

For Office Use Only:	28TPL2022121 & ZNPL2022122	Public Notice Sign	_____
File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	Dec 22, 2021	Well & Septic Info Provided	_____
Application Submitted	April 7, 2022	Planner	Mohammad Alam
Complete Application	May 5, 2022		

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

- ☐ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☒ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

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

In order to permit a residential subdivision with a mixed-use block, a Zoning By-Law Amendment is required. The property is currently zoned MG (H), General Industrial Use. The proposed development consists of a total of 251 residential units and 1 mixed-use building, which is not permitted in the present zone. Additionally, the Holding provision on the property must be removed in order to facilitate the development. The subject property is, however, designated as Urban Residential.

Property Assessment Roll Number: 3310 401 015 39000

A. Applicant Information

Name of Owner Big Sky Simcoe Limited Partnership

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 682 Ireland Road

Town and Postal Code Simcoe, Ontario N3Y 4K2

Phone Number 289-716-0959

Cell Number 416-527-0414

Email mpavkovic@calibrex.ca

Name of Applicant Big Sky Simcoe Limited Partnership

Address 1135 Stellar Drive

Town and Postal Code Newmarket, Ontario L3Y 7B8

Phone Number 289-716-0959

Cell Number 416-527-0414

Email mpavkovic@calibrex.ca; kchang@calibrex.ca

Name of Agent Weston Consulting, c/o Katie Pandey

Address 201 Millway Avenue, Suite No. 19

Town and Postal Code Concord, Ontario L4K 5K8

Phone Number _____

Cell Number 647-261-4254

Email kpandey@westonconsulting.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 both 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:

B. Location, Legal Description and Property Information

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

Part of Lot 3, Concession 5 in the Geographic Township of Woodhouse

Municipal Civic Address: 682 Ireland Road, Simcoe, Ontario N3Y 4K2

Present Official Plan Designation(s): Urban Residential

Present Zoning: MG (H) General Industrial

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify corresponding number:

The property currently contains a Holding provision.

3. Present use of the subject lands:

The lands are currently vacant.

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:

There are no existing buildings on the site.

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.

Not applicable.

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:

Single detached dwellings, townhouse dwellings, and a mid-rise mixed-use building are proposed as part of this development. Please see associated cover letter, Planning Justification Report, and Site Plan for further details.

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:

Juvenile detention center to the north, vacant lands to the west, and a cemetery to the southwest.

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:
Inst. No. NR291757, for the Department of Public Works, Ontario

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:

A development consisting of 251 dwelling units and a mixed use building is proposed on the subject property, which does not currently permit residential uses according to the Norfolk County Zoning By-law.

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

The proposed residential use is not permitted in the Norfolk County Zoning By-law and the subject property currently contains a Holding provision.

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: N/A

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: N/A

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):

* Please see associated site plan and Planning Report for further details.

9. Site Information

Zoning

Proposed

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

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
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	_____	_____

10. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Residential (if applicable)

Number of buildings existing: 0

Number of buildings proposed: 251

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

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	<u>62</u>	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	<u>189</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: 0

Number of buildings proposed: 1

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

If yes, describe:

There is to be a mixed-use building on the southeastern portion of the property, which will contain office.

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

Currently unavailable.

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:

A mixed-use building is proposed on the southeastern portion of the property.

14. Institutional (if applicable)

Describe the type of use proposed: N/A

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)

A park is proposed on the southern portion of the property,
which is an outdoor recreational space.

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:

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 _____

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: _____

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

- ☐ 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 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

March 30/22
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 _____ 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

March 30/2022
Date

Owner

Date

N. Declaration

I, Mark Pavkovic of the City of Toronto

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:

the Town of Newmarket

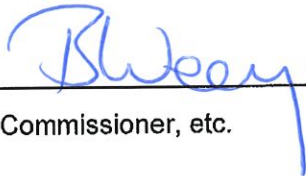


Owner/Applicant Signature

In the Regional Municipality of York

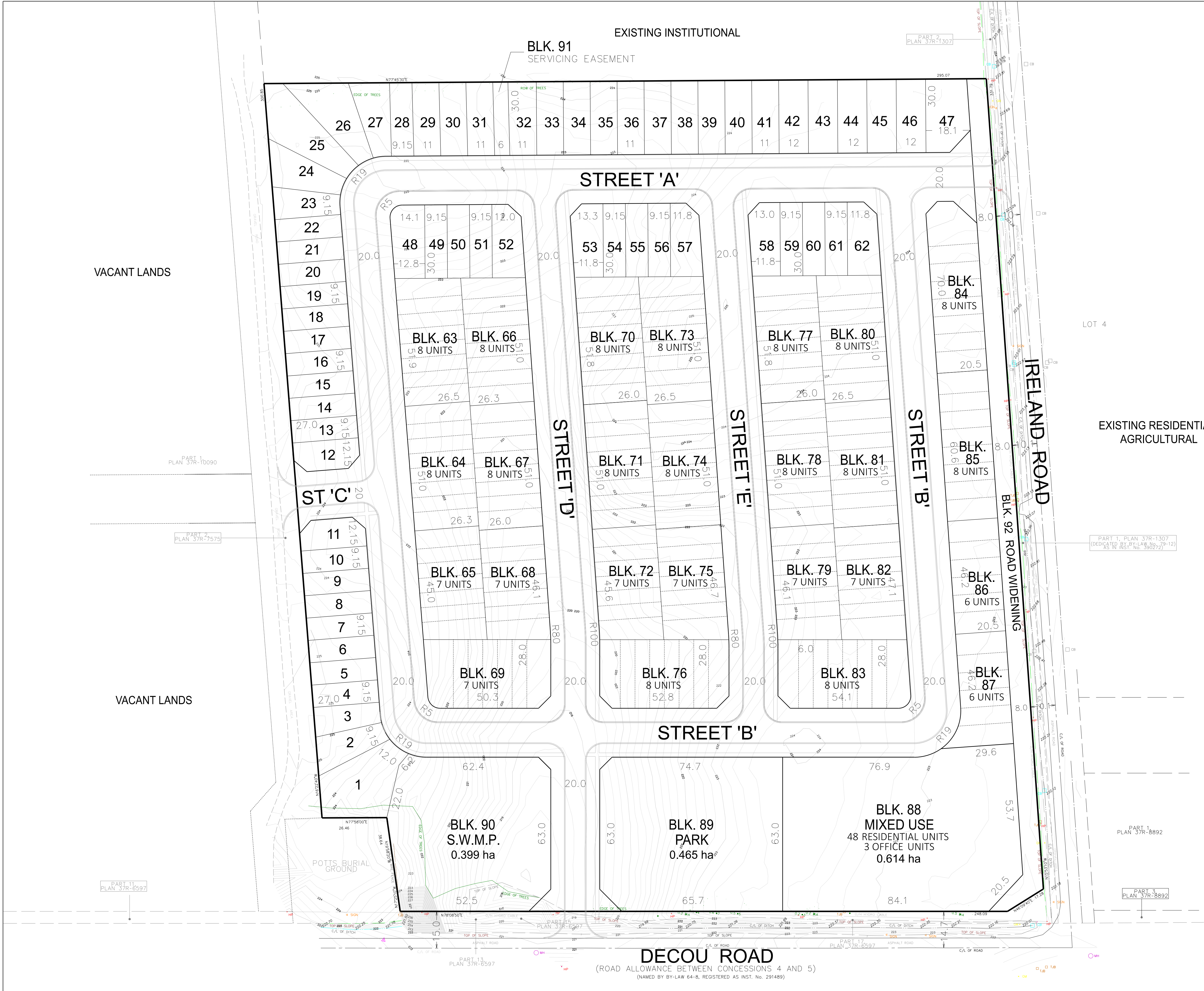
This 30TH day of March

A.D., 2022

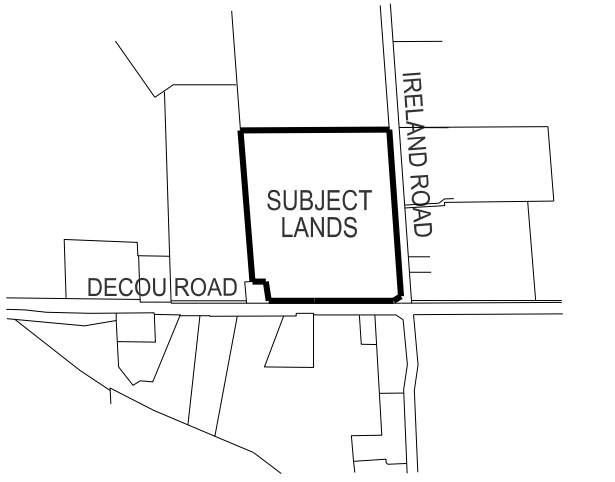


A Commissioner, etc.

