



Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Pre-Submission Consultation "Pre-consultation":

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal, with approval from the Director of Planning or delegate. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the County and Agency staff to identify the required information and materials to be submitted with the application in order for it to be considered complete. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please **include a copy of the Pre-consultation minutes with your application** as part of the submission package. It should be noted that **pre-consultation minutes are valid for one year after the meeting date.**

Development Application Process

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its



acceptability to the other agencies and is subject to statutory *Planning Act* decision timeframes.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

Notification Sign Requirements

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

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.

- ☐ 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)

Redline Revision to 28TPL2022147 to update lot frontages required under the Norfolk County Zoning Bylaw

Property Assessment Roll Number: _____

A. Applicant Information**Name of Owner** Aucoin-Dixon Development Inc.

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 75 Brant Ave**Town and Postal Code** Brantford Ontario N3T 3H2**Phone Number** 519-751-8464**Cell Number** _____**Email** paulaucoin@hotmail.ca**Name of Applicant** Same as above**Address** _____**Town and Postal Code** _____**Phone Number** _____**Cell Number** _____**Email** _____**Name of Agent** G. Douglas Vallee Limited**Address** 2 Talbot Street North**Town and Postal Code** Simcoe Ontario N3Y 3W4**Phone Number** 519-426-6270**Cell Number** _____**Email** johnvallee@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 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:

NA

B. Location, Legal Description and Property Information

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

See draft plan

Municipal Civic Address: No Municipal Address

Present Official Plan Designation(s): Residential

Present Zoning: R1-A(H)

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

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

3. Present use of the subject lands:

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:

Vacant

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.

NA

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:

Vacant Draft Plan

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:
NA

9. Existing use of abutting properties:
Residential

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:

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:

Provide updated lot frontages for lots not meeting zoning requirements

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

Current lot frontages do not meeting minimum zoning requirements

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**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: _____

Number of buildings proposed: _____

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	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
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, or 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)

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 ☐ Communal wells
☐ Individual wells ☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street: _____

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.


 2DAE33449C7549C...
 Owner/Applicant Signature

12/06/22 | 3:00 PM EST


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 Aucoin-Dixon Development Inc. 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.


 2DAE33449C7549C...
 Owner

12/06/22 | 3:00 PM EST

Date

Owner

Date

N. Declaration

I, Paul Aucoin of Brantford.

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:

Town of Simcoe

DocuSigned by:
Paul Aucoin
2DAE33449C7549C...
Owner/Applicant Signature

In Norfolk County

This 6 day of December

A.D., 2022

[Signature]

A Commissioner, etc.

SCOTT CONNELL PUILLANDRE,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires August 19, 2025.

AUCOIN-DIXON DEVELOPMENTS INC.
75 BRANT AVE
BRANTFORD ON
N3T3H2

ROYAL BANK OF CANADA
LYNDEN ROAD BRANCH
95 LYNDEN RD
BRANTFORD ON N3R 7J9

003202

DATE 20221207
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PAY *****One Thousand One Hundred Forty-Five and 00/100

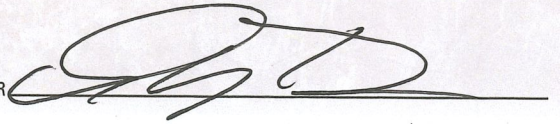
\$ **1,145.00

TO THE
ORDER
OF Norfolk County

AUCOIN-DIXON DEVELOPMENTS INC.

MEMO Cedar Park 2 Phase II

PER



⑈003202⑈ ⑆01312⑈003⑆ 101⑈994⑈2⑈

AUCOIN-DIXON DEVELOPMENTS INC.

