

For Office Use Only:

File Number	BNPL2021368	Application Fee	_____ PD _____
Related File Number	BNPL2021344 &	Conservation Authority Fee	_____ n/a _____
Pre-consultation Meeting	ANPL2021345 _____	Well & Septic Info Provided	_____ n/a _____
Application Submitted	_____ Nov 10 2021 _____	Planner	_____ Jen _____
Complete Application	Nov 18 2021 _____	Public Notice Sign	posted Nov 19th

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

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: _____**A. Applicant Information****Name of Owner** _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☐ Owner

☐ Agent

☐ Applicant

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

B. Location, Legal Description and Property Information

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

Municipal Civic Address: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

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

☐ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

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

9. Existing use of abutting properties:

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. Site Information

Existing

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)	_____	_____

2. Please outline the relief requested (assistance is available):

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

4. 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: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. 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: (for example: corn, orchard, livestock) _____

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

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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

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 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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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. Transfers, Easements and Postponement of Interest

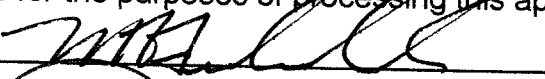
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

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.

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/Agent Signature

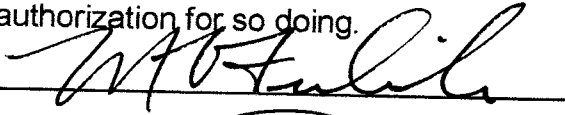
August 17, 2021
Date

J. 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 Mike Fredericks am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Ltd. C/O Scott Puillandre 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

August 17, 2021
Date

Owner

Date

K. Declaration

I, Scott Puillandre of Paris Ontario

solemnly declare that:

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

Declared before me at:

TOWN OF DUNCAN


Owner/Applicant/Agent Signature

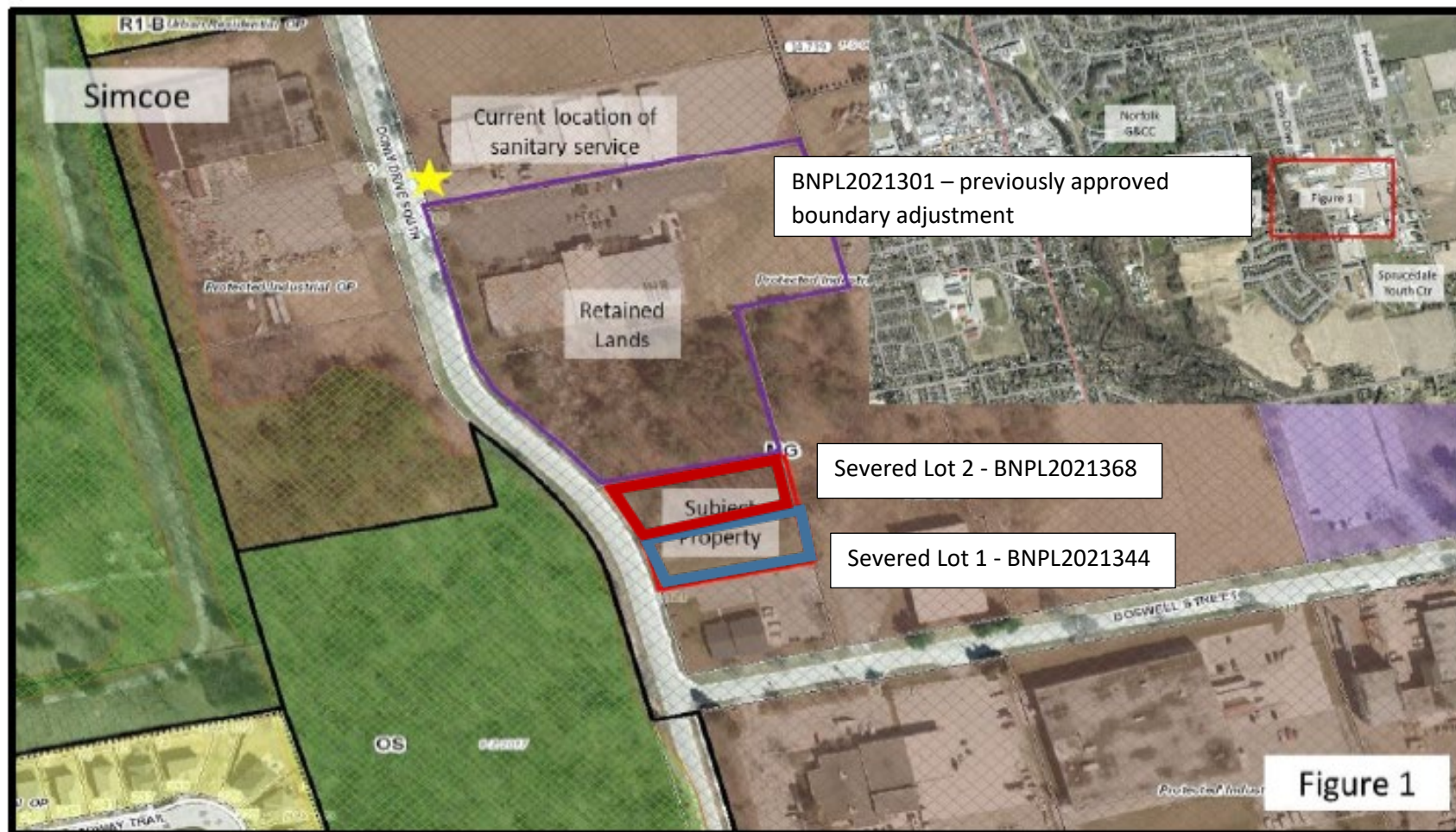
In NORFOLK COUNTY

This 10TH day of NOVEMBER

A.D., 2021


A Commissioner, etc.

ELDON FRASER DARBYSON, a commissioner, etc.,
Province of Ontario, for G. Douglas Vallee Limited.
Expires March 28, 2022.



Jennifer Catarino

From: Scott Puillandre <Scottpuillandre@gdvallee.ca>
Sent: Thursday, November 18, 2021 12:31 PM
To: Jennifer Catarino
Cc: Hannelore Yager; Sherry Mott
Subject: RE: Donly Drive South

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jennifer,

The size of the retained lands will be approximately 1.5ha in size.

Regards,

Scott Puillandre, CD, MSc., Planner
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects and Planners
2 Talbot Street North Simcoe Ontario N3Y 3W4
Phone: 519.426.6270 Fax: 519.426.6277
www.gdvallee.ca



From: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>
Sent: November 18, 2021 12:21 PM
To: Scott Puillandre <Scottpuillandre@gdvallee.ca>
Cc: Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>; Sherry Mott <Sherry.Mott@norfolkcounty.ca>
Subject: RE: Donly Drive South

Hi Scott,

We have the details for the severed lots, I just need you to confirm the size of the land outlined in purple since there has been a boundary adjustment approved.

Thanks,

Jen

Jennifer Catarino
Senior Planner
Development and Cultural Services

185 Robinson St. Suite 200, Simcoe, Ontario, N3Y 5L6
519-426-5870 x. 8013



Working together with our community

From: Scott Puillandre <Scottpuillandre@gdvallee.ca>
Sent: Thursday, November 18, 2021 12:19 PM
To: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>
Cc: Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>; Sherry Mott <Sherry.Mott@norfolkcounty.ca>
Subject: RE: Donly Drive South

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lots as indicated:

Red – 2019.5m2 (Part 1 on our submitted site plan)

Blue – 2028.5m2 (Part 2 on our submitted site plan)

Attached is our site plan for reference.

Thanks to you and the team for your assistance with this one! I already told Sherry I owe her lunch so I guess that expands to all of you.

Regards,

Scott Puillandre, CD, MSc., Planner
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects and Planners
2 Talbot Street North Simcoe Ontario N3Y 3W4
Phone: 519.426.6270 Fax: 519.426.6277
www.gdvallee.ca



From: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>
Sent: November 18, 2021 12:06 PM
To: Scott Puillandre <Scottpuillandre@gdvallee.ca>
Cc: Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>; Sherry Mott <Sherry.Mott@norfolkcounty.ca>; John Vallee <Johnvallee@gdvallee.ca>
Subject: RE: Donly Drive South

One more question... since there was a boundary adjustment approved last night, would you be able to confirm the size of the retained lands for the severance of the blue lot and then the severance of the red lot?

Thank you again.

Jen

Jennifer Catarino

Senior Planner
Development and Cultural Services
185 Robinson St. Suite 200, Simcoe, Ontario, N3Y 5L6
519-426-5870 x. 8013



Working together with our community

From: Scott Puillandre <Scottpuillandre@gdvallee.ca>

Sent: Thursday, November 18, 2021 11:53 AM

To: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>

Cc: Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>; Sherry Mott <Sherry.Mott@norfolkcounty.ca>; John Vallee <Johnvallee@gdvallee.ca>

Subject: RE: Donly Drive South

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,
Nice to meet you as well.

