

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	_____

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

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

Property Assessment Roll Number: _____**A. Applicant Information****Name of Owner** _____

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

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

For Office Use Only:

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

Property Assessment Roll Number: Roll # 40101001800 and # 40101001900.

A. Applicant Information

Name of Owner

Bill Culver

1358609 ONT LTD
ROSS ALDERY / LOIS ALDERY

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

10175 JOHNS ROAD 415 ROKEBERTLINE

Town and Postal Code

N3Y-4K1

SIMCOE ONT
N3Y-0E5

Phone Number

429-8553

194 DONLY DRIVE

Cell Number

SIMCOE UNIT 24

Email

bmbulver@hotmail.com

N3Y-0C6

Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

B. Location, Legal Description and Property Information

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

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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

☐ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

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:

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

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

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

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

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					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

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

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

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:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

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

Frontage:

Depth:

Width: _____
Area: _____
Proposed Use: _____

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

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

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

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

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

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

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

D. All Applications: Previous Use of the Property

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

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

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:

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 | ☐ Communal wells |
| ☐ Individual wells | ☐ Other (describe below) |
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

G. All Applications: Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

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

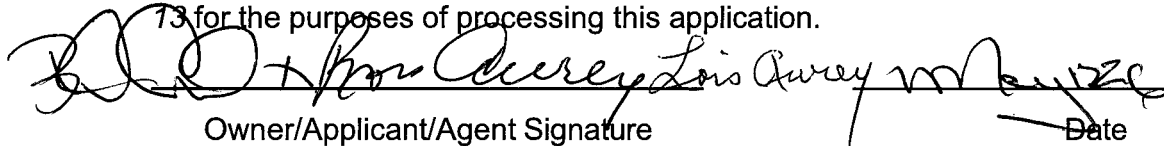
Permission to Enter Subject Lands

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

Freedom of Information

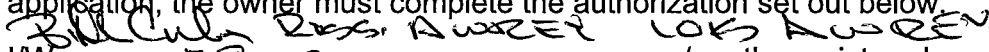
For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.*

13 for the purposes of processing this application.

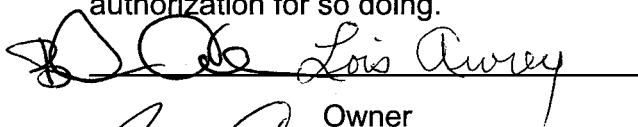
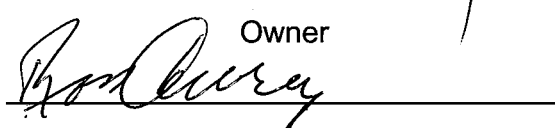

Owner/Applicant/Agent Signature _____ Date _____

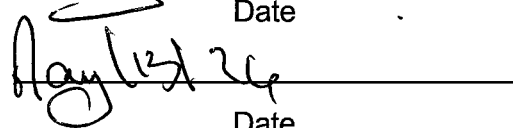
J. Owner's Authorization

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

I/We authorize VALDA DELEUE 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

Owner


Date

Date

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

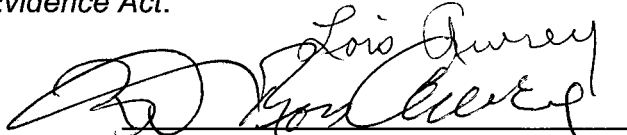
K. Declaration

I, _____ of _____

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:

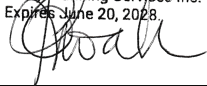

Owner/Applicant/Agent Signature

In City of Hamilton

This 20 day of May

A.D., 2026

OLGA BARBARA KWAK,
a Commissioner, etc., Province of Ontario,
for Nethery Planning Services Inc.
Expires June 20, 2028.



A Commissioner, etc.

Planning Justification Brief

Consent application

69 Robinson Street & 12 Colborne Street North, Simcoe

Friday May 8, 2026



Planning Justification Report for 69 Robinson Street and 12 Colborne Street North, Simcoe, Norfolk County

1.0 INTRODUCTION

Kayla DeLeye Development Planning (“Agent”) has been retained by Bill Culver (“owner”) to assist in obtaining a consent application to sever 69 Robinson Street and 12 Colborne Street North to re-establish two separate commercial lots within the Urban Boundary of Simcoe, Norfolk County, legally described as the Town of Simcoe PLAN 182 Block 73 Part Lot 10 and Lot 11. Roll # 40101001800 and # 40101001900.

This report aims to provide details and justification regarding the consent application and provide an overview of the planning merits associated with this planning application.

2.0 SUBJECT LANDS DESCRIPTION

The subject lands described as 69 Robinson Street and 12 Colborne Street North, legally described as the Town of Simcoe PLAN 182 Block 73 Part Lot 10 and Lot 11. Roll # 40101001800 and # 40101001900.

The subject lands contain two commercial buildings. One commercial building has frontage along Robinson Street, while the other has frontage along Colborne Street North. The consent application would seek to re-establish two separate commercial lots, to fix an inadvertent past lot merger.

The lands surrounding the subject property are commercial. The lands are located within the Central Business District of Simcoe.

The owner wishes to sever a commercial lot from the lands within the Simcoe Urban Boundary that would have an area of 178.4 Sq M, (1920.2 Sq ft), fronting onto Robinson Street. The retained commercial lot would have an area of 235.5 Sq M (2534.9 Sq ft), fronting onto Colborne Street North.

See the property location along with the proposed severed lot shown on Map 1 below.

