

For Office Use Only:

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

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
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

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

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner _____

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

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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

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: 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.

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

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

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):

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: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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):

9. Site Information**Zoning****Proposed**

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

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

10. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

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

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

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

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

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, or storage):

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

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: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

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):

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| ☐ 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. 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 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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

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

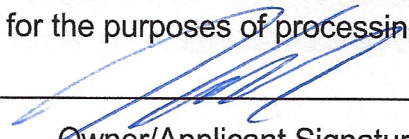
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



Owner/Applicant Signature

2022/09/14

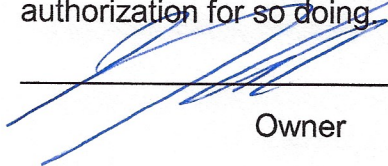
Date

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

I/We authorize Mary Elder of Elder Plans Inc. 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

2022/09/14

Date

Owner

Date

N. Declaration

I, Darrin Knill of 600 Norfolk St W LP

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:

2178 Old Hwy 24

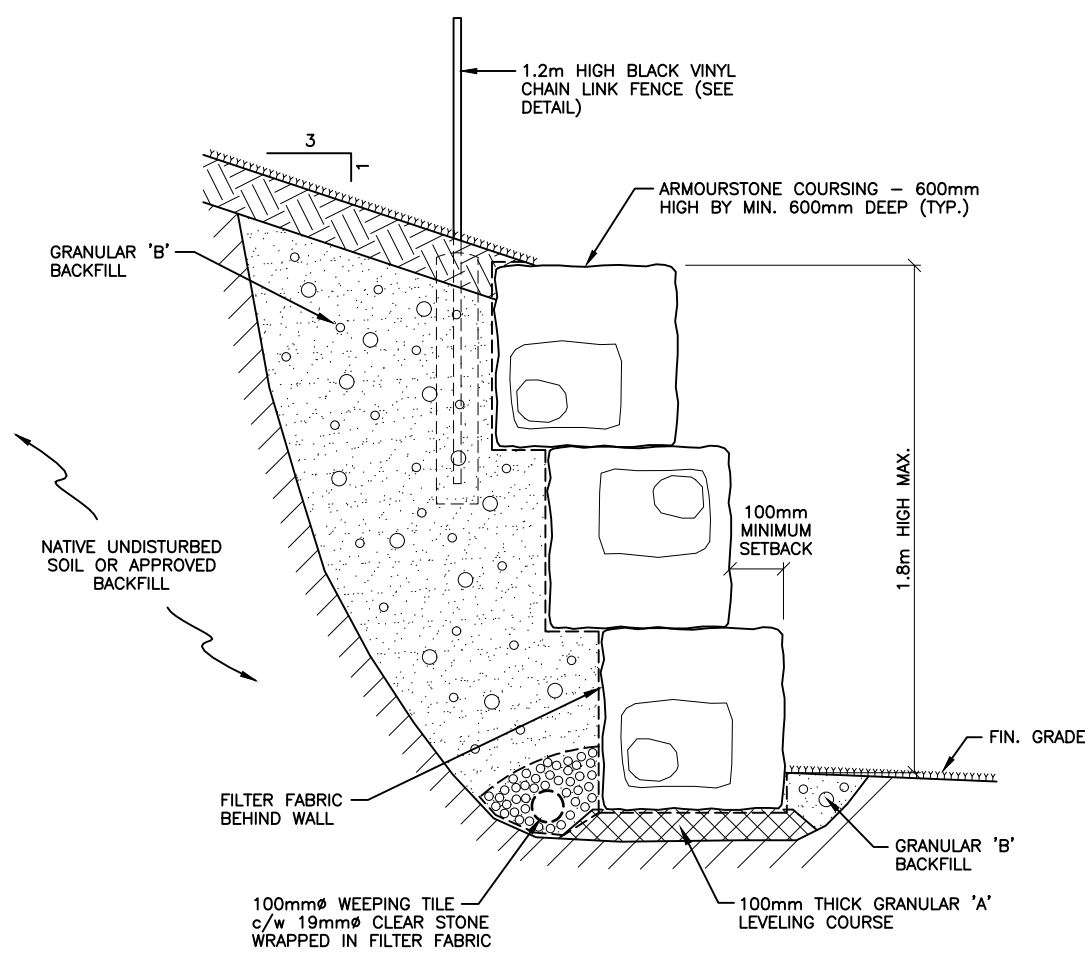

Owner/Applicant Signature

In Scotland, ON.

This 14th day of September

A.D., 2022

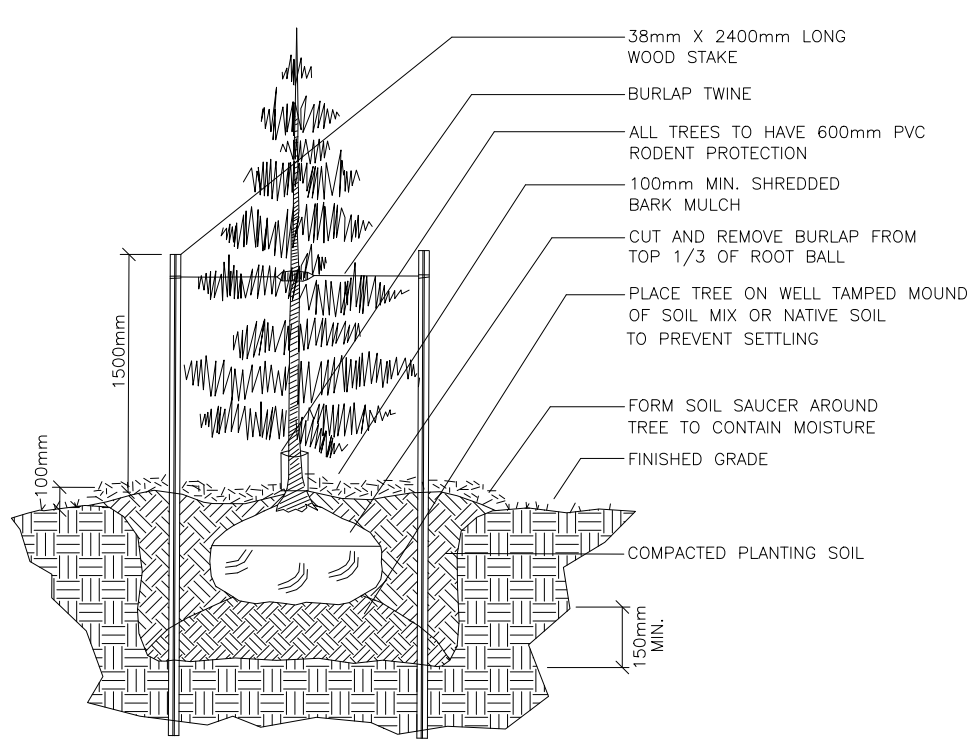
A Commissioner, etc.



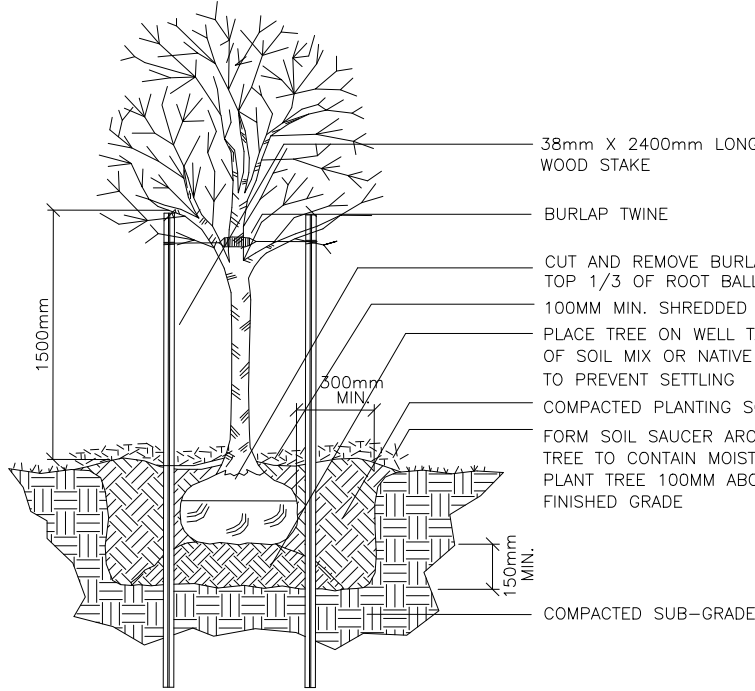
ARMOURSTONE RETAINING WALL
N.T.S.