Yes the below image is correct.

Regards,

Scott Puillandre, CD, MSc., Planner
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects and Planners
2 Talbot Street North Simcoe Ontario N3Y 3W4
Phone: 519.426.6270 Fax: 519.426.6277
www.gdvallee.ca



From: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>

Sent: November 18, 2021 11:49 AM

To: Scott Puillandre <Scottpuillandre@gdvallee.ca>

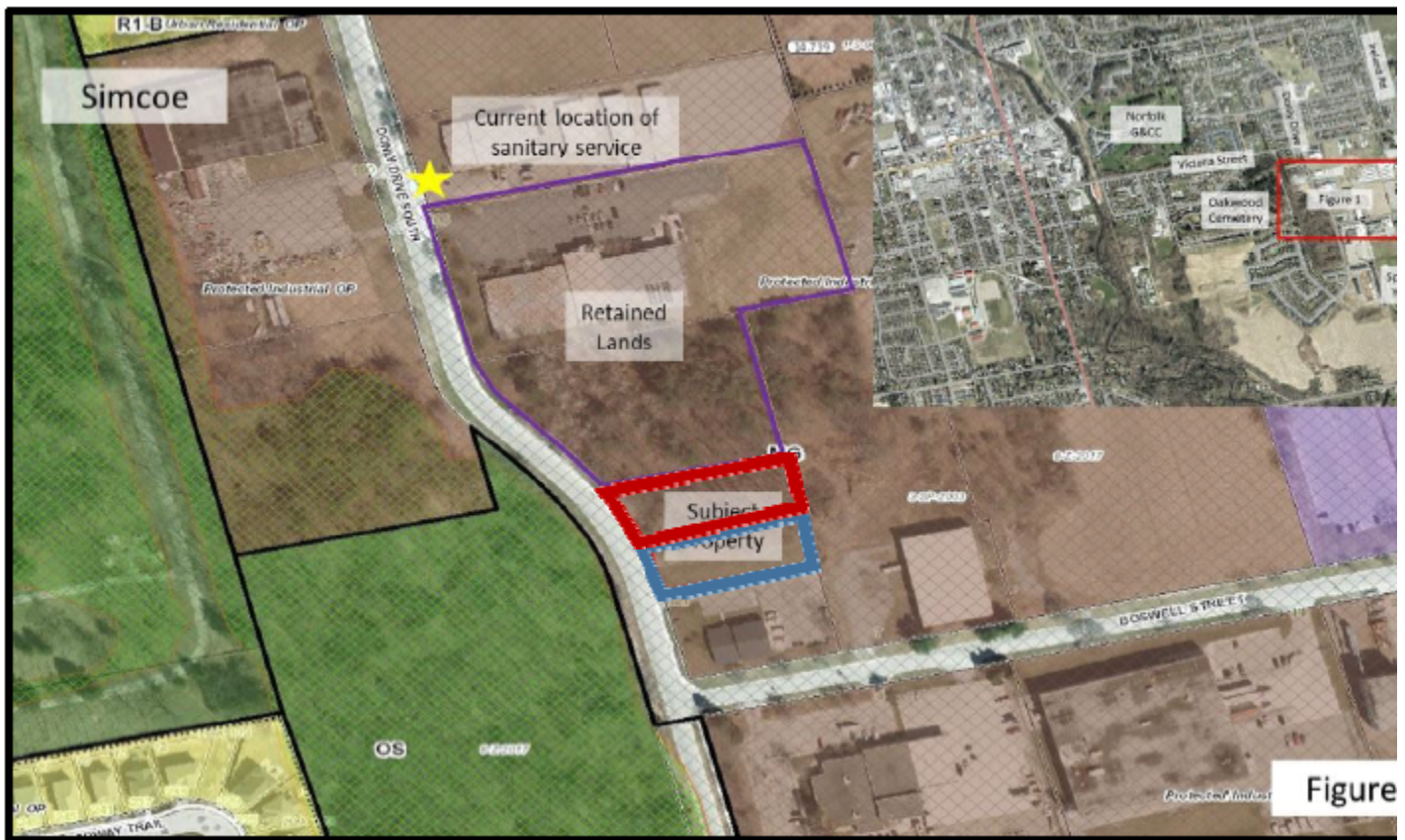
Cc: Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>; Sherry Mott <Sherry.Mott@norfolkcounty.ca>

Subject: Donly Drive South

Hi Scott,

It was nice meeting you this morning. To confirm our conversation, the two severance applications that have been requested will result in the following:

- Purple outline – retained lands
- Blue outline – severed lot 1
- Red outline – severed lot 2



Let me know if my understanding is correct and we will proceed to mapping.

