



## 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 be 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](mailto: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](http://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](mailto: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	_____

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**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:** 401 00 921 000**A. Applicant Information****Name of Owner** Norfolk Golf & Country Club

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	200 Argyle Street, Box 248
Town and Postal Code	Simcoe, ON N3Y 4L5
Phone Number	519-426-1300
Cell Number	N/A
Email	N/A

<b>Name of Applicant</b>	<u>SAME AS OWNER</u>
Address	_____
Town and Postal Code	_____
Phone Number	_____
Cell Number	_____
Email	_____

Name of Agent	John Vallee - G. Douglas Vallee Limited
Address	2 Talbot Street North
Town and Postal Code	Simcoe, ON N3Y 3W4
Phone Number	519-426-6270
Cell Number	519-410-1440
Email	johnvallee@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 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:

N/A

#### B. Location, Legal Description and Property Information

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

Part 3 RP 37R10458

Municipal Civic Address: 200 Argyle Street, Simcoe, ON

Present Official Plan Designation(s): Park & Open Space

Present Zoning: Open Space

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:

Golf Course

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:

Existing Golf Clubhouse, Pro Shop & Maintenance Buildings all to remain

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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 Additions proposed as part of this application.

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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 Proposed Buildings

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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:

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8. If known, the length of time the existing uses have continued on the subject lands:

Since 1895 (129 Years)

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9. Existing use of abutting properties:

Residential

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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:

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### C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.** See Attached Drawing. No Zoning Deficiencies existing or Proposed.

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

	Existing	Permitted	Provision	Proposed	Deficiency
<b>Lot frontage</b>					
<b>Lot depth</b>					
<b>Lot width</b>					
<b>Lot area</b>					
<b>Lot coverage</b>					
<b>Front yard</b>					
<b>Rear yard</b>					
<b>Height</b>					
<b>Left Interior side yard</b>					
<b>Right Interior side yard</b>					
<b>Exterior side yard (corner lot)</b>					
<b>Parking Spaces (number)</b>					
<b>Aisle width</b>					
<b>Stall size</b>					
<b>Loading Spaces</b>					
<b>Other</b>					

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

Application Complies with Zoning

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

Frontage: See Cover Letter and Attached Drawing

Depth: 15.24 m

Width: 46.64 m

Lot Area: 794 m<sup>2</sup>

Present Use: Golf Course

Proposed Use: Residential Rear Lawn

Proposed final lot size (if boundary adjustment): 77 m deep x 46.64 m irregular

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

Roll# 401 009 21436

John Ferras 48 Yeager Ave. Simcoe, ON

Lot 18 Plan 37M24

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Description of land intended to be retained in metric units:

Frontage: See Attached Drawing

Depth: Irregular

Width: Irregular

Lot Area: Approx 46 acres (18.62 ha)

Present Use: Golf Course

Proposed Use: Golf Course

Buildings on retained land: \_\_\_\_\_

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

Frontage: N/A

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: \_\_\_\_\_ N/A

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):

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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:  
Historic Knowledge

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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:

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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:

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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:

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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 \_\_\_\_\_

**Wooded area**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Floodplain**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active railway line**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Erosion**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

## **F. All Applications: Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

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

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Sewage Treatment

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

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Storm Drainage

Storm sewers       Open ditches  
 Other (describe below)

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2. Existing or proposed access to subject lands:

Municipal road       Provincial highway  
 Unopened road       Other (describe below)

Name of road/street:

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## **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?

Less than 10

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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.

No

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## **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

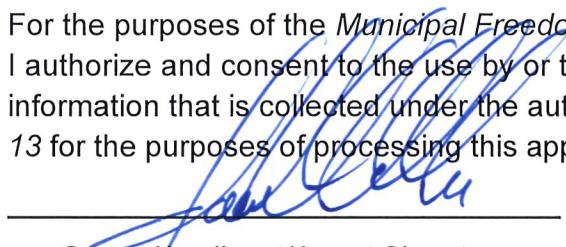
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



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Owner/Applicant/Agent Signature

MAY 30/24

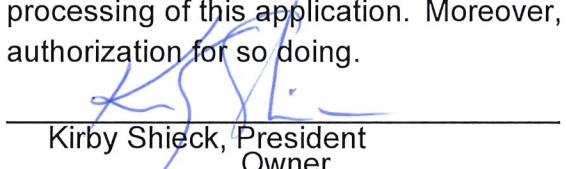
Date

### 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 Norfolk Golf & Country Club am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize John Vallee - 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.