Norfolk County

2022-12-07

003202

Phase II redline revision - minimum lot frontage

1,145.00

RBC 1019942

Cedar Park 2 Phase II

1,145.00



vallee

*Consulting Engineers,
Architects & Planners*

December 14, 2022

Norfolk County
Robinson Administration Building
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

**Attention: Mohammad Alam MPL, MUD, RPP, MCIP
Principal Planner**

**Reference: Redline revision to Draft Plan of Subdivision
G. Douglas Vallee Limited on behalf of ROI Group
Cedar Park Phase II (19-020), Waterford – 28TPL2022147**

Dear Mohammad,

G. Douglas Vallee Limited has been retained by Aucoin-Dixon Developments Inc. to make application for a draft plan of subdivision redline revision for Cedar Park Phase II, Waterford – 28TPL2022147

An updated draft plan of subdivision (drawing no. 13-054-DP) produced by G. Douglas Vallee Limited showing the requested revisions has been provided. In consultation with County Staff, it was agreed that the County would permit an additional redline revision of this draft plan with minor revisions to correct deficient lot frontage issues.

It is our understanding that Norfolk County Staff have been delegated the approval authority from County Council for simple redline revision applications. The intent of this letter is to provide an outline of the requested revisions of the approved draft plan.

Supporting documents have been provided, including:

1. Cedar Park II Subdivision – Draft Plan, drawing no. 13-054-DP, dated March 17, 2016 with updated December 14, 2022, prepared by G. Douglas Vallee Limited;
2. Cedar Park II Subdivision – Draft M-Plan, drawing no. A210238, prepared by West & Ruuska Ltd. Ontario Land Surveyors;
3. Signed Zoning Certification Letter, dated December 7, 2022, prepared by West & Ruuska Ltd. Ontario Land Surveyors.

The redline revisions includes updated lot frontages for lots 1 to 39 on the draft M-Plan prepared West & Ruuska Ltd. Ontario Land Surveyors (drawing no. A210238) and are reflected in the updated draft plan prepared by G. Douglas Vallee Limited for lots 45 to 57 and 62 to 87. These revisions are required in order to meet minimum lot frontage requirements under the Norfolk County Zoning Bylaw.

Upon approval of the redline revision a signed copy of the M-Plan will be provided to Norfolk County at the time of registration with the Land Registry Office.

We trust the revisions outlined in this letter will be to the satisfaction of the County. We look forward to continue working with you on this project and look forward to your comments.

Yours Truly,

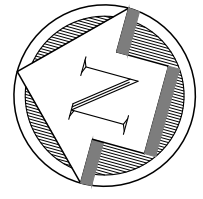


Scott Puillandre, CD, MSc
Planner

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

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G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



EXISTING RESIDENTIAL

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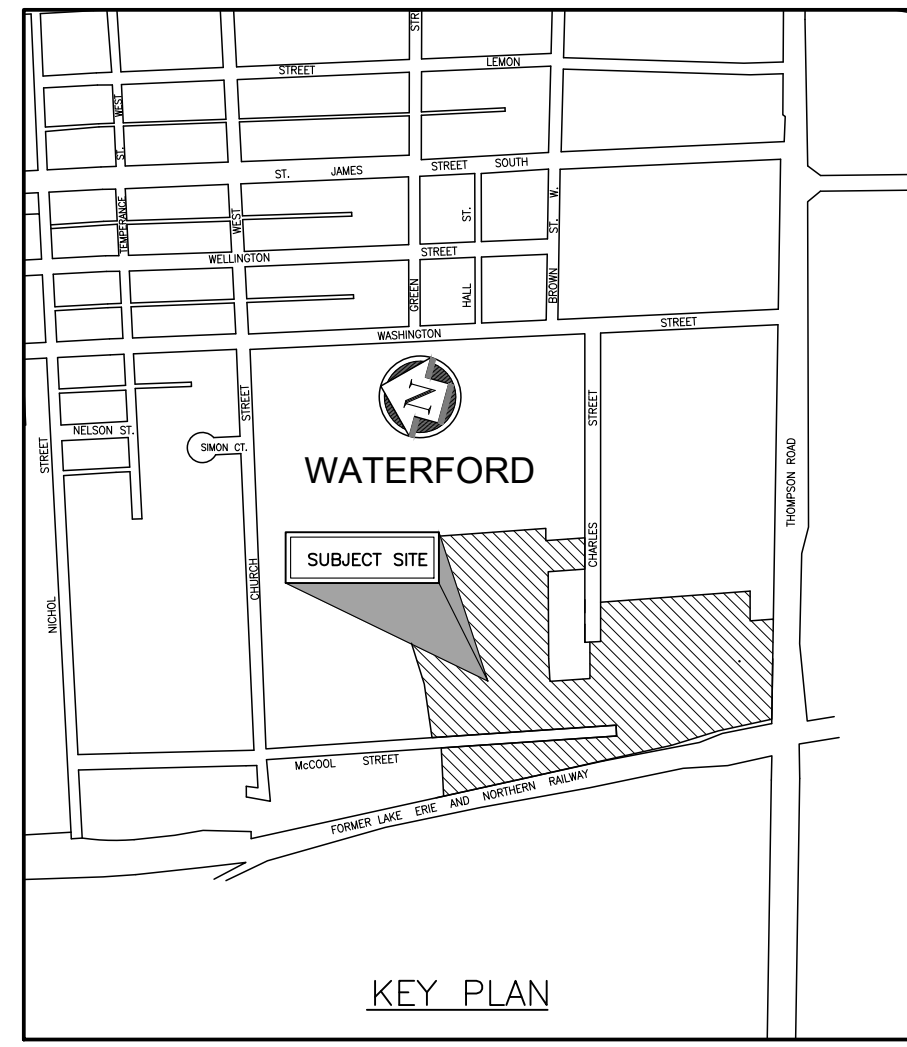
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CHARLES STREET