Brenda Lynn Weening, a Commissioner, etc.,
Province of Ontario, for HHL Law Firm LLP.
Expires October 15, 2022.



DRAFT PLAN OF SUBDIVISION
682 IRELAND ROAD
COUNTY OF NORFOLK
REGIONAL MUNICIPALITY OF HALDIMAND-NORFOLK



KEY PLAN
NTS

OWNER'S CERTIFICATE:

I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Date: _____

BIG SKY SIMCOE GP INC.
1135 STELLAR DRIVE
NEWMARKET, ONTARIO L3Y 7B8
PHONE: 289-716-0959
email: asinley@collbrex.ca bruno@collbrex.ca

SURVEYOR'S CERTIFICATE:

I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: _____

J.D. BARNES LIMITED
4273 KING ST E #100
KITCHENER, ONTARIO N2P 2E9
PHONE: (519) 578-2220
www.jdbarnes.com

ADDITIONAL INFORMATION:

- [Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to December 30, 2021.
a), b), e), f), g), & j) - on plan.
c) - on key plan
d) - see statistics
h) - piped water to be installed by developer
i) - sandy silt to sand
k) - all services to be made available by developer
l) - nil

DEVELOPMENT STATISTICS:

BLOCKS	UNITS	AREA(HA)
Single Detached (9.15m)[Lots 2-28,48-62]:	42	0.796 ha
Single Detached (11-12m) [Lots 1,29-47]:	20	0.740 ha
Street Townhouses (6m) [Blks 63-83]:	161	3.243 ha
Street Townhouses (7.2m) [Blks 84-87]:	28	0.456 ha
Mixed Use Block [Blk 88]:	48	0.614 ha
Park [Blk 89]:		0.465 ha
SWMP [Blk 90]:		0.399 ha
Servicing Easement [Blk 91]:		0.018 ha
Road Widening [Blk 92]:		0.277 ha
Roads:		2.840 ha
Total:	299	9.848 ha

SCALE 1:750



WESTON
CONSULTING



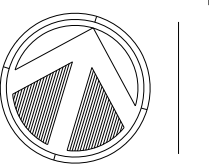
Vaughan: 201 Millway Ave. Suite 19
Vaughan, Ontario L4K 5K5
T. 905.738.8000 F. 905.738.6637
Toronto: 268 Berkeley St.
Toronto, Ontario M5A 2X1
T. 416.640.9917 F. 905.738.6637

