

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



For Office Use Only:

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

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

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

Property Assessment Roll Number: 40101304300

A. Applicant Information

Name of Owner Corbetton Holdings Inc.

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 920 Concession 6

Town and Postal Code Waterford, N0E 1Y0

Phone Number 519-448-3946

Cell Number _____

Email corbetton.holdings@gmail.com

Name of Applicant Corbetton Holdings Inc. c/o Jonathon Jagt

Address 920 Concession 6

Town and Postal Code Waterford, N0E 1Y0

Phone Number 519-448-3946

Cell Number _____

Email jonathan@frontierbuildinggroup.com

Name of Agent LandPro Planning Solutions Inc. c/o Mackenzie Trepanier

Address 110 James St #204

Town and Postal Code St. Catharines, L2R 7E8

Phone Number (289) 687-3730

Cell Number 289-680-3844

Email mackenzie@landproplan.ca | info@landproplan.ca

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

Owner Agent Applicant

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

TD Canada Trust, 444 Fairview Dr, Brantford, ON N3R 2X8

B. Location, Legal Description and Property Information

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

PLAN 182 BLK 110 PT LOT 32 PT LOT 33 RP 37R5837 PART 1, TOWN OF SIMCOE

Municipal Civic Address: 142 Stanley Street, Simcoe

Present Official Plan Designation(s): Urban Residential

Present Zoning: Residential R2

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

Yes No If yes, please specify:

3. Present use of the subject lands:

Residential

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:

Dwelling (retained), garage (retained). Please see survey for sizes and setbacks.

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

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

No construction proposed at this time, but severance intended for semi-detached. Please see attached drawings for building envelopes.

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:

60+ 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. **Failure to complete this section will result in an incomplete application.**

 **1. Site Information** (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	28.65m	15m	5.1.2.b.ii	11.65m	3.35m
Lot depth	25.76m	N/A	N/A	25.76m	N/A
Lot width	28.65m	N/A	N/A	11.65m	N/A
Lot area	740 m ²	450 m ²	5.1.2.a.ii	303.52 m² 301.84 m ²	146.48 m² 148.16 m ²
Lot coverage	12.8%	N/A	N/A	29.2% 29.3%	N/A
Front yard	7.12m	3m	5.1.2.c.i	7.12m	N/A
Rear yard	7.65m	7.5m	5.1.2.f	7.65m	N/A
Height	7.5m	11m	5.1.2.g	7.5m	N/A
Left Interior side yard	20m	1.2m	5.1.2.e.ii	2.85m 2.82m	N/A
Right Interior side yard	N/A	1.2m	5.1.2.e.ii	N/A	N/A
Exterior side yard (corner lot)	2.1m	6m	5.1.2.d	2.1m	3.9m
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other	RY 0.28m, in Ext SY	RY 1.2m; No ExtSY	3.2.c,e	RY 0.28m, in Ext SY	RY 0.92m, in Ext SY

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

Most deficiencies are existing (seemingly for 6+ decades). Lot frontage and lot area deficiencies for retained lot are to allow sufficient room for two semi-detached units on severed parcel. Lot deficiencies also proposed for both semi-detached units due to the smaller existing lot size.

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

Frontage: 17 m
Depth: 25.75 m
Width: 17 m
Lot Area: ~~436.86 m²~~ 438.41 m²
Present Use: Vacant (Residential lawn)
Proposed Use: Residential (Semi-detached)

Proposed final lot size (if boundary adjustment): N/A

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: N/A

Description of land intended to be retained in metric units:

Frontage: 11.65 m
Depth: 25.76 m
Width: 11.65 m
Lot Area: ~~303.52 m²~~ 301.84 m²
Present Use: Residential
Proposed Use: Residential

Buildings on retained land: Single detached dwelling, accessory garage

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

Frontage: _____
Depth: _____

Width: _____
Area: _____
Proposed Use: _____

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

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

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

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

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

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

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

D. All Applications: Previous Use of the Property

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

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

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

3. Provide the information you used to determine the answers to the above questions:

County historic GIS imagery

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? Yes No

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? Yes No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? Yes No

If no, please explain:

No negative environmental impact is anticipated.

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 negative impact is anticipated (WHPA D)

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance NO

Wooded area

On the subject lands or within 500 meters – distance NO

Municipal Landfill

On the subject lands or within 500 meters – distance NO

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance NO

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

On the subject lands or within 500 meters – distance NO

Floodplain

On the subject lands or within 500 meters – distance NO

Rehabilitated mine site

On the subject lands or within 500 meters – distance NO

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance NO

Active mine site within one kilometre

On the subject lands or within 500 meters – distance NO

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

On the subject lands or within 500 meters – distance Industrial zone - 20m
Commercial zone - 140m

Active railway line

On the subject lands or within 500 meters – distance NO

Seasonal wetness of lands

On the subject lands or within 500 meters – distance NO

Erosion

On the subject lands or within 500 meters – distance NO

Abandoned gas wells

On the subject lands or within 500 meters – distance NO

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water
 - Individual wells
 - Communal wells
 - Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

G. All Applications: Other Information

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

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

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

Please see the 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 site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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

X Jonathan Page _____ Jan 16 2025 _____
Owner/Applicant/Agent Signature Date

J. Owner's Authorization

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

X I/We Jonathan Page of Corbetton Holdings am/are the registered owner(s) of the lands that is the subject of this application. inc

I/We authorize LandPro Planning Solutions 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.

X Jonathan Page _____ Jan 16 2025 _____
Owner Date

Owner Date

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

K. Declaration

I, JONATHAN SAGT of SIMCOE NORFOLK COUNTY.

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:

Simcoe

Jonathan Sagt
Owner/Applicant/Agent Signature

In Norfolk County

This 16th day of January

A.D., 2025

Lori Lynn Houze

A Commissioner, etc.

Lori Lynn Houze, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires February 17, 2027.

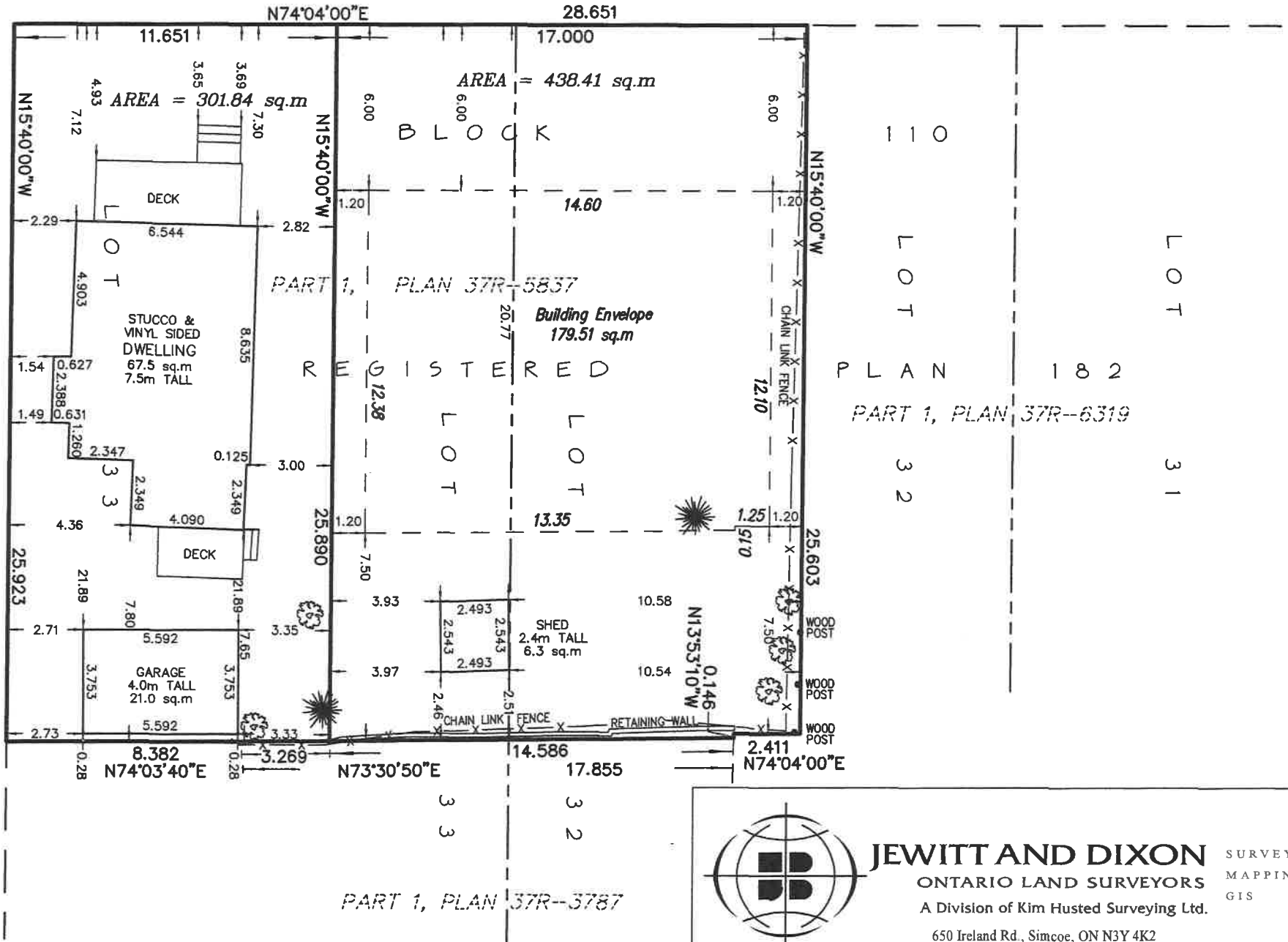
SKETCH FOR SEVERANCE APPLICATION OF PART OF LOTS 32 & 33, BLOCK 110 REGISTERED PLAN 182 (TOWN OF SIMCOE) NORFOLK COUNTY SCALE: 1 : 200

METRES
#142 STANLEY STREET
PIN 50215 - 0083 (LT)



STANLEY STREET - REGISTERED PLAN 182 - 13.655M WIDE

HEAD STREET SOUTH - REGISTERED PLAN 182
15.088M WIDE

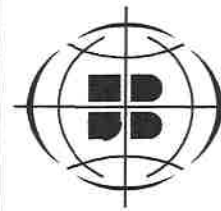


NOTE

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION

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



JEWITT AND DIXON
ONTARIO LAND SURVEYORS
A Division of Kim Husted Surveying Ltd.

