

Public Notice Sign

BNPL 2018117
—
—
May 30/18
June 1/18
Yes

Planner

✓ 2210 -
Steve

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

Revised March 2018
Development Application
Page 1 of 17

Name of Applicant Ketoke Holdings Inc.
Address 22 Boswell Street
Town and Postal Code Simcoe, Ontario N3Y 4N5
Phone Number 519-426-0150
Cell Number _____
Email _____

Name of Agent W. Christopher Nunn
Address 39 Colborne Street North
Town and Postal Code Simcoe, Ontario N3Y 3T8
Phone Number 519-426-6763
Cell Number _____
Email nunn@mhnlawyers.com

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 agent noted above.

☐ Owner ☒ Agent ☐ Applicant

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

None.

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 Lot 3, Concession 5, Woodhouse; Norfolk County (P.I.N. 50236-0440 (LT))

Municipal Civic Address: 644 Ireland Road, Simcoe, Ontario

Present Official Plan Designation(s): Industrial/Business Park

Present Zoning: MG

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

☐ Yes ☒ No If yes, please specify:

Unknown

3. Present use of the subject lands:

Office

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

Existing storage building on Severed Parcel (See Schedule "B") to be relocated onto Applicant's existing property.

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

N/A

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

Office building to potentially be constructed on the SEVERED PARCEL, subject to receipt of a building permit.

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:

Industrial/educational

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:

The Owners intend to construct an office building on the "SEVERED PARCEL" and will obtain a building permit for that purpose.

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

The Applicant needs to acquire title to the SEVERED PARCEL before it can construct a building on it.

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: 25.39 metres

Depth: 72.98 metres (irregular)

Width: 25.39 metres

Lot Area: 1333 square metres

Present Use: vacant (storage building to be relocated)

Proposed Use: industrial

Proposed final lot size (if boundary adjustment): 15982 square metres

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 33 10 401 015 40620

Description of land intended to be retained in metric units:

Frontage: 58.43 metres

Depth: 66.30 metres (irregular)

Width: 58.43 metres

Lot Area: 3078 square metres

Present Use: industrial (office)

Proposed Use: industrial (same)

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):

Ketoke Holdings Inc.



9. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	See attached sketch (See Schedule "A")	
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	See attached sketch (See Schedule "A")	
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	n/a	
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Multiple Family 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

Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Townhouse	_____	_____

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

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: one (to be relocated)

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.):

To be determined

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:

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

To be determined

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 (example: gas station, petroleum storage, etc.):

steel fabrication and other industrial uses

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:
Owner's personal knowledge

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:

Not required.



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:

Not required.

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 *AB*

☐ 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. Existing or proposed access to subject lands:

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

Name of road/street:

Boswell Street for "SEVERED PARCEL", Ireland Road for "RETAINED PARCEL"

G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No
If yes, how many people are employed on the subject lands?
N/A.
-
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

All digital files must be received in the following naming format:

Developmentname Plannumber Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

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. Gross, ground and useable floor area
19. Lot coverage
20. Floor area ratio
21. Building entrances, building type, height, grades and extent of overhangs
22. Names, dimensions and location of adjacent streets including daylighting triangles
23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
24. All exterior stairways and ramps with dimensions and setbacks
25. Retaining walls including materials proposed
26. Fire access and routes
27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
28. Location of mechanical room, and other building services (e.g. A/C, HRV)
29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
30. Winter snow storage location
31. Landscape areas with dimensions
32. Natural features, watercourses and trees
33. Fire hydrants and utilities location
34. Fencing, screening and buffering – size, type and location
35. All hard surface materials
36. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
37. Business signs (make sure they are not in sight lines)
38. Sidewalks and walkways with dimensions
39. Pedestrian access routes into site and around site
40. Bicycle parking
41. Architectural elevations of all building sides
42. 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
- ☐ 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. Three (3) 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. Proof that property taxes to be paid up to date



6. Proof of insurance:

- a. Commercial General Liability satisfactory to the County must include:
 - i. A limit of liability not less than two million dollars (\$2,000,000) per occurrence
 - ii. The Corporation of Norfolk County shall be named as an additional insurer
 - iii. The policy shall contain a provision for cross liability in respect of the name insurer
 - iv. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) including contractual non-owned coverage
 - v. Errors and omissions liability with a limit of at least two million dollars (\$2,000,000)
 - vi. Products and completed operations coverage
 - vii. Certificate of Insurance must be in the same name as that on the PIN and site plan agreement
- b. Certificate of Insurance for Professional
- c. Certificate of Insurance for Owner

