

## 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](mailto: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](http://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](mailto:Committee.of.Adjustment@NorfolkCounty.ca)



**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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**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:** 404-070-84300-0000

**A. Applicant Information**

**Name of Owner** SKYDEV PHASE 1 SIMCOE LP

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 5 Douglas St, suite 301  
Town and Postal Code Guelph ON, N1H 2S8  
Phone Number 519-826-0439  
Cell Number 226-962-0108  
Email balmeida@SkyDev.ca

**Name of Applicant** Brandon Almeida  
Address 5 Douglas St, suite 301  
Town and Postal Code Guelph ON, N1H 2S8  
Phone Number \_\_\_\_\_  
Cell Number 226-962-0108  
Email balmeida@SkyDev.ca

**Name of Agent** N/A

**Address** \_\_\_\_\_

**Town and Postal Code** \_\_\_\_\_

**Phone Number** \_\_\_\_\_

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

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

☐ Owner ☐ Agent ☒ Applicant

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

The Bank of Nova Scotia  
1005 Skyview Drive, Burlington, ON L7P 5B1

## **B. Location, Legal Description and Property Information**

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

PT LT 3 CON 14 TOWNSEND AS IN NR493487; T/W NR584917 &  
NR584918; NORFOLK COUNTY

Municipal Civic Address: 157 QUEENSWAY EAST, NORFOLK COUNTY, ONTARIO

Present Official Plan Designation(s): Urban Residential (Special Policy Area 7.7.3.21,  
Commercial & Hazard Lands

Present Zoning: Urban Residential Type 6 (R6) and Hazard Land (HL)

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

☒ Yes ☐ No If yes, please specify:

Urban Residential (Special Policy Area 7.7.3.21)

3. Present use of the subject lands:

Under Construction for Phase 1 further to SPPL2022327



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:

Site currently under construction for Phase 1 of site development further to SPPL2022327.  
Phase 1 consists of 2 6-storey purpose built rental apartments.

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:

Site currently under construction for Phase 1 of site development further to SPPL2022327.  
Phase 1 consists of 2 6-storey purpose built rental apartments.

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:

N/A

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

Construction commenced Sept 2024

9. Existing use of abutting properties:

Commercial (west), Shopping Centre Commercial (east), Protected Industrial (north).

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:

Together with NR496487 & NR584918 - Access easements in favour of the subject lands.

### 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
<b>Lot frontage</b>	60.96m	30m		60.96m	
<b>Lot depth</b>	419.02m				
<b>Lot width</b>	208.4m				
<b>Lot area</b>	59,952sq m				
<b>Lot coverage</b>	5.5%				
<b>Front yard</b>	300.55m	3m		300.55m	
<b>Rear yard</b>		9m	8m	8m	
<b>Height</b>	6 storeys	8 storeys		6 storeys	
<b>Left Interior side yard</b>		5m		11.24m	
<b>Right Interior side yard</b>		5m		11.24m	
<b>Exterior side yard (corner lot)</b>					
<b>Parking Spaces (number)</b>		302	268	268	
<b>Aisle width</b>					
<b>Stall size</b>					
<b>Loading Spaces</b>				2	
<b>Other</b>					

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

N/A

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

Frontage: +/- 208.24 m

Depth: 138.9m

Width: 192.1m

Lot Area: 28,102sq m

Present Use: \_\_\_\_\_

Proposed Use: Residential

\*NOTE - Per ZBA - 31-Z-2022 Subsection 14  
Special Provisions 14.980: i) That the lands  
subject to this Special Provision shall be regarded  
as one lot for the purposes of meeting zoning  
regulations and shall continue to remain regarded  
as one lot if subject to any future consent or  
plan of condominium;

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: N/A

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Description of land intended to be retained in metric units:

Frontage: 60.96m

Depth: 284.7m

Width: 192.1m

Lot Area: 31850sq m

Present Use: \_\_\_\_\_

Proposed Use: Residential and Recreational

Buildings on retained land: \_\_\_\_\_

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: 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: 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: 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: 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: \_\_\_\_\_

**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):

Outdoor storage and yoga studio.

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:

Owner Information and RSC B-403-2293667004.

\*Note: Lands were subject to RSC B-403-2293667004 as filed on 2024/08/27.

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

**\*Note:** Detailed inventory provided under historical approvals for the property. Note RSC B-403-2293667004 as filed on 2024/08/27.

**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:

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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:

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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:

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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 Adjacent Properties

**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 Adjacent Properties

**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

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

### Sewage Treatment

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

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## 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?

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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.

Severance required for the purposes of securing financing for the completed apartments under Phase 1. Detailed with staff throughout approval process and included in Zoning permissions to ensure severances could proceed.



## **H. Supporting Material to be submitted by Applicant**

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

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

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

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

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

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

## I. Transfers, Easements and Postponement of Interest

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

### Permission to Enter Subject Lands

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

### Freedom of Information

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

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

August 20, 2025

\_\_\_\_\_  
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 Skydev Phase 1 Simcoe LP am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Brandon Almeida 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

August 20, 2025

\_\_\_\_\_  
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, Brandon Almeida of City of Hamilton

solemnly declare that:

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

Declared before me at:

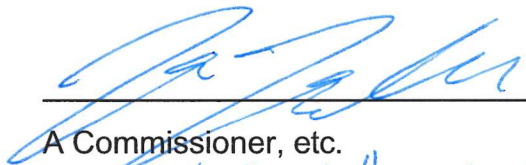
City of Guelph

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

In City of Guelph

This 20th day of August

A.D., 2025

  
\_\_\_\_\_  
A Commissioner, etc.  
Matt Campbell - Solicitor

September 10, 2025

Attn: Alisha Cull, Manager of Planning Services  
Committee of Adjustment  
Norfolk County  
50 Colborne Street South  
Simcoe, ON  
N3Y 4H3

**Re: Consent to Sever Application  
157 Queensway East, Norfolk County, Ontario**

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Dear Alisha & Committee of Adjustment,

We are pleased submit the following materials in support of an application for Consent to Sever to facilitate the development proposed at 157 Queensway East, Norfolk County.

A severance is being sought to facilitate Phase 1 of the development, which is in alignment with the approved Site Plan Application (SPPL2022327). The severance is required for the purposes of securing financing for the completed apartments under Phase 1. This has been detailed with staff throughout the approval process and included in the Zoning permissions to ensure the severance could proceed accordingly. Please refer to attached proposed Severance Sketch provided by A.T. McLaren Limited, dated July 28, 2025. Phase 1 lands are to be severed, with Phase 2 lands retained for future phases of construction.

In support of this application, the following materials have been included in the submission package:

1. Completed Consent Application Form
2. Severance Sketch provided by A.T. McLaren Limited
3. Severance Sketch Phase 1 Site Plan Overlay
4. Phase 1 Site Plan
5. Copy of By-Law 31-Z-2022

A ShareFile with associated transfer link has been provided to your attention as part of this submission.

We trust you will find the enclosed information to be in good order look forward to working with your teams as your review proceeds.

