

**For Office Use Only:**

File Number	<u>ANPL 2017087</u>	SPRT Meeting	<u>                    </u>
Related File Number	<u>SPPL 2016043</u>	Application Fee	<u>                    </u>
Pre-consultation Meeting	<u>                    </u>	Conservation Authority Fee	<u>                    </u>
Application Submitted	<u>May 5 2017</u>	OSSD Form Provided	<u>                    </u>
Complete Application	<u>May 5 2017</u>	Planner	<u>                    </u>
Public Notice Sign	<u>                    </u>	PAC Meeting	<u>                    </u>
<u>Roll #: 403-025-00410 403-025-00300</u>			

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

**A. Applicant Information**

**Name of Owner** S. Land Development Corp.

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: 1 Aberfoyle Crescent  
Town: Toronto Province: ON Postal Code: M8X 2X8  
Telephone: (416)836-7686 Cell:                       
Email: sicorporation@rogers.com

**Name of Applicant** S. land Development Corp.

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address: 1 Aberfoyle Crescent  
Town: Toronto Province: ON Postal Code: M8X 2X8  
Telephone: (416)836-7686 Cell:                       
Email: sicorporation@rogers.com

**Name of Agent** Michael Higgins c/o G. Douglas Vallee Limited  
**Address:** 2 Talbot Street North  
**Town:** Simcoe **Province:** ON **Postal Code:** N3Y3W4  
**Telephone:** (519)426-6270 **Cell:** \_\_\_\_\_  
**Email:** michaelhiggins@gdvallee.ca

**Name of Engineer** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Town:** \_\_\_\_\_ **Province:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

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

☒ Applicant ☒ Agent ☐ Owner

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

**Name:** Not Known  
**Address:** \_\_\_\_\_  
**Town:** \_\_\_\_\_ **Province:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Town:** \_\_\_\_\_ **Province:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Town:** \_\_\_\_\_ **Province:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**B. Location, Legal Description and Property Information**

1. Property Assessment Roll Number: 3310 - 40302500300

403025004100

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

Geographic Township of Windham Urban Area of Simcoe

Lot 3 Con 14

37R10282

Municipal Civic Address (911 Number):

Present Official Plan Designation(s): Commercial

Present Zoning: Service Commercial CS Zone

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

3. The date the subject lands was acquired by the current owner: 2016

4. Present use of the subject lands:

Vacant Land

5. 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, height, etc. on your attached sketch which must be included with your application:

Vacant Land

6. If known, the date existing buildings or structures were constructed on the subject lands: Vacant Land

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

8. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

Commercial Plaza approx 4996 sq m

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

Not Known

10. 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:

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

12. Existing use of abutting properties:

Residential and Commercial

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

☐ Yes ☒ No

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

14. 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:

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

Propose to build a commercial plaza  
Request relief of section 6.3.5 Land Scape Strip from 3 m to .03 m.

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

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

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

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

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

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

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

It is proposed to fill in the road side ditch which will create a large grassed area which will provide an adequate landscape strip.

The developer have been in contact with SPL the Geotechnical consultant that has Stated that due to the nature of the site as a brownfield the site needs to be encapsulated and there should be no landscape strip on the site.

The area will be part of the County road allowance and could be landscaped if the County would give the developer permission.

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No  
If yes identify the policy to be deleted:



7. Does the requested amendment change or replace a policy in the Official Plan?

☐ Yes ☒ No

If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

**8. Site Information**

**Existing**

**Proposed**

Please indicate unit of measurement i.e. m, m<sup>2</sup> or % etc.

Lot frontage	190.47 m	
Lot depth	irregular	
Lot width	irregular	
Lot area	2 ha	
Lot coverage		29.9%
Front yard		20.81 m
Rear yard		18.97 m
Left Interior side yard		18.34 m
Right Interior side yard		13.41 m
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		11 m
Exit access width		7m
Size of fencing or screening		
Type of fencing		

	Existing	Proposed
<b>9. Building Size</b>		
Number of storeys	_____	1
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	4996 sq m
Total useable floor area	_____	_____

**10. Off Street Parking and Loading Facilities**

Number of off street parking spaces	_____	242
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	8
Number of off street loading facilities	_____	_____

**11. Multiple Family Residential**

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 m <sup>2</sup>
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

## 12. Commercial/Industrial Uses

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_ one \_\_\_\_\_

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

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Not Known at this time

Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

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:

### 13. Institutional

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 (e.g. office, retail, storage, etc.):

--

### 14. Describe Recreational or Other Use(s)

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### D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

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2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☒ Yes ☐ No ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☒ Yes ☐ No ☐ Unknown
4. Provide the information you used to determine the answers to the above questions:

There was a environmental report done that determined the site was a brownfield.  
The developer brought in clean fill to raise the site in 2016.

5. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached?
- ☐ Yes ☒ No Site has been vacant for many years.

#### 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. 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

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

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  
☐ Other (describe below)
- 

### Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☒ Yes ☐ No

3. Has the existing drainage on the subject lands been altered?

☒ Yes ☐ No

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

☒ Yes ☐ No

5. How many water meters are required? Not known
-



6. Existing or proposed access to subject lands:

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

7. Name of road/street:

Queen Street West

**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.

The proposed plaza is the subject of a site plan application SPPL2016043

## H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
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. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs

34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

#### **I. Development Agreements**

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

#### **J. Transfers, Easements and Postponement of Interest**

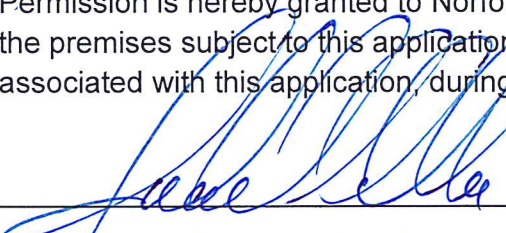
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

  
\_\_\_\_\_  
Owner/Applicant Signature

MAY 4 2017  
\_\_\_\_\_  
Date

#### **K. Permission to Enter Subject Lands**

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

  
\_\_\_\_\_  
Owner/Applicant Signature

MAY 4 2017  
\_\_\_\_\_  
Date

#### L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

  
Owner/Applicant Signature

MAY 4 2017  
Date

#### M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that it is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.

  
Owner/Applicant Signature

MAY 4 2017  
Date

#### N. Owner's Authorization

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

I/We S. Land Development Corporation am/are the registered owner(s) of the lands that is the subject of this application for development approval.

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

4/27/2017  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date





### O. Declaration of Applicant and Agent

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

_____ Applicant Signature	_____ Date
_____ Agent Signature	_____ MAY 4 2017 Date

### P. Declaration

I, JOHN VALLEE of THE TOWN OF SIMCOE  
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 SIMCOE

\_\_\_\_\_  
Owner/Applicant Signature

In NORFOLK COUNTY

This 4 day of MAY

A.D., 2017

\_\_\_\_\_  
A Commissioner, etc.

**MICHAEL JOHN HIGGINS, a Commissioner, etc.,  
Norfolk County, for G. Douglas Vallee Limited.  
Expires June 15, 2018.**



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: Cedar Park Development - No Civic address

Legal Description: WDM CON 14 PT LOT 3 RP37R2099 PART 1 IRREG 2.78AC 624.80FR D / WDM CON 14 PT LOT 3 RP37R8160 PART 7

Roll Number:

Application #:

Information Origins: Development Services GIS/Site plan provided by G. Douglas Vallee Limited dated 7 Apr 17

### Service Commercial Zone (CS)

6.1.2 Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum <i>lot area</i>					
i) interior lot		450.00	20709.00	N/A	m.sq
ii) <i>corner lot</i>		495.00		N/A	m.sq
b) minimum <i>lot frontage</i>					
i) <i>interior lot</i>		15.00	190.47	N/A	m
ii) <i>corner lot</i>		16.50		N/A	m
c) minimum <i>front yard</i>		3.00	20.81	N/A	m
d) minimum <i>exterior side yard</i>		3.00		N/A	m
e) minimum <i>interior side yard</i>					
	left	3.00	13.41	N/A	m
	right	3.00	33.57	N/A	m
f) minimum <i>rear yard</i>		9.00	19.55	N/A	m
g) minimum <i>usable floor area</i> : for a <i>dwelling unit</i> in a non-residential <i>building</i>		450.00		N/A	m.sq
h) maximum building height		11.00	11.00	N/A	m
i) maximum <i>lot coverage</i>					
Note proposed area: 4996.8 m.sq		35.00	24.12	N/A	%
j) maximum <i>usable floor area of a fruit and vegetable outlet</i>		200.00		N/A	m.sq
k) <i>outdoor storage</i> : prohibited in a <i>front yard</i> and within 3m of any <i>lot line</i> adjoining a residential <i>zone</i>		3.00		N/A	m

Comments

### 6.3.6 Zoning Provision for Landscaped Strip

All buildings, parking lots and parking spaces and display areas shall be setback 3 metres from the front lot line. This area shall be landscaped which may include patio pavers.

