

DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

File Number 28T PL 2015/65
Related File Number 2NPL 2015/66
Pre-consultation Meeting On early 2015
Application Submitted On August 5/2015
Complete Application On Sept. 9/2015

Application Fee ✓
Conservation Authority Fee N/A
OSSD Form Provided N/A
Sign Issued ✓

KR.

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310- 403-025-04910

Name and phase of development: LUSCOMBE DRIVE

Check whether this development application is for approval of:

- ☒ Draft plan of subdivision
☐ Redline of draft plan of subdivision
☐ Extension of draft plan of subdivision
☐ Condominium description
☐ Exemption for a plan of condominium

A. APPLICANT INFORMATION

OF CHRIS BAIRD
Name of Applicant NORFOLK COUNTY Phone # 519-426-5870 x1348
Address 60 COLBORNE STREET SOUTH Fax # _____
Town / Postal Code SIMCOE ON, N3Y 4H3 E-mail Chris.Baird@norfolkcounty.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.

OF MICHAEL HIGGINS
Name of Agent G. DOUGLAS VALLEE LTD Phone # 519-426-6270
Address 2 TALBOT STREET NORTH Fax # 519-426-6277
Town / Postal Code SIMCOE ON N3Y 3W4 E-mail michaelhiggins@gdvallee.ca

Name of Owner ² NORFOLK COUNTY Phone # _____
Address 60 COLBORNE STREET SOUTH Fax # _____
Town / Postal Code SIMCOE ON, N3Y 4H3 E-mail _____

² 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.

Please specify to whom all communications should be sent ³: ☐ Applicant ☒ Agent ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:
NONE



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSHIP</u>	Urban Area or Hamlet	<u>SIMCOE</u>
Concession Number	<u>14</u>	Lot Number(s)	<u>5</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R 10645</u>	Part Number(s)	<u>1, 2, 3, 4, 5</u>
Frontage (metres/feet)	<u>120 m</u>	Depth (metres/feet)	<u>IRREGULAR.</u>
Width (metres/feet)	<u>169 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>14.31 ha</u>
Municipal Civic Address	<u></u>		

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.ca.

To obtain your municipal civic address please contact your local building inspector.

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

☐ Yes ☒ No

If yes, describe the easement or covenant and its effect:

Does the requested plan implement an alteration to all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality?

☐ Yes ☒ No

If yes, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

Does the requested plan remove the subject land from an area of employment?

☐ Yes ☒ No

If yes, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

C. PROPERTY INFORMATION

Present use of the subject lands:

VACANT LAND

DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

Existing official plan land use designation of the subject lands:

INDUSTRIAL BUSINESS PARK, SAND AND GRAVEL RESOURCE AREA
SIGNIFICANT WOODLOT

Existing zoning of the subject lands:

GENERAL INDUSTRIAL MG ZONE

Is there a site specific zone on the subject lands?

NO

Are there any existing buildings or structures on the subject lands?

☐ Yes ☒ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

Are there any buildings or structures proposed to be built on the subject lands?

☒ Yes ☐ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

TO BE DETERMINED

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:

Does the subject land contain any areas of archaeological potential?

☐ Yes ☒ No

If yes, an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act; and a conservation plan for any archaeological resources identified in the assessment must be completed.

The date the subject lands was acquired by the current owner:

NOT KNOWN

If known, the date existing buildings or structures were constructed on the subject lands:

NOT KNOWN

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

VACANT LAND

DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

Complete the following table on proposed land use:

Proposed Land Use	Number of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (ha.)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
RESIDENTIAL					
Single detached					
Semi-detached					
Multiple attached					
Apartment					
Seasonal					
Mobile home					
Other (describe below)					
NON-RESIDENTIAL					
Commercial					
Industrial	—	5	14.3/ha	—	—
Institutional (describe)					
Park, open space	N/A			N/A	N/A
Roads	N/A			N/A	N/A
Other (describe below)					
Totals					

If one of the uses referred to above is identified as, "Other" please provide a description of the use:

D. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☐ No ☒ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☐ No ☒ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown



DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes

☒ No

☐ Unknown

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

If you answered yes to any of the above questions, 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. ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY

Has a site plan for the proposed condominium been approved?

☐ Yes

☐ No

Has a site plan agreement been entered into?

☐ Yes

☐ No

Has a building permit for the proposed condominium been issued?

☐ Yes

☐ No

Has construction of the development started?

☐ Yes

☐ No

If construction is completed, indicate the date of completion:

Is this a conversion of a building containing rental residential units?

☐ Yes

☐ No

If yes, indicate the number of units to be converted:

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a draft plan of subdivision or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about **each application**:

File number:

Land it affects:

Purpose:

Status/decision:

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes ☐ No

G. PROVINCIAL POLICY

Is the requested plan 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:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested plan conform to or does not conflict with the provincial plan or plans:

DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance

H. SERVICING AND ACCESS

Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

- ☒ Municipal sewers
☐ Communal system
☐ Septic tank and tile bed
☐ Other (describe below)

Storm Drainage

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

If other, describe:

Will the plan permit development of more than five lots or units on privately owned and operated individual or communal wells?