Kind Regards,



**Brandon Almeida, MCIP, RPP**  
Development Manager



**Emilia Koc**  
Development Coordinator

SKETCH FOR CONSENT  
FOR  
157 QUEENSWAY EAST  
IN  
NORFOLK COUNTY

SCALE 1:1500 METRIC



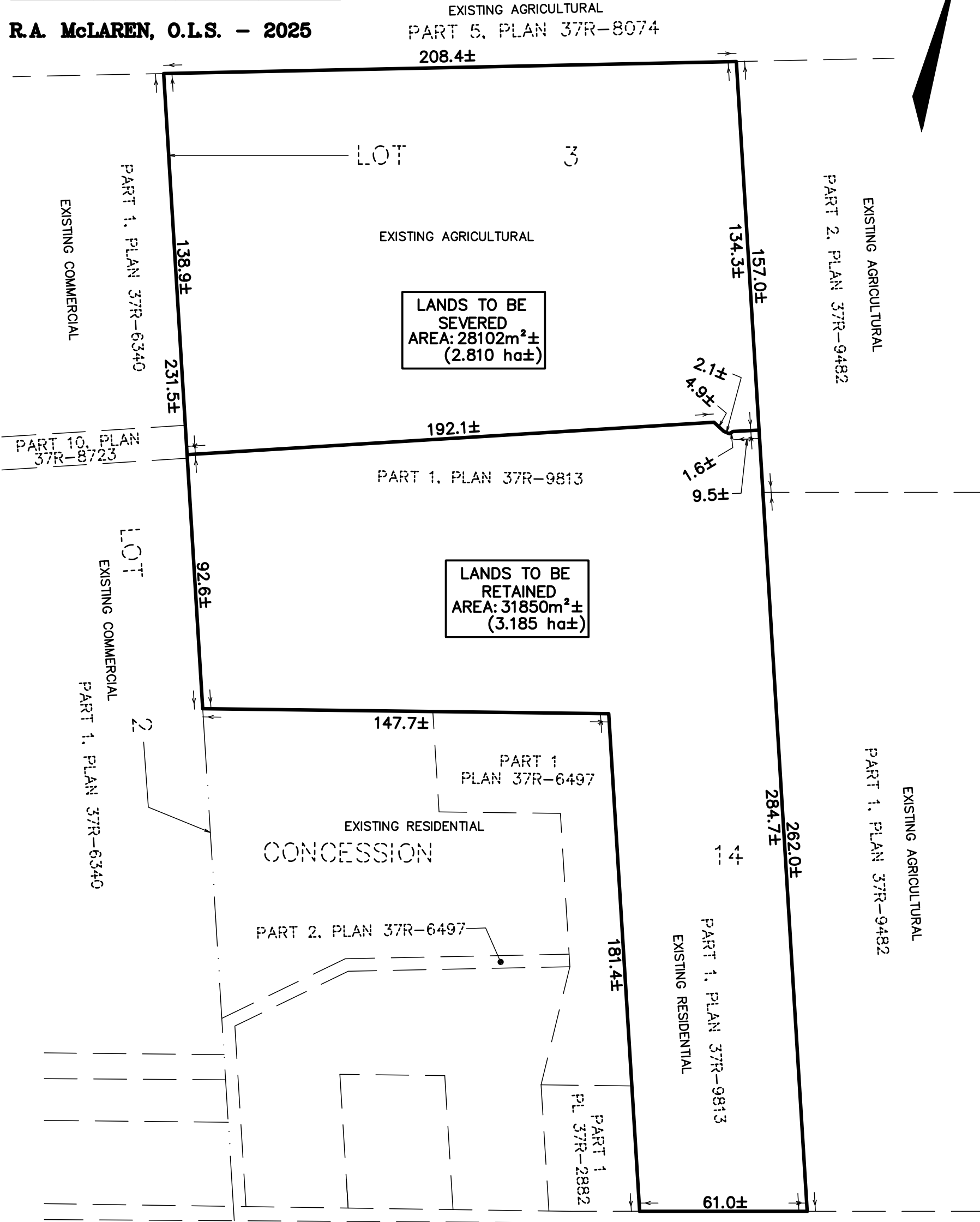
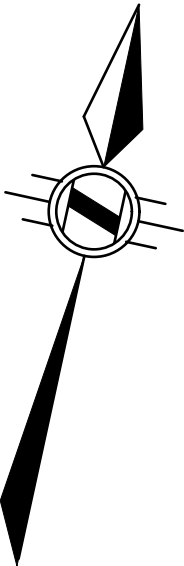
R.A. McLAREN, O.L.S. – 2025

NOTE:

THIS PLAN COMPRISES OF PART OF LOT 3,  
CONCESSION 14, GEOGRAPHIC TOWNSHIP OF  
TOWNSEND, IN THE COUNTY OF NORFOLK.

NOTE:

DISTANCES SHOWN ON THIS PLAN WERE DERIVED FROM  
PLAN 37R-9813.



THE KING'S HIGHWAY No. 3 (WIDTH VARIES)  
(ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF TOWNSEND AND WOODHOUSE)  
A.K.A. QUEENSWAY EAST

CAUTION:

- A) THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLEBLOCK.
- B) THIS PLAN IS PROTECTED BY COPYRIGHT ©

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE  
IN METRES AND CAN BE CONVERTED TO  
FEET BY DIVIDING BY 0.3048

JULY 28, 2025  
DATE



A.T. McLaren Limited  
LEGAL AND ENGINEERING SURVEYS

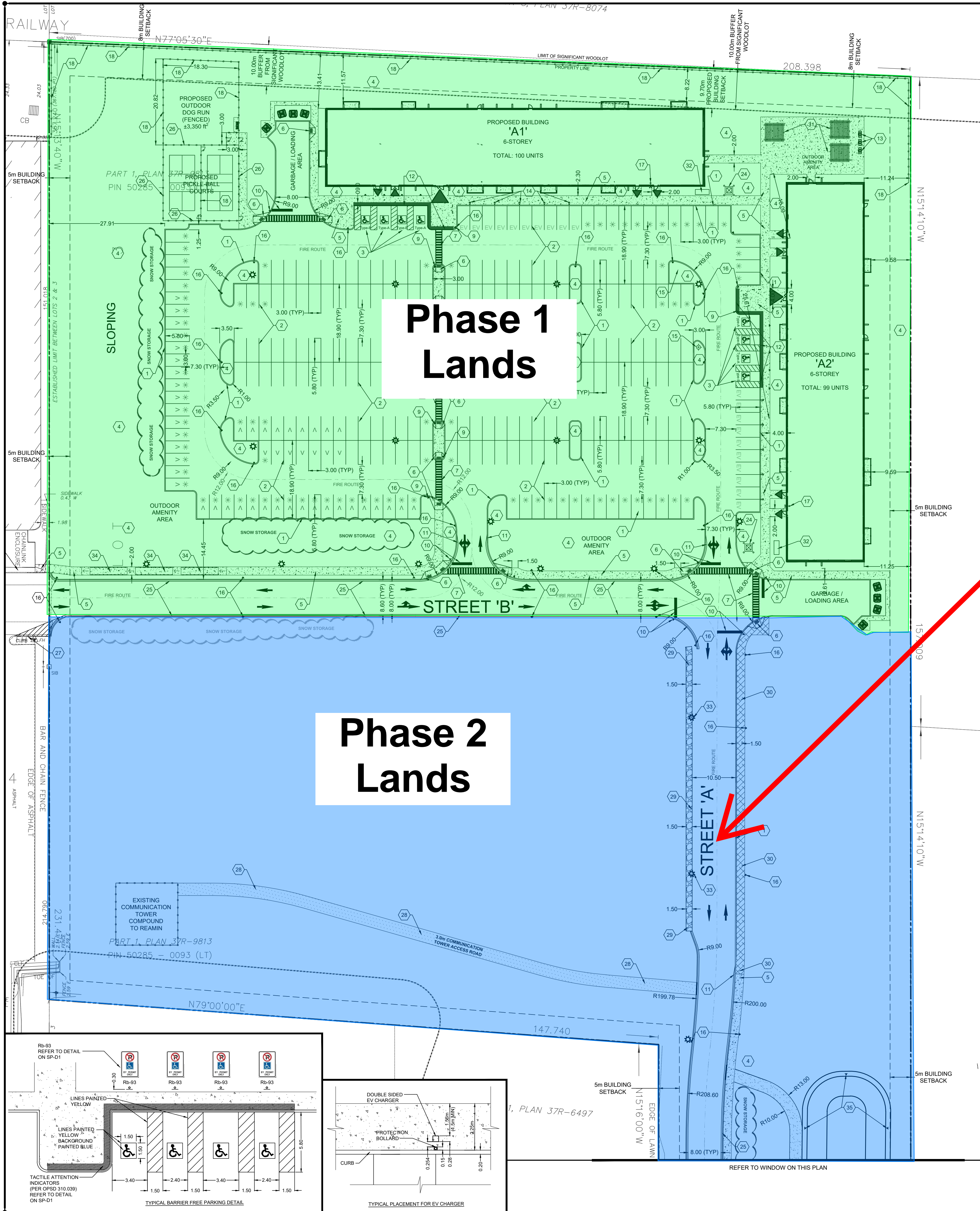
69 JOHN STREET SOUTH, SUITE 230  
HAMILTON, ONTARIO, L8N 2B9  
PHONE (905) 527-8559

