

For Office Use Only:

| | | | |
|--------------------------|-------------|-----------------------------|-------|
| File Number | BNPL2023366 | Application Fee | _____ |
| Related File Number | _____ | Conservation Authority Fee | _____ |
| Pre-consultation Meeting | _____ | Well & Septic Info Provided | _____ |
| Application Submitted | _____ | Planner | _____ |
| Complete Application | _____ | 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** _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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

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

☐ Owner ☐ Agent ☐ Applicant

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

B. Location, Legal Description and Property Information

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

Municipal Civic Address: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

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

☐ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

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:

All existing buildings are to be demolished and removed following issuance of future building and demolition permits. The existing uses and structures are intended to remain (in operation) until that time.

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

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 development will comprise of 38 low-rise condominium town houses and one six-storey mixed-use commercial/residential mid-rise building. Layout and dimensions of all buildings/structures are shown on the attached conceptual plans

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☐

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

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:

NR291629 to permit hydro poles & service to existing single detached dwelling to North of subject lands (26 Hunt Street North).

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

| | | |
|---------------------------------|--|--|
| Lot frontage | | |
| Lot depth | | |
| Lot width | | |
| Lot area | | |
| Lot coverage | | |
| Front yard | | |
| Rear yard | | |
| Left Interior side yard | | |
| Right Interior side yard | | |
| Exterior side yard (corner lot) | | |

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

n/a

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

n/a

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

| | |
|---------------|--|
| Frontage: | 84.9m |
| Depth: | 140m |
| Width: | 84.9m |
| Lot Area: | 11,975 sq m |
| Present Use: | Commercial, industrial and residential |
| Proposed Use: | Residential and commercial |

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: 101.1m

Depth: 140m

Width: 142.8m

Lot Area: 16,969 sq m

Present Use: Commercial, industrial and residential

Proposed Use: Residential

Buildings on retained land: 0

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

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

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

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

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

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

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:
A Phase I & II ESA was been completed for 395 Queensway West in 2020, which identified existing contamination and potential sources of contamination. A subsequent Phase I & II ESA for the entirety of the lands and are mediation plan for RSC is under way.

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

*** Please refer to the previous application for Phase I & II ESA prepared by Aims Environmental for 395 Queensway West.

E. Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

Norfolk County conducting screening / risk assessment as part of Official Plan and Zoning Bylaw Amendment applications.

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

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. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

G. Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

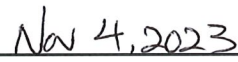
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

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



Owner/Applicant/Agent Signature



Date

J. Owner's Authorization

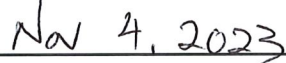
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We HFW Holdings Limited (c/o Director Herbert H Chiu) am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee 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



Date

Owner

Date

K. Declaration

I, Herbert H. Chui of Richmond Hill Ontario

solemnly declare that:

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

Declared before me at:

Richmond Hill

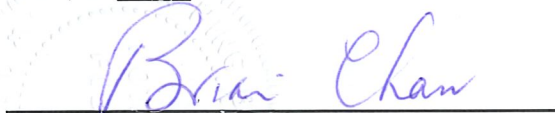


Owner/Applicant/Agent Signature

In the Province of Ontario

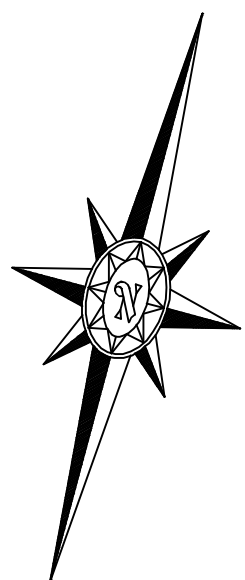
This 4th day of November

A.D., 2023



A Commissioner, etc.

