

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: 401005370000000

A. Applicant Information

Name of Owner Estate of Barb J Pond (Joint Excutors Andrew & Darren Pond)

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 21 Lynndale Rd
Town and Postal Code Simcoe N3Y 1Z7
Phone Number Darren P 519-241-4242 or Andrew Pond 519-241-8748
Cell Number Darren P 519-241-4242 or Andrew Pond 519-241-8748
Email Andrewpond@hotmail.com darrenpond@rogers.com

Name of Applicant Andrew Pond & Darren Pond
Address 21 Lynndale Rd
Town and Postal Code Simcoe N3Y 1Z7
Phone Number _____
Cell Number Andrew P 519-241-8748 Darren P 519-241-4242
Email andrewpond@hotmail.com darrenpond@rogers.com

Name of Agent	Andrew Pond
Address	67 Brock Rd south
Town and Postal Code	Guelph Ont N0B 2J0
Phone Number	519-241-8748
Cell Number	519-241-8748
Email	andrewpond@hotmail.com

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:

Property is Jointly owned by Andrew & Darren Pond fully and clear.

B. Location, Legal Description and Property Information

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

21 Lynndale Rd Simcoe, Norfolk Country

Roll # 401005370000000

Municipal Civic Address: 21-Lynndale Rd

Present Official Plan Designation(s):

Present Zoning: R1-A

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 rear yard

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:

Single story 235.7 sq/m floor area

see attached sketches for details

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.

n/a

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

n/a

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

n/a

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

n/a

9. Existing use of abutting properties:

n/a

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:

A Page 1 of 2 for two lot severance & one retained one (existing) lot

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	32.7m	Min15M		West 1 Lot 23.2m	
Lot depth	98.8M			42m	
Lot width	32.7M			16.35M	
Lot area	3400.62sqM	Min 450sqM		793.8sqM	
Lot coverage	5.5%			n/a	
Front yard	21.6M				
Rear yard	24.5M				
Height	4.5M				
Left Interior side yard	5.08M	1.2M			
Right Interior side yard	3.95M	1.2M			
Exterior side yard (corner lot)	n/a				
Parking Spaces (number)	n/a				
Aisle width	n/a				
Stall size	n/a				
Loading Spaces	n/a				
Other	n/a				

Page B 2 of 2 for two lot severance & one retained one (existing) lot

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	32.7m	Min15M		East #2 Lot 16.4M	
Lot depth	98.8M			38.7M	
Lot width	32.7M			16.35M	
Lot area	3400.62sqM	Min 450sqM		632.74sqM	
Lot coverage	5.5%			n/a	
Front yard	21.6M				
Rear yard	24.5M				
Height	4.5M				
Left Interior side yard	5.08M	1.2M			
Right Interior side yard	3.95M	1.2M			
Exterior side yard (corner lot)	n/a				
Parking Spaces (number)	n/a				
Aisle width	n/a				
Stall size	n/a				
Loading Spaces	n/a				
Other	n/a				

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	32.7M	min 15M		Retained lot 32.7M	
Lot depth	98.8M			60M	
Lot width	32.7M			32.7M	
Lot area	3400.62sqM	min 450 sqM		1961sqM	
Lot coverage	5.5%			9.6%	
Front yard	21.6M			21.6M	
Rear yard	66.5M			24.5M	
Height	4.5M			4.5M	
Left Interior side yard	5.08M	1.2M		5.08M	
Right Interior side yard	3.95M	1.2M		3.95M	
Exterior side yard (corner lot)	N/A				
Parking Spaces (number)	N/A				
Aisle width	N/A				
Stall size	N/A				
Loading Spaces	N/A				
Other	N/A				

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

N/A

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

Frontage: #1 Lot West 23.24M, #2 Lot East 16.35M

Depth: 42M, 38.7M

Width: 16.35M, 16.35m

Lot Area: 793.8sqM, 632.74sqM

Present Use: residential yard

Proposed Use: to be sold off future developement ?

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage: 32.69M

Depth: 60M

Width: 32.7M

Lot Area: 1962sqM

Present Use: residential single dwelling

Proposed Use:

Buildings on retained land: 21 Lynndale rd single store brick house

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

Frontage: N/A

Depth: N/A

Width: N/A
Area: N/A
Proposed Use: N/A

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: 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: 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: _____

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:

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:

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. 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

☐ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☒ Municipal sewers

☐ Communal system

☐ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☐ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Mc Call Crescent

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.

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

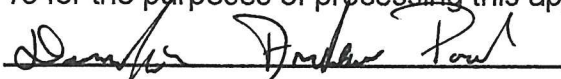
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

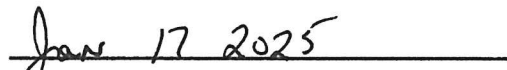
Permission to Enter Subject Lands

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.


Owner/Applicant/Agent Signature

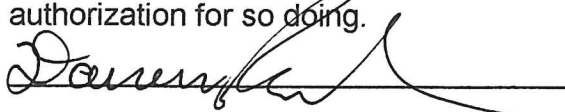

Date

J. Owner's Authorization

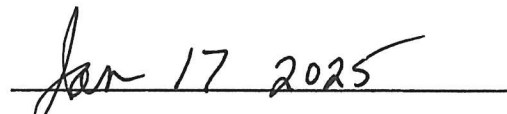
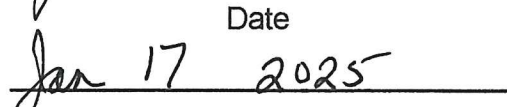
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We The Joint Executors Darren & Andrew am/are the registered owner(s) of the lands that is the subject of this application.