Drawn JC	Checked KM	Crew Chief --	Scale 1:1500	Dwg.No. 38171
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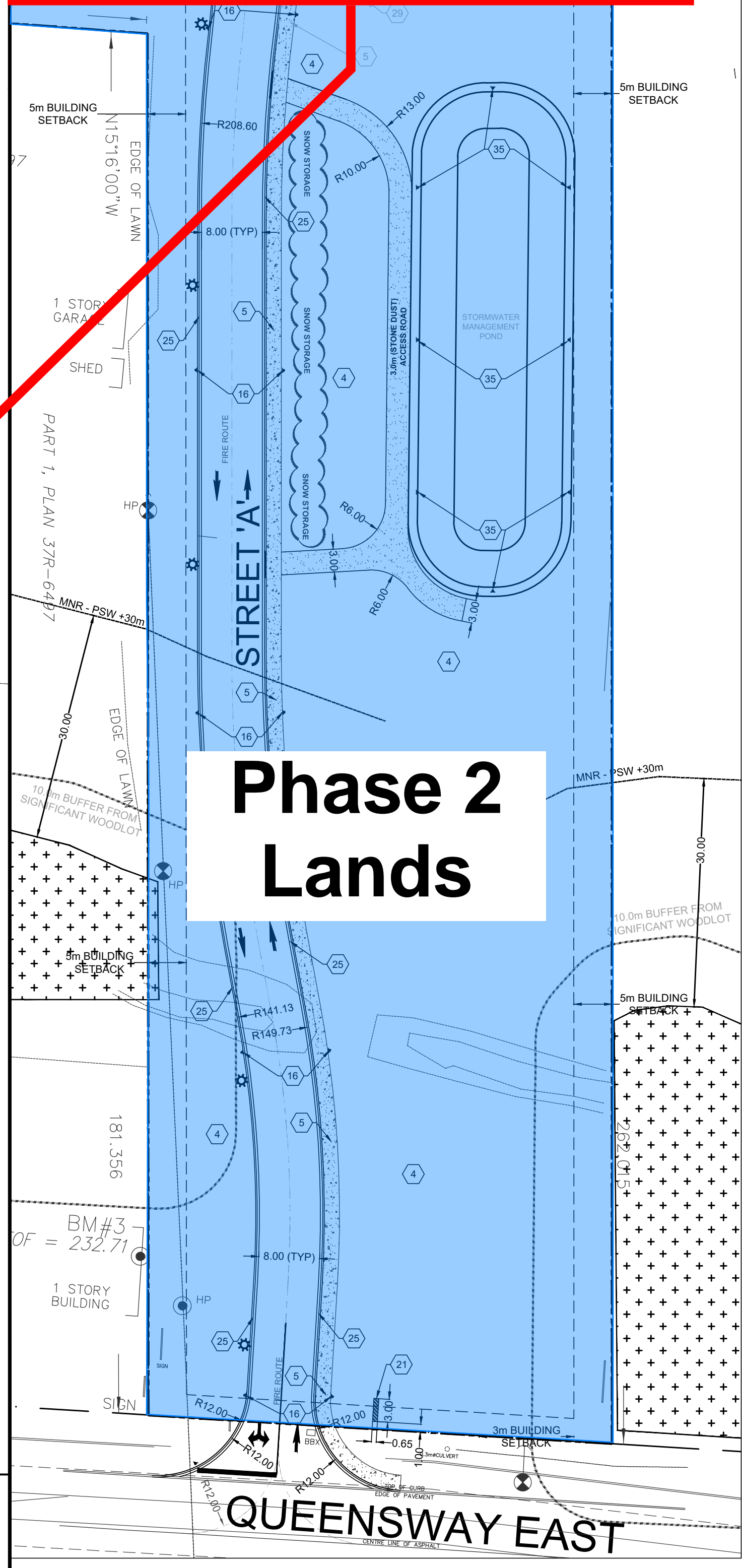




ZONE: URBAN RESIDENTIAL TYPE 6 ZONE (R6), site specific		
REGULATION	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	30m	60.96m
MINIMUM FRONT YARD	3m	300.55m
MINIMUM INTERIOR SIDE YARD	5m	11.24m
MINIMUM REAR YARD	8m (SITE SPECIFIC PROVISION)	8.00m
MAXIMUM BUILDING HEIGHT	EIGHT (8) STOREYS	SIX (6) STOREYS
MAXIMUM FLOOR AREA RATIO	0.86 (51,558 m <sup>2</sup> )	0.057 (3,438 m <sup>2</sup> )
OVERALL PARCEL SIZE		59,951 m <sup>2</sup> (14.81 acres or 6.00 Ha)
RESIDENTIAL PARCEL		59,951 m <sup>2</sup> (14.81 acres OR 6.00 Ha)
MAXIMUM DENSITY PER LOT		199 RENTAL APARTMENTS (33.17 UNITS / Ha.)
PARKING		
RESIDENTIAL SPACES	1.1 / UNIT (218 SPACES) SITE SPECIFIC PROVISION	1.27 / UNIT (252 SPACES)
VISITOR SPACES	0.25 / UNIT (50 SPACES) SITE SPECIFIC PROVISION	0.25 / UNIT (50 SPACES)
ACCESSIBLE SPACES	4 TYPE 'A' 4 TYPE 'B'	4 TYPE 'A' 4 TYPE 'B'

**Reciprocal Access & Operating Agreement/Easement Over Street A (Spencer Way) + Street B (Sellar Street) to facilitate access for both phases**

REFER TO WINDOW ON THIS PLAN



### REVISION BLOCK

#	DATE	DESCRIPTION
1	10/18/2022	ISSUED FOR SPA
2	09/20/2023	ISSUED FOR COORDINATION
3	10/03/2023	ISSUED FOR SPA
4	05/15/2024	75% COORDINATION
5	06/12/2024	95% COORDINATION