7. Written Legal Description of the Property and the Property Identification Number (PIN)

8. Postponement (if there are mortgagees)

9. Transfers/easements or agreements related to the subject lands

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration

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

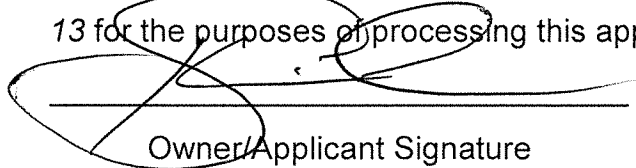
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

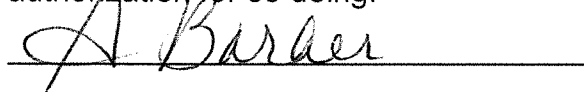
May 30, 2018
Date

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 Stella Barker am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize W. Christopher Nunn 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

I have authority to bind the Corporation.

May 31, 2018
Date

Owner

Date



NORFOLK COUNTY
DEPARTMENT
OF DEVELOPMENT AND CULTURAL RESOURCES

N. Declaration

I, Stella Barker of Norfolk County

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*.

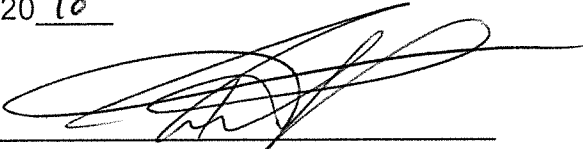
Declared before me at:

Norfolk County


In Province of Ontario

This 31st day of May

A.D., 20 18



A Commissioner, etc.



Owner/Applicant Signature
I have authority to bind the corporation



SCHEDULE "A"

"SEVERED PARCEL"
"RETAINED"
"PARCEL"

BOSWELL STREET

**SKETCH FOR
BOUNDARY ADJUSTMENT
OF PART OF
LOT 3, CONCESSION 5
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE**

IN
NORFOLK COUNTY
SCALE: 1 : 750
JEWITT AND DIXON LTD.
APRIL 6, 2018

GIVEN ROAD
(BY-LAW 76-34, INSTRUMENT No. NR372132)
PART 5, PLAN 37R-199

PIN 50236-0440 (LT)
AREA = 1333 sq.m

OVERHEAD STEEL B...

CONC BASE

CONC STEPS

PLAN

PART 1

37R-

PIN 50236-0458 (LT)

PART 3, PLAN 37R-456
PART 2,
PLAN 37R-456

PIN 50236-0458 (LT) _____
 PIN 50236-0458 (LT) _____

*PART 2,
 PLAN 37R-7926*

PART 1,
PIN 50236-0458 (LT)

PART 1, PLAN 37R-6704

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
 R.R.1, SIMCOE, ONTARIO, N3Y 4J9
 (51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 13-218 RASSAUN

NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

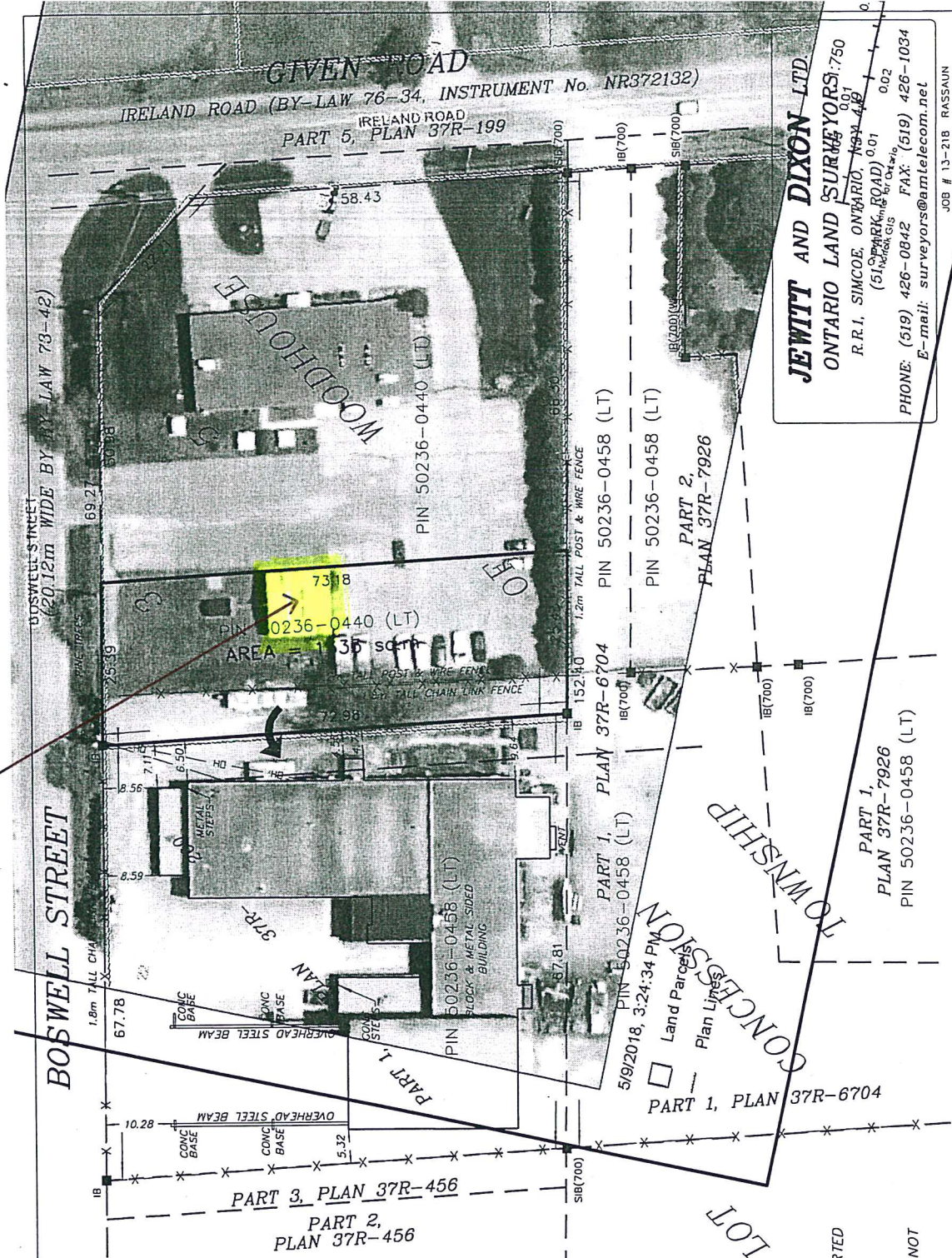
CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.



SCHEDULE "B"

Existing storage building on Severed Parcel "to be relocated"



SKETCH FOR
BOUNDARY ADJUSTMENT
OF PART OF
LOT 3, CONCESSION 5
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN
NORFOLK COUNTY
SCALE: 1 : 750
JEWITT AND DIXON LTD.
APRIL 6, 2018



