

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

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

Please review all of the important information summarised below.

Before your Application is Submitted

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

After Your Application is Submitted

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

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

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

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

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

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

Notification Sign Requirements

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

Contact Us

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



For Office Use Only:	BNPL2024143		5106.00
File Number	ANPL2024116		2473.00
Related File Number	ANPL2024146	Application Fee	2473.00
Pre-consultation Meeting		Conservation Authority Fee	N/A
Application Submitted	April 4, 2024	Well & Septic Info Provided	N/A
Complete Application	May 3, 2024	Planner	Hanne Yager
		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: 331040101200200

A. Applicant Information

Name of Owner Principal Properties Incorporated

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 126 North Main St

Town and Postal Code Simcoe, Ontario, N3Y 2M3

Phone Number 226-567-6425

Cell Number

Email thompn2@gmail.com

Type text here

Name of Applicant Same as owner

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent	G. Douglas Vallee Limited - c/o Scott Puillandre
Address	2 Talbot Street North
Town and Postal Code	Simcoe Ontario N3Y 3W4
Phone Number	519-426-6270
Cell Number	
Email	scottpuillandre@gdvallee.ca

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

CWB Optimum Mortgage
 Suite 1010 10303 Jasper Avenue, Edmonton, AB T5J3X6

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
 PLAN 182 BLK 97 PT LOT 2 RP37R2879 PART 1

Municipal Civic Address: 241 Grove Street

Present Official Plan Designation(s): Urban Residential

Present Zoning: Urban Residential Type 2 (R2)

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

☐ Yes
 ☒ No
 If yes, please specify:

3. Present use of the subject lands:
 Residential - SFD and accessory structures

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:

SFD, accessory structure, ~~pool~~

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:

Two semi-detached dwellings and two detached ARDUs.

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:

Decades

9. Existing use of abutting properties:

Residential

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

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

C. Purpose of Development Application

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

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	37.8m	8.5m		18.6/19.18m	
Lot depth	63.9m			63.9m	
Lot width	51.2m			31.47/19.18m	
Lot area	2850.3m ²			1606.74m ² 1243.61m ²	
Lot coverage					
Front yard	Existing	6.0m		TBD	
Rear yard	Existing	7.5m		29.0m	
Height		11.0m		11.0m	
Left Interior side yard		3.0m		3.0m	
Right Interior side yard		1.2m		3.0m	
Exterior side yard (corner lot)		NA		NA	
Parking Spaces (number)		NA		4 per unit	
Aisle width					
Stall size					
Loading Spaces					
Other		50% Landscaped Area		30% Landscaped Area	Relief of 20%

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

See planning justification report provide by G. Douglas Vallee Limited

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

Frontage: 19.2m

Depth: 63.9m

Width: 19.2m

Lot Area: 1243.6m²

Present Use: Residential

Proposed Use: Residential

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: 18.7m

Depth: 63.9m

Width: 31.5m

Lot Area: 1606.7m²

Present Use: Residential

Proposed Use: Residential

Buildings on retained land: SFD to be removed

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

Frontage: NA

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

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

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

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

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

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

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

D. All Applications: Previous Use of the Property

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

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

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

Discussion with previous owners, review of PIN sheet, review of old air photos

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

E. All Applications: Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

- ☒ Municipal sewers
☐ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)
-

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

G. All Applications: Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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

N. Thompson

2024/04/01

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 Nicholas Thompson am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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.

N. Thompson

2024/04/01

Owner

Date

Owner

Date

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

K. Declaration

I, Nicholas Thompson of Norfolk County

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:

Town of Simcoe

In County of Norfolk

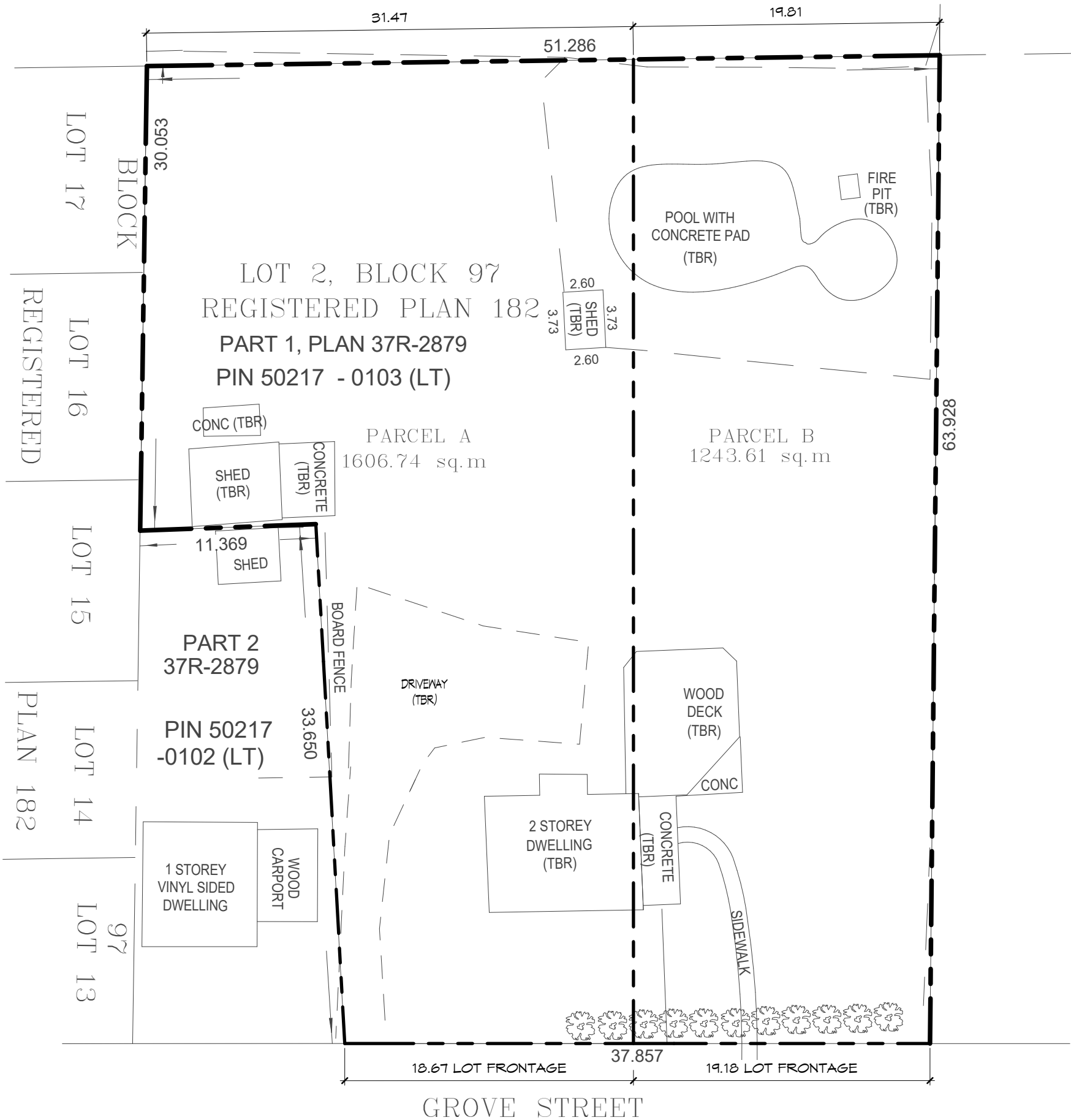
This 01 day of April

A.D., 2024

SCOTT CONNELL PULLANDRE,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires August 19, 2025.

A Commissioner, etc.