3.00	0.01	2.99	m
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### 6.3.6 Zone Provision for Convenience Store

Maximum usable floor area of a convenience store

280.00	N/A	m.sq
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Comments

1) Proposed development does not provide sufficient landscaped strip - deficient 3m



## Zoning Deficiency

Simcoe:

185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

Langton:

### PROPERTY INFORMATION

Address: Cedar Park Development - No Civic  
address

Legal Description: WDM CON 14 PT LOT 3 RP37R2099 PART 1 IRREG 2.78AC  
624.80FR D / WDM CON 14 PT LOT 3 RP37R8160 PART 7

Roll Number:

Application #:

Information Origins: Development Services GIS/Site plan provided by G. Douglas Vallee Limited dated 7 Apr 17

#### Accessory Use to Non-Residential Uses

3.1 No building or structure, excluding a sign,  
which is accessory to any non-residential  
use in any Zone shall:

a) contravene any Zone provisions for the Zone in which the building or structure is located except;

i) a building or structure used as a gatehouse or kiosk for parking attendants or security personnel which may be  
erected in any required setback from a street provided such building or structure is located no nearer than:

to a <i>street line</i>	3.00	3.00	m
maximum <i>building area</i>	20.00	20.00	m.sq

Comments

#### 4.0 Parking

4.9 number of parking spaces	250	255.00	N/A
------------------------------	-----	--------	-----

4.3.3 number of accessible parking spaces

i) Type A	3	4.00	N/A
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ii) Type B	4	4.00	N/A
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4.2 e) interior lot line <i>abutting a residential</i> Zone	4.50	6.05	N/A	m
--	------	------	-----	---

