDOMINIUM LOT		4,540.54m <sup>2</sup>	100%
ZONING	CENTRAL BUSINESS DISTRICT (CBD) AND ZONING AMENDMENTS 14.930 & 36-2-2017		
GRFA (GROUND FL) AREA OF PROP. CONDOMINIUM	(60% MAX)	761.67m <sup>2</sup>	16.77%
GFA (GROSS) OF PROPOSED CONDOMINIUM		5,331.69m <sup>2</sup>	
GFA (USEABLE) OF CONDOMINIUM		4,127.12m <sup>2</sup>	
NUMBER OF DWELLING UNITS		67	
BUILDING HEIGHT	7 STOREYS	7 ST. (25.0m)	
CONDOMINIUM LOT FRONTAGE (NORTH) SYDENHAM ST.		70.48m	
CONDOMINIUM LOT DEPTH (ALONG POND STREET)		80.97m	
CONDOMINIUM LOT FRONT YARD SET BACK (NORTH)		0m	1.5m
CONDOMINIUM LOT EXTERIOR SIDE YARD SET BACK (EAST)		0m	39.60m
CONDOMINIUM LOT INTERIOR SIDE YARD SET BACK (WEST)		0m	3.00m
CONDOMINIUM LOT REAR YARD SET BACK (SOUTH)		0m	16.41m
CONDOMINIUM LOT LANDSCAPED/HARDSCAPED OPEN SPACE AREA		1,002.41m <sup>2</sup>	22.08%
CONDOMINIUM LOT ASPHALTED AREAS (IMPERVIOUS)		2,776.46m <sup>2</sup>	61.15%
PARKING SPACES: REGULAR PARKING SPACES (3m X 5.8m)		63 (NEW REGULAR)	
BARRIER-FREE PARKING CALC: TYPE 'A' - 3.4m X 5.8m (VAN ACCESSIBLE) TYPE 'B' - 2.4m X 5.8m ACCESSIBLE AISLE - 1.5m (ADJACENT TO ABOVE)		2 2	
TOTAL		67	
LOADING SPACES:	N/A	1	

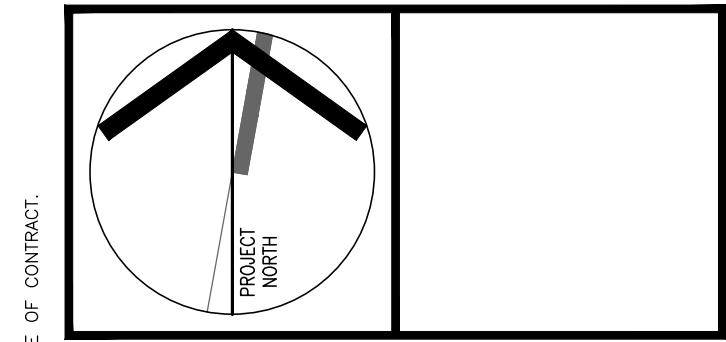
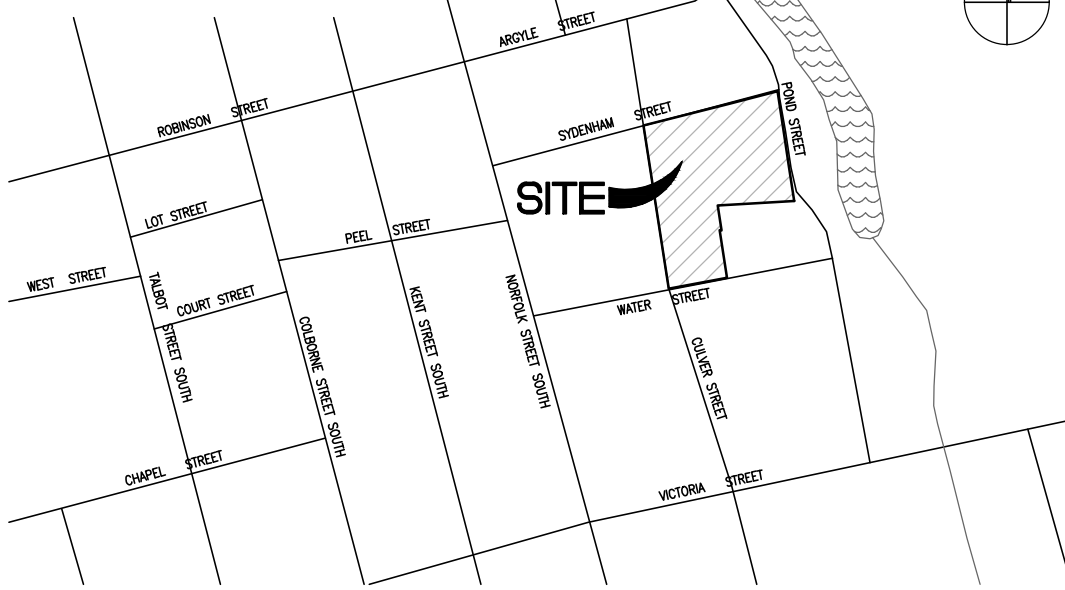
#### SITE LEGEND:

- PROPERTY LINE
- DENOTES FIRE ROUTE - MIN.
- - - 6.0m WIDE w/ 12.0m CENTRELINE RADIUS
- ▼ BUILDING EXIT
- BF - DENOTES BARRIER FREE
- FF - DENOTES FIRE FIGHTER PRINCIPAL ENTRANCE
- ACCESSIBLE PARKING
- CB - NEW CATCH BASIN
- MH - NEW MANHOLE
- CBMH - NEW CATCH BASIN MANHOLE
- WV - NEW WATER VALVE
- LS - NEW LIGHT STANDARD
- FDC - FIRE DEPARTMENT CONNECTION
- FH - NEW FIRE HYDRANT
- NEW TRAFFIC SIGNAGE REFER TO SIGNAGE LEGEND
- CONCRETE SIDEWALK
- CONCRETE LOADING SPACE/ SIDEWALK RAMPED TO BE FLUSH WITH BARRIER CURB
- STANDARD DUTY ASPHALT RAMPED TO BE FLUSH WITH BARRIER CURB
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EX - EXISTING CATCH BASIN
- EX - EXISTING MANHOLE
- EX - EXISTING FIRE HYDRANT
- EX - EXISTING ROAD SIGN
- EX - EXISTING HYDRO POLE
- EX - EXISTING WATER VALVE
- EX - EXISTING BELL PEDESTAL
- EX - EXISTING OVERHEAD WIRES

#### SIGNAGE LEGEND:

- AP - ACCESSIBLE PARKING (VA - VAN ACCESSIBLE)

#### LOCATION MAP:



gb architect inc.

430 ONTARIO STREET  
STRATFORD, ONTARIO, N5A 3J2  
PHONE (519) 272 0073 FAX (519) 272 1433

"Guy R. Belhumeur, B. Arch., OAA, MRAIC, Principal Architect of GB ARCHITECT INC. is the designer for this project with respect to all architectural work identified on this drawing sheet. The Ontario Association of Architects has assigned Guy R. Belhumeur & GB ARCHITECT INC. as per requirements of the Ministry of Municipal Affairs & Housing Bill 124."

The Architect above has exercised responsible control with respect to design activities. The Architect's seal number is their BCDN number.

No.	DATE	REVISION

RESIDENTIAL DEVELOPMENT  
48 SYDENHAM STREET  
56, 62 & 64 POND STREET  
SIMCOE, ONTARIO

PRINT DATE:	May 30, 2023
DATE:	May 30, 2023
DRAWN BY:	KED
CHECKED BY:	G.R.B.
SCALE:	1:300
PROJECT No.:	22-2185

ARCHITECTURAL SITE PLAN

A1.1

gb

---

## R WALTERS PLANNING

Land Use & Development Planning

---

### VIA EMAIL SUBMISSION

July 20, 2023

File 2022-33

Committee of Adjustment  
185 Robinson Street, Suite 200  
Simcoe, ON  
N3Y 5L6

Attention: Jodi Pfaff-Schimus, Secretary-Treasurer

**Re:   Application for Consent to Sever & Planning Justification  
      48 Sydenham Street, Town of Simcoe, Norfolk County  
      1096966 Ontario Ltd.**

R Walters Planning is the planning consultant for 1096966 Ontario Ltd. (c/o Ollie Switch Developments), owner of the lands at 48 Sydenham Street in the Town of Simcoe in Norfolk County. This letter and the enclosed materials is for an Application for Consent to Sever this property.

This Application is for the purposes of creating a separate lot for the existing Brick retail store and its accessory parking (Severed Parcel – Part 2 on draft R Plan) for conveyance to a new owner. A proposed 7-storey rental apartment building and accessory parking will be developed on the retained parcel and easterly lands (Retained Parcel – Part 1 on draft R-Plan to be merged with Parts 1, 2 and 3 of Plan 37R-11112).

Enclosed with this submission are the following:

- This cover letter/Planning Justification by R Walters Planning;
- Application Form for Consent to Sever;
- Draft R-Plan by Jewitt and Dixon Ltd., dated July 2023;
- Draft Architectural Site Plan A1.1 for severed and retained/merged parcels, by G B Architect Inc., dated May 30, 2023, showing the information required by Section H of the application form; and,
- County and Long Point Region Conservation Authority fees (to be submitted upon the application being verified/deemed complete).

### **Subject Site & Planning Status**

The subject site comprises 48 Sydenham Street and totals 0.6859 ha in area with frontages on Sydenham Street of 64.99 m, Culver Street of 120.71 m and Water Street of 43.218 m. A retail store (Brick) with parking lot occupies the site. North of the site is a large municipal parking lot and a mix of commercial uses are located on the west, south and east with a single-detached dwelling to the south as well. The Lynn River is located further to the east. The owner of the subject site also owns the properties at 56, 62 and 64 Pond Street directly to the east of the subject site, shown on the draft R Plan as Parts 1, 2 and 3 of Plan 37R-11112.

