



IBI GROUP
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*Received
May 27-2019.*

May 24, 2019

Ms. Shannon Van Dalen | MCIP, RPP
Senior Planner
Planning and Economic Development Services, Norfolk County
Simcoe Planning Office
185 Robinson Street,
Simcoe, Ontario, N3Y 5L6

Dear Ms. Van Dalen:

HALDIMAND-NORFOLK HEALTH UNIT - 12 GILBERTSON DRIVE, SIMCOE

IBI Group is pleased to submit an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) Application for the property known as 12 Gilbertson Drive in Simcoe. The OPA is required to permit "government offices" as a permitted use within the Protected Industrial designation. The ZBLA is required to bring the existing uses into conformity with the Norfolk County ZBL by permitting a government office with no limit to GFA.

In support of the above application, please find enclosed the following:

- Ten (10) copies of the completed OPA & ZBLA application forms with signatures;
- Ten (10) copies, of the Plan of Survey prepared by McDowell & Jewitt;
- Ten (10) full size copies, folded to 8.5 x 11, of the Plan of Survey (Plan 37R-3120 and 37R-9777) prepared by Jewitt and Dixon LTD.;
- Ten (10) full size copies, folded to 8.5 x 11, of the Supplementary Sketch prepared by IBI Group;
- Five (5) copies of the Planning Justification Report prepared by IBI Group which includes; Draft Official Plan Amendment and Draft Zoning By-law Amendment; and,
- One (1) USB containing a digital copy of the above listed information.

It is our understanding that an Internal Journal Entry has been created to transfer funds for the application fee in the amount of \$3,878.00, which represents the fee for an Official Plan and Zoning By-law Amendments Combined – Regular, from the Public Works Division project account into the Planning Department Revenue account.

Regards,

IBI Group

Brienne Comley | CPT
Intermediate Planning Technician

Cc: Chris Baird, General Manager
Nick Rizzo, Owner

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

OPNA 2019 221
ZNL 2019 222
May 27/19
June 19/19

Public Notice Sign

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

\$3878
—
—
Alisha

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

- ☒ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Consent/Severance
- ☐ Minor Variance
- ☐ Easement/Right-of-Way
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

The purpose of this application is to change the zoning of the subject lands from General Industrial Special Provision "MG-14.653" Zone to General Industrial Special "MG-14.XX" Zone. Notwithstanding Special Provision 14.653, in addition to the uses permitted in the MG Zone, a government office and parking lot shall also be permitted.

Property Assessment Roll Number: 401 001 31500

A. Applicant Information

Name of Owner Nick Rizzo

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 545 German School Road

Town and Postal Code Paris, N3L 3E1

Phone Number 519-442-7124

Cell Number

Email nickrizzo545@yahoo.ca

Name of Applicant John Ariens

Address 200 East Wing - 360 James St. N.

Town and Postal Code Hamilton, ON L8L 1H5

Phone Number 905-546-1010

Cell Number

Email john.ariens@ibigroup.com

Name of Agent John Ariens

Address 200 East Wing - 360 James St. N.

Town and Postal Code Hamilton, ON L8L 1H5

Phone Number 905-546-1010

Cell Number

Email john.ariens@ibigroup.com

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

☐ Owner

☐ Agent

☒ Applicant

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

B. Location, Legal Description and Property Information

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

The property is Part of Lot 1, Concession 14 in the Town of Simcoe in Norfolk County

Municipal Civic Address: 12 Gilbertson Drive

Present Official Plan Designation(s): Protected Industrial

Present Zoning: General Industrial

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

☒ Yes ☐ No If yes, please specify:

Special Provisions 14.653: "A government office with a maximum usable floor area of 1,913 squared meters and a parking lot shall be permitted."

3. Present use of the subject lands:

The subject land is currently home to the Haldimand-Norfolk Health Unit and a trucking warehouse facility.

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

*See Existing Conditions Sketch

Buildings currently existing on the site include: a trucking warehouse facility and a medical clinic, all of which are to be retained. For further information on the structures of the existing building along with their respective setbacks, please refer attached drawing.

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

A ZBLA is required to bring the existing use into conformity with Norfolk County ZBL by permitting a government office and associated parking lot. An OPA is required to permit "limited government offices" as a permitted use.