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Kirby Shieck, President  
Owner

May 28, 2024

Date

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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, John Vallee of Simcoe

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

  
Owner/Applicant/Agent Signature

In Norfolk County

This 30 day of May

A.D., 2024



A Commissioner, etc.

**SCOTT CONNELL PUILLANDRE,**  
a Commissioner, etc., Province of Ontario,  
for G. Douglas Vallee Limited.  
Expires August 19, 2025.





*Consulting Engineers,  
Architects & Planners*

May 30, 2024

Norfolk County  
Community Development Division  
12 Gilbertson Drive  
Simcoe, ON N3Y 3N3

**Attention: Mohammad Alam, MPL, MUD, RPP, MCIP  
Supervisor, Development Planning**

Dear Mohammad:

**Reference: Planning Justification Brief  
Proposed Boundary Adjustments – Norfolk Golf & Country Club  
Simcoe – Norfolk County  
Our File 24-046**

G. Douglas Vallee Limited (Vallee) represents the Norfolk Golf & Country Club and eight (8) of its adjacent neighbours. These neighbours have homes along Yeager Avenue that back onto the golf course property. The golf course has determined that the 50' strip of land along the property line with the neighbours is surplus, and the parties have agreed that the golf course will sell that 50' (15.24 m) strip of land to the neighbours, allowing the neighbours to extend the eight rear yards onto the current golf course land.

We propose to achieve this land transfer through simple boundary adjustment applications to Norfolk County's Committee of Adjustment.

Please accept the following documents as our complete submission to the Committee of Adjustment:

1. This Planning Justification Brief;
2. Our drawing 24-046-01 being a sketch showing the eight (8) individual boundary adjustments;
3. Eight (8) application forms fully completed and executed;
4. Plan 37M-24 being the plan of subdivision that created the eight (8) residential lots;
5. A letter from Adam Biddle, Norfolk County Supervisor, Forestry Operations Division dated May 1, 2024, regarding the tree line at the rear of the existing residential lots.

## Background

The Norfolk Golf & Country Club is located at 200 Argyle Street in Simcoe and is identified in the Norfolk County GIS systems as Part 3 on Registered Plan 37R10458. The golf club's property is approximately 47 acres in area.

Plan 37M-24 was registered on October 20, 2004. That plan created a plan of subdivision including lots 11 to 18 inclusive that back onto the Norfolk Golf and Country Club property. The eight (8) lots all contain fully constructed single family dwellings and are in compliance with the current R1-A zoning on the site. The existing lots vary in size but are generally approximately 40 m deep and 26 m wide.

Section 9.1.1 b) of that by-law permits “dwelling, single detached” as a permitted use in the Open Space zone.

NCZBL Section 1.4.3 specifically addresses lots with more than one zone.

#### 1.4.3 More Than One (1) Zone on a Lot

*Where a lot is situated in more than one (1) Zone, all provisions in the pertinent Zone shall be satisfied on each portion of the lot so Zoned, except:*

**b) where the main use is wholly situated in one (1) Zone, an accessory structure or use may be permitted in any other Zone than the Provincially Significant Wetland Zone (PSW) provided it meets all provisions of Section 3.0** except nonresidential accessory structures shall not be permitted in residential Zones.

This section of the NCZBL speaks directly to this situation. In this application the expanded lots will have two zones: Residential at the front and Open Space at the rear. On the subject applications, the “**main use**” is the existing single-family homes on the lots. These homes are “**wholly situated in one (1) zone**”, being the residential zone.

Therefore, since no part of the subject land is zoned “Provincially Significant Wetland” or “Hazard Land” residential **accessory structures are permitted in the OS zone and the R1-A zone in accordance with the provisions of NCZBL Section 3.**

NCZBL Section 2.2 defines “accessory use.”

