





 hnhousing.ca

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Simcoe, ON N3Y3S1

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 (519) 426-7792

 1-800-265-2819

January 22, 2024

Norfolk County Planning Department
185 Robinson Street, Suite 200
Simcoe, Ontario N3Y 5L6

RE: Planning Department Development Application, Zoning By-Law Amendment

Please find enclosed our application for a Zoning By-Law Amendment for the site located at 13/15 Ashton Drive, Simcoe, Ontario. This property is part of an innovative pilot program, with multiple partners, that is being led by Haldimand Norfolk Housing Corporation. With collaborative community partnerships at its core, this program has been approved by Norfolk County Council at their meeting on December 12, 2023, Report# HSS-23-070 to facilitate transitional, supportive housing for community members recovering from addiction. Supportive programming for all participants will be provided through the Canadian Mental Health Association, Holmes House, and Norfolk General Hospital, to ensure successful tenancies.

Haldimand Norfolk Housing Corporation (HNHC) is the largest provider of Community Housing in Haldimand-Norfolk, providing our community with 526 units of Rent Geared-to-Income, and 18 Market Rent units.

Our application seeks to adaptively re-use existing housing stock of the Haldimand Norfolk Housing Corporation identified for regeneration to create supportive housing for up to 4 clients within each semi-detached located at 13/15 Ashton Drive.

The zoning bylaw amendment application is for a site-specific amendment in the R2 Zone to:

1. Add the following additional uses:
 - a. Boarding or lodging house
 - b. Rooming House
 - c. Group home

2. For the purposes of this site-specific amendment, the following terms are recommended to be defined as follows:

"BOARDING OR LODGING HOUSE" shall mean a semi-detached dwelling, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities. The dwelling shall be occupied by no more than four (4) individuals in supportive housing program. A boarding or lodging house does not include a hotel or bed & breakfast.

"ROOMING HOUSE" shall mean a semi-detached dwelling containing individual rooms rented, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities. The dwelling shall be occupied by no more than four (4) individuals in supportive housing program. A rooming house does not include a hotel or bed & breakfast.

"GROUP HOME" shall mean a building that is licensed or funded for the accommodation of two (2) to ten (10) individuals, exclusive of staff, living with support and who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their wellbeing.

3. To recognize the existing location and number of parking spaces for the additional permitted uses, with a minimum of 3 parking spaces. Due to the transitional nature of supportive housing which houses clients with limited resources, it is anticipated that the residents will not have cars. The current parking spaces will be sufficient to accommodate the staff who will come daily or weekly to provide programming and support, which is temporary in nature.
4. To recognize any other deficiencies therein to facilitate the additional uses on the subject lands.

It is recommended that when either unit is operating as one of the 3 new uses, the following uses shall not be permitted:

- bed & breakfast
- day care nursery
- home occupation
- accessory residential dwelling unit

5. the application further seeks a site-specific provision to add the following:
 - a. Yard Exemption for a Boarding or Lodging House Any existing single detached dwelling having any yard less than that required by this By-Law may be used as a boarding or lodging house provided any extension or addition to the dwelling house complies with the yard requirements

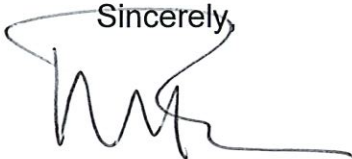
Successful Outcome

The successful outcome of this pilot project will facilitate the diversification within our portfolio of affordable housing options, as proposed in the regeneration plan, and will foster integration and coordination of resources whilst building upon key partnerships that serve to develop complete communities. This progressive initiative aligns with the Official Plan of Norfolk County and strongly mirrors the strategic goals and vision of the corporation in creating new and innovative housing opportunities and partnerships.

This innovative solution to a community need can serve as an effective, viable long-term example of how to repurpose existing assets to address community requirements. The revitalized physical asset would remain under HNHC ownership and shareholder direction. By introducing this model, we begin to diversify the neighborhood by adding affordable, mixed-income housing while offering supports to ensure successful tenancies and good neighbour relations.