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:

A ZBLA is required to bring the existing use into conformity with Norfolk County ZBL by permitting a government office and associated parking lot. An OPA is required to permit "limited government offices" as a permitted use.

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:
+/- 20 years

9. Existing use of abutting properties:
Service Commercial (CS)

10. Are there any existing easements or restrictive covenants affecting the subject lands?
☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

The purpose of this ZBLA application is to increase the maximum allowable floor area allotted to a government office. Should the County of Norfolk purchase the trucking warehouse building (MURPAC) in the future, the approval of this zoning-by-law amendment application will provide the County flexibility in using the building for a long-term period.

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

The current zoning of the property with special provision 14.653 only permits a government office with a maximum useable floor area of approximately 1,913 meters squared. The useable floor areas of both the existing buildings on the site currently exceed this permitted value with useable floor areas of 2507.6sqm (MURPAC) and 3272.7sqm

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☒ Yes ☐ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

The requested amendment is to alter the following policy: Special Provisions 14.653. Notwithstanding Special Provisions 14.653, the following shall apply: "A government office with a maximum useable floor area of 5,781 sqm

6. 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: +/-70.3m

Depth: +/-190.6m

Width: +/-70.3m

Lot Area: 19,424.1sqm (1.9ha)

Present Use: General Industrial - Limited Government Offices

Proposed Use: General Industrial - Limited Government Offices

Buildings on retained land: one building

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

County of Norfolk

9. Site Information

Existing

Proposed

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

Lot frontage	70.3m	
Lot depth	190.0m	
Lot width	70.3m	
Lot area	19424.1m ²	
Lot coverage	29.8%	
Front yard	73.4m	
Rear yard	20.8m	
Left Interior side yard	10.0m	
Right Interior side yard	12.6m	
Exterior side yard (corner lot)		
Landscaped open space	5,501m ²	
Entrance access width	9.8m	
Exit access width	9.8m	
Size of fencing or screening	±1.2m - 1.5m	
Type of fencing	Chainlink	

10. Building Size

Number of storeys	1-storey	
Building height		
Total ground floor area	5,780.6m ²	
Total gross floor area		
Total useable floor area		

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	172	
Number of visitor parking spaces		
Number of accessible parking spaces	6	
Number of off street loading facilities		

12. Residential (if applicable)

Number of buildings existing: N/A

Number of buildings proposed: N/A

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Single Detached	<u>N/A</u>	<u>N/A</u>
Semi-Detached	<u>N/A</u>	<u>N/A</u>
Duplex	<u>N/A</u>	<u>N/A</u>
Triplex	<u>N/A</u>	<u>N/A</u>
Four-plex	<u>N/A</u>	<u>N/A</u>
Street Townhouse	<u>N/A</u>	<u>N/A</u>
Stacked Townhouse	<u>N/A</u>	<u>N/A</u>
Apartment - Bachelor	<u>N/A</u>	<u>N/A</u>
Apartment - One bedroom	<u>N/A</u>	<u>N/A</u>
Apartment - Two bedroom	<u>N/A</u>	<u>N/A</u>
Apartment - Three bedroom	<u>N/A</u>	<u>N/A</u>

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): N/A

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: 1

Number of buildings proposed: 1

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: _____

Indicate the gross floor area by the type of use (for example: office, retail, storage): _____

Seating Capacity (for assembly halls or similar): N/A

Total number of fixed seats: N/A

Describe the type of business(es) proposed: N/A

Total number of staff proposed initially: N/A

Total number of staff proposed in five years: N/A

Maximum number of staff on the largest shift: N/A

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?
☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: N/A

Seating capacity (if applicable): N/A

Number of beds (if applicable): N/A

Total number of staff proposed initially: N/A

Total number of staff proposed in five years: N/A

Maximum number of staff on the largest shift: N/A

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

D. Previous Use of the Property

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

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

Murpac Trucking Warehouse & County Health & Social Services

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:

Correspondence with County

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. 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:

*See Planning Justification Report

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:

No, modifications or redevelopment of the subject lands are proposed at the time of this application, therefore; the above studies have not been completed at this time.

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:

No modifications or redevelopment of the subject lands are proposed at the time of this application, therefore; the above studies have not been completed at this time.