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


Owner

Owner


Date

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, Darren Pond of Town 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 17 day of January

A.D., 2025



A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County
Expires May 23, 2025.

20250117

Severance of 21 Lynndale Rd Simcoe Lot
Initial documentation for discussion

- 20241125Committe-Adj-App-1.pdf
- 2025-01-16-scanned_2008FullSurvey.pdf
- SatView21Lynndale.pdf
- 21 Lynndale_2025-01-17-3lots.pdf
- 21LynndaleHouse-Offsetdetails20241125-1.pdf
- 21LynndaleHouse-Offsetdetails20250117-2.pdf

	Minimum	21 Lynndale Rd Retained Lot	Mc Call Cres. Severed Lot West 1	Mc Call Cres. Severed Lot East 2
Retain lot	Lot Area = 450m ² Lot Frontage = 15m	Lot Area = 1962m ² Lot Frontage = 32.69m	Lot Area = 793.8m ² Lot Frontage = 23.24m	Lot Area 632.74= m ² Lot Frontage = 16.35m

Note: small area to northwest is 6.6m wide x 16.23m deep=107.12m²

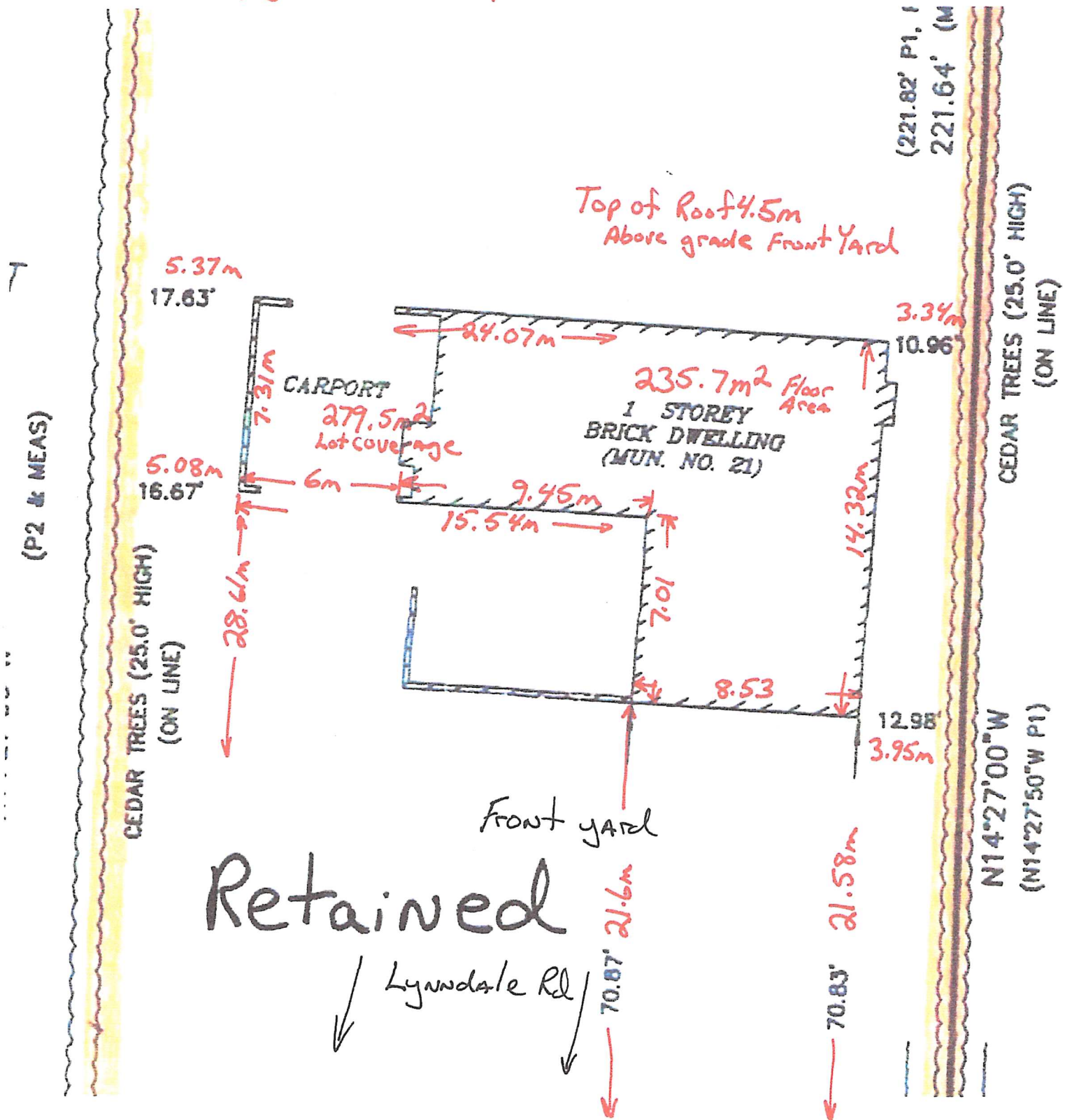
Dates and Signatures required on page 12 & 13