On July 20, 2021, Council passed By-law 3-OP-2021, adopting Official Plan Amendment No. 133 which applies to the proposed retained parcel (Part 1 on draft R Plan) and to Parts 1, 2 and 3 of Plan 37R-11112 on the draft R Plan. The Amendment added Site Specific Policy Area (SSPA) 7.3.3.10 to the Hazard Lands designation on these properties to allow a parking lot and added SSPA 7.8.3.7 to the Downtown designation on these properties (including almost all of the proposed retained parcel) to permit an apartment building with a maximum 67 residential units where seven of those units are permitted on the ground floor along the Sydenham Street frontage.

On July 20, 2021, Council also passed By-law 15-Z-2021 which rezoned the proposed retained parcel and the north-west portion of Parts 1, 2 and 3 of Plan 37R-11112 on the draft R Plan from Central Business District (CBD) with Special Provisions 14.709 and 14.930 Zone to CBD with an amended Special Provision 14.930 Zone. The amended Special Provision 14.930 had the following effect:

- a) Deemed Sydenham Street as the frontage for an apartment building;
- b) Increased the maximum building height from 6 to 7 storeys;
- c) Deleted the previous requirements for a maximum 50% of the useable floor area of the first storey for dwelling units and the first floor frontages for retail, office and service uses in favour of a maximum 7 dwelling units within 100% of the useable floor area of the first floor; and,
- d) Deleted the requirement for the front wall of each floor located above four (4) *storeys* to be stepped back 2 metres from the front wall of the fourth *storey*.

By-law 15-Z-2021 also rezoned the proposed severed parcel shown as Part 2 on the draft R Plan from CBD with Special Provision 14.709 Zone to CBD with an amended Special Provision 14.709 Zone which deleted the previous requirement for a maximum 3 m front yard setback and the prohibition of parking within it, in favour of a maximum front yard setback of 56.2 m that allows parking within it.

By-law 15-Z-2021 further contains provisions for a Holding (H) Symbol to be removed upon confirmation of sufficient servicing capacity and completion of a servicing allocation agreement. It should be noted that the zoning map for the By-law does not show any “H” on the lands corresponding to the text provision. The CBD Zone standard provisions do not contain any minimum lot frontage or lot area requirements. Section 4.11.1 of the parent By-law does not require *parking spaces* for any lands in the CBD Zone.

The owner is currently preparing an application for Site Plan Control approval for Part 1 on the draft R Plan and Parts 1, 2 and 3 of Plan 37R-11112 on the draft R Plan for the development of a 7 storey apartment building with 67 units and 67 parking spaces. The parking area for the retail store (Brick) on the proposed severed parcel will be reconfigured as shown on the attached site plan, resulting in 52 parking spaces for that existing use and a Site Plan Waiver Application will be submitted for that parcel. A title search of the entire property has confirmed that there is no existing Site Plan Agreement on title.

Prior to final Site Plan Approval for the apartment development and as part of the severance process, the PINS for Part 1 on the draft R Plan and for Parts 1, 2 and 3 of Plan 37R-11112 on the draft R Plan will be merged on title so that the development is under one identical ownership.

### **Consent to Sever Application & Planning Justification**

It is the intention of the owner Virtus Property Management, to sever Part 2 on the draft R-Plan which is occupied by the existing Brick retail store and accessory parking and convey it to another owner. The parking area for the Brick will be reconfigured as per the enclosed site plan. The retained lands being Part 1 on the draft R-Plan will be merged with Parts 1, 2 and 3 of Plan 37R-11112 on the draft R Plan and upon Site Plan approval being granted, the rental apartment building will be constructed. No easements are required for this arrangement.

The following planning legislation, policies and regulations apply to the proposed consent. The previous amendments to the Official Plan and Zoning By-law and the future Site Plan Control application have addressed/will address matters pertinent to those applications.

### **Section 2 Planning Act**

The consent application has regard for the following matters of provincial interest as indicated in Section 2 of the *Planning Act*:

- The adequate provision and efficient use of transportation, sewage and water services and waste management systems: These issues were reviewed as part of the recent Official Plan and Zoning By-law Amendment applications and will be reviewed at the Site Plan Control stage for the apartment development. The recent zoning amendment contains a holding provision to ensure adequate servicing capacities/allocation.
- The orderly development of safe and healthy communities: The proposed lots are of a configuration and size to accommodate the existing and proposed use (when merged with easterly lands) with direct access to public streets. No residential development other than for accessory parking is proposed within the Hazard Land Official Plan designation on the parcels to be merged with the retained parcel which are regulated by the Long Point Region Conservation Authority. The Site Plan Control Application for these lands will be reviewed by the Authority.

- The protection of public health and safety regarding flooding issues as cited above.
- Approval of the application will facilitate a separate lot for the development of rental housing, contributing to the full range of housing within the County.
- The appropriate location for growth and development: The application facilitates the growth and development permitted by the County's Official Plan for this site.