Thank you!

Jen

Jennifer Catarino, MCIP, RPP

Senior Planner

Community Development Division

185 Robinson Street, Simcoe, Ontario, Canada, N3Y 5L6

519-426-5870 x. 8013



Working together with our community
norfolkcounty.ca

Jennifer Catarino
Senior Planner
Development and Cultural Services
185 Robinson St. Suite 200, Simcoe, Ontario, N3Y 5L6
519-426-5870 x. 8013

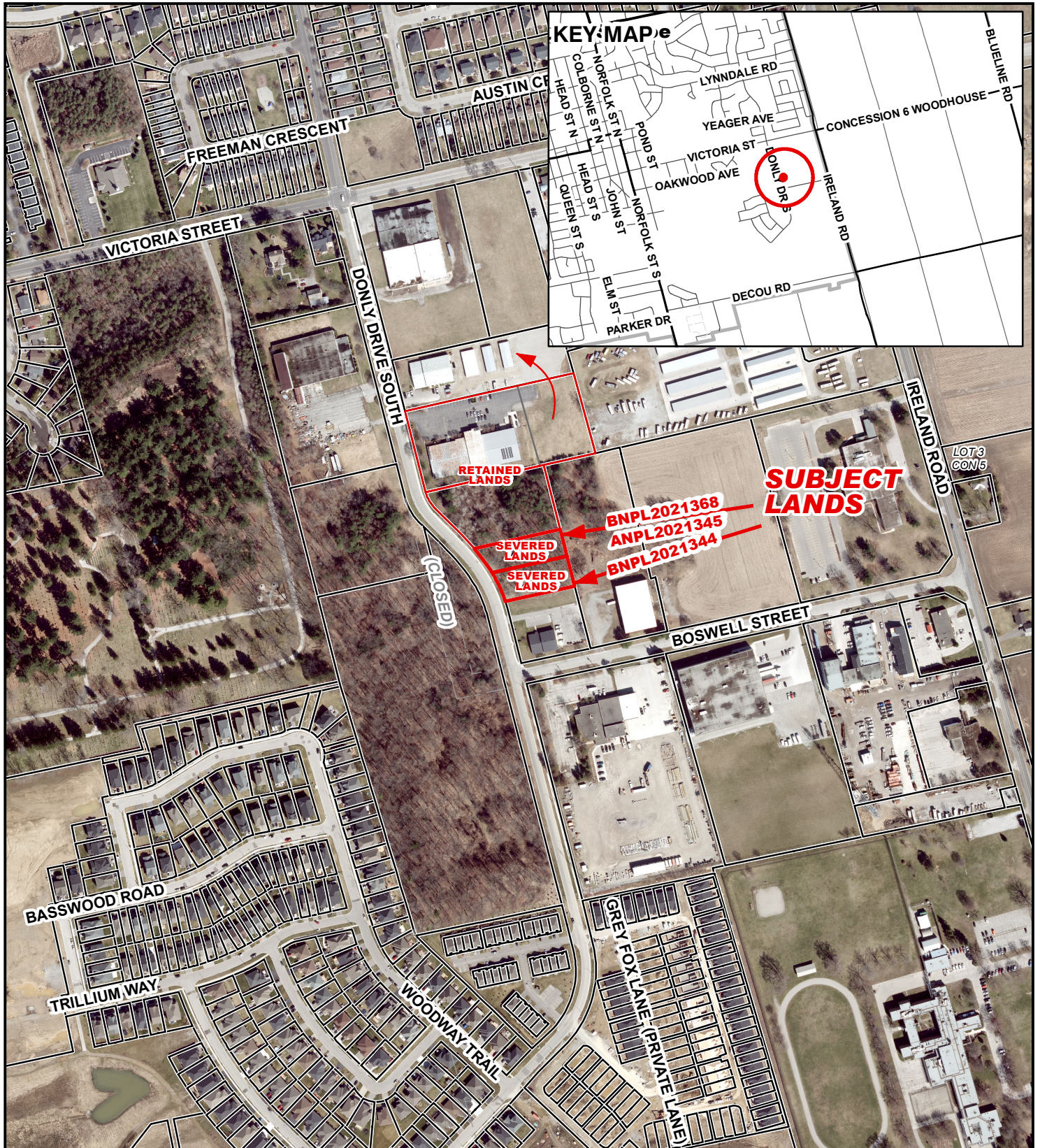


Working together with our community

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MAP A
CONTEXT MAP
 Urban Area of SIMCOE