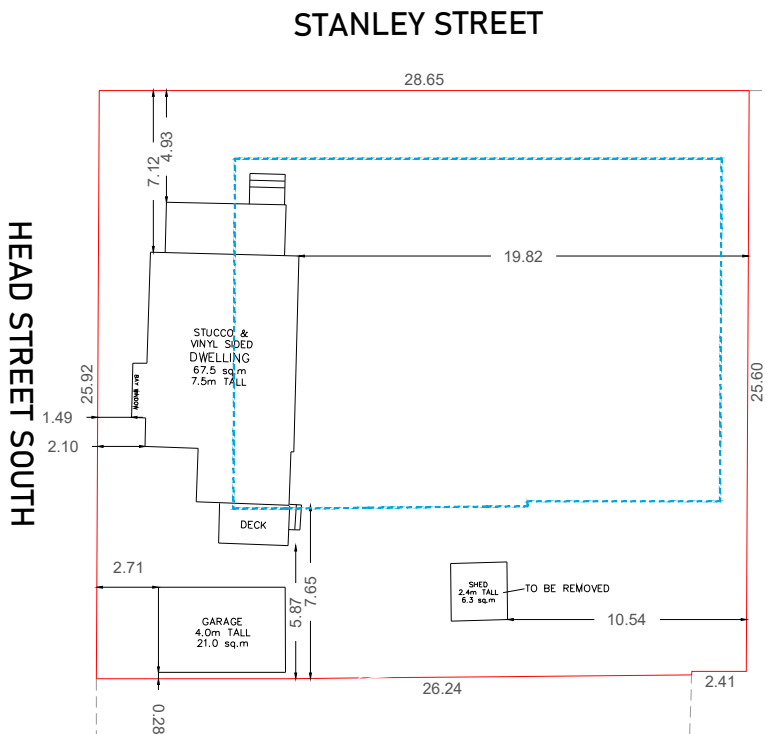
SURVEYING
MAPPING
GIS

650 Ireland Rd., Simcoe, ON N3Y 4K2
T: (519) 426-0842 www.jdbarnes.com

DRAWN BY: J.L.M.	CHECKED BY: K.S.H.	REFERENCE NO.: 24-54-168-00
DATED: JANUARY 9, 2024		

FIGURE A

CURRENT BOUNDARIES



KEY MAP - N.T.S.

CONCEPTUAL PLAN

SEVERANCE & MINOR VARIANCE FOR 2 SEMI-DETACHED UNITS

142 STANLEY STREET, SIMCOE

LOTS 32 & 33, BLOCK 110, REGISTERED PLAN 182, TOWN OF SIMCOE, NORFOLK COUNTY



LANDPRO PLANNING SOLUTIONS INC.
204-110 James Street
St. Catharines, ON L7R 7E8

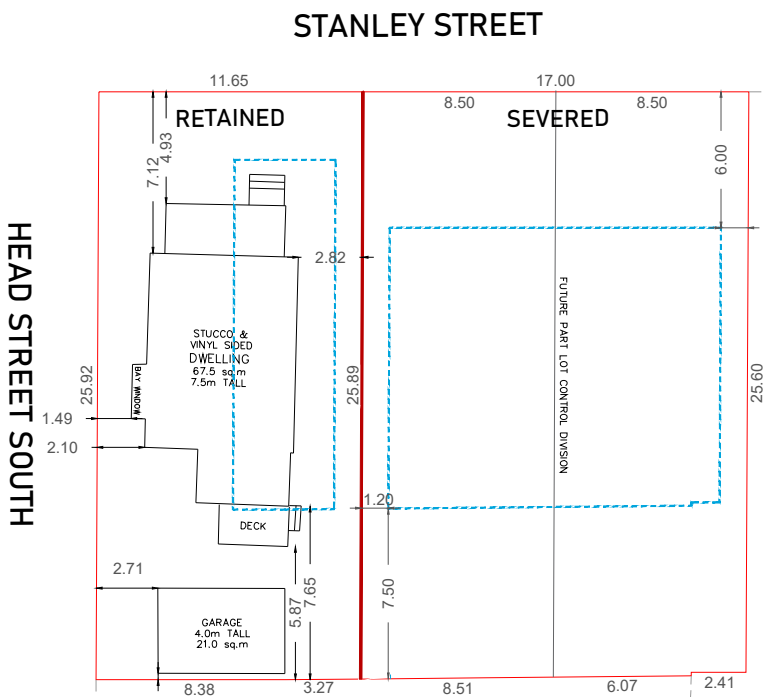
289-687-3730
info@landproplan.ca

LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- SETBACKS (R2 ZONE)

FIGURE B

PROPOSED SEVERANCE



PROPOSED SEVERANCE

CURRENT

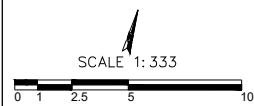
LOT	740.38 m2 (0.18 ac)
-----	---------------------

PROPOSED

RETAINED	301.84 m2 (0.07 ac)
SEVERED	438.41 m2 (0.11 ac)
TOTAL	740.25 m2 (0.18 ac)

ZONING (R2)
DETACHED DWELLING ON CORNER LOT & SEMI-DETACHED DWELLINGS ON INTERIOR LOTS

	REQUIRED	RETAINED	SEVERED
AREA	255 m2 (SEMI) 450 m2 (DET)	301.84 m2	438.41m2 (219.83 m2 & 218.56 m2)
FRONTAGE	8.5 m (SEMI) 15 m (DET)	11.65 m	8.5 m
FY SETBACK	6 m (SEMI) 3 m (DET)	7.12 m	6 m
RY SETB.	7.5 m	7.65 m	7.5 m
INT. SY SETB.	1.2 m	2.85 m	1.2 m
EXT. SY SETB.	6 m	2.1 m	N/A
HEIGHT	11 m	7.5 m	N/A
ACCESS SET.B	1.2 m RY NO EXT. SY	0.28 m RY IN EXT SY	N/A
LANDSCAPING	50% FY & EXT SY	66.2%	N/A



NOTES:
SUBJECT BOUNDARY DIMENSIONS AND STRUCTURE LOCATIONS PER JEWITT & DIXON, JANUARY 9 2024.
SUBJECT PROPERTY ZONING IS R2.

DATE:
JAN 23, 2025

DESIGNED BY:
M.T.

DRAWING:
1 OF 1

REVIEWED BY:
M.S.



LandPro Planning Solutions Inc.

110 James St., Suite 204
St. Catharines, ON L2R 7E8

28 Colborne St. N.
Simcoe, ON, N3Y 3T9

January 23, 2025

Jodi Pfaff-Schimus
Secretary-Treasurer Committee of Adjustment
185 Robinson Street, Suite 200
Simcoe, Norfolk County

Re: Cover Letter – Severance & Minor Variance Application, 142 Stanley Street, Simcoe

LandPro Planning Solutions Inc. (“Agent”) has been retained by Corbetton Holdings Inc. c/o Jonathan Jagt (“Applicant”) to assist in obtaining the required planning approvals to facilitate a lot creation and associated minor variances.

This letter introduces the submission of this application which comprises of the following:

1. County Consent Application Form – signed and commissioned
2. Severance Survey Sketch (Jewitt & Dixon, January 2024)
3. Development Concept Plan (LandPro Planning Solutions Inc., January 2025)
4. Planning Justification Report (LandPro Planning Solutions, January 2025)
5. Articles of Incorporation
6. All associated application fees (paid directly by owner)

We trust this submission fulfills the County’s requirements for a complete application and look forward to receiving confirmation of the same.

You are welcome to call our office at 289-687-3730 or by email at mackenzie@landproplan.ca with any questions or concerns.

LANDPRO PLANNING SOLUTIONS Inc.

Mackenzie Trepanier, CPT
Planning Technician | Designer

289-680-3844
 mackenzie@landproplan.ca
 landproplan.ca

Michael Sullivan, M.Pl., RPP, MCIP
President | Founder

289-687-3730
 mike@landproplan.ca
 landproplan.ca

PLANNING JUSTIFICATION REPORT

CONSENT & MINOR VARIANCE



142 Stanley Street

Simcoe, ON

January 2025

Prepared For:

Corbetton Holdings Inc.

TABLE OF CONTENTS

1	Introduction	2
2	Property Details	2
3	Proposal	3
4	Land Use Planning Framework	4
4.1	Planning Act, R.S.O 1990 c.P.13.....	4
4.2	Provincial Planning Statement, 2024	5
4.3	Norfolk County Official Plan (2023).....	5
4.4	Norfolk County Zoning By-law 1-Z-2014	12
4.5	Four Tests of a Minor Variance	13
5	Planning Analysis Summary	15
6	Closing	16

1 INTRODUCTION

In October 2024, LandPro Planning Solutions Inc. (“LandPro”) was retained by Corbetton Holdings Inc. c/o Jonathon Jagt (“Applicant”) to write a Planning Justification Brief in support of their application for Consent and Minor Variance for their property at 142 Stanley Street, Simcoe. The purpose of this brief is to assess the proposal against Provincial and County policy to demonstrate the proposed development can be considered good planning.

2 PROPERTY DETAILS

The subject property is located at 142 Stanley Street, Simcoe, Ontario, which is a corner lot at the intersection of Stanley Street and Head Street South. The property is 740.38 m² in size and is currently being used for residential purposes and contains one dwelling, one detached garage with an entrance off Head Street South, as well as a shed. The existing residential dwelling appears to have been located on the subject property for at least 60 years (according to the Norfolk County GIS Archival Basemap).

The property is in a residential neighbourhood within the Simcoe Urban Boundary. It is approximately 150 metres south of the “Downtown” designated area and approximately 300 metres north of the Simcoe Recreation Centre and associated park lands. See property location shown in **Figure 1**.



Figure 1 - Property Location

3 PROPOSAL

The proposal involves the severance of the eastern half of the lot with the intention of constructing two semi-detached units. A Part-Lot Control application will be required to separate the two units once constructed. Please see **Figure 2** for a visual of the proposal (a larger version of this concept accompanies this report).