#### Section 3(5)(a) *Planning Act* - Provincial Policy Statement 2020

In accordance with Section 3(5)(a) of the *Planning Act*, this consent application is consistent with the Provincial Policy Statement (PPS) 2020 as follows:

- Policy 1.1.1b): The application facilitates an appropriate market-based range and mix of multi-unit housing within the County by facilitating the creation of a lot for rental apartment units to meet long-term needs.
- Policy 1.1.1c): The application avoids a land use pattern which may cause public safety concerns regarding flooding as discussed in the previous section.
- Policy 1.1.3.2b): The application creates a land use pattern/lots which are appropriate for, and efficiently use, the infrastructure and public service facilities available.
- Policy 3.1.1b): The proposed size and shape of the retained lot when merged with the easterly lands ensures that residential development will be located outside of Hazardous Lands adjacent to a river which is impacted by flooding hazards.

The proposed Provincial Planning Statement will eventually replace the PPS. A review of the June 23, 2023 draft of this Statement indicates that the application is supported by very similar policies.

#### Section 51(24) of the *Planning Act*

Section 53(12) of the *Planning Act* requires regard to the criteria in Section 51(24) of the Act for the consent application. The application satisfies the following relevant criteria:

- The application has regard to the safety of present and future residents in regard to flooding issues as discussed in above sections.
- The application satisfies the relevant criteria in Section 2 of the Act as discussed previously.
- The application is not premature and is in the public interest as it satisfies all applicable planning legislation, policies and regulations.



- The application conforms to the County of Norfolk Official Plan as discussed below.
- The proposed lots are suitable for their intended purpose in terms of size, shape, dimensions and access, and the proposed residential development will be located outside of Hazard Lands.
- The zoning restrictions are appropriate for the proposed lots and there are no conflicting easements.
- Utilities and municipal services will be reviewed through Site Plan Control and are secured through a holding provision.
- There are no known school accommodation issues.
- The proposed retained lot when merged with the easterly properties will adequately accommodate the proposed development and is subject to Site Plan Control.

#### County of Norfolk Official

As discussed under “Subject Site & Planning Status” above, the subject site is designated Downtown with a Site Specific Policy Area. The applicable policies, including those for the Simcoe Downtown Area, permit the existing retail store and accessory parking on the proposed severed lot and the proposed apartment building and accessory parking on the proposed retained lot, as shown on the enclosed site plan. The uses for the proposed lots were analyzed as part of the recently approved Official Plan Amendment application.

Section 9.6.3.2 - General Consent to Sever Land Policies of the Official Plan sets out policies pertaining to consent applications. The consent application conforms to these policies as follows:

- The application complies with the *Planning Act* as discussed above.
- The application is consistent with the Provincial Policy Statement 2020 as discussed above.
- A Plan of Subdivision is not necessary as only 2 lots are being created, no public roads are being created, and the provision or extension of services is not required.
- The proposed lots front an existing public road which is maintained year round.
- The application has the effect of infilling an existing area.
- Creation of the severed lot does not compromise the long-term use of the retained lot as demonstrated by the enclosed site plan.
- The proposed lots are appropriate for their intended use and adequate services are available/secured.

- The proposed lots comply with the current zoning as discussed below.
- Only part of the retained parcel is Hazard Lands and the County Official Plan policies allow parking on this portion.

County of Norfolk Zoning By-law 1-Z-2014, as amended

As discussed under “Subject Site & Planning Status” above, the proposed severed parcel is zoned CBD with an amended Special Provision 14.709 Zone. This zoning permits the existing retail store use and recognizes the existing front yard setback and parking within. No minimum lot frontage or lot area requirements apply. The existing building complies with all other regulations for the zone and no variances are required. The proposed reconfigured parking on the enclosed site plan will need to comply with the current zoning regulations for off-site parking.

The proposed retained parcel is zoned CBD with an amended Special Provision 14.930 Zone. This zoning permits the apartment building and parking as proposed on the enclosed site plan with provisions that recognize the proposed height, first floor use, and eliminated setbacks above the 4<sup>th</sup> floor. No minimum lot frontage or lot area requirements apply. The Site Plan Application for this development will be reviewed against the current zoning to determine compliance; there are no design issues which would require any change to the retained parcel when merged with the easterly lands.

County planning staff have reviewed the preliminary site plan and have indicated that they believe it is appropriate to file of this consent application in advance of any formal site plan submissions.

I trust this planning justification letter and the supporting materials will allow staff to declare the application complete for processing with a hearing at the Committee of Adjustment at the earliest possible opportunity. Should you have any questions or require additional information, please don't hesitate to call me at 226-332-0710 or email me at [rwalters1217@bell.net](mailto:rwalters1217@bell.net).

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Walters", is written over a light blue horizontal line.

Robert Walters, B.A., M.P.L., MCIP, RPP  
Principal

c. Mark Bristoll, Ollie Switch Developments.