N.T.
Owner/Applicant/Agent Signature



TBR = TO BE REMOVED

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND
SHALL NOT BE USED FOR PURPOSES
OTHER THAN THE PURPOSE
INDICATED IN THE TITLE BLOCK

PROJECT TITLE:
GROVE STREET
241 GROVE STREET,
SIMCOE, ONTARIOE

DRAWING TITLE:
**SKETCH FOR SEVERANCE
APPLICATION**

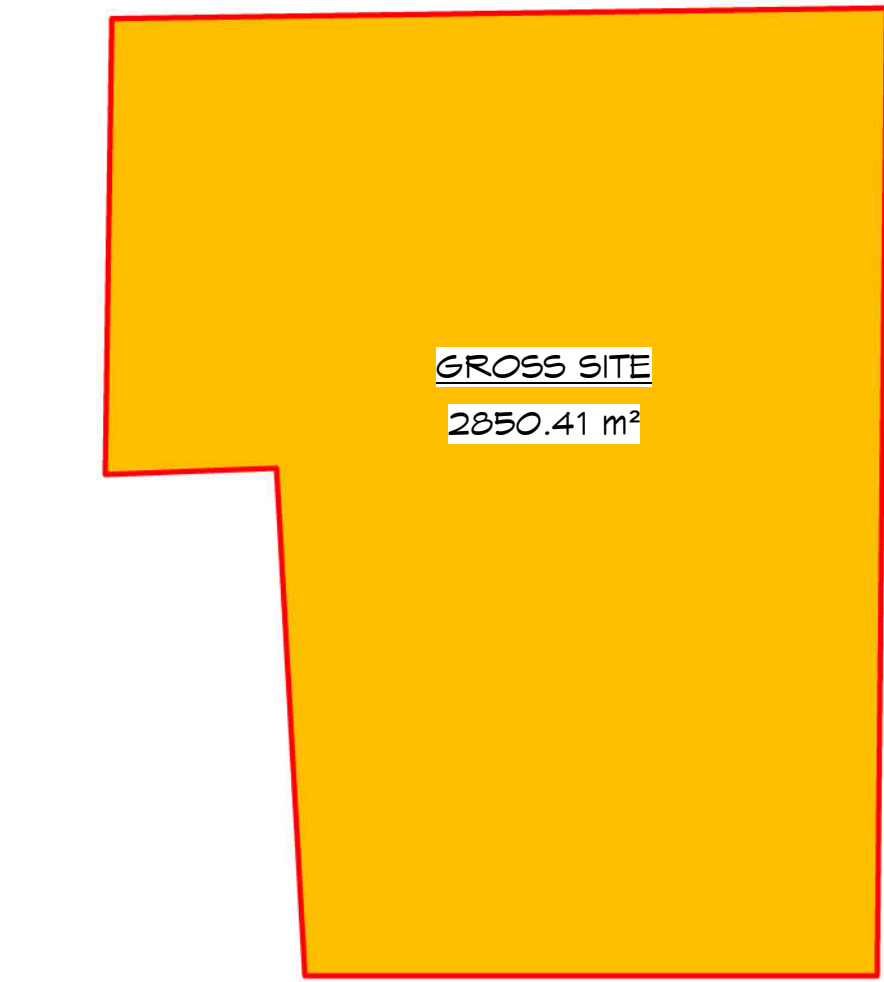
DRAWING SCALE:
1 : 300

DATE ISSUED:
MARCH 7 2024

DRAWING NO.:

PROJECT NO.:
23-195

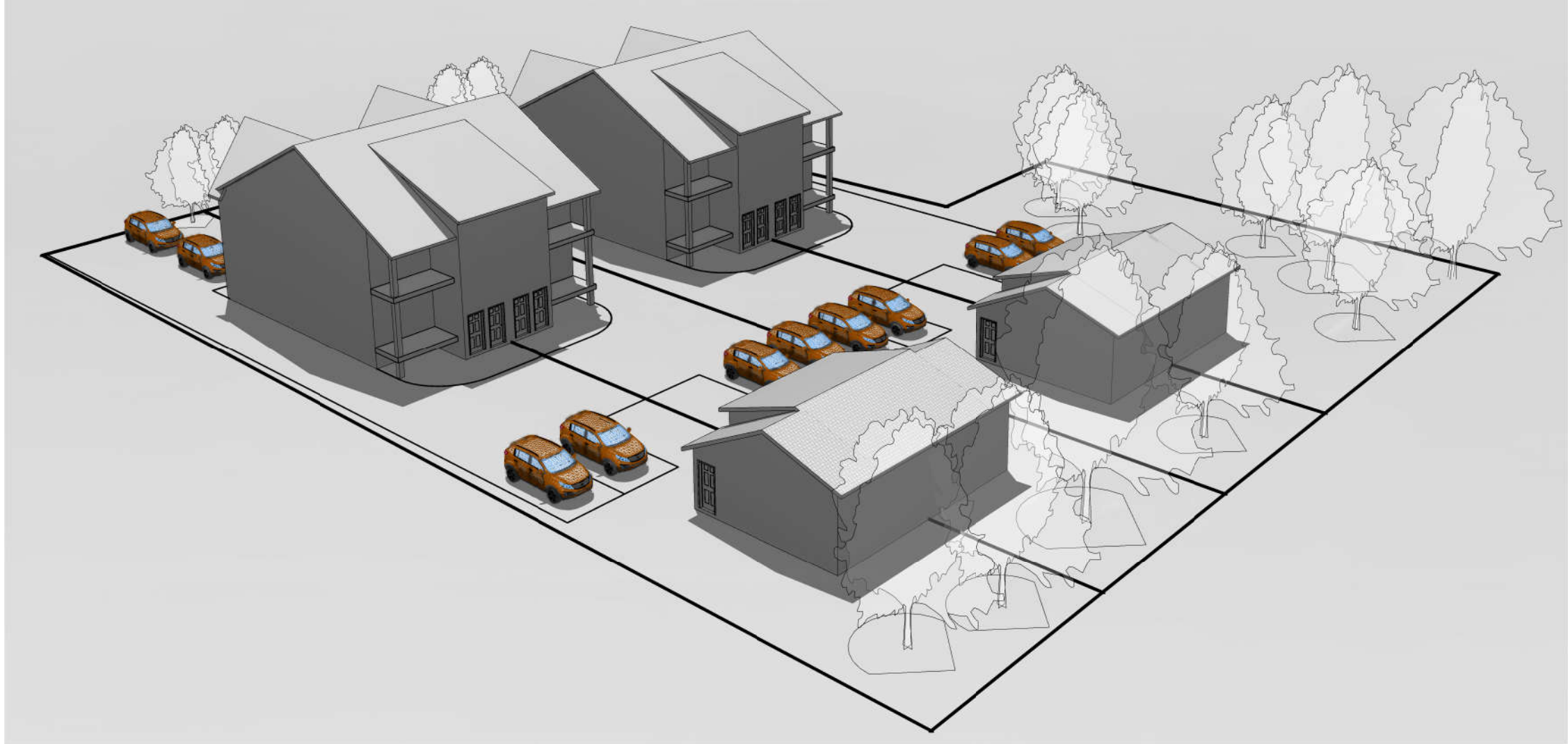
SK101



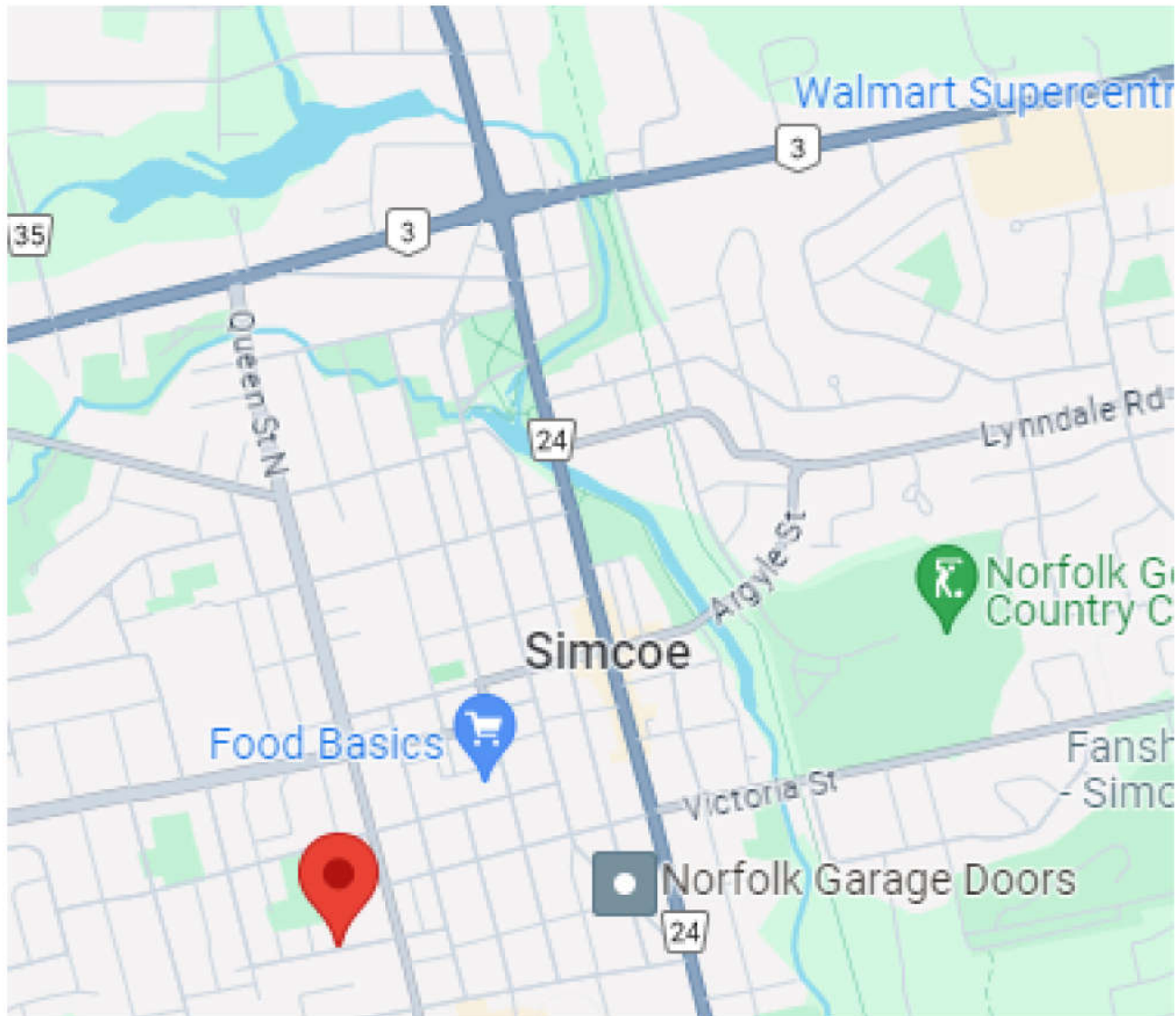
GROSS SITE - PRECON / ZONING AMENDMENT
SCALE 1:500



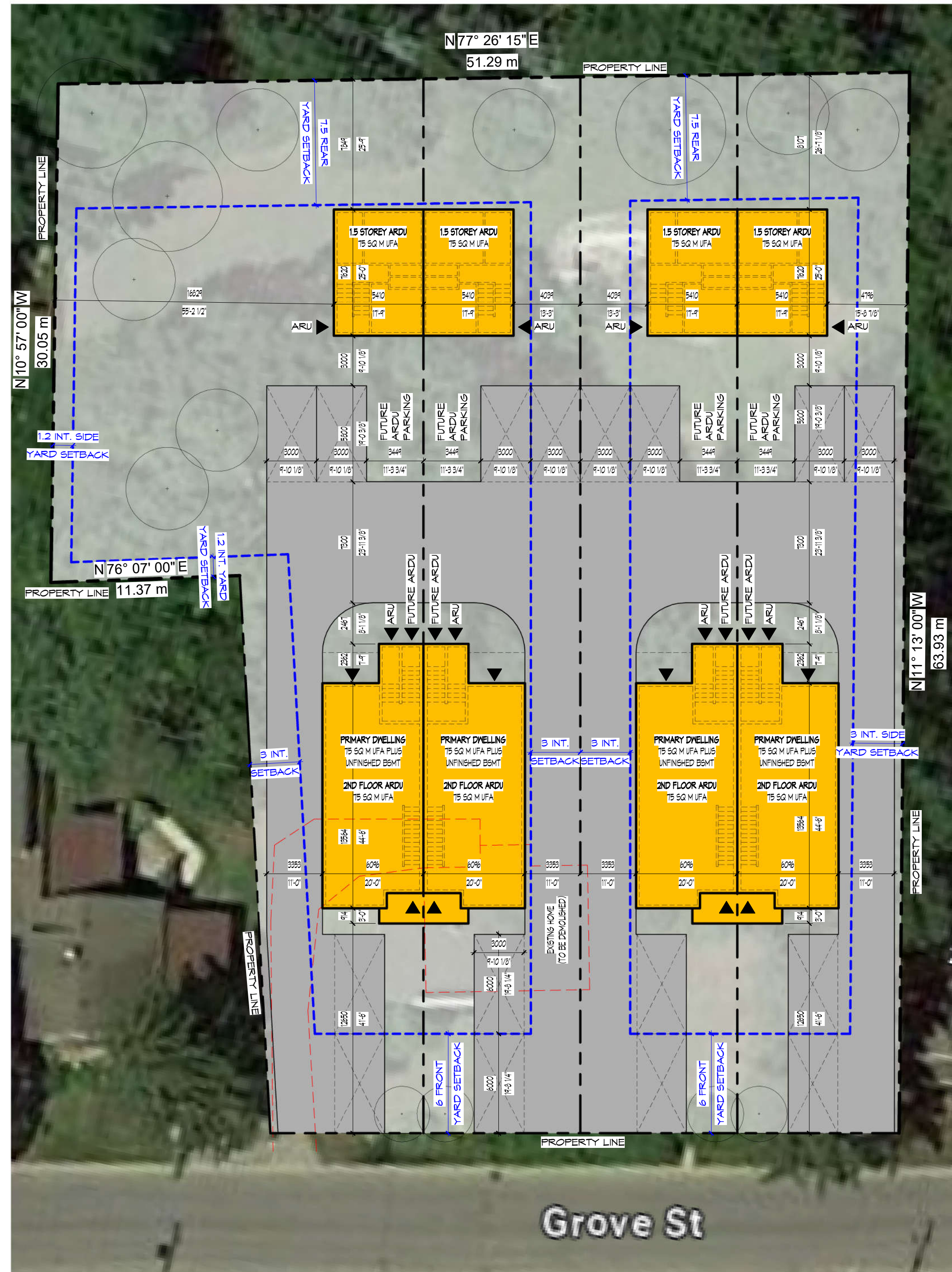
SOUTHWEST MASSING ISOMETRIC
SCALE



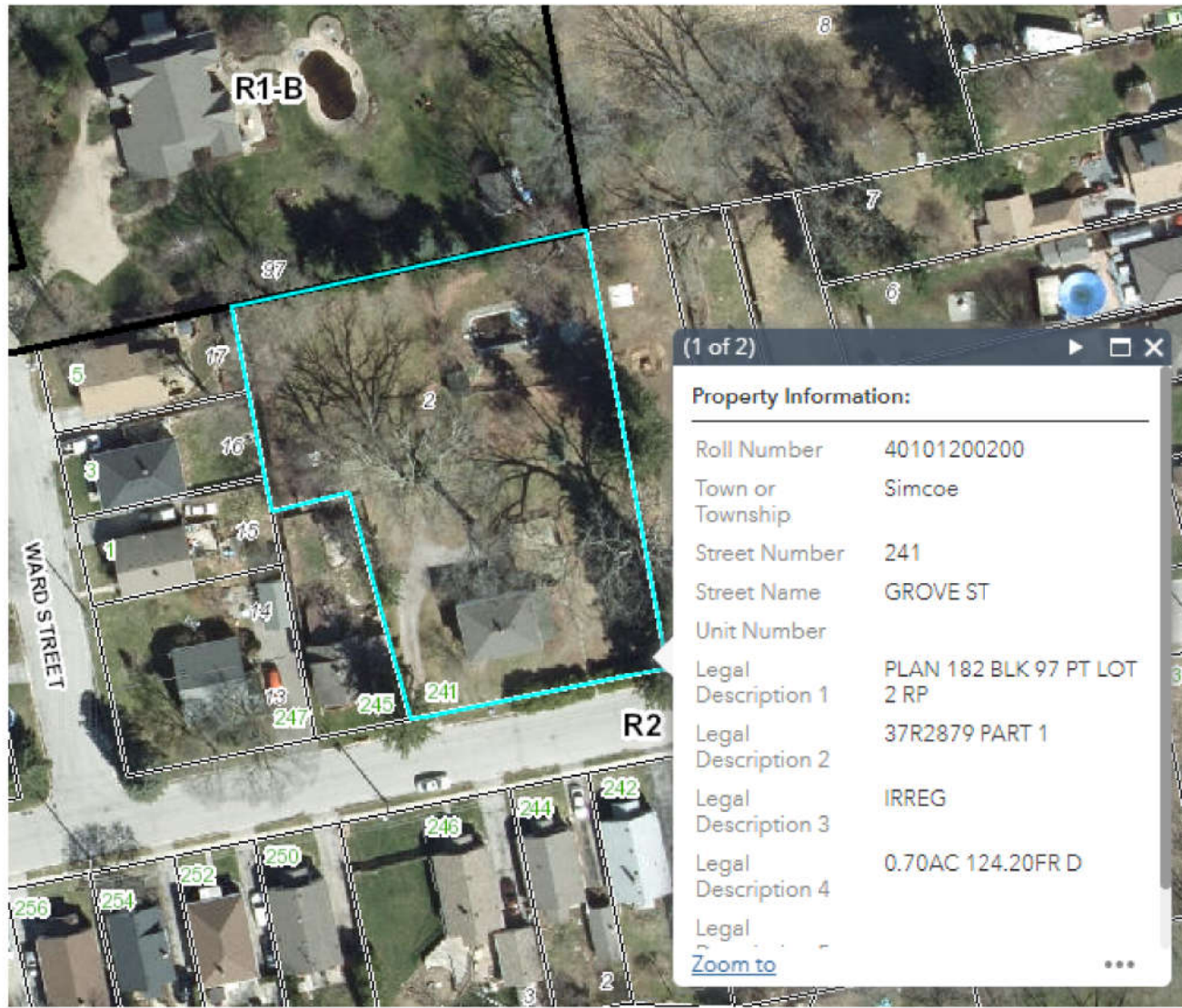
NORTHEAST MASSING ISOMETRIC
SCALE



KEY MAP
SCALE 1:100



SITE PLAN PRECON / ZONING AMENDMENT
SCALE 1:200



SITE MAP
SCALE 1:100

SITE STATISTIC & ZONING REQ.'S

PROPERTY LEGAL DESCRIPTION:			
PLAN 182, BLK 97, PT LOT 2 RP, ROLL 40101200200 IN THE TOWN OF SIMCOE, IN THE DISTRICT OF NORFOLK COUNTY			
ZONING:			
IN ACCORDANCE W/ ZONING BY-LAW 1-Z-2014 NORFOLK COUNTY, CONSOLIDATED JANUARY 1, 2021			
PROVISION	LAND USE EXISTING		
5.0	RESIDENTIAL ZONES		
5.2	URBAN RESIDENTIAL TYPE 2 ZONE (R2)		
5.2.1	a) dwelling, single detached b) dwelling, semi-detached c) dwelling, duplex d) bed & breakfast, subject to Subsection 3.4 e) day care nursery f) home occupation g) accessory residential dwelling unit, subject to Subsection 3.2.3.		

PROVISION	SETBACKS (m - METERS):	REQUIRED (m) Semi-detached	REQUIRED (m) Duplex Dwelling	PROVIDED (m)
5.2.2a)	MIN. LOT AREA: i) INTERIOR LOT ii) CORNER LOT	255m² 345m²	450m² 540m²	60m² MIN.
5.2.2b)	MIN. LOT FRONTAGE: i) INTERIOR LOT ii) CORNER LOT	9.5 11.5 FOR CORNER UNIT	15 18	42m MIN.
5.2.2c)	MIN. FRONT YARD: i) EXCEPT WHERE A DETACHED PRIVATE GARAGE OR PARKING SPACE IS ACCESSED VIA A REAR LANE	6 3	6 3	18m MIN.
5.2.2d)	MIN. EXTERIOR SIDE YARD:	6	6	N/A
5.2.2e)	MIN. INTERIOR SIDE YARD i) DETACHED PRIVATE GARAGE OR PARKING SPACE ACCESSED VIA FRONT YARD ii) DETACHED PRIVATE GARAGE OR PARKING SPACE ACCESSED VIA A REAR LANE iii) ATTACHED PRIVATE GARAGE	3 1.2 1.2	3 & 1.2 1.2 EACH SIDE	3m MIN.
5.2.2f)	MIN. REAR YARD :	7.5	7.5	29m MIN.
5.2.2g)	MAX. BLDG. HEIGHT	11	11	11m MAX.
5.2.3	Zone Provisions for all Other Permitted Uses. The provisions in the R1-B Zone shall apply to all other uses except a home occupation which shall be permitted in any dwelling within the R2 Zone.			
5.2.4	Mutual Side Lot Line for Semi-Detached Dwelling. On the mutual side lot line separating two (2) attached semi-detached dwelling units, no interior side yard is required where the walls are joined; where the walls are not joined, a 1.2 metre side yard shall be required.	1.2	1.2	N/A
5.2.5	Projection of an Attached Garage. The wall of an attached garage facing the street in an R2 Zone shall project no more than 3.5 metres from the front wall of the dwelling. This projection shall be measured from the wall of the garage facing the front lot line to the nearest structural element of the front wall of the dwelling facing the front lot line, including any covered porch which extends along the entire front wall of the dwelling but excluding eaves, stairs or gutters. This provision shall not apply where: a) the front wall of the dwelling and the wall of the attached garage containing the opening for vehicular access do not face the same lot line; b) the width of the attached garage is less than 60 percent of the width of the dwelling or; c) a duplex or single detached dwelling is located on a lot with a lot frontage of 15 metres or greater.	3.5	3.5	N/A