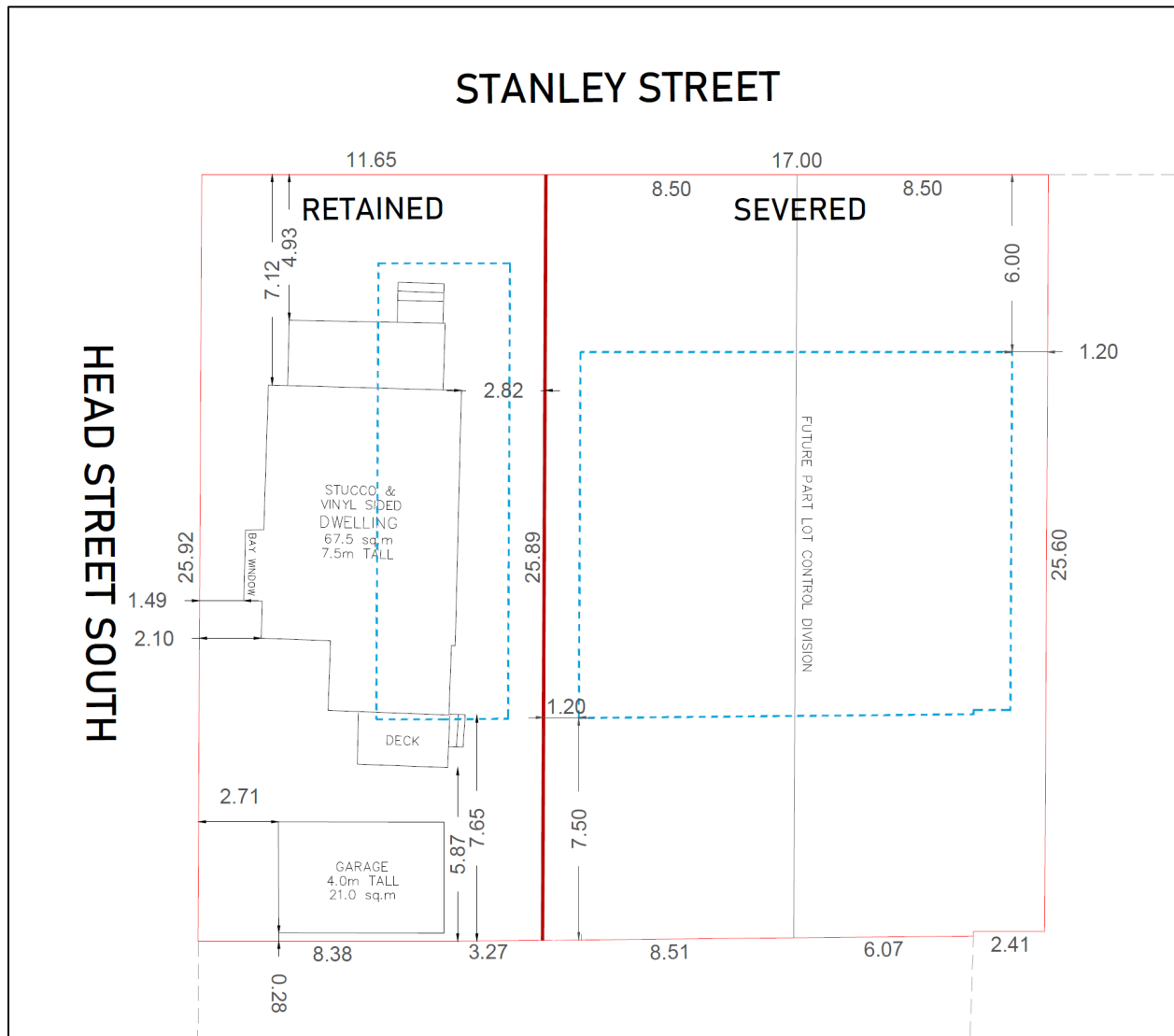


Figure 2 – Proposed Severance (LandPro Planning Solutions, January 2025). Dark red line indicates proposed severance boundary line. Blue lines indicate required setbacks.

The property currently has existing zoning deficiencies for the exterior side yard setback and for the accessory building (garage) location (in rear yard and exterior side yard). The proposed severance and development would result in the following additional deficiencies:

- Lot area for the retained lot
- Lot area for the two proposed semi-detached lots
- Frontage for the retained lot

To address the two (2) existing deficiencies and the four (4) proposed deficiencies, a Minor Variance application is required and is submitted alongside the Consent application. A full zoning analysis can be found in the Planning Framework section of this brief, including addressing the four tests.

4 LAND USE PLANNING FRAMEWORK

In preparing this application, several planning policy and regulatory documents were reviewed that need to be addressed to demonstrate good planning. They include the following:

1. Planning Act R.S.O. 1990, c.P13
2. Provincial Planning Statement, 2024;
3. Norfolk County Official Plan, 2023;
4. Norfolk County Zoning By-law 1-Z-2014 (Cons. 2021).

The proposed consent and minor variances are assessed against these policies and associated regulations, below.

4.1 PLANNING ACT, R.S.O 1990 c.P.13

The *Planning Act* is the provincial legislation that provides the basis for land use planning in Ontario, identifying tools for managing how, where and when land use changes occur.

These matters of Provincial Interest are outlined in **Section 2** of the *Act*. This application has regard for the relevant parts of Section 2 of the *Planning Act*:

(h) the orderly development of safe and healthy communities;

(j) the adequate provision of a full range of housing, including affordable housing;

(p) the appropriate location of growth and development; and

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

This application is consistent with the *Planning Act*.

4.2 PROVINCIAL PLANNING STATEMENT, 2024

The *Provincial Planning Statement* (“PPS”) provides policy direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The following policies support the application.

Section 2.1.6.a states that planning authorities should accommodate a range of housing options to achieve complete communities.

Section 2.2.1 reiterates the need for a range of housing options and densities to meet the needs of current and future residents by facilitating all housing options and types of residential intensification, and “promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.”

The proposed development is located in Simcoe, a settlement area in Norfolk County.

Section 2.3.1.1 of the PPS states that settlement areas, such as Simcoe, shall be the focus of growth and development and that development in these areas should facilitate land use patterns which efficiently use land and resources and support active transportation (**2.3.1.2.a,c**). General intensification and redevelopment to achieve complete communities shall be supported, including planning for a range of housing options (**2.3.1.3**).

Section 3.6.2 states that municipal servicing is the preferred form of servicing for settlement areas. **Section 3.6.7** states that “Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.”

The proposed severance (followed by Part Lot Control) will allow for an additional two residential lots on Stanley Street in Simcoe, a settlement area where growth shall be focused. These lots will permit semi-detached units which fit well in the range of housing options in the neighbourhood (mostly single detached and townhouses). This neighbourhood is the ideal location for intensification to achieve complete communities as Simcoe’s downtown, farmer’s market, recreational complex, and parklands are all within walking distance of this property. Any future development is proposed to have municipal servicing.

This application is consistent with the Provincial Planning Statement.

4.3 NORFOLK COUNTY OFFICIAL PLAN (2023)

The Norfolk County Official Plan (NCOP) contains objectives, policies and mapping that describe the County’s vision for the next 20+ years, including their approach to managing growth, growing the economy, protecting the natural environment, resources, and agricultural land, and providing sustainable infrastructure.

The subject property is designated Urban Residential in the NCOP Schedule B-15 (see **Figure 3**). Permitted uses in this designation include single detached and semi-detached dwellings, as well as medium- and high-density residential uses, among others.

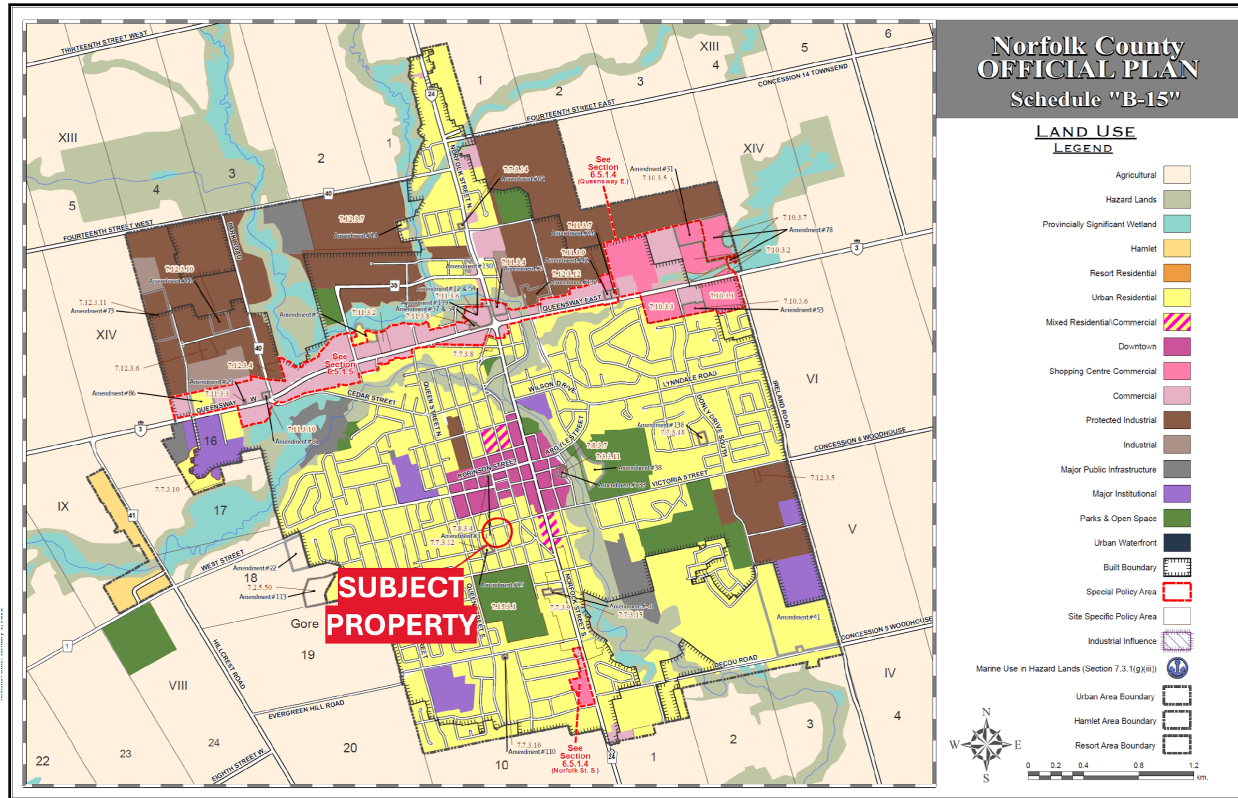


Figure 3 – Norfolk County Official Plan – Land Use Schedule B-15.