GENERAL NOTES FOR ARMOURSTONE WALLS

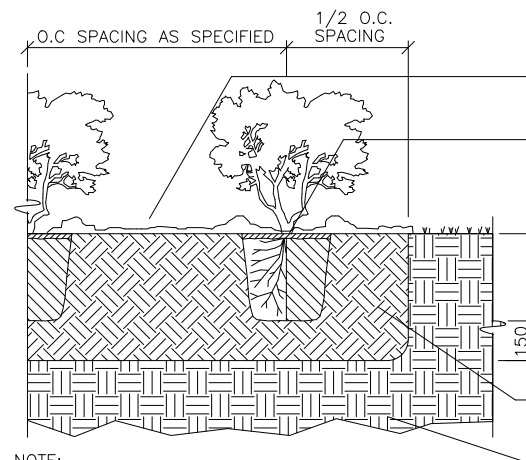
1. THE FOUNDING SUBSOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER TO CONFIRM ADEQUATE BEARING CAPACITY.
2. ENSURE CONTINUOUS BONDING BETWEEN FRONT AND BACK FACES EDGES OF ARMOURSTONE. CHINK VOIDS WITH GABION TYPE FILL PRIOR TO BACKFILLING. DO NOT LEAVE FILTER CLOTH EXPOSED.
3. FILTER FABRIC PLACED BEHIND ARMOURSTONE SHOULD COMPRISE MIRAF P-150 OR TERRAFIX 270R. JOINTS TO BE OVERLAPPED 600mm CONTINUOUS.
4. BACKFILL THE WALL WITH FREE-DRAINING GRANULAR 'B' MATERIAL. PLACE BACKFILL IN 300mm THICK LAYERS AND COMPACT TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
5. DO NOT OVERCOMPACT THE BACKFILL OR USE HEAVY COMPACTION EQUIPMENT WITHIN 600mm OF THE WALL.



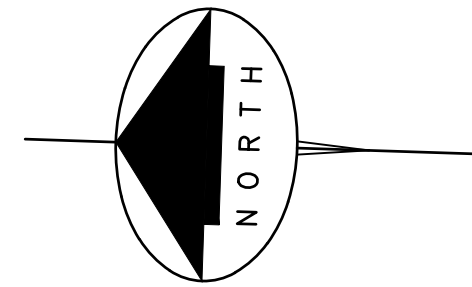
TYPICAL CONIFEROUS TREE PLANTING
NTS ALL DIMENSIONS IN MILLIMETRES



TYPICAL DECIDUOUS TREE PLANTING
NTS ALL DIMENSIONS IN MILLIMETRES

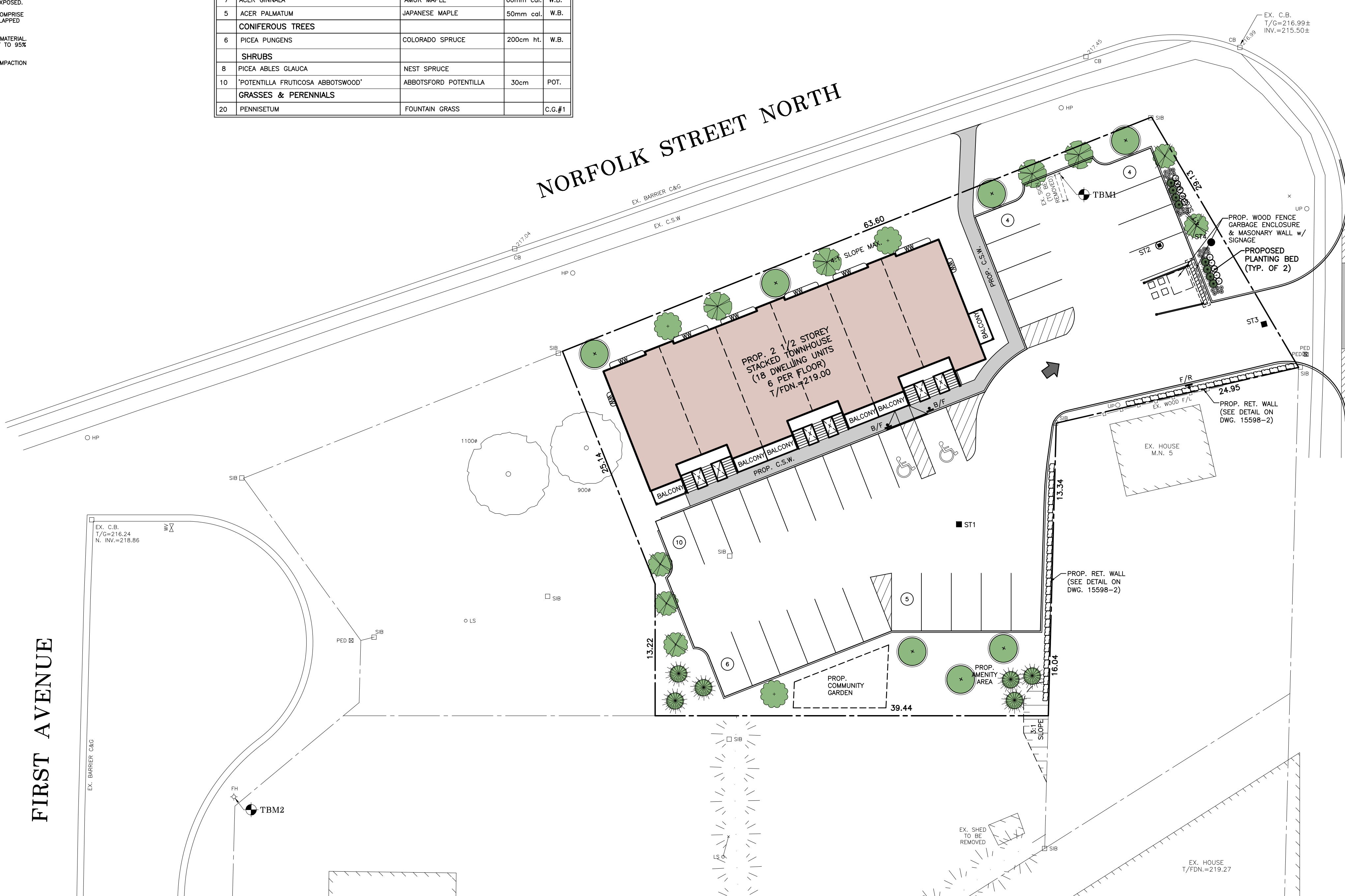


TYPICAL SHRUB PLANTING
NTS ALL DIMENSIONS IN MILLIMETRES



KEY PLAN

PLANT SCHEDULE				
TREES				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES				
4	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE IVORY SILK LILAC	50mm cal.	W.B.
3	PYRUS CALLERYANA	ORNAMENTAL PEAR	50mm cal.	W.B.
7	ACER GINNALA	AMUR MAPLE	60mm cal.	W.B.
5	ACER PALMATUM	JAPANESE MAPLE	50mm cal.	W.B.
CONIFEROUS TREES				
6	PICEA PUNGENS	COLORADO SPRUCE	200cm ht.	W.B.
SHRUBS				
8	PICEA ABIES GLAUCA	NEST SPRUCE		
10	'POTENTILLA FRUTICOSA ABBOTSWOOD'	ABBOTSFORD POTENTILLA	30cm	POT.
GRASSES & PERENNIALS				
20	PENNISETUM	FOUNTAIN GRASS		C.G.#1



SECOND AVENUE

FIRST AVENUE

TREE PLANTING LEGEND

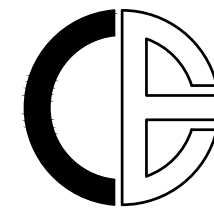
- JAPANESE IVORY SILK LILAC
- ORNAMENTAL PEAR
- COLORADO SPRUCE
- AMUR MAPLE
- JAPANESE MAPLE

- PROPOSED PLANTING BED (TYP. OF 2)
- 4-NEST SPRUCE
- 10-FOUNTAIN GRASS
- 5-POTENTILLA ABBOTSFORD

NOTES:

1. THE LANDSCAPE PLAN HAS BEEN PREPARED IN COORDINATION WITH SITE PLAN & ENGINEERING PLANS.
2. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. LIMIT OF WORK TO BE THE PROPERTY LINE SHOWN.
4. ANY AREAS OUTSIDE THE LIMIT OF WORK DAMAGED BY THE CONTRACTOR SHALL BE RESTORED BY THE CONTRACTOR TO CITY OF BRANTFORD STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
5. ALL UNDERGROUND UTILITIES TO BE LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK.
6. ALL DIMENSIONS ARE IN METRES.
7. ALL PLANT MATERIAL TO BE NO. 1 GRADE, NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN NURSERY TRADES ASSOCIATION.
8. PLANT MATERIAL QUANTITIES ON THE DRAWING SHALL TAKE PRECEDENT OVER THOSE IN THE PLANT LIST.
9. ANY PLANT MATERIAL WHICH COMES OVER OR UNDER ANY UTILITY WILL BE RELOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
10. SUPPLY & INSTALL A SHREDDED BARK MULCH ON ALL PLANTING BED TO BE A 100mm DEPTH.