### CONSTRUCTION NOTES

- BARRIER CURB (AS PER OPSD 600.110)
- 90° PARKING STRIPE (YELLOW - 0.15m STRIPES)
- BARRIER FREE PAVEMENT MARKING AND Rb-93 SIGN (SEE DETAILS ON THIS DRAWING AND SP-D1)
- LANDSCAPED AREA (REFER TO LANDSCAPE DRAWINGS)
- CONCRETE SIDEWALK (PER OPSD 310.010)
- SIDEWALK RAMP (TO INCLUDE TACTILE ATTENTION MATS PER: OPSD - 310.039 - REFER TO SP-D1 FOR DETAIL)
- PEDESTRIAN CROSSING (YELLOW ZEBRA STRIPING - 0.30m AT 0.60m O.C.)
- PAINTED ISLAND (0.15m STRIPES 0.45m O.C. @ 45°) - YELLOW
- PEDESTRIAN CROSSING SIGN (SEE DETAIL ON SP-D1)
- STOP BAR (WHITE) AND STOP SIGN (SEE DETAILS ON SP-D1)
- TRANSITION FROM BARRIER CURB TO CURB/GUTTER
- FLUSH SIDEWALK / ASPHALT CONDITION WITH TACTILE ATTENTION INDICATOR (OPSD - 310.039) REFER TO GRADING PLAN FOR DETAILED GRADING AND SP-D1 FOR DETAILS
- PROPOSED BBQ'S (REFER TO ARCHITECTURAL)
- ELECTRICAL VEHICLE CHARGING STATION (DUAL VEHICLES) (REFER TO DETAILS ON ELECTRICAL PLANS)
- FIRE HYDRANT (REFER TO SERVICING PLAN)
- 'NO PARKING - FIRE ROUTE' SIGN (SEE DETAIL ON SP-D1)
- SIAMESE CONNECTION
- PROPOSED 1.2m (4.0') BLACK CHAIN-LINK FENCE (REFER TO L4 LANDSCAPE DETAILS)
- FENCE MOUNTED 'PICK UP AFTER YOUR PET' SIGN (SEE DETAIL ON SP-D1)
- PROPOSED BENCH ON CONCRETE PAD (REFER TO LANDSCAPE DRAWINGS)
- PROPOSED MONUMENT SIGN (REFER TO ARCH PLANS)
- REFER TO LANDSCAPE DRAWINGS FOR PATIO FURNITURE
- PROPOSED 1.8m (6.0') GALVANIZED CHAIN-LINK FENCE (REFER TO L4 LANDSCAPE DETAILS)
- PROPOSED TRANSFORMER
- CURB AND GUTTER (AS PER OPSD 600.04)
- PROPOSED 3.0m (10') FENCE AROUND PICKLEBALL COURT (REFER TO LANDSCAPE PLANS)
- EXISTING CURB / SIDEWALK TO REMAIN
- STONE DUST TRAIL / PATHWAY
- 1.50m GRANULAR SHOULDER (REFER TO SITE GRADING PLAN)
- TEMPORARY ASPHALT SIDEWALK
- PROPOSED PERGOLA (REFER TO LANDSCAPE PLANS)
- PROPOSED GENERATOR (REFER TO SITE PLAN - GAS)
- FIRE ROUTE SIGN TO BE MOUNTED TO LIGHT STANDARD
- SIDEWALK RAMPS AND HANDRAIL AS PER NORFOLK COUNTY STANDARDS (REFER TO SIDE GRADING PLAN FOR GRADING DETAILS AND SP-D1 FOR NOTES ON HANDRAIL)
- POND WARNING SIGN (REFER TO DETAIL ON SP-D1)

**NOTE:**  
ALL SITE CONCRETE SUCH AS SIDEWALKS, AMENITY AREAS AND SLAB ON GRADE PATIOS FOR APARTMENTS TO BE AS PER SITE WORKS DRAWINGS, EXPANSION JOINTS AND SCORING PATTERN AS PER LANDSCAPE DESIGN.

### LEGEND

PROPERTY LINE	---
BUILDING SETBACK LINE	---
CONCRETE SIDEWALK / BALCONY	[Pattern]
TEMPORARY ASPHALT SIDEWALK	[Pattern]
BUILDING FOOTPRINT	[Pattern]
BELOW-GRADE WASTE COLLECTION	[Pattern]
EV PARKING STALL	[Symbol]
FUTURE EV PARKING STALL	[Symbol]
VISITOR PARKING STALL	[Symbol]
PROPOSED LIGHT STANDARD (REFER TO SITE LIGHTING PLANS)	[Symbol]
PRIMARY BUILDING ENTRANCE / EXIT	[Symbol]
SECONDARY BUILDING ENTRANCE / EXIT	[Symbol]
PAINTED DIRECTIONAL ARROWS	[Symbol]
10.0m BUFFER FROM SIGNIFICANT WOOLLOT	---

### SCALE

1:500

### SITE PLAN

SKYDEV QUEENSWAY SIMCOE LIMITED PARTNERSHIP  
157 QUEENSWAY EAST  
PROJECT No. 21681  
DRAWN BY: BH  
CHECKED BY: RA

### SA-001

r13

### SKYLINE SKYDEV

### KWA

KWA SITE DEVELOPMENT CONSULTING INC.  
Burlington, ON L7L 7A9

### NORTH ARROW





## **The Corporation of Norfolk County**

### **By-Law 31-Z-2022**

**Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part of Lot 3, Concession 14, in the Town of Simcoe (formerly in the Geographic Township of Townsend), Norfolk County.**

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

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

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

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map A (attached to and forming part of this By-Law) as Part 1 from Service Commercial (CS) Zone to Urban Residential Type 6 (R6) Zone, with special provision 14.980 and a Holding provision (H); Part 2 from Service Commercial (CS) Zone to Service Commercial (CS) with Special Provision 14.980 and a Holding (H); and Part 3 from Hazard Land (HL) to Hazard Land (HL) with Special Provision 14.980;
2. That Subsection 14 Special Provisions is hereby further amended by adding 14.980 with the following site specific provisions:
  - i) That the lands subject to this Special Provision shall be regarded as one lot for the purposes of meeting zoning regulations and shall continue to remain regarded as one lot if subject to any future consent or plan of condominium;
  - ii) Notwithstanding Section 3.5 of this By-law, the provisions of Section 3.5 shall not apply to the subject lands;

**Part 1 (as shown in Map A of the By-Law 31-Z-2022):**

- iii) In addition to the uses *permitted* in the R6 Zone, the following uses shall also be *permitted* in accordance with the R6 Zone provisions and this Special Provision:
  - a. Amenity Building
  - b. Accessory renewable energy installations