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

JEWITT AND DIXON LTD

ONTARIO LAND SURVEYORS: 750

R.R.1. SIMCOE, ONTARIO, N3A 4A9

(519) 426-0842 FAX: (519) 426-1034

E-mail: surveyors@amtelecom.net

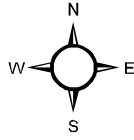
JOB # 13-218 RASSAUN

MAP 1

File Number: BNPL2018117

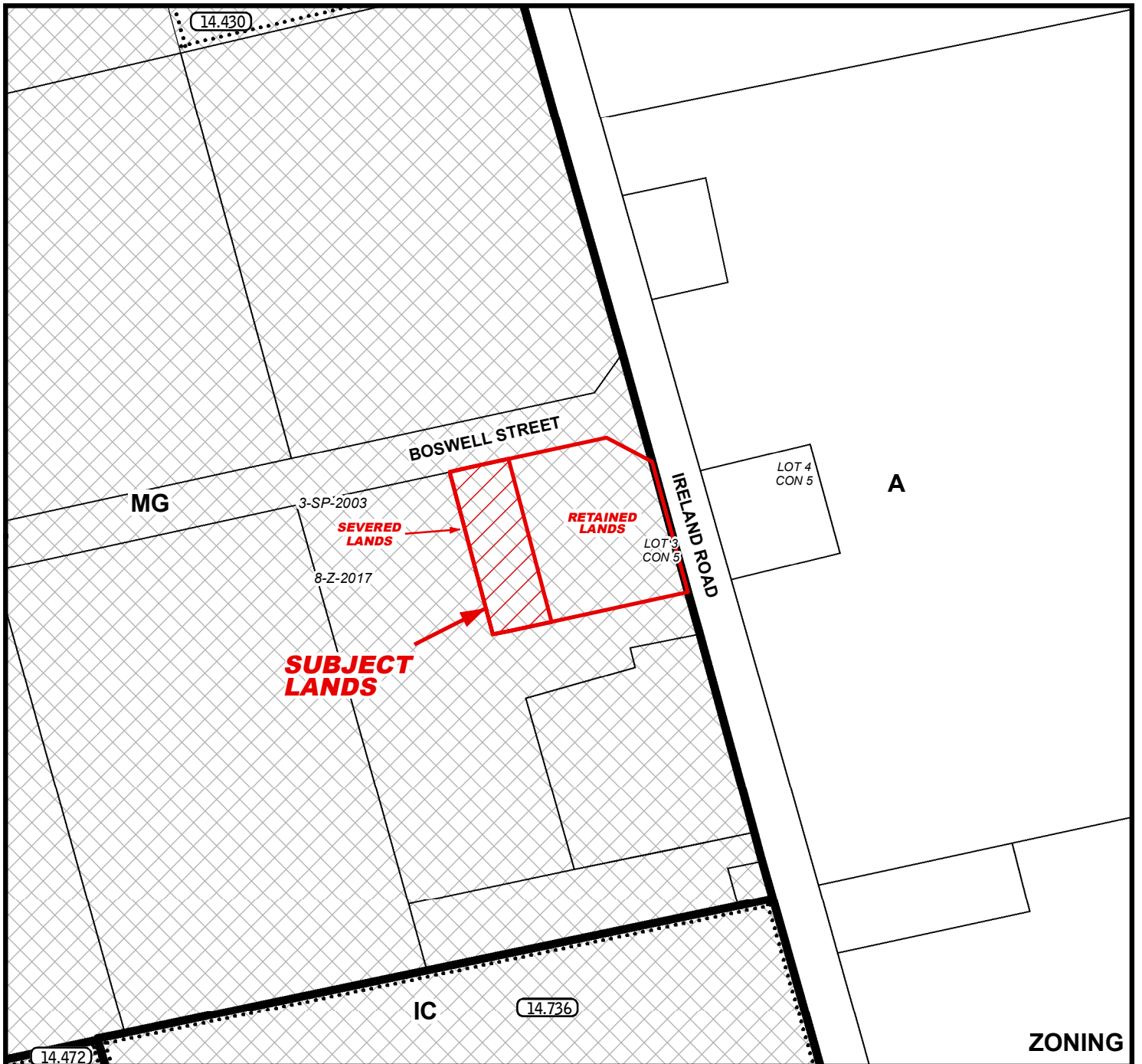
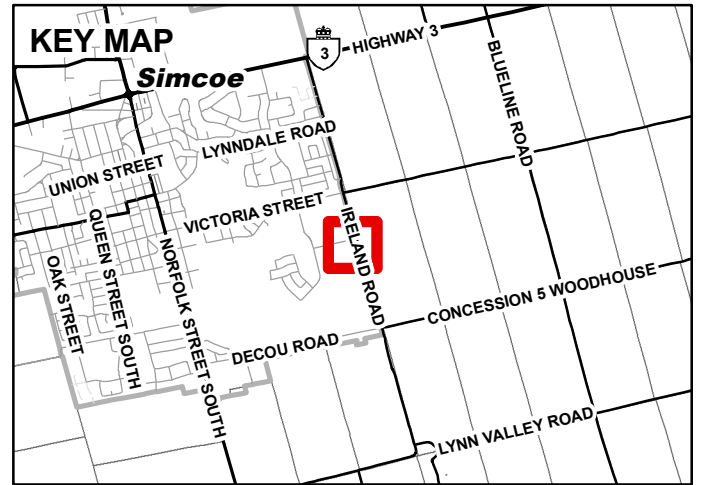
Urban Area of