NO.	REVISION	DATE (MM/DD/YY)	BY
-----	----------	-----------------	----



**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**
600 NORFOLK STREET NORTH
NORFOLK COUNTY

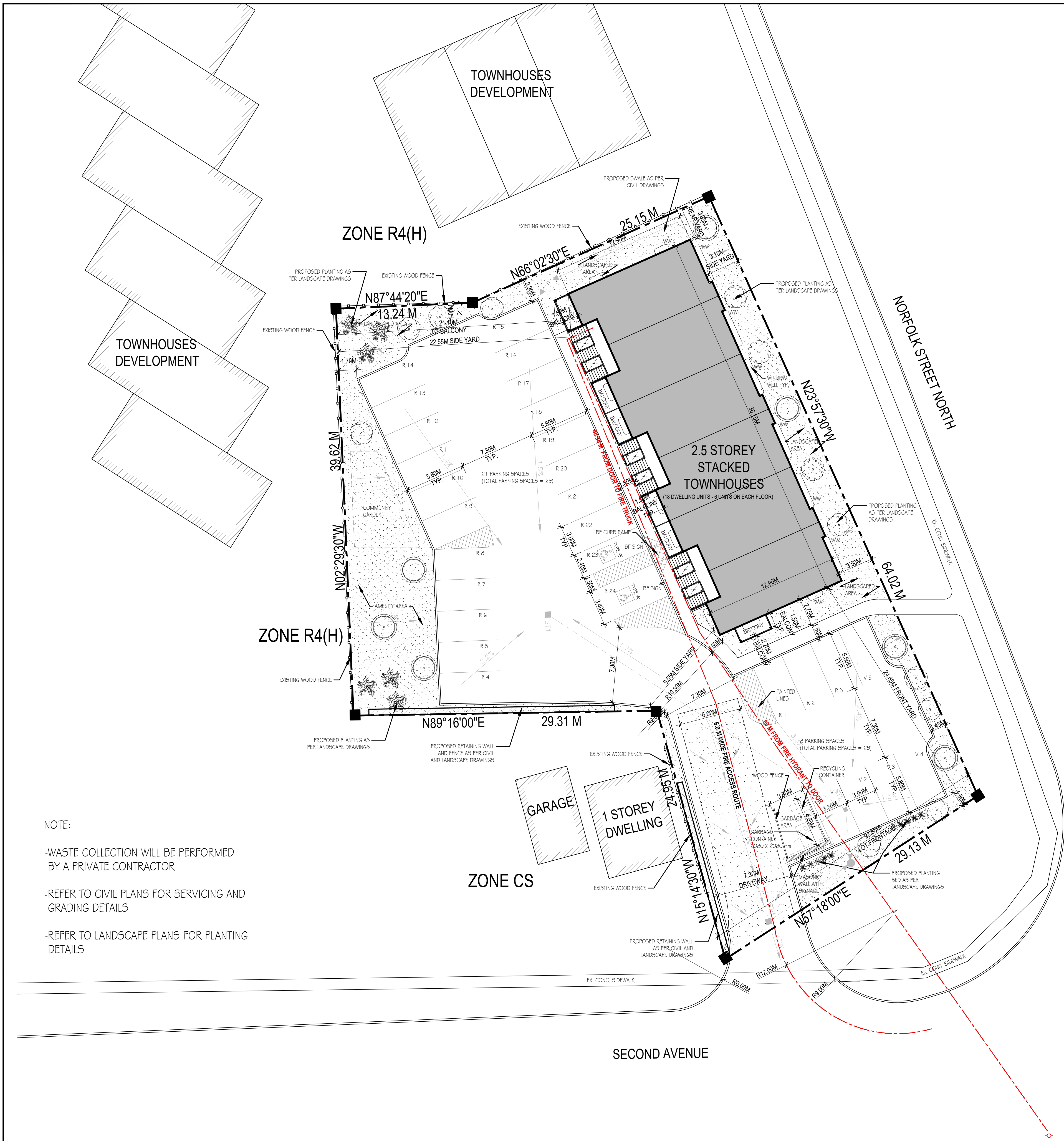
CLIENT:

SENTRY PROPERTY GROUP

LANDSCAPE PLAN

DESIGN:	R.W.P.	SCALE:	1:250
DRAWN:	S.L.M.	JOB No:	15598
CHECKED:	R.W.P.		
SHEET:	2 of 2	DWG. No:	15598-L1
DATE:	SEPT. 1/22		