GRAY HIGH-LIGHTED APPLICABLE
COORD. W/ ZONING BY-LAW FOR ALL OTHER ZONING REQ.'S

PROVISION	NUMBER OF PARKING SPACES	REQUIRED	PROVIDED
4.9a)	SINGLE DETACHED, SEMI-DETACHED, DUPLEX, TRL- PLEX, FOUR-PLEX, TOWNHOUSE DWELLINGS & VACATION HOME [8-2-2015] 2 SPACES / DWELLING UNIT 2 SPACES x # DWELLING UNITS = #	# SPACE(S)	# SPACE(S)
4.9b)	ACCESSORY RESIDENTIAL DWELLING UNIT: 1 SPACES IN ADDITION TO THOSE REQ'D FOR THE PRIMARY RESIDENTIAL DWELLING UNIT USE	# SPACE(S)	# SPACE(S)

4.2 LOCATION OF PARKING ON A LOT
4.2.3 4.2.3 Residential Parking Area For Urban Residential Type 1 to 4 Zones (R1 to R4), the following shall apply: a) within a front yard or exterior side yard, motor vehicles shall only be parked on a driveway, in a parking space or private garage [7-2-2018]; b) not more than one (1) required parking space may be located within the required front yard or required exterior side yard [7-2-2018]; c) vehicles shall not be parked within any landscape areas [7-2-2018];
4.2.5 4.2.5 Parking and Landscape Area [7-2-2018] Within Urban Residential Type 1 to 4 Zones (R1 to R4), the following shall apply: a) A minimum of 50 percent of the front yard shall be maintained as landscape area. b) In the case of a corner lot, a minimum of 50 percent of each of the front yard and exterior side yard shall be maintained as landscape area.

PROJECT TITLE:
**GROVE STREET
241 GROVE STREET,
SIMCOE, ONTARIOE**

SITE PLAN PRE-CON / ZONING AMENDMENT

DRAWING SCALE:
As indicated

DATE ISSUED: 2024.03.22
DRAWING NO.:

PROJECT NO.: 23-195

PC/Z100



vallee

*Consulting Engineers,
Architects & Planners*

April 4, 2024

Norfolk County Planning Department
Community Development Division
185 Robinson Street, Suite 200
Simcoe, ON, N3Y 5L6

Attention: Norfolk County Committee of Adjustment

**Reference: Minor Variance & Consent Application
241 Grove Street, Simcoe
Our Project 23-195**

Introduction

G. Douglas Vallee Limited has been retained by Nick Thompson to make application for consent and minor variance related to 241 Grove Street, in the urban area of Simcoe, Norfolk County. The owner is seeking to create two residential lots (one severed and one retained) by way of severance and apply for a minor variance for a reduction in the percentage of required landscaped open space in the front yard.

The following application has been submitted for review and consideration:

Consent

- Severed Lands
 - Frontage: 19.2m
 - Width: 19.2m
 - Depth: 63.9m
 - Area: 1243.6m²
- Retained Lands
 - Frontage: 18.7m
 - Width: 31.5m
 - Depth: 63.9m
 - Area: 1606.7m²

Minor Variance

- Relief from Section 4.2.5 of the Zoning Bylaw to permit 30% landscaped area on the severed and retained lands, whereas the provision requires 50%.