BNPL2021344
 ANPL2021345
 BNPL2021368

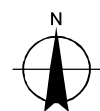


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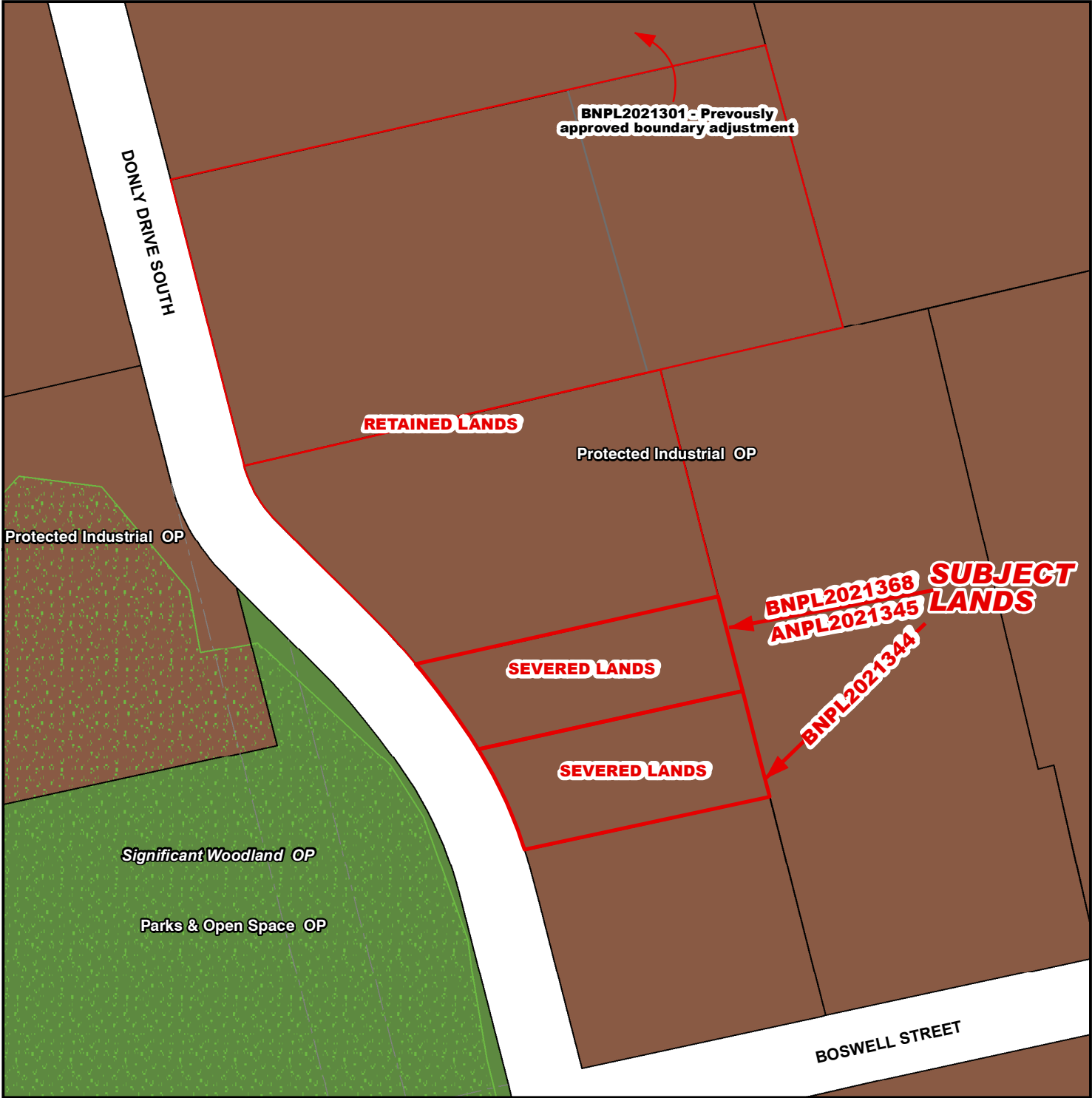
- Subject Lands
- Lands Owned