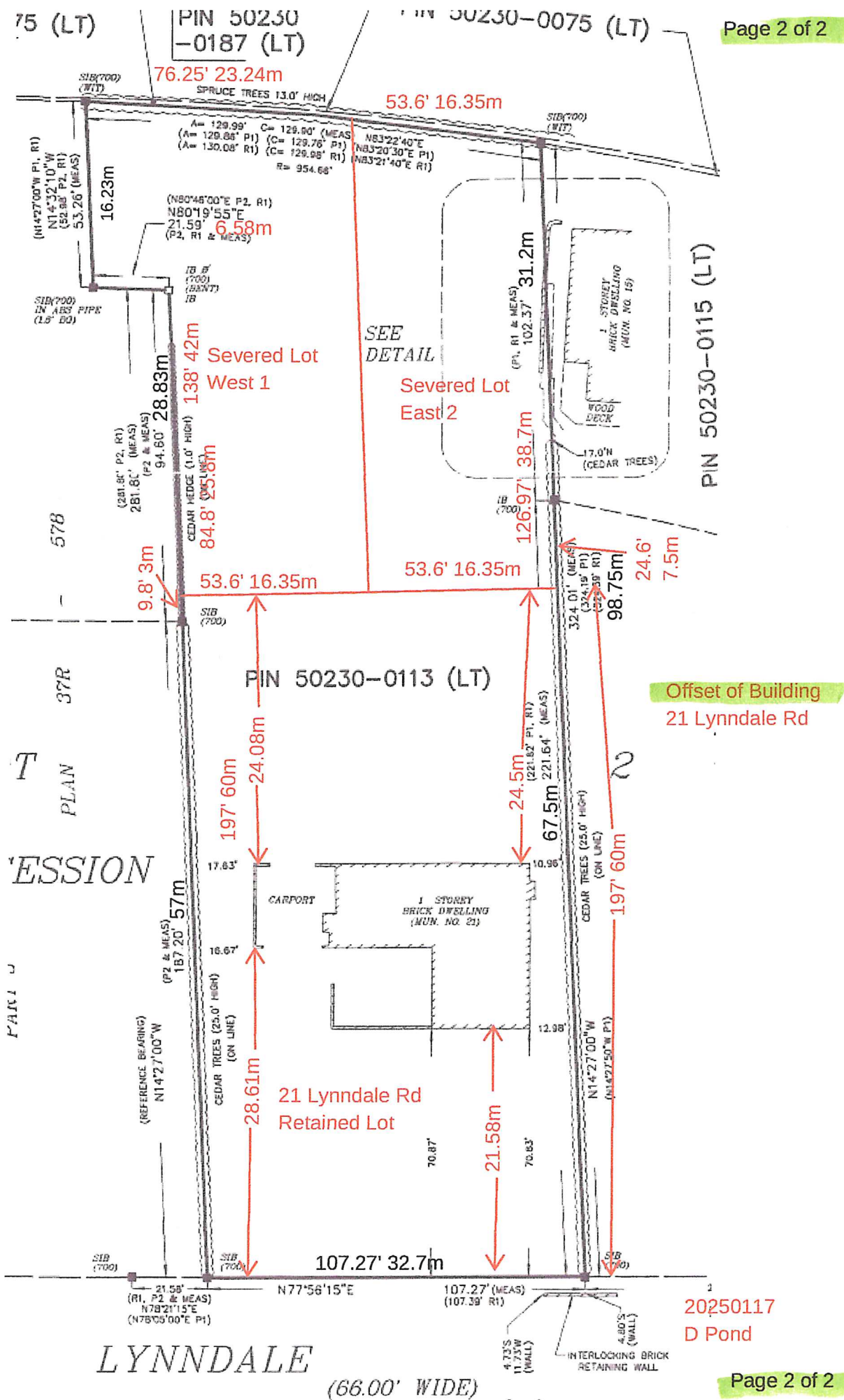
questions:

Page 4 Question#10

- Easement for Water/Sewer and possible future sidewalk ?
- Easement for the Cable Box that is located at the back corner ?
- Lot 208 Registered plan 880 (1.0' reserve) shown on 2008 Survey?

metric House size + offsets
Pg 3 Question #4







SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN
OF PART OF
LOT 2
CONCESSION 6
IN THE
TOWN OF SIMCOE
IN
NORFOLK COUNTY

SCALE: 1" = 30'



JEWITT AND DIXON LTD.



