

OFFICIAL PLAN AMENDMENT OR COMBINED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

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File Number OPNPL2016/11A Application Fee 20,946 (for OPA/ZBLA + SUB)
 Related File Number 2NPL2016/127 Conservation Authority Fee yes provided to CA.
 Pre-consultation Meeting On April 11/16 OSSD Form Provided N/A.
 Application Submitted On June 13/16 Sign Issued _____
 Complete Application On _____

This development 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.

Property assessment roll number: **3310-**
~~33503012000~~ 3360503900
 33503012000 3360503900
 33503012300
 33503012400 33605039050

Check whether this development application is for approval of:

- ☐ Official plan amendment
☒ Combined official plan and zoning By-Law amendments

A. APPLICANT INFORMATION

Name of Applicant KENT DIVON Phone # 519-759-8400
ROI GROUP (SPADAFORA) INC Fax # 519-759-3500
 Address 75 BRANT AVENUE
 Town / Postal Code BRANTFORD, ON N3T 3H2 E-mail kdivon@roigroup.ca

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent MICHAEL HILLINS Phone # 519-426-6270
G DOUGLAS VALLEE LIMITED Fax # 519-426-6277
 Address 2 TALBOT STREET NORTH
 Town / Postal Code SIMCOE, ON N3Y 3W4 E-mail michael.hillins@gdvallee.ca

Name of Owner ² ROI GROUP (SPADAFORA) INC Phone # 519-759-8400
75 BRANT AVENUE BRANTFORD, ON N3T 3H2 Fax # _____
 Address NORFOLK COUNTY
 Town / Postal Code 60 COLBORNE ST S. SIMCOE, ON N3Y 4H5 E-mail 519-426-5870

² 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.

Please specify to whom all communications should be sent ³: ☒ Applicant ☒ Agent ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

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

NOT KNOWN

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSEND</u>	Urban Area or Hamlet	<u>WATERFORD</u>
Concession Number	<u>8</u>	Lot Number(s)	<u>5</u>
Registered Plan Number		Lot(s) or Block Number(s)	<u>PLAN 97B LOTS 9, 10, 11, 12, 13, 14, 15, 37R 9303 PT 1, 2, 3, 4, 5 PLAN 19B BLK 32 37R 4706 PT 1 PLAN 19B BLK 32 LOTS 4 to 10 37R 4230 PT 1 37R 9339 PT 1</u>
Reference Plan Number		Part Number(s)	<u>PLAN 18B BLK 32 37R 7727 PT 1 PLAN 19B BLK 32</u>
Frontage (metres/feet)	<u>CHARLES STREET 142m (466ft)</u> <u>THOMPSON RD 79m (259ft)</u>	Depth (metres/feet)	<u>IRREGULAR</u>
Width (metres/feet)	<u>IRREGULAR</u>	Lot area (m ² / ft ² or hectares/acres)	<u>9.96 ha (24.6 ac.)</u>
Municipal Civic Address	<u>251 THOMPSON RD 223, 209, 234 CHARLES STREET</u>		

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.ca.

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

☒ Yes ☐ No

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

WATER MAIN EASEMENT IN FAVOR OF NORFOLK COUNTY

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, please describe its effect:

Does the requested amendment remove the subject land from an area of employment?

☐ Yes ☒ No

If yes, please describe its effect:

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary and include the nature and extent of the amendment requested (if additional space is required, please attach a separate sheet):

PROPOSE TO DEVELOP A RESIDENTIAL PLAN OF SUBDIVISION

Current official plan policy:

URBAN RESIDENTIAL AND COMMERCIAL

The land uses that the current policy authorizes:

RESIDENTIAL USES AND COMMERCIAL USES

The land uses that the requested amendment policy authorizes:

RESIDENTIAL USES

Does the requested amendment delete a policy of the official plan?

☐ Yes ☒ No

If yes, identify the policy to be deleted:

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):

D. PROPERTY INFORMATION

Present use of the subject lands:

AGRICULTURAL AND RESIDENTIAL

OFFICIAL PLAN AMENDMENT OR COMBINED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

Proposed use of the subject lands:

RESIDENTIAL.

Present use of adjacent properties:

VACANT LAND, RESIDENTIAL

Are there any existing buildings or structures on the subject lands?

☒ Yes ☐ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

TWO DWELLINGS ON SEPARATE PARCELS THAT WILL BE REMOVED

APPROX 111 SQM FLOOR AREA FRONT YARDS 30m + REARS 30m +

SIDE YARDS 10m +

Are there any buildings or structures proposed to be built on the subject lands?

☒ Yes ☐ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

PROPOSE TO BUILD SEMI DETACHED UNITS 111 SQM FLOOR AREA

SINGLE DETACHED 111 SQM FLOOR AREA 1 STOREY YARDS TO CONFORM

WITH THE R1A ZONE REQUIREMENTS AND THE R2 ZONE

REQUIREMENTS.

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:

The date the subject lands was acquired by the current owner:

2014, 2015

If known, the date existing buildings or structures were constructed on the subject lands:

NOT KNOWN

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

NOT KNOWN

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

Provide the information you used to determine the answers to the above questions:

OWNER

If you answered yes to any of the above questions, 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

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

☒ Yes ☐ No ☐ Unknown

If yes, indicate the following information about **each application**:

OFFICIAL PLAN AMENDMENT OR COMBINED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

File number:

88T2009-003 OPN3-09 ZN13-09 BNP2016001 BNP2016002

Land it affects:

SOME OF THE LAND

Purpose:

TO PERMIT BOUNDARY ADJUSTMENTS AND RESIDENTIAL USES.
PLAN OF SUBDIVISION

Status/decision:

APPROVED

Effect on the requested amendment:

NONE

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes

☒ No

G. PROVINCIAL POLICY

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:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes

☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

OFFICIAL PLAN AMENDMENT OR COMBINED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 30 distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance

H. SERVICING AND ACCESS

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)

If other, describe:

Will the requested amendment permit development on a privately owned and operated individual or communal septic system that produces more than 4500 litres of effluent per day as a result of the development being completed?

- ☐ Yes
- ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Have you consulted with Public Works & Environmental Services concerning stormwater management?

- ☒ Yes
- ☐ No

Has the existing drainage on the subject lands been altered?