- c. Gardens and beehive honey production
  - d. Private outdoor recreational uses
  - e. Community Centre
  - f. *convenience store*
  - g. doctors' offices
  - h. *personal service shop*
  - i. *day care nursery*
  - j. *dry cleaning establishment*
  - k. florist shop
  - l. fruit and vegetable outlet
  - m. laundromat
- iv) Notwithstanding the definitions in Section 2.0 of this By-law, the following definition will apply:
- “Amenity Building” shall mean a building accessory to the permitted residential uses on the property, and may include a gymnasium, yoga studio, social room, kitchen, office, washrooms, recreation rooms, reading rooms, outdoor patio, meeting rooms, and storage rooms.
- v) Notwithstanding the provisions of Section 5.6.3 of this By-law, step backs of upper floors are not required.
- vi) Notwithstanding the provisions of Section 3.10 (d) of this By-law, in the R6 zone, balconies may project into any required setback, a distance of not more than 1.5 metres provided they are no closer than 3 metres from any lot line;
- vii) Notwithstanding the provisions of Section 4.2.4 (c) of this By-law, in the R6 zone, the location of a parking lot or parking space is permitted between a dwelling and the street line;
- viii) Notwithstanding the provisions of Section 4.9 (b) and 4.9 (f) of this By-law, the following regulations shall apply to the lands in the R6 zone:
- a. Residential parking for Apartments: 1.10 spaces per dwelling unit;
  - b. Visitor Parking: 0.25 Parking Spaces per dwelling unit;
  - c. No additional parking is required for the Amenity Building or Private Outdoor Recreational Uses;
  - d. Non-residential uses: in accordance with associated parking requirements as per section 4.90.
- ix) Notwithstanding the provisions of Section 5.6.2. (e) of this By-law, the following regulations shall apply to the lands in the R6 zone:
- a. Minimum rear yard: 8.0 metres.

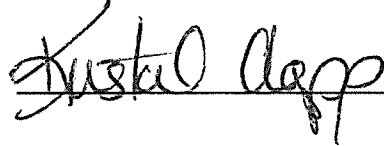
**Part 2 (as shown in Map A of the By-Law 31-Z-2022):**

- x) In addition to the uses permitted in the CS Zone, the following uses shall also apply:
  - a. Apartment dwelling above ground floor;
  - b. Storm Water Management Pond.

**Part 3 (as shown in Map A of the By-Law 31-Z-2022):**

- xi) In addition to the uses permitted in the HL Zone, private driveway access and site services shall be permitted.
3. That the holding (H) provision of this By-Law shall be removed upon the execution of the following to the satisfaction of Norfolk County:
    - a. the Owner shall complete an appropriate development agreement registered on title;
    - b. the Owner shall receive confirmation and allocation of water and sewer capacity to the satisfaction of the Norfolk County;
    - c. the Owner shall receive approval of the required Traffic Study; carry out the recommendations and any necessary mitigation to the satisfaction of Norfolk County;
    - d. the Owner shall demonstrate through the use of Norfolk County's water distribution system model that there is adequate water supply and pressure for potable water to accommodate the development, and that the design of the private water distribution system within the lands is acceptable to the satisfaction of the Norfolk County;
    - e. the Owner shall receive approval of the required comprehensive Stormwater Management Plan and Report; carry out the recommendations and any necessary mitigation to the satisfaction of appropriate Ministry, Conservation Authority and Norfolk County.
  4. That this By-Law shall become effective upon final approval of the related Amendment number 147 to the Norfolk County Official Plan.

5. **ENACTED AND PASSED** this 20<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
County Clerk

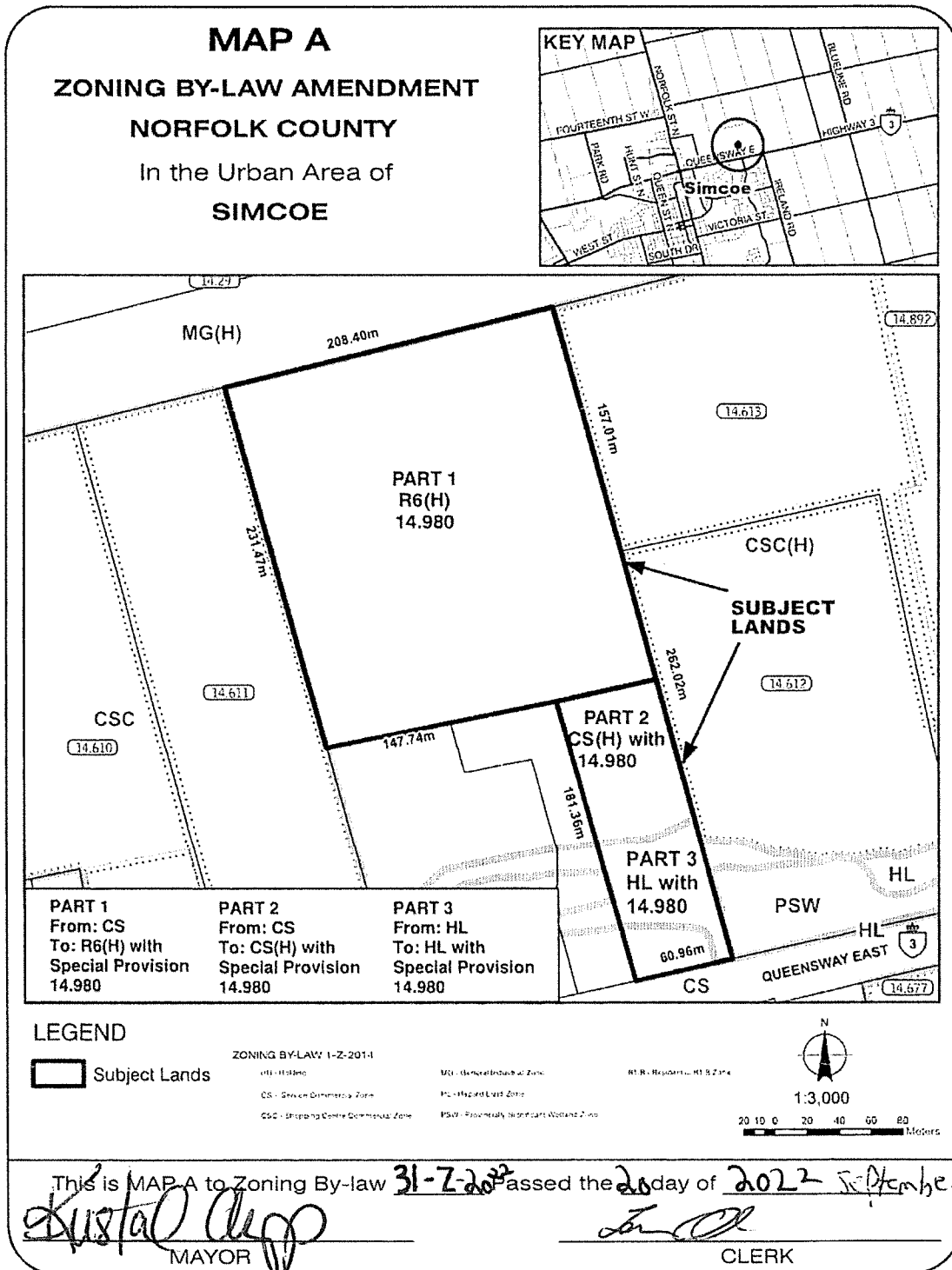
**Explanation of the Purpose and Effect of  
By-Law 31-Z-2022**

This By-Law affects a parcel of land described as Part of Lot 3, Concession 14, in the Town of Simcoe (formerly in the Geographic Township of Townsend), Norfolk County.