DETAIL
(NOT TO SCALE)

McCALL CRESCENT
(66.00' WIDE) (REGISTERED PLAN 880)
PIN 50230-0075 (LT)

LOT 208
REGISTERED
PLAN 880
(1.0' RESERVE)
PIN 50230
-0187 (LT)

LOT 208
REGISTERED
PLAN 880
(1.0' RESERVE)
PART 5
PLAN 37R-5895

PIN 50230-0113 (LT)

PIN 50230-0115 (LT)
PART 1
PLAN 37R-5895

LOT
CONCESSION

2
6

McCALL CRESCENT
(66.00' WIDE)
(REGISTERED PLAN 880)

LOT 208
REGISTERED
PLAN 880
(1.0' RESERVE)
PART 4
PLAN 37R-578
PIN 50230
-0075 (LT)

LOT 208
REGISTERED
PLAN 880
(1.0' RESERVE)
PIN 50230
-0187 (LT)

LOT 208
REGISTERED
PLAN 880
(1.0' RESERVE)
PART 5
PLAN 37R-5895

PIN 50230-0112 (LT)
PART 2

PIN 50230-0115 (LT)
PART 1
5895

PIN 50230-0114 (LT)
PART 4
6

LOT
CONCESSION

PIN 50230-0111 (LT)
PART 3

PIN 50230-0113 (LT)

LYNNDALE ROAD
(66.00' WIDE)
PIN 50230-0212 (LT)

NOTE: THE FOLLOWING APPLY UNLESS OTHERWISE NOTED: ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES.
ALL HEDGE AND TREE DIMENSIONS ARE TO CENTRELINE.

LEGEND

1" X 1" X 48" STANDARD IRON BARS	SHOWN - □ - SIB
5/8" X 5/8" X 24" IRON BARS	SHOWN - □ - IB
5/8" ROUND X 24" IRON BARS	SHOWN - □ - IB Ø
LOT LINES	SHOWN - - - - -
DEED LINES	SHOWN - - - - -
FENCE LINES	SHOWN - X - X - X - X - X -
CENTRE LINES	SHOWN - - - - -

JEWITT AND DIXON LTD.
WITNESS MONUMENT
BELOW GRADE
PLAN 37R-5895
PLAN 37R-578
RECORDS OF H.V. JEWITT, O.L.S.
512-41

SHOWN (700)
SHOWN (WIT)
SHOWN (GO)
SHOWN (P1)
SHOWN (P2)
SHOWN (R1)

IMPERIAL NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

SURVEYOR'S REAL PROPERTY REPORT
PART 2) REPORT SUMMARY

DESCRIPTION OF LAND

BEING PART OF LOT 2, CONCESSION 6, IN THE TOWN OF SIMCOE
DESIGNATED AS PIN 50230-0113 (LT)
MUNICIPAL ADDRESS: 21 LINDAVAL ROAD

REGISTERED EASEMENTS AND / OR RIGHTS OF WAY

NONE

NOTES OF CONCERN

NOTE LOCATION OF CEDAR HEDGE, CEDAR TREES, INTERLOCKING BRICK WALL
AND INTERLOCKING BRICK SIDEWALK

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

NOT CERTIFIED BY THIS REPORT.

COVERAGE

LOT AREA = 36604 SQ.FT.
B.L.G.S. AREA = 2005 SQ.FT.
LOT COVERAGE = 5.5 %

ADDITIONAL REMARKS

BUILDING TIES ARE TO THE EXTERIOR CORNERS.

THIS REPORT WAS PREPARED FOR JAMES AND BARBARA POND
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR THE USE BY OTHER PARTIES.

NOTE

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS
OF THIS ORIGINAL REPORT WILL BE ISSUED, SUBSEQUENT TO THE DATE OF
CERTIFICATION.

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN, IN WHOLE
OR IN PART, WITHOUT THE WRITTEN PERMISSION OF R. C. DIXON, O.L.S.

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF
PART 3 AS SHOWN ON PLAN 37R-578 HAVING A BEARING OF N14°27'00"W

THIS IS NOT A VALID COPY UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT,
- AND THE REGULATIONS MADE UNDER THEM.

THE SURVEY WAS COMPLETED ON THE 23RD DAY OF SEPTEMBER, 2008.

DATED: SEPTEMBER 25, 2008

R. C. Dixon
R. C. DIXON
ONTARIO LAND SURVEYOR

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 1J9
(51 PARK ROAD)

F.W.	-	E.A.H.
BOOK	-	5117-04.05.05.07
CALC.	-	W.J.S.
PLAN	-	W.J.S.
CHECK	-	R.C.D.
JOB No.	-	08-212

From: mhormiz@rcspencer.ca
Date: 3/20/25 2:42 PM (GMT-05:00)
To: 'Andrew Pond' <andrewpond@hotmail.com>
Cc: rcspencer@rcspencer.ca
Subject: Norfolk County request of Services brief

Hi Andrew,

As per our discussions of adding two additional residential lots which would use services from McCall Crescent in Simcoe:

The sanitary flows from severing the property will be very minimal or otherwise negligible.

I also don't see any issues with the water supply as these properties are simply residential and won't require significant water intake.

Regards,

Marvel Hormiz, P.Eng.
Consulting & Project Engineer
RC SPENCER ASSOCIATES INC.
Office: (519) 946-1122
18 Talbot St. W. | Leamington, ON N8H 1M4



From: ablata@rcspencer.ca <ablata@rcspencer.ca>
Sent: Wednesday, March 19, 2025 8:39 AM
To: 'Andrew Pond' <andrewpond@hotmail.com>

Subject: Norfolk County request of traffic brief

Andrew,

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition), your proposed development will generate (at most) two trips in the AM peak hour and two trips in the PM peak hour. Since this additional site generated traffic is so nominal, its impact will be effectively imperceptible.

Therefore, it is the engineer's opinion that the proposed 2-unit residential development will not adversely impact area traffic operations.