The NCOP’s goals and objectives that relate to this proposal include:

Table 1 – Norfolk County Official Plan – Section 2.2

Policy	Proposed
2.2.3.1. “Protect the unique character of Norfolk’s cultural landscapes, Urban Areas, Hamlet Areas and Agricultural Area through heritage conservation, community design and redevelopment policies that promote community health, safety and broad aesthetic appeal”	The proposed severance will maintain the residential character of the area, meeting general community design standards and being part of a walkable complete community.
2.2.3.2.b. “Encourage the beautification, improvement and/or redevelopment of the County”	The proposed severance will improve and redevelop an underutilized lot in an existing residential neighbourhood.

Policy	Proposed
2.2.3.2.c. "Revitalize and reuse underutilized land in the County"	The proposed severance will improve and redevelop an underutilized lot in an existing residential neighbourhood.
2.2.4.1. "Reinforce Norfolk's strong sense of community through the provision of public services, the development of safe and attractive communities... by promoting a healthy community through active lifestyles"	The proposed severance will provide another two housing units in the existing walkable community. A farmers' market, hospital, multiple parks, churches, schools, and the downtown are within walking distance from the subject property.
2.2.4.2.b. "Provide for a variety of housing forms, tenures and levels of affordability through development, redevelopment, intensification and infilling projects"	The proposed severance will result in two new housing units in the form of semi-detached dwellings, which provide a housing option between the existing single detached dwellings and street townhouse dwellings in the neighbourhood. The new dwelling units are also in the form of intensification and infill.
2.2.4.2.c. "Ensure that new development is designed in a manner that provides a safe, aesthetically appropriate, and stimulating environment"	Any proposed structures will meet community design standards to ensure they are aesthetically appropriate and conform to safety regulations.
2.2.6.2.d. "Ensure the responsible use of land by encouraging the redevelopment, intensification and infilling of underutilized land and the efficient use of greenfield lands in Urban Areas"	The proposal provides an opportunity for intensification and infill of underutilized land in the County's Urban Area.
2.2.6.2.e. "Direct new urban development to Urban Areas and Hamlet Areas, ensuring a compact form, and an appropriate mix of land uses and densities, resulting in the efficient use of land, infrastructure, and public services and facilities"	The proposal is located within an Urban Area and involves a compact development form with a housing type compatible with existing densities in the neighbourhood.
2.2.6.2.h. "Ensure that all new development will be a long-term financial benefit to the County"	The proposal provides two additional housing units in an existing residential neighbourhood where municipal services exist. This avoids any removal of farmland or expansion of municipal services, while providing additional property taxes to the County, which is of long-term financial benefit to the County.

Section 5.3 of the NCOP contains policies related to housing in the County. As the proposal is to create a lot suitable for residential development, applicable policies are found in **Table 2**, below:

Table 2 – Norfolk County Official Plan – Section 5.3 (Housing)

Policy	Proposed
5.3.b) "The County shall ensure that a full range of housing types and densities are provided to meet the	The proposal involves two new semi-detached units in a neighbourhood of single-detached and townhouse

Policy	Proposed
<p>anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.”</p>	<p>units. This provides a new type of housing in the neighbourhood, while helping the County meet their 15% target for semi-detached units (and townhomes).</p>
<p>5.3.e) “The County shall encourage innovative and appropriate housing development that exhibits design and adaptability characteristics, and may represent nontraditional additions to the County’s housing stock”</p>	<p>The proposal involves efficient use of the underutilized greenspace, creating two new housing units which are appropriate in housing type and built form, but result in a higher-than-normal density for this housing type. Although non-traditional in density, the housing type and built form are an appropriate option for this property.</p>
<p>5.3.g) “The County shall encourage that housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to human services. Special attention shall be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.”</p>	<p>The existing lot provides an opportunity for redevelopment, as the eastern half of the lot is vacant and of sufficient room for more dwelling units. The lot is in a residential area with full municipal servicing in close proximity to commercial, institutional, and park lands. Future construction will be required to comply with design standards of the community.</p>
<p>5.3.h) “The County shall develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures, including accessory apartments in houses, except in locations serviced by individual or communal waste water disposal systems”</p>	<p>Although the proposal does not meet all zoning provisions, the accompanying Minor Variance application, if approved, would permit a new housing type and size option in the community.</p>

Section 5.3 contains policies for residential intensification (5.3.1), which the NCOP recognizes as reducing “the need to use vacant designated land on the periphery of the Urban Areas” as well as reducing “the need for urban expansions encroaching into the Agricultural Area.” Further, “Urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County’s housing needs.” The proposal involves severing underutilized land within an existing residential neighbourhood, providing an infill opportunity which will gently intensify the area and make use

of the approximately 430m² of vacant land. Policies related to residential intensification are addressed in **Table 3**, below:

Table 3 – Norfolk County Official Plan – Section 5.3.1 (Residential Intensification)

Policy	Proposed
<p>5.3.1.a) “Housing shall, in part, be provided through urban residential intensification, which may include any of the following:</p> <ul style="list-style-type: none"> ii) infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or iii) redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a high density” 	<p>The proposal involves housing provided through urban residential intensification in the form of infill residential development of vacant underutilized land in an existing neighbourhood. The proposed semi-detached dwellings would be a compatible new residential development at a higher density.</p>
<p>5.3.1.b) “The County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services... Development within the Built-Up Area boundary will be considered as infill development.”</p>	<p>The proposal involves infill and intensification within the built-up area in the Urban Area of Simcoe with full municipal services.</p>
<p>5.3.1.f) “The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:</p> <ul style="list-style-type: none"> i) the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study; ii) the existing water and sanitary sewer services can accommodate the additional development; iii) the road network can accommodate the traffic generated; iv) the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and v) the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.” 	<p>The proposal is:</p> <ul style="list-style-type: none"> • within the Urban Area of Simcoe, located within the context of the GROW Norfolk Study (2023) • municipal servicing accommodation is to be confirmed by the County, • significant traffic changes due to two new housing units is not anticipated, • the proposed semi-detached units are a compatible and permitted use, and • the proposed development is consistent with the Urban Residential land use designation
<p>5.3.1.h) “Small scale intensification shall be permitted in all areas designated for urban residential use, except where infrastructure is inadequate or there are significant physical constraints.”</p>	<p>The proposal involves small-scale intensification in the sense that only two additional housing units are proposed on lands designated for urban residential</p>

Policy	Proposed
	use. Infrastructure appears to be adequate and there are no significant physical constraints.

The NCOP contains policies related to Community Design (**Section 5.4**), which requires the County to ensure new development maintains the character of Urban areas and enhances a sense of place, while promoting efficient and cost-effective design “that minimize land consumption,” (**5.4.b.i-ii**).

The proposed lot will be suitable for two semi-detached units which will be suitable for a neighbourhood of mostly single detached units as well as a recent street townhouse development. The underutilized lot presents an opportunity for efficient land use through gentle intensification while maintaining the character of the neighbourhood containing a variety of densities.

As previously noted, the subject property is located in the Urban Area of Simcoe, for which the NCOP contains a population forecast of over 17,000 people by 2036 in 7,600 households (**Section 6, Table 5**). **Section 6.4** of the NCOP states that Urban Areas such as Simcoe “will accommodate the greatest amount of the targeted growth throughout the planning period” and that such growth will include a full range of housing types (**6.4.b.i**) in an efficient land use pattern that minimizes extension of municipal services and infrastructure (**6.4.c**). Intensification, infill, and redevelopment is also encouraged, with the County targeting 25% of Urban Area growth being through infill, intensification, and redevelopment (**6.4.h**). Simcoe is indeed the largest Urban Area in Norfolk County and continued development of complete urban community shall be promoted (**6.5.1.1**).

The subject property is in a neighbourhood which can be described as a complete community, as the downtown core, parklands, schools, a hospital, commercial, and churches are all within walking distance. This is the sort of community where additional housing units and intensification should be encouraged, as it will provide more residents with a walkable lifestyle and more customers/attendees for the surrounding stores, parks, schools, and churches.

The subject property is designated Urban Residential, where permitted uses include single and semi-detached houses, amongst other housing types (**7.7.1.a**). This section states that semi-detached houses “shall generally have an average net density of 15 units per hectare” (**7.7.2.a**). The proposal, if approved, would result in an increase in density on the block where the subject property is located (see **Figure 4**,

below) from 13.57 UPH to 14.99 UPH. However, the density on the property alone will be increased from 13.51 UPH to 40.52 UPH, being a result of intensification.



Figure 4 – Density of block.

The densities of the adjacent blocks are as follows:

- North (Single-Detached): 19 UPH
- East (Single-Detached): 21.11 UPH
- South (Single-Detached): 17.27 UPH
- West (Street Townhouses): 40.67 UPH

The proposal would result in the density of the block being still within the NCOP requirements for low-density built form, while it would not significantly increase the density of the neighbourhood.

Section 8.9.1 (Services in Urban Areas) states that all development in Urban Areas shall be serviced by municipal services, as is proposed (**8.9.1.c**). Infill within the Urban Area where municipal servicing already exists is encouraged and shall be considered by the County while evaluating consent applications (**8.9.1.e**).

Section 8.9.4 contains policies for Stormwater Management. The proposal involves creating a vacant lot suitable for residential development, which will require a stormwater management design which meets

the satisfaction of the County (**8.9.4.a**). The County prefers this to be completed prior to the approval of a development application but may defer these requirements to the detailed design phase as a condition of approval (**8.9.4.d**). We recommend that any stormwater management requirements be pushed to the detailed design phase or as a condition of approval of the severance.

This application conforms to the Norfolk County Official Plan.

4.4 NORFOLK COUNTY ZONING BY-LAW 1-Z-2014

The Norfolk County Zoning By-law (ZBL) has been developed to incorporate the policy direction of Norfolk County's Official Plan. The current zoning of the property is Urban Residential Type 2 (R2). The provisions for the retained single-detached dwelling and proposed semi-detached dwellings are found in **Tables 4** and **5** respectively.