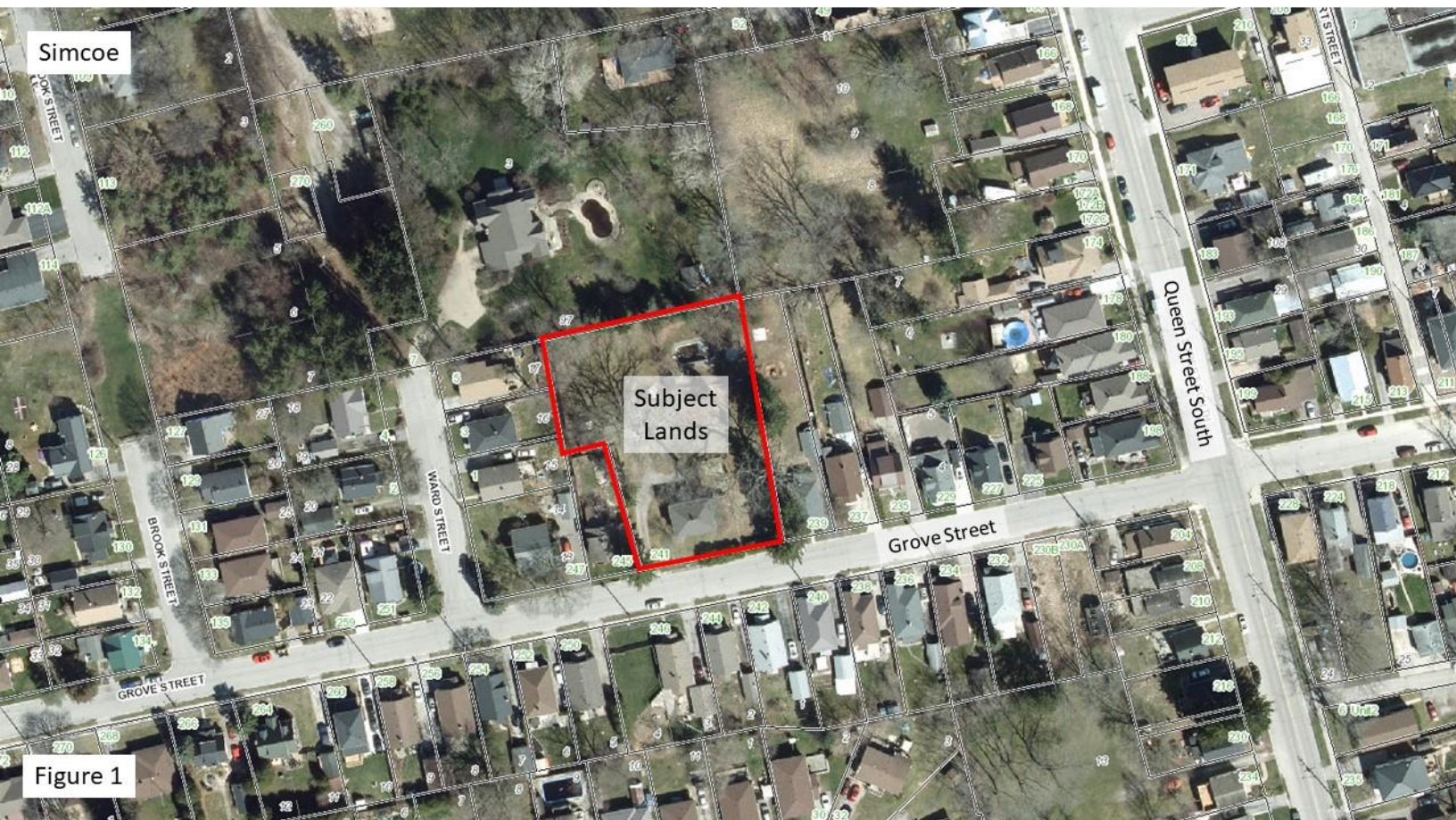
Included with this request are the following:

- Signed Norfolk County Consent Application form.
- Appendix A – Severance Sketch prepared by G. Douglas Vallee Limited.
- Appendix B – Concept Site Plan prepared by G. Douglas Vallee Limited.
- Appendix C – Correspondence with Cambium.

The Site and Surrounding Land Uses

The land is approximately 2,850m², located within the serviced urban area of Simcoe on the north side of Grove Street between Ward Street and Queen Street South. The property is currently occupied by a single detached dwelling, accessory structures and an in-ground pool. The topography of the lands is mainly flat, with sporadic vegetation and no identifiable water features.

The property is located within the Wellhead Protection Area (WHPA) A and B of the Chapel Street Well. Given the low intensity residential use, conflict with source water protection is unlikely. Typically, residential properties do not pose a significant drinking water threat as they are connected to municipal services. Correspondence with the County Risk Management Officer is included at Appendix C.



Shown in Figure 2 below, the subject lands are a large lot designated Urban Residential under the Norfolk County Official plan and zoned Urban Residential Type 2 (R2).

The subject lands are surrounded by a variety of land uses.

- To the north
 - Existing residential development in the form of single detached dwellings.
 - The Chapel Street Community Park.

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- To the East
 - Existing residential development in the form of single detached dwellings.
- To the South
 - Existing residential development in the form of single detached dwellings.
- To the West
 - Existing residential development in the form of single detached dwellings.



The subject lands are within walking distance (500M) of the following community amenities:

- The Central Business District to the north. Including the shopping center located on West Street.
- The Norfolk General Hospital, located along West Street.
- Norfolk County Offices and Medical/Professional Offices, located along Robinson Street.
- The Norfolk County Fair Grounds, located along South Drive.
- Ride Norfolk Stop S1b, located along South Drive.

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Proposal

The owner is seeking to create two residential lots (one severed, one retained). A minor variance is also requested to permit a 20% reduction from the required 50% landscaped area in the front yard. Approval of the minor variance for the severed and retained lands would permit the construction of semi-detached dwellings on each parcel with 30% landscaped area in the front yard.

The severed and retained parcels would have frontage and access to full municipal services along Grove Street. As shown in Appendix A and the table below, the lots would meet all provisions required of a lot in the R2 zone. Appendix B provides a concept site plan for future semi-detached dwelling and exterior accessory residential dwelling units (ARDUs). These dwellings and exterior ARDUs are permitted under the current zoning and meet all provisions of the R2 zone, except for the requirement of 50% landscaped area in the front yard. The requested relief will allow the units to be located in general conformity with the setback of the adjacent dwellings and to provide a more functional and appealing site design.

It proposed that the existing dwelling, accessory structures, and pool be removed.

Planning Review – Consent Application

The proposed consent application was prepared in light of several planning documents, including the Planning Act, the Provincial Policy Statement, the Norfolk County Official Plan and the Norfolk County Zoning Bylaw.

Planning Act

Section 2	Lists matters of provincial interest to have regard to. The consent application does not conflict with the provincial interest.
Section 3	Requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.” As outlined in this report, the proposed severance application conforms to provincial plans.
Section 45	Grants powers to the Committee of Adjustment to permit minor variances to any provisions of the by-law passed under Section 34 of the <i>Planning Act</i> , subject to four tests.
Section 53	Permits a Committee of Adjustment to make decisions on applications for changes to land configuration in the form of Consents.

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Provincial Policy Statement, 2020 (PPS)

The PPS provides policy direction for appropriate land use planning and development patterns to achieve healthy, livable, and resilient communities that will protect resources of provincial interest, public health and safety, the quality of the natural and built environment, and facilitate economic growth.

The Provincial Policy Statement recognizes the diversity of Ontario, and that local context is important.

The proposed lot creation is within a *Settlement Area* defined by the PPS. Section 1.1.1 of the PPS encourages intensification to help promote Healthy, liveable and safe communities. Section 1.1.3.1 of the PPS requires *Settlement Areas* to be the focus of growth and development. Lot creation in the urban area of Simcoe is encouraged by these policies.

Section 1.6.6 of the PPS provides a servicing hierarchy to be considered for development. As both the severed and retained lots will have access to full municipal, this application is encouraged by these policies.

This severance will permit infill re-development and moderate intensification of an underutilized lot in a serviced urban area. The proposed application is consistent with the PPS. In this instance, a decision to approve the consent application will be consistent with the PPS, 2020.

Norfolk County Official Plan

As outlined above, the proposed severance is within the Wellhead Protection Area (WHPA) A and B of the Chapel Street Well. Section 3.3.2.1 of the Official Plan outlines Prescribed Drinking Water Threats under Ontario Regulation 287/07 of the Clean Water Act, 2006.

As part of due diligence, the County's Risk Management Officer was contacted regarding source water protection requirements. As shown in Appendix C, typically residential uses do not pose a significant drinking water threat as they are connected to municipal services. The future dwellings will be connected to municipal services. Negative impacts to the Wellhead Protection Area are not anticipated.

The County's Risk Management Officer should be circulated for review and comment as part of the application process.

Section 7.7 of the official plan encourages development within the County's urban areas, while section 7.7.1 outlines the permitted uses within the Urban Residential designation noting that the predominant use of land shall be a variety of urban dwelling types.

Section 9.6.3.2. of the Official Plan outlines requirements for consent to sever. Plans of Subdivision are the preferred lot creation mechanism. However, consents may be granted under the following conditions:

1. No more than (3) lots (two severed and one retained) are being created.
 - Only two lots are being created.
2. A new public road is not required for access.
 - Both lots will have direct access to Grove St.

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3. Municipal services are not required to be extended.
 - Both lots will have access to existing municipal services along Grove St.
4. Other matters as deemed necessary by the municipality.
 - As a simple severance application, a plan of subdivision is not required.

If a plan of subdivision is not deemed necessary, regard shall be had to the other policies within the Official Plan. Table 1 summarizes key policies.