Ministry of Public and  
Business Service Delivery

## Profile Report

1096966 ONTARIO LTD. as of August 09, 2023

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	1096966 ONTARIO LTD.
Ontario Corporation Number (OCN)	1096966
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	September 19, 1994
Registered or Head Office Address	4950 Yonge Street, 1202, Toronto, Ontario, Canada, M2N 6K1

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Active Director(s)**

Minimum Number of Directors	1
Maximum Number of Directors	10

Name	AURELIO BAGLIONE
Address for Service	64 Willet Crescent, Richmond Hill, Ontario, Canada, L4C 7V9
Resident Canadian	Yes
Date Began	August 10, 1996

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Active Officer(s)**

<b>Name</b>	AURELIO BAGLIONE
<b>Position</b>	President
<b>Address for Service</b>	40 Sheppard Ave W, 601, Toronto, Ontario, Canada, M2N 6K9
<b>Date Began</b>	August 10, 1996

<b>Name</b>	AURELIO BAGLIONE
<b>Position</b>	Secretary
<b>Address for Service</b>	40 Sheppard Ave W, 601, Toronto, Ontario, Canada, M2N 6K9
<b>Date Began</b>	August 10, 1996

<b>Name</b>	AURELIO BAGLIONE
<b>Position</b>	Treasurer
<b>Address for Service</b>	40 Sheppard Ave W, 601, Toronto, Ontario, Canada, M2N 6K9
<b>Date Began</b>	August 10, 1996

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

### Corporate Name History

Name

1096966 ONTARIO LTD.

Effective Date

September 19, 1994

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

#### Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Expired or Cancelled Business Names**

<b>Name</b>	WINCHESTER FINANCIAL GROUP
<b>Business Identification Number (BIN)</b>	171111909
<b>Status</b>	Inactive - Expired
<b>Registration Date</b>	October 17, 2007
<b>Expired Date</b>	October 16, 2012

<b>Name</b>	WINCHESTER FINANCIAL GROUP
<b>Business Identification Number (BIN)</b>	230313439
<b>Status</b>	Inactive - Expired
<b>Registration Date</b>	March 26, 2013
<b>Expired Date</b>	March 25, 2018

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.



## Document List

Filing Name	Effective Date
Annual Return - 2007 PAF: AURELIO BAGLIONE - OFFICER	March 20, 2008
Annual Return - 2006 PAF: AURELIO BAGLIONE - OFFICER	November 15, 2007
Annual Return - 2004 PAF: AURELIO BAGLIONE - DIRECTOR	July 07, 2006
Annual Return - 2002 PAF: AURELIO BAGLIONE - OFFICER	March 02, 2005
Annual Return - 2004 PAF: AURELIO BAGLIONE	January 19, 2005
Annual Return - 2004 PAF: AURELIO BAGLIONE - DIRECTOR	January 19, 2005
CIA - Initial Return PAF: AURELIO BAGLIONE - DIRECTOR	February 13, 2003
Annual Return - 2000 PAF: AURELIO BAGLIONE - OFFICER	July 29, 2001
Annual Return - 2000 PAF: AURELIO BAGLIONE - OFFICER	July 29, 2001
BCA - Articles of Incorporation	September 19, 1994