Warm regards,

Aaron D. Blata, M.Eng., P.Eng., PTOE, RSP1

Consulting Engineer

Associate / Professional Traffic Operations Engineer /

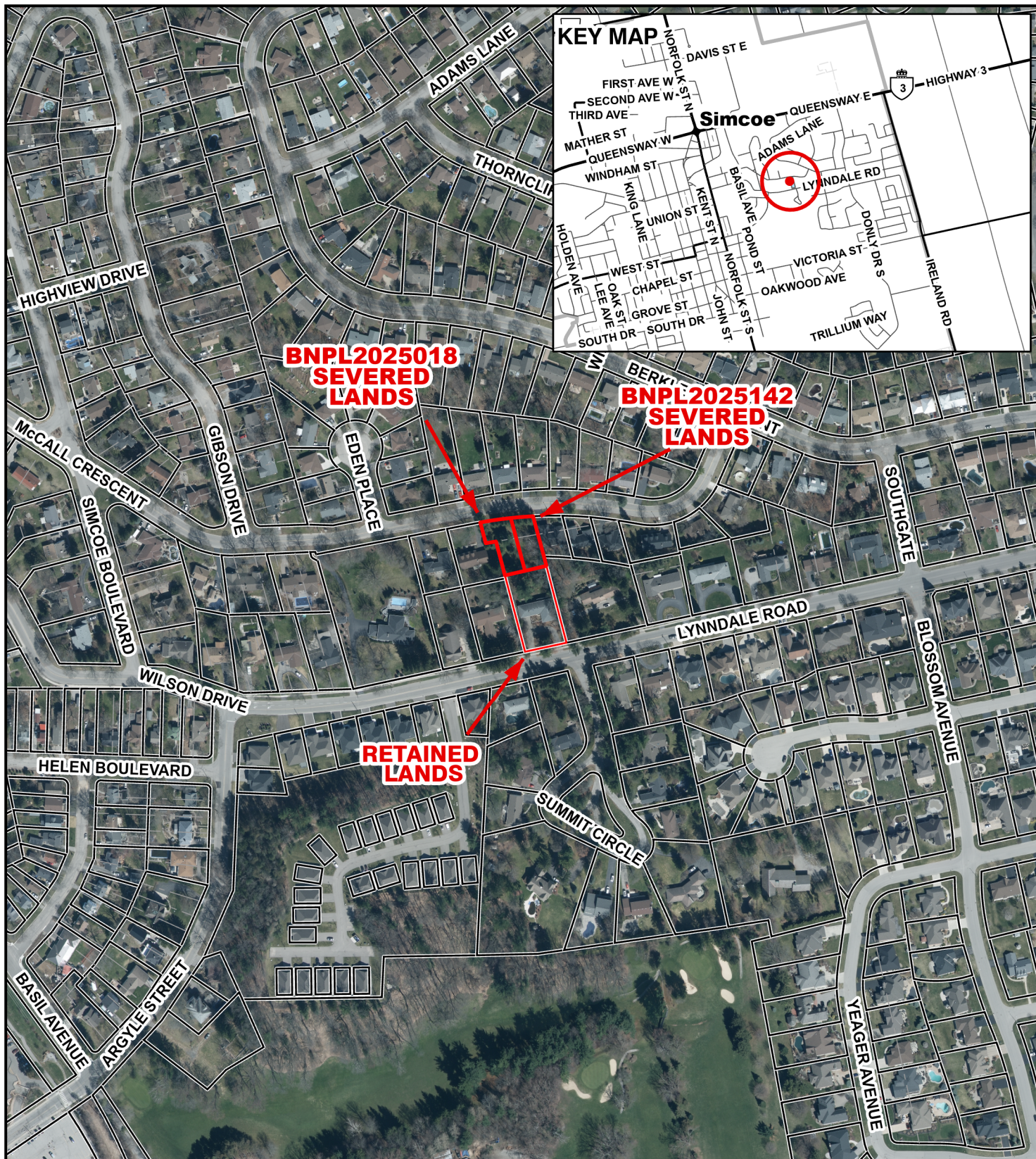
Road Safety Professional / Leamington Office Manager

RC SPENCER ASSOCIATES INC.