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

☐ On the subject lands or ☒ within 500 meters – distance +/- 41m

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☒ Municipal piped water

☐ Communal wells

☐ Individual wells

☐ Other (please describe): _____

Sewage Treatment

☒ Municipal sewers

☐ Communal system

☐ Septic tank and tile bed

☐ Other (please describe): _____

Storm Drainage

☒ Storm sewers

☐ Open ditches

☐ Other (please describe): _____

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street: Gilbertson Drive

G. Other Information

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

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

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

*See Planning Justification Report

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 properly named 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Gross, ground and useable floor area
19. Lot coverage
20. Floor area ratio
21. Building entrances, building type, height, grades and extent of overhangs
22. Names, dimensions and location of adjacent streets including daylighting triangles
23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
24. All exterior stairways and ramps with dimensions and setbacks
25. Retaining walls including materials proposed
26. Fire access and routes
27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
28. Location of mechanical room, and other building services (e.g. A/C, HRV)
29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
30. Winter snow storage location
31. Landscape areas with dimensions
32. Natural features, watercourses and trees

33. Fire hydrants and utilities location
34. Fencing, screening and buffering – size, type and location
35. All hard surface materials
36. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
37. Business signs (make sure they are not in sight lines)
38. Sidewalks and walkways with dimensions
39. Pedestrian access routes into site and around site
40. Bicycle parking
41. Architectural elevations of all building sides
42. All other requirements as per the pre-consultation meeting

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

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report

- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.

K. 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.

L. 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 R 1330
Owner/Applicant Signature

3/8/19
Date

M. Owner's Authorization

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

I/We Nick Rizzo am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize IBI Group 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 R 1330
Owner
Owner