Table 1: Section 9.6.3.2. Official Plan Review

Policy	Comment	Complies
9.6.3.2 c) If a plan of subdivision is not deemed necessary, regard shall be had to the other policies within this Plan and to the following criteria when considering an application for consent:		
Consents shall only be granted when the land fronts onto an existing, assumed public road that is maintained on a year-round basis.	The property has frontage along Grove St.	✓
Consents shall have the effect of infilling in existing areas and not extending existing development.	This severance will result in infill and moderate intensification of an underutilized lot.	✓
Creation of the lot does not compromise the long-term use of the remaining land or retained parcel.	The proposed severance will allow for future residential development on both lots.	✓
The size of any parcel of land created by consent should be appropriate for the use proposed, considering the level of services available, the soil conditions, and other factors. No parcel shall be created which does not conform to the provisions of the Zoning By-law, except where a minor variance has been secured.	Both lots formed through this severance would meet the minimum zoning provision requirements under the R2 zone.	✓
9.6.3.2 f) Consents for building purposes shall not be permitted under the following circumstances.		
Provincial or County transportation objectives, standards or policies cannot be maintained	Driveway entrance permits can be submitted and reviewed through the permitting process.	✓
The created and retained parcels cannot be provided with an adequate level of service standards established by the Ministry of the Environment and/or its designated agent shall be met.	As shown in Figure 3 below, municipal services are available to support future dwellings on each of the proposed lots and connections are required at the time of building permit issuance.	✓

As shown above, a decision by the Committee to approve the proposed consent application would be consistent with the policies of the Norfolk County Official Plan.

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Norfolk County Zoning By-law

Section 5.2 of the Norfolk Zoning Bylaw outlines the permitted uses and the zone provisions for the Urban Residential Type 2 (R2) Zone. As shown in Appendix A and table 2 below, the severed and retained lands would meet all requirements of a lot in the R2 zone.

Table 2: Zoning Provisions

Provisions	Required	Provided	Complies
Minimum Lot Area i. Interior lot	<ul style="list-style-type: none">• Semi-detached – 255m²• Duplex – 450m²	<ul style="list-style-type: none">• Retained – 1243.6m²• Severed – 1606.7m²•	✓
Lot Frontage i. Interior Lot	<ul style="list-style-type: none">• Semi-detached – 8.5m• Duplex – 15m	<ul style="list-style-type: none">• Retained – 19.2m• Severed – 18.7m	✓

As shown above, the proposed severance would not result in any deficiency and meets the intent and purpose of the Norfolk County Zoning Bylaw.



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Planning Review – Minor Variance

Section 45(1) of the Planning Act gives power to the Committee of Adjustment to modify the zoning by-law provided that the application:

1. Maintains the general intent and purpose of the Official Plan.
2. Maintains the general intent and purpose of the Zoning Bylaw.
3. The variance is appropriate for the desirable development of the land.
4. The requested variance is minor in nature.

Table 3 below provides an analysis of the 4 tests of a minor variance required under the Planning Act.

Table 3: 4-tests of a Minor Variance

Section 4.2.5		Parking and Landscaped Area – 50%
Test	Comment	Complies
1)The request for variance constitutes a minor departure from the performance standards of the zoning bylaw	<p>1) The required landscaped open space is 50%. As shown on Appendix B, the proposed landscaped open space is 30% for both lots to facilitate semi-detached dwellings.</p> <p>The proposed dwellings would meet all other provisions of the zoning bylaw including all setbacks. Approval of this provision will allow the units to be located in general conformity with the established setback of adjacent dwellings along Grove St, mitigate potential privacy concerns with neighbouring lots, and provide a functional and efficient use of the subject lands.</p> <p>In this instance, the requested variance is considered a minor departure from the zoning bylaw standards.</p>	✓
2)The variance is desirable for the appropriate development of the land.	<p>2)This application proposes to construct two semi-detached dwellings and exterior ARDUs on the severed and retained parcels. The proposed primary dwellings would comply with all other provisions of the Norfolk County Zoning Bylaw.</p> <p>At this time the semi-detached nature of the exterior ARDUs is being discussed with the Norfolk County building department. If required, the exterior ARDUs can be constructed as four standalone structures and still meet all provisions of the bylaw. This detail will be resolved through the building permit process.</p> <p>The property is zoned and designated for urban residential use. The applicants have previously proposed different development concepts on this property – including a mid-rise option – which would require a full zone change. In working with the applicant this proposal provides an efficient use of the subject land from a density perspective, while maintaining compatibility with adjacent lands uses.</p>	✓

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	<p>A reduced front yard landscaped area will allow the dwellings to be located in general conformity with the established setback of the existing dwellings, while providing an efficient site design to support ARDUs on each lot – including parking requirements.</p> <p>In this instance, a reduced landscaped open space for the severed and retained lands, is considered appropriate development of the subject lands.</p>	
3)The variance maintains the general intent and purpose of the Zoning Bylaw	<p>3) As outlined above, the property is zoned R2 under the Norfolk County Zoning Bylaw. The construction of semi-detached dwellings and associated interior and exterior ARDUs is permitted under the R2 zone.</p> <p>The proposed application is seeking to permit the construction of semi-detached dwellings with a front yard landscaped area of 30%.</p> <p>In order for the units to meet the 50% landscaped area requirement, the dwellings would have to be pushed approximately 6.0m further from the street line as the lot widens towards the north.</p> <p>Approval of the requested reduction would allow the units to be pulled forward, helping to mitigate privacy issues, maintain a more consistent setback with existing development, while ensuring an efficient use of the land.</p> <p>Locating the buildings as shown on Appendix B produces a better built form by more closely aligning with the established building line along Grove St and reduces potential privacy concern with neighbouring lots.</p> <p>In this instance, the proposed variance maintains the general intent and purpose of the zoning bylaw.</p>	✓
4)The variance maintains the general intent and purpose of the Official Plan/	<p>4) The lands are designated for residential use under the Norfolk County Official Plan. Residential development and efficient use of lands within serviced urban areas is encouraged by numerous policies of the County Official Plan.</p> <p>The proposed minor variance application would permit the construction of semi-detached dwellings, and external ARDUs on a large parcel of urban land. Approval of this application would allow for the lands to be developed in an efficient manner while maintaining compatibility with adjacent residential land uses.</p>	✓

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	In this instance, the proposed variance maintains the general intent and purpose of the Norfolk County Official Plan.	
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Servicing

As shown on Figure 3 above, the existing dwelling is currently serviced by municipal water and sewer laterals extending to the property from the service mains located along Grove Street. As the intended plan is to construct new dwellings on both the severed and retained parcels, new municipal service laterals will be required.

The servicing plans required to support the construction of the new dwellings can be reviewed and approved as part of the building permit and road occupancy permit processes. These processes are in place to ensure the proper servicing of new construction takes place in accordance with County policy.

Summary

This proposal is seeking to create two residential lots (one severed, one retained) and to permit a reduction of the required percentage of landscaped area in the front yard for both lots.

Approval of these applications will permit the efficient use of a large, underutilized parcel of residential land within the urban area of Simcoe. This type of infill re-development is encouraged by provincial and local policies and the proposal meets the intent and purpose of the Norfolk County Zoning Bylaw.

It has been demonstrated that proposed reduction of landscaped area meets the four tests of a minor variance and facilitates appropriate development considering the existing setbacks of the adjacent dwellings.

As outlined in this report, we respectfully request the Norfolk County Committee of Adjustment to approve the consent and minor variance applications subject to appropriate conditions.

Yours Truly,



Scott Puillandre, CD, RPP, MCIP, MSc
Planner
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

H:\Projects\2023\23-195 241 Grove St Plunkett Simcoe\Agency\Consent Application\Working Files\2024.03.27 Draft PJR - ED - SP Update.docx

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



Scott Puillandre

From: Morgan Marrott <Morgan.Marrott@cambium-inc.com>
Sent: Friday, March 1, 2024 9:53 AM
To: Scott Puillandre
Cc: Heather Dzurko
Subject: RE: 241 Grove St - Simcoe Ontario
Attachments: 241 Groves St - Threats.pdf

Good morning Scott,

Thank you for your email. We are the RMO office for Norfolk County. As you are aware the proposed severance is located within a sensitive wellhead protection area. As such, there are several activities that could be considered a significant drinking water threats. We have attached a list of potential significant drinking water threats for this area. There are several activities that if considered a significant drinking water threat would be prohibited in these areas. Typically, residential properties don't pose a significant drinking water threat, however we still like to make residents aware of the potential risks of certain activities. For residential properties the things that we would mostly be concerned about are handling and storage of any chemicals (DNAPLS, Fuel, organic solvents), septic systems, as well as any outdoor confinement areas for animals.

Typically, we screen applications as part of the County review process and identify any restrictions on development because of the proposed activities.

If you could provide details on any of these potential threats as part of your application to the County, we can consider them during the review.