BRIAN CHAN
Barrister & Solicitor
To CAUSLAND CANE
Richmond Hill,
ONTARIO L4S 0G5



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

DATED _____ DATE _____

R. C. DIXON
ONTARIO LAND SURVEYOR

PLAN 37R-_____

RECEIVED AND DEPOSITED

DATED _____

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

SCHEDULE

| PART | LOT/BLOCK | CONCESSION/ PLAN | PIN | AREA (SQ.M) |
|------|--|---|--------------------------------|----------------|
| 1 | PART LOTS 39 & 44 BLOCK 9 AND ALL OF LOTS 40, 41, 42 & 43, BLOCK 9 | CONCESSION 14 REGISTERED PLAN 182 | PART OF PIN 50188-0000 (LT) | 16718.420 sq.m |
| | PART LOT 2 BLOCK 9 | CONCESSION 14 REGISTERED PLAN 182 | PART OF PIN 50188-0000 (LT) | 250.836 sq.m |
| 2 | PART LOT 2 BLOCK 9 | CONCESSION 14 REGISTERED PLAN 182 | PART OF PIN 50188-0000 (LT) | 11974.825 sq.m |
| | PART LOT 39 BLOCK 9 AND ALL OF LOTS 35, 36 & 37 BLOCK 9 | CONCESSION 14 REGISTERED PLAN 182 | PART OF PIN 50188-0000 (LT) | |

PARTS 1, 2 & 3 COMPRISE ALL OF PIN 50188-0000 (LT)
PART 2 IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. NR582776

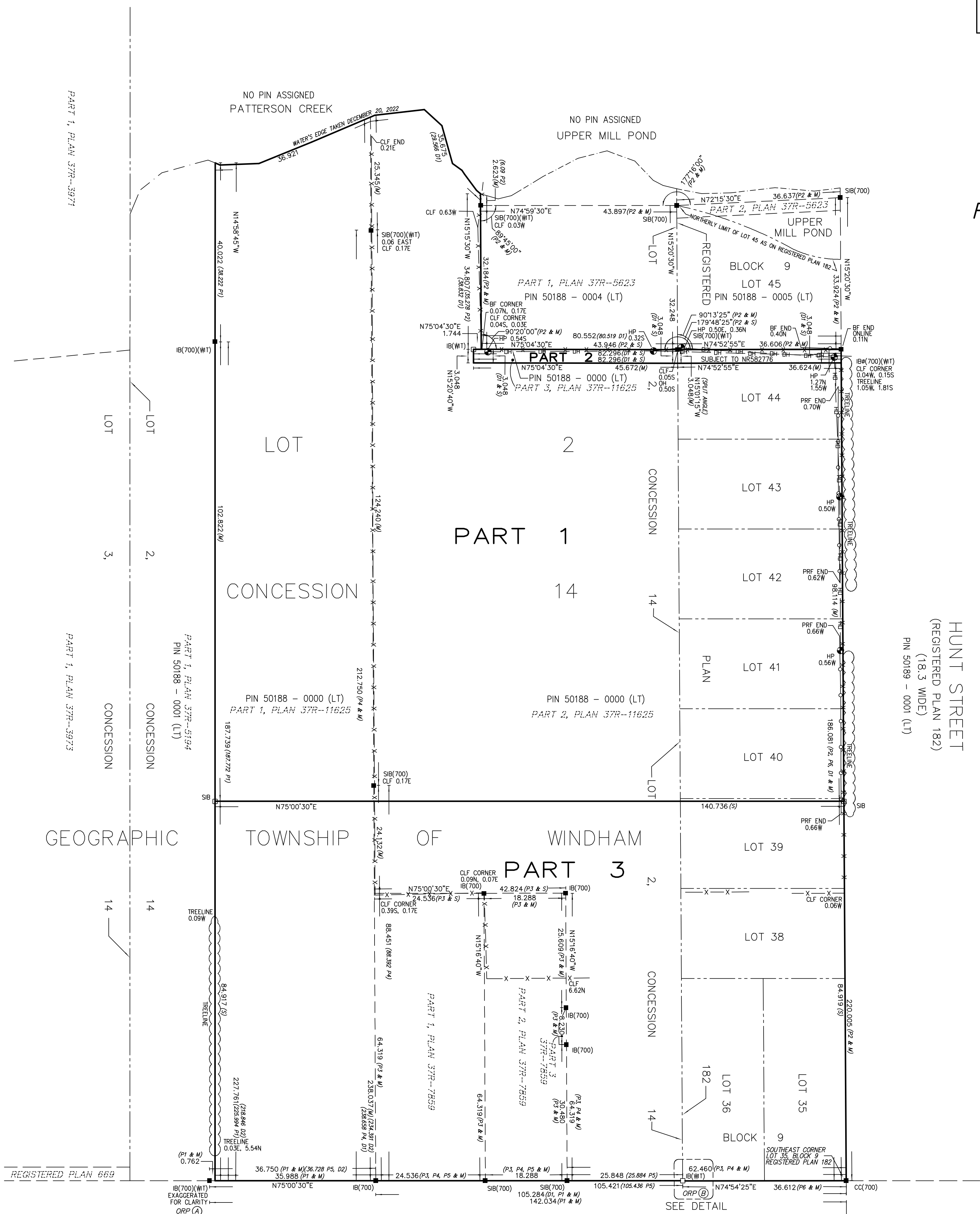
PLAN OF SURVEY
OF ALL OF
**LOT 35, 36, 38, 39,
40, 41, 42, 43 & 44
BLOCK 9**
REGISTERED PLAN 182
(TOWN OF SIMCOE)
AND PART OF
LOT 2
CONCESSION 14
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY
SCALE: 1 : 500

