

For Office Use Only:

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

Check the type of planning application(s) you are submitting.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Official Plan Amendment |
| <input checked="" type="checkbox"/> | Zoning By-Law Amendment |
| <input type="checkbox"/> | Temporary Use By-law |
| <input checked="" type="checkbox"/> | Draft Plan of Subdivision/Vacant Land Condominium |
| <input type="checkbox"/> | Condominium Exemption |
| <input type="checkbox"/> | Site Plan Application |
| <input type="checkbox"/> | Consent/Severance |
| <input type="checkbox"/> | Minor Variance |
| <input type="checkbox"/> | Easement/Right-of-Way |
| <input type="checkbox"/> | Extension of a Temporary Use By-law |
| <input type="checkbox"/> | Part Lot Control |
| <input type="checkbox"/> | Cash-in-Lieu of Parking |
| <input type="checkbox"/> | Renewable Energy Project or Radio Communication Tower |

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

To make application for a draft plan of subdivision and implementing zoning.

Property Assessment Roll Number: 33605053100 (Update after severance?)

A. Applicant Information

Name of Owner Robert, Thomas and Scott Thompson

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 c/o Brimage Law Group; 21 Norfolk St. N. Box 188

Town and Postal Code Simcoe, ON N3Y 4L1

Phone Number 519-426-5840

Cell Number _____

Email Attn: Thomas White - twhite@brimage.com

Name of Applicant AD Thompson Road Inc. c/o Mark Dixon

Address 75 Brant Avenue

Town and Postal Code Brantford, N3T 3H2

Phone Number _____

Cell Number 519-754-1079

Email mdixon@roigroup.ca

Name of Agent G. Douglas Vallee Limited

Address 2 Talbot Street North

Town and Postal Code Simcoe, N3Y 3W4

Phone Number 519-426-6270

Cell Number _____

Email eldondarbyson@gdvallee.ca

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner ☒ Agent ☐ Applicant

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

Current mortgage will be removed from title in near future.

B. Location, Legal Description and Property Information

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

TWN PT LOT 6 CON 9

Municipal Civic Address: Not assigned

Present Official Plan Designation(s): Urban Residential

Present Zoning: Development Zone (D)

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:

Cash Crops - Vacant lands

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:

N/A

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

Draft plan of subdivision with a mix of single, semi and street townhouses. See drawings.

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:

Draft plan of subdivision with a mix of single, semi and street townhouses. See drawings.

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

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

Commercial/Industrial/Residential to the North and East. Agricultural to the West and South.

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

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

NR178636 - Hydro Easement

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:

Proposing a plan of subdivision with implementing zoning.

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

The Development Zone does not allow for the proposed uses.

3. Does the requested amendment alter 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, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information

Existing

Proposed

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

Lot frontage	<u>See drawings</u>	<u>See drawings</u>
Lot depth	<u></u>	<u></u>
Lot width	<u></u>	<u></u>
Lot area	<u></u>	<u></u>
Lot coverage	<u></u>	<u></u>
Front yard	<u></u>	<u></u>
Rear yard	<u></u>	<u></u>
Left Interior side yard	<u></u>	<u></u>
Right Interior side yard	<u></u>	<u></u>
Exterior side yard (corner lot)	<u></u>	<u></u>
Landscaped open space	<u></u>	<u></u>
Entrance access width	<u></u>	<u></u>
Exit access width	<u></u>	<u></u>
Size of fencing or screening	<u></u>	<u></u>
Type of fencing	<u></u>	<u></u>

10. Building Size

Number of storeys	<u></u>	<u></u>
Building height	<u></u>	<u></u>
Total ground floor area	<u></u>	<u></u>
Total gross floor area	<u></u>	<u></u>
Total useable floor area	<u></u>	<u></u>

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	<u></u>	<u></u>
Number of visitor parking spaces	<u></u>	<u></u>
Number of accessible parking spaces	<u></u>	<u></u>
Number of off street loading facilities	<u></u>	<u></u>

12. Residential (if applicable)

Number of buildings existing: 0

Number of buildings proposed: 101

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Single Detached	<u>51</u>	<u>>111m²</u>
Semi-Detached	<u>40</u>	<u>>111m²</u>
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	<u>10</u>	<u>approx 102m²</u>
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): _____

13. Commercial/Industrial Uses (if applicable)

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 (for example: office, retail, storage): _____

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

Parkland is provided near the stormwater management area

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown
If yes, specify the uses (for example: gas station or petroleum storage):

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:
Vacant lands actively being farmed.