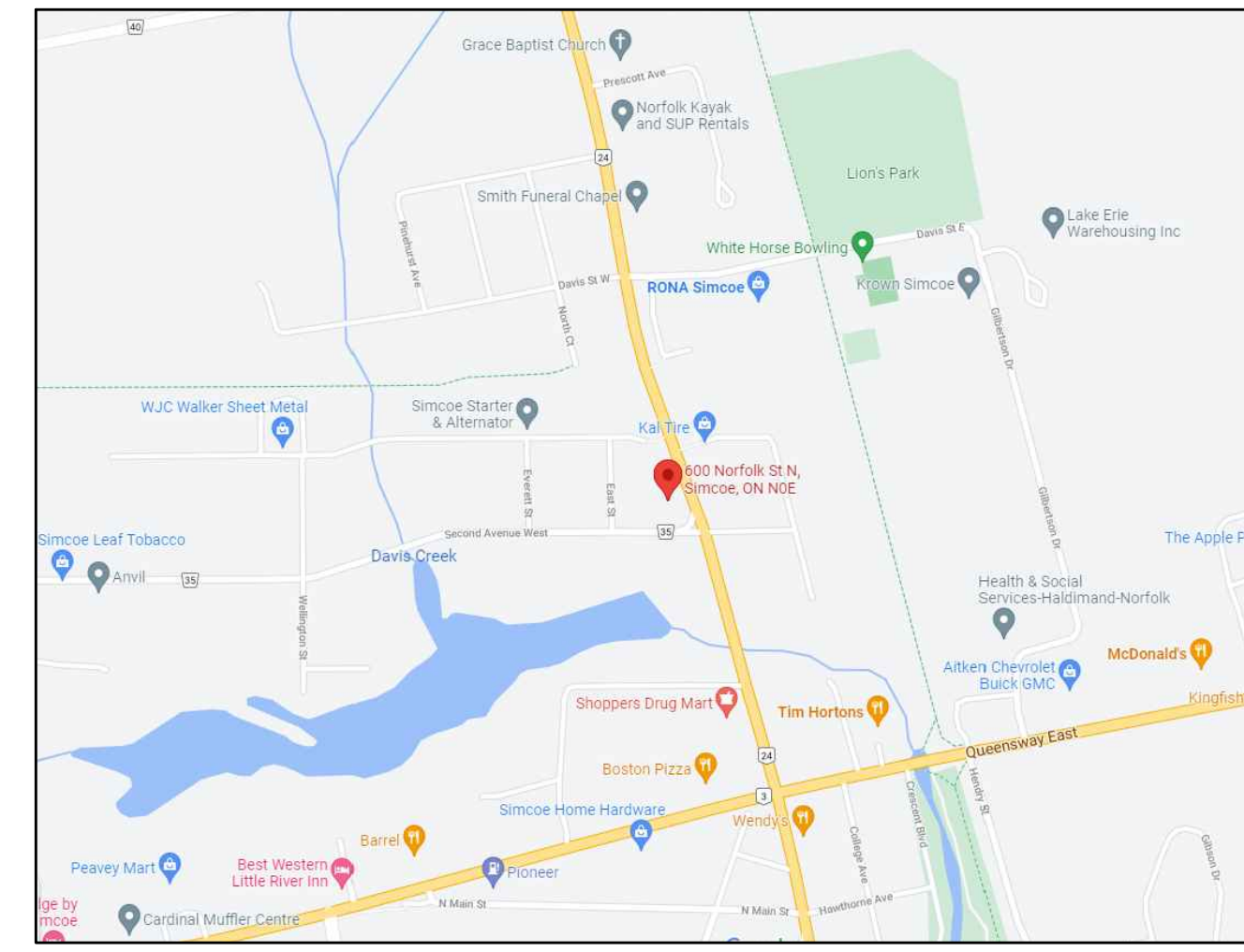




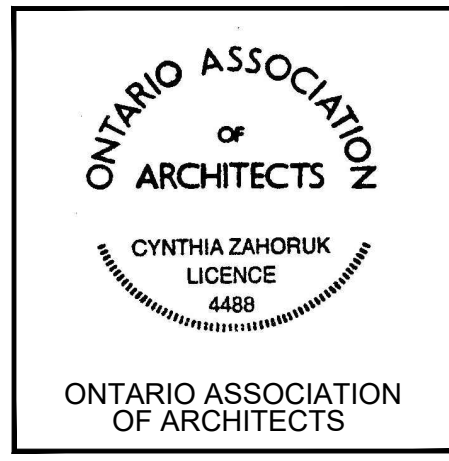
1 PROPOSED SITE PLAN
SCALE: 1:200

DEVELOPMENT STATISTICS				September 19, 2022
Municipal Address	600 Norfolk Street North, Simcoe			
Legal Description	Part of lots 2, 3, 4, 6, 7, 9, 10, 11, 12, 13 Block 6, Plan 182, Norfolk County			
ZONING REGULATIONS	Proposed Zoning Regulations for Urban Residential Type 4 - R4	Proposed	Compliance Yes /No	
Site Data				
Lot Frontage (Measured 1.50m back from front lot line)	30.0m min.	28.80m	Existing	
Lot Area	195.0m² min.	2531.75m²	Existing	
Yards & Setbacks				
Front Yard (South)	1.50m min.	24.70m	Yes	
Street Side Yard (East)	1.50m min.	3.10m	Yes	
Side Yard (West)	3.0m min.	22.55m	Yes	
Rear Yard (North)	7.50m min.	3.05m	No	
Exemptions from Yard Provisions				
Balconies	1.50m max. into rear, front, or side yards. No closer than 3.0m from an interior lot line	1.50m into front yard	Yes	
Building Size				
Lot Coverage	N/A	444m² = 17.53%	N/A	
Building Height	11.0m max.	11.0m from grade to peak	Yes	
Number of Units	N/A	18 Units	N/A	
Landscape Buffer				
Landscape strip	50% of front and exterior side yards	100% for Exterior side yard 27.8% for Front yard (195.5/703.1) x 100 = 27.8%	Yes No	
Parking and Driveway				
Required Parking for Residential Use	2x18units = 36 spaces	24 Spaces for Residential Use	No	
Required Parking for Visitors	Not required	5 Spaces for Visitors		
Total Required Parking	36 spaces	29 Spaces		
Parking Space Sizes for 90 degrees parking	3.0m x 5.80m	3.0m x 5.80m	Yes	
Parking Aisle for 90 degrees Parking & 2-way traffic	7.30m	7.30m	Yes	
Required Accessible parking	1 Type-A 1 Type-B For 26-50 parking spaces	1 Type-A 1 Type-B	Yes	
Accessible parking space Dimensions	Type-A width = 3.40m Type-B = 2.40m	Type-A width = 3.40m Type-B = 2.40m	Yes	
Access aisle	1.50m	1.50m	Yes	
Floor Area				
Basement Floor Area	444.02 m²			
First Floor Area	444.02 m²			
Second Floor Area	444.02 m²			
Total	1,332.06 m²			

3 DEVELOPMENT STATISTICS CHART



2 LOCATION MAP
N.T.S.



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20/09/2022	3	ISSUED FOR REZONING

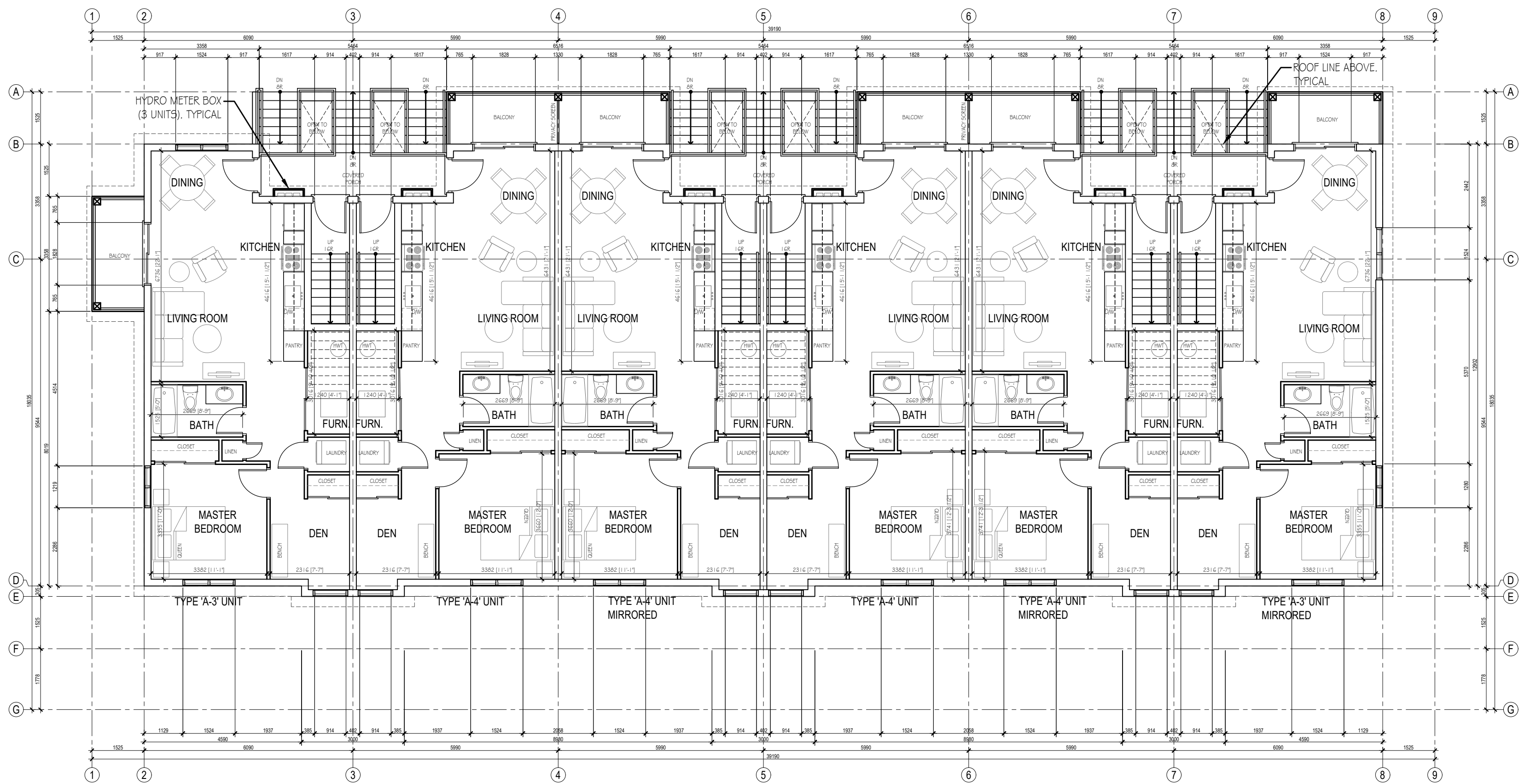
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DRAWN BY: KA/NS
PRINT DATE: 03/08/2022

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600 NORFOLK ST. N.
SIMCOE, ON