*2.2 “ACCESSORY USE” shall mean a use naturally and normally incidental to, subordinate to and exclusively devoted to a principal use and located on the same lot therewith.*

Therefore, residential accessory uses would include such structures as a detached garage, garden shed, pavilion, gazebo, or lanai. The provisions for “Accessory Uses to Residential Uses” are established under Section 3.2 of NCZBL. Future construction of any accessory building must comply with this section of the NCZBL and can be reviewed during the building permit process.

The homeowners do not anticipate future building on the properties, other than potential accessory uses to residential uses. Based on our review of the current NCZBL, it is clear that these accessory uses are permitted without amendment to the current zoning by-law.

Therefore, no amendment to the zoning by-law is required.

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

**Proposed Boundary Adjustments – Norfolk Golf & Country Club**

**Simcoe – Norfolk County**

**Our File 24-046**

**May 30, 2024**

**Page 5**

9.6.3.2 e)	Study for private services.	Not applicable. Full municipal services exist to the existing lots.
9.6.3.2 f)	Consents not permitted for lands in Natural Heritage Features, floodplain, bedrock resource area etc., interfering with provincial or county transportation objectives, or where adequate services cannot be provided	None of these conditions apply to these applications.
9.6.3.2 g)	Conditions may be imposed	Conditions to be imposed by the Committee of Adjustment.
9.6.3.2 h)	Compliance with MDS is required	Not applicable.
9.6.3.2 i)	Consents may be permitted for the purposes of making lot boundary adjustments.....	These applications are for minor lot boundary adjustments.

**Confirmation of Compliance with the OS Zone Provisions**

Section	Open Space Zoning Provisions	Comment
9.1.2 a)	Min lot area: 1,390 m2	Smallest expanded lot will be lot 13: approximately 25.62 m wide x 55 m deep = 1,409 m2
9.1.2 b)	Min lot frontage: 30 m	The portion of the lot zoned OS does not have frontage, therefore this section does not apply. (Reference NCZBL 1.4.3) The lot frontages on Yeager Ave comply with the current R1-A zone provisions.
9.1.2 c)	Minimum front yard: 6 m	This is the same as the current R1-A zone. This is satisfied.
9.1.2 d)	Minimum exterior side yard: 6 m	There are no exterior side yards on the subject lots.
9.1.2 e)	Minimum interior side yard: 3 m	This would apply to any new construction, save and except for accessory use building in which case the interior side yard is 1.2 m in accordance with Section 3.2.1 d)
9.1.2 f)	Minimum rear yard: 9 m.	This would apply to any new construction, save and except for accessory use building in which case the interior side yard is 1.2 m in accordance with Section 3.2.1 e)
9.1.2 g)	Minimum usable floor area for a dwelling unit in a non-residential building.	No dwelling units in non-residential buildings are anticipated.
9.1.2 h)	Maximum building height: 11 m	No buildings in excess of 11 m are anticipated.

On the basis of the above review;

- A zoning amendment is not required,
- There does not appear to be any requirement for an official plan amendment,
- Therefore, no official plan amendment is proposed.

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



**Professional Engineers  
Ontario**

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



**Ontario Association  
of Architects**





Norfolk County  
Operations  
591 Norfolk Street, South  
Simcoe, Ontario N3Y 4K1  
519-426-5870  
[www.norfolkcounty.ca](http://www.norfolkcounty.ca)

May 1, 2024

**Attention:** Norfolk County Planning Department  
**Re:** Review of Significant Woodland designation behind 48, 52, 56, 60, 64, 68, 72, and 76 Yeager Avenue

This letter is being provided in advance of an anticipated application for a boundary adjustment affecting the lands at the following municipal addresses in Simcoe, Ontario: 48 Yeager Ave., 52 Yeager Ave., 56 Yeager Ave., 60 Yeager Ave., 64 Yeager Ave., 68 Yeager Ave., 72 Yeager Ave., and 76 Yeager Ave.