Table 4 – 5.1.2. R1-B Zone Provisions (Applicable to Single-Detached Housing in R2 Zone) for Corner Lot

Zone Provisions	Required	Existing	Proposed	Comments
Min. Lot Area	450 m ²	740 m ²	301.84 m²	Does Not Comply
Min. Lot Frontage	15 m	28.65 m	11.65 m	Does Not Comply
Min. Front Yard	3 m (detached garage with rear lane)	7.12 m	7.12 m	Complies
Min. Exterior Side Yard	6 m	2.1 m	2.1 m	Existing deficiency
Min. Interior Side Yard	1.2 m each side (detached garage with a rear lane)	20 m	2.82 m	Complies
Min. Rear Yard	7.5 m	7.65 m	7.65 m	Complies
Max. Building Height	11 m	7.5 m	7.5 m	Complies
Accessory Setback (Provision 3.2.c,e)	Rear Yard = 1.2 m No Exterior Side Yard Encroachment	RY = 0.28 m, Encroaching in Ext. SY.	RY = 0.28 m, Encroaching in Ext. SY.	Existing deficiency
Landscaping (4.2.5.b)	50% of Front Yard and Exterior Side Yard	74.0%	66.2%	Complies

Table 5 – 5.2.2. R2 Zone Provisions (Semi-Detached, per unit)

Zone Provisions	Required	Proposed	Comments
Min. Lot Area	255 m ²	219.83 m² (Western Lot)	Does Not Comply

		218.56 m² (Eastern Lot)	
Min. Lot Frontage	8.5 m	8.5 m	Complies
Min. Front Yard	6 m	Any future construction will be setback 6 m.	Future Construction Will Comply
Min. Interior Side Yard	3 m (parking space accessed via front yard) 1.2 m (attached private garage)	Any future construction will be setback 1.2 m if attached garage proposed, or 3 m if no garage proposed. To be determined.	Future Construction Will Comply
Min. Rear Yard	7.5 m	Any future construction will be setback 7.5 m	Future Construction Will Comply
Max. Building Height	11 m	Any future construction will be equal to or less than 11 m in height.	Future Construction Will Comply

As **Tables 5** and **6** demonstrate, 142 Stanley Street currently has two (2) existing deficiencies, being in exterior side yard setback and the location of the accessory garage. The proposed severance would result in an additional four (4) deficiencies, being the lot area of all three resulting properties, and the lot frontage of the retained lot.

The accompanying Minor Variance application will address the two existing deficiencies and the four proposed deficiencies. Compliance with the Norfolk County Zoning By-law is subject to the approval of this Minor Variance application.

4.5 FOUR TESTS OF A MINOR VARIANCE

This application requires six (6) minor variances to bring this application into compliance with the Norfolk County Zoning By-law. Two of these deficiencies are existing while four deficiencies will result from the proposed severance and following Part-Lot Control. These minor variances are to be evaluated against the four tests defined under Section 45(1) of the *Planning Act*.

1. Are the variances minor in nature?

The existing deficiencies are related to the locations of the house and garage which appear to have existed since at least the 1960s (although their exact dates of construction are unknown). The exterior side yard, at 2.1 metres, appears to be consistent with other corner lots in the neighbourhood (see **Figures 5** and **6**). The garage is setback 2.71 metres from Head Street South, within the property's exterior side yard, and only 0.28 metres from the rear property line. Due to the length of time that these structures have been present and remained unproblematic, it is our opinion that these setbacks are minor in nature.



Figure 5 - 145 Stanley Street Exterior Side Yard



Figure 6 - 149 Stanley Street Exterior Side Yard

The proposed deficiencies result from the proposal accommodating two new dwelling units in the form of semi-detached dwellings. The retained lot would be deficient by 148.16 m² in area and 3.35 metres in frontage. The required lot area and frontage for this lot are large due to the fact that it is a corner lot, and so a large exterior side yard must be accommodated. However, for this particular lot, the existing dwelling and accessory building have historically been located within the exterior side yard setback without problem (as appears to be common in the neighbourhood). Therefore, the proposed deficiencies in lot area and lot frontage are appropriate for the property as it stands and are minor in nature.

The proposed semi-detached lots are deficient in area by 37.17 m² (Eastern) and 36.44 m² (Western). Sufficient lot frontages were prioritized in the design, resulting in the lot area deficiencies. Although architectural drawings have not yet been completed, there is sufficient building room within the building envelope for the desired construction. For this reason, the lot area deficiencies are minor in nature.

The variances are minor in nature.

2. Are the variances desirable for this property?

The deficient exterior side yard setback and garage location appear to have existed on this property for at least 50 years and have not proved to be problematic to the public, the property owner, nor the County.

The proposed deficient lot areas and lot frontage are sufficient for the existing dwelling as well as for the proposed construction and will facilitate an infill project and “best use” of the property. For these reasons, it is desirable for relief to be granted.

The variances are desirable for the site and surrounding neighbourhood.

3. Do the variances maintain the general intent and purpose of the Zoning By-law?

The purpose of the Zoning By-law is to regulate and maintain the character of the area and the safety of the public by applying several specific requirements, according to the property location and design.

None of the proposed variances pose a threat to the safety of the public nor the property owner. Although exterior side yard setbacks may help with driver visibility, the exterior side yard setback on this property appears to have existed for decades and is in line with that of other houses in the area. The proposed lot sizes and frontage still permit sufficient space for the existing and proposed dwellings.

The property is zoned Urban Residential Type 2 (R2) and the existing single detached and proposed semi-detached dwellings are permitted uses.

The variances maintain the general intent and purpose of the Zoning By-law.

4. Do the variances maintain the general intent and purpose of the Official Plan?

The subject properties are designated Urban Residential in the County's Official Plan (NCOP). For areas in this designation, the NCOP aims to accommodate residential growth and a "variety of residential forms" (7.7). The existing single detached and proposed semi-detached dwellings are permitted uses in this designation. The proposal would result in two additional dwelling units in the existing complete community, where commercial, institutional, parkland, and other uses are all within walking distance. No adjacent properties are anticipated to be impacted by this application and no changes in land use are proposed.

The variances maintain the general intent and purpose of the Official Plan.

5 PLANNING ANALYSIS SUMMARY

The application is consistent with the Provincial Planning Statement. The proposal includes a new housing form (semi-detached) in a neighbourhood of mostly single-detached and townhouse dwellings. The new dwelling units would be constructed on land already serviced by municipal servicing and infrastructure and located within a walkable community, meeting **Sections 2.1.6.a, 2.2.1, and 2.3.1.2.a,c**. The property is located within the settlement area of Simcoe, where growth shall be directed (**2.3.1.1**) and the proposal is a form of gentle intensification in a complete community which is supported by **Section 2.3.1.3**. This neighbourhood is the ideal location for intensification to achieve complete communities as Simcoe's downtown, farmer's market, recreational complex, and parklands are all within walking distance of this property. Any future development is proposed to have municipal servicing.

The application conforms to the Norfolk County Official Plan. The subject property is designated Urban Residential and the existing single detached dwelling and proposed semi-detached dwellings are permitted uses in this designation. The proposal meets the applicable goals in **Section 2.2** (see **Table 1**), including revitalizing underutilized land, providing a variety of housing forms through infill projects, and directing new development to Urban Areas. The proposal meets the applicable policies of **Section 5.3** (Housing - see **Table 2**) and **Section 5.3.1** (Residential Intensification – see **Table 3**). The property is located in the Urban

Area of Simcoe, where the Official Plan states “will accommodate the greatest amount of the targeted growth throughout the planning period” (**Section 6.4**). The subject property is located in a neighbourhood which can be described as a complete community, as the downtown core, parklands, schools, a hospital, commercial, and churches are all within walking distance. This is the sort of community where additional housing units and intensification should be encouraged, as it will provide more residents with a walkable lifestyle and more customers/attendees for the surrounding stores, parks, schools, and churches. **Section 7.7.2.a** states that semi-detached houses “shall generally have an average net density of 15 units per hectare.” The proposal, if approved, would result in an increase in density on the block where the subject property is located (see **Figure 4**) from 13.57 UPH to 14.99 UPH, meeting policy **7.7.2.a**. It would still remain the lowest-density block in its immediate vicinity. The proposed dwellings would be serviced municipally, as is required by **Section 8.9.1**, and the proposal’s status as infill in an area serviced by municipal servicing shall be considered by the County while evaluating consent applications (**8.9.1.e**). We recommend that any stormwater management design be pushed to the detailed design phase or as a condition of approval.

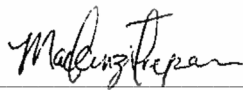
The proposal involves multiple zoning deficiencies, two (2) existing and four (4) proposed. All six (6) variances meet the Four Tests of a Minor Variance and will comply with the Norfolk County Zoning By-law subject to the approval of the accompanying Minor Variance application by the Committee of Adjustment.

6 CLOSING

This Consent and associated Minor Variance applications represent good planning and should be approved because they:

1. Have regard for the Planning Act,
2. Are consistent with the PPS, 2024
3. Conform to the Norfolk County Official Plan,
4. Subject to Committee approval, will conform to Zoning By-law 1-Z-2014.

LANDPRO PLANNING SOLUTIONS INC.



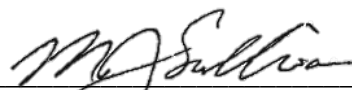
Mackenzie Trepanier, CPT, B.A., Dipl.
Planning Technician | Designer



289-680-3844



mackenzie@landproplan.ca



Michael Sullivan, M.Pl., RPP, MCIP
President | Founder



289-687-3730



mike@landproplan.ca

2628469

Ministry of Government
and Consumer Services
Ontario
CERTIFICATE
This is to certify that these
articles are effective on

Ministère des Services
gouvernementaux et des
Services aux consommateurs
CERTIFICAT
Ceci certifie que les présents
statuts entrent en vigueur le

JANUARY 22 JANVIER, 2021

Suzanne Laché (17)
Director / Directrice
Business Corporations Act / Loi sur les sociétés par actions

Form 3
Business
Corporations
Act

Formule 3
Loi sur les
sociétés par
actions

**ARTICLES OF AMENDMENT
STATUTS DE MODIFICATION**

1. The name of the corporation is: (Set out in BLOCK CAPITAL LETTERS)
Dénomination sociale actuelle de la société (écrire en LETTRES MAJUSCULES SEULEMENT):

2	6	2	8	4	6	9		O	N	T	A	R	I	O		I	N	C	.

2. The name of the corporation is changed to (if applicable): (Set out in BLOCK CAPITAL LETTERS)
Nouvelle dénomination sociale de la société (s'il y a lieu) (écrire en LETTRES MAJUSCULES SEULEMENT):

C	O	R	B	E	T	T	O		H	O	L	D	I	N	G	S		I	N	C	.

