

For Office Use Only:			
File Number	34012021301	Application Fee	pd 2816.00
Related File Number	N/A	Conservation Authority Fee	N/A
Pre-consultation Meeting	N/A	Well & Septic Info Provided	N/A
Application Submitted	Sep. 02/2021	Planner	Hianne Yager
Complete Application	Sep. 23/2021	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: 40101540420

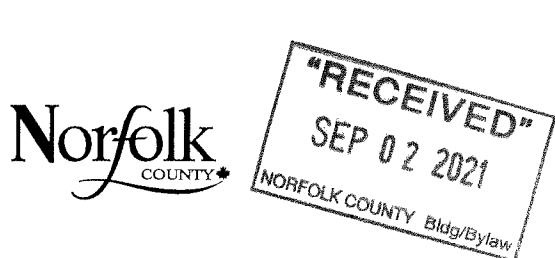
A. Applicant Information

Name of Owner Southwestern Ontario Publishing & Printing Limited

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 105 Donly Drive South
 Town and Postal Code Simcoe ON, N3Y 4N5
 Phone Number 519.428.8020
 Cell Number 519.427.8814
 Email Mike Fredericks <MFredericks@annexbusinessmedia.com>

Name of Applicant Mini Storage 101 Inc. Attention: Mr. Chris Livi
 Address PO Box 87127 Village Square
 Town and Postal Code Scarborough ON M1W 3Z1
 Phone Number 519.900.6292
 Cell Number 647-878-3876
 Email info@ministorage101.com



Name of Agent	G. Douglas Vallee Limited - c.o. Scott Puillandre
Address	2 Talbot Street North
Town and Postal Code	Simcoe ON N3Y 3W4
Phone Number	519.426.6270
Cell Number	519.410.1212
Email	scottpuillandre@gdvallee.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 agent noted above.

Owner

Agent

Applicant

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

No known mortgages

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Conc 5, Pt Lot 3

Municipal Civic Address: 105 Donly Drive Simcoe ON

Present Official Plan Designation(s): Industrial

Present Zoning: MG General Industrial

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:

Printing and Publishing Business

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:

One single storey building is on the site and is to be retained.

The existing floor area is approximately 2,640 m²

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.

No addition is proposed

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 new buildings are proposed.

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:

Decades

9. Existing use of abutting properties:

Industrial to the north, west and east. Bushlot to the south that is zoned MG.

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. Site Information

Existing

Proposed

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

Lot frontage	74 m	74 m
Lot depth	165 m	109
Lot width	74 m	74
Lot area	12,210 m ²	8,066 m ²
Lot coverage	21%	33%
Front yard	11 m	11 m
Rear yard	69 m	12 m
Left Interior side yard	30 m	30 m
Right Interior side yard	9 m	9 m
Exterior side yard (corner lot)		

2. Please outline the relief requested (assistance is available):

No relief is required. Boundary adjustment only.

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

Application complies with MG zone.

4. Description of land intended to be severed in metric units:

Frontage:

54 m

Depth:

54 m

Width:

74 m

Lot Area:

3,996 m²

Present Use:

Vacant surplus land

Proposed Use:

Non specified

Proposed final lot size (if boundary adjustment): 74 m x 109 m = 8,066 m²



If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 40101540410

Mini Storage 101 Inc. Attention: Mr. Chris Livi

Applicant

Description of land intended to be retained in metric units:

Frontage: 74m

Depth: 109 m

Width: 74 m

Lot Area: 8,066 m2

Present Use: Printing business

Proposed Use: Printing business

Buildings on retained land: Existing building to be retained.

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: Not a farming operation

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: Yes No If yes, year dwelling built _____



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 _____

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 _____

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 _____

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

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):
Existing Printing Business
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:
Discussions with the Owner

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:

The site does not include any natural habitat

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 **0 m**

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
 Individual wells

No change proposed

Communal wells
 Other (describe below)

Sewage Treatment

Municipal sewers
 Septic tank and tile bed in good working order

Communal system
 Other (describe below)

No change proposed

Storm Drainage

Storm sewers
 Other (describe below)

Open ditches

No change proposed

2. Existing or proposed access to subject lands

Municipal road
 Unopened road

Provincial highway
 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?

Unknown

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.

This is a simple boundary adjustment.

Vacant unused land at 105 Donly Drive is to be transferred to 101 Donly Drive.

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:

- Zoning Deficiency Form
- 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
- Agricultural Impact Assessment

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.

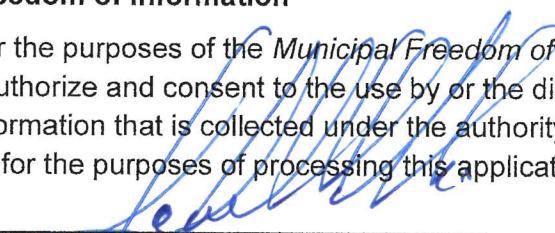
Permission to Enter Subject Lands

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.

