For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application Public Notice Sign	28t PL2017003 28TPL7014240 Dec. Dec. 24 2016 Dec. 14 2016 Dec. 14 2016 Dec. 14 2016	SPRT Meeting Application Fee Conservation Authority Fee OSSD Form Provided Planner PAC Meeting	NA 852,00 N/A N/A MAT N/A.
This 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.			
A. Applicant Informati	tion		
Name of Owner	2079095 ONTAR	IO LTD.	
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	169 NEW LAKES	HORE ROAD	
Town and Postal Code	PORT DOVER N	10A1N3	
Phone Number	519-583-2112		
Cell Number			
Email	john.lennox@dov	ercoast.ca	
Name of Applicant	JOHN LENNOX		
Note: If the applicant is a numbered company provide the name of a principal of the company.			
Address	169_NEW LAKES	SHORE ROAD	
Town and Postal Code	PORT DOVER N	NOA1N3	
Phone Number	519-583-2112		

john.lennox@dovercoast.ca



Cell Number

Email

Name of Agent	JASON FLEURY (DEVELOPMENT ENGINEERING)	
Address	41 ADELAIDE ST. N UNIT 71	
Town and Postal Code	LONDON ON. N6B 3P4	
Phone Number	519-672-8310	
Cell Number		
Email	jfleury@deveng.net	
Name of Engineer	JASON FLEURY (DEVELOPMENT ENGINEERING)	
Address	41 ADELAIDE ST. N UNIT 71	
Town and Postal Code	LONDON ON. N6B 3P4	
Phone Number	519-672-8310	
Cell Number		
Email	jfleury@deveng.net	
	all communications should be sent. Unless otherwise directed, es, etc., in respect of this application will be forwarded to the	
Applicant		
☑ Agent		
□ Owner		
Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:		
\(\frac{1}{1} \)		
9		
#		



Ь.	Location, Legal Description and Property Information
1.	Property Assessment Roll Number: 3310 - 50256-0848
	Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet): PART OF LOT 15, CONCESSION 1
	GEOGRAPHIC TOWNSHIP OF WOODHOUSE
	NORFOLK COUNTY
	Municipal Civic Address (911 Number):
	Present Official Plan Designation(s): URBAN RESIDENTIAL
	Present Zoning: URBAN RESIDENTIAL TYPE 4
2.	Is there a special provision or site specific zone on the subject lands?
	The date the subject lands was acquired by the current owner: Present use of the subject lands: RESIDENTIAL
E	Please describe all existing buildings or structures on the subject lands and
Ο.	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, height, etc. on your attached sketch which must be included with your application: SINGLE FAMILY AND TOWNHOUSE UNITS
6.	If known, the date existing buildings or structures were constructed on the subject lands: ONGOING 2009-PRESENT



7.	If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.		
	N/A		
8.	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, locoverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application: N/A		
9.	If known, the date the proposed buildings or structures will be constructed on the subject lands:		
	s		
10	Are any existing buildings on the subject lands designated under the <i>Ontario</i> Heritage Act as being architecturally and/or historically significant? Yes □ No ■		
	If yes, identify and provide details of the building:		



Existing use of abutting properties: RECREATIONAL, AGRICULTURAL	
RECREATIONAL, AGRICOLTORAL	
Are there any easements or restrictive covenants affecting the subject I	
☐ Yes ☑ No If yes, describe the easement or restrictive covenant and	ıts effec
	a 2,77
Does the requested amendment alter all or any part of the boundary of settlement in the municipality or implement a new area of settlement in municipality? ☐ Yes ☒ No If yes, describe its effect:	
	- 42
Does the requested amendment remove the subject land from an area	of
employment? ☐ Yes ☑ No If yes, describe its effect:	
	10



C. Purpose of Development Application

Note: Please complete all that apply.

1.	Please explain what you propose to do on the subject lands/premises which makes this development application necessary:		
	The purpose of this application is to redline the existing draft plan to remove the northern		
	part of said draft plan that is subject to conditions relating to the proposed roundabout		
	within the MTO right of way to allow the redlined portion to proceed with registration.		
2.	Description of land intended to be severed in metric units: Frontage:		
	Depth:		
	Width:		
	Lot Area:		
	Present Use:		
	Proposed Use:		
3.	Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):		
4.	List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:		
Ov	vners Name:		
Ro	oll Number:		
То	tal Acreage:		
W	orkable Acreage:		
	isting Farm Type: (i.e., corn, orchard etc)		
	velling Present?: ☐ Yes ☐ No. If ves. vear dwelling built		



Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type:	(i.e., corn, orchard etc)
Dwelling Present?:	☐ Yes ☐ No If yes, year dwelling built
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type:	(i.e., corn, orchard etc)
Dwelling Present?:	☐ Yes ☐ No If yes, year dwelling built
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type:	(i.e., corn, orchard etc)
Dwelling Present?:	☐ Yes ☐ No If yes, year dwelling built
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type:	(i.e., corn, orchard etc)
Dwelling Present?:	☐ Yes ☐ No If yes, year dwelling built





5.	Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
1 .	
_	
_	
6.	Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No If yes identify the policy to be deleted:
_	
7.	Does the requested amendment change or replace a policy in the Official Plan? ☐ Yes ☒ No ☐ If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):
o.	
_	
_	



8. Site Information	Existing	Proposed
Please indicate unit of measur	ement i.e. m, m² or % etc.	
Lot frontage		
Lot depth		
Lot width		· · · · · · · · · · · · · · · · · · ·
Lot area	2.5674ha	2.5674ha
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		
9. Building Size		
Number of storeys		
Building height		
Total ground floor area	200	
Total gross floor area		0
Total useable floor area		
10.Off Street Parking and Lo	pading Facilities	
Number of off street parking s	paces	
Number of visitor parking space	ces	
Number of accessible parking	spaces	
Number of off street loading fa	ncilities	



11. Multiple Family Residential Number of buildings existing: Number of buildings proposed: Is this a conversion or addition to an existing building? \Box Yes \Box No If yes, describe: Number of Units Floor Area per Unit in m² **Type** Bachelor One bedroom Two bedroom Three bedroom Group townhouse Stacked townhouse Street townhouse Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): 12. Commercial/Industrial Uses Number of buildings existing: Number of buildings proposed: Is this a conversion or addition to an existing building? ☐ Yes ☐ No If yes, describe: Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):



Seating Capacity (for assembly halls, etc.):
Total number of fixed seats:
Describe the type of business(es) proposed:
otal number of staff proposed initially:
otal number of staff proposed in five years:
Maximum number of staff on the largest shift:
s open storage required: ☐ Yes ☐ No
s a residential use proposed as part of, or accessory to commercial/industrial use? $\ \Box$
3.Institutional
Describe the type of use proposed:
Seating capacity (if applicable):
Number of beds (if applicable):
otal number of staff proposed initially:
otal number of staff proposed in five years:
Maximum number of staff on the largest shift:
ndicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):
4. Describe Recreational or Other Use(s)



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 (example: gas station, petroleum storage, etc.):
2.	Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☐ No ☐ Unknown
3.	Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? \square Yes \square No \square Unknown
4.	Provide the information you used to determine the answers to the above questions:
5.	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 <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? ■ Yes □ No
	If no, please explain:
2.	Have the subject lands been screened to ensure that development or site alteration
۷.	will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? \square Yes \square 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? \Box Yes \Box No
4.	Note: If in an area of source water WHPA A, B or C please attach relevant

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



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 500m					
	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
	□ 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)
2.	Have you consulted with Public Works & Environmental Services concerning storm water management?
	■ Yes □ No
3.	Has the existing drainage on the subject lands been altered?
	■ Yes □ No

4. Does a legal and adequate outlet for storm drainage exist?

5. How many water meters are required?



■ Yes □ No

6.	Existing or proposed access to subject lands:				
	■ Municipal road				
	□ Provincial highway				
	□ Unopened road				
	☐ Other (describe below)				
7.	Name of road/street: NEW LAKESHORE ROAD / DOVER COAST BOULEVARD				
G.	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. Key map
- 4. Scale, legend and north arrow
- Legal description and municipal address
- 6. Development name
- 7. Drawing title, number, original date and revision dates
- 8. Owner's name, address and telephone number
- 9. Engineer's name, address and telephone number
- 10. Existing and proposed easements and right of ways
- 11. Zoning compliance table required versus proposed
- 12. Parking space totals required and proposed
- 13. Loading spaces, facilities and routes
- 14. All dimensions of the subject lands
- 15. Dimensions and setbacks of all buildings and structures
- 16. Gross, ground and useable floor area
- 17. Lot coverage
- 18. Floor area ratio
- 19. Building entrances and grades
- 20. Names of adjacent streets
- 21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- 22. Fire access and routes
- 23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
- 24. Location of mechanical room
- 25. Refuse disposal and storage areas including any related screening
- 26. Winter snow storage location
- 27. Landscape areas with dimensions
- 28. Natural features, watercourses and trees
- 29. Fire hydrants and utilities location
- 30. Fencing, screening and buffering size, type and location
- 31. All hard surface materials
- 32. Light standards and wall mounted lights