2020 Air Photo

2021-11-18



40 20 0 40 80 120 160 Meters



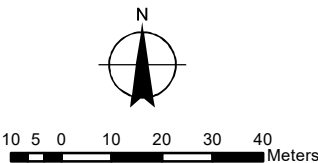
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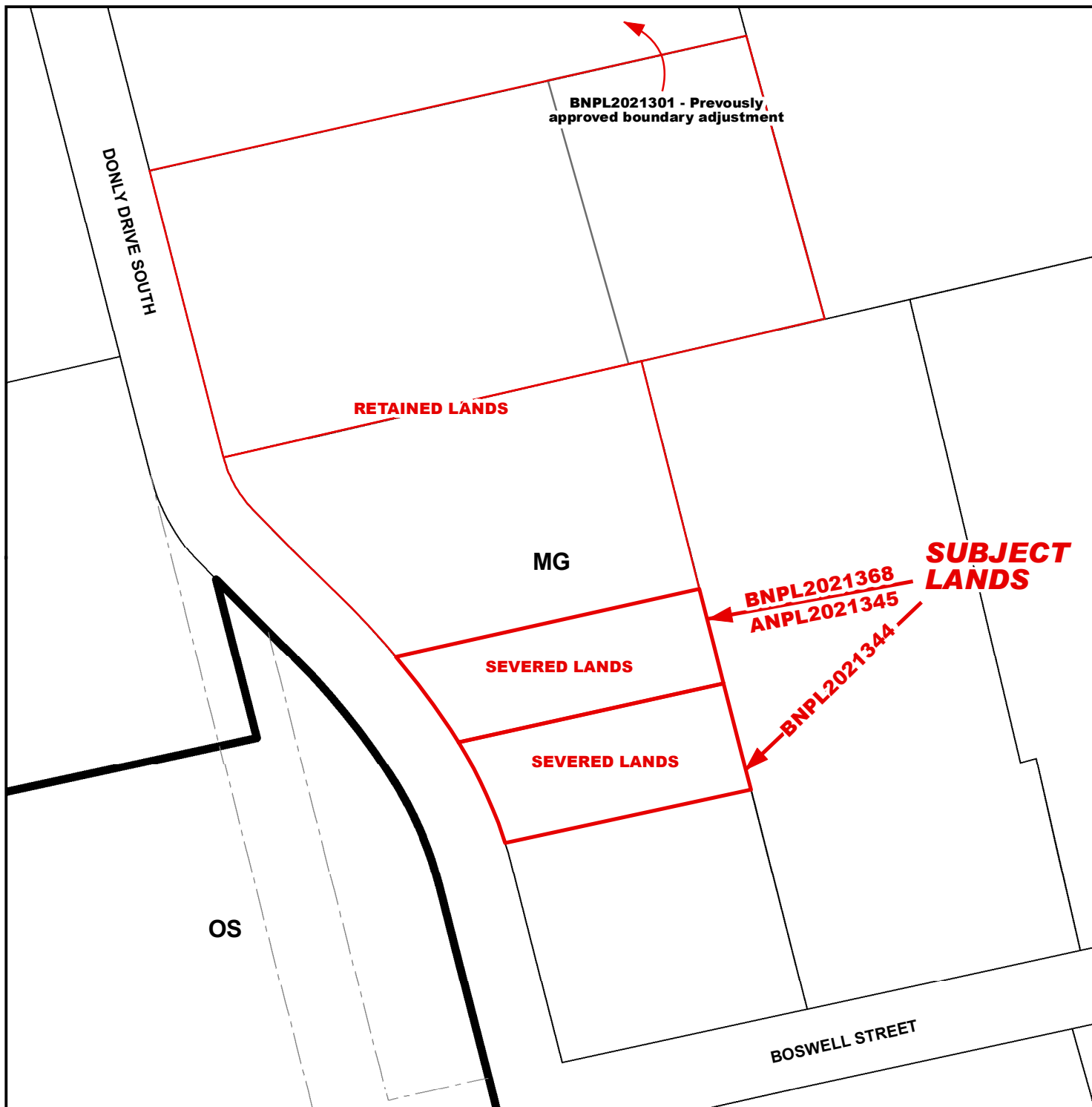
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Protected Industrial
-  Parks & Open Space
-  Urban Area Boundary
-  Significant Woodland