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

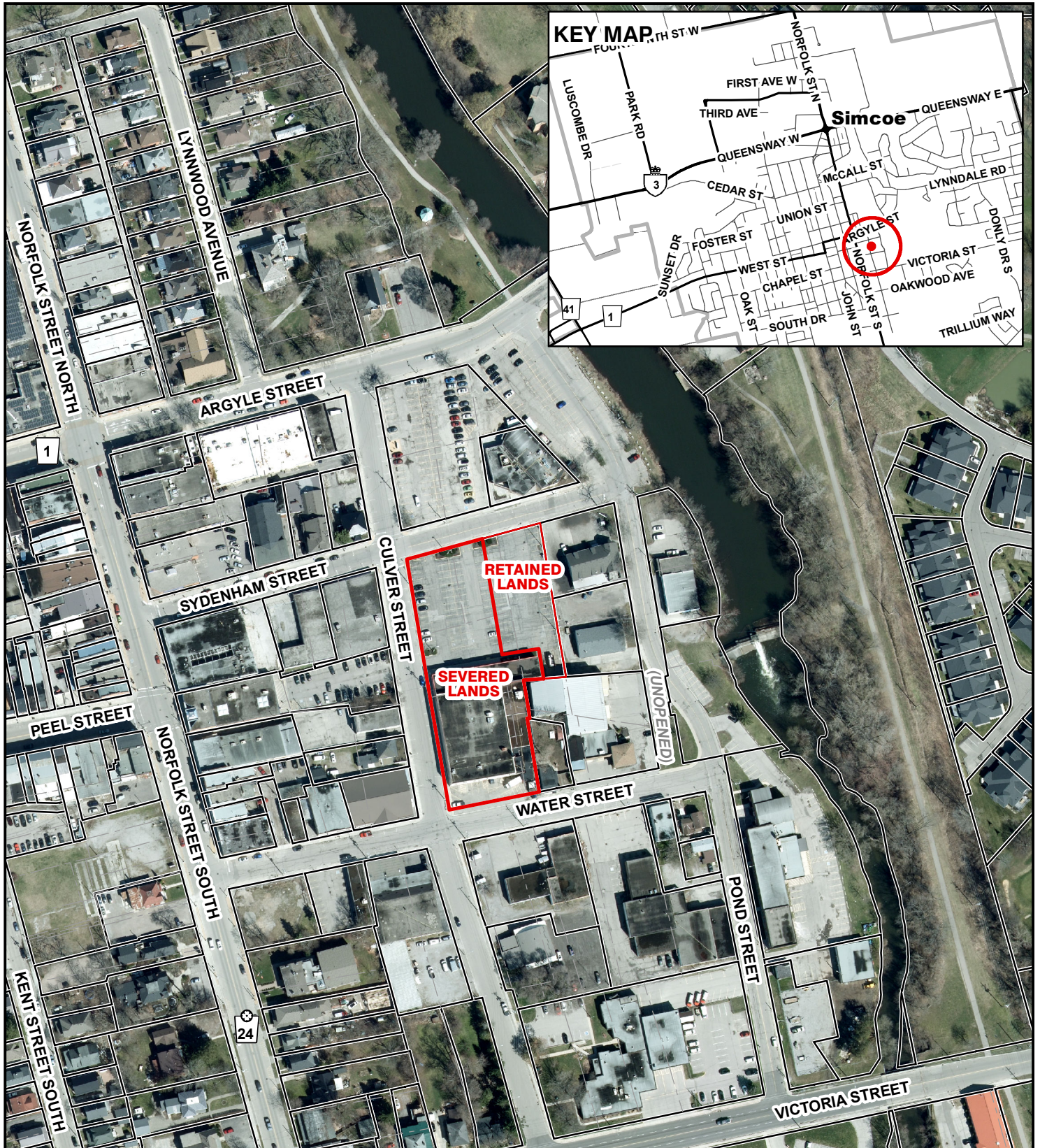


# MAP A

## CONTEXT MAP

Urban Area of SIMCOE

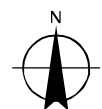
BNPL2023240



### Legend

- Subject Lands
- Lands Owned
- 2020 Air Photo

8/21/2023





20 10 0 20 40 60 80 Meters






**MAP B**  
**OFFICIAL PLAN MAP**  
Urban Area of SIMCOE



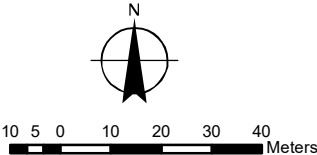
**Legend**

-  Subject Lands
-  Lands Owned

**Official Plan Designations**

-  Hazard Lands