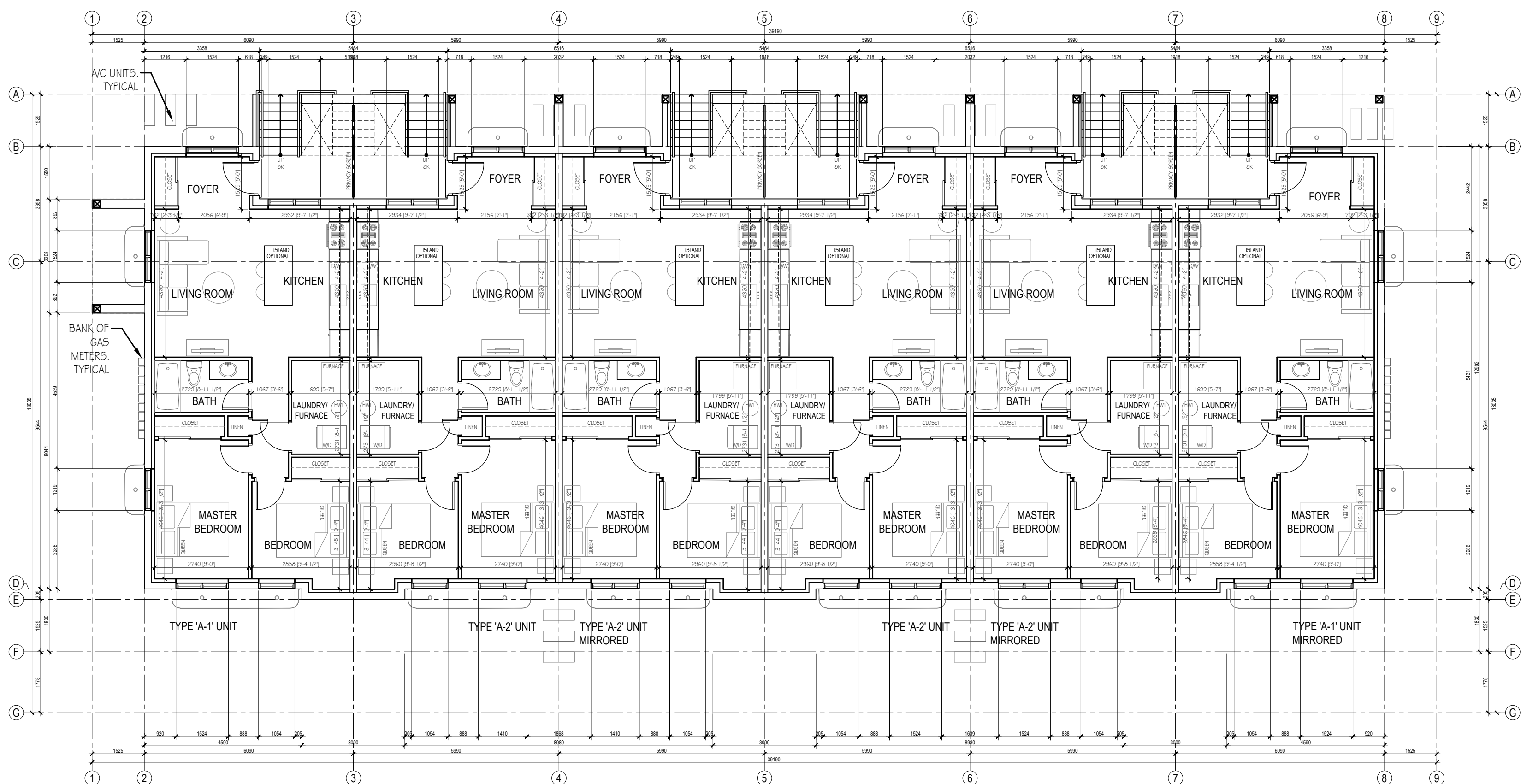
PROPOSED SITE PLAN
LOCATION MAP
STATISTICS CHART

A1.0

AREA FOR E-FILE COMMENTS

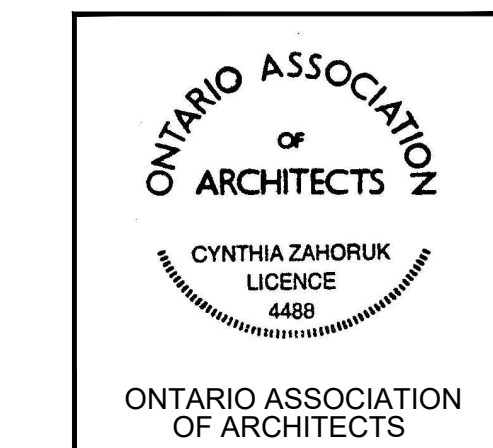


2 PROPOSED FIRST FLOOR PLAN
SCALE: 1:100



1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1:100

AREA FOR E-FILE COMMENTS



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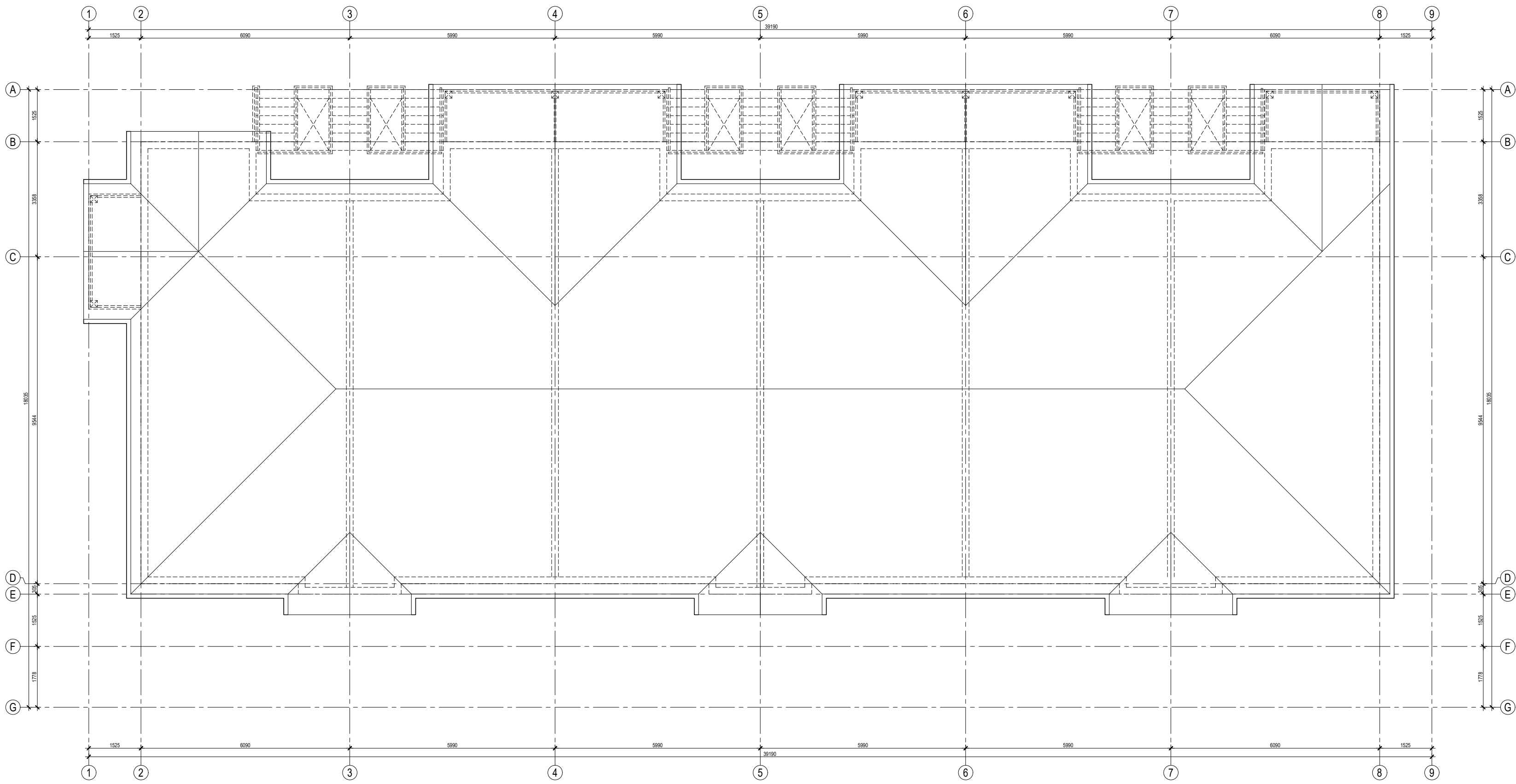
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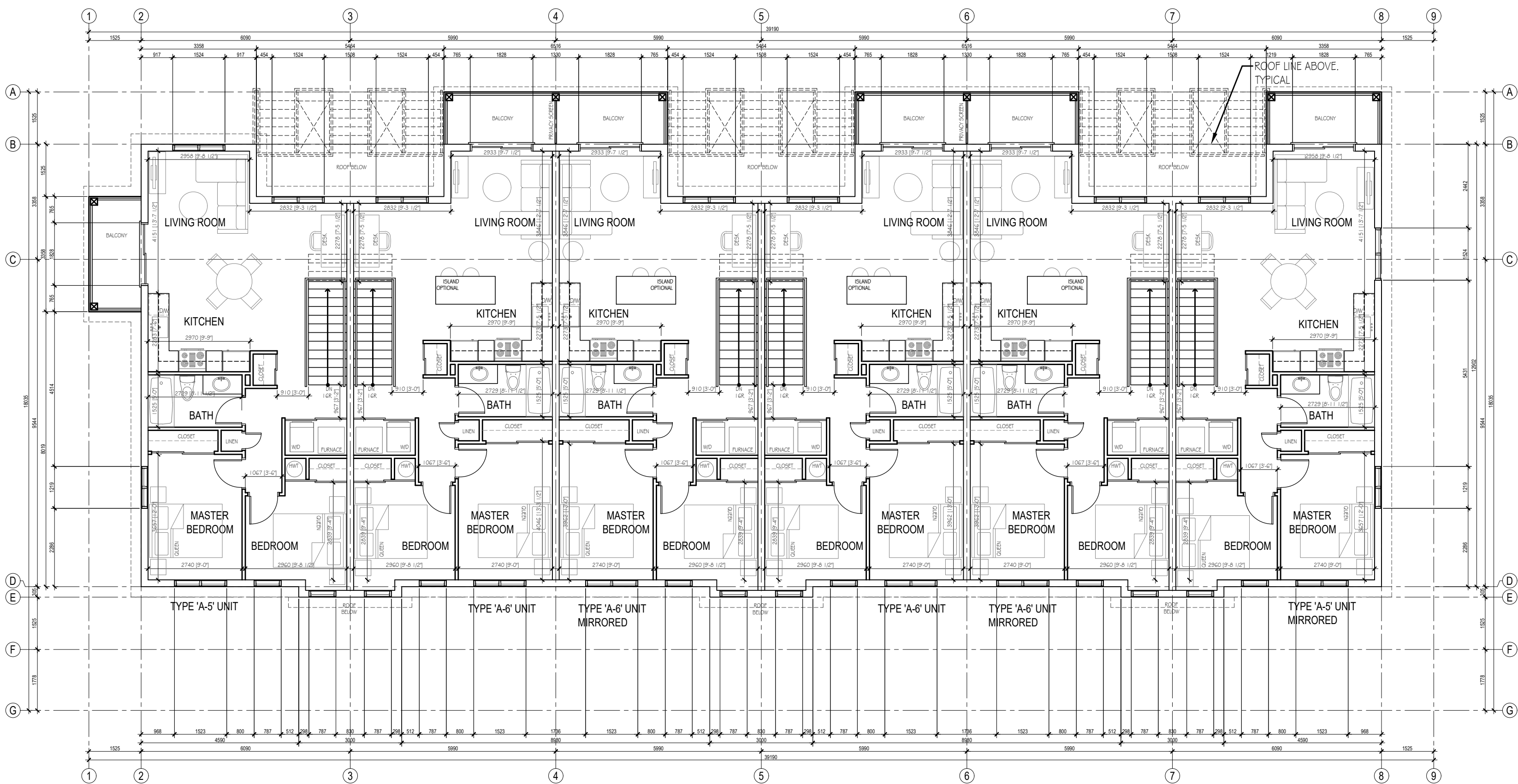
600 NORFOLK ST. N.
600 NORFOLK ST. N.
SIMCOE, ON