- ☐ Yes
- ☒ No

OFFICIAL PLAN AMENDMENT OR COMBINED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No ☐ Unknown

Existing or proposed access to subject lands:

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

If other, describe:

Name of road/street:

CHARLES STREET

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☐ Yes ☒ No

If yes, describe:

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

MAP 2

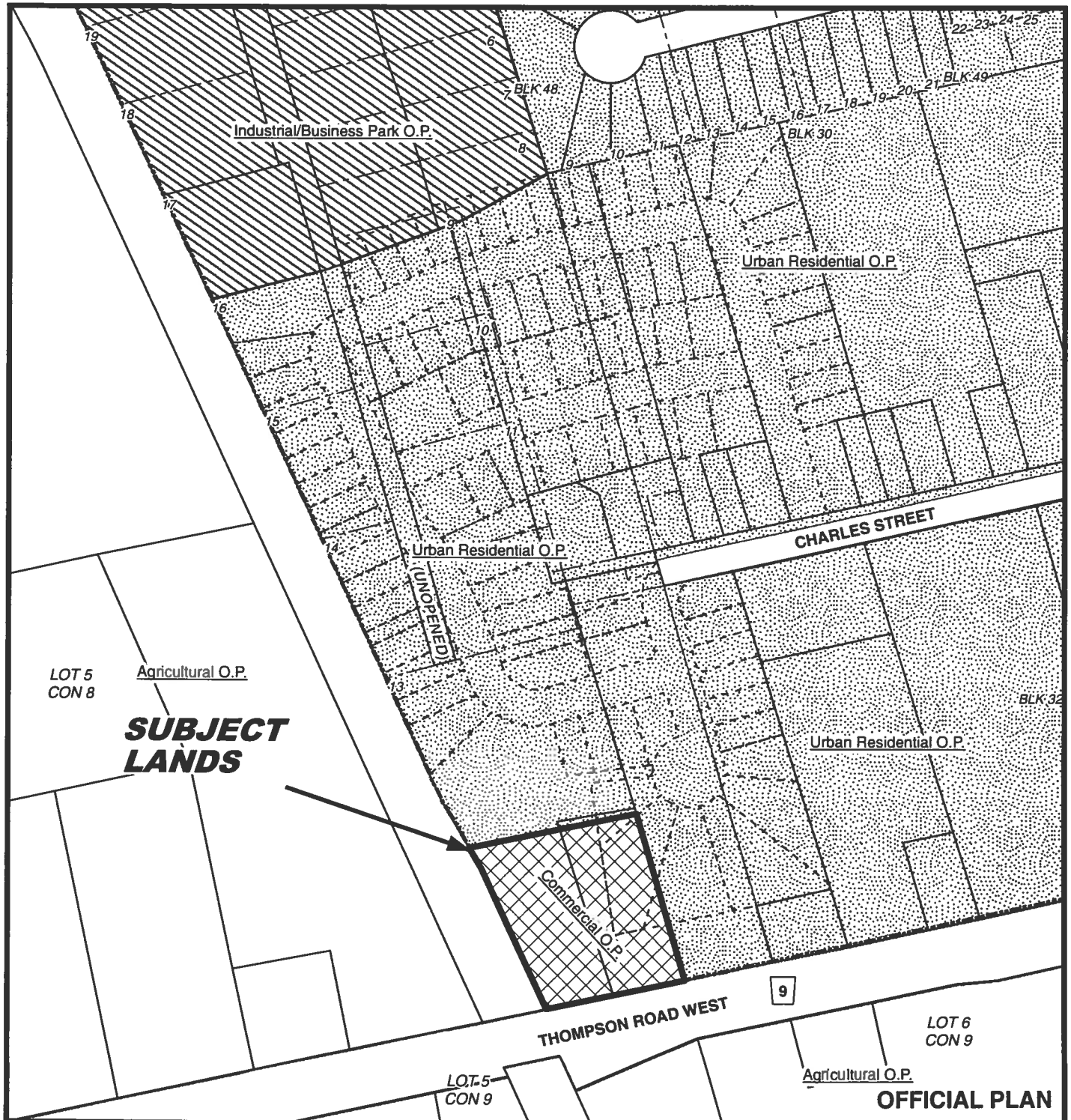
File Number: OPNPL2016114

Urban Area of WATERFORD



105 0 10 20 30 40 Meters

1:3,000



MAP 3