18 Talbot St. W. | Leamington, ON N8H 1M4

Office: (519) 324-0606 ext. 1141



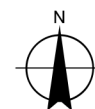


Legend

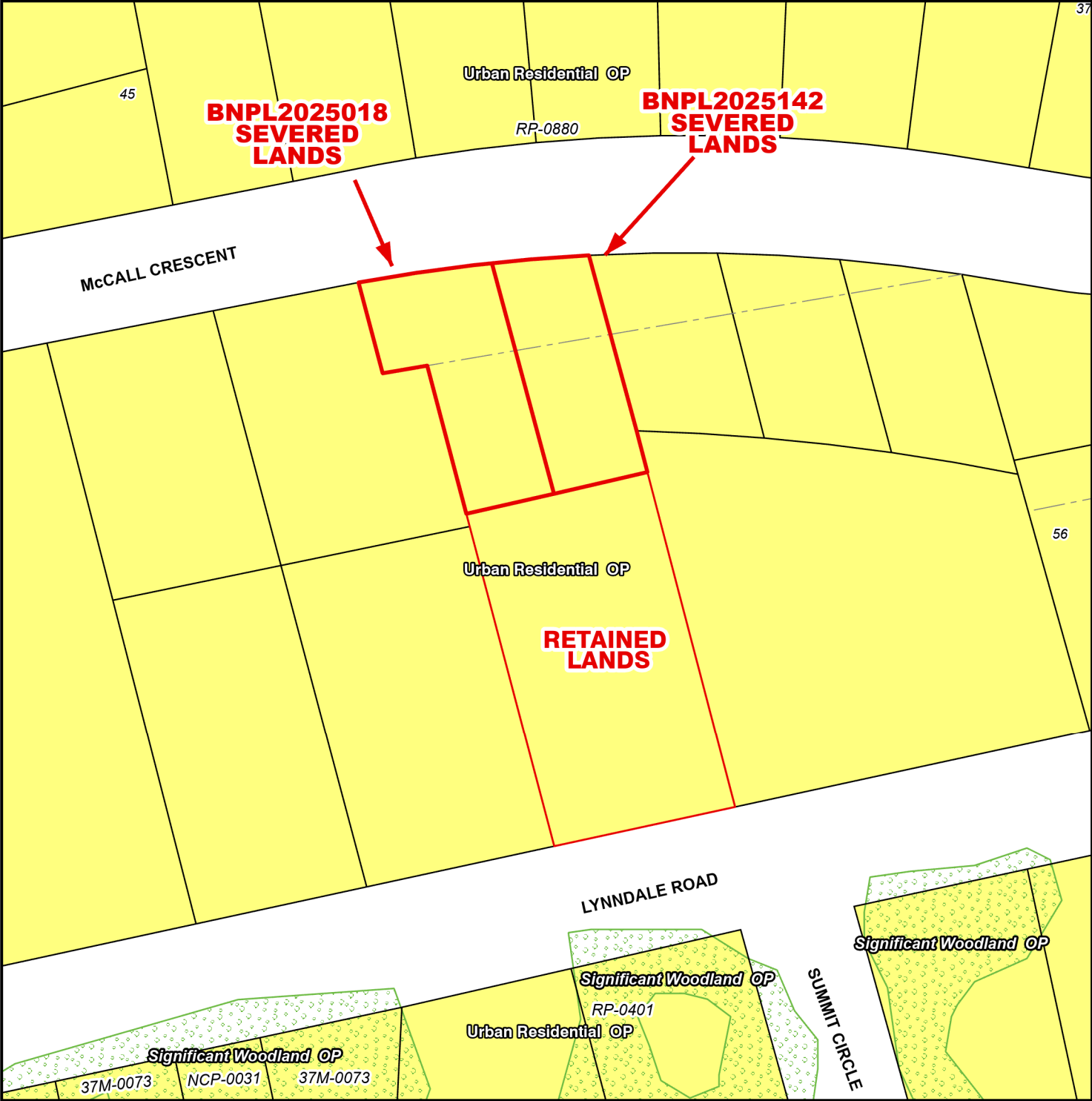
- Subject Lands
- Lands Owned

2020 Air Photo

5/7/2025



30 15 0 30 60 90 120 Meters



Legend

- Subject Lands
- Lands Owned

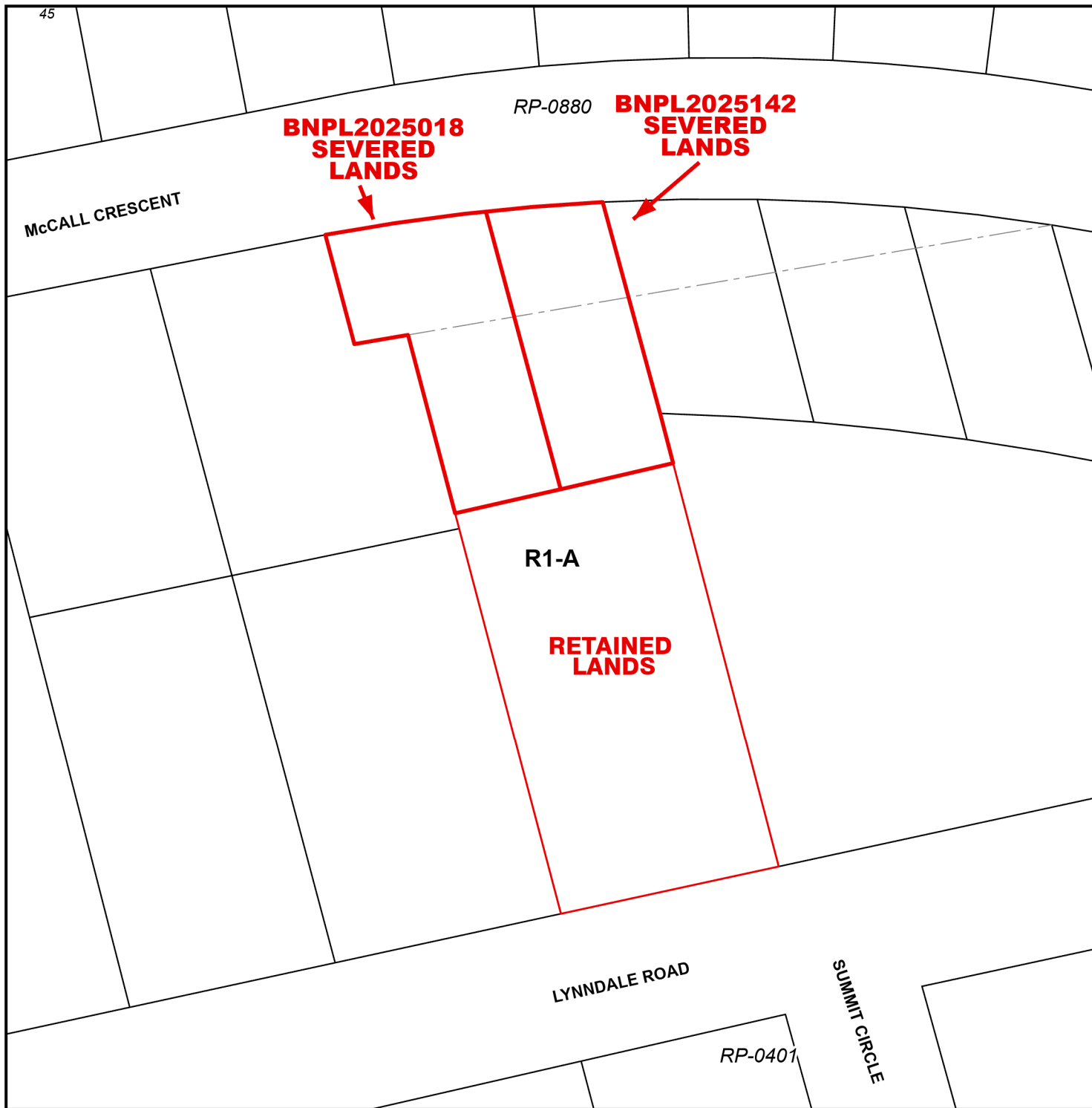
Official Plan Designations