5 0 20 METRES

JEWITT AND DIXON LTD.

METRIC NOTE:

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



HUNT STREET
(REGISTERED PLAN 182)
(18.3' WIDE)
PIN 50189 - 0001 (LT)

THE KING'S HIGHWAY No. 3
(SEE REGISTERED PLANS 477 & 669)
QUEENSWAY WEST
(BY BY-LAW 76-34; INSTRUMENT No. NR372132)
PIN 50188 - 0188 (LT)

THE KING'S HIGHWAY No. 3
(SEE REGISTERED PLANS 477 & 669)
QUEENSWAY WEST
(BY BY-LAW 76-34; INSTRUMENT No. NR372132)
PIN 50189 - 0002 (LT)

NOTE:

BEARINGS ARE GRID AND WERE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS
ON MONUMENT A TO B, SHOWN HEREON HAVING A BEARING OF N75°00'30"E
[UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010)]

TO CONVERT (P1) BEARINGS TO GRID BEARINGS
- ADD 0°25'00" TO THE NORTHWEST BEARINGS
- SUBTRACT 00°25'00" FROM THE NORTHEAST BEARINGS

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.999686969

OBSERVED REFERENCE POINTS (ORPs): DERIVED FROM GPS OBSERVATIONS USING THE
CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) HTv2.0 (2010)
COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|----------|-------------|------------|
| ORP (A) | 4743671.652 | 555466.933 |
| ORP (B) | 4743698.914 | 555568.734 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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

R. C. DIXON, O.L.S.
FOR JEWITT & DIXON LTD.

DATED: _____
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-56331

LEGEND

2.5cm X 2.5cm X 1.2m
1.6cm X 1.6cm X 0.6m
1.6cm ROUND X 0.6m

LOT LINES
DEED LINES
ROAD LINES
OVERHEAD WIRES
CHAIN LINK FENCE (CLF)
BOARD FENCE (BF)
FOUND IRON BARS
HYDRO POLE

WITNESS MONUMENT
STANDARD
IRON BARS
IRON BARS

SHOWN (WIT)
SHOWN (SIB)
SHOWN (IB)
SHOWN (IB & SIB)

SHOWN (WIT)
SHOWN (SIB)
SHOWN (IB)
SHOWN (IB & SIB)

SHOWN (WIT)
SHOWN (SIB)
SHOWN (IB)
SHOWN (IB & SIB)

SHOWN (WIT)
SHOWN (SIB)
SHOWN (IB)
SHOWN (IB & SIB)

JEWITT AND DIXON LTD.
PLAN 37R-5194
PLAN 37R-5623
PLAN 37R-7859

PLAN OF SURVEY BY H. V. JEWITT, O.L.S. DATED
JULY 13, 1962 (S.20.1-2)
REGISTERED PLAN 669

REGISTERED PLAN 182
INSTRUMENT No. NR582776
(PIN 50188-0003(R))

INSTRUMENT No. NR269428
(PIN 50188-0002(LT))

SHOWN (D2)

SHOWN (700)
SHOWN (P1)
SHOWN (P2)
SHOWN (P3)

SHOWN (P4)
SHOWN (P5)
SHOWN (P6)
SHOWN (D1)

SHOWN (D2)

JEWITT and DIXON LTD.
ONTARIO LAND SURVEYORS
650 IRELAND ROAD, SIMCOE, ON, N3Y 4K2

PHONE: (519) 426-0842

E-mail: info@jewittdixon.com

F.W. - J.R.
BOOK - LL-FILE

CALC. - J.L.M.
PLAN - J.L.M.