Map 1: Location of Subject Lands and proposed severed and retained lots



Official Plan Designation & Zoning By-law Provisions

The subject lands are designated Downtown in the Norfolk County Official Plan (NCOP) and zoned Central Business District (CBD) in the Norfolk County Zoning By-law 1-Z-2014 (NCZB) as shown below in Map 2 below.

Map 2: Farm Parcel with Official Plan Designation and Zoning



3.0 PROPOSED DEVELOPMENT

The owner is proposing to sever a commercial lot from the lands within the Simcoe Urban Boundary that would have an area of 178.4 Sq M, (1920.2 Sq ft), fronting onto Robinson Street. The retained commercial lot would have an area of 235.5 Sq M (2534.9 Sq ft), fronting onto Colborne Street North.

No new construction is proposed as part of this application.

Map 3: Survey Sketch of the Proposed Severed Lands

supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS is issued under section 3 of the Planning Act, and according to the Act, all decisions affecting planning matters shall be consistent with the PPS. Municipalities are the primary decision-makers for local communities. They implement provincial policies through municipal official plans, zoning by-laws and planning-related decisions.

Section 2.3.1 of the PPS speaks to the General Policies for Settlement Areas. Specially, 2.3.1.1 states settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

It is my professional opinion that the proposed severance is consistent with the 2024 PPS as it is proposed with an urban settlement area where the focus of growth should be concentrated.

The subject application is consistent with the policies of the PPS.

4.2 NORFOLK COUNTY OFFICIAL PLAN FRAMEWORK & ANALYSIS

The Norfolk County Official Plan (NCOP) is the local municipal planning policy which describes how land in Norfolk County should be used. It is prepared with input from the community and helps manage growth and development within the County until 2036. The NCOP provides a policy framework to guide economic, environmental and social decisions that have implications for the use of land.

The purpose of the NCOP is to provide an overall policy framework establishing clear development principles and policies including land use designations to:

- promote orderly growth and development;
- provide guidance to Council;
- ensure the financial sustainability of the County;
- establish goals and objectives to provide appropriate services;
- respond to population and economic change;
- implement monitoring, review and updates to policy as per new provincial interests; and
- assist in co-ordinating and integrating planning activities with cross-jurisdictional implications including:
 - ecosystem,
 - shoreline and watershed planning;
 - natural heritage planning;
 - management of resources;
 - transportation and infrastructure planning;
 - regional economic development;
 - cultural heritage planning,
 - air and water quality monitoring; and
 - waste management.

The subject lands are designated Downtown in the Norfolk County Official Plan (NCOP).

6.3 Community Structure and Growth Framework

a) The growth management and settlement structure of the County is comprised of two major interrelated parts: Settlement Areas and the Rural Area. The Settlement Areas include:

i) Urban Areas;

6.4 Urban Areas

The six Urban Areas within the County have historically functioned as the focal points for growth and development activity, as well as public and private sector investment. This role will continue in the future. The Urban Areas will accommodate the greatest amount of the targeted growth throughout the planning period, and will be the focus of residential, commercial, employment, government, institutional, office, entertainment, cultural, and health and social service activities.

The proposed severed commercial lot is located within the Urban area of the town of Simcoe.

6.5.1 Simcoe Urban Area

6.5.1.1 Introduction

The Simcoe Urban Area, as identified on Schedule “A”, is the largest Urban Area in the County. The County shall support and promote the continued development of Simcoe as a complete, balanced and sustainable urban community containing an efficient pattern of development. Simcoe plays an important role as a major employment and commercial node, and as an agricultural support centre.

9.6.3.2 General Consent to Sever Land Policies

Applications for consent to sever land shall be considered on the basis of the policies of this Section, the underlying land use designation and the associated policies of this Plan. The Committee of Adjustment shall deal with all applications for consent in accordance with the relevant provisions of the Planning Act. The decisions of the Committee of Adjustment shall also be consistent with prevailing Provincial policy.

In addition to the specific land division and consent policies associated with the underlying land use designation, the following policies shall apply to applications for consent:

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:

Policy requirement	Policy review	Conformity?
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i) consents shall only be granted when the land fronts onto an existing, assumed public road that is maintained on a year-round basis;	The proposed severance is requested along Robinson Street and Colborne Street – existing, assumed public roads that are maintained on a year-round basis.	Yes
ii) consents shall have the effect of infilling in existing areas and not extending existing development;	The proposed severance is proposed to simply divide lands that were inadvertently merged within the Urban residential designation area in the Simcoe settlement area	Yes
iii) creation of the lot does not compromise the long-term use of the remaining land or retained parcel; and	The proposed severance is proposed to simply divide lands that were inadvertently merged and will not compromise the long-term use of the remaining land or retained parcel	Yes
iv) consents may be considered for large parcels, where future development of the large parcels is to proceed by plan of subdivision	The proposed consent is aimed at severing a small lot around an existing commercial building. Policy 9.6.3.2.c.iv) does not apply.	Yes
9.6.3.2.d) 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, in accordance with Section 9.6.3.1 (Minor Variances) of this Plan.	The proposed lot size is adequate space for the existing commercial building. The parcel size is considered appropriate within the downtown and will comply with the provisions of the Zoning By-law.	Yes
9.6.3.2.e) A hydrogeological study to confirm soil conditions and suitability for potential future private	The subject lands are serviced by municipal water and wastewater. A hydro-g study is not warranted.	Yes.