SIMCOE



1:2,500

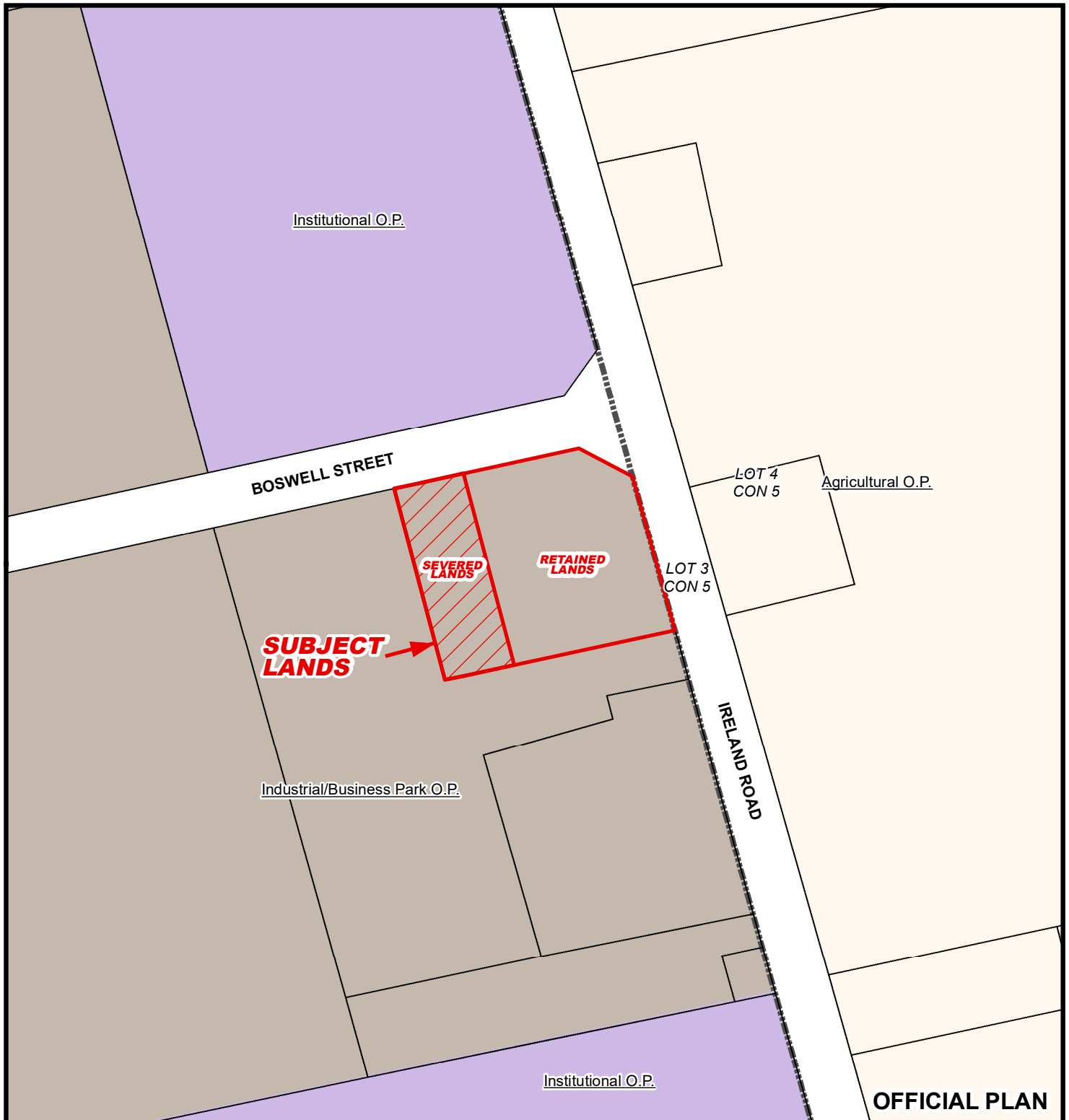
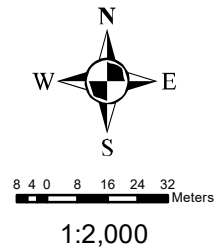
20 10 0 20 40 60 80 Meters