☐ Yes ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Will the plan permit development of five or more lots or units on privately owned and operated individual or communal septic systems?

☐ Yes ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.



DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

Will the plan permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems that produces more than 4500 litres of effluent per day as a result of the development being completed?

☐ Yes ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Will the plan permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems that produces 4500 litres of effluent or less per day as a result of the development being completed?

☐ Yes ☒ No

If yes, the following reports will be required: a hydrogeological report.

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☒ Yes ☐ No

Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No ☐ Unknown

Explain any servicing problems that are foreseen:

NO SERVICING PROBLEMS FORESEEN

Provide solutions to any servicing problems that are proposed:

Existing or proposed access to subject lands:

☐ Unopened road

☒ Municipal road

If other, describe:

☐ Provincial highway

☐ Other (describe below)

Name of road/street:

245 COMBE DRIVE

I. OTHER INFORMATION

Give a brief description of the existing land use, vegetation, topography and drainage on the subject lands:

VACANT LAND

Potential environmental effects: What measures have been taken to eliminate any adverse environmental effects from the development on the surrounding area (e.g. traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) and to eliminate any adverse effects from the adjacent area on the proposed development (e.g., buffering, berms, setbacks, etc.)? In agricultural areas, refer to the minimum distance separation formula. Where potential environmental effects are foreseen, consultation with the appropriate Ministry is recommended.

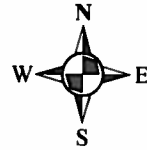
NO ENVIRONMENTAL EFFECTS FORESEEN.

Is there any other information that may be useful in the review of this development application (outstanding objections or concerns)? If so, explain below or attach on a separate page.