Comments

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

  
Signature of owner or authorized agent

  
date

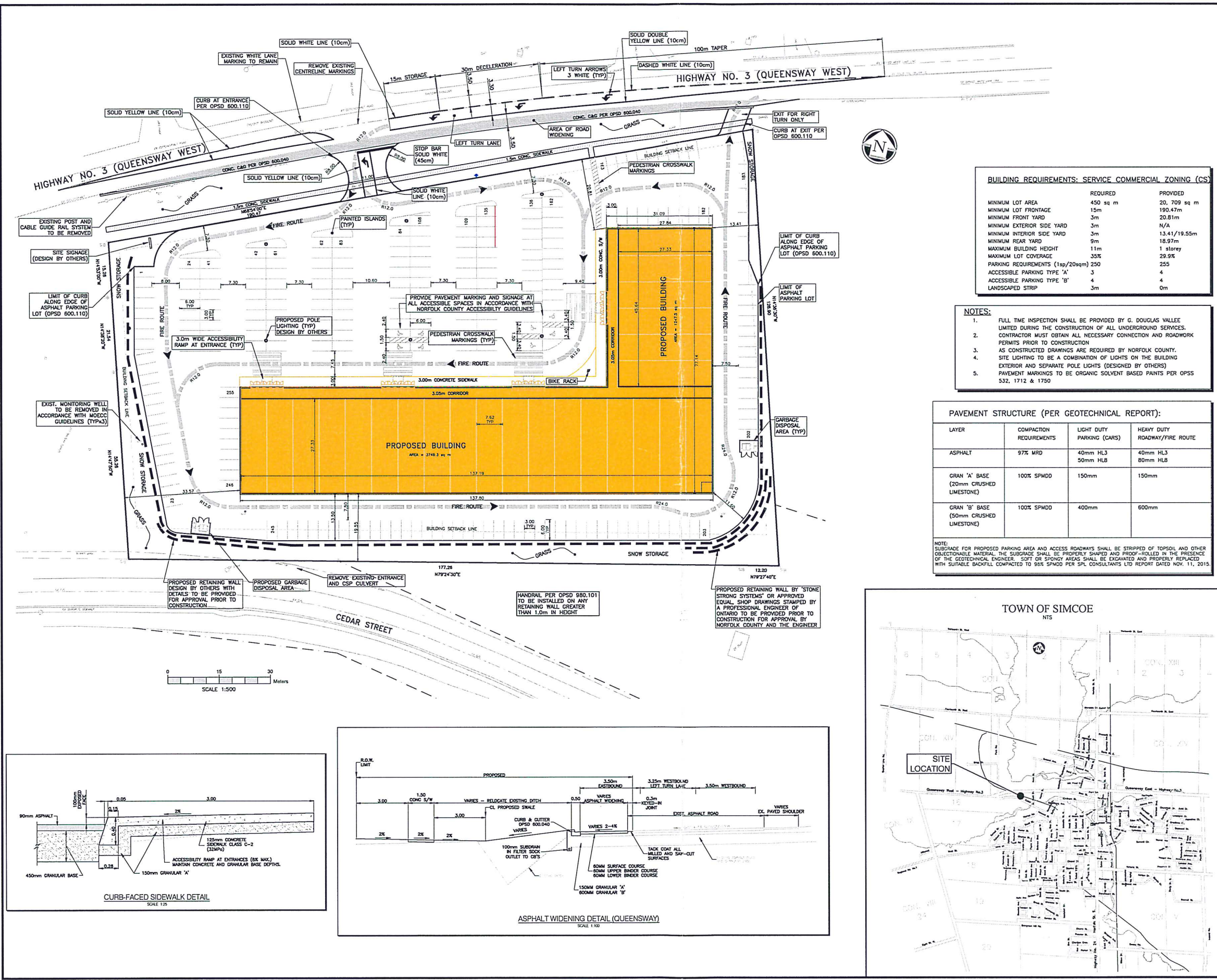
Prepared By:  
Scott Puillandre

AS PER:  
Fritz R. Enzlin, CBCO, CRBO - Chief Building Official  
Manager, Building & Bylaw Division, Norfolk County

  
Signature of Zoning Administrator

  
date





**BUILDING REQUIREMENTS: SERVICE COMMERCIAL ZONING (CS)**

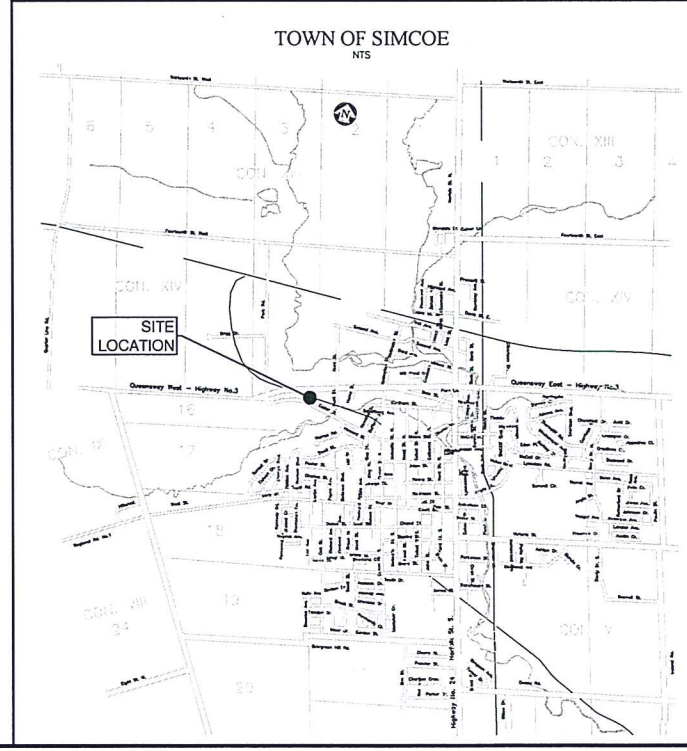
	REQUIRED	PROVIDED
MINIMUM LOT AREA	450 sq m	20,709 sq m
MINIMUM LOT FRONTAGE	15m	190.47m
MINIMUM FRONT YARD	3m	20.81m
MINIMUM EXTERIOR SIDE YARD	3m	N/A
MINIMUM INTERIOR SIDE YARD	3m	13.41/19.55m
MINIMUM REAR YARD	9m	18.97m
MAXIMUM BUILDING HEIGHT	11m	1 storey
MAXIMUM LOT COVERAGE	35%	29.9%
PARKING REQUIREMENTS (1sq/20sqm)	250	255
ACCESSIBLE PARKING TYPE 'A'	3	4
ACCESSIBLE PARKING TYPE 'B'	4	4
LANDSCAPED STRIP	3m	0m

- NOTES:**
- FULL TIME INSPECTION SHALL BE PROVIDED BY G. DOUGLAS VALLEE LIMITED DURING THE CONSTRUCTION OF ALL UNDERGROUND SERVICES. CONTRACTOR MUST OBTAIN ALL NECESSARY CONNECTION AND ROADWORK PERMITS PRIOR TO CONSTRUCTION.
  - AS CONSTRUCTED DRAWINGS ARE REQUIRED BY NORFOLK COUNTY.
  - SITE LIGHTING TO BE A COMBINATION OF LIGHTS ON THE BUILDING EXTERIOR AND SEPARATE POLE LIGHTS (DESIGNED BY OTHERS).
  - PAVEMENT MARKINGS TO BE ORGANIC SOLVENT BASED PAINTS PER OPSS 532, 1712 & 1750.