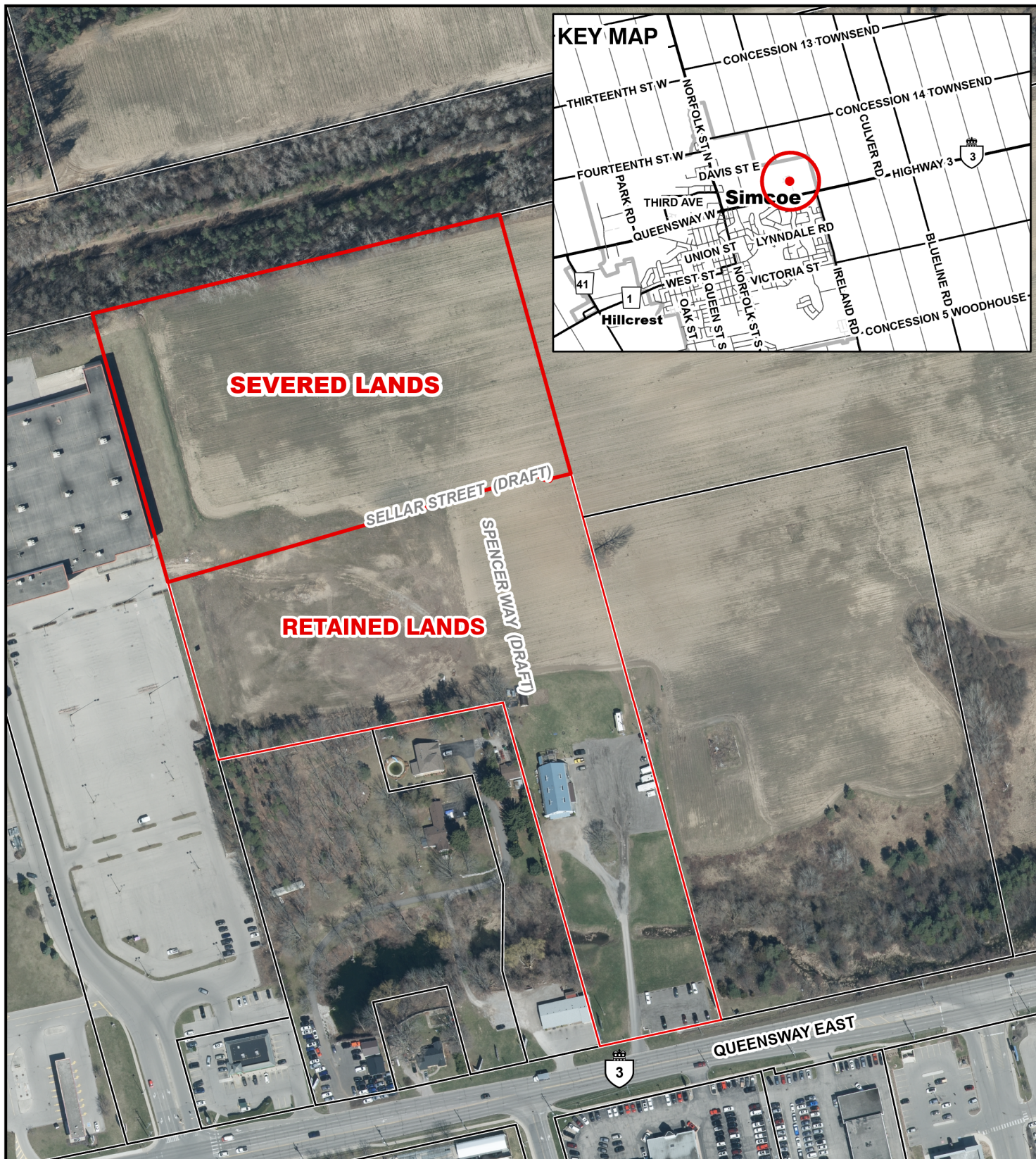
The purpose of this By-Law is to change the zoning on the subject lands from Service Commercial Zone (CS) to Urban Residential Type 6 Zone (R6) with a Holding (H) and Service Commercial with a Holding (H) and a Special Provision 14.980 for the entire site. R6 zone would allow for up to a three 6-8 storeys apartment buildings with additional permitted used. The remaining lands of CS zone would allow for apartment units above ground floor. The Special Provision also provides reliefs of parking and rear yard setback requirements.

A Holding "(H)" provision is being placed on the subject lands to ensure an appropriate development agreement is executed and registered on title. As well the holding will remain until the servicing capacities are confirmed and allocated by the General Manager of Environment and Infrastructure Services or anyone designated by Norfolk County. The holding will also remain until the execution of the following conditions to the satisfaction of Norfolk County:

- the Owner shall complete the required Traffic Study; carry out the recommendations and any necessary mitigation to the satisfaction of the county;
- the Owner shall demonstrate through the use of Norfolk County's water distribution system model that there is adequate water supply and pressure for potable water to accommodate the development, and that the design of the private water distribution system within the lands is acceptable to the satisfaction of the Norfolk County;
- the Owner shall complete the required comprehensive Stormwater Management Plan and Report; carry out the recommendations and any necessary mitigation to the satisfaction of appropriate Ministry, Conservation Authority and Norfolk County.