Thank you for your consideration in this application. If I can answer any additional questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Bowen', with a stylized, flowing script.

Matt Bowen
Chief Executive Officer

Appendices:

- Planning Department Development Application Form
- Site Plan drawing

Strengthening our Counties one neighbourhood at a time.

Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A completed, signed, and notarized application form
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N
4. Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

Pre-Submission Consultation:

Norfolk County requires a Pre-Consultation Meeting for all applications; however, minor applications may be exempted depending on the nature of the proposal. The purpose of a Pre-Consultation Meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the Norfolk County and Agency staff to identify the application requirements. Application requirements, as detailed in the Pre-Consultation Meeting Comments, are valid for one year after the meeting date.

Development Application Process

Once an application has been deemed complete by a Planner, Norfolk County staff will circulate the application to adjacent landowners, public agencies, and internal departments for comment. The time involved in application processing varies depending on its complexity, acceptability to the other agencies, and statutory Planning Act decision time-frames.

Payment is required once your application is deemed complete. Pre-payments will not be accepted.

Norfolk County collects personal information submitted through this form under the Municipal Freedom of Information and Protection Act's authority. Norfolk County will use this information for the purposes indicated or implied by this form. You can direct questions about collecting personal information to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for the complete application shall be at the applicant's sole expense. Sometimes, peer reviews may be necessary to review particular studies at the applicant's expense. In these cases, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee. Full refunds are only available before Norfolk County has circulated the application.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands.
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

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

To create a site specific amendment to add the following uses to the R2 Zone:

Boarding, Rooming, Lodging House, or Group Home, as outlined in Norfolk County staff report # HSS-23-070, Dec. 12, 2023.

-Parking shall be permitted in accordance with existing parking requirements for the R2 Zone.

-Yard setbacks shall be permitted in accordance with existing requirements for the R2 Zone.

Please see enclosed cover letter for further details.

Property Assessment Roll Number: 401015238000000

A. Applicant Information

Name of Owner Haldimand Norfolk Housing Corporation

Address 2-25 Kent Street North

Town and Postal Code Simcoe N3Y 3S1

Phone Number 519-426-7792

Cell Number _____

Email hnhc@hnhousing.ca

Name of Applicant Haldimand Norfolk Housing Corporation

Address 2-25 Kent Street North

Town and Postal Code Simcoe N3Y 3S1

Phone Number 519-426-7792, Ext. 117

Cell Number 519-427-4846

Email mpuype@hnhousing.ca

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application 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:

None

B. Location, Legal Description and Property Information

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

Town of Simcoe Plan 826 Lot 11

IRREG 0.14AC 112.58FR

Municipal Civic Address: 13/15 Ashton Dr.

Present Official Plan Designation(s):

Present Zoning: R2

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:

Residential

4. Please describe **all existing** buildings or structures on the subject lands and whether they will 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 the 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:

1 semi detached structure on subject lands will be retained . See attached sketch for layout and dimensions.

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.

n/a

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

n/a

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:

51 years

9. Existing use of abutting properties:

Residential

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

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

C. Purpose of Development Application

Note: Please complete all that apply.

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

Occupancy change from single family residential home to supportive housing residential home, to be deemed as a lodging house.

The maximum permitted number of residents in the unit for this use will be 4 tenants.. Norfolk County is pursuing supportive housing options by potentially utilizing some of its social housing stock as approved in staff report # HSS-23-070, December 12, 2023.