June 17, 2021


Owner/Applicant/Agent Signature
John D. Vallee, P.Eng., G. DOUGLAS VALLEE LIMITED

Date

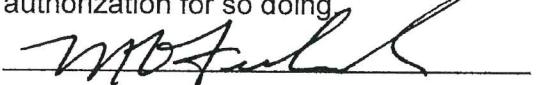
J. Owner's Authorization

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

I/We Southwestern Ontario Publishing & Printing Limited am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited 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.

June 17, 2021


Owner
Mike Fredericks - Southwestern Ontario Publishing & Printing Limited

Date

Owner

Date



K. Declaration

I, John Vallee

of Simcoe Ontario

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:

NORFOLK County

In Simcoe

This 9th day of August

A.D., 2021

~~Owner/Applicant/Agent Signature~~

John D. Vallee, P.Eng., G. Douglas Vallee Limited

A Commissioner, etc.

ELDON FRASER DARBYSON, a commissioner, etc.,
Province of Ontario, for G. Douglas Vallee Limited.
Expires March 28, 2022.

August 19, 2021

County of Norfolk
Robinson Administration Building
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

Attention: Scott Wilson, Planner

Reference: Planning Justification Report for Boundary Adjustment

G. Douglas Vallee Limited on behalf of Mike Fredericks – Southwestern Ontario Publishing & Printing Limited, 105 Donly Drive South, Simcoe Ontario - Our Project #21-109

Introduction:

G. Douglas Vallee Limited has been retained by Mike Fredericks (owner) to make application for a boundary adjustment at 105 Donly Drive South, in Simcoe. The purpose of the boundary adjustment is to increase the size of the land holdings located at 101 Donly Drive South (Part 3) in order to provide additional useable area for the storage business located on that property owned by Chris Livi (applicant). The balance of the retained lands (Part 2) are proposed to remain 'as is' and will continue as a property utilized by the owner for a publishing and printing business. Both properties have sufficient frontage and access to full municipal services. At this time there is no construction or site alteration proposed within the subject or retained lands.

This application:

- Avoids impacts on surrounding lands.
- Is consistent with Provincial Policy.
- Complies with the general intent and purpose of the Norfolk County Official Plan.
- Complies with the provisions of the Norfolk County zoning by-law.
- Represents good planning.

Purpose:

The purpose of this Planning Justification Report is to provide planning justification to the County in support of a boundary adjustment at 105 Donly Road South in Simcoe. It should be clearly noted that NO new lot would be created on approval of this application.

Site Description:

The lands municipally known as 101 and 105 Donly Drive South are located in the town of Simcoe within an established industrial area. The subject lands (Part 1) are currently part of a larger parcel located at 105 Donly Drive South. The intent will be to merge 3,996m² (Part 1) with the parcel located immediately north at 101 Donly Drive South (Part 3), increasing the land holdings. The remaining retained lands (Part 2) will leave a land holding of approximately 8066m². Figure 1 below is a conceptual site plan drawing of the proposed boundary adjustment, a full site plan drawing is included at Appendix A.

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

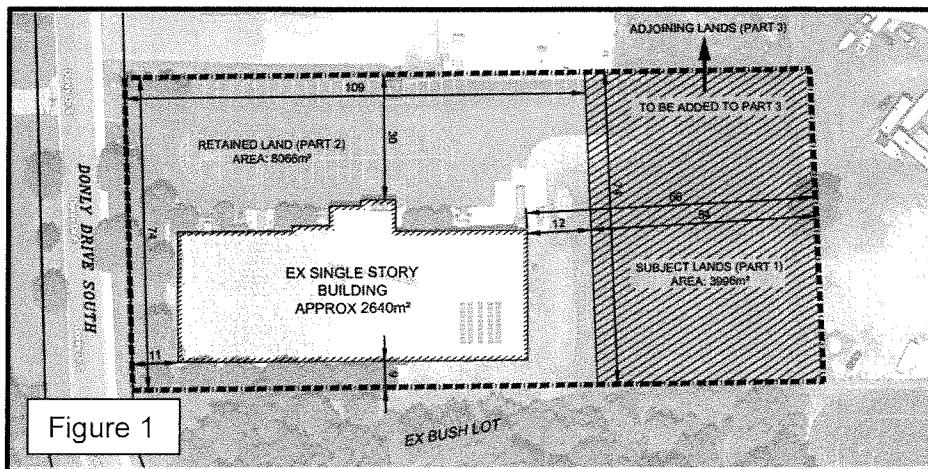


Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services.



Planning Analysis:

The subject lands are within the urban settlement boundary of Simcoe and designated Protected Industrial in accordance with schedule B-15 of the Norfolk County Official Plan and zoned General Industrial (MG) in accordance with the Zoning By-Law of Norfolk County 1-Z-2014.