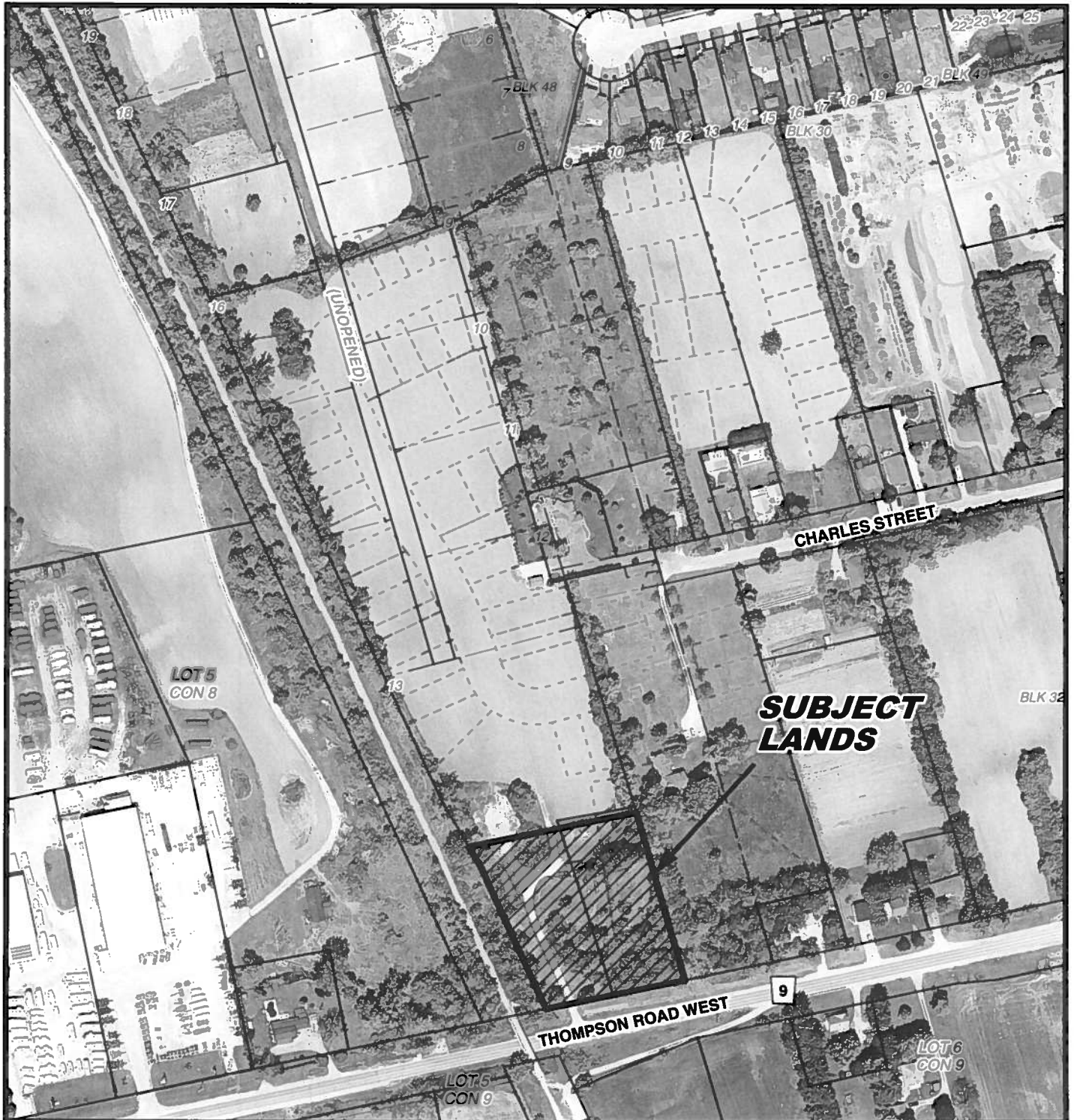
File Number: OPNPL2016114

Urban Area of WATERFORD



105 0 10 20 30 40
Metres

1:3,000



Date: 06/06/2016

MAP 4

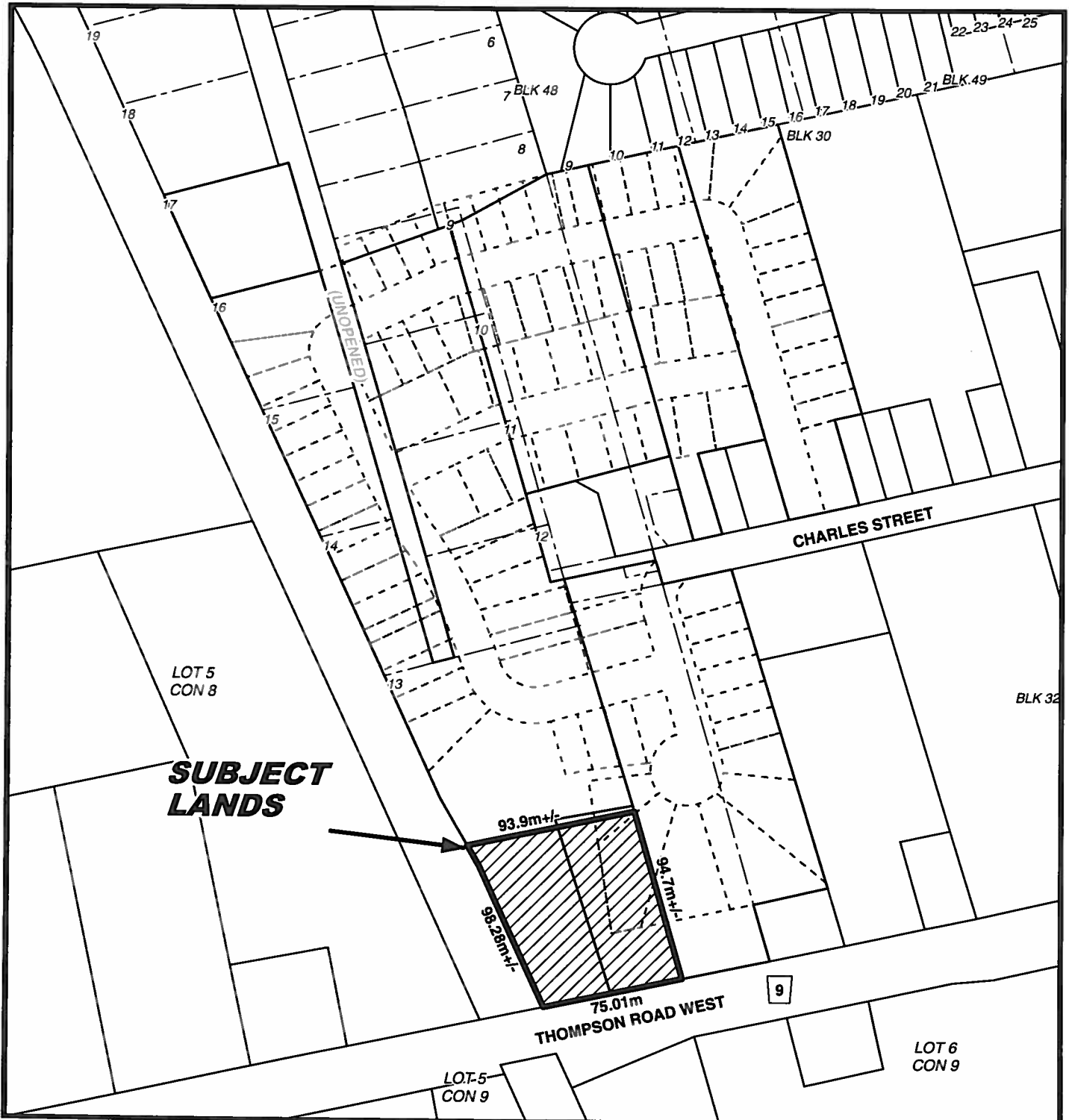
File Number: OPNPL2016114

Urban Area of WATERFORD



105 0 10 20 30 40 Meters

1:3,000

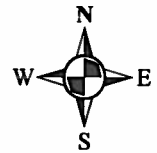


Date: 06/06/2016

MAP 2

File Number: ZNPL2016127

Urban Area of WATERFORD



105 0 10 20 30 40
Meters

1:3,000



Date: 08/06/2016

MAP 3

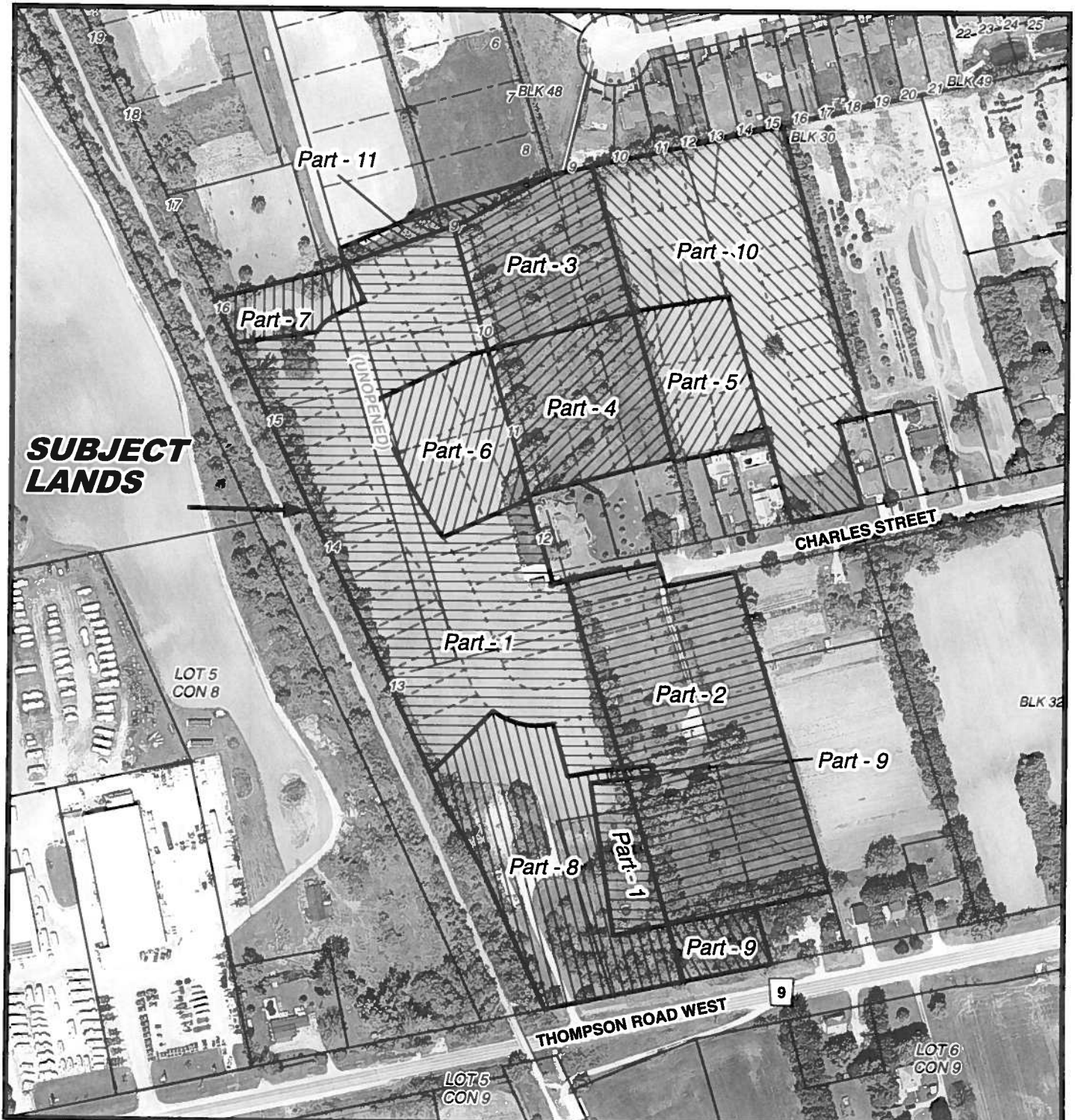
File Number: ZNPL2016127

Urban Area of WATERFORD



105 0 10 20 30 40
Meters