**PAVEMENT STRUCTURE (PER GEOTECHNICAL REPORT):**

LAYER	COMPACTION REQUIREMENTS	LIGHT DUTY PARKING (CARS)	HEAVY DUTY ROADWAY/FIRE ROUTE
ASPHALT	97% MRD	40mm HL3 50mm HL8	40mm HL3 80mm HL8
GRAN 'A' BASE (20mm CRUSHED LIMESTONE)	100% SPMD	150mm	150mm
GRAN 'B' BASE (50mm CRUSHED LIMESTONE)	100% SPMD	400mm	600mm

**NOTE:** SUBGRADE FOR PROPOSED PARKING AREA AND ACCESS ROADWAYS SHALL BE STRIPPED OF TOPSOIL AND OTHER OBJECTIONABLE MATERIAL. THE SUBGRADE SHALL BE PROPERLY SHAPED AND PROOF-ROLLED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER. SOFT OR SPONGY AREAS SHALL BE EXCAVATED AND PROPERLY REPLACED WITH SUITABLE BACKFILL COMPACTED TO 98% SPMD PER SPL CONSULTANTS LTD REPORT DATED NOV. 11, 2015.



REV. No.	DATE	REVISION
0	FEB 2/16	SUBMIT FOR SITE PLAN APPROVAL
1	NOV 11/16	REVISED PER COUNTY COMMENT ISSUED FOR 2nd SUBMISSION

PART OF  
**LOT 3**  
**CONCESSION 14**  
IN THE GEOGRAPHIC  
**TOWNSHIP OF WINDHAM IN**  
**NORFOLK COUNTY**  
BEING  
**PARTS 1 & 2**  
**PLAN 37R-10282**

**DRAWING LIST**

15-083-SP	SITE PLAN
15-083-SS	SITE SERVICING PLAN
15-083-GP	SITE GRADING PLAN
E1	LIGHTING DISTRIBUTION PLAN
E2	LIGHTING SYSTEM MISC DETAILS
E3	ILLUMINATION HEAT MAP

**BENCHMARKS:**

SPIKE IN NORTH FACE OF HYDRO POLE AT SOUTHEAST LIMITS OF PROPERTY ALONG CEDAR ST.