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No
If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No
If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

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

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

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 _____

See Rubidium Report

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

- ☒ Municipal sewers
☐ Septic tank and tile bed in good working order

- ☐ Communal system
☐ Other (describe below)
-

Storm Drainage

- ☒ Storm sewers
☐ Other (describe below)

- ☐ Open ditches
-

2. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Unopened road

- ☐ Provincial highway
☐ Other (describe below)

Name of road/street: Thompson Rd West / Blueline Rd

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 properly named 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
5. 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. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ 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

- ☐ 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 required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

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

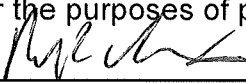
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

K. Permission to Enter Subject Lands

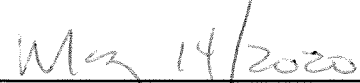
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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



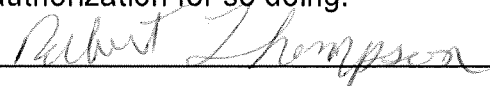
Date

M. Owner's Authorization

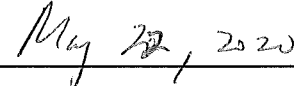
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Robert, Thomas & Scott Thompson am/are the registered owner(s) of the lands that is the subject of this application.

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



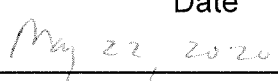
Owner



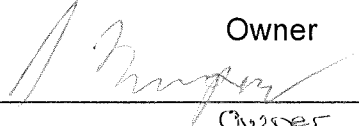
Date




Owner



Date



Owner



Date

N. Declaration

I, Mark Dixon of Brantford, Ontario.

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

City Brantford

[Signature]

Owner/Applicant Signature

In Brantford, Ontario

This 14 day of May

A.D., 2020

[Signature]

A Commissioner, etc.

ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9
(COUNTY ROAD NO. 9)
(THOMPSON ROAD WEST BY BY-LAW NO. 2005-294, INST. NO. 596331)
(WIDENED BY REGISTERED PLANS 705 & 707)

WASHINGTON STREET

ONTARIO HYDRO EASEMENT.
LAND OWNED BY APPLICANT.

PIN 50281-0159 (LT)

PART 3

PIN 50281-0102 (LT)

THOMPSON ROAD WEST

N77°38'00"E (REFERENCE BEARING)

549.60' (P1 & MEAS)

248.12m

159.43m

255.71m (P1 & MEAS)

8.09m

IB(MT)

SIB(MTO)

(WT)

SIB(700)

61.09m

7.59m

86.70m

38.67m

33.28m

73.73m

31.51m

18.72m

15.00m

15.00m

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15.00m

STORMWATER
0.5524 ha
7.04%

PARK
0.2396 ha
3.05%

TOWNHOUSE BLOCK
3878m²

STREET D 20m R. O. W.

STREET C 20m R. O. W.

STREET B 20m R. O. W.

STREET A 20m R. O. W.

19.31m WIDE ROAD ALLOWANCE BETWEEN LOTS 6 AND 7
(BLUELINE ROAD)
PIN 50283-0288 (LT)

COMMERCIAL/INDUSTRIAL

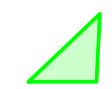
LOT
CONCESSION

AGRICULTURAL

LAND USE TABLE

LOT OR BLOCK	PROPOSED LAND USE	AREA	UNITS
1 TO 25 & 46 TO 71	SINGLE DETACHED	3.31ha	51
26 TO 45	SEMI HOUSING	1.28ha	40
TOWNHOUSE BLOCK	TOWNHOUSES	0.39ha	10
N/A	PARK	0.24ha (3.05%)	
N/A	STORMWATER	0.55ha (7.04%)	
N/A	SERVICE EASEMENT	0.04ha (0.5%)	
TOTAL RESIDENTIAL AREA		4.98ha	
TOTAL ROADS AREA		2.05ha	
TOTAL		7.85 ha	101

LEGEND:



9m X 9m SITE TRIANGLE



0.3m RESERVE



CENTRELINES TURNING RADIUS



SETBACK LINE

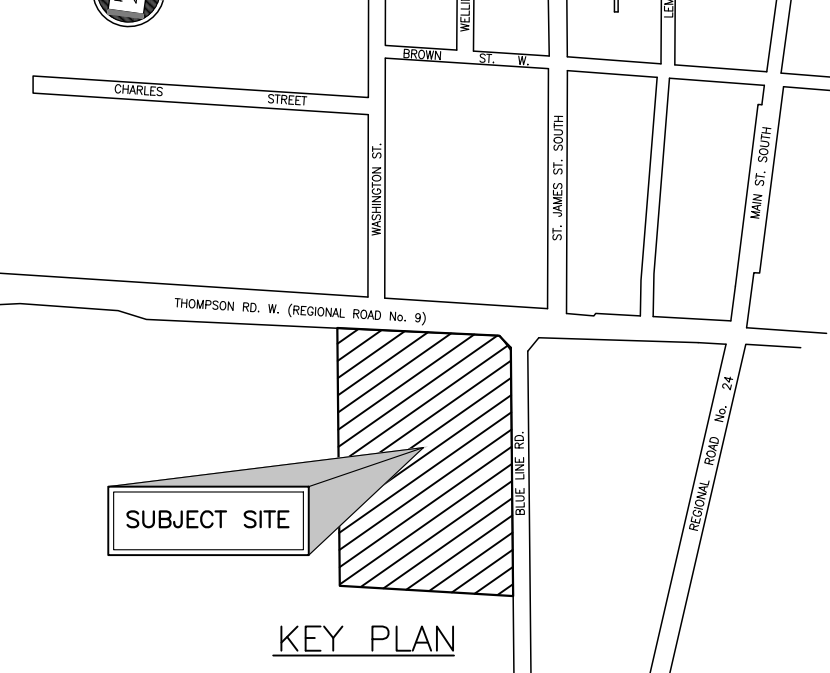


PROPOSED 1.5m SIDEWALK



PROPOSED CURB AND GUTTER
AS PER OPSD 600.070

WATERFORD



DRAFT PLAN OF SUBDIVISION

OF PART OF
LOT 6, CONCESSION 9
TOWNSHIP OF TOWNSEND
WATERFORD
IN
NORFOLK COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN.

DATED: _____

ONTARIO LAND SURVEYOR

OWNER'S CONSENT

I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR
APPROVAL.

DATED: _____

OWNER: _____

OWNER: _____

OWNER: _____

SECTION 51 (17) PLANNING ACT, R.S.O. 1990

- (a) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED
BY AN ONTARIO LAND SURVEYOR; SHOWN ON DRAWING
- (b) THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN
THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE
PROPOSED SUBDIVISION ABUTS; SHOWN ON DRAWING
- (c) ON A SMALL KEY PLAN, ON A SCALE OF NOT LESS THAN ONE CENTIMETRE
TO 100 METRES, ALL OF THE LAND ADJACENT TO THE PROPOSED
SUBDIVISION THAT IS OWNED BY THE APPLICANT OR IN WHICH THE
APPLICANT HAS INTEREST, EVERY SUBDIVISION ADJACENT TO THE PROPOSED
SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE LAND TO
BE SUBDIVIDED TO THE BOUNDARIES OF THE TOWNSHIP LOT OR OTHER
ORIGINAL GRANT OF WHICH THE LAND FORMS THE WHOLE OR PART; SHOWN
ON DRAWING
- (d) THE PURPOSE FOR WHICH THE PROPOSED ARE TO BE USED; LOTS TO BE
USED FOR 'SINGLE DETACHED DWELLINGS',
BLOCK 'A' TO BE USED FOR TOWNHOUSES.
- (e) THE EXISTING USES OF ALL ADJOINING LANDS; SHOWN ON DRAWING
- (f) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS;
SHOWN ON DRAWING
- (f.1) IF ANY AFFORDABLE HOUSING UNITS ARE BEING PROPOSED, THE
SHAPE AND DIMENSIONS OF EACH PROPOSED AFFORDABLE HOUSING
UNIT AND THE APPROXIMATE LOCATION OF EACH PROPOSED
AFFORDABLE HOUSING UNIT IN RELATION TO OTHER PROPOSED
RESIDENTIAL UNITS;
- (g) NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER
STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES,
DRAINAGE DITCHES, WETLANDS AND WOODED AREAS WITHIN OR ADJACENT
TO THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING
- (h) THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES;
A MUNICIPAL WATER SUPPLY WILL BE INSTALLED BY THE DEVELOPER
IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
- (i) THE NATURE AND POROSITY OF THE SOIL; SOIL NATURE - SAND ; SOIL
POROSITY - HIGH
- (j) EXISTING CONTOURS OR ELEVATIONS AS MAY BE REQUIRED TO DETERMINE
THE GRADE OF THE HIGHWAYS AND THE DRAINAGE OF THE LAND PROPOSED
TO BE SUBDIVIDED; SHOWN ON DRAWING
- (k) THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND
PROPOSED TO BE SUBDIVIDED; MUNICIPAL SERVICES INCLUDING WATER
SUPPLY, SANITARY SEWERS, STORM SEWERS, CURB AND GUTTER, PAVED
ROADS, STREET LIGHTING AND SIDEWALKS WILL BE INSTALLED BY THE
DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK
COUNTY.
- (l) THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND
PROPOSED TO BE SUBDIVIDED, INCLUDING RESTRICTIVE COVENANTS OR
EASEMENTS; NO RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING
ZONING AND BUILDING BY-LAWS ARE PROPOSED.