33. 34. 35. 36. 37.	Sidewalks and walkways with dimensionsPedestrian access routes into site and around siteBicycle parking
	addition, the following additional plans, studies and reports, including but not limited may also be required as part of the complete application submission:
	Zoning Deficiency Form
	On-Site Sewage Disposal System Evaluation Form
	Architectural Plan
	Buildings Elevation Plan
	Cut and Fill Plan
	Erosion and Sediment Control Plan
	Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
	Landscape Plan
	Photometric (Lighting) Plan
	Plan and Profile Drawings
	Site Servicing Plan
	Storm water Management Plan
	Street Sign and Traffic Plan
	Street Tree Planting Plan
	Tree Preservation Plan
	Archaeological Assessment
	Environmental Impact Study
	Functional Servicing Report
	Geotechnical Study / Hydrogeological Review
	Minimum Distance Separation Schedule
	Noise or Vibration Study
	Record of Site Condition
	Storm water Management Report



Traffic Impact Study - please contact	the Planner to	verify the scope	of the st	tudy
required				

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.

Owner/Applicant Signature

Date

K. 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.

Owner/Applicant Signature

Date



L. 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 Signature M. Endangered Species Act, 2007 Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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. Owner/Applicant Signature N. 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 am/are the registered owner(s) of the lands that is the subject of this application for development approval. 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

O. Declaration of Applicant and Agent

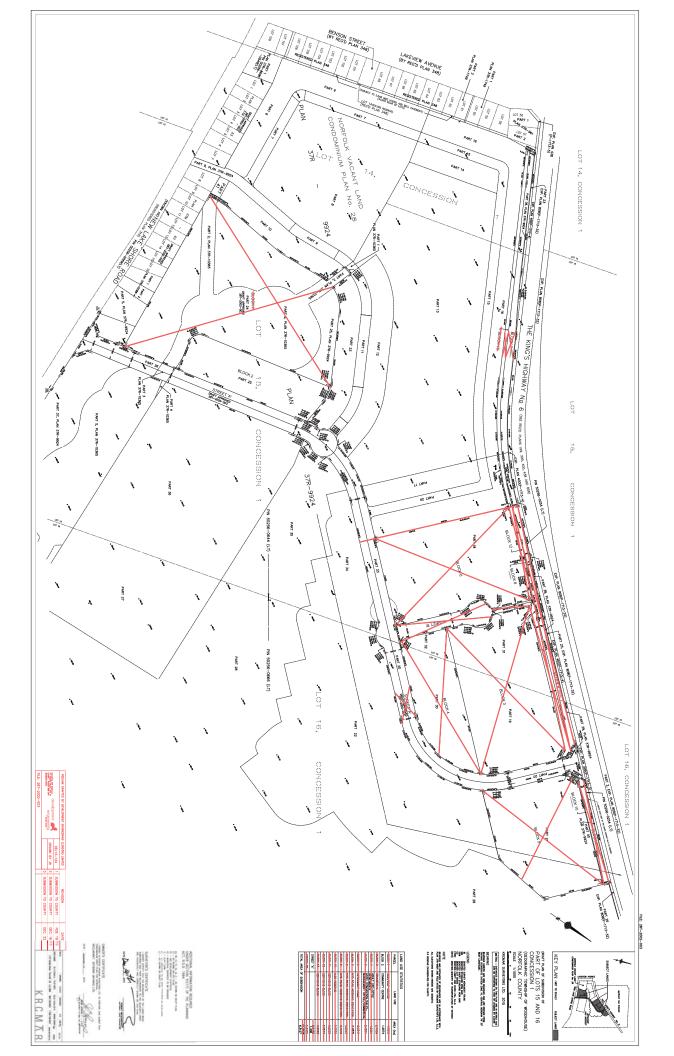
I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that development approval is required before a building permit can

be issued. Applicant Signature Agent Signature Date P. Declaration of 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: Owner/Applicant Signature Sincop day of PAMELA LYNN DUESLING, 8

Commissioner, etc., Pfevince of Ontario, for the Corporation of Norfolk County. Expires January 12, 2020.