It is my understanding that the proposed boundary adjustments for above noted properties would see their western boundaries extended into the adjacent property to the west, municipally located at 200 Argyle St. and known as the Norfolk Golf and Country Club.

I have had an opportunity to attend the site on Wednesday, April 24, 2024, for the purpose of evaluating the accuracy of the Significant Woodland mapping as it pertains to the subject property.

In my opinion, the quantity and arrangement of trees on the subject properties, in the location of the proposed boundary adjustment, does not constitute a woodland or natural area as intended through the designation of Significant Woodland in Norfolk County's Official Plan. The site is sparsely treed, consisting mostly of non-native, ornamental trees, encompassed entirely by maintained turf.

The trees contained within the subject area include Norway spruce (*Picea abies*), blue spruce (*Picea pungens*), Norway maple (*Acer platanoides*), and Sycamore (*Platanus occidentalis*). Most trees are non-native species and all can reasonably be considered to have been planted for ornamental or landscape purposes.

For this reason, in my opinion, any Environmental Impact Study would serve no valuable purpose in the context of an application for boundary adjustment. I would support Norfolk County waiving any requirement for the owner of the lands to undertake an Environmental Impact Study, pursuant to Section 3.5.2 and 9.7.1 of the Norfolk County Official Plan.

I can be contacted directly for any further information.

Regards,

Adam Biddle  
Supervisor, Forestry  
Operations Division  
Simcoe, Ontario, Canada  
519-426-5870 x. 2224



Fig. 1. Map of the subject area, depicting property lines and the Significant Woodland overlay.



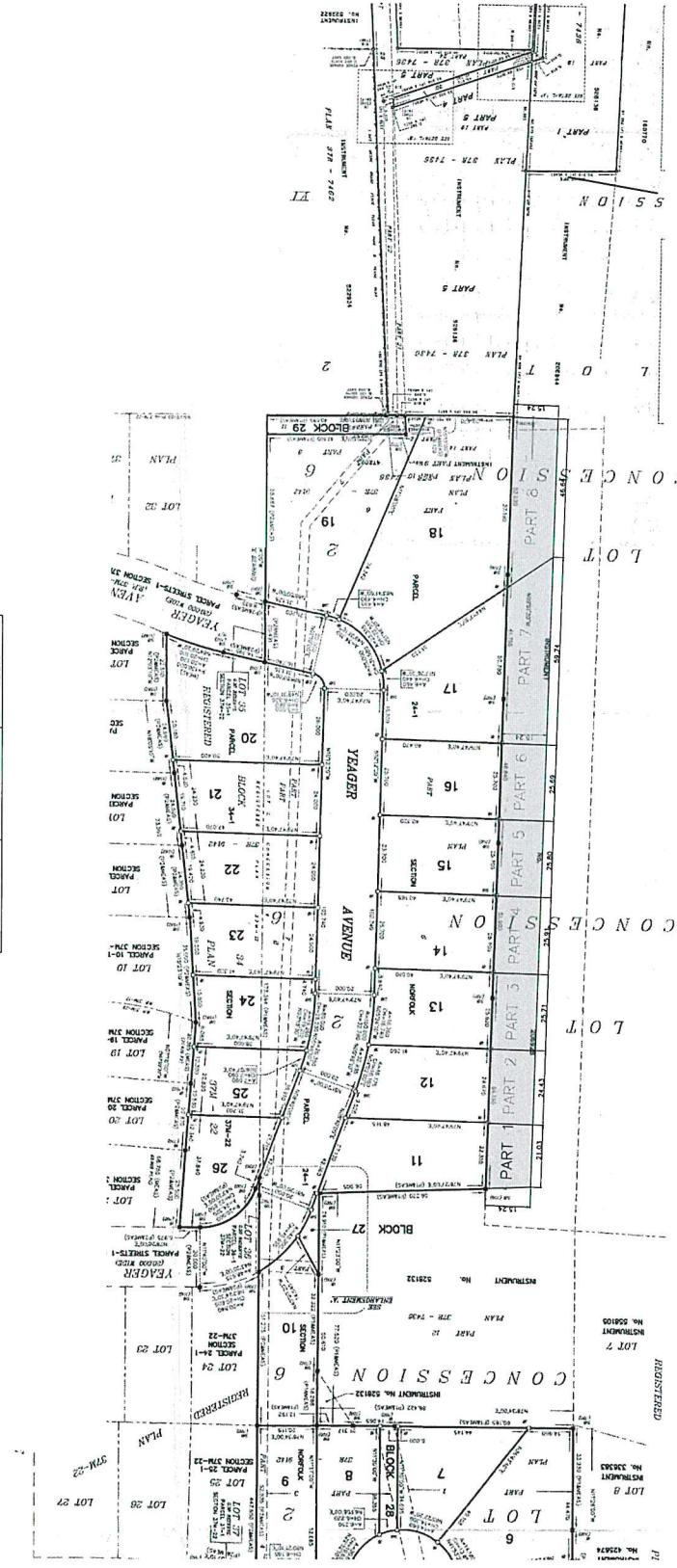
Fig. 2. Representative photo of the area taken on April 24, 2024, looking north across the rear lots of 48, 52, 56, 60, 64, 68, 72, and 76 Yeager Avenue.