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: 33.53M

Depth: 32M

Width: Irregular

Lot Area: 566.56 M2

Present Use: Residential

Proposed Use: Residential

Buildings on retained land: 1 Semi Detached 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):

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

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

Lot frontage	33.528m	33.528m
Lot depth	32m	32m
Lot width	Irregular	Irregular
Lot area	566.56 m2	566.56 m2
Lot coverage	17.09%	17.09%
Front yard	12.19m	12.19m
Rear yard	11.8m	11.8m
Left Interior side yard		
Right Interior side yard	4.57m	4.57m
Exterior side yard (corner lot)	3.96m	3.96m
Landscaped open space	26.6%	26.6%
Entrance access width	3.35M	3.35M
Exit access width	3.35M	3.35M
Size of fencing or screening	1.8M / 1.2M	1.8M/ 1.2M
Type of fencing	Wood/ Chain Link	Wood/Chainlink

10. Building Size

Number of storeys	2	2
Building height	7.3M	7.3M
Total ground floor area	96.82 M2	1042.22 SF
Total gross floor area	301 M2	301 M2
Total useable floor area	282.46 M2	282.46 M2

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	3 ea.	3 ea.
Number of visitor parking spaces	0	0
Number of accessible parking spaces	1 ea.	1 ea.
Number of off street loading facilities	0	0

12. Residential (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: Conversion of occupancy type from residential to supportive residential

Type	Number of Units	Floor Area per Unit in m2
Single Detached		
Semi-Detached	<u>2</u>	<u>141.23 M2</u>
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 _____

Oakwood Cemetery

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?

Collaborative project involving HNHC, CMHA, Norfolk General Hospital, and the County of Norfolk.

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.

Norfolk County is pursuing supportive housing options by potentially utilizing some of its social housing stock as referenced in staff report # HSS-23-070, dated December 12, 2023.

See attached covering letter.

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 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 site plan approval, 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, to disclose the registration of all transfer(s) of land and/or 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.

January 22, 2024

Owner/Applicant Signature

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

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date

N. Declaration

I, Matt Bowen, CEO of Haldimand Norfolk Housing Corporation

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:
2-25 Kent Street North



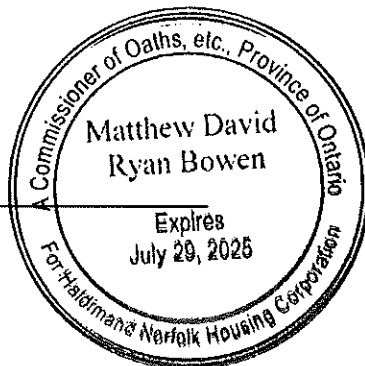
Owner/Applicant Signature

In Simcoe, Ontario

This 22 day of 2024

A.D., 20²⁴


A Commissioner, etc.