ELEVATION: 214.59m

**SUBMISSION DRAWING**  
NOT TO BE USED FOR CONSTRUCTION

**vallee**  
Consulting Engineers,  
Architects & Planners

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

Stamp

Project Title  
**CEDAR PARK PLAZA**  
HWY NO. 3 (QUEENSWAY WEST) - SIMCOE  
NORFOLK COUNTY  
#SPPL2016043

Drawing Title  
**SITE PLAN**

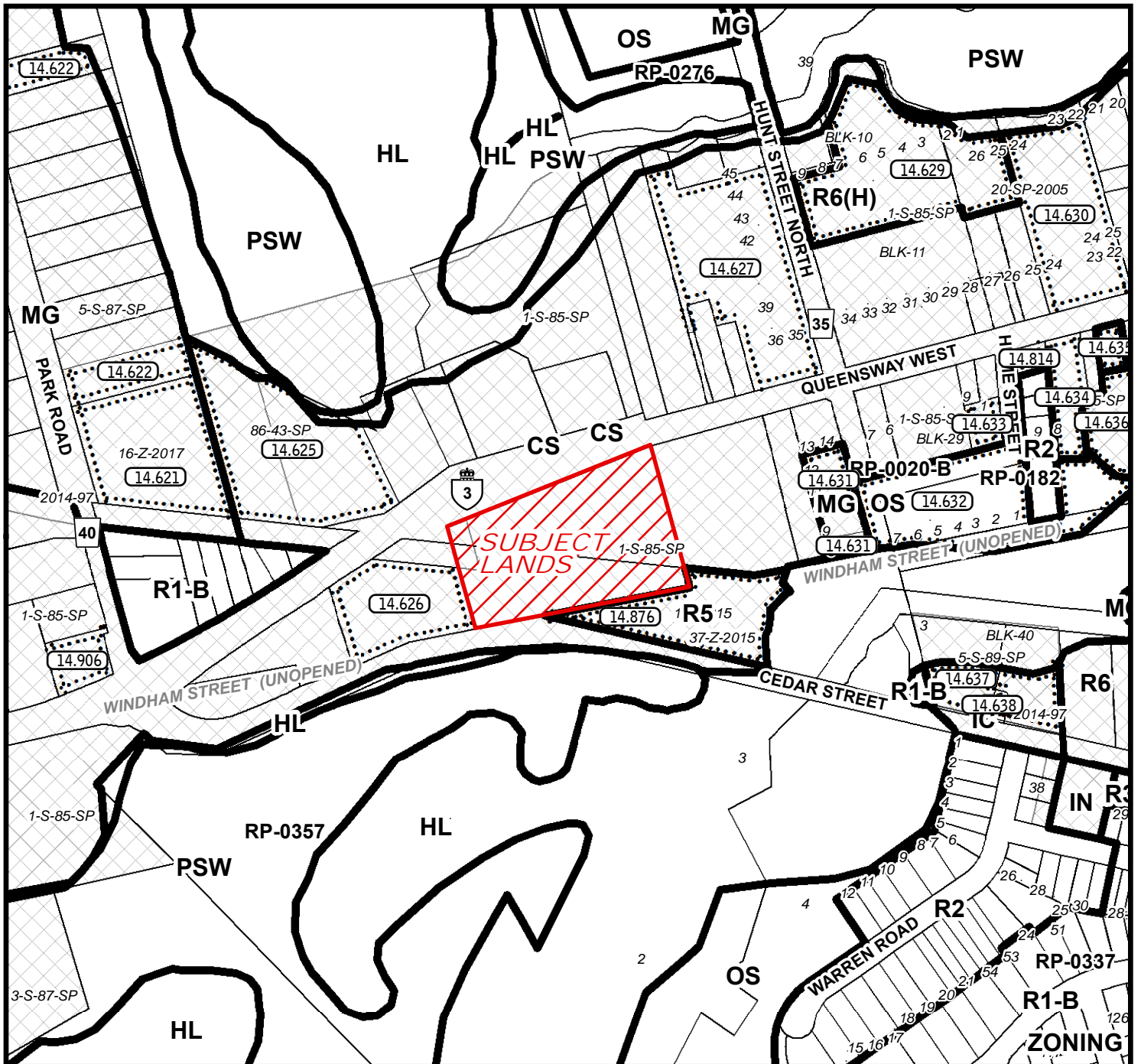
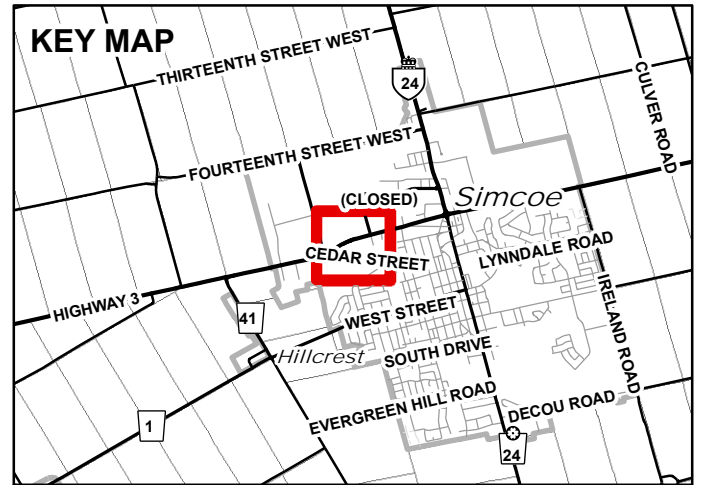
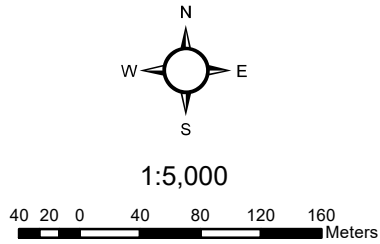
Designed by : DJB	Drawn By : DJB
Checked by : TGS	Date Started : OCT 2015
Drawing Scale : AS NOTED	Drawing No. <b>SP</b>
Project No. <b>14-083</b>	