Fig. 3. Representative photo of the area taken on April 24, 2024, looking south across the rear lots of 48, 52, 56, 60, 64, 68, 72, and 76 Yeager Avenue.

## LAND AREA TABLE

PART #	AREA (m <sup>2</sup> )	%
PART 1	398	8.3
PART 2	359	9.6
PART 3	391	9.9
PART 4	394	10.0
PART 5	393	9.9
PART 6	391	9.9
PART 7	883	22.3
PART 8	794	20.1
<b>TOTAL</b>	<b>3953</b>	<b>100.0</b>



NORFOLK GOLF  
&  
COUNTY CLUB

Vallee

Consulting Engineers

G. DOUGLAS VALLEE LIMITED  
Architects & planners

2 TALBOT STREET NORTH  
SIMCOE, ONTARIO N3Y 3W4  
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Slompg (516) 425-427/1

Project Title

**NORFOLK GOLF AND  
COUNTRY CLUB**

## PROPERTY BOUNDARY ADJUSTMENT

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**Drawing Title** LAYOUT PLAN

Designed by : JDV Drawn By : KF

Checked by : JDV Date Started : FEB 27/2

Drawing No. 01

Project No. 24-046 U1

# MAP A

## CONTEXT MAP

Urban Area of SIMCOE

BNPL2024198 BNPL2024199 BNPL2024200  
BNPL2024201 BNPL2024202 BNPL2024203  
BNPL2024204 BNPL2024205

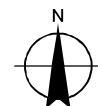


### Legend

- Subject Lands
- Lands Owned

2020 Air Photo

7/3/2024



50 25 0 50 100 150 200 Meters

# MAP B

## OFFICIAL PLAN MAP

Urban Area of SIMCOE

BNPL2024198 BNPL2024199 BNPL2024200  
BNPL2024201 BNPL2024202 BNPL2024203  
BNPL2024204 BNPL2024205



### Legend

#### Official Plan Designations

- Subject Lands
- Lands Owned

Hazard Lands	Major Institutional
Urban Residential	Parks & Open Space
Mixed Residential\Commercial	Urban Area Boundary
Downtown	Significant Woodland
Major Public Infrastructure	