M3724-B01

MAP A
CONTEXT MAP
Urban Area of SIMCOE

ZNPL2024031

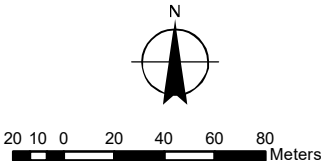


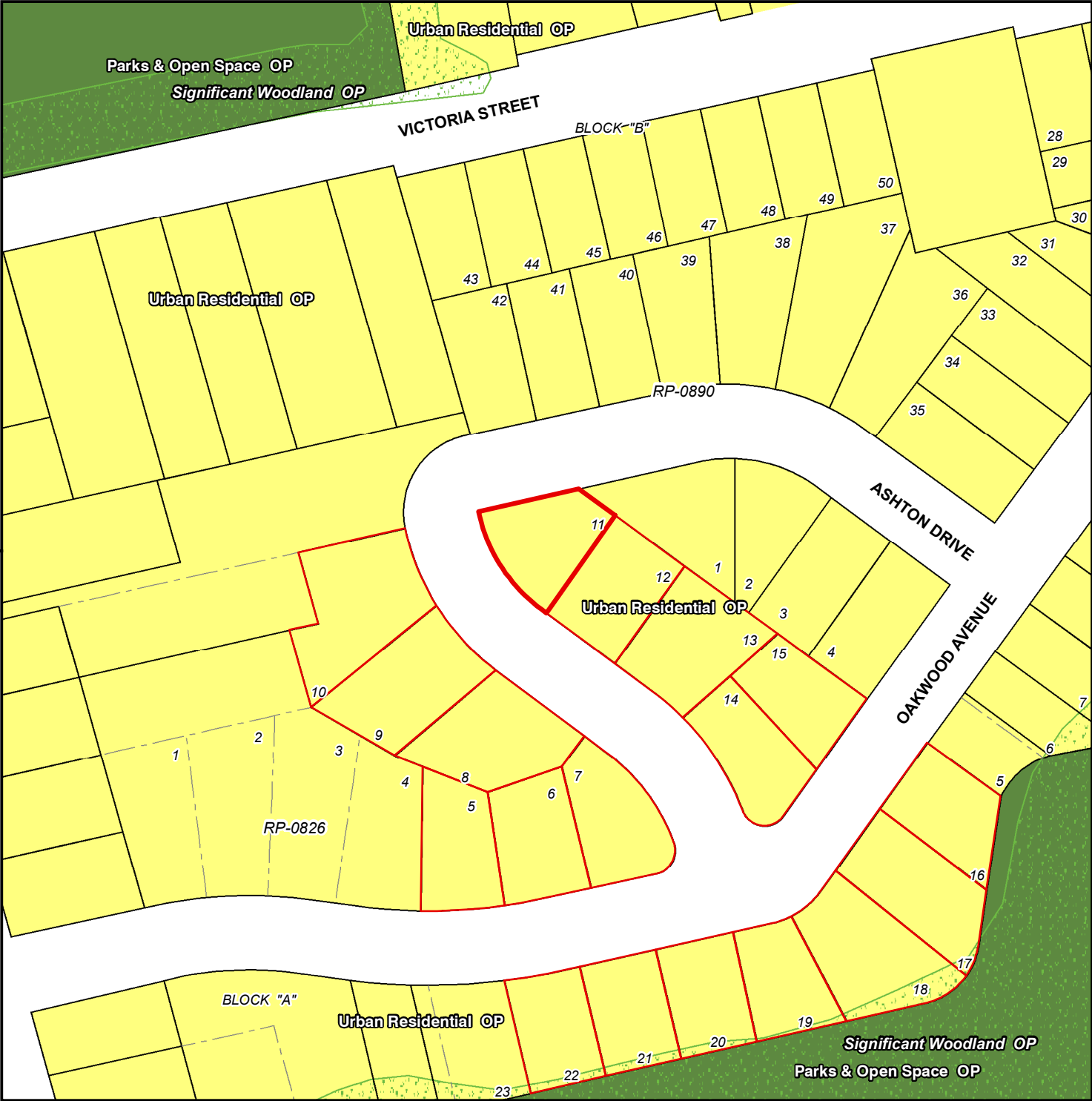
Legend

-  Subject Lands
-  Lands Owned

2020 Air Photo

1/24/2024





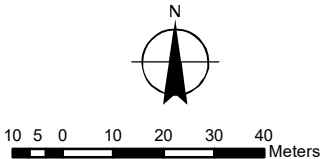
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Urban Residential
- Parks & Open Space
- Urban Area Boundary
- Significant Woodland