-  Downtown
-  Parks & Open Space
-  Urban Area Boundary

8/21/2023

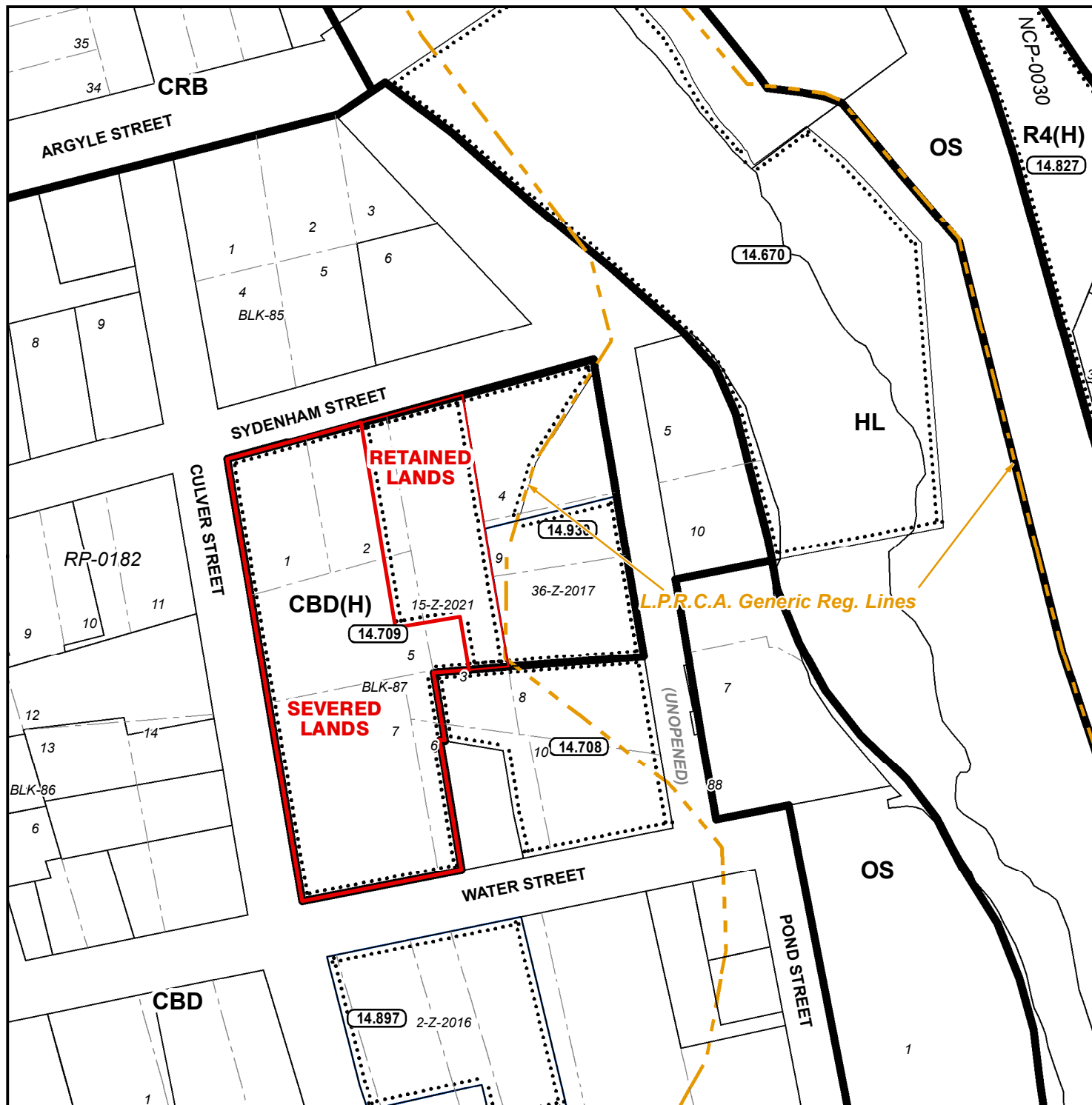


# MAP C

## ZONING BY-LAW MAP

Urban Area of SIMCOE

BNPL2023240



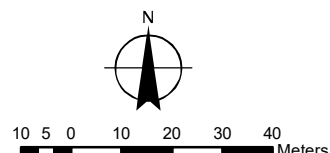
### LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

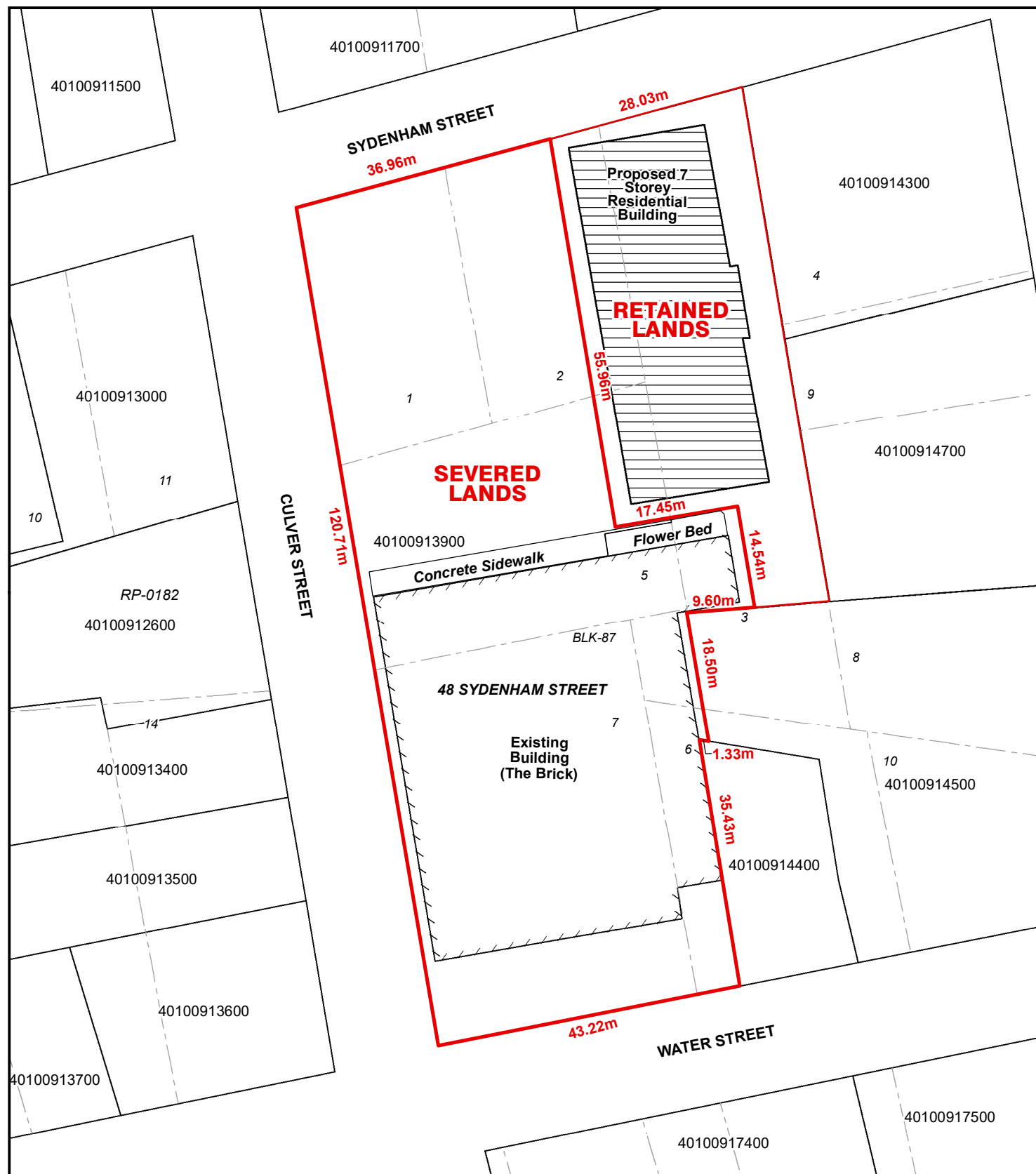
8/21/2023

- (H) - Holding
- CBD - Central Business District Zone
- CRB - Residential Commercial Business Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- R4 - Residential R4 Zone