# MAP 1

## File Number: ANPL2017087

Geographic Township of  
**WINDHAM**

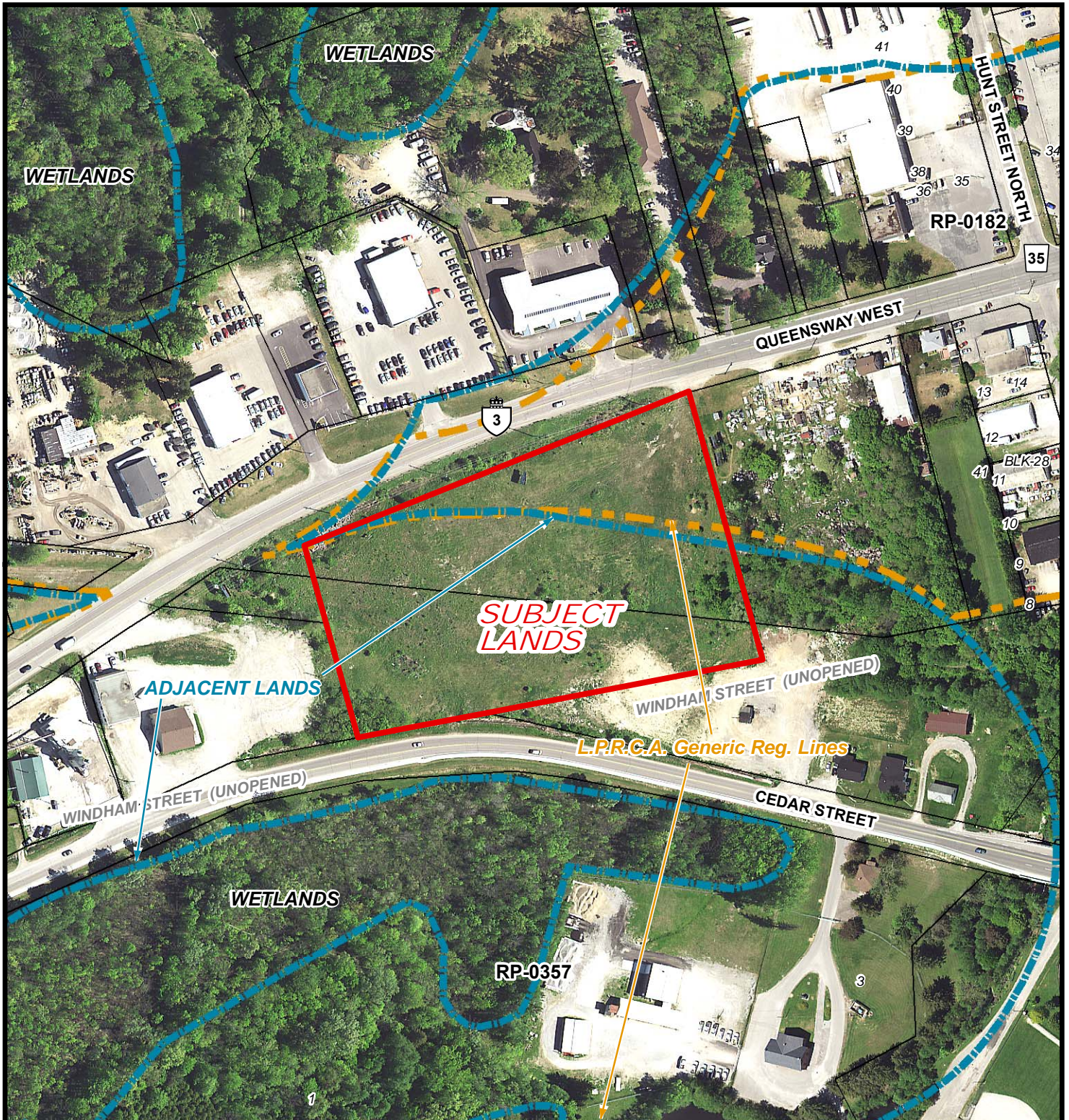
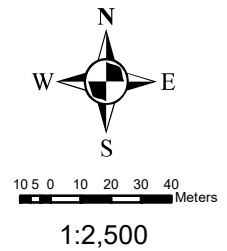