3/8/19
Date
Date

N. Declaration

I, Brianne Comley 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 Hamilton

Brianne Comley
Owner/Applicant Signature

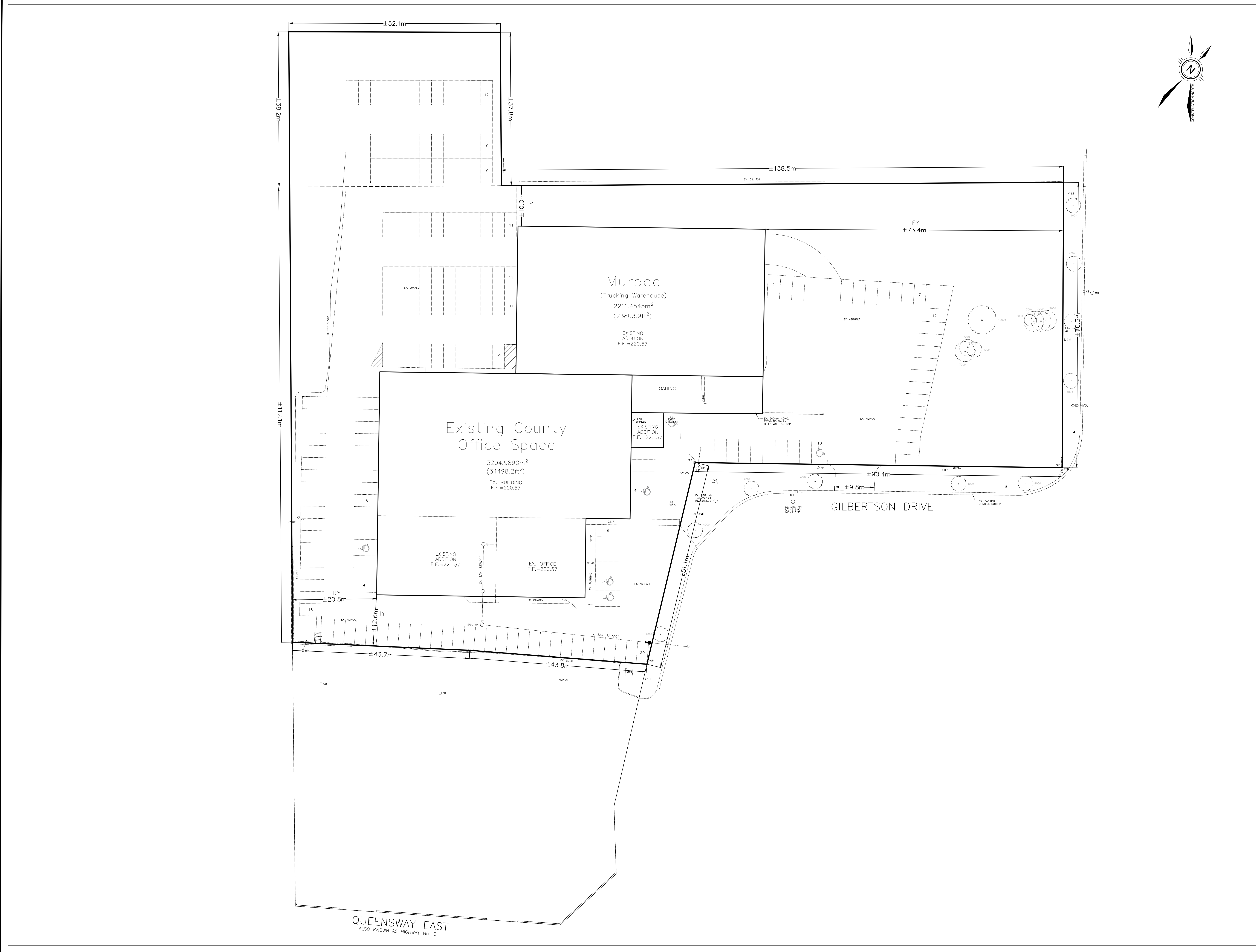
In Province of Ontario

This 24 day of May

A.D., 20 19

[Signature]
A Commissioner, etc.

Jared Vail Marcus, a Commissioner, etc.,
Province of Ontario,
for IBI Group.
Expires December 5, 2020.



LEGEND:

Lot Area:	1.9ha
Lot Frontage:	70.3m
Lot Coverage:	29.8%
Ground Floor Area:	5780.6m ²

Setbacks:

Front Yard:	73.4m
Exterior Side Yard:	10.0m
Interior Side Yard:	12.6m
Rear Yard:	20.8m

Parking Details:

Required Standard Parking Stall Size = 3.0m x 5.8m
Provided Standard Parking Stall Size = 3.0m x 5.8m
Required Accessible Parking Stall Size = 3.4m x 6.0m
Provided Accessible Parking Stall Size = 3.4m x 6.0m
Total Required Standard Parking Stalls
z) industrial establishment - 1 space/90m² = 24.5 spaces
f) office - 1 space/30m² = 109.0 spaces
Total Provided Standard Parking Stalls = 172 spaces
Total Required Accessible Parking Stalls = 3 Type A stalls
= 3 Type B stalls
Total Provided Accessible Parking Stalls = 0 Type A stalls
= 6 Type B stalls

NOT FOR CONSTRUCTION

SOURCE:
XXX

BENCHMARK:
XXX

SCALE

5 2 0 5 10 15
1:400 (m)