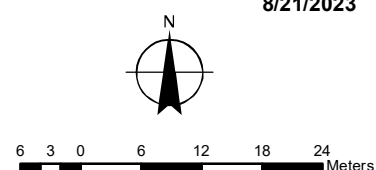
# CONCEPTUAL PLAN

Urban Area of SIMCOE



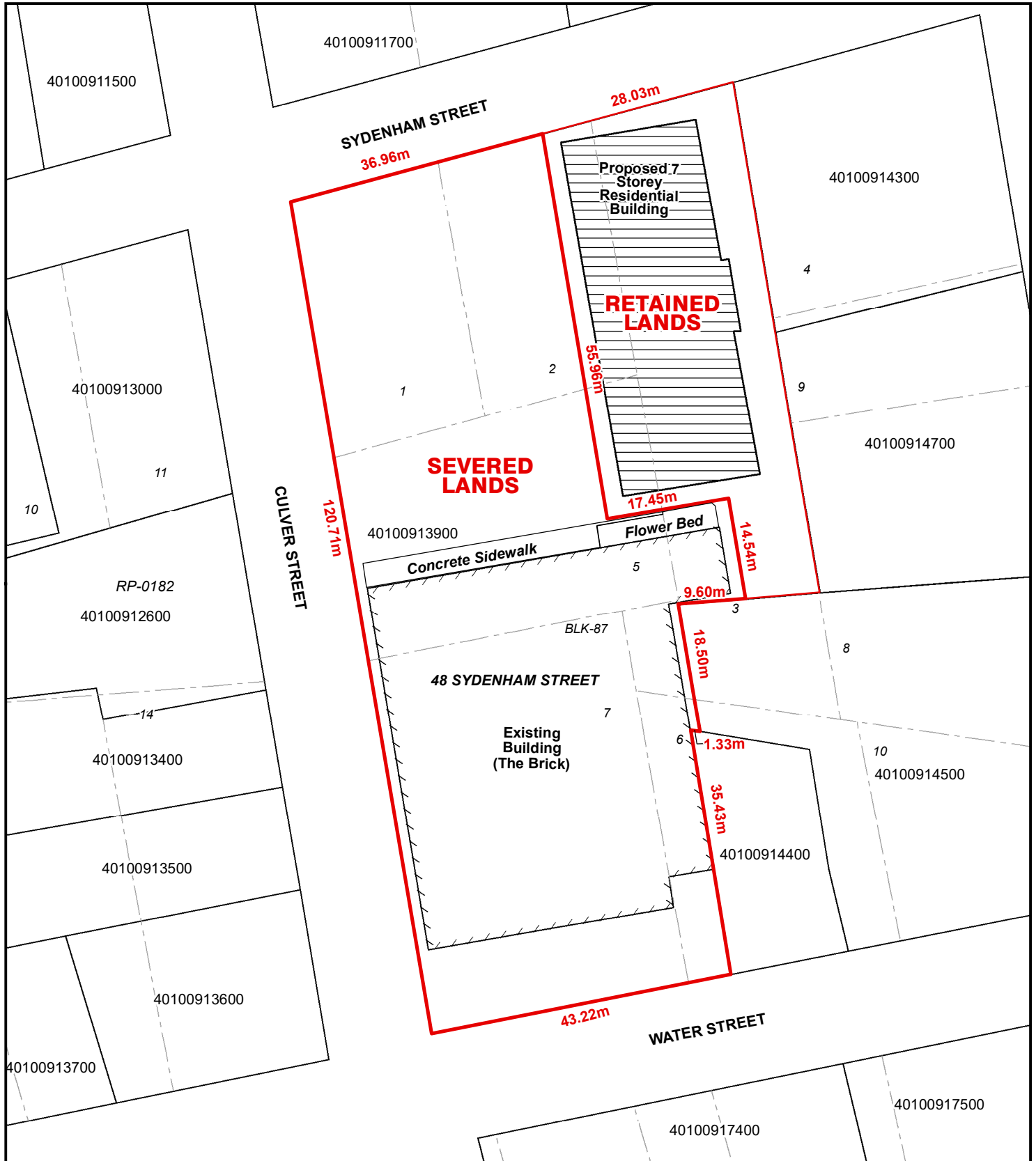
## Legend

- Subject Lands
- Lands Owned



## CONCEPTUAL PLAN

Urban Area of SIMCOE



### Legend

- Subject Lands
- Lands Owned