DATE	REVISION

SUBDIVISION DRAFT PLAN

TOWN OF WATERFORD

DRAWN BY:	DESIGNED BY:	CHECKED BY:	SCALE
DCB	ED	ED	1:750
			DATE
			NOVEMBER 2017
			DRAWING NO.
			17-089-DP

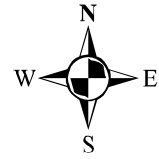


G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

MAP 2

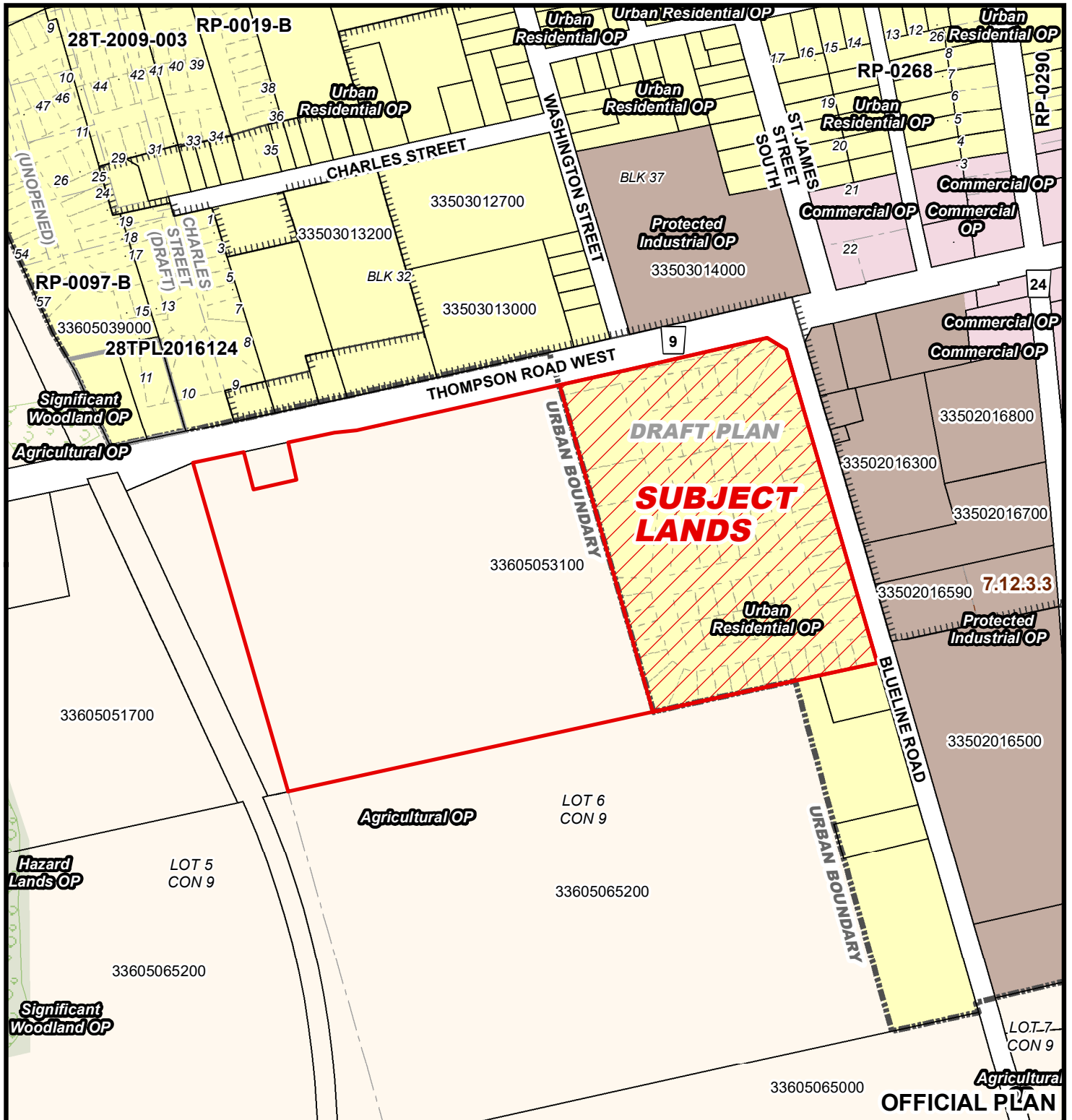
File Number: 28TPL2020142 & ZNPL2020144

Urban Area of WATERFORD