3. Date of incorporation/amalgamation:
Date de la constitution ou de la fusion:

2018 04 03

(Year, Month, Day)
(année, mois, jour)

4. Complete only if there is a change in the number of directors or the minimum / maximum number of directors.
Il faut remplir cette partie seulement si le nombre d'administrateurs ou si le nombre minimal ou maximal d'administrateurs a changé.

Number of directors is/are: minimum and maximum number of directors is/are:
Nombre d'administrateurs : nombres minimum et maximum d'administrateurs :

Number minimum and maximum
Nombre minimum et maximum

or

5. The articles of the corporation are amended as follows:
Les statuts de la société sont modifiés de la façon suivante :

To change the name of the corporation to Corbetton Holdings Inc.

6. The amendment has been duly authorized as required by sections 168 and 170 (as applicable) of the *Business Corporations Act*.
La modification a été dûment autorisée conformément aux articles 168 et 170 (selon le cas) de la *Loi sur les sociétés par actions*.
7. The resolution authorizing the amendment was approved by the shareholders/directors (as applicable) of the corporation on
Les actionnaires ou les administrateurs (selon le cas) de la société ont approuvé la résolution autorisant la modification le

2021 01 26

(Year, Month, Day)
(année, mois, jour)

These articles are signed in duplicate.
Les présents statuts sont signés en double exemplaire.

2628469 Ontario Inc.

(Print name of corporation from Article 1 on page 1)
(Veuillez écrire le nom de la société de l'article un à la page une).

By/
Par :

(Signature) 
(Signature) **Jaime Elizabeth Margaret Jagt**

Secretary-Treasurer

(Description of Office)
(Fonction)

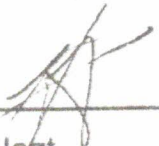
The undersigned, being all the Directors of 2628469 Ontario Inc., hereby sign, pursuant to the Business Corporations Act, the following resolution:

CHANGE OF CORPORATE NAME

BE IT RESOLVED THAT

as a special resolution the articles of the corporation are hereby amended to change the name of the corporation to Corbetton Holdings Inc.

DATED this 26th day of January, 2021.



John Richard Jagt



Jonathan Jacob Jagt




Nancy Elisabeth Jagt




Jaime Elizabeth Margaret Jagt

In lieu of confirmation at a general meeting of shareholders we, the undersigned, being all the shareholders of the corporation entitled to vote at a meeting of shareholders, hereby confirm in writing the above special resolution, pursuant to the provisions of the Business Corporations Act.


DATED this 26th day of January, 2021.



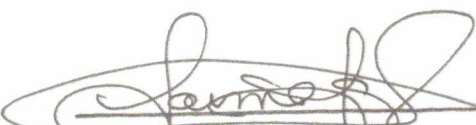
JOHN RICHARD JAGT



NANCY ELISABETH JAGT



JONATHAN JACOB JAGT



JAIME ELIZABETH MARGARET JAGT

Request ID: 021473378
Demande n°:
Transaction ID: 067622973
Transaction n°:
Category ID: CT
Catégorie:

Province of Ontario
Province de l'Ontario
Ministry of Government Services
Ministère des Services gouvernementaux

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Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

2628469 ONTARIO INC.

Ontario Corporation No.

Numéro matricule de la personne morale en
Ontario

002628469

is a corporation incorporated,
under the laws of the Province of Ontario.

est une société constituée aux termes
des lois de la province de l'Ontario.

These articles of incorporation
are effective on

Les présents statuts constitutifs
entrent en vigueur le

APRIL 03 AVRIL, 2018



Director/Directeur
Business Corporations Act/Loi sur les sociétés par actions

Request ID / Demande n°

Ontario Corporation Number
Numéro de la compagnie en Ontario

21473378

2628469

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

/

LOI SUR LES SOCIÉTÉS PAR ACTIONS

ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS

1. The name of the corporation is: *Dénomination sociale de la compagnie:*
2628469 ONTARIO INC.

2. The address of the registered office is: *Adresse du siège social:*

2619 COCKSHUTT ROAD

(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)

(Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureau, numéro du bureau)

WATERFORD

ONTARIO

CANADA

NOE 1Y0

(Name of Municipality or Post Office)

(Postal Code/Code postal)

(Nom de la municipalité ou du bureau de poste)

3. Number (or minimum and maximum number) of directors is: *Nombre (ou nombres minimal et maximal) d'administrateurs:*
Minimum 1 Maximum 10

4. The first director(s) is/are: *Premier(s) administrateur(s):*

First name, initials and surname
Prénom, initiales et nom de famille

Resident Canadian State Yes or No
Résident Canadien Oui/Non

Address for service, giving Street & No.
or R.R. No., Municipality and Postal Code

Domicile élu, y compris la rue et le numéro, le numéro de la R.R., ou le nom de la municipalité et le code postal

* JOHN RICHARD
JAGT

YES

327 MCLEAN SCHOOL ROAD

ST. GEORGE ONTARIO
CANADA NOE 1N0

Request ID / Demande n°

Ontario Corporation Number
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2628469

* JONATHAN JACOB YES
JAGT

3255 COCKSHUTT ROAD

SCOTLAND ONTARIO
CANADA N0E 1R0

* CHRISTOPHER ALBERT YES
JAGT

114 SUTHERLAND STREET WEST

CALEDONIA ONTARIO
CANADA N3W 1B5

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5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.

Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.

None.

6. The classes and any maximum number of shares that the corporation is authorized to issue:

Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:

The Corporation is authorized to issue an unlimited number of shares of one class designated as Common Shares.

Request ID / Demande n°

Ontario Corporation Number
Numéro de la compagnie en Ontario

21473378

2628469

7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series:
Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions que peut être émise en série:

The holder of each Common Share has the right to one vote for each Common Share held at all meetings of Shareholders and to receive the remaining property of the Corporation upon dissolution.

Request ID / Demande n°

Ontario Corporation Number
Numéro de la compagnie en Ontario

21473378

2628469

8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:

L'émission, le transfert ou la propriété d'actions est/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:

No shares shall be transferred without the consent of a majority of the Board of Directors evidenced by a resolution or by their consent in writing or the consent of a majority of the shareholders evidenced by a resolution or by their consent in writing.

Request ID / Demande n°

Ontario Corporation Number
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9. Other provisions, (if any, are):

Autres dispositions, s'il y a lieu:

(a) The number of Shareholders of the Corporation, exclusive of persons who are in its employment and exclusive of persons who, having been formerly in the employment of the Corporation, were, while in that employment, and have continued after the termination of that employment to be, Shareholders of the Corporation, is limited to not more than fifty, two or more persons who are the joint registered owners of one or more shares being counted as one Shareholder.

(b) Any invitation to the public to subscribe for securities of the Corporation is prohibited.

Request ID / Demande n°

Ontario Corporation Number
Numéro de la compagnie en Ontario

21473378

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10. The names and addresses of the incorporators are

*Nom et adresse des fondateurs*First name, initials and last name
or corporate name*Prénom, initiale et nom de
famille ou dénomination sociale*Full address for service or address of registered office or of principal place of business
giving street & No. or R.R. No., municipality and postal code*Domicile élu, adresse du siège social au adresse de l'établissement principal, y compris
la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal*

* JOHN RICHARD JAGT

327 MCLEAN SCHOOL ROAD

ST. GEORGE ONTARIO
CANADA N0E 1N0

* JONATHAN JACOB JAGT

3255 COCKSHUTT ROAD

SCOTLAND ONTARIO
CANADA N0E 1R0

* CHRISTOPHER ALBERT JAGT

114 SUTHERLAND STREET WEST

CALEDONIA ONTARIO
CANADA N3W 1B5

Name of Corporation
2628469 ONTARIO INC.

Ontario Corporation Number
2628469

Request ID
21473378

ELECTRONIC INCORPORATION TERMS AND CONDITIONS

The following are the terms and conditions for the electronic filing of Articles of Incorporation under the Ontario *Business Corporations Act* (OBCA) with the Ministry of Government Services.

Agreement to these terms and conditions by at least one of the incorporators listed in article 10 of the Articles of Incorporation is a mandatory requirement for electronic incorporation.

- 1) The applicant is required to obtain an Ontario biased or weighted NUANS search report for the proposed name. The applicant must provide the NUANS name searched, the NUANS reservation number and the date of the NUANS report. The NUANS report must be kept in electronic or paper format at the corporation's registered office address.
- 2) All first directors named in the articles must sign a consent in the prescribed form. The original consent must be kept at the corporation's registered office address.
- 3) A Corporation acquiring a name identical to that of another corporation must indicate that due diligence has been exercised in verifying that the Corporation meets the requirements of Subsection 6(1) of Regulation 62 made under the OBCA. Otherwise, the Corporation is required to obtain a legal opinion on legal letterhead signed by a lawyer qualified to practise in Ontario that clearly indicates that the corporations involved comply with Subsection 6(2) of that Regulation by referring to each clause specifically. The original of this legal opinion must be kept at the Corporation's registered office address. The applicant must complete the electronic version of this legal opinion provided by one of the Service Providers under contract with the Ministry.
- 4) The date of the Certificate of Incorporation will be the date the articles are updated to the ONBIS electronic public record database. Articles submitted electronically outside MGS, ONBIS access hours, will receive an endorsement date effective the next business day when the system resumes operation, if the submitted Articles of Incorporation meet all requirements for electronic incorporation. Articles of Incorporation submitted during system difficulties will receive an endorsement date effective the date the articles are updated to the ONBIS system.
- 5) The electronic Articles of Incorporation must be in the format approved by the Ministry and submitted through one of the Service Providers under contract with the Ministry.
- 6) Upon receipt of the Certificate of Incorporation issued by the ONBIS system, a duplicate copy of the Articles of Incorporation with the Ontario Corporation Number and the Certificate of Incorporation must be kept in paper or electronic format. The Ministry will print and microfilm copies of the Certificate of Incorporation, the Articles of Incorporation and any other documentation submitted electronically. These will be considered the true original filed copies.
- 7) The sole responsibility for correctness and completeness of the Articles of Incorporation, and for compliance with the OBCA and all regulations made under it, lies with the incorporator(s) and/or their legal advisor(s), if any.

The incorporator(s) have read the above Terms and Conditions and they understand and agree to them.