CHECK - K.H.

CLIENT - BRASENELL

23-3563-RP2



vallee

*Consulting Engineers,
Architects & Planners*

November 7th, 2023

Norfolk County Planning Department
185 Robinson Street, Suite 200
Simcoe ON

Attention: Mohammad Alam, MPL, MUD, RPP, MCIP

**Reference: Consent Applications
395 – 411 Queensway West, Simcoe
Our Project 22-013**

Introduction

G. Douglas Vallee Limited has been retained by HFW Holdings Limited to make an application for consent on a property located on the northwest corner of Queensway West and Hunt Street North in Simcoe, Ontario.

The proposed severance application will divide a 2.89ha site into two parcels to align with the new Official Plan Designation and Zoning approved under application numbers OPNPL2023206 and ZNPL2023207. The northern parcel will consist of a residential townhouse condominium aligned with the R4 Zone, while the southern parcel will consist of a mixed-use commercial / residential building in the Service Commercial Zone.

Included with this request are the following:

- Signed Norfolk County Development Application form.
- Appendix A - Severance Sketch provided by Jewitt and Dixon.
- A Cheque payable to Norfolk County in the amount of \$ 4,952.00.

The Site and Background Information

The subject lands cover an area of 2.8ha and are situated within the urban area of Simcoe. These lands are located within the existing built boundary at the intersection of Queensway West and Hunt Street North in Simcoe, Ontario. They are comprised of several separate parcels known municipally as 395, 401, 403, 405, and 411 Queensway West. The complete legal description of these lands is: "all of Lot 35, 36, 38, 39, 40, 41, 42, 43, and 44 on Block 9, Registered Plan 182 in the Town of Simcoe and Part of Lot 2, Concession 14 in the Geographic Township of Windham, Norfolk County".

The applicant and their lawyer are working with the Land Registry Officer to merge all parcels on title.



On October 17th, 2023, Norfolk County Council approved an Official Plan Amendment (OPNPL2023206) and Zoning Bylaw Amendment (ZNPL2023207) to permit low-rise medium-density group townhomes on the northern parcel and a six-story mixed-use commercial / residential building on the southern parcel.

Consent Application (Severance):

The proposal is to sever the subject lands along the extent of the new zoning to create two legal parcels. As shown in Appendix A, the northern retained lands (Part 1 and 2) would have a combined lot area of 17,616m² and a frontage along Hunt Street of 104.8m. The southern severed lands (Part 3) would have a lot area of 11,324m² and a frontage along Hunt Street of 81.3m. The proposed severance has been proposed since the early stages of the overall development concept. Severing the parcels will allow the residential and mixed-use portions to exist in different ownerships and an overall simplified condominium structure for both parcels.

| Parcels | Lot Area | Frontage |
|----------------------------------|----------------------|----------|
| Subject Lands | 28,944m ² | 186.1m |
| Retained Lands – Northern Parcel | 16,969m ² | 101.1m |
| Severed Lands – Southern Parcel | 11,975m ² | 84.9m |

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

Given that the parcels have not yet been merged, the following condition of approval is recommended:

Receipt of the current parcel register indicating all parcels have been merged and a new PIN has been issued by the Land Registry Office.

This condition will allow the severance to move forward (reviewed and conditionally approved), while ensuring the Land Registry Office officially merges the parcels.

Future Consent Applications (Easements)

An access easement will be required over the northern parcel as part of the proposal to allow a shared driveway access from Hunt Street. The easement will be located over the southerly driveway off Hunt Street. A servicing easement over the northern and southern parcels will also be required to allow for a shared stormwater management design. The easement applications will be submitted once the site design has been finalized through the site plan application process.

Future Site Plan Applications

Individual site plan applications are currently being developed on behalf of the applicant by G. Douglas Vallee Limited for the northern and southern parcels. Given that the proposed severance follows the extent of the new zoning on the subject lands, it is kindly requested that staff consider the site plan approval process when recommending any conditions of approval.

Through the site plan process Norfolk County will be able to fulfill many of the standard conditions accompanying a consent application. Both northern and southern parcels must have separate ownership so each property can have the applicable site plan registered on title.

We thank you for your attention to this application. If you have any questions, please feel free to contact us.