1:3,000



Date: 08/06/2016

MAP 4

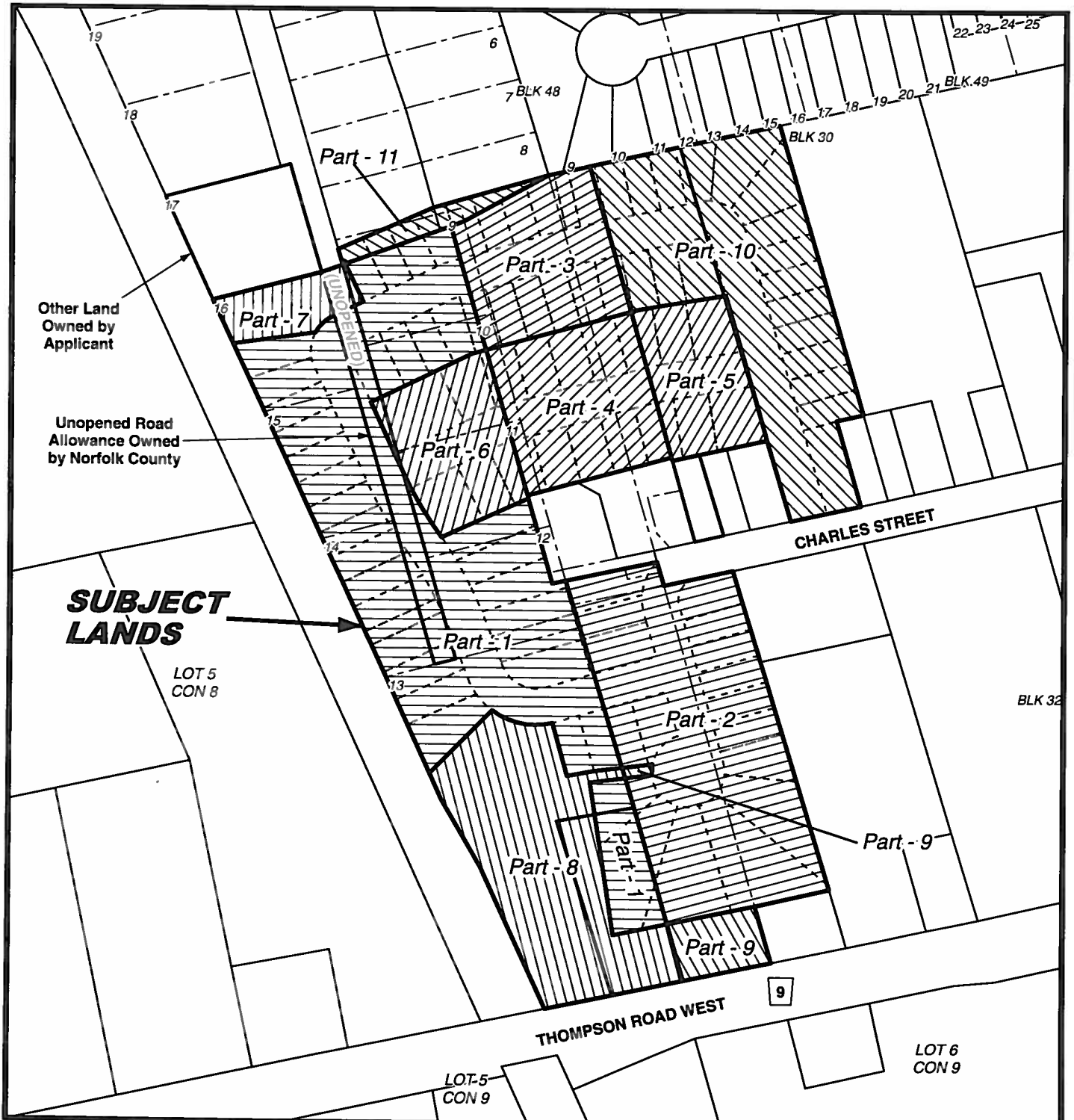
File Number: ZNPL2016127

Urban Area of WATERFORD



105 0 10 20 30 40 Meters

1:3,000



Date: 08/06/2016

Mat

DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

File Number 28TPL2016124
 Related File Number _____
 Pre-consultation Meeting On _____
 Application Submitted On Apr. 11/16
 Complete Application On MAY 24/16

Application Fee _____
 Conservation Authority Fee _____
 OSSD Form Provided _____
 Sign Issued _____

This development 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.