DESIGN BY:	BC	CHECKED BY:	JA
DRAWN BY:	TN	DATE:	2019-02-07

DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION

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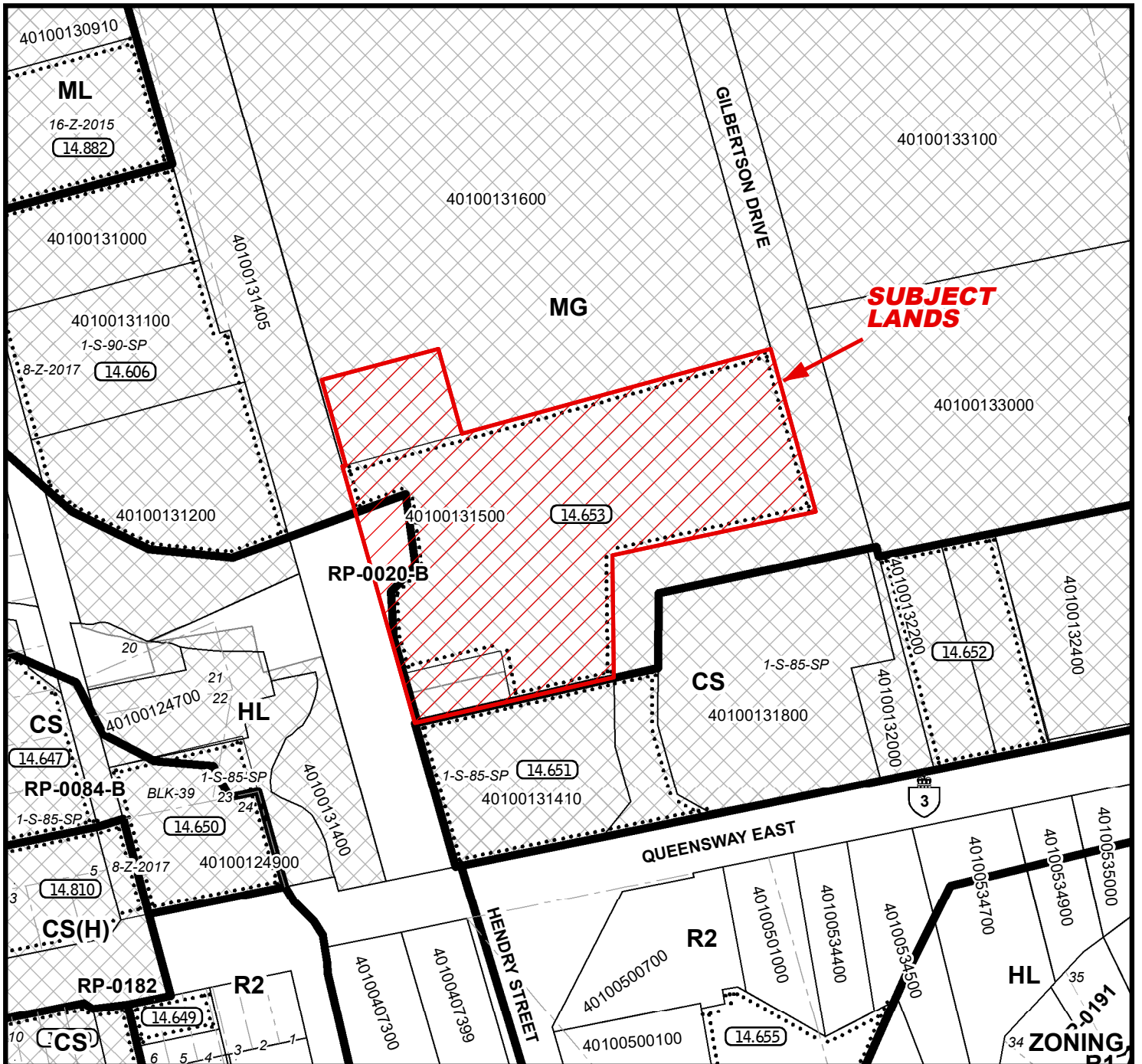
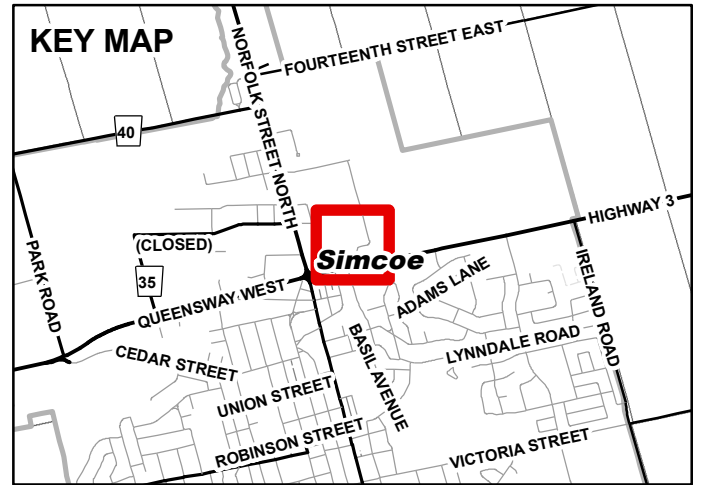
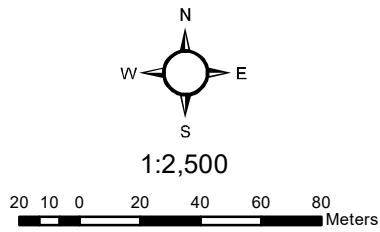
BEING PART OF LOT 1,
CONCESSION 14 IN THE
TOWN OF SIMCOE IN
NORFOLK COUNTY