KEY PLAN

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: March 31, 2016
MICHAEL YEO, ONTARIO LAND SURVEYOR

OWNER'S CONSENT
I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR APPROVAL.
DATED: April 6, 2016
OWNER: ROIGROUP (SPADAFORA) INC.
DATED: April 6, 2016
OWNER: NORFOLK COUNTY

- SECTION 51 (17) PLANNING ACT, R.S.O. 1990
- (a) LAND BOUNDARIES SHOWN ON DRAWINGS.
 - (b) ROAD NAMES SHOWN ON DRAWINGS.
 - (c) KEY PLAN SHOWN ON DRAWINGS.
 - (d) LOTS TO BE USED FOR SINGLE FAMILY DWELLINGS AND SEMI-DETACHED DWELLINGS.
 - (e) RESIDENTIAL USE SHOWN ON DRAWINGS.
 - (f) USE OF ADJOINING LANDS SHOWN ON DRAWINGS.
 - (g) EXISTING USES AND FEATURES SHOWN ON DRAWINGS.
 - (h) A MUNICIPAL WATER SUPPLY WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
 - (i) SOIL POROSITY - HIGH
 - (j) EXISTING CONTOURS SHOWN ON DRAWING.
 - (k) 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) NO RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING ZONING AND BUILDING BY-LAWS ARE PROPOSED.

Norfolk COUNTY
THE CORPORATION OF NORFOLK COUNTY
REDLINE DRAFT PLAN OF SUBDIVISION

Date: February 17th, 2023
File: 28TPL2022356

Notes: According to Section 3, (i) of By-Law 2001-27, being a By-Law to delegate authority under the Planning Act, R.S.O. 1990, c.P.13, for approval of plans of subdivision to the General Manager of Community Development Division, I approve the redline revision as shown on the attached plan submitted by the owner, dated December 14, 2022, prepared by G. Douglas Vallee Limited. The plan has been redlined to update lot 66, 67, 68, and 69 to meet the lot frontage requirement as per zoning by-law 1-Z-2014.

Approved by: Brandon Sloan, BES, MCIP, RPP
General Manager

VACANT LAND

OTHER LANDS OWNED BY THE APPLICANT

ABANDONED RAILWAY

STREET 'A' 20m R.O.W.

STREET 'B' 20m R.O.W.

STREET 'A' 20m R.O.W.

BLOCK 'A' SWM/PARK

THOMPSON ROAD

AGRICULTURAL

ABANDONED RAILWAY

PROJECT DATA

PROPOSED RESIDENTIAL DEVELOPMENT

APPLICANT:

Kent Dixon
ROI Group (Spadafora) Inc.
75 Brant Street
Bramford, ON
N0T 3H2

ZONING:

The land is currently zoned Residential R1-A (H).
R1-A 14-479, General Industrial MG, Service
Commercial CS 14-478, Development D Zone
according to By-law 1-Z-2014 County of Norfolk.