Property assessment roll number: 3310-

33503011800 3360503900
 33503012000 3360503800
 33503012300 33605039050
 33603012400

Name and phase of development:

Cedar Park II

Check whether this development application is for approval of:

- ☒ Draft plan of subdivision
☐ Redline of draft plan of subdivision
☐ Extension of draft plan of subdivision
☐ Condominium description
☐ Exemption for a plan of condominium

A. APPLICANT INFORMATION

Name of Applicant KENT DIXON
ROI GROUP (STANFORD) INC Phone # 519-759-8400
 Address 75 BRANT AVENUE Fax # 519-759-3580
 Town / Postal Code BRANTFORD, ON N3T 3H2 E-mail kdixon@roigroup.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent MICHAEL HIGGINS
G DOUGLAS VALLEE LIMITED Phone # 519-426-6270
 Address 2 TALBOT STREET NORTH Fax # 519-426-6277
 Town / Postal Code SIMCOE, ON N3Y 3W4 E-mail michaelhiggins@gdvallee.ca

Name of Owner ² ROI GROUP (STANFORD) INC
75 BRANT AVENUE BRANTFORD, ON Phone # 519-759-8400
N3T 3H2 Fax # _____
 Address NORFOLK COUNTY
 Town / Postal Code 60 COLBORNE ST. S. SIMCOE, ON N3Y 4A3 E-mail 519-426-5870

² It is the responsibility of the owner or applicant to notify the Planner of any change in ownership within 30 days of such a change.

Please specify to whom all communications should be sent ³: ☒ Applicant ☒ Agent ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

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

NOT KNOWN



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSHIP</u>	Urban Area or Hamlet	<u>WATERLOO</u>
Concession Number	<u>8</u>	Lot Number(s)	<u>5</u>
Registered Plan Number		Lot(s) or Block Number(s)	<u>PLAN 97B LOTS 9, 13 LOTS 10, 11, 12, 13, 14, 15, 16</u> <u>37R9303 P1S 1, 2, 3, 4, 5 PLAN 19B P1BLK 32</u> <u>37R9206 P1 PLAN 19B BLK 32 197B LOT 9 10 11</u> <u>37R8230 P1 R37R8237 P1 PLAN 16B BLK 32</u> <u>37R7727 P1 3 PLAN 19B P1BLK 32</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>CHARLES STREET 142m (466ft)</u> <u>THOMPSON ROAD 79m (259ft)</u>	Depth (metres/feet)	<u>IRREGULAR</u>
Width (metres/feet)	<u>IRREGULAR</u>	Lot area (m ² / ft ² or hectares / acres)	<u>9.96 ha (24.6 ac)</u>
Municipal Civic Address	<u>251 THOMPSON ROAD 223, 209, 234 CHARLES STREET</u>		

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.ca.

To obtain your municipal civic address please contact your local building inspector.

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

☒ Yes ☐ No

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

WATER MAIN EASEMENT IN FAVOR OF NORFOLK COUNTY

Does the requested plan implement an alteration to 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, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

Does the requested plan remove the subject land from an area of employment?

☐ Yes ☒ No

If yes, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

C. PROPERTY INFORMATION

Present use of the subject lands:

RESIDENTIAL AND AGRICULTURAL

DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

Existing official plan land use designation of the subject lands:

URBAN RESIDENTIAL AND COMMERCIAL

Existing zoning of the subject lands:

M4, CS, 14-478, R1-A 14-479, R1-A (H), D

Is there a site specific zone on the subject lands?

N/A

Are there any existing buildings or structures on the subject lands?

☒ Yes ☐ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

EXISTING DWELLINGS ON SEPARATE PARCELS THAT WILL BE REMOVED

APPROX 1115sq.m LIVING AREA FRONT YARDS 30m + REAR YARDS 30m + SIDE YARDS 10m +

Are there any buildings or structures proposed to be built on the subject lands?

☒ Yes ☐ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

PROPOSE TO BUILD SINGLE DETACHED DWELLINGS AND SEMI-DETACHED

DWELLING UNITS (STOREY), YARDS TO CONFORM TO THE R1-A AND R2 ZONE REQUIREMENTS.

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:

Does the subject land contain any areas of archaeological potential?

☐ Yes ☒ No

If yes, an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act; and a conservation plan for any archaeological resources identified in the assessment must be completed.

The date the subject lands was acquired by the current owner:

2014 2015

If known, the date existing buildings or structures were constructed on the subject lands:

NOT KNOWN

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

NOT KNOWN



DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

Complete the following table on proposed land use:

Proposed Land Use	Number of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (ha.)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
RESIDENTIAL					
Single detached	77		4.2 ha	10	2 PER UNIT
Semi-detached	38		1 ha	38	2 PER UNIT
Multiple attached					
Apartment					
Seasonal					
Mobile home					
Other (describe below)					
NON-RESIDENTIAL					
Commercial					
Industrial					
Institutional (describe)					
Park, open space	N/A	/		N/A	N/A
Roads	N/A			N/A	N/A
Other (describe below)					
Totals					

If one of the uses referred to above is identified as, "Other" please provide a description of the use:

D. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

Provide the information you used to determine the answers to the above questions:

OWNER

If you answered yes to any of the above questions, 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. ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY

Has a site plan for the proposed condominium been approved?

☐ Yes ☐ No

Has a site plan agreement been entered into?

☐ Yes ☐ No

Has a building permit for the proposed condominium been issued?

☐ Yes ☐ No

Has construction of the development started?

☐ Yes ☐ No

If construction is completed, indicate the date of completion:

Is this a conversion of a building containing rental residential units?

☐ Yes ☐ No

If yes, indicate the number of units to be converted:

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act*, R.S.O. 1990, c. P. 13 for:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a draft plan of subdivision or a site plan?