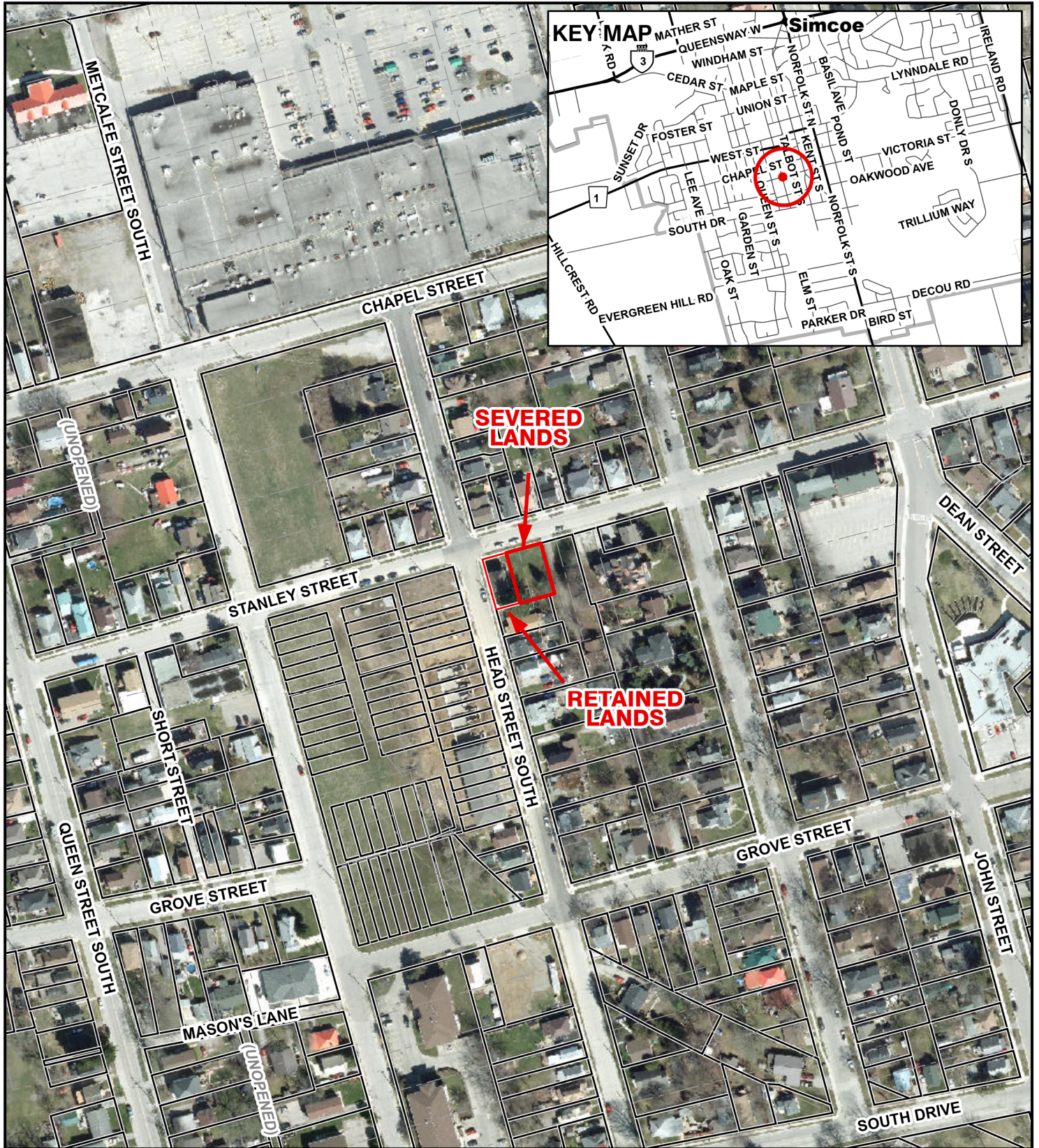
I am an incorporator or I am duly authorized to represent and bind the incorporator(s).

First Name
John

Last Name
Jagt

MAP A
CONTEXT MAP
 Urban Area of SIMCOE

BNPL2025024
 ANPL2025025

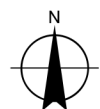


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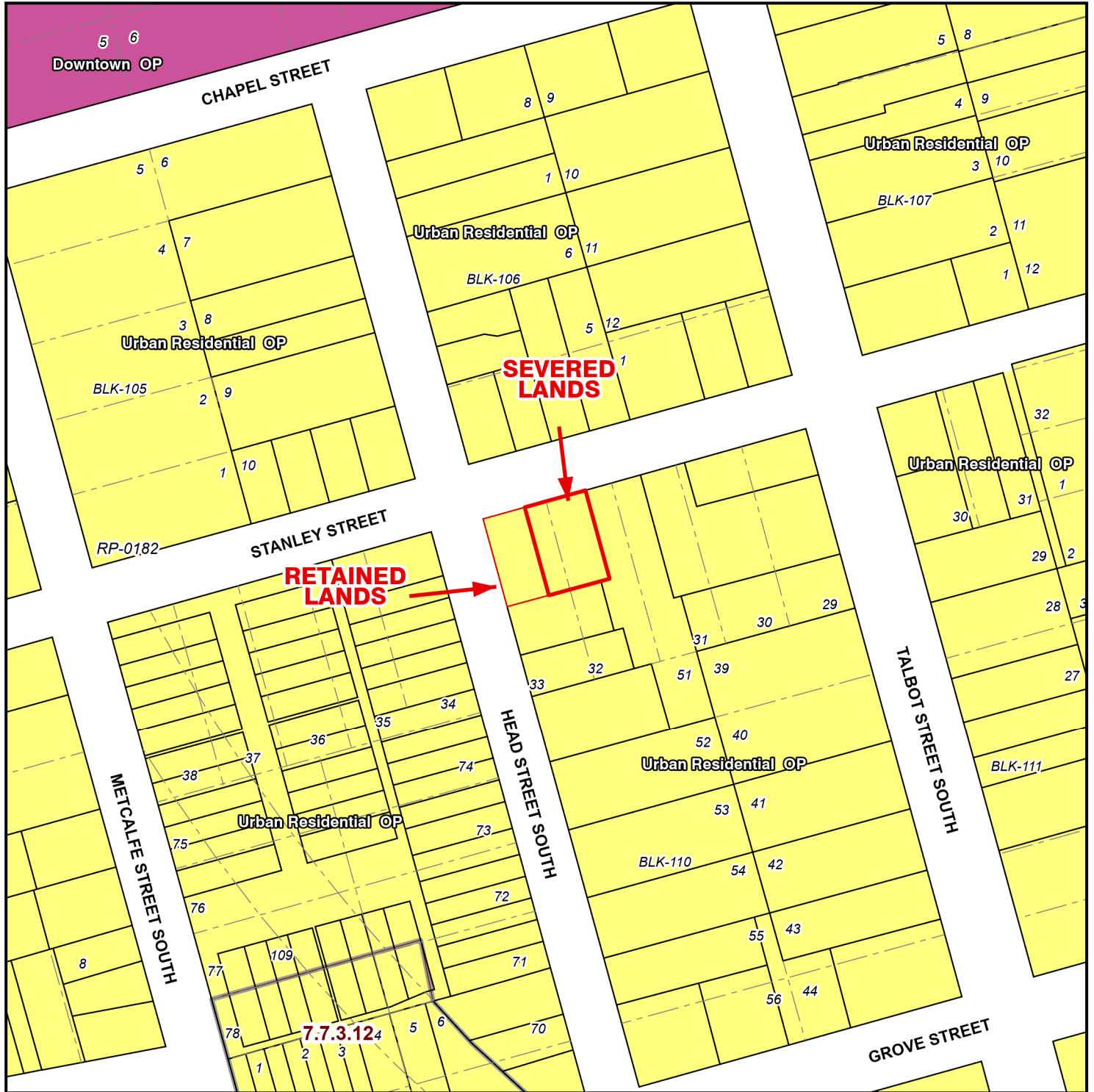
- Subject Lands
- Lands Owned

2020 Air Photo



3/17/2025



105 0 10 20 30 40
 Meters



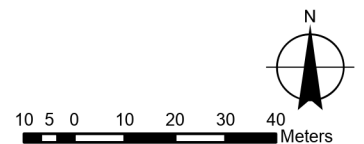
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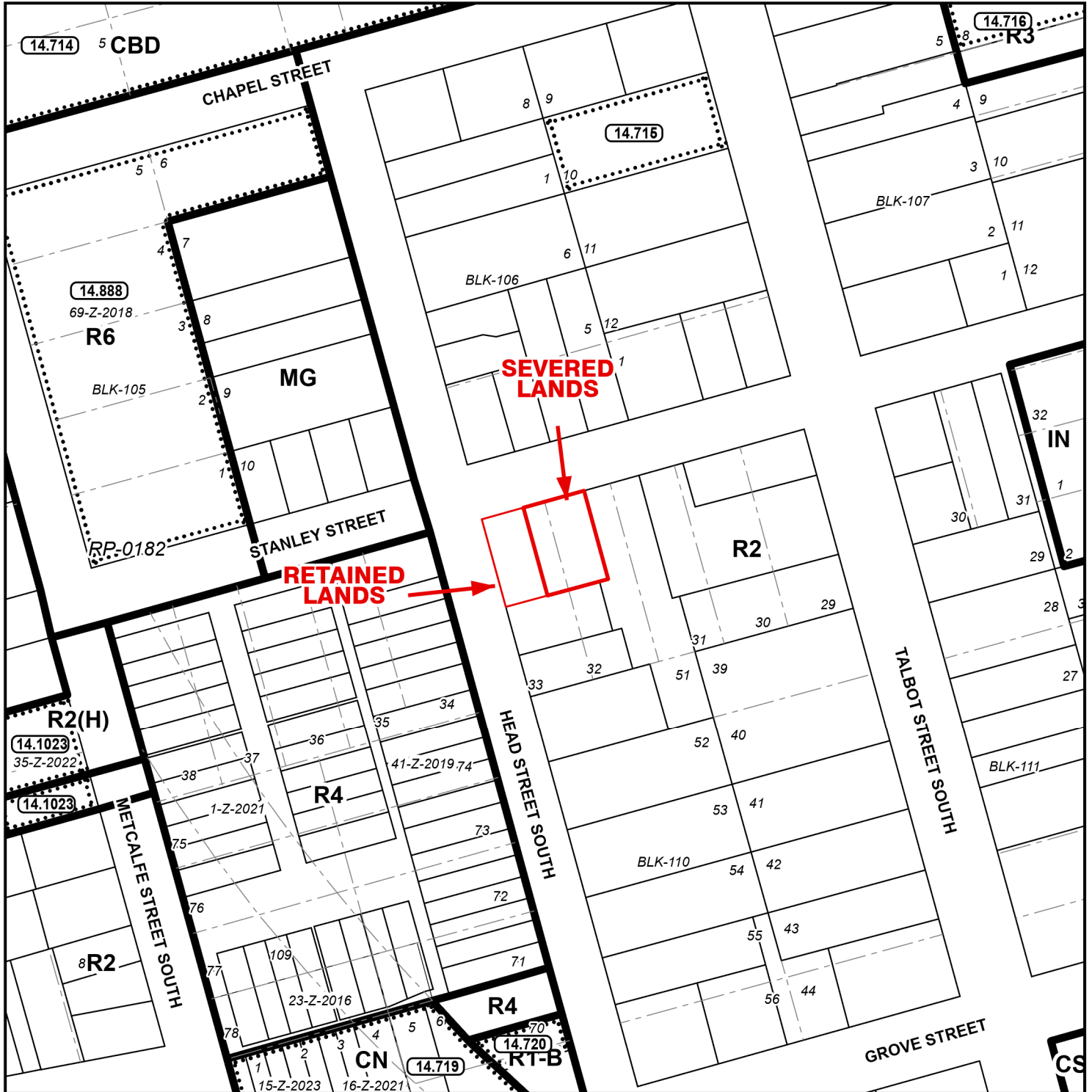
-  Subject Lands
-  Lands Owned