2021-11-18



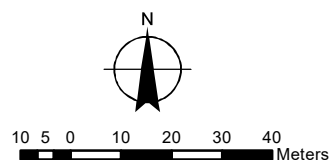


LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- MG - General Industrial Zone
- OS - Open Space Zone

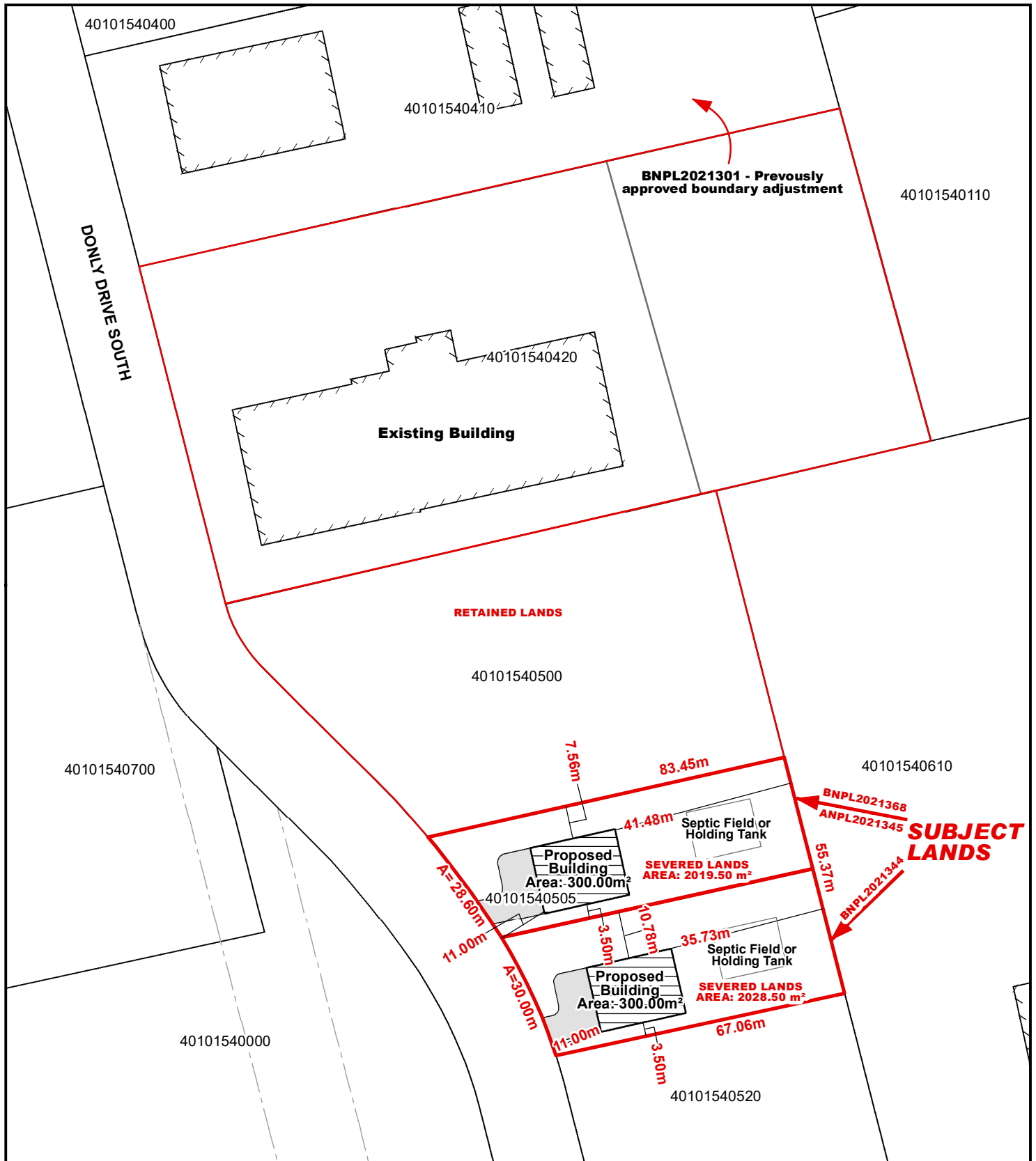


MAP D

CONCEPTUAL PLAN

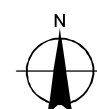
Urban Area of SIMCOE

BNPL2021344
ANPL2021345
BNPL2021368



Legend