☒ Yes ☐ No ☐ Unknown

If yes, indicate the following information about **each application**:

File number:

2872009-003 OPN3-09 ZN13-09 BNPL2016001 BNPL2016002

Land it affects:

SOME OF THE LAND

Purpose:

TO PERMIT BOUNDARY ADJUSTMENTS AND RESIDENTIAL PLAN OF SUBDIVISION

Status/decision:

APPROVED

Effect on the requested amendment:

NONE

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes ☒ No

G. PROVINCIAL POLICY

Is the requested plan 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:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested plan conform to or does not conflict with the provincial plan or plans:

DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 30 distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance

H. SERVICING AND ACCESS

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)

If other, describe:

Will the plan permit development of more than five lots or units on privately owned and operated individual or communal wells?

☐ Yes ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Will the plan permit development of five or more lots or units on privately owned and operated individual or communal septic systems?

☐ Yes ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

Will the plan permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems that produces more than 4500 litres of effluent per day as a result of the development being completed?

☐ Yes ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Will the plan permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems that produces 4500 litres of effluent or less per day as a result of the development being completed?

☐ Yes ☒ No

If yes, the following reports will be required: a hydrogeological report.

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☒ Yes ☐ No

Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No ☐ Unknown

Explain any servicing problems that are foreseen:

NONE FORESEEN

Provide solutions to any servicing problems that are proposed:

Existing or proposed access to subject lands:

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

If other, describe:

Name of road/street:

CHARLES STREET

I. OTHER INFORMATION

Give a brief description of the existing land use, vegetation, topography and drainage on the subject lands:

LANDS ARE UNDUATING MAINLY GRASS DRAINS TO THE
WEST AND SOUTH

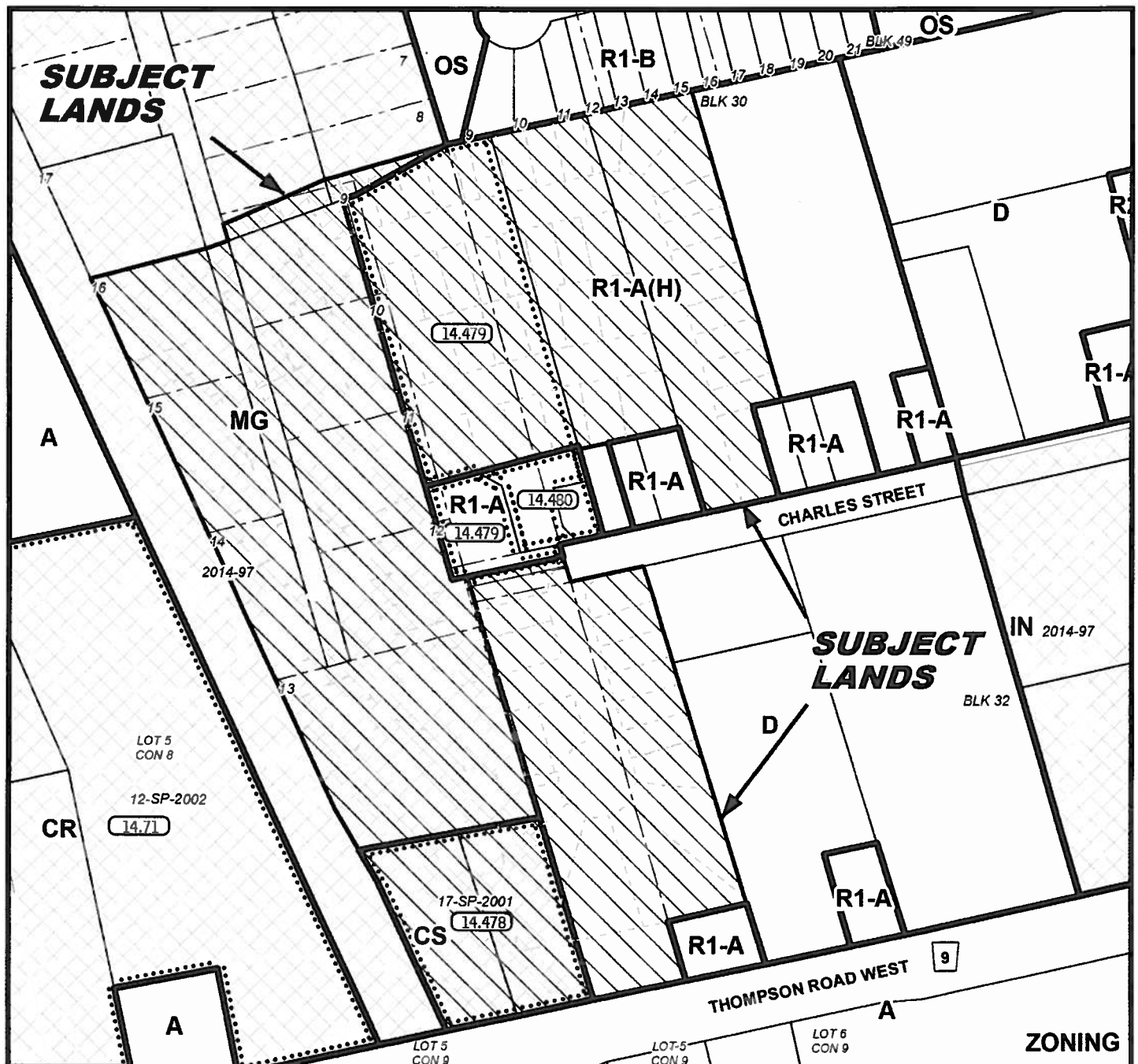
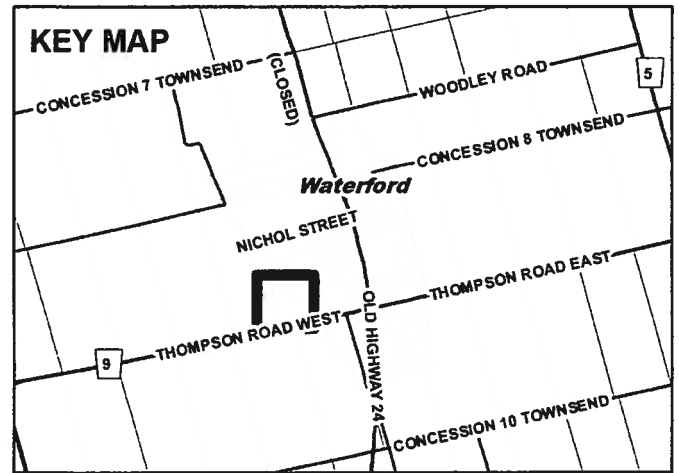
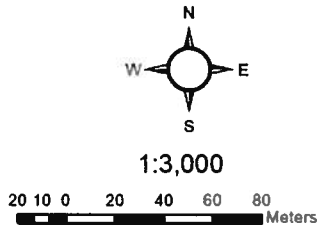
Potential environmental effects: What measures have been taken to eliminate any adverse environmental effects from the development on the surrounding area (e.g. traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) and to eliminate any adverse effects from the adjacent area on the proposed development (e.g., buffering, berms, setbacks, etc.)? In agricultural areas, refer to the minimum distance separation formula. Where potential environmental effects are foreseen, consultation with the appropriate Ministry is recommended.