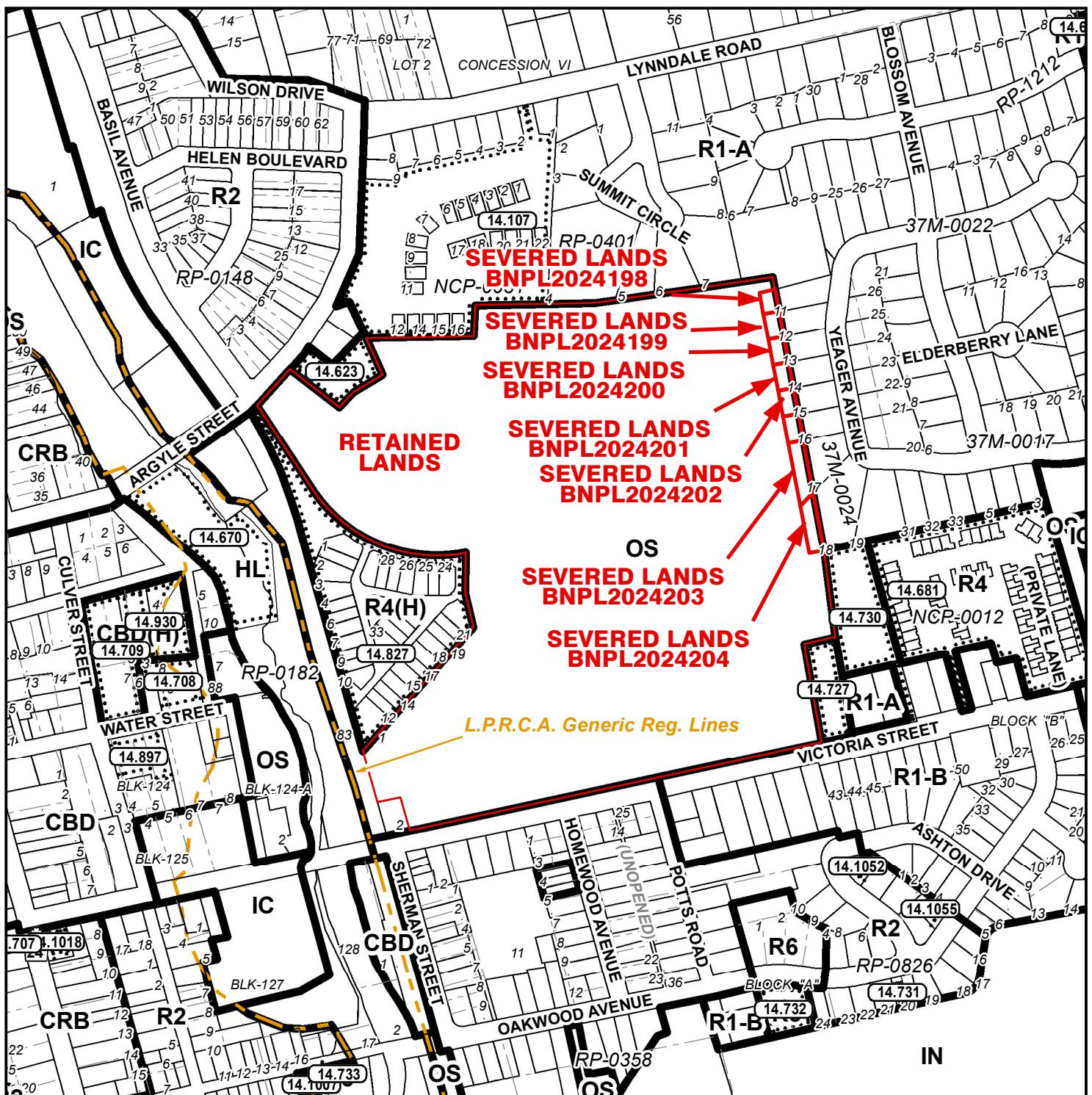
7/3/2024



40 20 0 40 80 120 160 Meters

**MAP C****ZONING BY-LAW MAP**

Urban Area of SIMCOE

 BNPL2024198 BNPL2024199 BNPL2024200  
 BNPL2024201 BNPL2024202 BNPL2024203  
 BNPL2024204 BNPL2024205
**LEGEND**

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

(H) - Holding

CBD - Central Business District Zone