Yours truly,



Scott Puillandre, CD, RPP, MCIP, MSc
Planner

G. DOUGLAS VALLEE LIMITED

Consulting Engineers, Architects & Planners

H:\Projects\2022\22-013 HFW Holdings Hunt St Residential\Agency\Severance\2023.11.01 Consent (Severance) Request Letter.docx

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



**Professional Engineers
Ontario**

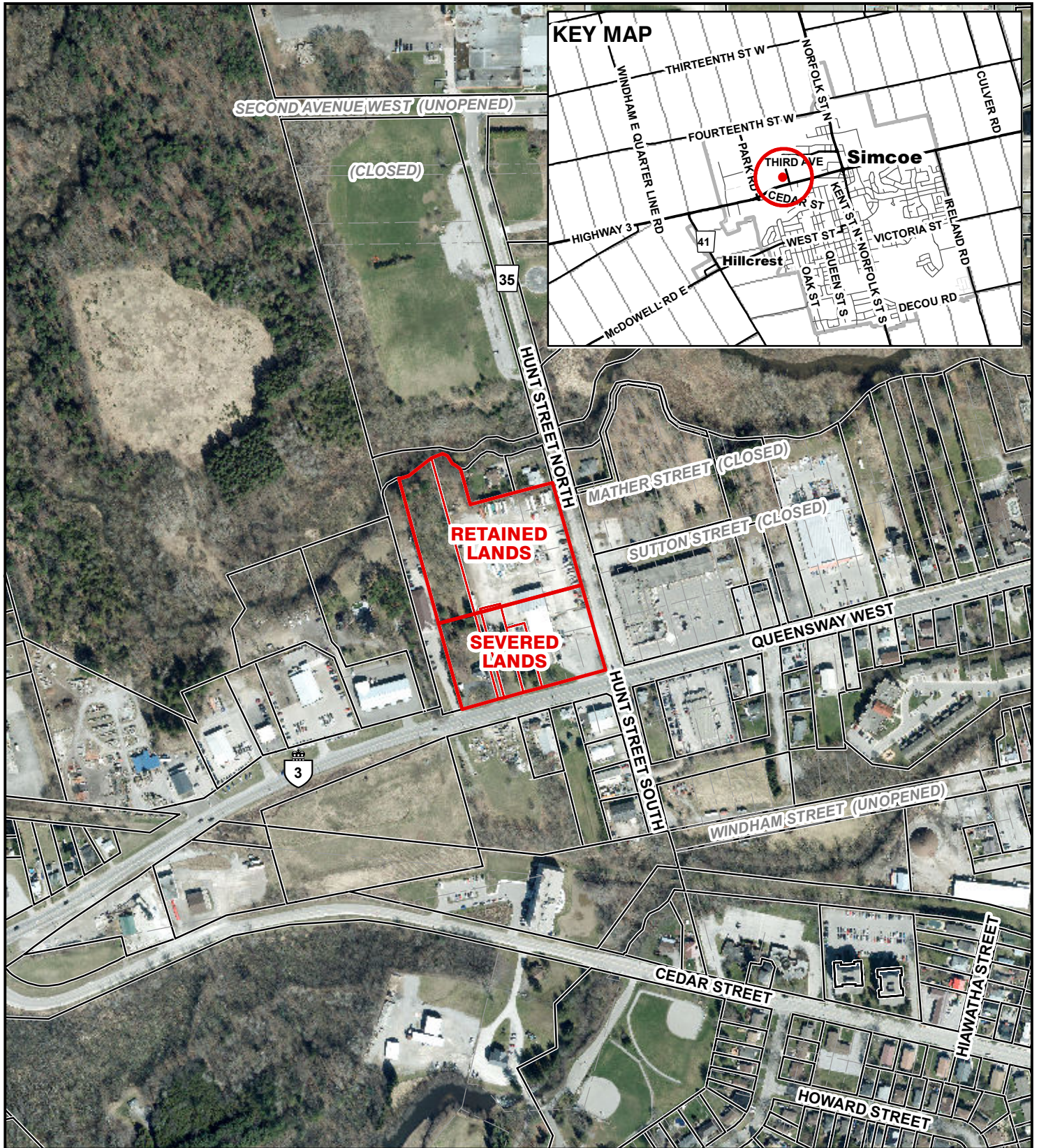
Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services