**Legend**

- Subject Lands
- Lands Owned

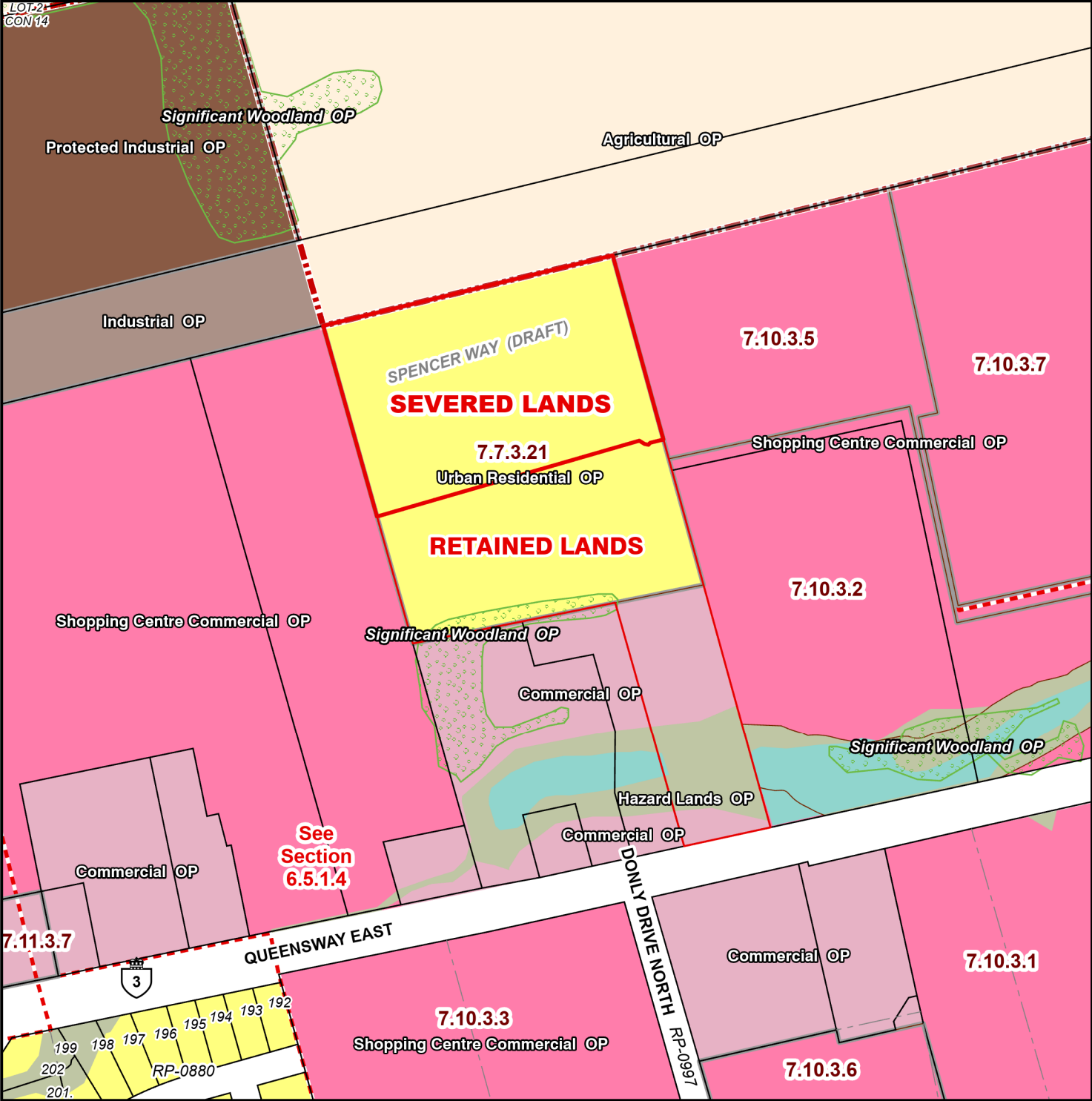
2020 Air Photo

10/6/2025



20 10 0 20 40 60 80 Meters





Legend

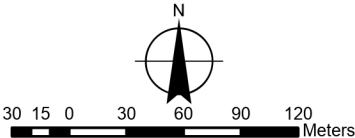
- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Urban Residential
- Shopping Centre Commercial
- Commercial
- Protected Industrial
- Industrial

- Special Policy Area
- Urban Area Boundary
- Significant Woodland

10/6/2025

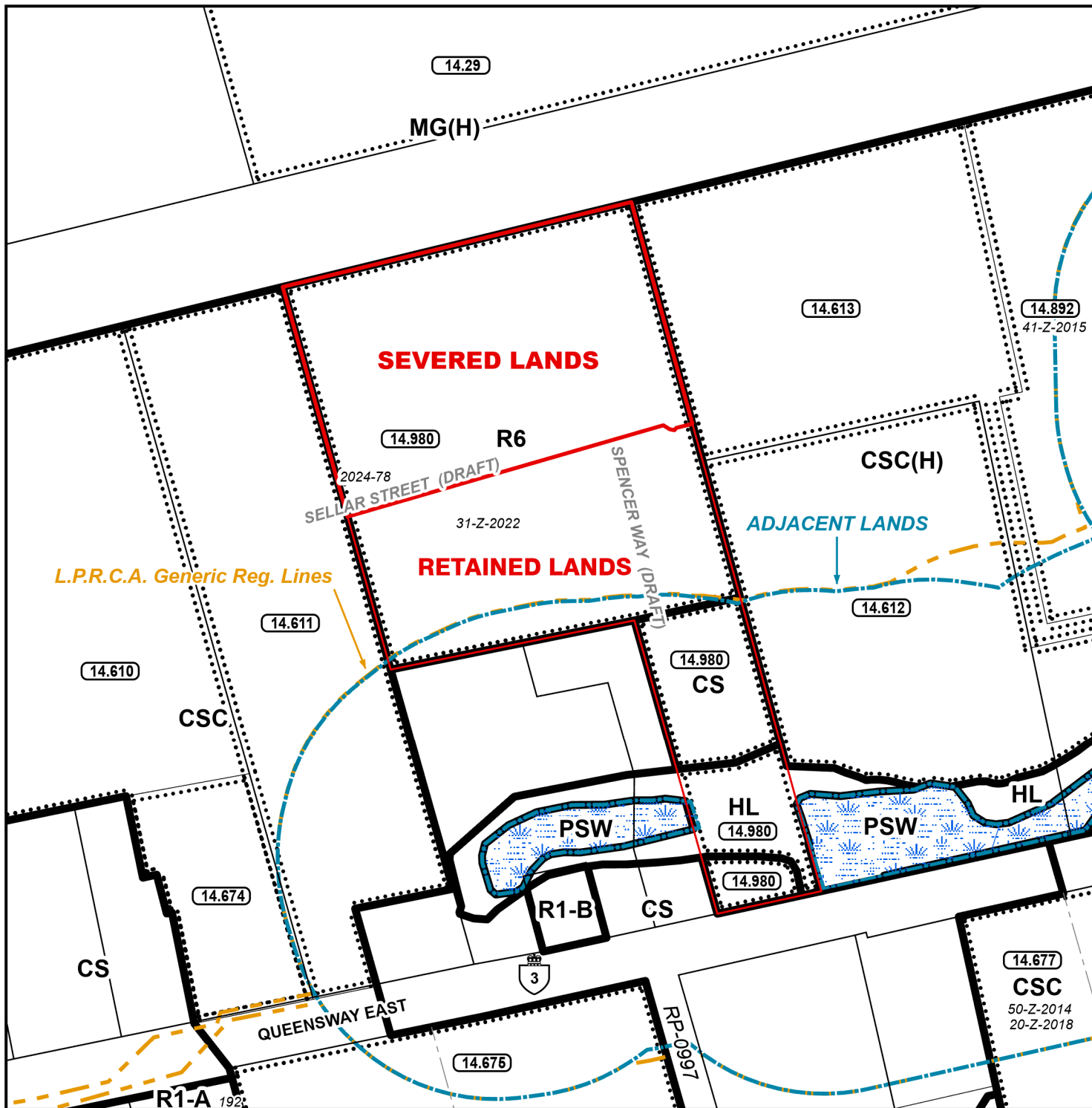


# MAP C

## ZONING BY-LAW MAP

Geographic Township of TOWNSEND

BNPL2025294



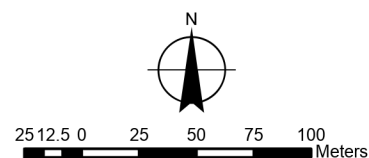
### LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic Reg. Lines
- Adjacent Lands
- Wetland