- Urban Residential
- Urban Area Boundary
- Significant Woodland

5/7/2025



7.53.75 0 7.5 15 22.5 30 Meters



LEGEND

-  Subject Lands
-  Lands Owned

ZONING BY-LAW 1-Z-2014

5/7/2025

(H) - Holding

R1-A - Residential R1-A Zone



6 3 0 6 12 18 24 Meters

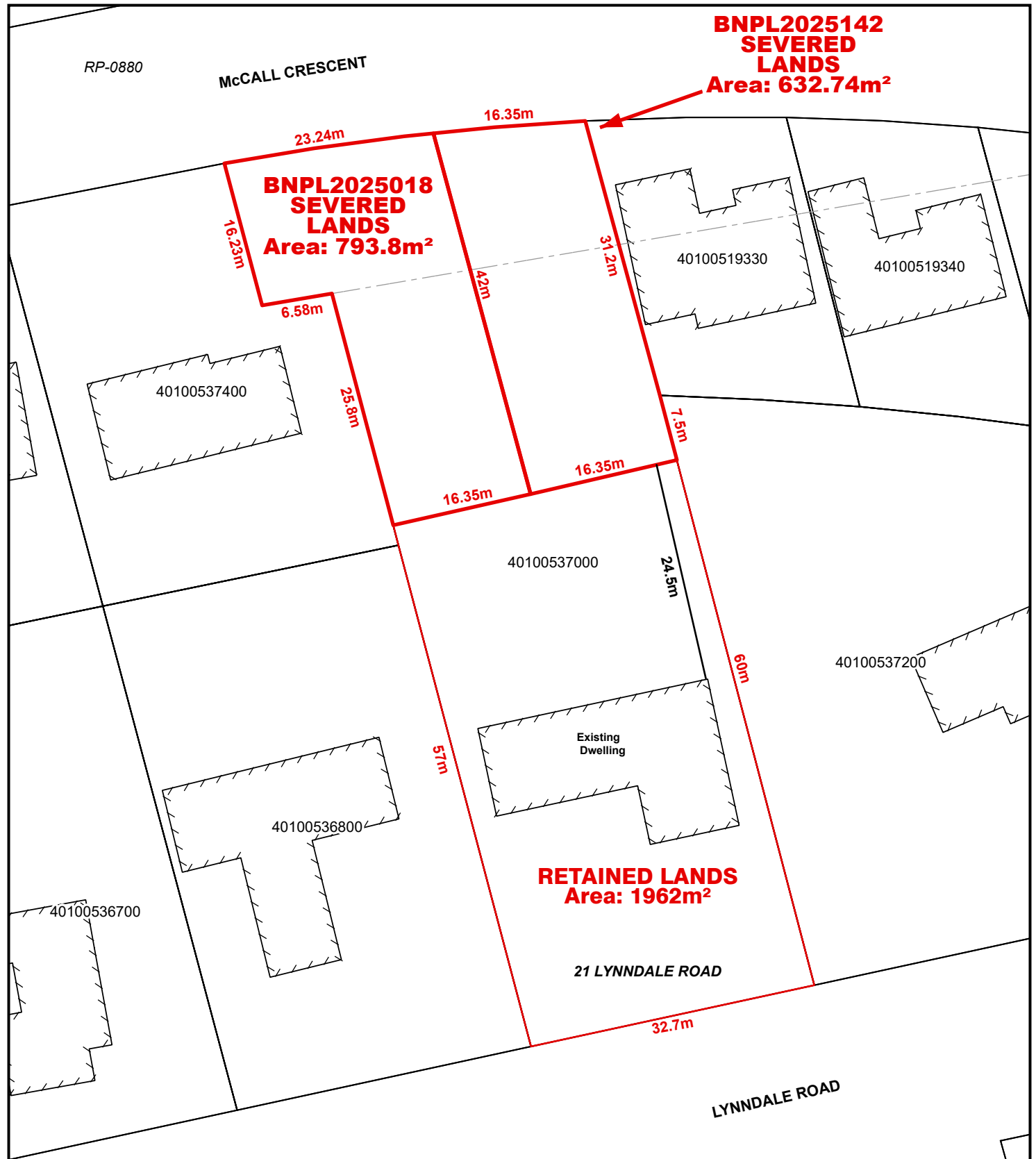
MAP D

CONCEPTUAL PLAN

Urban Area of SIMCOE

BNPL2025018

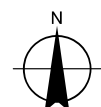