PROPOSED FLOOR PLANS

A1.1



2 PROPOSED ROOF PLAN
SCALE: 1:100



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1:100

AREA FOR E-FILE COMMENTS



**CYNTHIA
ZAHORUK
ARCHITECTS**
3077 NEW STREET,
BURLINGTON, ON L7N1M8
905.331.4480



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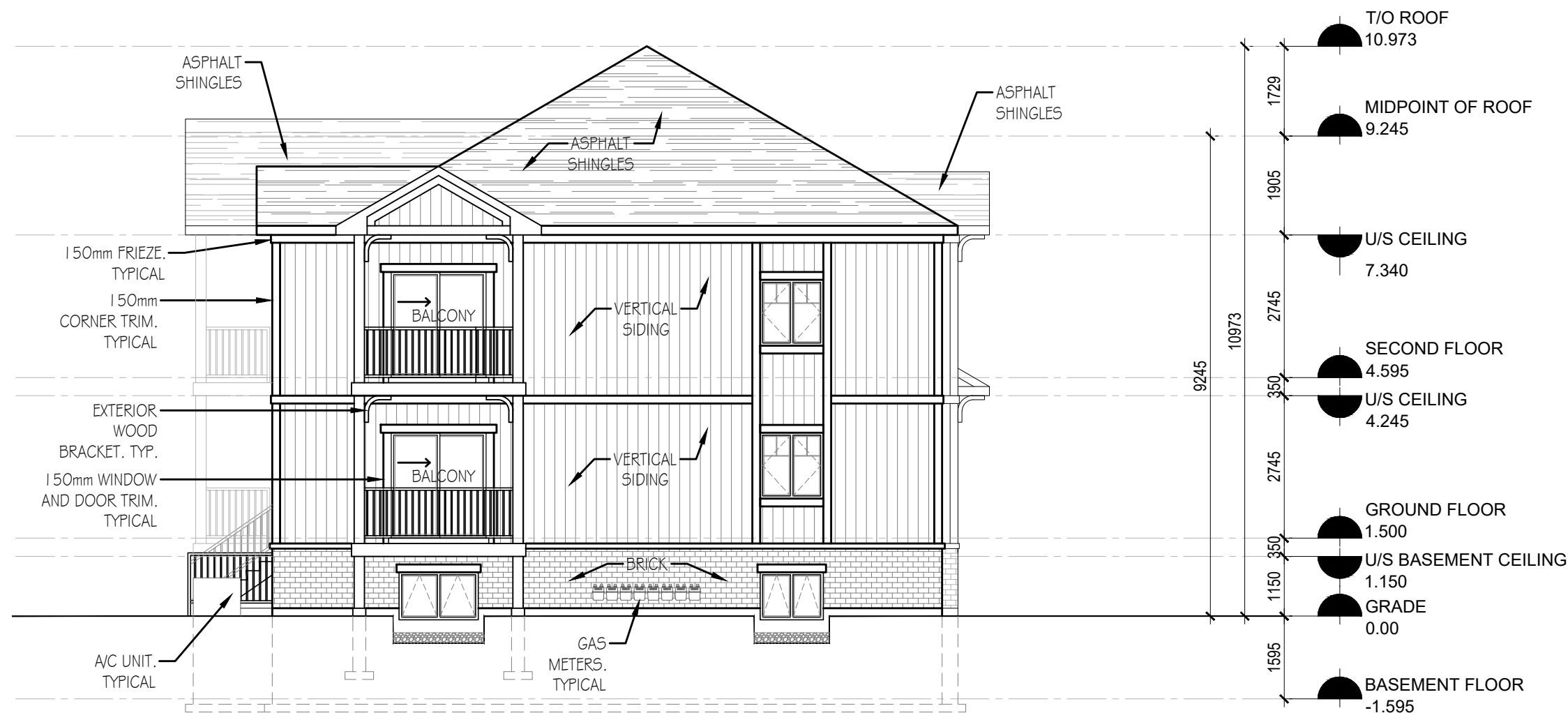
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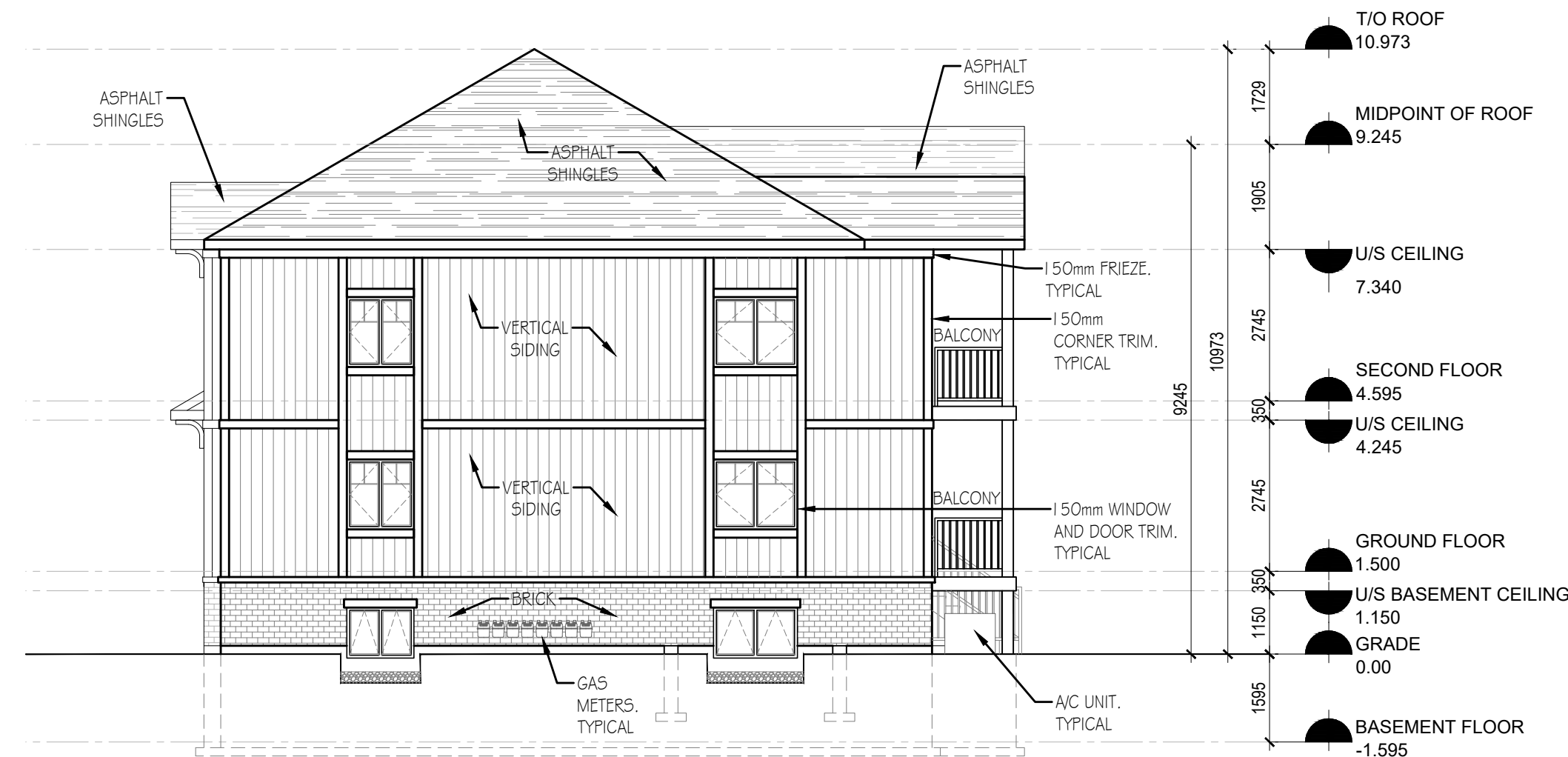
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600 NORFOLK ST. N.
SIMCOE, ON