DRAFT PLAN OF SUBDIVISION

OF PART OF
LOT 5, CONCESSION 8
LOTS 9 & 13 PLAN 97-B
LOTS 10, 11, 12, 14, 15, 16 REGISTERED PLAN 37R8303
PARTS 1, 2, 3, 4 & 5 PLAN 19-B PART BLOCK 32
REGISTERED PLAN 37R9206 PART 1
PLAN 19-B BLOCK 32 PLAN 97-B LOTS 9 TO 11
REGISTERED PLAN 37R8203 PART 1
REGISTERED PLAN 37R8239 PART 1
PLAN 18-B BLOCK 32 REGISTERED PLAN 37R7727 PART 3
AND CLOSED PART OF McCOOL STREET
IN THE GEOGRAPHIC TOWNSHIP OF TOWNSEND
TOWN OF
WATERFORD
IN
NORFOLK COUNTY

LEGEND

■■■■■■ PHASE 1 BOUNDARY

LAND USE TABLE

LOT OR BLOCK	PROPOSED LAND USE	AREA / UNITS
LOTS 1 TO 25 AND 45 TO 96	SINGLE DETACHED DWELLINGS	77 UNITS
LOTS 26 TO 44	SEMI-DETACHED DWELLINGS	38 UNITS
BLOCK "A"	WATERMAIN CORRIDOR	0.03ha
BLOCK "B"	WATERMAIN CORRIDOR	0.03ha
BLOCK "C"	FUTURE DEVELOPMENT	0.21ha
BLOCK "D"	STORM WATER FACILITY	0.67ha

TOTAL AREA 9.96ha

DATE	REVISION
JUL 8/10	REVISED STREET B ENTRANCE
NOV 16/11	ADDED PHASE BOUNDARY AND LOT DIMENSIONS
FEB 3/12	REVISED PER PW COMMENTS
APR 17/12	REVISED PER COUNTY COMMENTS
APR 27/12	REVISED PER COUNTY COMMENTS
MAY 17/12	REVISED PER COUNTY COMMENTS
JUNE 3/13	REVISED PHASE 2 ROAD AND LOT LAYOUT
DEC 16/14	REVISED STREET B ALIGNMENT C/L LOT FABRIC
JAN 22/15	SUBMITTED TO CLIENT FOR REVIEW
MAR 17/16	REVISED BLOCK D AND REMOVED LOT 97
JAN 5/17	REVISED PER PEER REVIEW COMMENTS
MAY 25/17	ISSUED FOR DRAFT PLAN APPROVAL
MAR 29/22	REDLINE REMOVAL OF BLOCK D
DEC 14/22	REDLINE UPDATE

**CEDAR PARK II SUBDIVISION
DRAFT PLAN**

TOWN OF WATERFORD

DRAWN BY: J.C.V.	DESIGNED BY: JDV	CHECKED BY: MH	SCALE: 1:750
G. DOUGLAS VALLEE LIMITED CONSULTING ENGINEERS AND ARCHITECT 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270			DATE: MARCH 17, 2016 DRAWING NO. 13-054-DP

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CEDAR PARK SUBDIVISION PHASE 2

PLAN OF SUBDIVISION OF PART OF McCOOL STREET (CLOSED BY BY-LAW 2017-100, INSTRUMENT NK106116) PART OF LOTS 8, 9, 10, 15 and 16 REGISTERED PLAN 97-B PART OF BLOCK 32, REGISTERED PLAN 19-B PART OF LOT 5, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF TOWNSEND NORFOLK COUNTY

SCALE - 1 : 500

WEST & RUUSKA LTD.

PLAN 37M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)
AT _____ O'CLOCK ON THE _____ DAY OF _____, 2022.
AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 50278-0598(LT).
THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
NORFOLK (No. 37)

THIS PLAN COMPRISES PART OF THE LAND DESCRIBED IN P.I.N. 50278-0598(LT).