# MAP 2

File Number: ANPL2017087

Geographic Township of WINDHAM

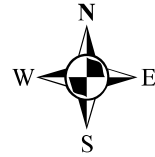




# MAP 3

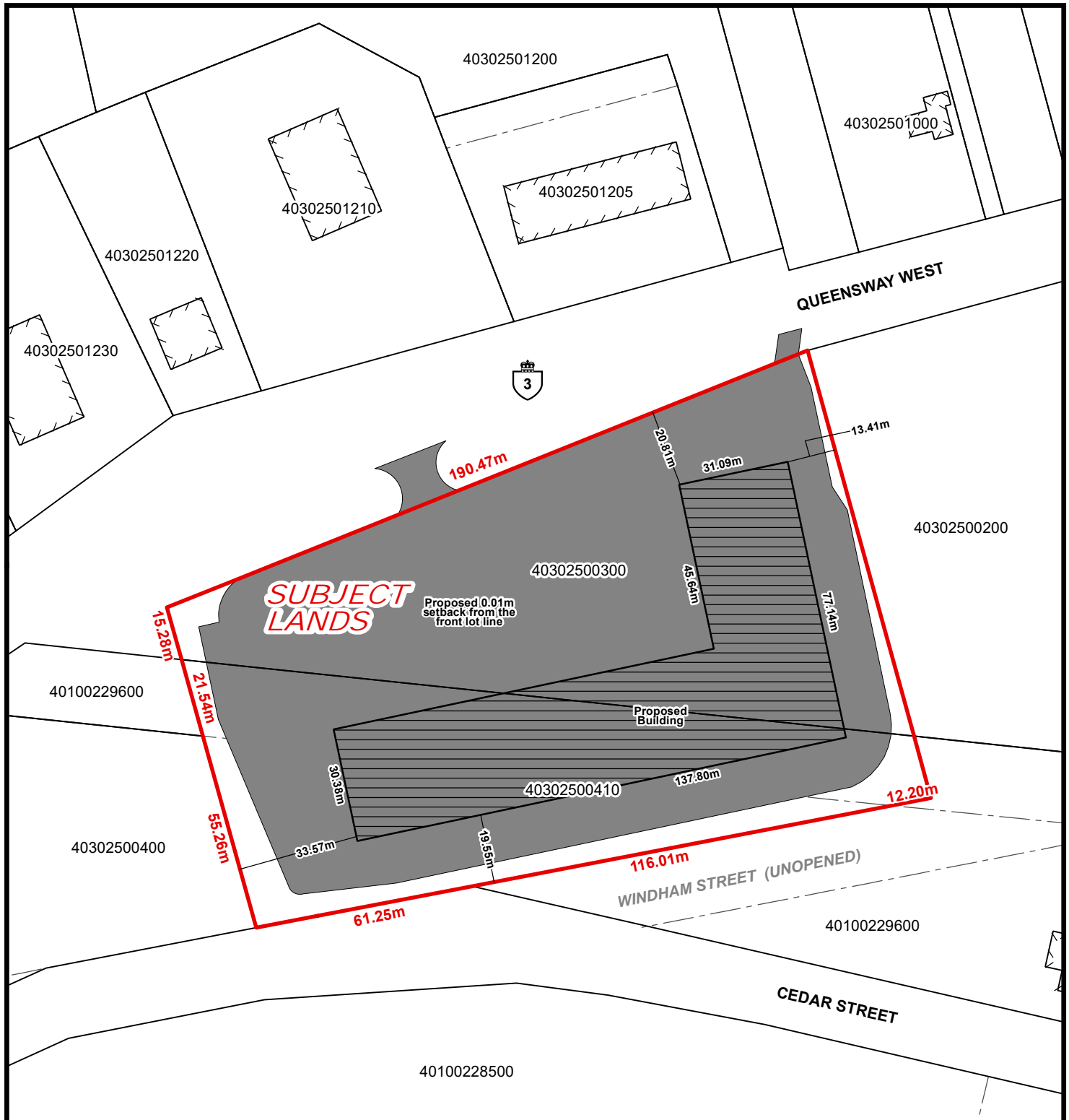
File Number: ANPL2017087

Geographic Township of WINDHAM



6 3 0 6 12 18 24 Meters

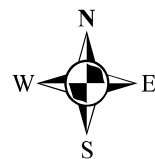
1:1,500



# LOCATION OF LANDS AFFECTED

File Number: ANPL2017087

Geographic Township of WINDHAM



6 3 0 6 12 18 24 Meters

1:1,500