PROPOSED FLOOR PLANS

A1.2



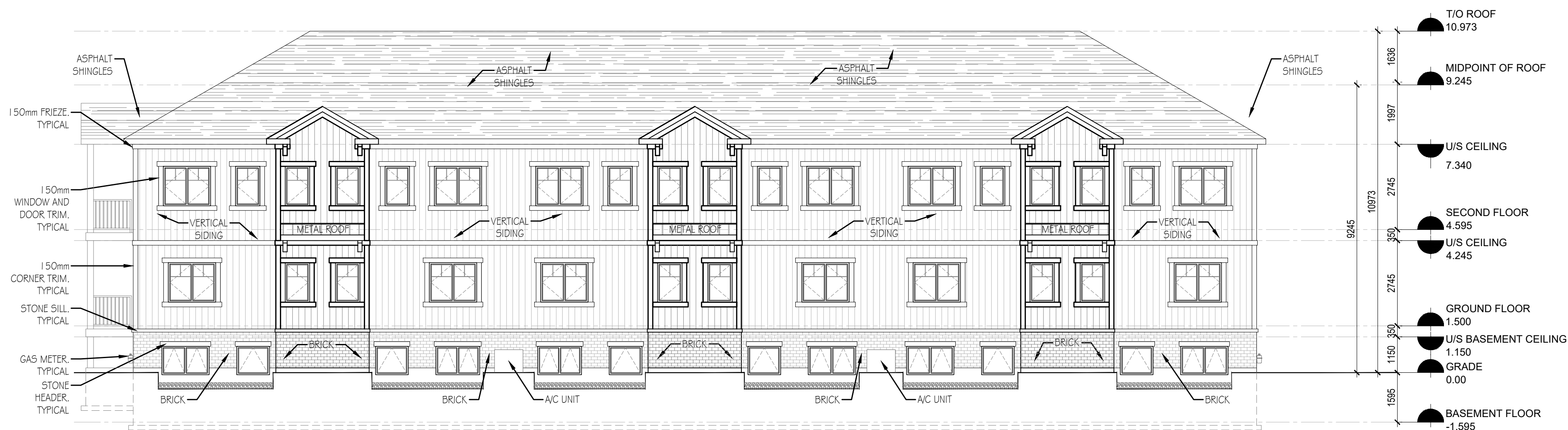
3 PROPOSED SOUTH ELEVATION - SECOND AVENUE
SCALE: 1:100



4 PROPOSED NORTH ELEVATION
SCALE: 1:100



2 PROPOSED WEST ELEVATION
SCALE: 1:100



1 PROPOSED EAST ELEVATION - NORFOLK STREET
SCALE: 1:100



**CYNTHIA
ZAHORUK
ARCHITECTS**
3077 NEW STREET,
BURLINGTON, ON L7N1M8
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600 NORFOLK ST. N.
600 NORFOLK ST. N.
SIMCOE, ON