NO ENVIRONMENTAL EFFECTS ANTICIPATED

Is there any other information that may be useful in the review of this development application (outstanding objections or concerns)? If so, explain below or attach on a separate page.

MAP 1
File Number: 28TPL2016124

Urban Area of
WATERFORD

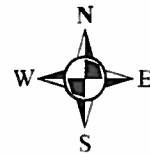


Date: 08/06/2016

MAP 2

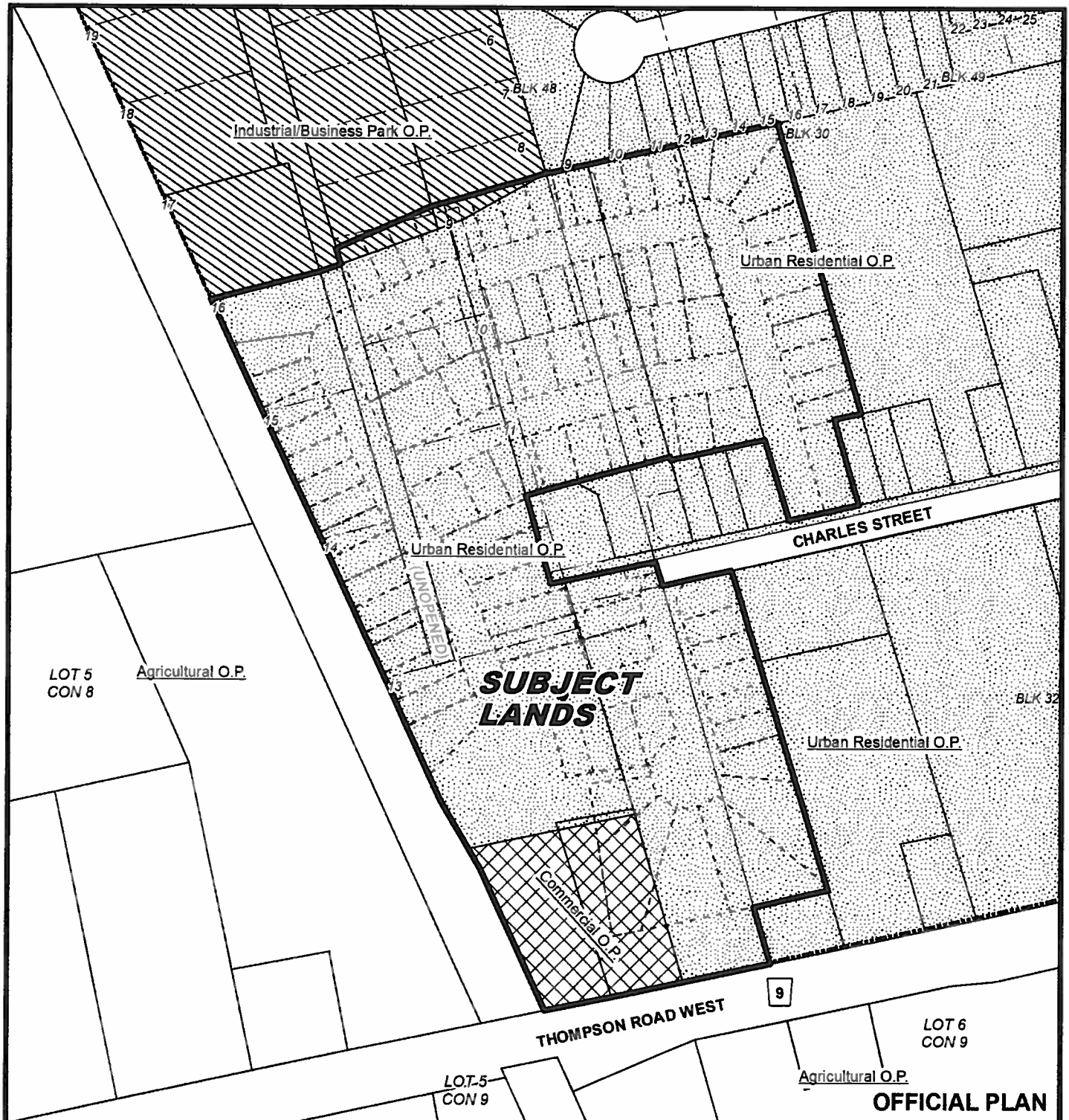
File Number: 28TPL2016124