NOTE

ALL SET MONUMENTS ARE IRON BARS, (0.016 X 0.016 X 0.61), UNLESS SHOWN OTHERWISE.
ALL BARS ARE MARKED 1889, UNLESS SHOWN OTHERWISE.
DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES.
WIDTH OF RESERVE BLOCK EXAGGERATED FOR CLARITY.

NOTE: BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A and B, BY THE CAN-SAT-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010) FOR BEARING COMPARISONS, A ROTATION OF 0°02'45" CLOCKWISE WAS APPLIED TO PLAN 37M-96. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999907. OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 17 NAD83 (CSRS) (2010) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	4754924.22	557521.21
ORP B	4752957.07	556992.32
COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

LEGEND

□ DENOTES SET MONUMENT
■ FOUND MONUMENT
IB IRON BAR
SIB STANDARD IRON BAR
SSIB SHORT STANDARD IRON BAR
IB# ROUND IRON BAR
CC CUT CROSS
1889 WEST & RUUSKA LTD., O.L.S.
P1 PLAN 37M-96

DRAFT COPY
(subject to change)

MUNICIPAL APPROVAL

APPROVED BY THE CORPORATION OF NORFOLK COUNTY
UNDER SECTION 51 OF THE PLANNING ACT R.S.O. 1990,

DATED THIS _____ DAY OF _____, 2022.

BRANDON SLOAN, BES, MCIP, RPP
GENERAL MANAGER COMMUNITY DEVELOPMENT
NORFOLK COUNTY

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 39, BLOCK 40, RESERVE BLOCKS 41 and 42
THE STREETS NAMED VANROOY TRAIL,
HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

DATED THE _____ DAY OF _____, 2022.

AUCOIN-DIXON DEVELOPMENTS INC.

MARK DIXON, PRESIDENT
I HAVE AUTHORITY TO BIND THE CORPORATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, SURVEYORS ACT, AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2022.

DATED: _____

JM JOHNSON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM NUMBER V-

WEST & RUUSKA LTD.
Ontario Land Surveyors
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6
Telephone (519) 752-8641
DRAWN BY: Ted S. KUTYLAK, CST, CET
A210238



WEST & RUUSKA LTD.

Land Surveyors

17 Nelson Street, Brantford, Ontario N3T 2M6

Jim Johnson B.Sc., O.L.S.

Telephone (519) 752-8641

Fax (519) 752-5654

Lot Areas & Frontages

LOT	AREA (m ²)	FRONTAGE (m)
1	512.89	15.00
2	512.81	15.00
3	512.75	15.00
4	512.69	15.00
5	544.00	15.03
6	896.54	15.23
7	1034.92	15.13
8	588.89	15.08
9	482.47	15.00
10	482.05	15.00
11	481.64	15.00
12	480.80	15.00
13	500.23	15.03
14	478.50	15.00
15	478.60	15.00
16	478.72	15.00
17	536.82	15.16
18	472.96	15.00
19	478.55	15.00
20	470.27	15.00
21	720.54	15.83
22	581.17	15.08
23	524.84	15.00
24	524.85	15.00
25	524.86	15.00
26	524.87	15.00

Ontario Land Surveyors


Records Of: C.C. Fairchild O.L.S., • J.A.S. King D.L.S., • H.W. West O.L.S.

27 CORNER	623.18	19.36
28	479.92	15.00
29	479.89	15.00
30	508.71	17.58
31	486.55	15.00
32	491.22	15.00
33	495.76	15.00
34	500.28	15.00
35	514.34	16.28
36	486.36	15.00
37	480.93	15.00
38	490.18	15.00
39 CORNER	663.62	19.04

We hereby certify that the above-noted frontages and areas are in accordance with Cedar Park Subdivision-Cottonwood, Phase 2, Norfolk County Zoning By-law 1-Z-2014, Residential Zone R1-A.

Date: December 7, 2022

West & Ruuska Ltd. File: A210238



Jim Johnson, O.L.S.