services may be required where the retained or severed parcel(s) is(are) sufficiently large to accommodate subsequent lots.		
9.6.3.2.f) Consents for building purposes shall not be permitted under the following circumstances: i) the land is located within any Natural Heritage Features, as defined by this Plan, and a suitable building site cannot be found through the evaluation completed in an Environment Impact Study; ii) the land is located in a floodplain; iii) the land is located on or within 500 metres of a Bedrock Resource Area, 300 metres of a Sand and Gravel Resource Area, or 75 metres of mineral or petroleum resource deposits or an active petroleum well, as identified in the Oil, Gas and Salt Resources Library of the Ministry of Natural Resources and Forestry; iv) Provincial or County transportation objectives, standards or policies cannot be maintained; or v) the created and retained parcels cannot be provided with an adequate level of service.	The proposed severance is not near a Natural Heritage feature, or LPRCA regulated limit. There is already an existing commercial building on the lands. No additional development is proposed as part of this application.	Yes
9.6.3.2.g) On the granting of an application for consent, conditions may be imposed on the severed and retained parcels.	Agreed.	Yes

9.6.3.2.h) Compliance with the Minimum Distance Separation Formulae shall be required subject to the policies of Section 7.2 (Agricultural Designation).	The proposed severance is not affected by the MDSF.	Yes
--	---	-----

The proposed consent application to sever a commercial lot from the lands within the Simcoe Urban Boundary that would have an area of 178.4 Sq M, (1920.2 Sq ft), fronting onto Robinson Street is in conformity with the Norfolk County Official Plan.

4.3 NORFOLK COUNTY ZONING BY-LAW, 1-Z-2014 FRAMEWORK & ANALYSIS

The Norfolk County Zoning By-law 1-Z-2014 (NCZB) is a regulatory document that controls the land in Norfolk County in terms of compatibility, character and appearance, and implements the NCOP. The NCZB identifies that no land, building or structures shall be used, erected, altered or occupied except in conformity with the provisions of the NCZB.

The current zoning of the parcel is Central Business District (CBD) in the Norfolk County Zoning By-law 1-Z-2014 (NCZB). A rezoning application is not warranted as both the severed and retained parcels comply with the CBD zone.

Severed lot

The following provisions apply to the Central Business District Zone (CBD):

Provision	Requirement	Provided	Comment
Maximum lot coverage	80 percent	77.69	Complies
Maximum front yard setback	3 m	0.38 m	Complies
Minimum front yard	0 m	0.38 m	Complies
Minimum exterior side yard	0 m	0.39 m	Complies
Minimum interior side yard (abutting commercial)	0 m	1.26 m	Complies
Minimum rear yard (abutting commercial)	0 m	1.11 m	Complies
Maximum building height	Six (6) storeys	Two (2) storeys	Complies

Retained lot

The following provisions apply to the Central Business District Zone (CBD):

Provision	Requirement	Provided	Comment
Maximum lot coverage	80 percent	76.44	Complies
Maximum front yard setback	3 m	0 m	Complies
Minimum front yard	0 m	0 m	Complies
Minimum exterior side yard	0 m	N/A	Complies
Minimum interior side yard (abutting commercial)	0 m	0 m	Complies
Minimum rear yard (abutting commercial)	0 m	7.52 m	Complies
Maximum building height	Six (6) storeys	Two (2) storeys	Complies

Both the severed and retained lots comply with the NCZB.