Provincial Policy Statement (PPS)

The subject lands are within a Settlement Area as defined by the Provincial Policy Statement, 2020 (PPS).

The PPS provides policy direction for appropriate land use planning and development patterns to achieve healthy, liveable, and resilient communities through efficient development that will protect resources of provincial interest, public health and safety, the quality of the natural and built environment, and will facilitate economic growth.

The proposed boundary adjustment does not create adverse impacts on the environment or human health and safety. A decision by the Committee to approve the proposed boundary adjustment will be consistent with PPS, 2020.

Norfolk County Official Plan

Section 9.6.3.2 of the Official Plan discusses General Consent to Server Land in the context of creating new lots considering several development policies. This Section states "Subject to the specific policies of this Plan, consents may be permitted for the purposes of making lot boundary corrections, for the purposes of granting easements, for conveyances and consolidations, and other such administrative or technical matters, provided that such matters are minor in nature."

The proposed application is consolidating a small portion of land to an adjoining lot with similar land uses for the purposes of expanding a local storage business. This application is consistent with the policies under this section as it is considered minor in nature.

Protected Industrial Designation:

Section 7.12 of the Official Plan guides the development and use of this land designation. While this section of the Official Plan has no specific policies related to boundary adjustments, under this application there are no new or differing land uses being proposed, no buildings or structures being erected and a new lot is not being created. The boundary adjustment is consistent with these policies.

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

Section 9.3.2.1 of the Official Plan requires that decisions made by the Committee of Adjustment shall comply with the general intent of the Official Plan and Zoning By-law. In this instance the proposed boundary adjustment complies with the general intent of the Official Plan.

Zoning By-law 1-Z-2014

The proposed boundary adjustment would meet all established zoning by-law requirements. The retained lands (Part 2) will meet all required provisions established under section 7.1, including minimum lot area and building setbacks as shown on Appendix A. A decision by the Committee to approve the proposed boundary adjustment will comply with the Norfolk County zoning by-law.

Conclusion:

The proposed boundary adjustment is in keeping with the policies of the Provincial Policy Statement, is supported by the policies of the Official Plan, complies with the provisions of the zoning by-law and avoids lot creation and site alteration. As there are no proposed land use changes, there are no negative impacts on adjacent properties within the surrounding industrial area. Accordingly, it is our opinion that the application for a boundary adjustment models good planning and can be supported.

Yours Truly,

Report prepared by:



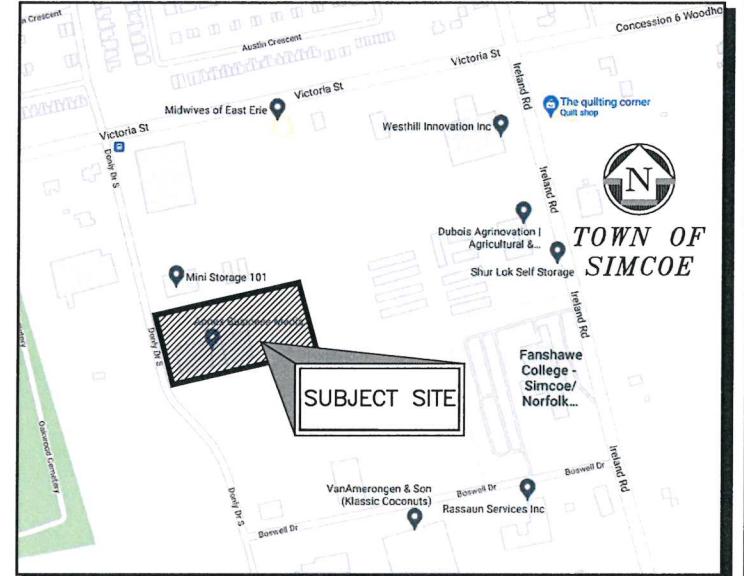
Scott Puillandre, CD, MSc
Planner
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

Report reviewed by:



Eldon Darbyson, BES, MCIP, RPP
Director of Planning
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