1/24/2024

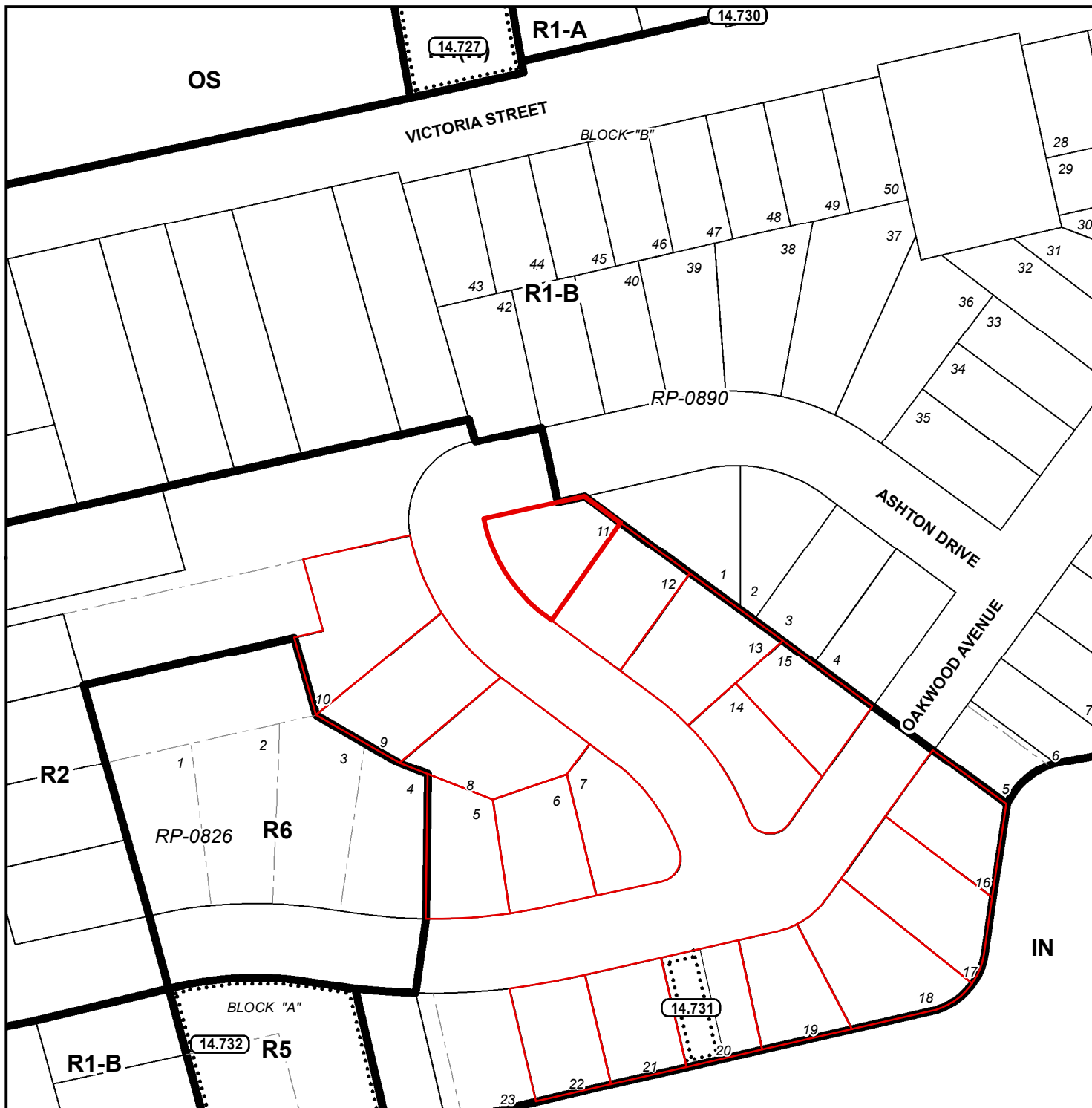


MAP C

ZNPL2024031

PROPOSED ZONING BY-LAW AMENDMENT MAP

Urban Area of SIMCOE



LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

1/24/2024

(H) - Holding

IN - Neighbourhood Institutional Zone

OS - Open Space Zone

R1-A - Residential R1-A Zone