5. CONCLUSION

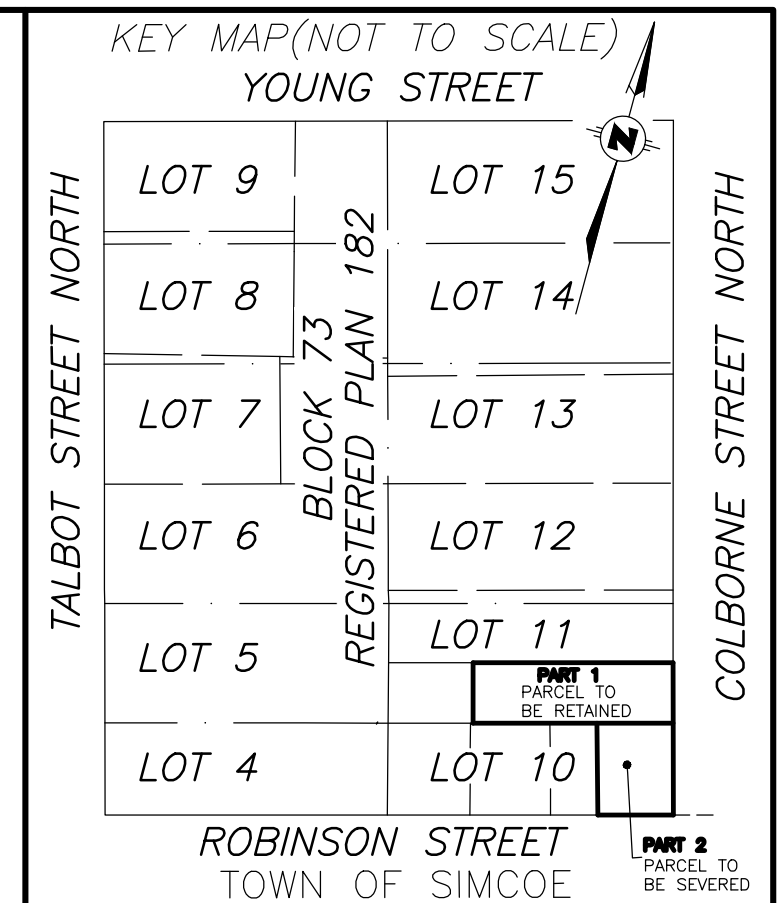
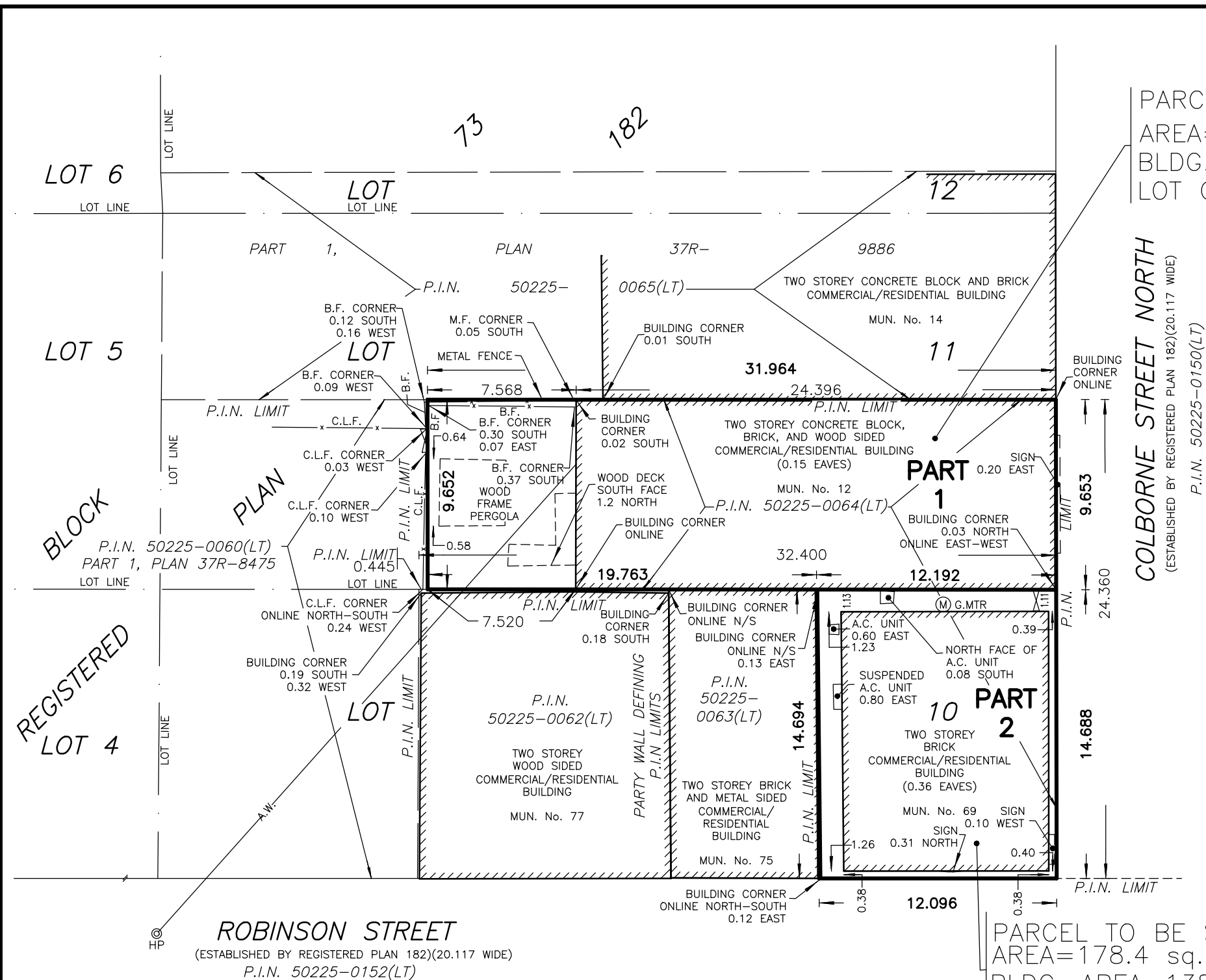
It is my professional opinion that the planning application for a severance application represents good planning and should be approved as the planning justification has confirmed:

1. Consistency with the *Provincial Planning Statement*;
2. Conformity to the *Norfolk County Official Plan*;
3. Compliance to the *Norfolk County Zoning By-law*.

The agent looks forward to the expeditious processing of the subject application. Please do not hesitate to contact the undersigned should you have any questions related to this application.

Prepared and submitted by:

Kayla DeLeye, B.A MA, Ec.D, MCIP, RPP

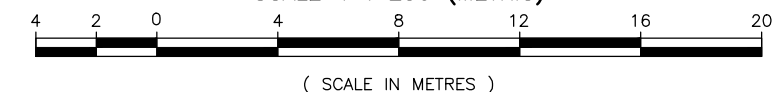


SKETCH TO ILLUSTRATE SEVERED LANDS

MUNICIPAL No. 69 ROBINSON STREET AND
MUNICIPAL No. 12 COLBORNE STREET NORTH
IN THE

TOWN OF SIMCOE
COUNTY OF NORFOLK

SCALE 1 : 250 (METRIC)



NOTES

BOUNDARY DIMENSION AND TOPOGRAPHIC INFORMATION TAKEN BY FIELD SURVEY
PREPARED BY CALLON DIETZ, O.L.S.'s COMPLETED THE 24th DAY OF APRIL, 2026.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