**G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners**



Stamp

PRELIMINARY NOT TO BE USED FOR CONSTRUCTION



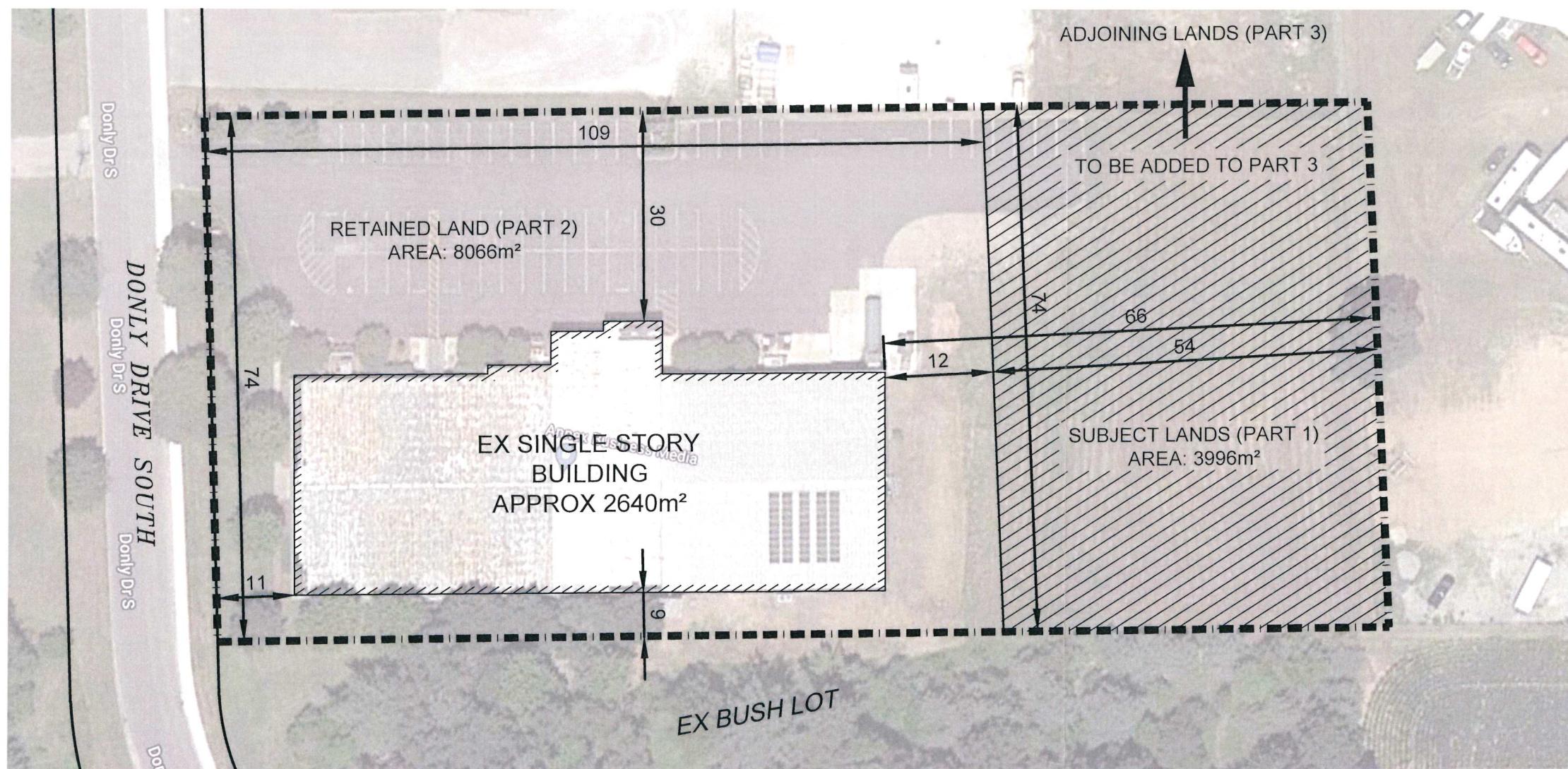
Consulting Engineers,
Architects & Planners