R1-B - Residential R1-B Zone

R2 - Residential R2 Zone

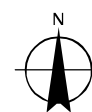
R4 - Residential R4 Zone

R5 - Residential R5 Zone

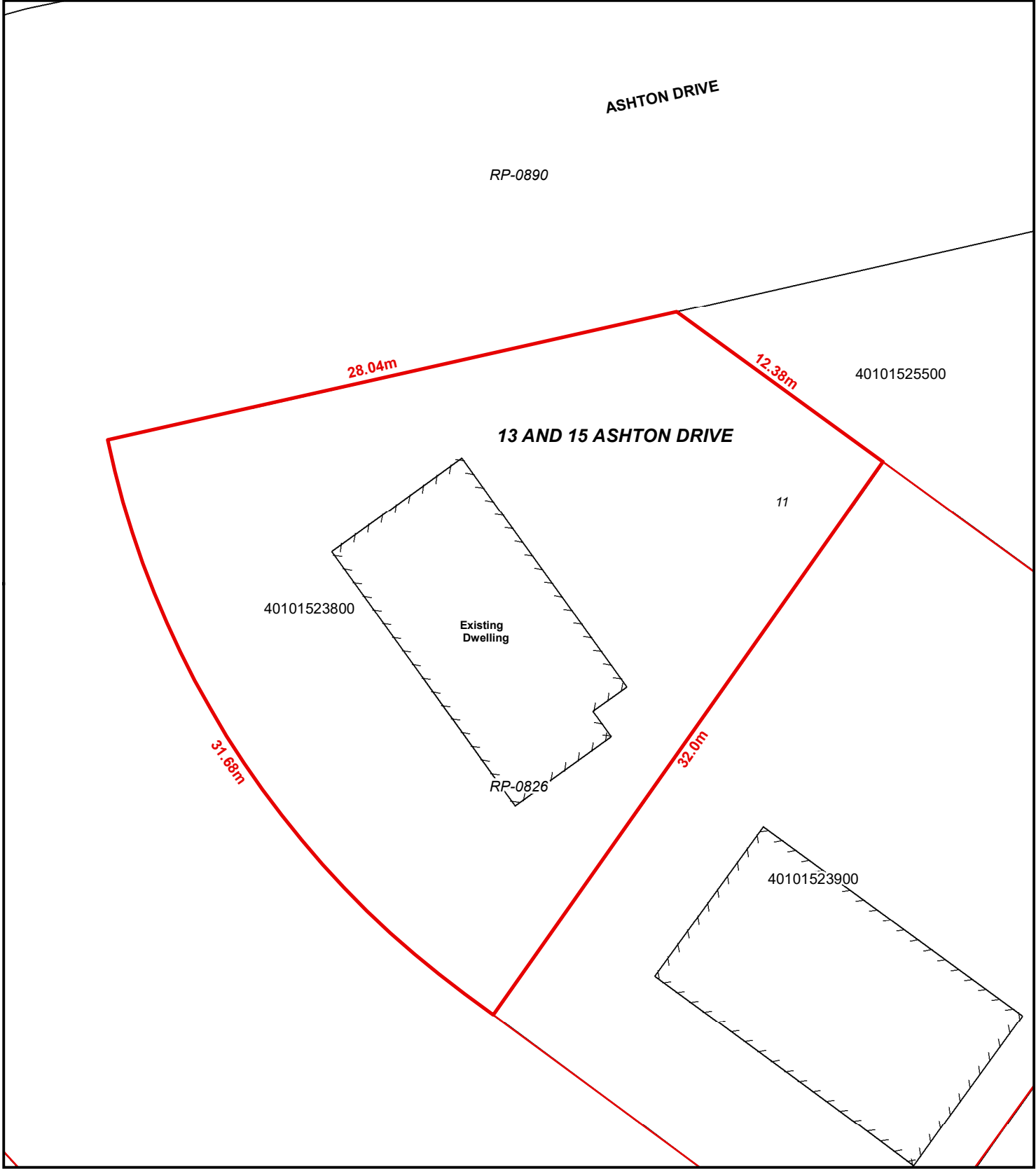
R6 - Residential R6 Zone

From: R2


To: R2 with Special Provision



10 5 0 10 20 30 40
Meters



Legend

-  Subject Lands
-  Lands Owned