CRB - Residential Commercial Business Zone

IC - Community Institutional Zone

HL - Hazard Land 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

7/3/2024



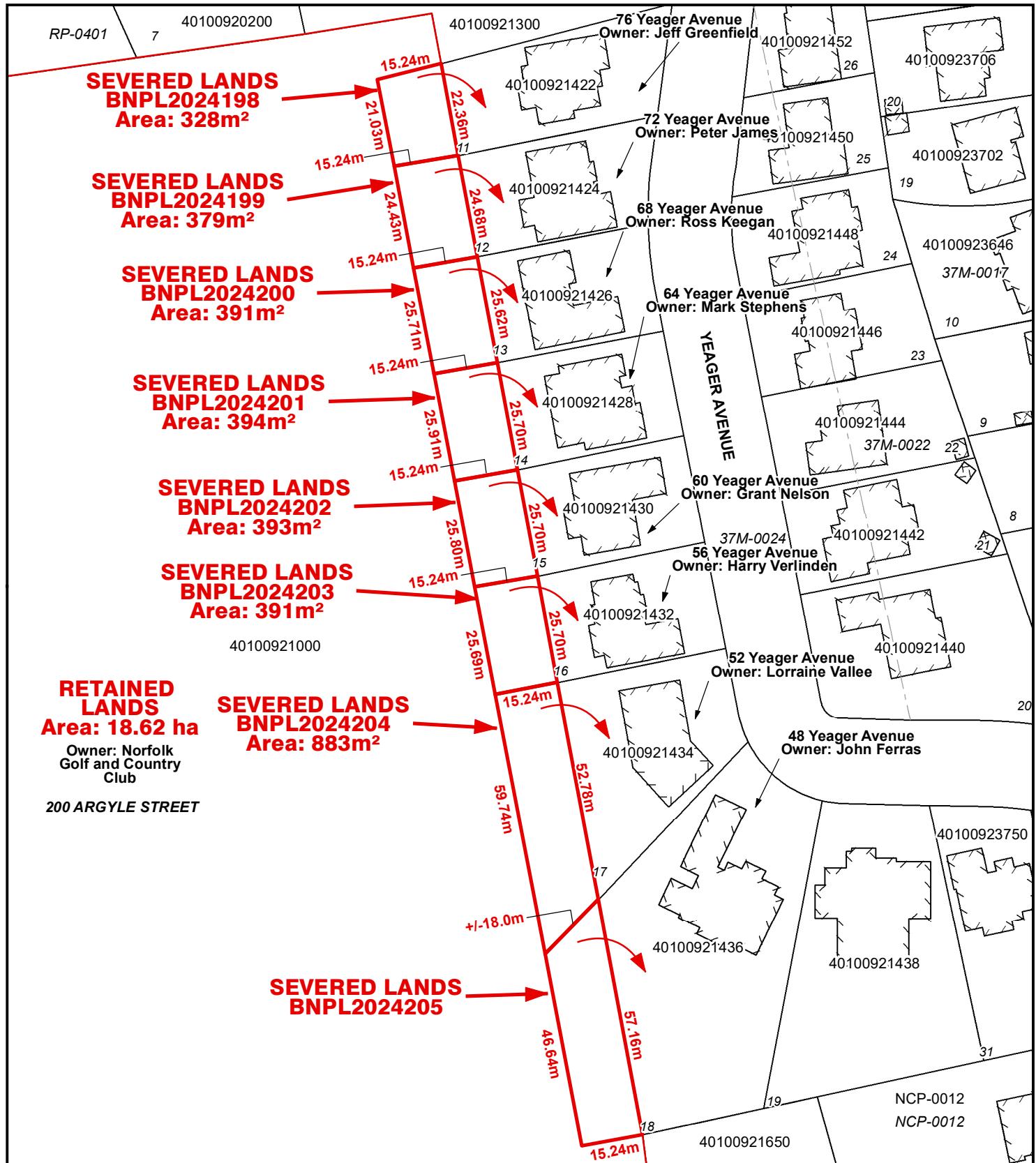
40 20 0 40 80 120 160 Meters

## MAP D

## CONCEPTUAL PLAN

## Urban Area of SIMCOE

BNPL2024198 BNPL2024199 BNPL2024200  
BNPL2024201 BNPL2024202 BNPL2024203  