G. DOUGLAS VALLEE LIMITED
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

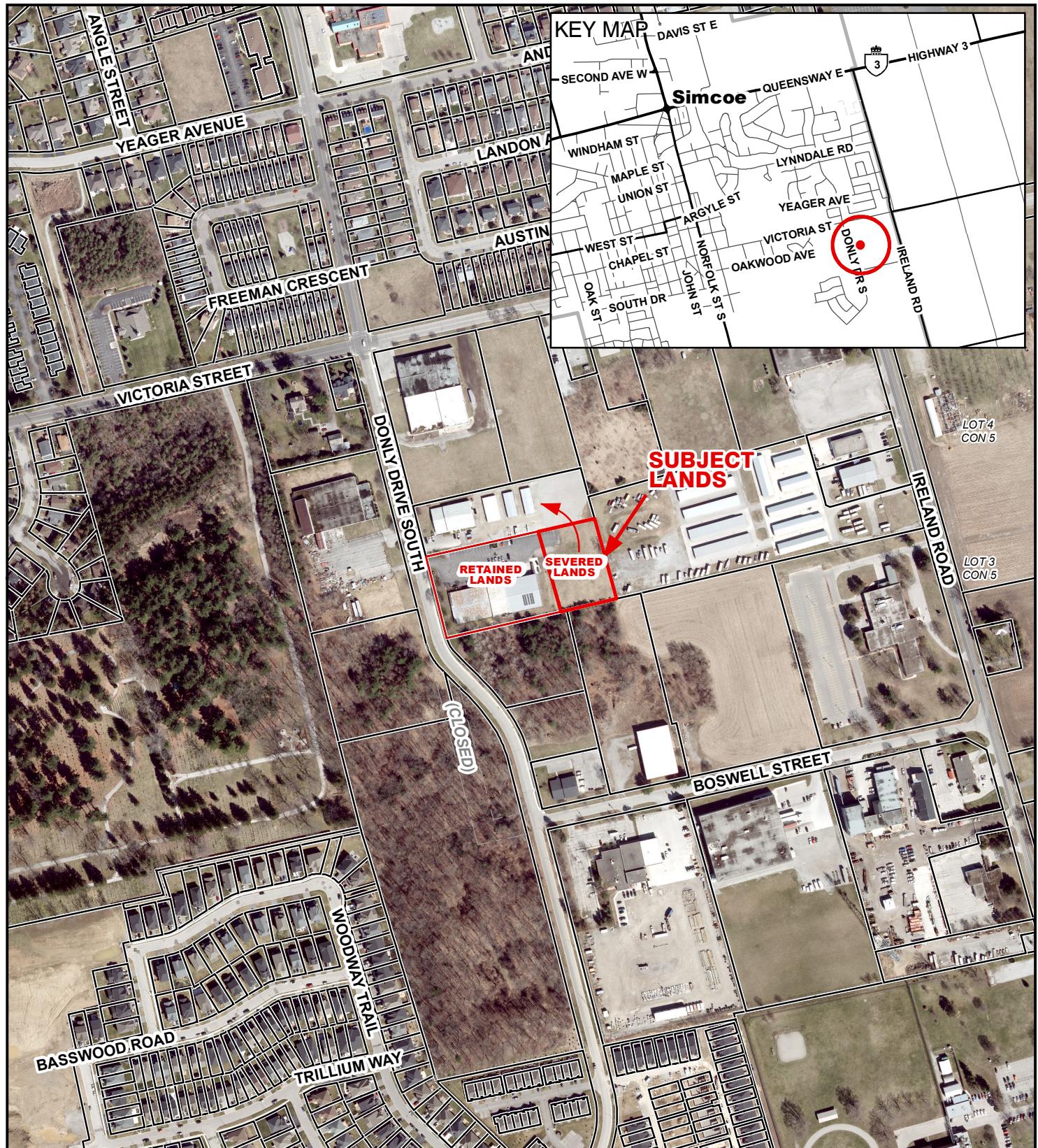
Project Title
LIVI BOUNDARY ADJUSTMENT
105 DONLY DRIVE SOUTH
SIMCOE - NORFOLK COUNTY

Drawing Title

designed by : JDV	Drawn By : TJC	Checked By : JDV
scale : 1:750	Date : JUN 18, 2021	Drawing No.
Project No.	21-109	01