METRIC

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

LEGEND

A.C.	DENOTES AIR CONDITIONER
A.W.	DENOTES AERIAL WIRES
B.F.	DENOTES BOARD FENCE
C.L.F.	DENOTES CHAIN LINK FENCE
G.MTR	DENOTES GAS METRE
HP	DENOTES HYDRO POLE
M.F.	DENOTES METAL FENCE
N/S	DENOTES NORTH-SOUTH
	DENOTES GATE

Callon + Dietz INCORPORATED

ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
info@callondietz.com callondietz.com

SURVEY BY: ZD

DRAWN BY: MV

FILE No: 26-28505

PLAN No: L-9826

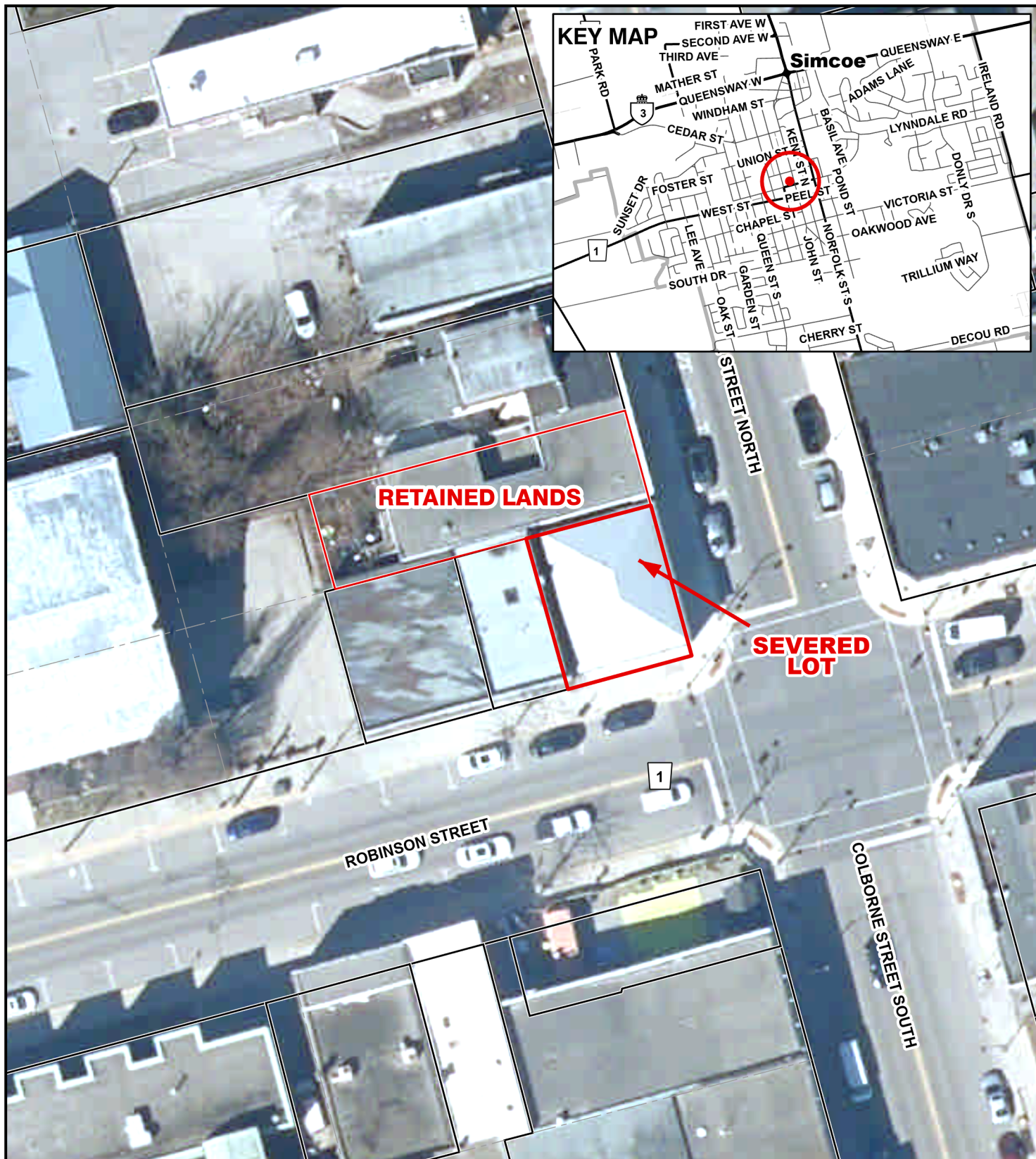
ISO 9001
REGISTERED

MAP A

CONTEXT MAP

Urban Area of SIMCOE

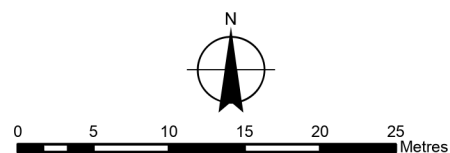
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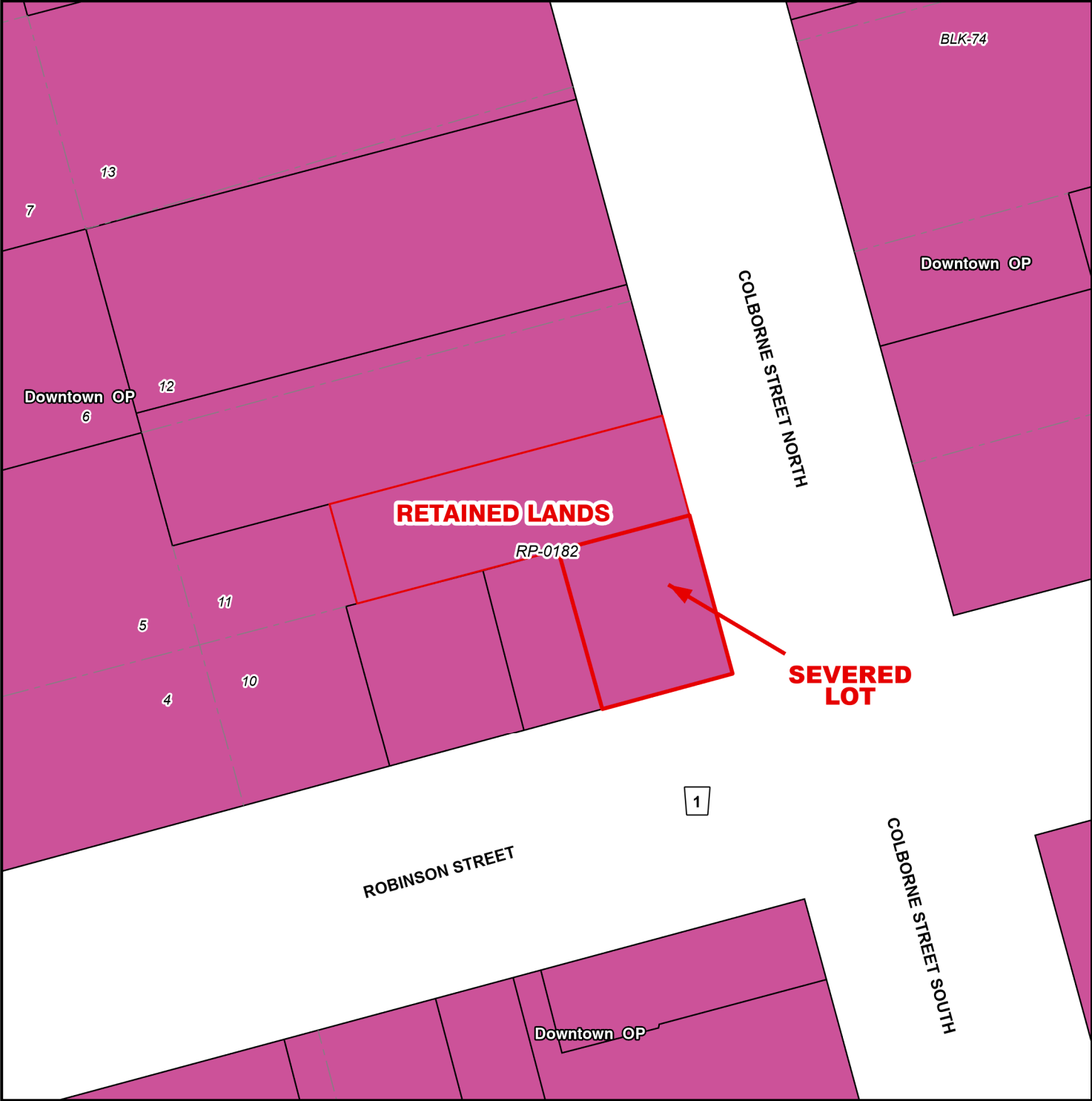
Legend