30 15 0 30 60 90 120 Meters

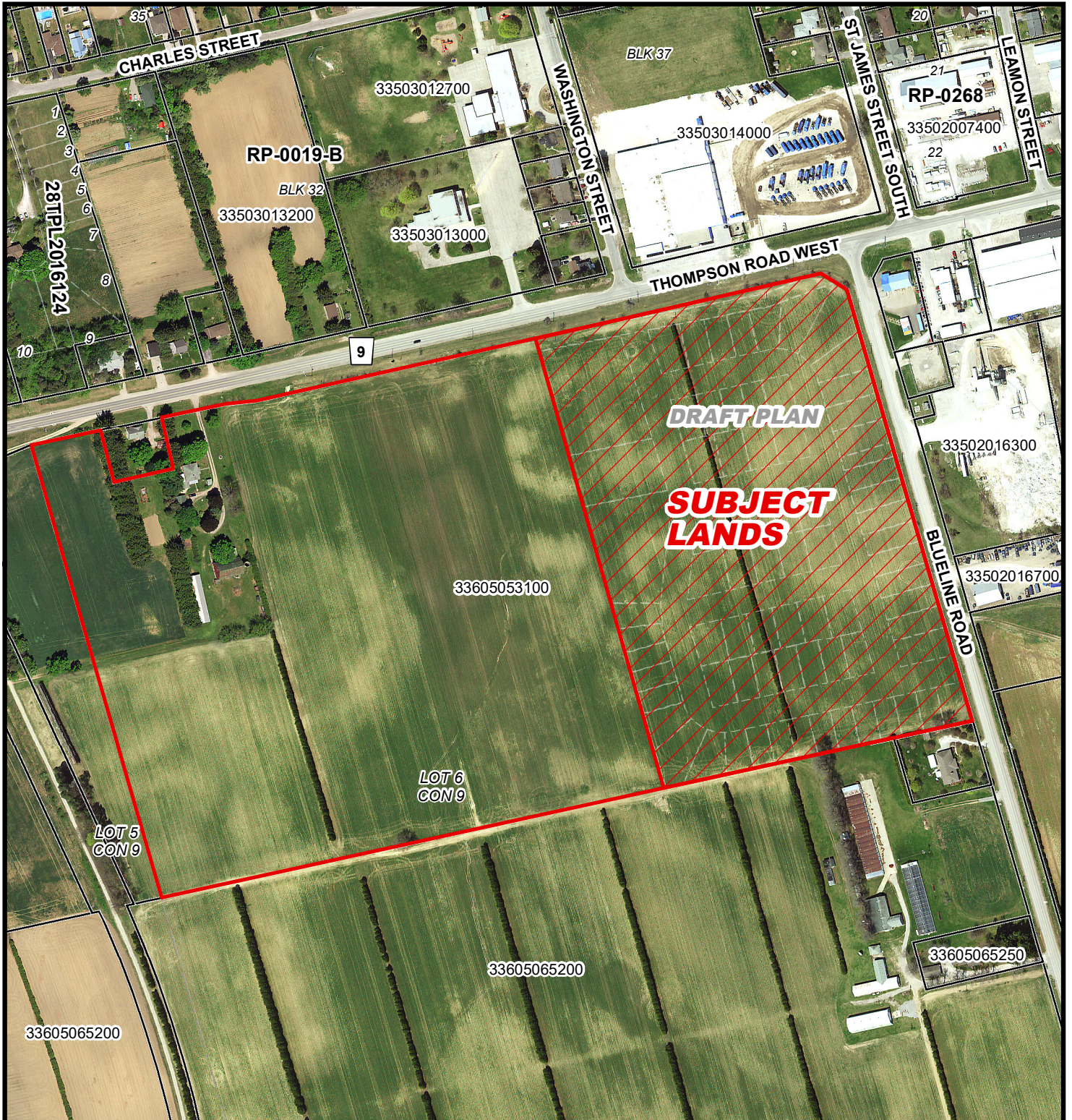
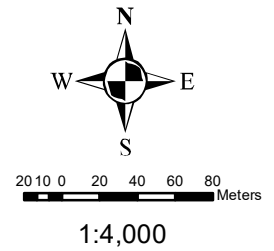
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MAP 3

File Number: 28TPL2020142 & ZNPL2020144

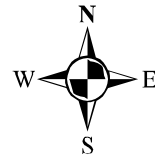
Urban Area of WATERFORD



MAP 4

File Number: 28TPL2020142 & ZNPL2020144

Urban Area of WATERFORD



10 5 0 10 20 30 40 Meters

1:2,500