CONTEXT MAP
Urban Area of SIMCOE

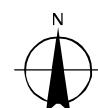


Legend

- Subject Lands
- Lands Owned

2020 Air Photo

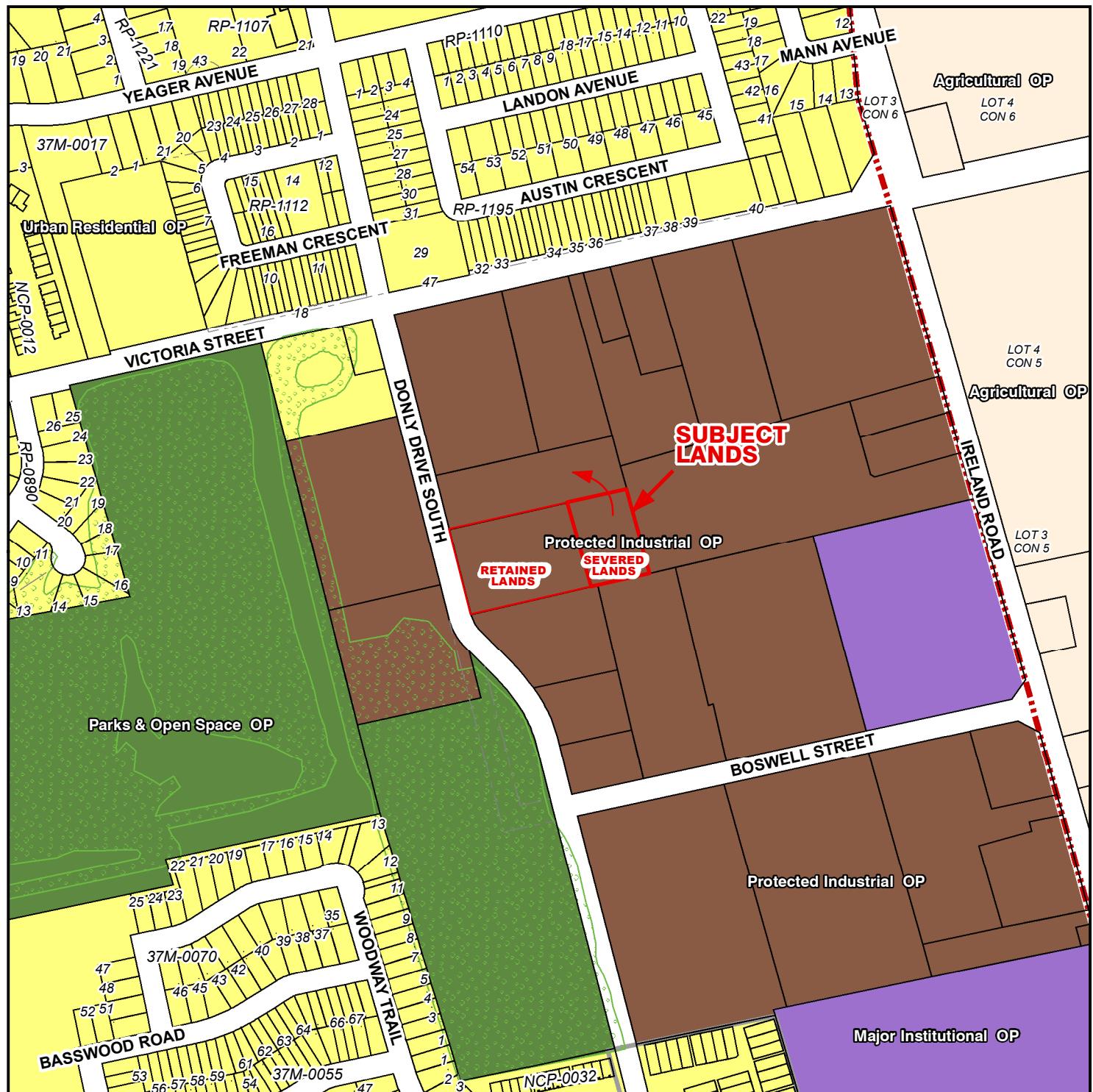
2021-09-28



40 20 0 40 80 120 160 Meters

OFFICIAL PLAN MAP

Urban Area of SIMCOE



Legend

Official Plan Designations

Significant Woodland

2021-09-28

Subject Lands

Urban Residential

Lands Owned

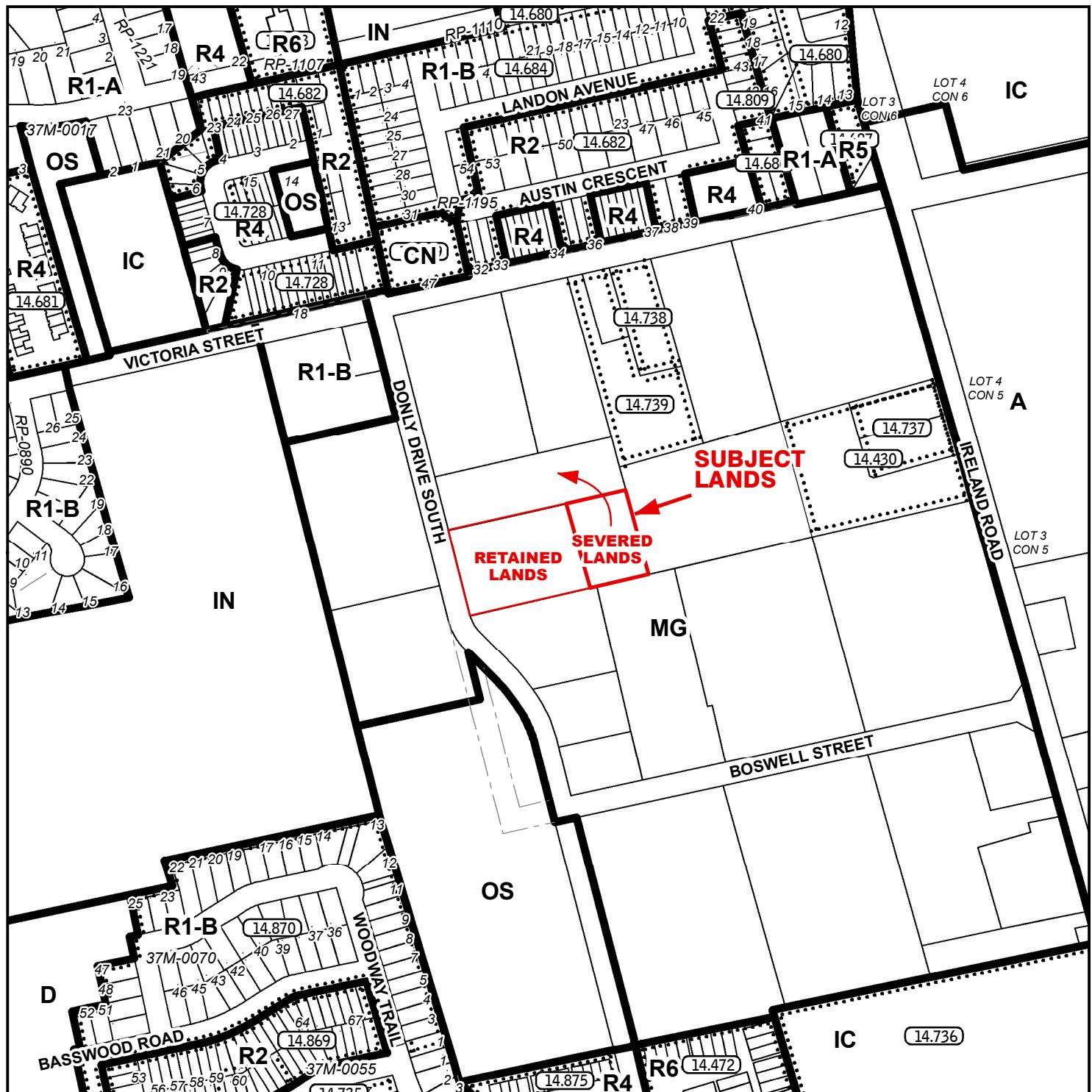
Protected Industrial

Lands Owned Protected Industrial Urban Area Boundary