Official Plan Designations



-  Urban Residential
-  Downtown
-  Urban Area Boundary

3/17/2025





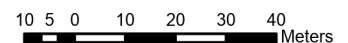
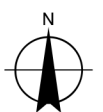
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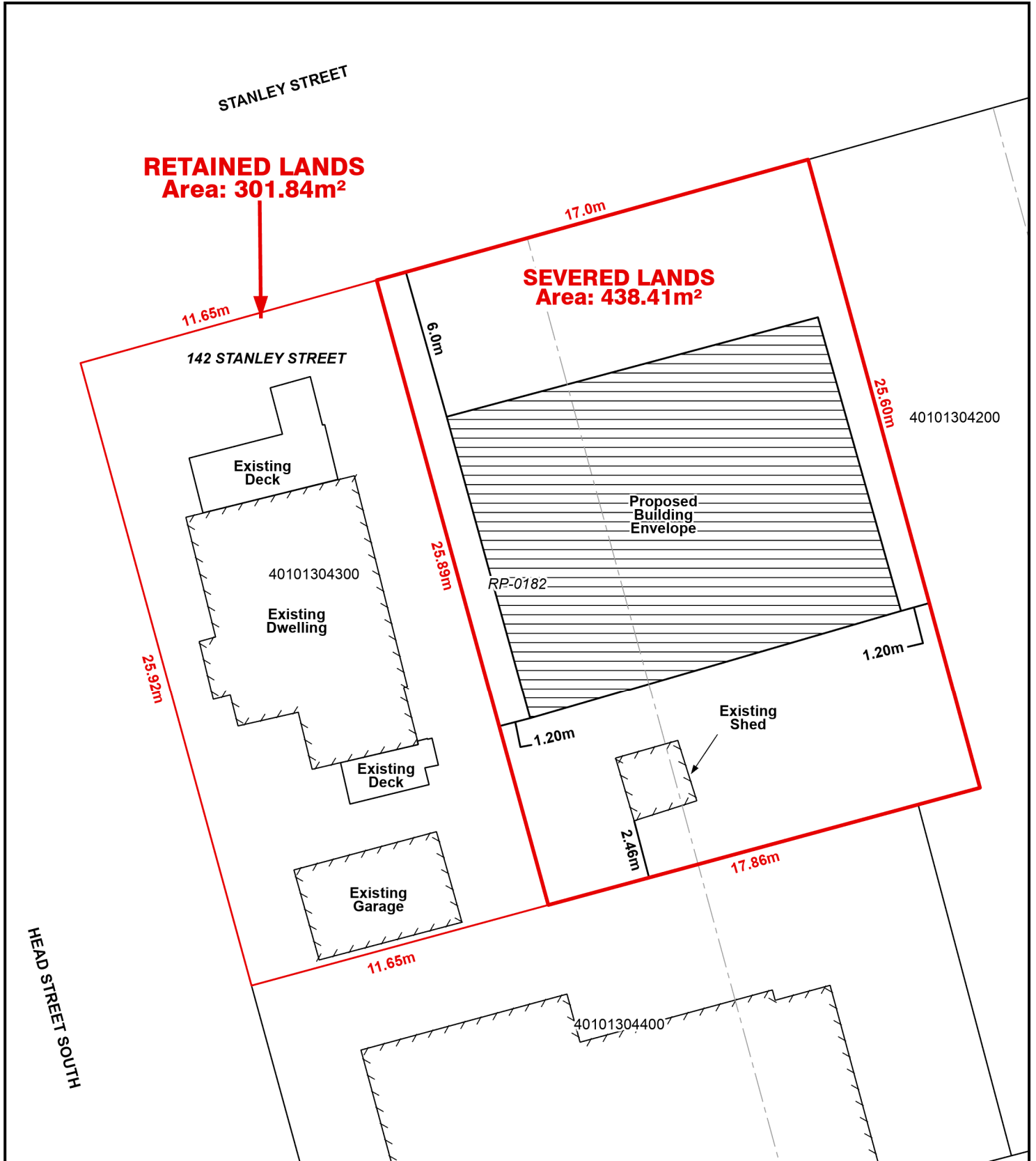
-  Subject Lands
-  Lands Owned

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- CBD - Central Business District Zone
- CS - Service Commercial Zone
- CN - Neighbourhood Commercial Zone
- MG - General Industrial Zone
- IN - Neighbourhood Institutional Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R3 - Residential R3 Zone
- R4 - Residential R4 Zone
- R6 - Residential R6 Zone

3/17/2025

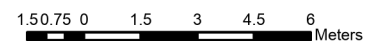
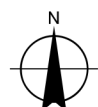




Legend

- Subject Lands
- Lands Owned

3/17/2025



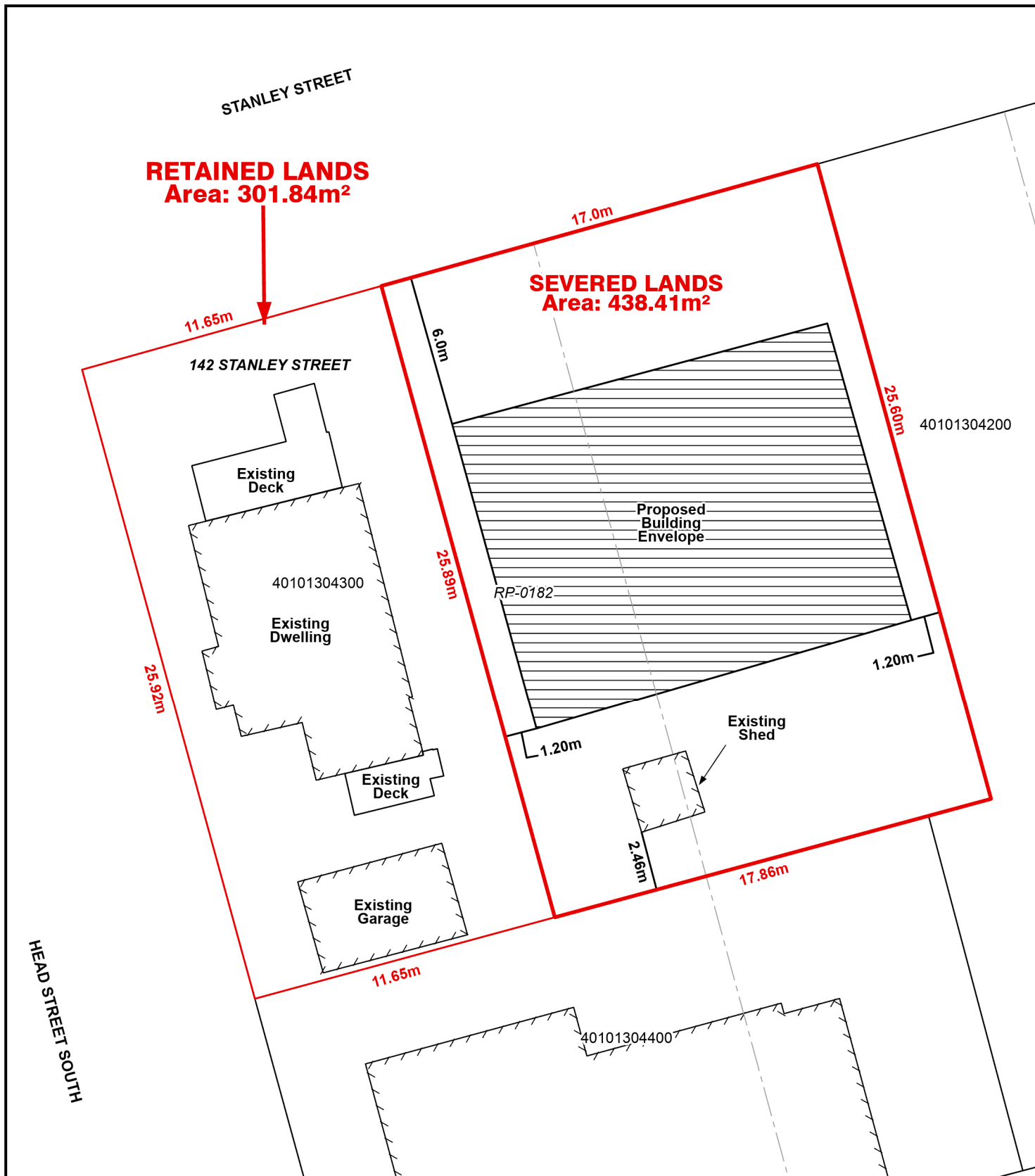
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Urban Area of SIMCOE

BNPL2025024

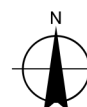
ANPL2025025



Legend

- Subject Lands
- Lands Owned

3/17/2025



1.50.75 0 1.5 3 4.5 6 Meters