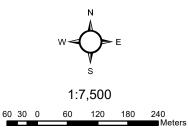
A Commissioner, etc

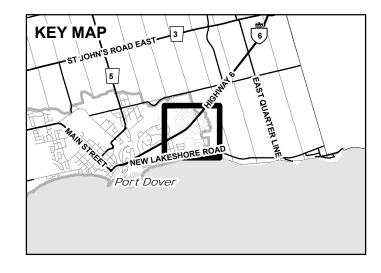


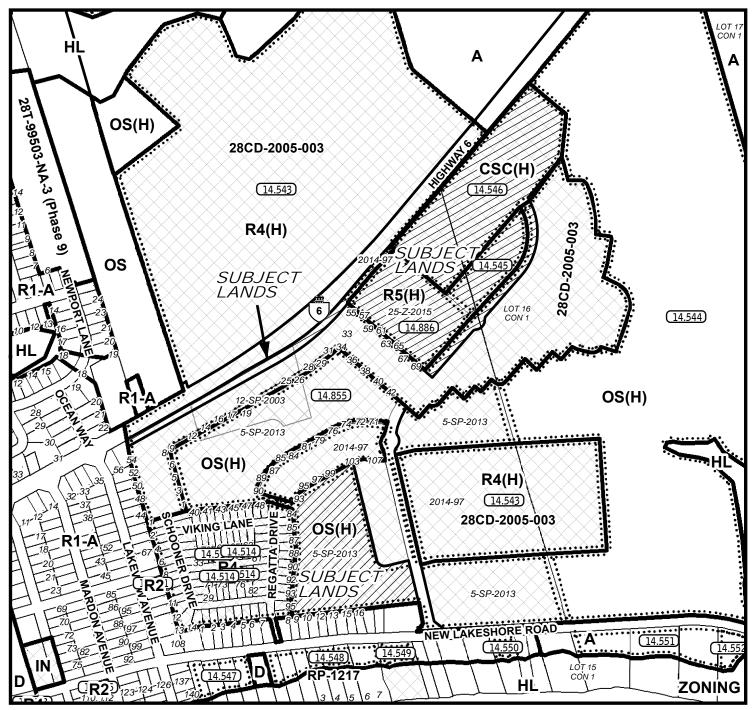
MAP 1 File Number: 28TPL2017003

Geographic Township of

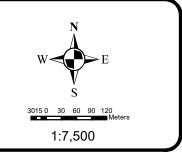
WOODHOUSE

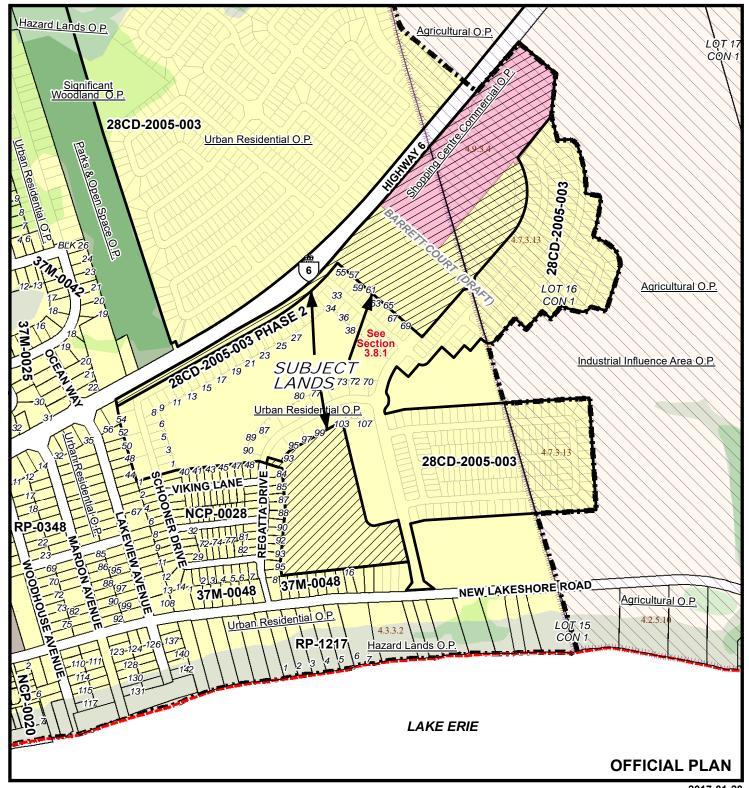






MAP 2
File Number: 28TPL2017003
Geographic Township of WOODHOUSE

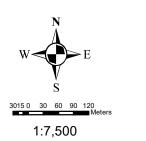




MAP 3

File Number: 28TPL2017003

Geographic Township of WOODHOUSE





MAP 4

File Number: 28TPL2017003

Geographic Township of WOODHOUSE