Thanks,



Morgan Marrott
Senior Administration Assistant
Cambium - Peterborough
705.957.0665
866.217.7900
cambium-inc.com
f in X

Environmental | Building Sciences | Geotechnical | Construction Testing & Inspection

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From: Scott Puillandre <Scottpuillandre@gdvallee.ca>
Sent: Tuesday, February 27, 2024 4:54 PM
To: Morgan Marrott <Morgan.Marrott@cambium-inc.com>
Subject: 241 Grove St - Simcoe Ontario

Hi Morgan,

G. Douglas Vallee Limited is the agent representing a client seeking to conduct a severance at 241 Grove St in Simcoe Ontario. The proposed severance is occurring within the Wellhead Protection Area (WHPA) A and B of the Chapel Street Well.

The ultimate goal will be to sever the lands and construct two semi-detached dwellings – permitted under the existing zoning.

I understand Cambium does the source water protection screening for Norfolk County. I need to discuss if there will be any screening / risk management required as part of the severance / building permit process.

Can you provide me with the Risk Management Officer for Norfolk County?

Regards,
Scott

Scott Puillandre CD, RPP, MCIP, MSc.
Planner
G. DOUGLAS VALLEE LIMITED
2 Talbot Street North, Simcoe Ontario, N3Y 3W4
Phone: 519.426.6270x108 | www.gdvallee.ca





Clean Water Act - S.59: Restricted Land Use
Screening Form

FOR OFFICE USE ONLY (TO BE COMPLETED BY NORFOLK COUNTY)	
Date Received:	Received By:

The information on this form will help Norfolk County determine if a development or building application is subject to any Part IV policies under the Long Point Region Source Protection Plan. These policies include Prohibitions and the requirement for a Risk Management Plan. A Risk Management Plan must be agreed to or established by the Risk Management Official prior to Development or Building Approvals.

PROPERTY INFORMATION

241 Grove St, Simcoe Ontario

Street Address

3310401012002000000

Property Roll Number

CONTACT INFORMATION

G. Douglas Vallee Limited - c/o Scott Puillandre

Name of Applicant, including Company Name (if applicable) and primary contact person

2 Talbot St N, Simcoe Ontario

N3Y 3W4

Mailing Address

Postal Code

519-426-6270

scottpuillandre@gdvallee.ca

Tel.

Fax.

Email

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Building Permit
Consent/Severance
Zoning By-Law Amendment
Subdivision

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Minor Variance
Site Plan Approval
Condominium
Official Plan Amendment

SOURCE PROTECTION VULNERABLE AREA

Mapping is available on-line at www.norfolkcounty.ca/visiting/norfolk-maps/online-interactive-maps/

SELECT ONE:

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Delhi-Courtland
Simcoe
Waterford
Tillsonburg

SELECT ALL THAT APPLY:

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

WHPA-A (10)
WHPA-B
WHPA-C

<input type="checkbox"/>
<input type="checkbox"/>

IPZ-1 (9)
ICA (NITRATE)

Clean Water Act - S.59: Restricted Land Use

Screening Form

CURRENT AND PROPOSED PROPERTY USE

Are there any active or inactive wells on the property?

☐ Yes

☒ No

Is the proposed use of the property solely Residential?

☒ Yes

☐ No

If yes, respondent can continue to the Signature of Applicant section.

Does the proposed use of the property include commercial, industrial, or agricultural uses?

☐ Yes

☐ No

If yes, respondent must complete the rest of this screening form.

Describe the current land use at the property

Describe the proposed land use at the property. Attach a Site Plan or sketch of the property.

Clean Water Act - S.59: Restricted Land Use

Screening Form

PROPOSED ACTIVITIES ON THE PROPERTY

Please check all activities that may be associated with the proposed land use.

Fuel Handling and Storage

- ☐ Liquid Fuel Storage (gasoline, diesel, etc.) *Indicate maximum quantity* _____
- ☐ Fuel Oil Storage, including home heating oil (or waste oil if used as a fuel)
- Location ☐ Entirely Above Grade, or ☐ Below Grade (any portion of tank below ground level)
- Indicate maximum quantity* _____

Chemical Handling and Storage: Organic Solvents or Dense Non-Aqueous Phase Liquids (DNAPL)

Please check any liquid products that will be used, stored, or sold in ANY quantity.

- ☐ Paints and other coatings (stains, enamels, lacquers, rust paint, etc.)
- ☐ Solvent-based degreasers or metal parts washing liquids
- ☐ Automotive aerosol products
- ☐ Dry cleaning chemicals
- ☐ Furniture strippers
- ☐ Liquid adhesives (solvent cement, craft adhesive, industrial adhesives, etc.)
- ☐ Organic or chlorinated solvents (see Appendix A)
- ☐ Vinyl chloride monomer
- ☐ Other (please list) _____

Waste Disposal

- ☐ Any lands or buildings where waste is deposited, disposed of, handled, stored, transferred, treated, or processed.

Snow Storage and Road Salt Application, Handling, and Storage

- ☐ Road salt applied to parking areas, driveways, or walkways
- ☐ Road salt stored indoors
- ☐ Road salt stored outdoors
- ☐ Road salt stored in quantities greater than 5 tonnes
- ☐ Snow storage area with a maximum footprint larger than 0.01 hectares (10m x 10m)

Nutrients and Pesticides

- ☐ Application of Agricultural Source Material (ASM) to Land (e.g. manure)
- ☐ Application of Non-agricultural Source Material (NASM) to Land (e.g. unprocessed plant material)
- ☐ Storage of ASM or NASM
- ☐ Use of land as livestock grazing, pasturing, outdoor confinement area, or farm-animal yard
- ☐ Storage of Commercial Fertilizer *Indicate type and maximum quantity* _____
- ☐ Storage of Pesticides *Indicate type and maximum quantity* _____

Clean Water Act - S.59: Restricted Land Use

Screening Form

SIGNATURE OF APPLICANT

Please sign below to certify that the information provided above is accurate and complete to the best of your knowledge. Understand that incomplete or inaccurate information may result in future involvement of the Risk Management Official to ensure compliance with applicable Provincial legislation.

Scott Puillandre



Printed Name and Signature of Applicant

April 23, 2024

Date

Please submit this form to the Norfolk County Development and Cultural Services Department. For further information, call Mike Bingham, Risk Management Official, at 705-957-5974.

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE RISK MANAGEMENT OFFICIAL)

ACTION REQUIRED

- ☐ Application can proceed as written. S.59 Notice is not required under Policy NC-CW-1.3:
- ☐ Residential Use ☐ Significant Drinking Water Threat is not proposed
- ☐ Application can proceed as written. S.59(2)(a) Notice to be issued by RMO
- ☐ Risk Management Plan to be negotiated before current application can be processed by the County
- ☐ Risk Management Plan to be negotiated at future stage (specify)
- ☐ Building Permit ☐ Minor Variance
- ☐ Consent/Severance ☐ Site Plan Approval
- ☐ Zone Change ☐ Condominium
- ☐ Subdivision ☐ Official Plan Amendment
- ☐ Activity is Prohibited. Application cannot proceed as written

Mike Bingham, Risk Management Official

Date

- ☐ RMO has informed the Development Services Department of required action
- ☐ RMO has informed applicant of required action

Application number:		notice number (if different):	
Date Received:		reviewed by:	

Clean Water Act - S.59: Restricted Land Use

Screening Form

APPENDIX A

Agricultural Source Material

- 1 Manure produced by farm animals, including associated bedding materials.
- 2 Runoff from farm-animal yards and manure storages.
- 3 Washwaters from agricultural operations that have not been mixed with human body waste.
- 4 Organic materials produced by intermediate operations that process materials described in paragraph 1, 2 or 3.
- 5 Anaerobic digestion output, if,
 - i. the anaerobic digestion materials were treated in a mixed anaerobic digestion facility,
 - ii. at least 50 per cent, by volume, of the total amount of anaerobic digestion materials were on-farm anaerobic digestion materials, and
 - iii. the anaerobic digestion materials did not contain sewage biosolids or human body waste.
- 6 Regulated compost as defined in subsection 1 (1) of Ontario Regulation 106/09 (Disposal of Dead Farm Animals) made under the Act.

Non-Agricultural Source Material

Category 1: e.g. Leaf and yard waste that has not been composted.

Category 2: e.g. organic waste matter that contains no meat or fish, food processing at a bakery.

Category 3: e.g. pulp and paper biosolids, paunch manure and sewage biosolids.

Organic Solvents

- 1 Carbon tetrachloride - production and consumption are controlled. It was commonly used as component for domestic cleaning fluids and degreaser in industry. It may also be found in solvents and dry cleaning agents.
- 2 Chloroform – May be found in pesticides, solvents and cleaning agents.
- 3 Dichloromethane – May be found in paint strippers and degreasers.
- 4 Pentachlorophenol – May be found in pesticides and disinfectants.