- Subject Lands
- Lands Owned

2025 Air Photo



7/16/2026



Legend

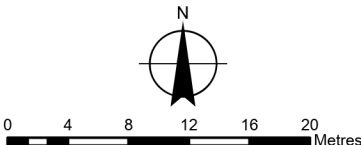
 Subject Lands

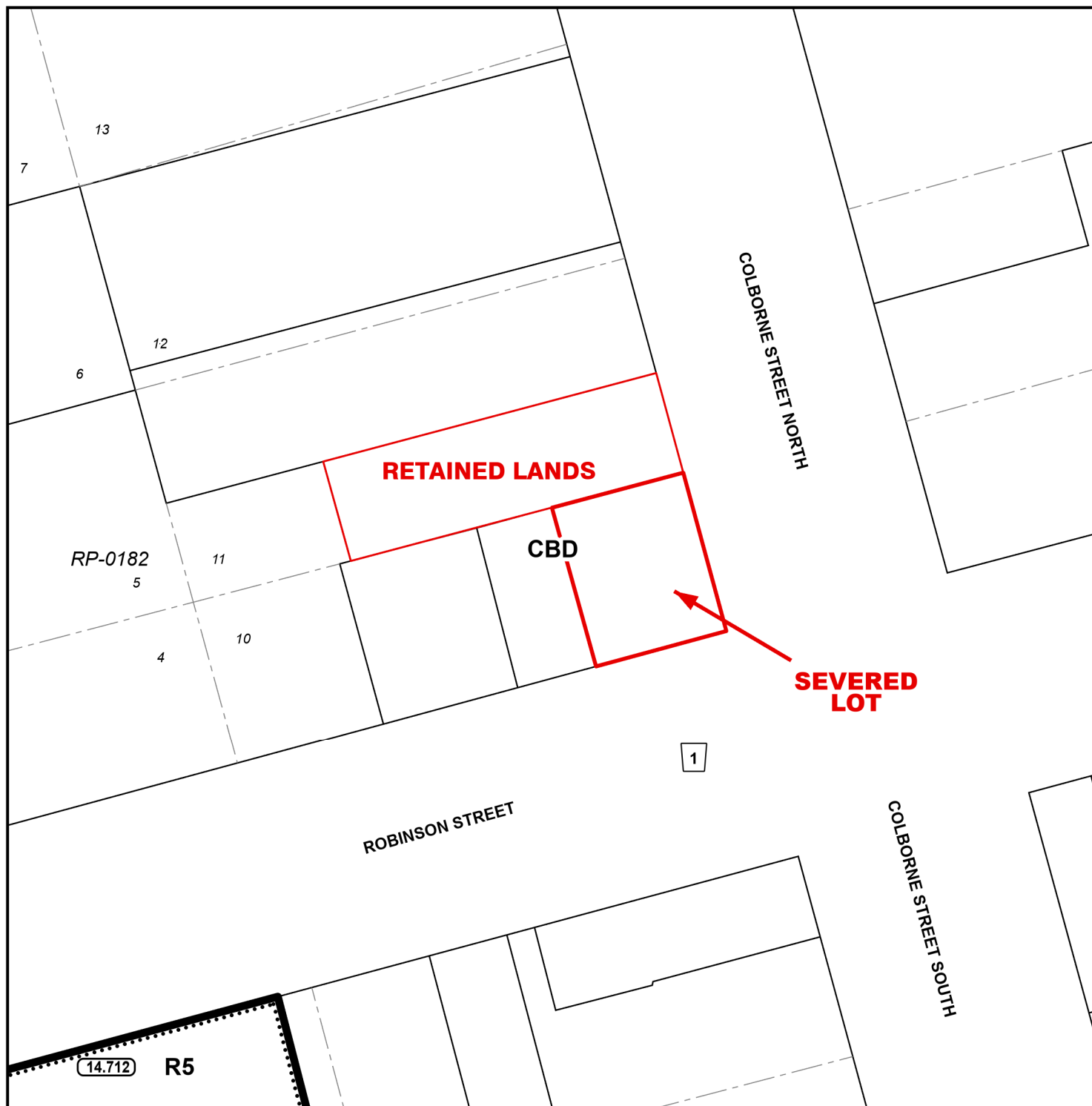
Official Plan Designations

 Downtown

 Urban Area Boundary

7/16/2026





LEGEND

- Subject Lands
- Lands Owned

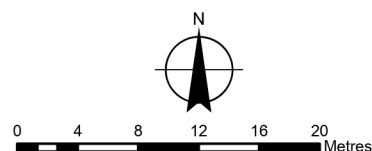
ZONING BY-LAW 1-Z-2014

7/16/2026

(H) - Holding