1-800.363.3558 westonconsulting.com

REVISIONS LIST

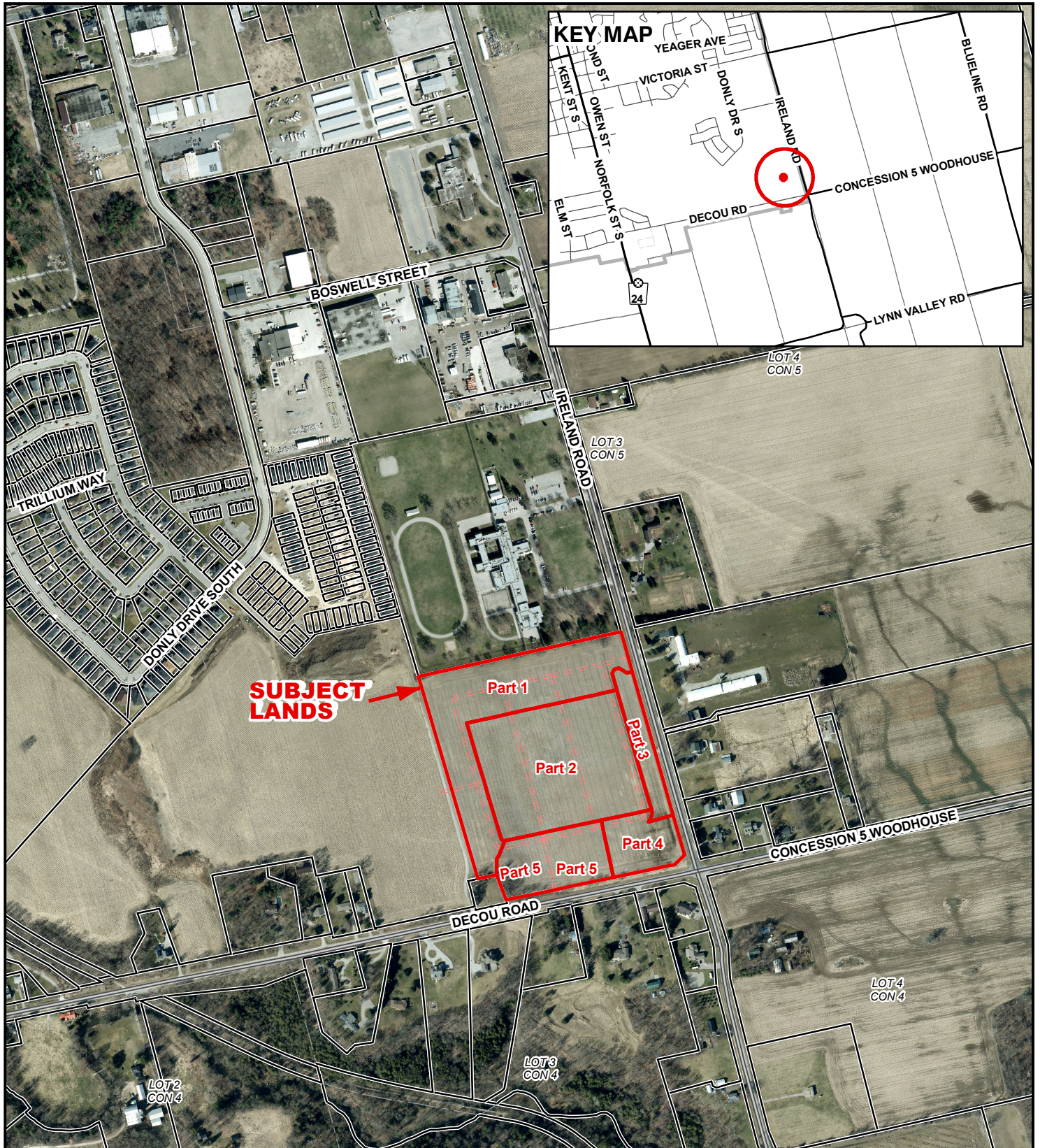
DATE	DESCRIPTION
22 MAR 2022	Insert curbs, sidewalks & block numbers
18 MAR 2022	Insert curbs, sidewalks & block numbers
09 FEB 2022	Revise angle bends and lotting
28 JAN 2022	First draft

File Number: 10613
Drawn By: SM
Planner: KP
Scale: 1:400
CAD: 10613/D1 Draft Plan_2022_03_22.dwg



Drawing Number:

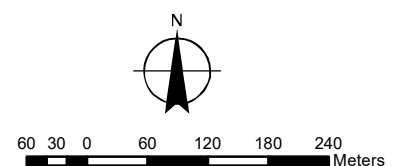
D1

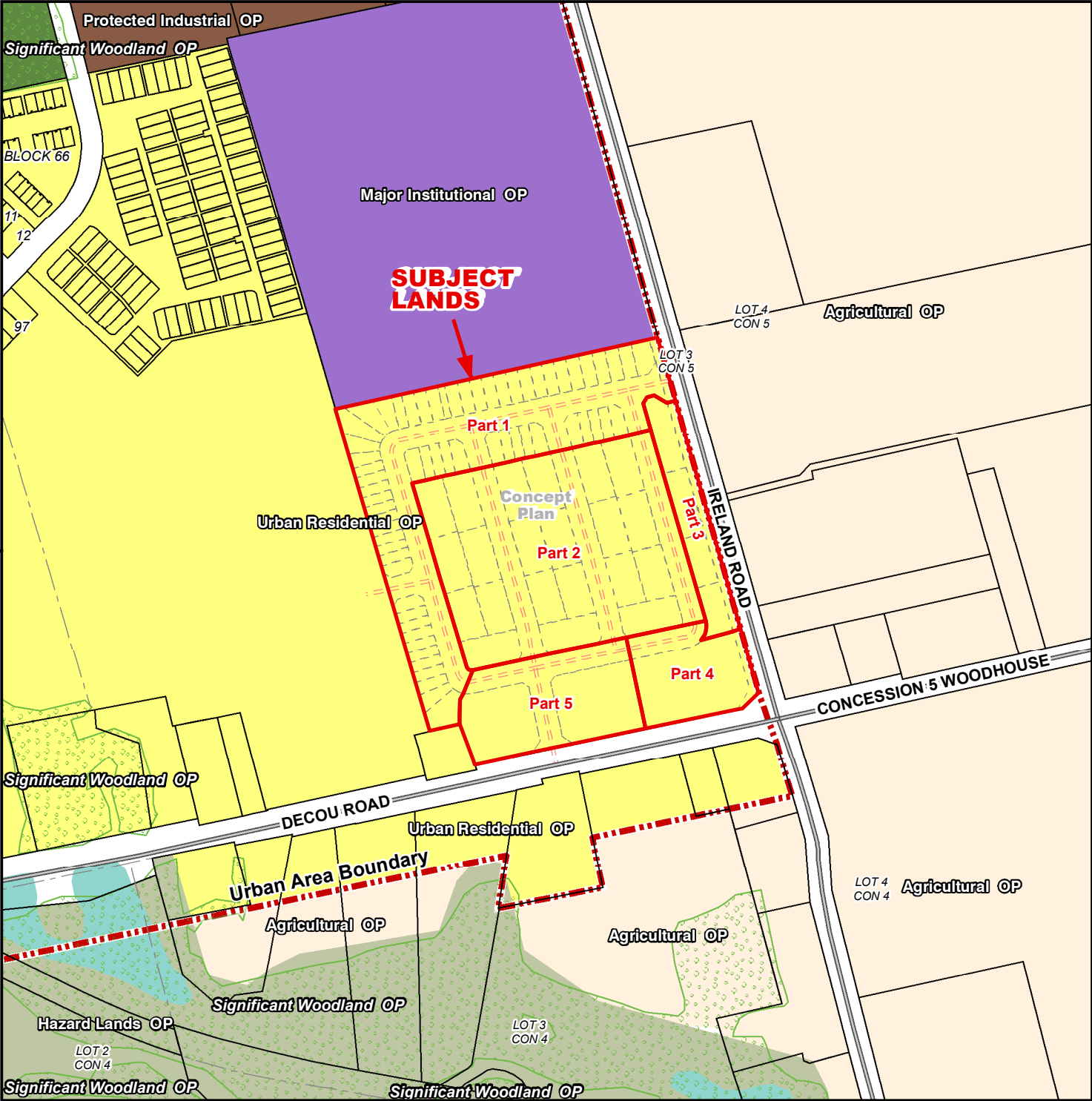


Legend

- Subject Lands
- 2020 Air Photo

5/19/2022





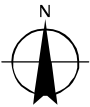
Legend

Subject Lands

Official Plan Designations

- | | |
|----------------------------------|----------------------|
| Agricultural | Major Institutional |
| Hazard Lands | Parks & Open Space |
| Provincially Significant Wetland | Urban Area Boundary |
| Urban Residential | Significant Woodland |
| Protected Industrial | |