MAP 2

File Number: BNPL2018117

Urban Area of SIMCOE



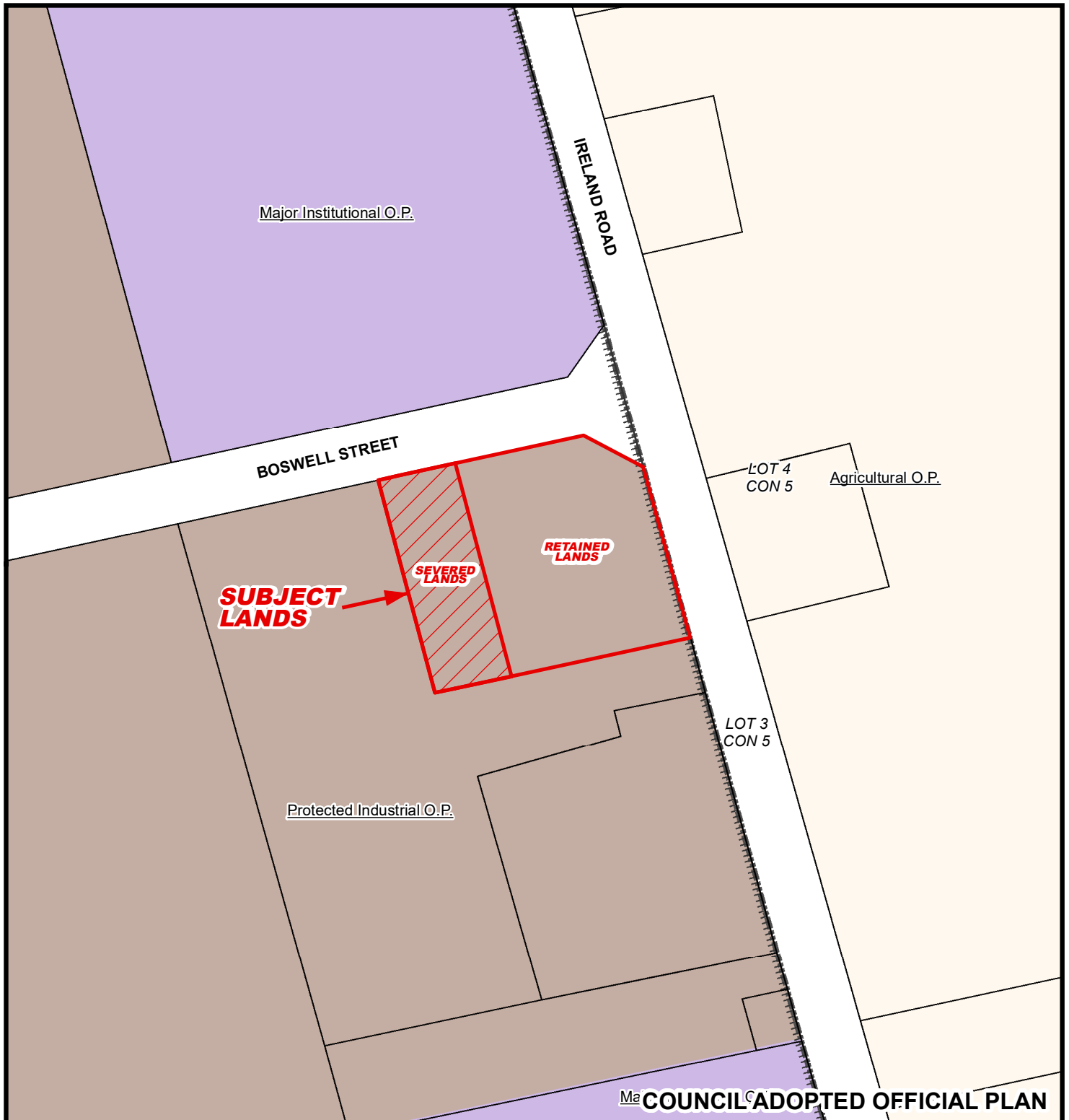
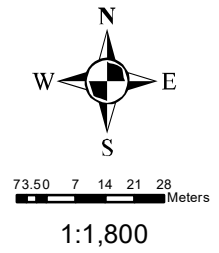
OFFICIAL PLAN