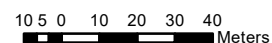
Dense Non-Aqueous Phase Liquids (DNAPL)

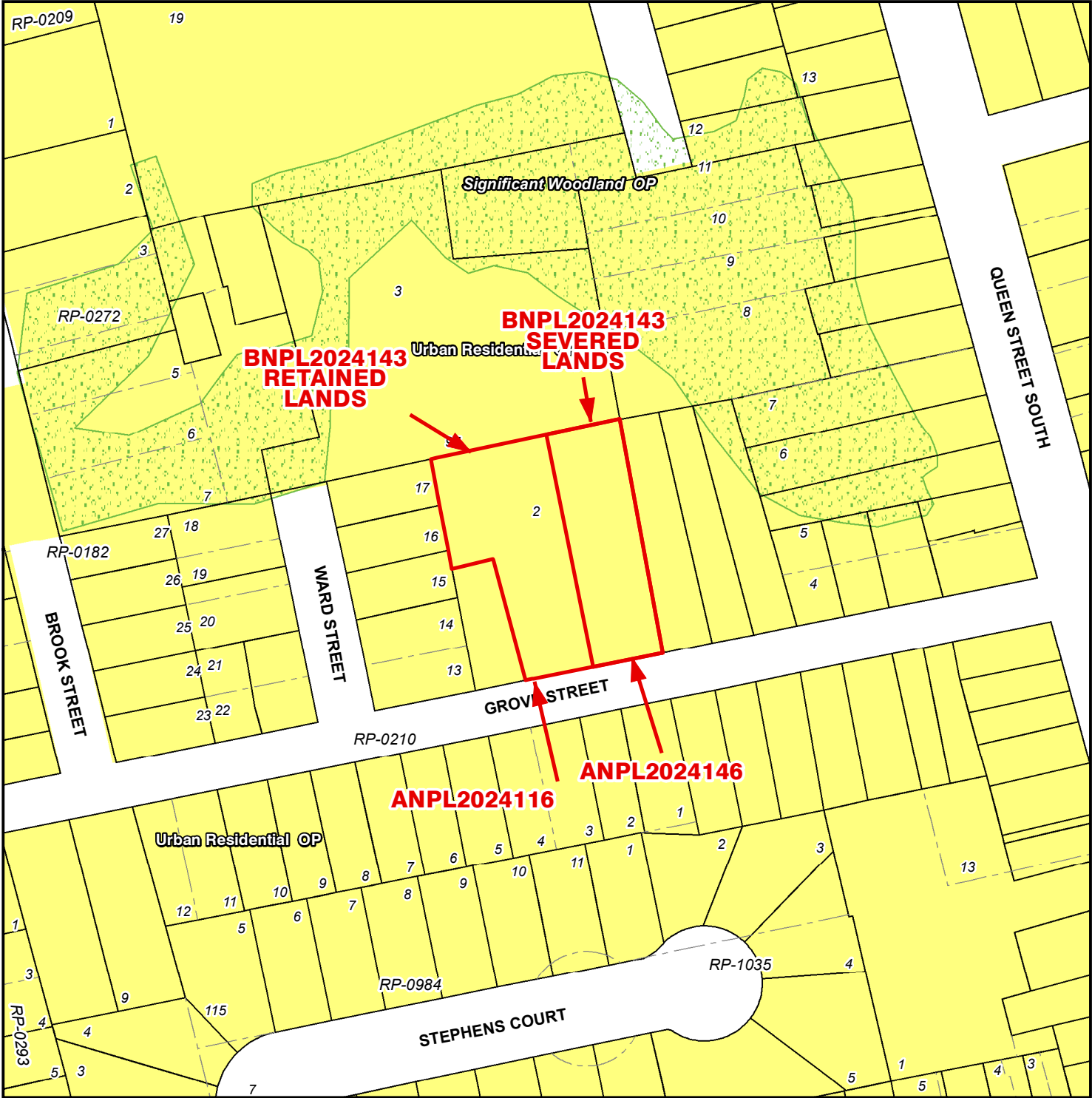
Common uses include, but are not limited to:

- 1 Acetone
- 2 Paint Thinner
- 3 Turpentine
- 4 Dry cleaning solvents
- 5 Cleaners, degreasers and lubricants for engine parts, tires, brakes, etc.
- 6 Paint and furniture strippers
- 7 Wood finish, stains and coatings
- 8 Adhesives and sealants

Urban Area of SIMCOE

ANPL2024146








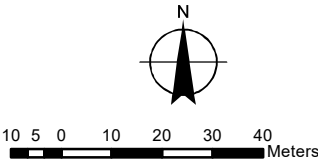
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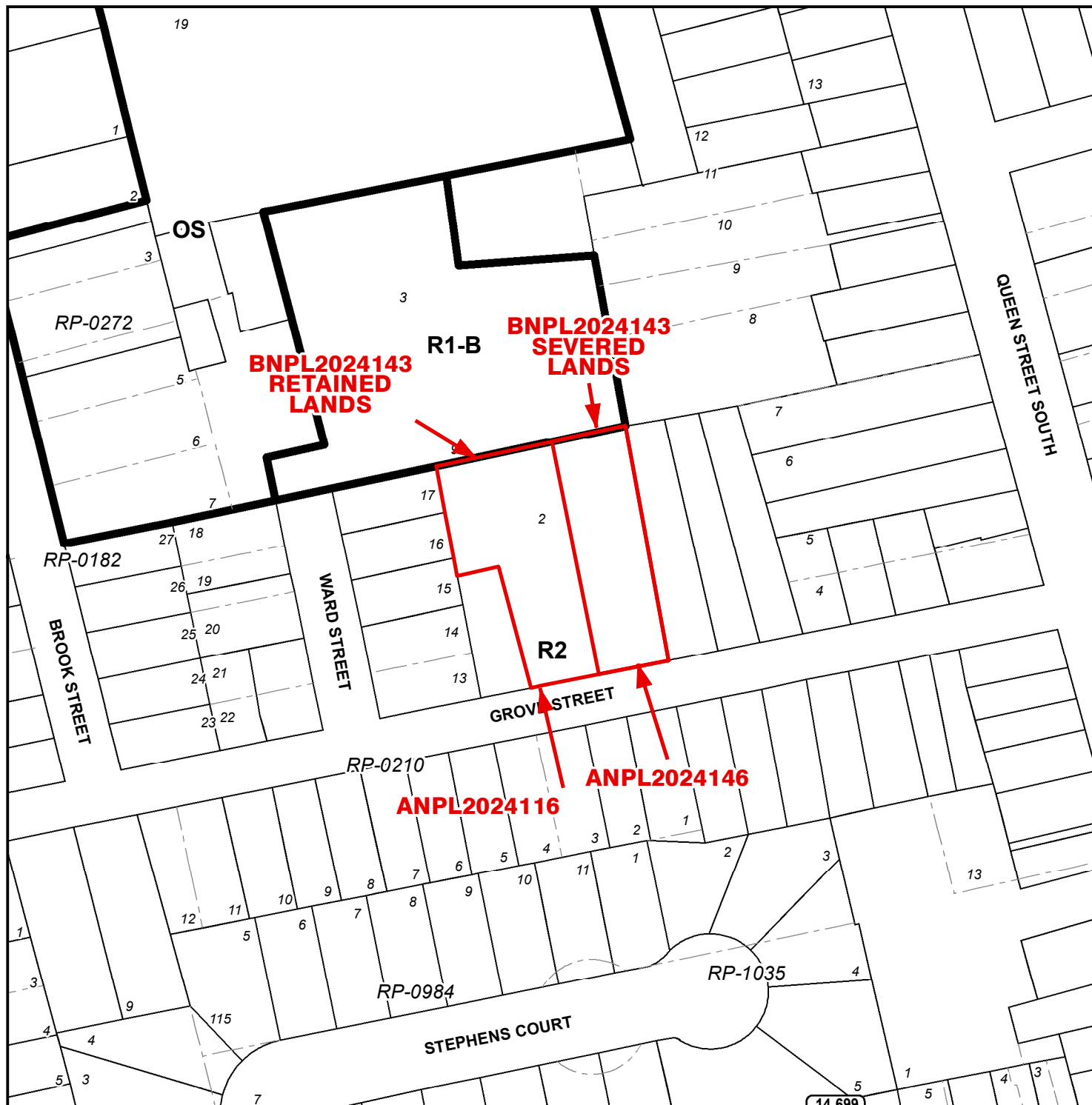
 Subject Lands

Official Plan Designations

-  Urban Residential
-  Urban Area Boundary
-  Significant Woodland

5/7/2024





LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

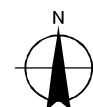
5/7/2024

(H) - Holding

OS - Open Space Zone

R1-B - Residential R1-B Zone

R2 - Residential R2 Zone



10 5 0 10 20 30 40
 Meters

Urban Area of SIMCOE

ANPL2024146



Urban Area of SIMCOE

ANPL2024146