BNPL2024204 BNPL2024205



## Legend

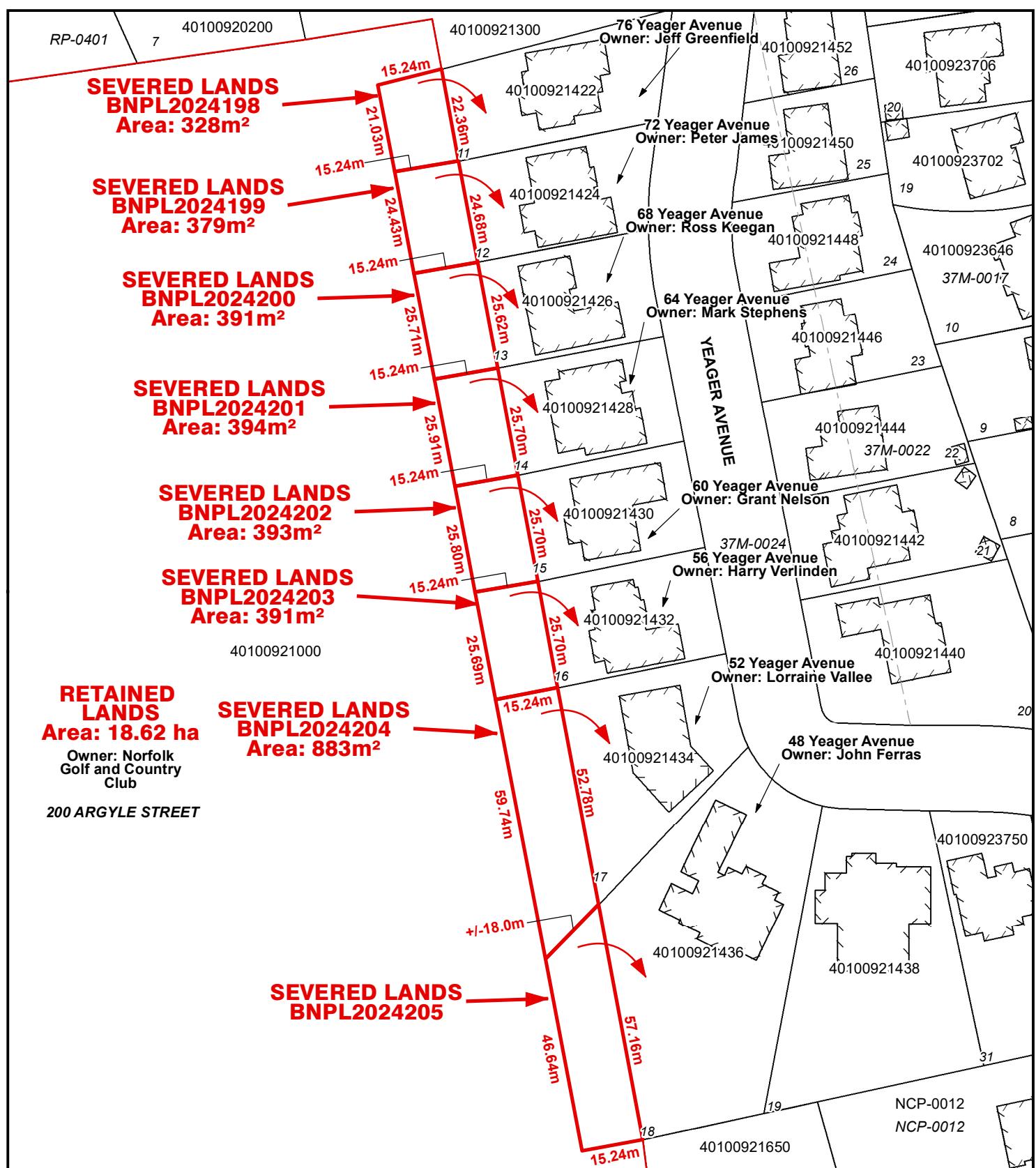
7/3/2024



Subject Lands  
Lands Owned

**LOCATION OF  
LANDS AFFECTED  
CONCEPTUAL PLAN**  
Urban Area of SIMCOE

BNPL2024198 BNPL2024199 BNPL2024200  
BNPL2024201 BNPL2024202 BNPL2024203  
BNPL2024204 BNPL2024205



Legend

- Subject Lands
- Lands Owned

7/3/2024



10 5 0 10 20 30 40 Meters