**Ontario Association
of Architects**

MAP A
CONTEXT MAP
Urban Area of SIMCOE

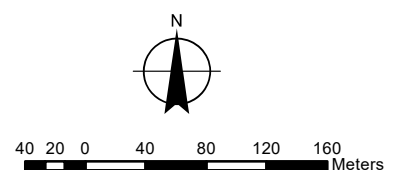
BNPL2023366

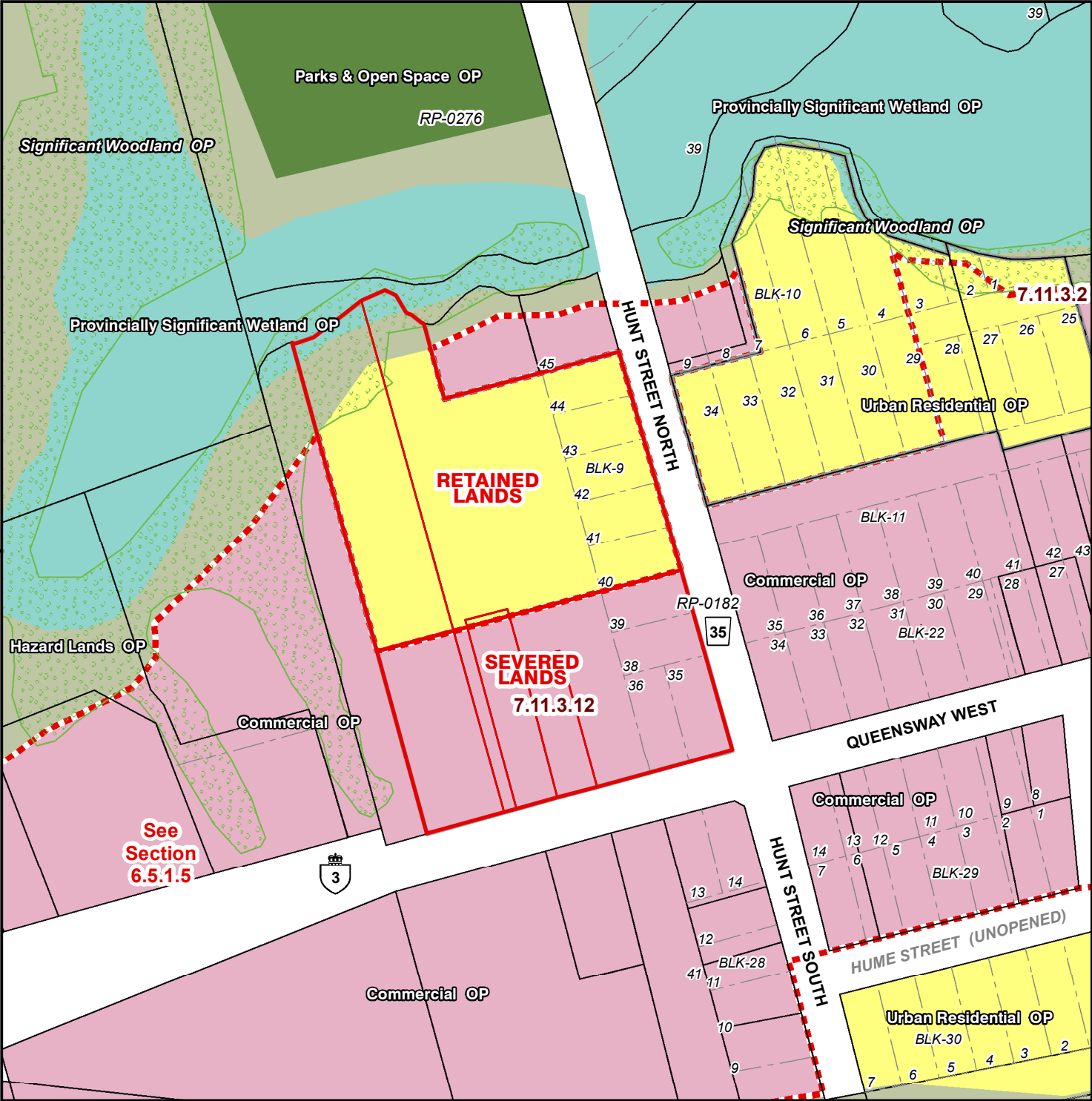


Legend

-  Subject Lands
-  Lands Owned
- 2020 Air Photo

12/19/2023





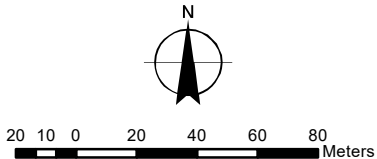
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Hazard Lands
- Provincially Significant Wetland
- Urban Residential
- Commercial
- Protected Industrial
- Parks & Open Space
- Special Policy Area
- Urban Area Boundary
- Significant Woodland