5/19/2022



40 20 0 40 80 120 160 Meters

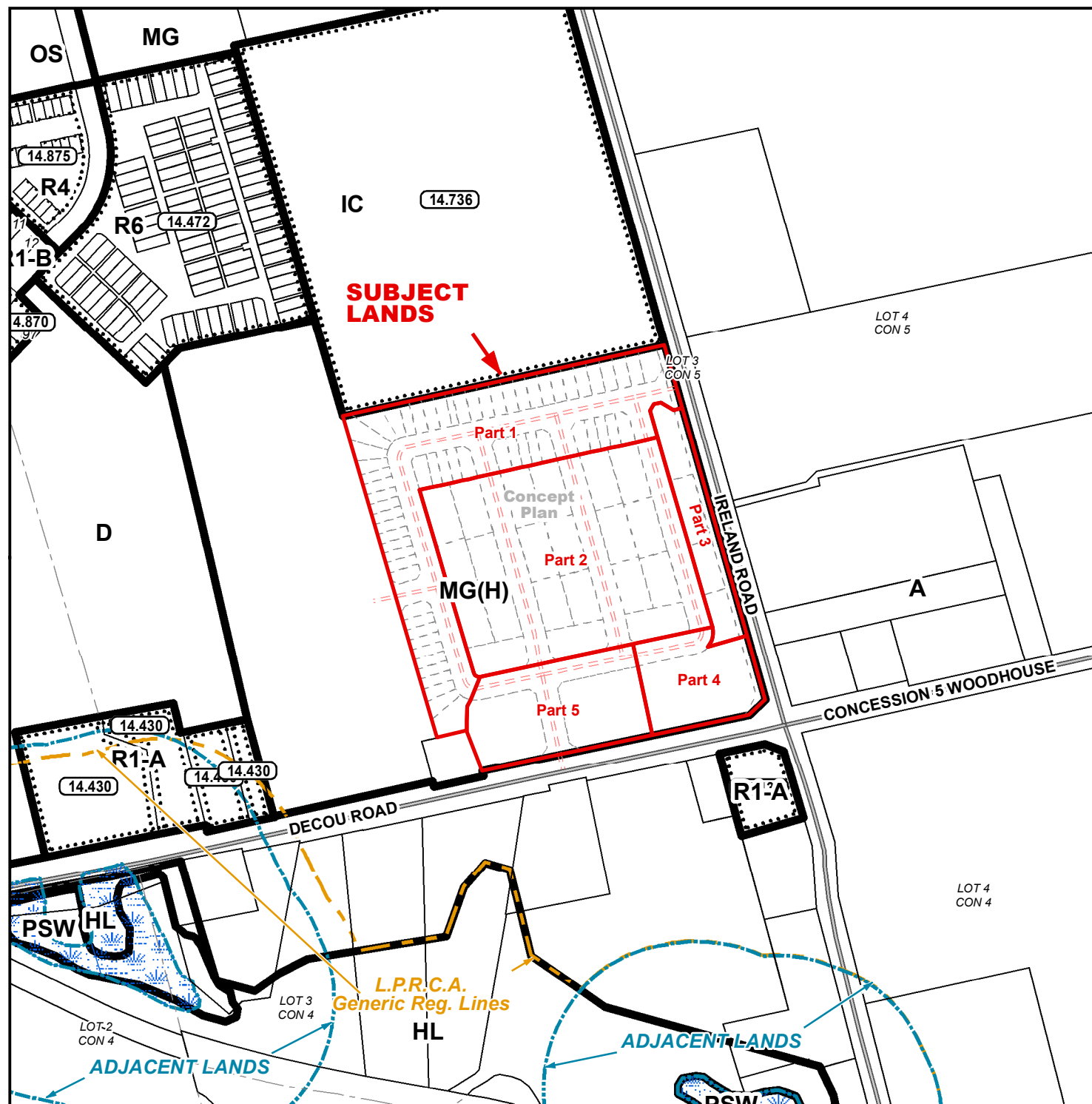
MAP C

PROPOSED ZONING BY-LAW AMENDMENT MAP

Urban Area of SIMCOE

28TPL2022121

ZNPL2022122



LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- IC - Community Institutional Zone
- D - Development Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R4 - Residential R4 Zone
- R6 - Residential R6 Zone

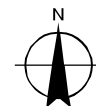
PART 1
From: MG(H)
To: R1-B with
Special Provisions

PART 2
From: MG(H)
To: R4 with
Special Provisions

PART 3
From: MG(H)
To: R4 with
Special Provisions

PART 4 5/19/2022
From: MG(H)
To: R6 with
Special Provisions

PART 5
From: MG(H)
To: OS



30 15 0 30 60 90 120 Meters

Urban Area of SIMCOE

ZNPL2022122