PROPOSED ELEVATIONS

A2.1

MAP A
CONTEXT MAP
 Urban Area of SIMCOE

OPNPL2022313
 ZNPL2022314

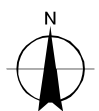


Legend

 Subject Lands

2020 Air Photo

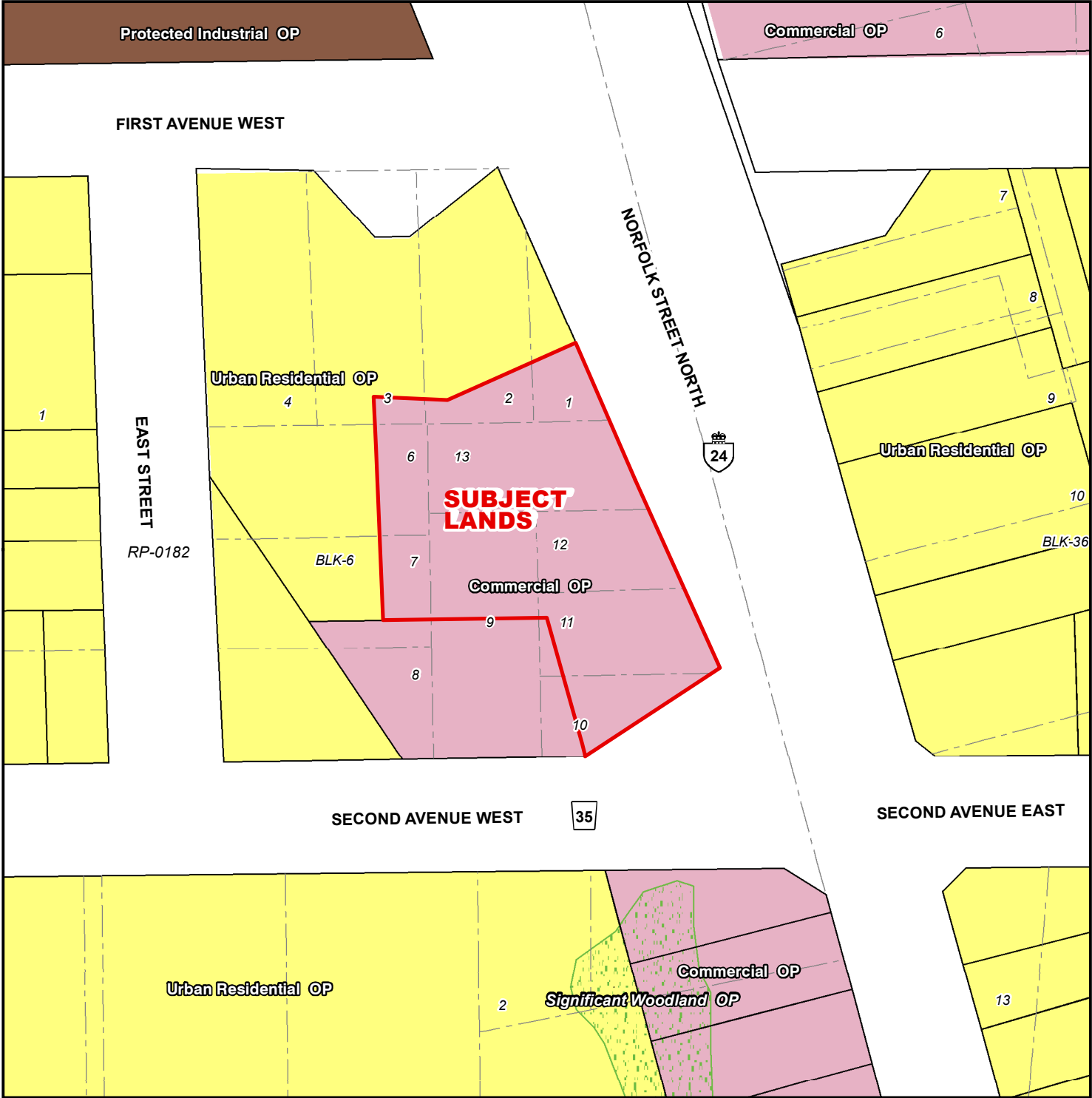
10/27/2022



20 10 0 20 40 60 80 Meters

MAP B
PROPOSED OFFICIAL PLAN AMENDMENT MAP
Urban Area of SIMCOE

OPNPL2022313
ZNPL2022314



Legend

Subject Lands

Urban Residential

Commercial

Protected Industrial

Urban Area Boundary

Significant Woodland

Official Plan Designations

From: Commercial
To: Urban Residential

10/27/2022

8 4 0 8 16 24 32 Meters

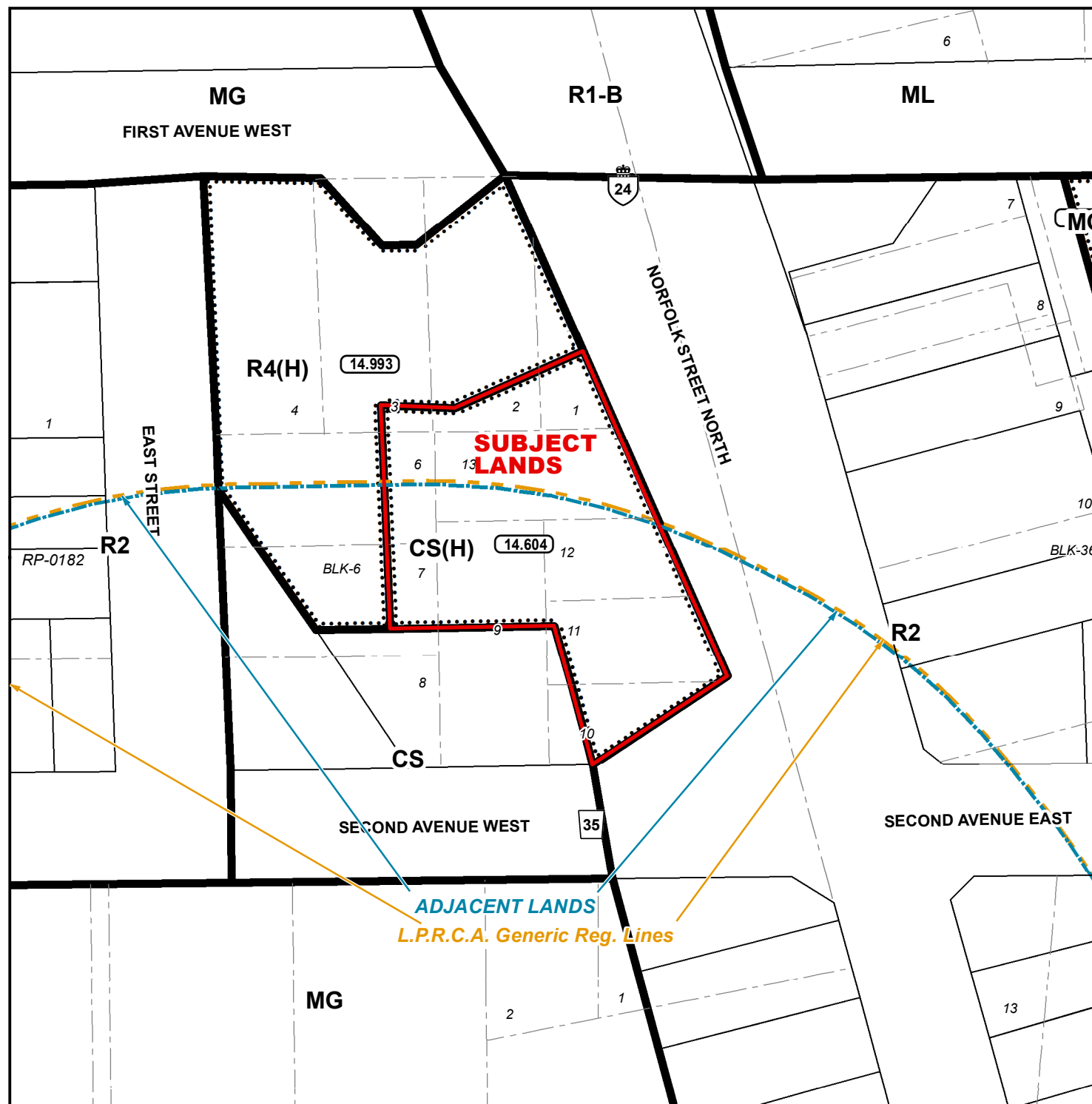
MAP C

PROPOSED ZONING BY-LAW AMENDMENT MAP

Urban Area of SIMCOE

OPNPL2022313

ZNPL2022314



LEGEND

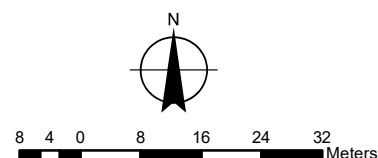
- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- CS - Service Commercial Zone
- MG - General Industrial Zone
- ML - Light Industrial Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone

From: CS(H) with Special Provision 14.604
To: R4(H) with Special Provision

11/1/2022



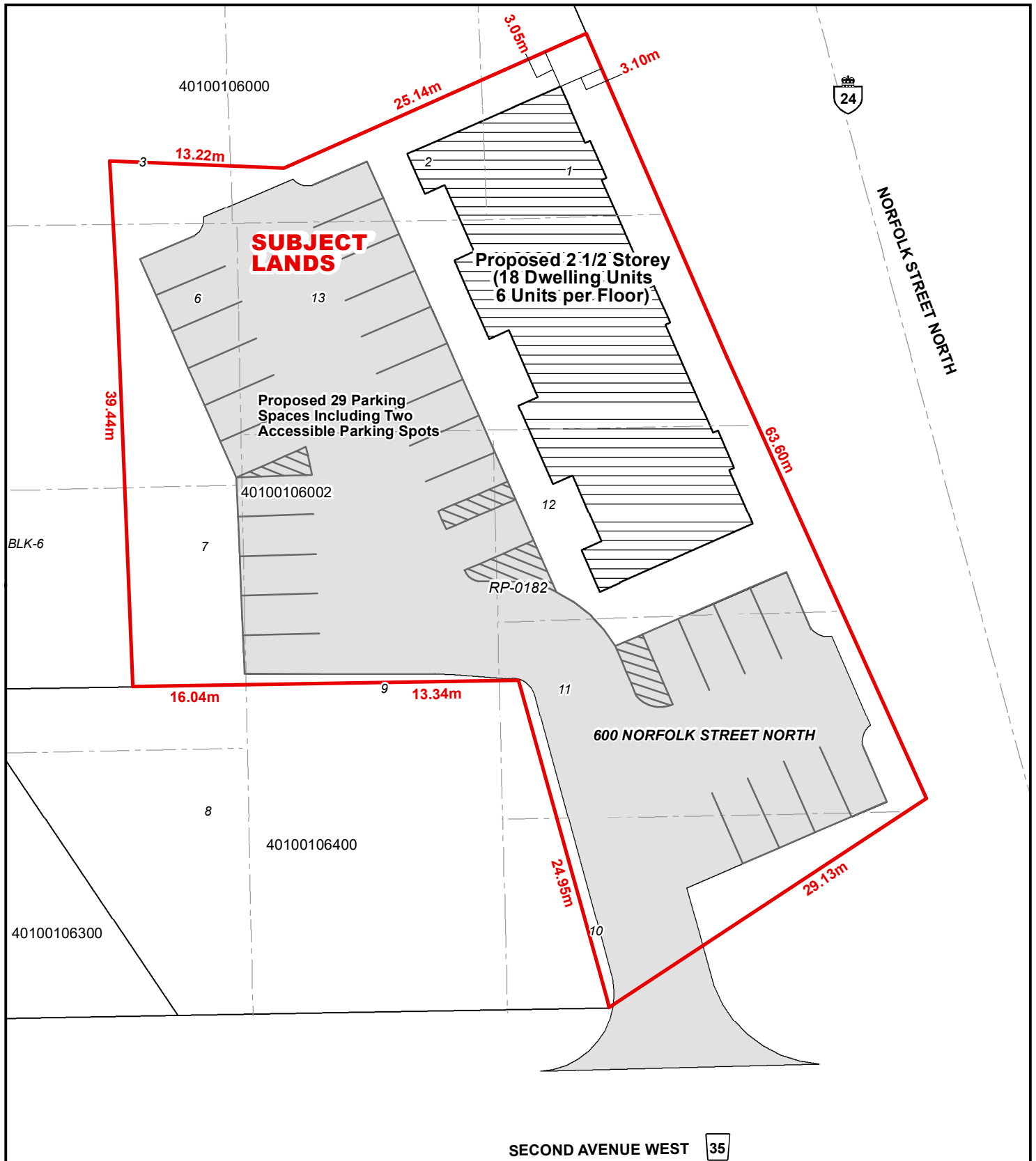
MAP D

CONCEPTUAL PLAN

Urban Area of SIMCOE

OPNPL2022313

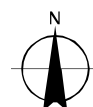
ZNPL2022314



Legend

Subject Lands

10/27/2022



3 1.5 0 3 6 9 12 Meters