**SUPPLEMENTARY SKETCH
EXISTING CONDITIONS**

MAP 1

File Number: ZNPL2019222 & OPNPL2019221

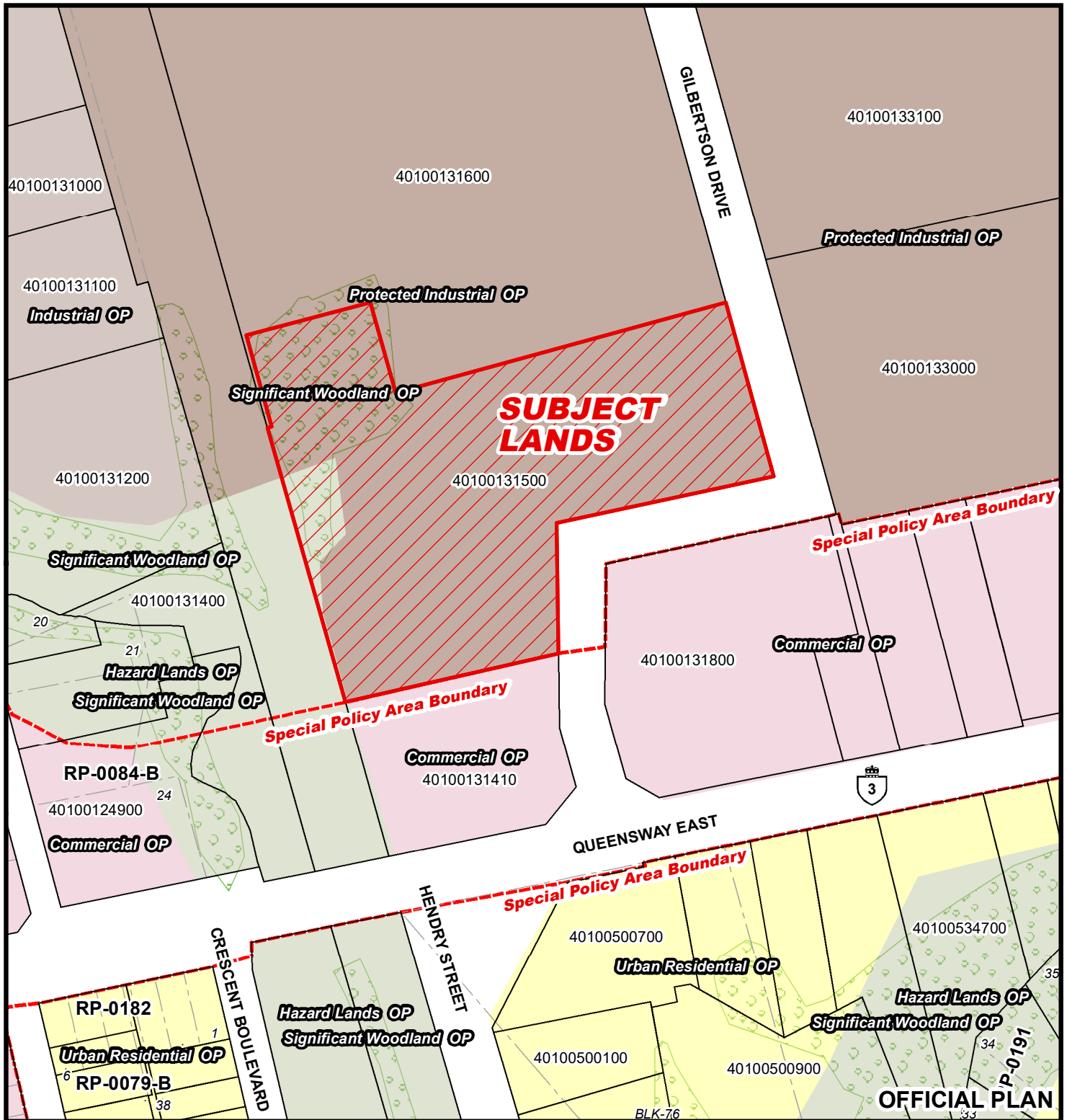
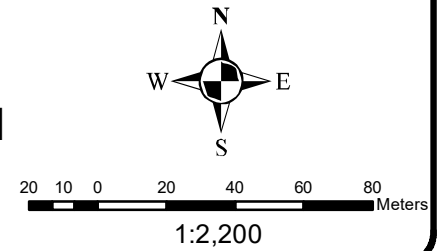
Urban Area of SIMCOE