ZONING BY-LAW 1-Z-2014

10/6/2025

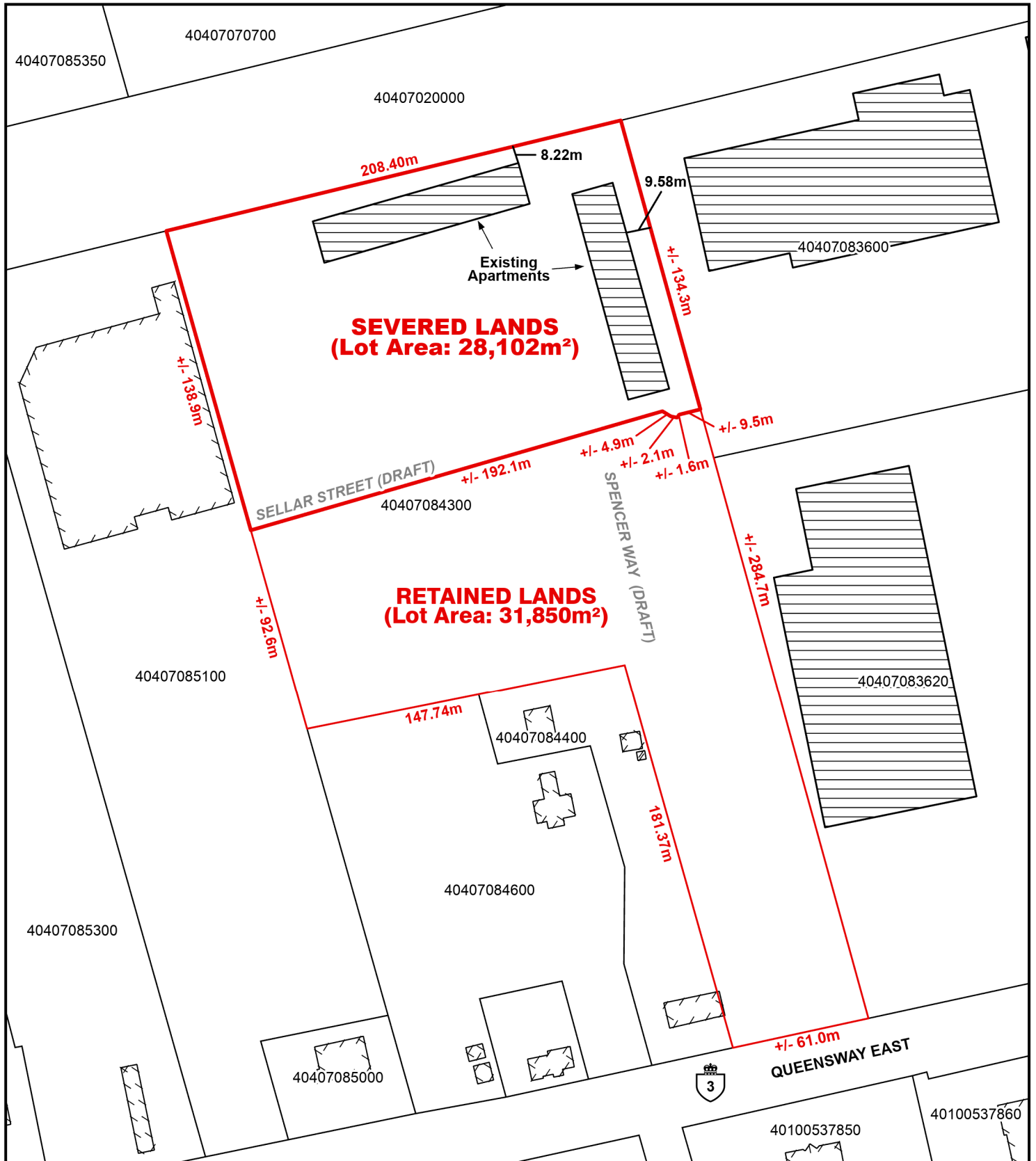
- (H) - Holding
- CS - Service Commercial Zone
- CSC - Shopping Centre Commercial Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R6 - Residential R6 Zone





# CONCEPTUAL PLAN

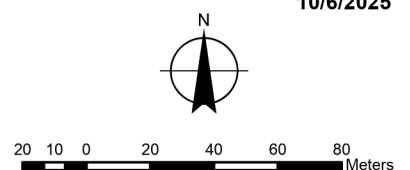
Geographic Township of TOWNSEND



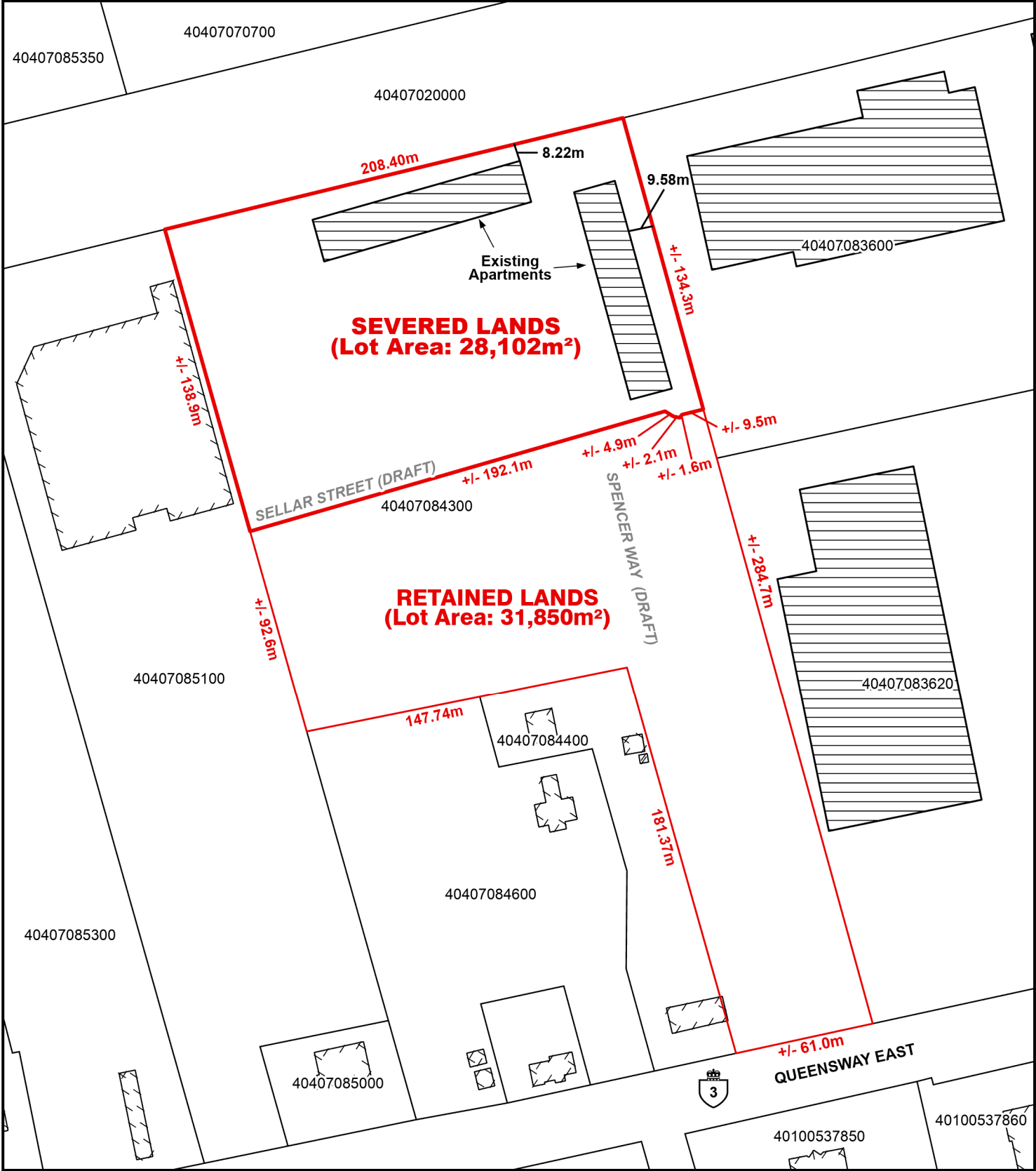
## Legend

- Subject Lands
- Lands Owned

10/6/2025



CONCEPTUAL PLAN  
Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned

10/6/2025