6/6/2018

MAP 3

File Number: BNPL2018117

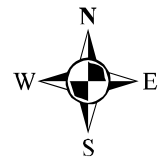
Urban Area of SIMCOE



MAP 4

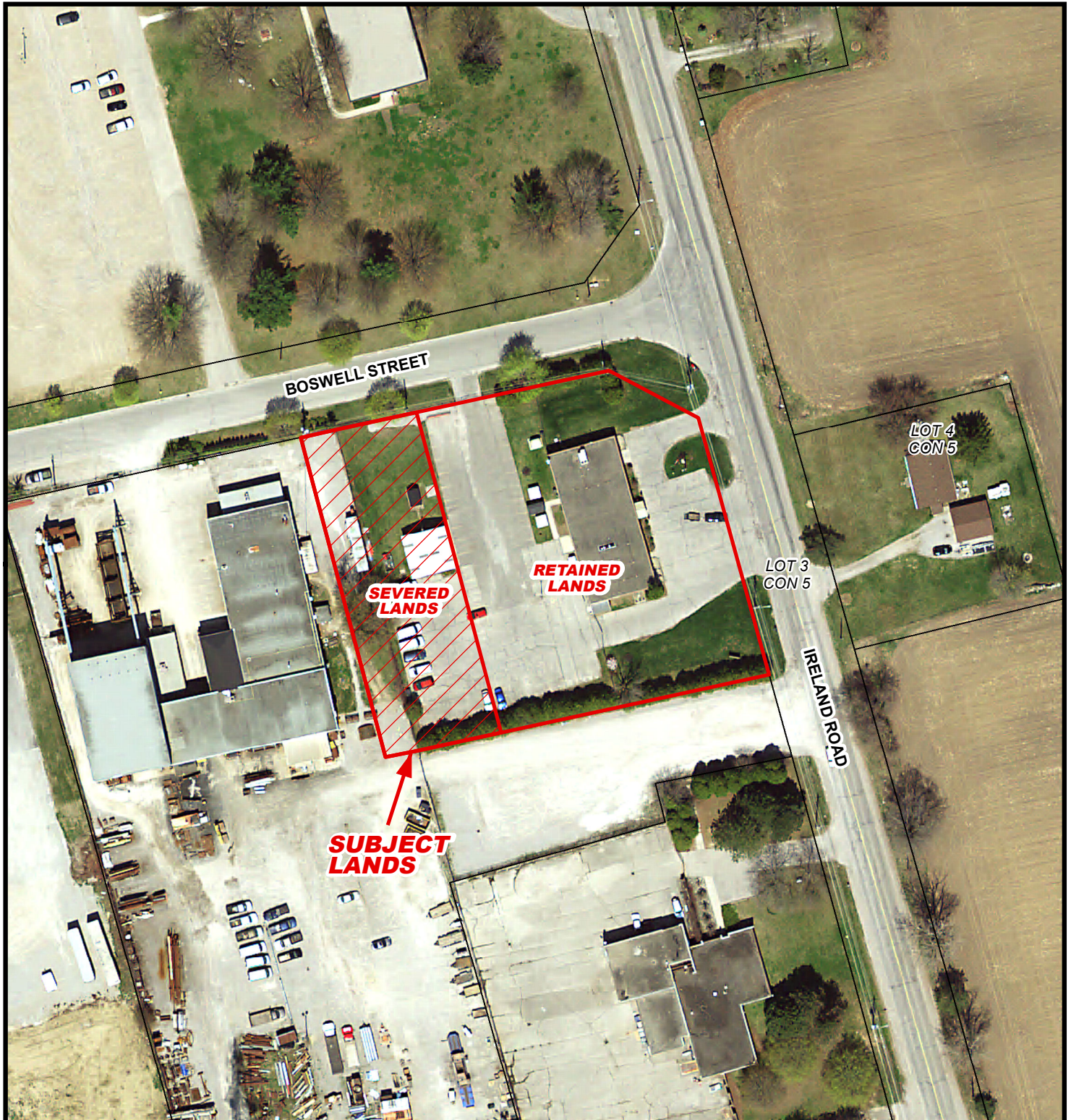
File Number: BNPL2018117

Urban Area of SIMCOE



4.5 25 4.5 9 13.5 18 Meters