ZONING BY-LAW MAP

Urban Area of SIMCOE



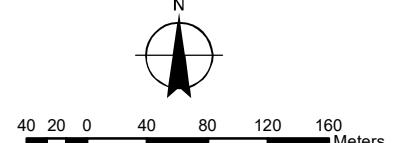
LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

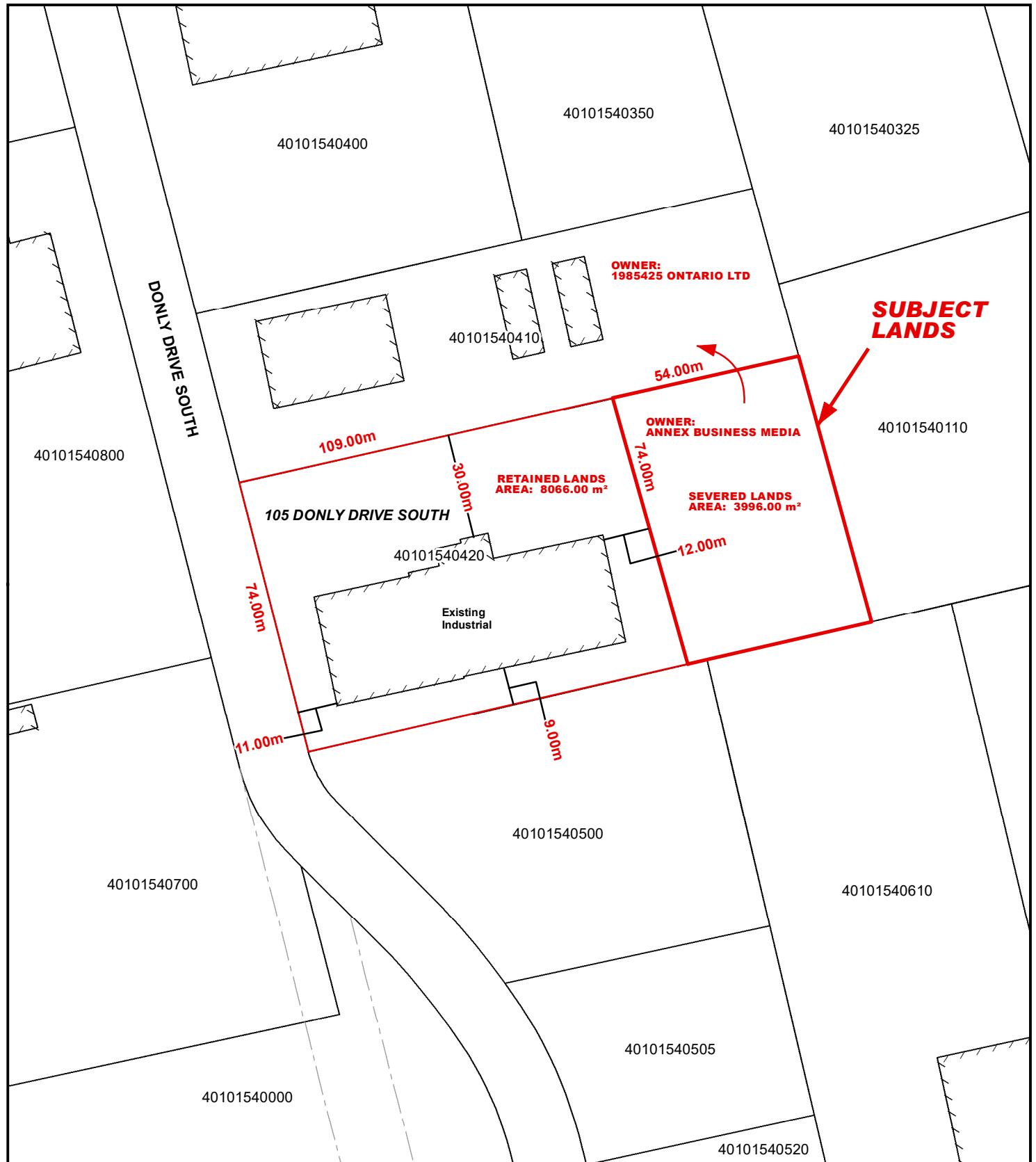
- (H) - Holding
- A - Agricultural Zone
- CN - Neighbourhood Commercial Zone
- IC - Community Institutional Zone
- D - Development Zone
- MG - General Industrial Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone
- R5 - Residential R5 Zone
- R6 - Residential R6 Zone