- Subject Lands
- Lands Owned



2021-11-18

10 5 0 10 20 30 40 Meters

LOCATION OF LANDS AFFECTED

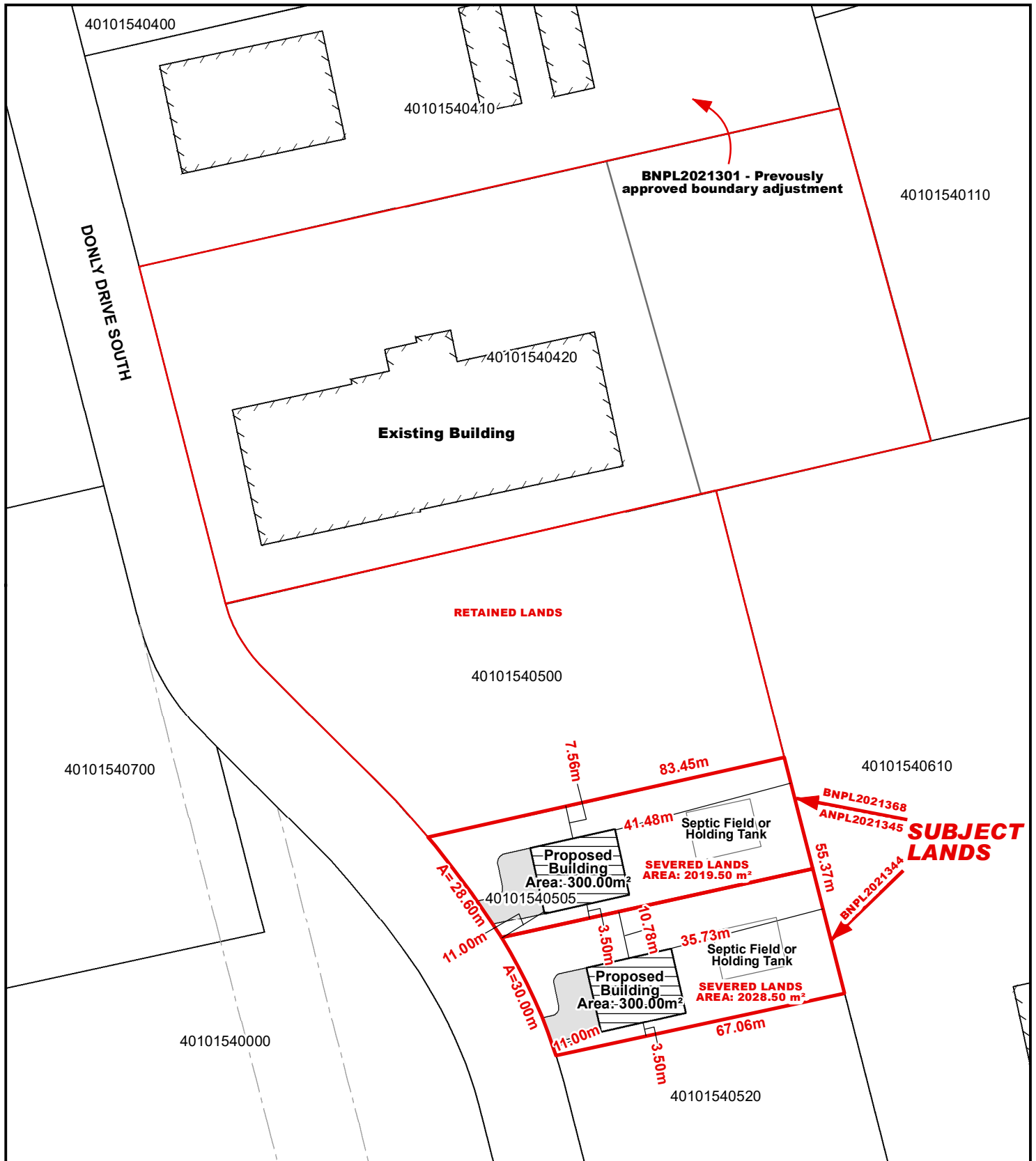
CONCEPTUAL PLAN

Urban Area of SIMCOE

BNPL2021344

ANPL2021345

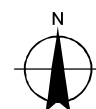
BNPL2021368



Legend

- Subject Lands
- Lands Owned

2021-11-18



10 5 0 10 20 30 40 Meters