12/19/2023

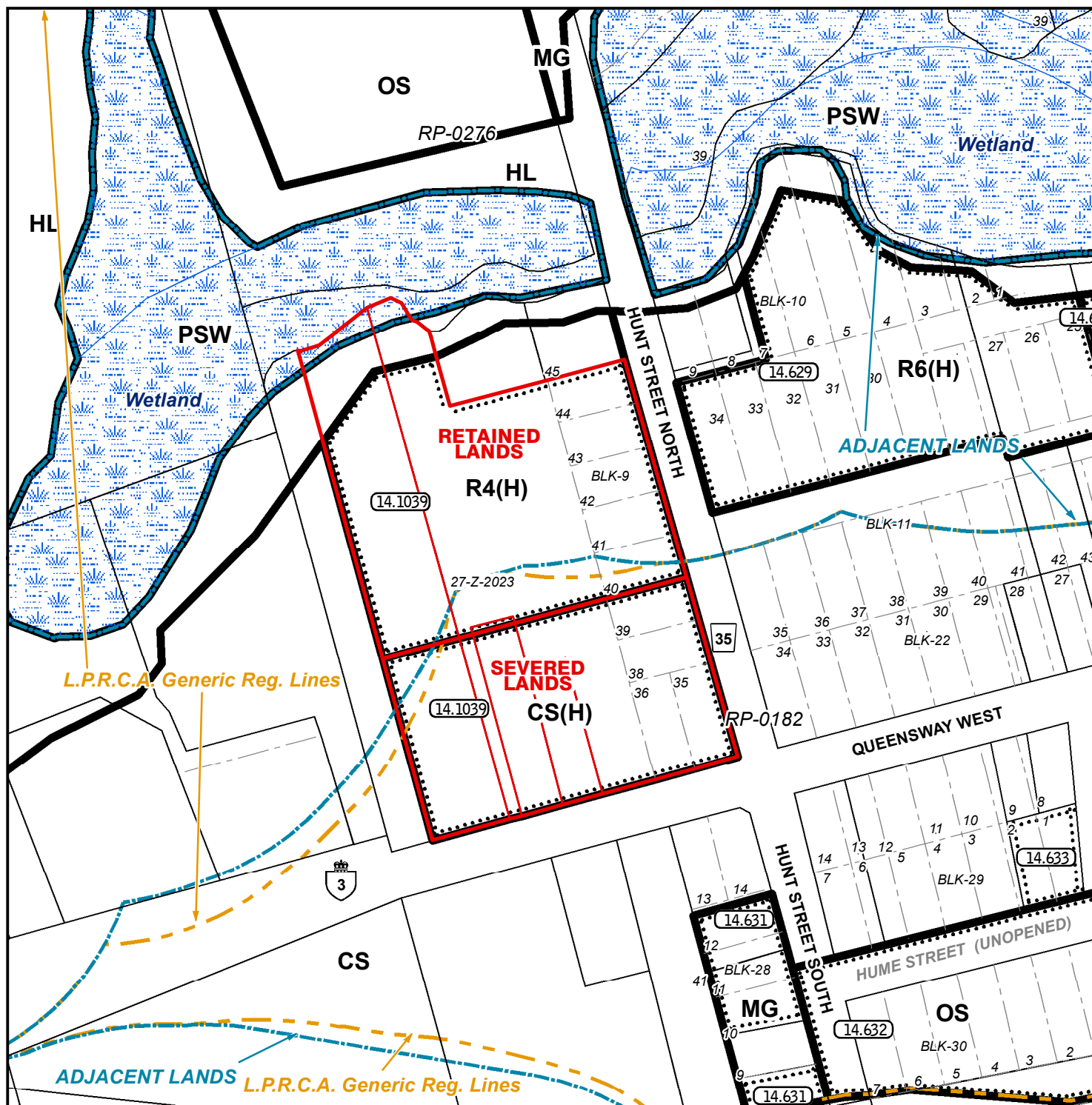


MAP C

ZONING BY-LAW MAP

Urban Area of SIMCOE

BNPL2023366



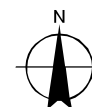
LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- CS - Service Commercial Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R4 - Residential R4 Zone
- R6 - Residential R6 Zone