2021-09-28



CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

- Subject Lands
- Lands Owned

2021-09-29



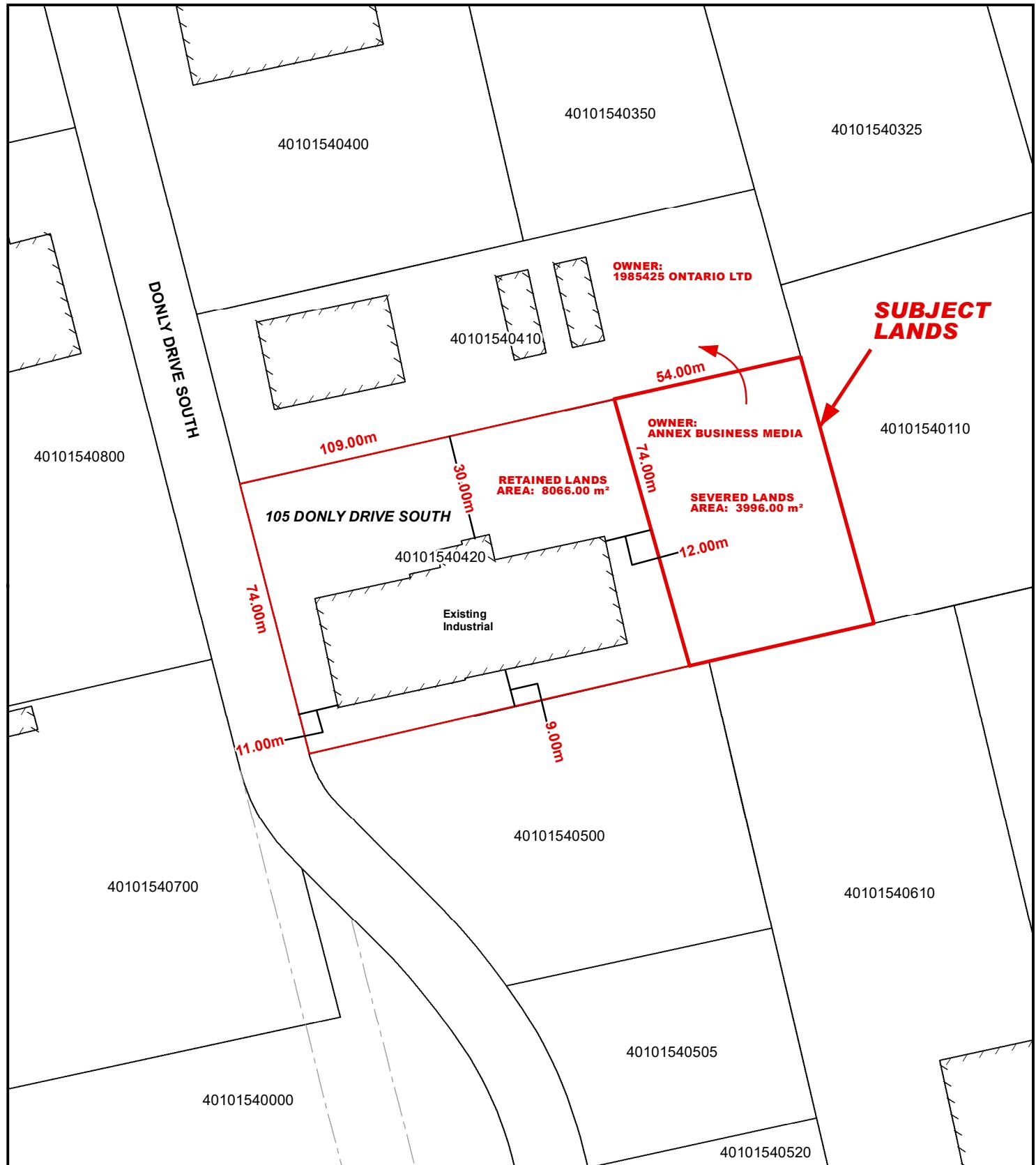
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LOCATION OF LANDS AFFECTED

BNPL2021301

CONCEPTUAL PLAN

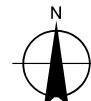
Urban Area of SIMCOE



Legend

- Subject Lands
- Lands Owned

2021-09-29



10 5 0 10 20 30 40 Meters