MAP 2

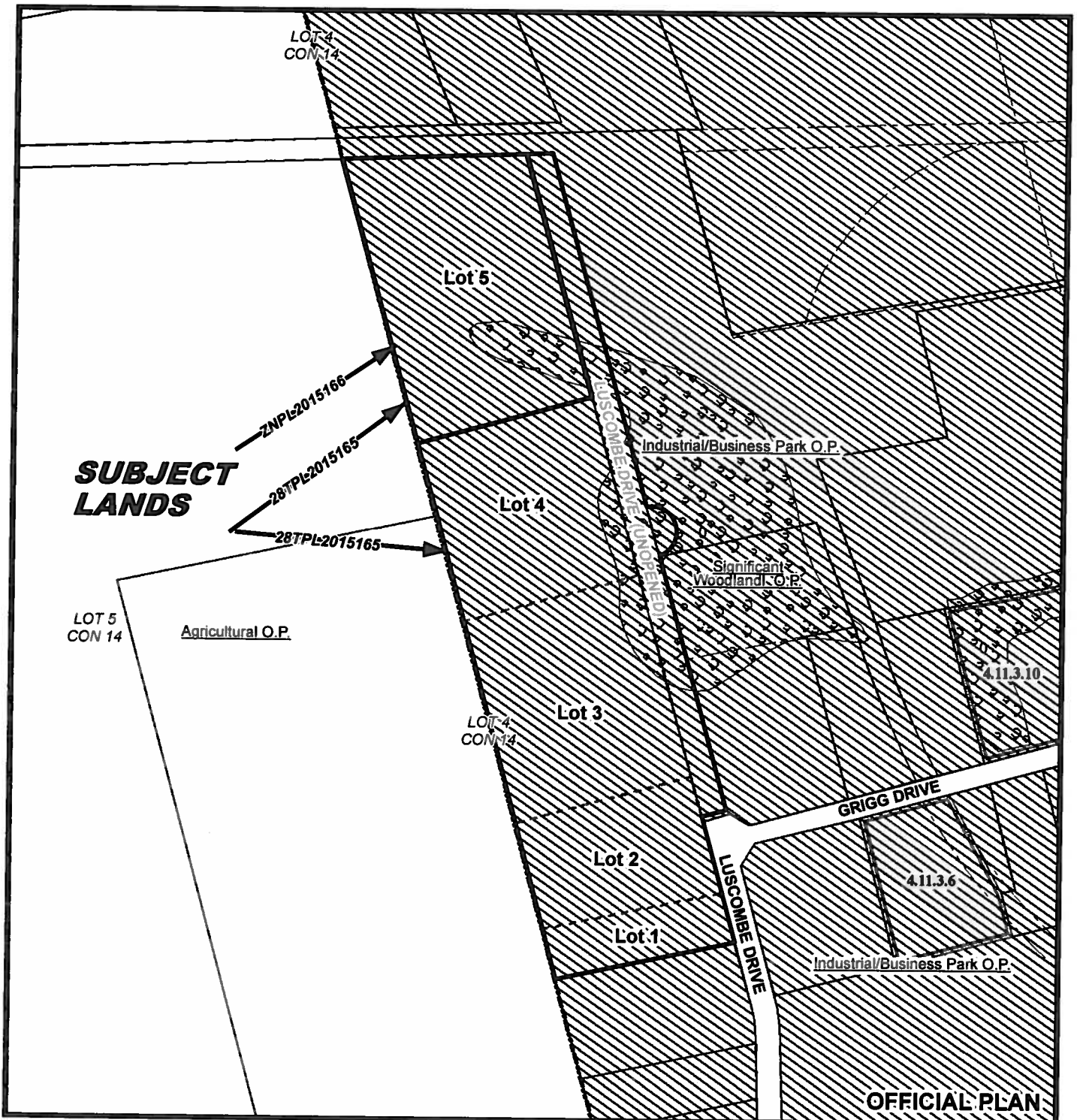
File Number: 28TPL2015165 & ZNPL2015166

Urban Area of SIMCOE



20 40 60 80 Meters

1:5,000



MAP 3

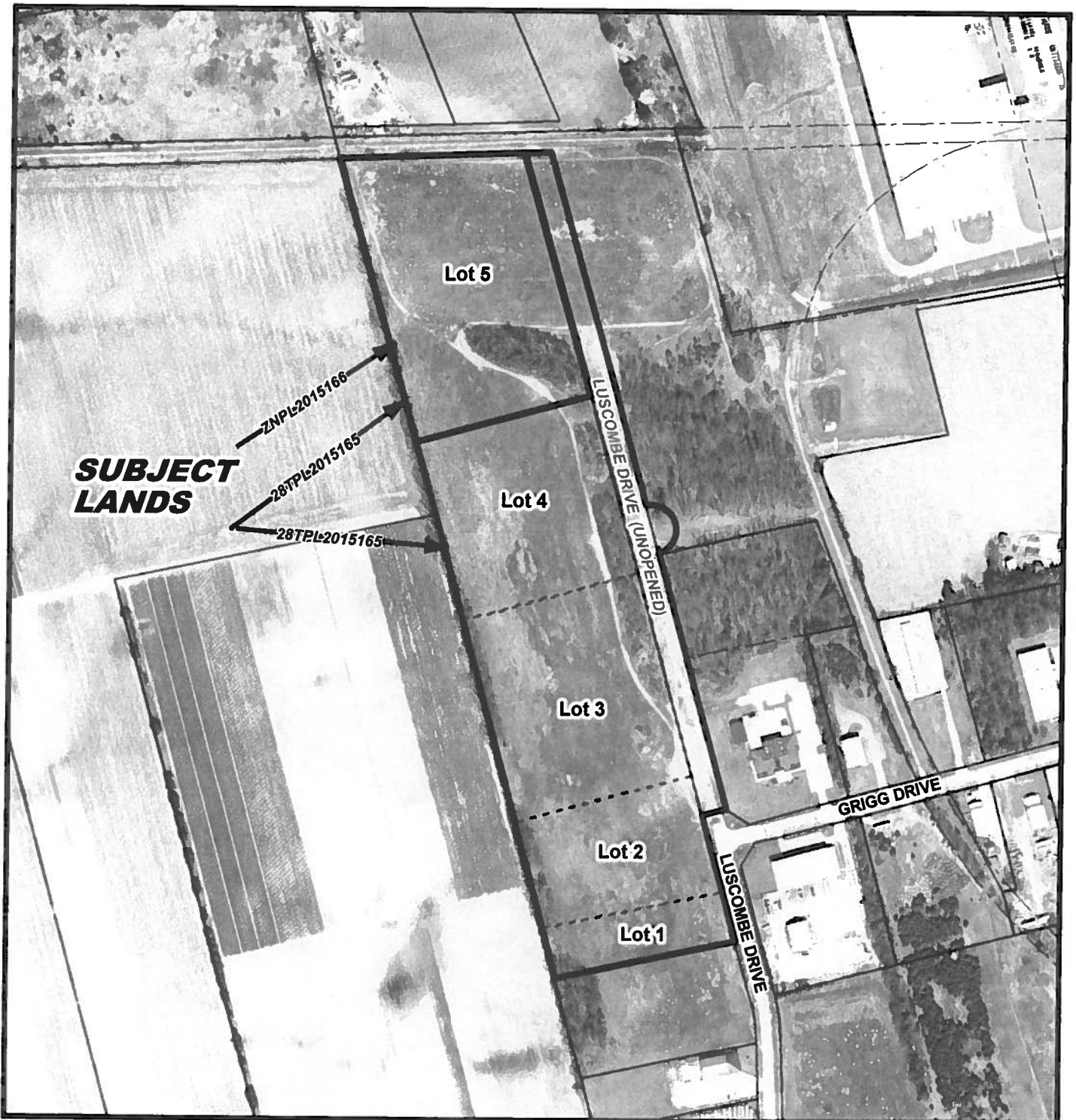
File Number: 28TPL2015165 & ZNPL2015166

Urban Area of SIMCOE



20 40 60 80 Meters

1:5,000



Urban Area of SIMCOE