BNPL2025142



Legend

- Subject Lands
- Lands Owned

5/7/2025



4.5 2.25 0 4.5 9 13.5 18 Meters

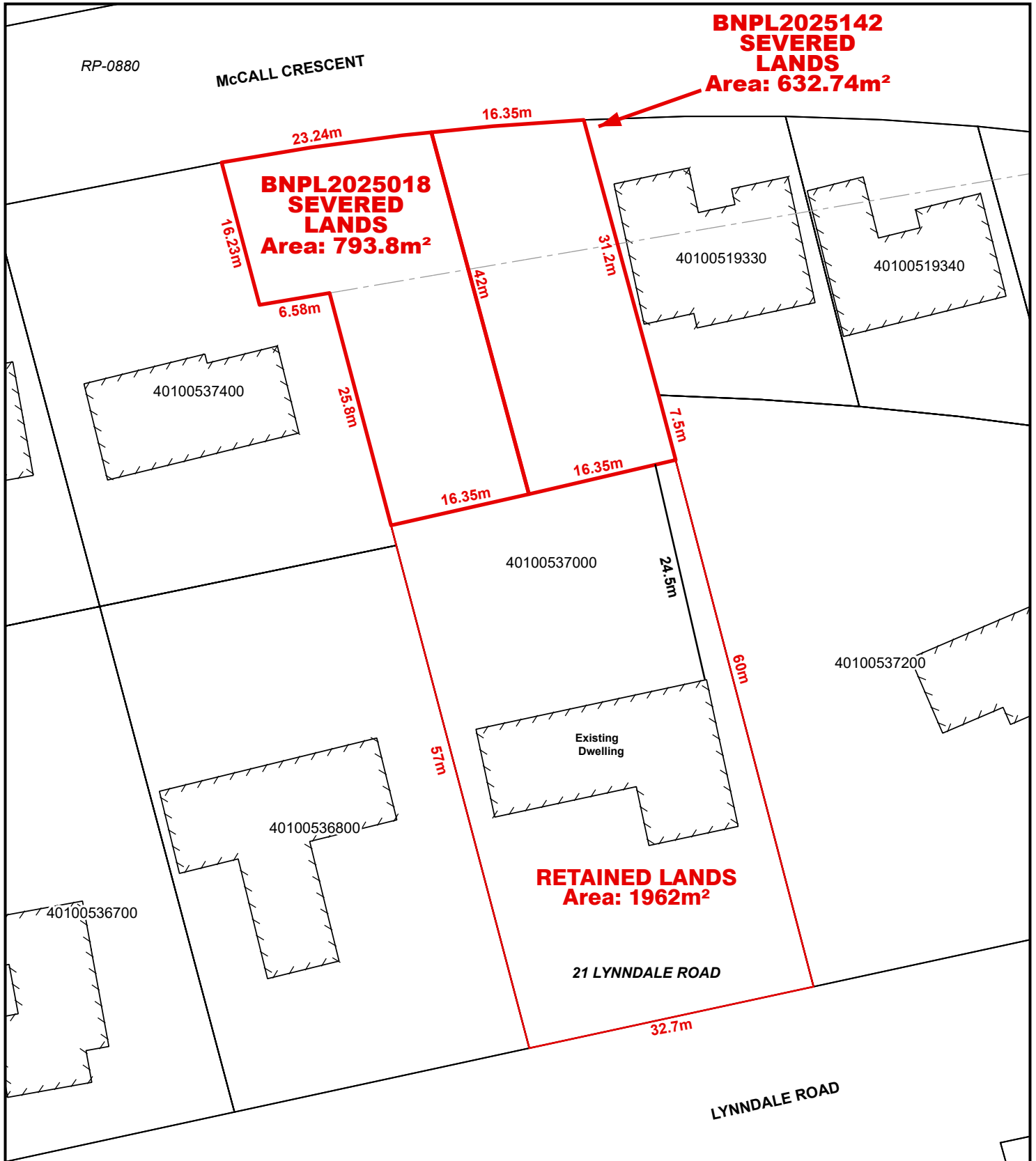
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Urban Area of SIMCOE

BNPL2025018

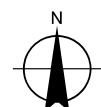
BNPL2025142



Legend

- Subject Lands
- Lands Owned

5/7/2025



4.5 2.25 0 4.5 9 13.5 18 Meters