12/19/2023



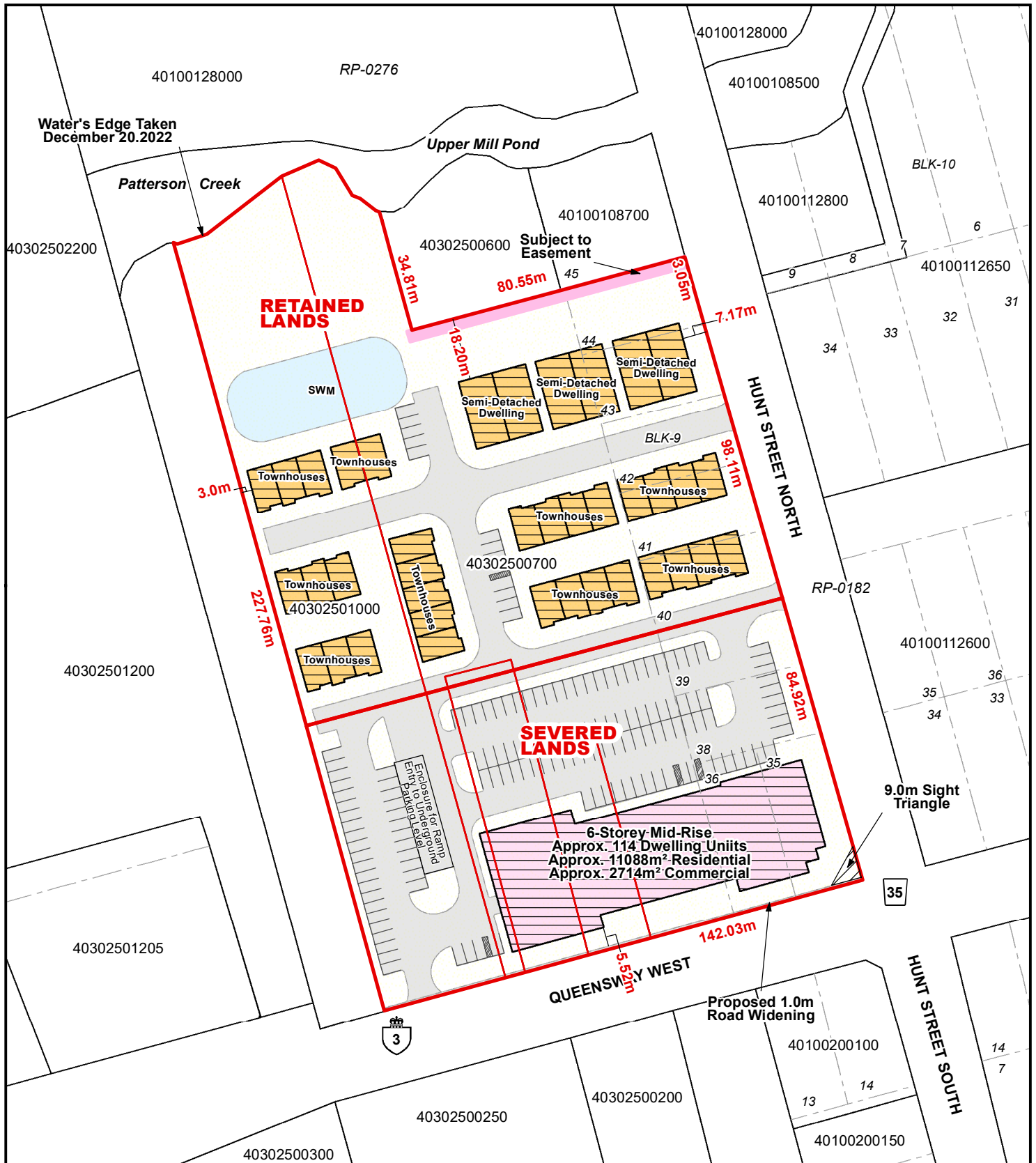
20 10 0 20 40 60 80 Meters

☐ Subject Lands

☐ Lands Owned

CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

- Subject Lands
- Lands Owned