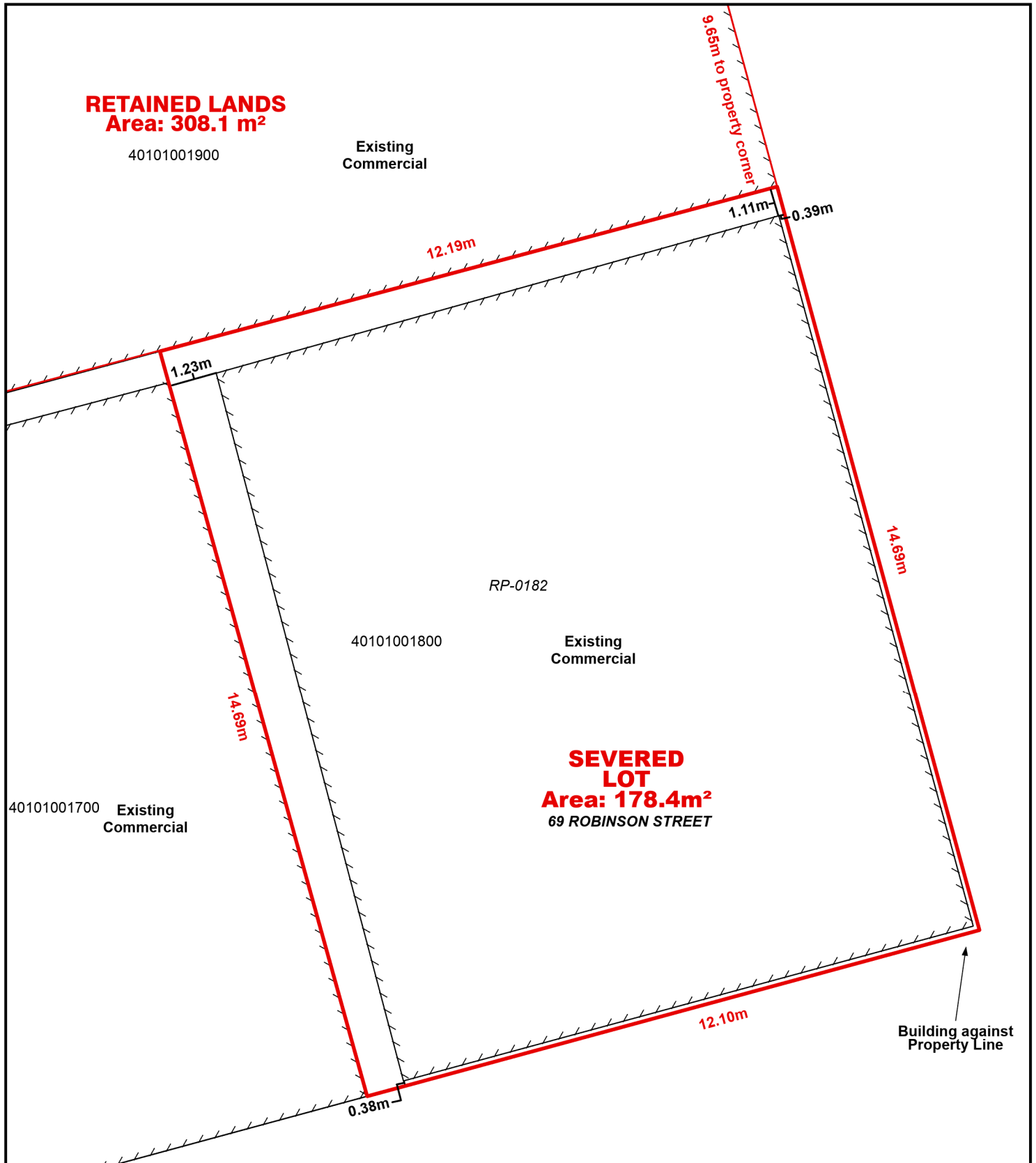
CBD - Central Business District Zone

R5 - Residential R5 Zone



CONCEPTUAL PLAN

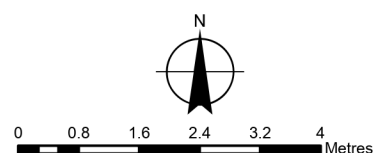
Urban Area of SIMCOE



Legend

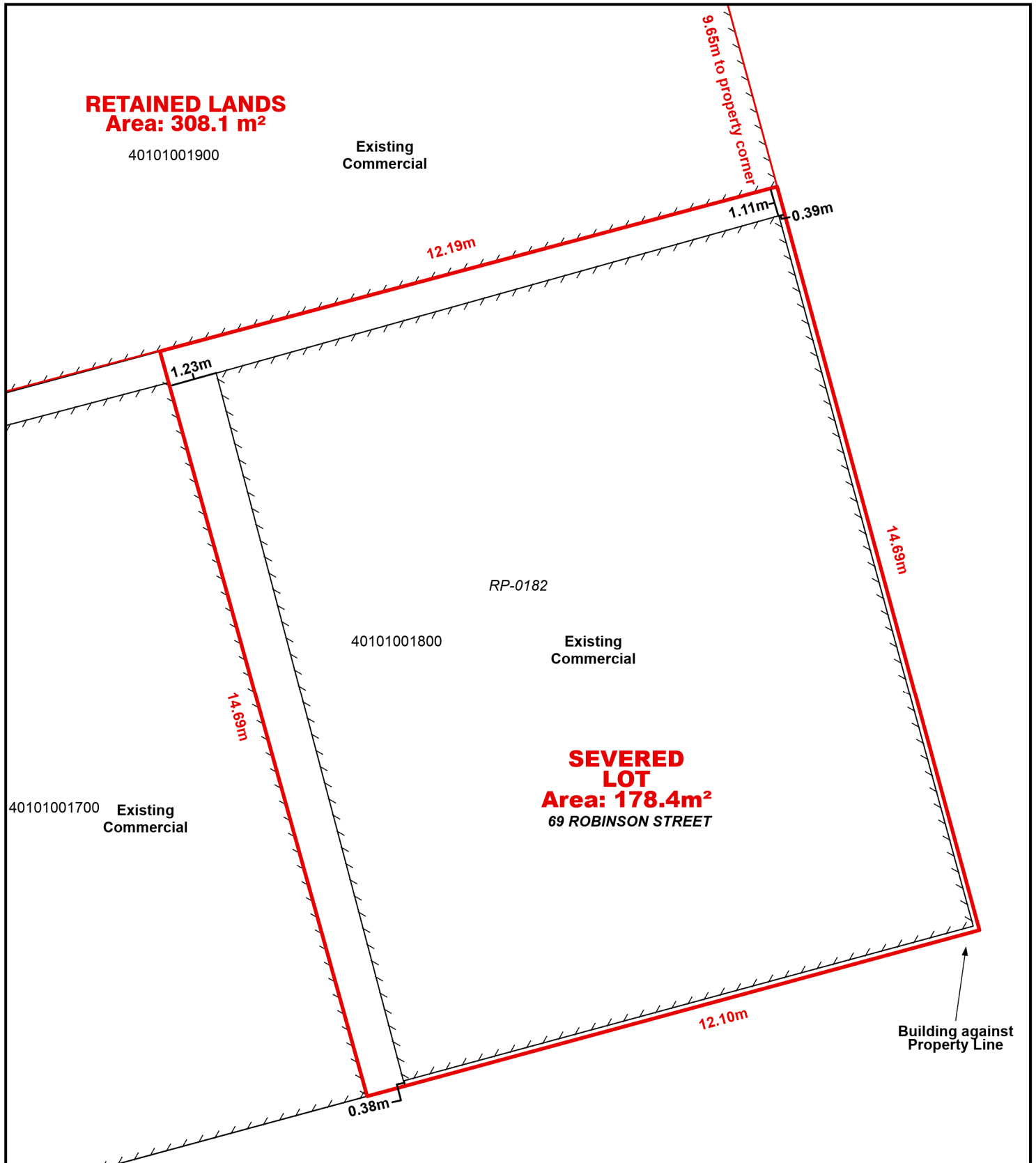
- Subject Lands
- Lands Owned

7/16/2026



CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

- Subject Lands
- Lands Owned

7/16/2026