Urban Area of WATERFORD



10 5 0 10 20 30 40
Meters

1:3,000



Date: 08/06/2016

MAP 3

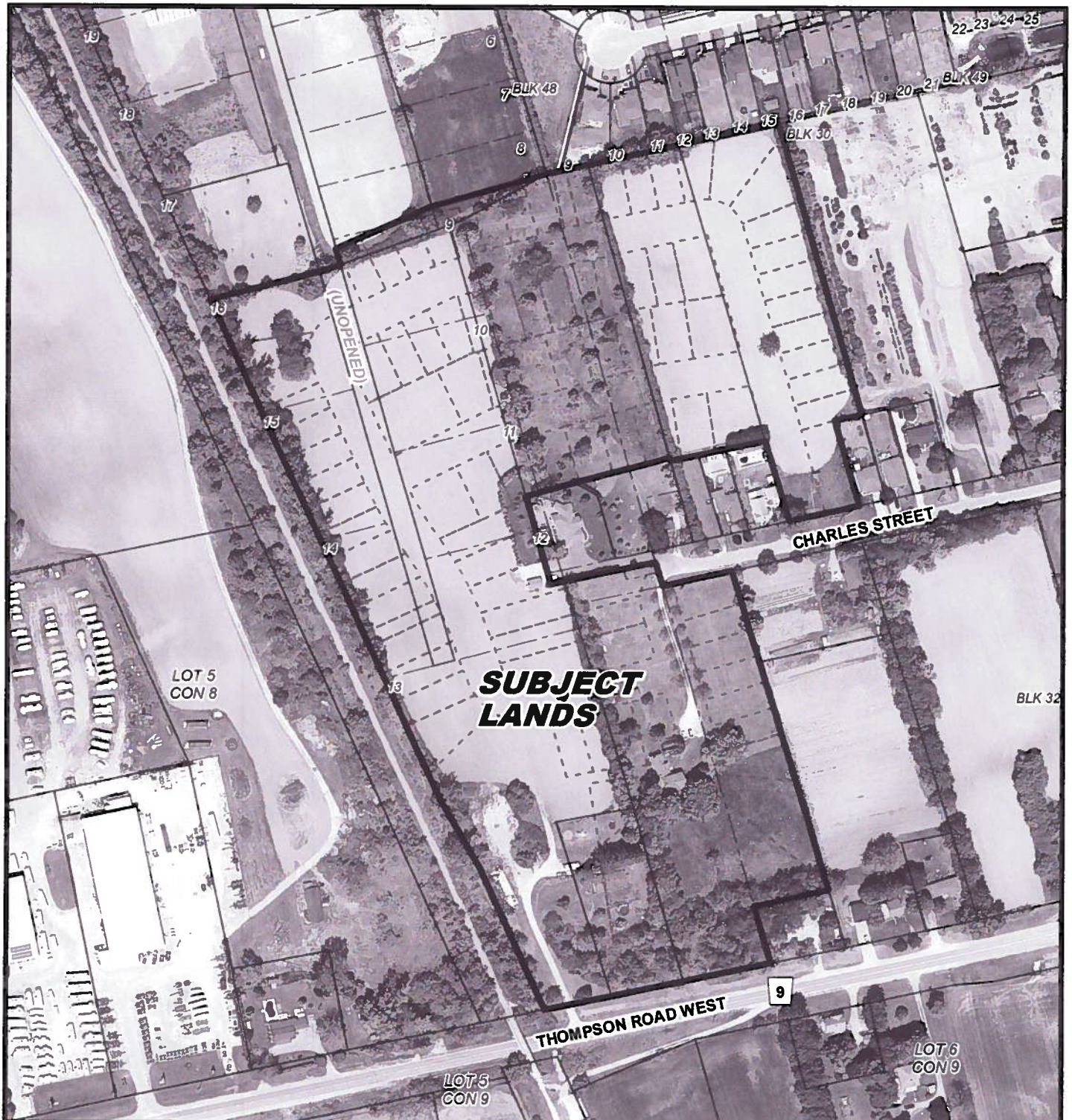
File Number: 28TPL2016124

Urban Area of WATERFORD



105 0 10 20 30 40
Meters

1:3,000

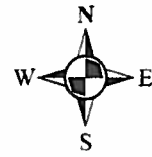


Date: 08/06/2016

MAP 4

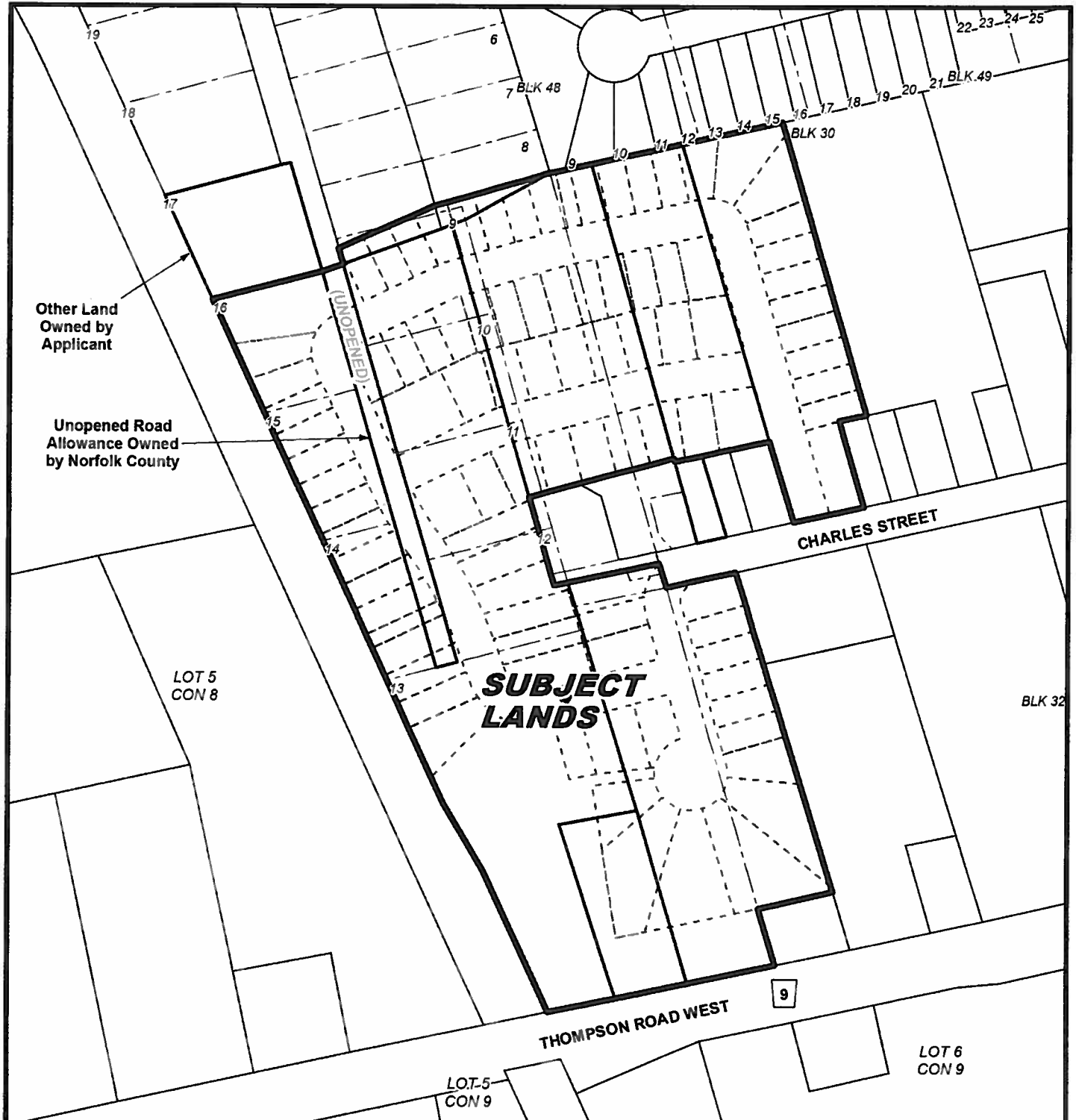
File Number: 28TPL2016124

Urban Area of WATERFORD



105 0 10 20 30 40
Meters

1:3,000



Date: 08/06/2016