MAP 2

File Number: ZNPL2019222 & OPNPL2019221

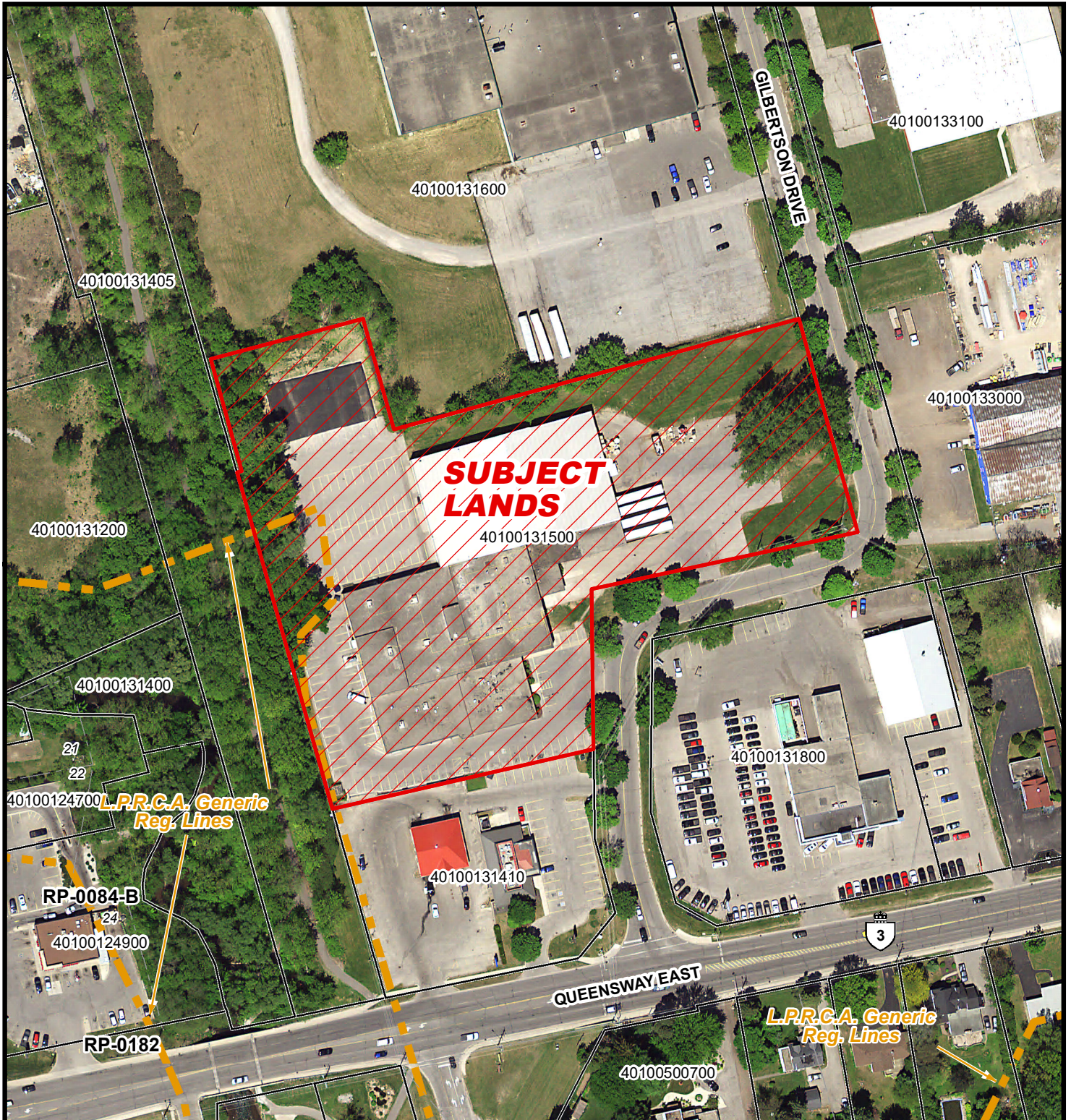
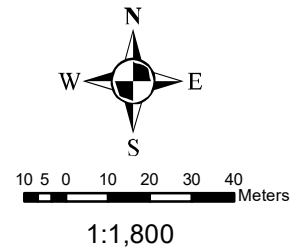
Urban Area of SIMCOE



MAP 3

File Number: ZNPL2019222 & OPNPL2019221

Urban Area of SIMCOE



MAP 4

File Number: ZNPL2019222 & OPNPL2019221

Urban Area of SIMCOE



8 4 0 8 16 24 32 Meters

1:1,200