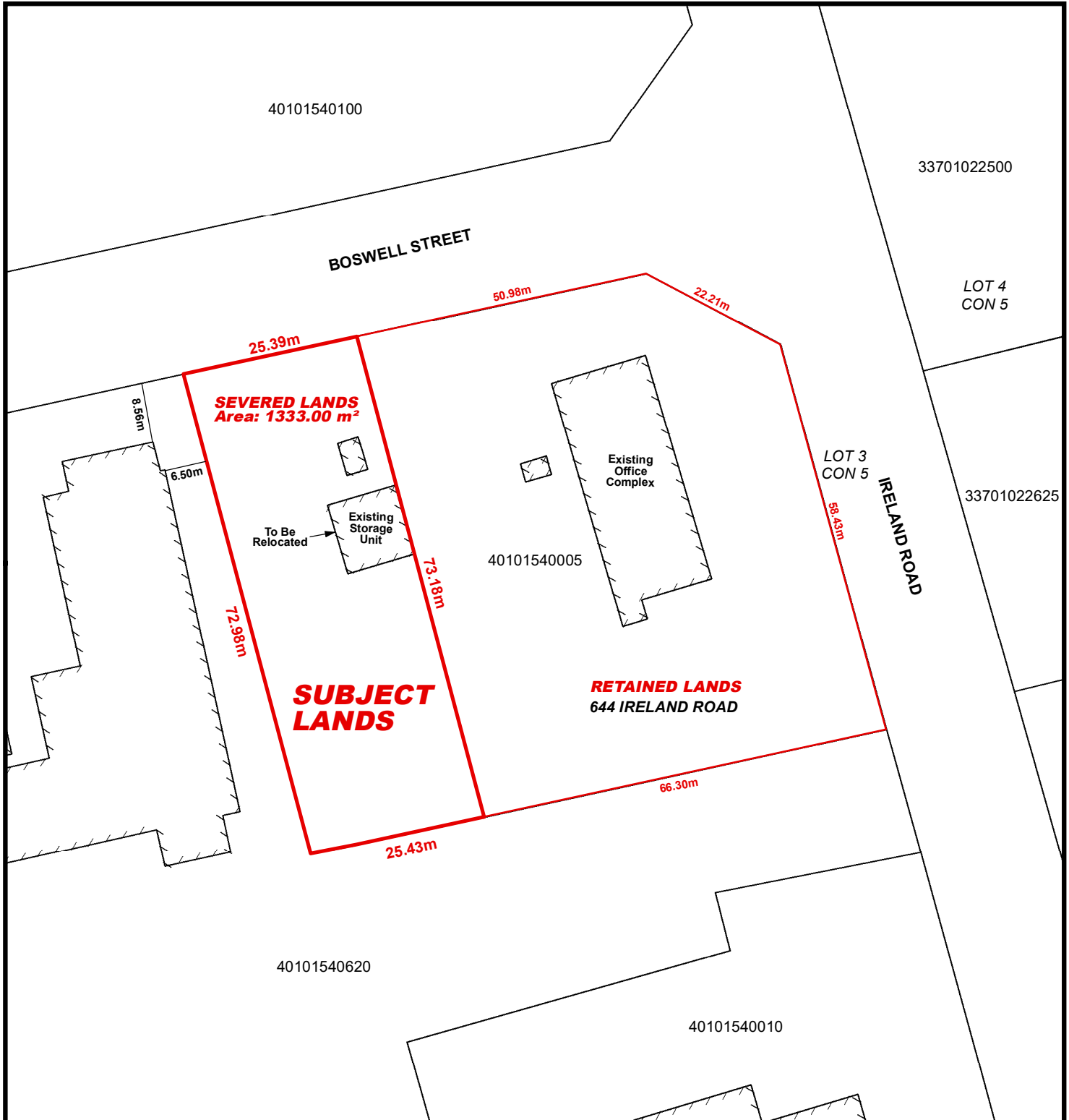
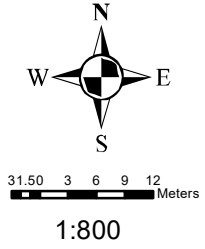
1:1,200



MAP 5

File Number: BNPL2018117

Urban Area of SIMCOE



LOCATION OF LANDS AFFECTED

File Number: BNPL2018117

Urban Area of SIMCOE

