Related File Number Pre-consultation Meeting Application Submitted Complete Application Public Notice Sign	DPL209076 Botember 2018 Plougry 13/19 Eloruan 14/19	Application Fee Conservation Authority Fee OSSD Form Provided Planner	\$3628 \$334.50 Alista aut
Check the type of planning application(s) you are submitting. Official Plan Amendment			
✓ Zoning By-Law Ar	mendment		
Temporary Use B	y-law		
Draft Plan of Subo	division/Vacant Land	l Condominium	
Condominium Exe	1.		
Site Plan Applicat			
Consent/Severand	ce		
	Minor Variance		
	Easement/Right-of-Way		
Part Lot Control	Extension of a Temporary Use By-law		
	Cash-in-Lieu of Parking		
	Renewable Energy Project or Radio Communication Tower		
Property Assessment Roll Number: 384.010 . 41000			
A. Applicant Information	on		
Name of Owner	Heather-Jo Causyn		
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	417 Queensway West		
Town and Postal Code Simcoe N3Y 2N3			
Phone Number	519-909-9909		
Cell Number			
Email	heather-jo.causyn@granderie	e.ca	



For Office Use Only:

File Number

Name of Applicant	IBI Group c/o Brianne Comley	
Address	200 East Wing - 360 James Street North	
Town and Postal Code	Hamilton L8L 1H5	
Phone Number	905-546-1010 ext. 63116	
Cell Number		
Email	brianne.comley@ibigroup.com	
Name of Agent	same as above	
Address		
Town and Postal Code		
Phone Number		
Cell Number		
Email		
	Il communications should be sent. Unless otherwise directed, es, etc., in respect of this application will be forwarded to the	
Owner	Agent • Applicant	
Names and addresses of encumbrances on the sub	any holder of any mortgagees, charges or other oject lands:	
B. Location, Legal Des	scription and Property Information	
 Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet): All of Lot 1 & 12, Block 46 & Part of Lot 2, Block 46 and Part of Lynn Street (closed by by-law No. 885-74) R-Plan 207 in the Town of Port Dover in Norfolk County 		
Municipal Civic Addres	24 Lynn Street Port Dover	
Present Official Plan D	Designation(s): Urban Waterfront - 3.5.2.4	
Present Zoning: CM	- Marine Commercial Special Provision 14.519	



2.	Is there a special provision or site specific zone on the subject lands?
	Yes No If yes, please specify: Special Provision 14.519
3.	Present use of the subject lands:
	The site currently has several vacant industrial buildings, 3 vacant boat houses and gravel surface parking areas, as well as scrub vegetation and young to mature trees.
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:
	All existing buildings and structures are proposed to be removed. See survey for existing building locations.
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:
	Proposed 6-storey building with 2 levels of partial underground parking. Approximately 8 boat docks and 4 attached boathouses.
7.	Are any existing buildings on the subject lands designated under the <i>Ontario</i> 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: Approximately ±75 years



9.	Existing use of abutting properties:
	N & E - Residential, S - shipyard or marine scrap yard, W & NW - Silver Lake and Residential and SW - Industrial
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
No	ote: Please complete all that apply.
1.	Please explain what you propose to do on the subject lands/premises which makes this development application necessary:
2.	The proposed will consist of a 6-storey residential apartment building with 90 units, 2 levels of partial U/G parking with 127 spaces &17 surface parking along with a private amenity area, community garden, boardwalk & docks/boathouses with direct access onto Lynn River. ZBA is required to change the existing zoning from CM-14.519 to R5-XX & CM-XX. OPA required to allow height of 6-storeys & the sole residential land use. Please explain why it is not possible to comply with the provision(s) of the Zoning
	By-law/and or Official Plan:
	Property is zoned commercial and proposal is residential. Official Plan only allows for 4-storeys were the proposal is for 6-storeys & the sole residential land use.
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:
	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):
	7.16.1 c) Res. uses shall only be permitted as part of mixed use building with another permitted use located at-grade & residential use located above-grade 7.16.2 c) ii) height, notwithstanding that the maximum permitted height of any new building shall be 4.0 storeys.



6.	Description of land Frontage:	I intended to be severed in metric units:		
	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 Frontage:	intended to be retained in metric units:		
	Depth:			
	Width:			
	Lot Area:			
	Present Use:			
	Proposed Use:			
7.	Description of prop Frontage:	osed right-of-way/easement:		
	Depth:			
	Width:			
	Area:			
	Proposed use:			
8.	Name of person(s) leased or charged	, if known, to whom lands or interest in lands to be transferred, (if known):		



9. Site Information	Existing	Proposed
Please indicate unit of measurem	ent, i.e. m, m ² or %, e	tc.
Lot frontage		±58.5m
Lot depth		±86.1m
Lot width		±58.5m
Lot area		0.905ha
Lot coverage		±17.7%
Front yard		18.3m
Rear yard		24.8m
Left Interior side yard		2.9m
Right Interior side yard		5.3m
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		6m
Exit access width		6m
Size of fencing or screening		
Type of fencing		
10. Building Size		
Number of storeys		4-6 storeys
Building height		max. 25.9m
Total ground floor area		1609.8m²
Total gross floor area		8931.6m ²
Total useable floor area		7108.7m ²
11. Off Street Parking and Loadin	ng Facilities	
Number of off street parking space	es	144 (inclusive)
Number of visitor parking spaces		30
Number of accessible parking space		9 (Ty.A-3, Ty.B-6)
Number of off street loading facilities		0
12. Multiple Family Residential (i		
Number of buildings existing:	lone	



Number of buildings proposed:	One	
Is this a conversion or addition to	o an existing building? OYes ONo	
If yes, describe:		
Type Condominium Apartment E	Building	
Number of Units 90		
Floor Area per Unit in m ²		
Bachelor		
One bedroom	±61.4m²	
Two bedroom	±88.1m²	
Three bedroom		
Townhouse		
	y facilities, underground parking, games room, garden, private amenity areas, roof top terrace	
13. Commercial/Industrial Uses	s (if applicable)	
Number of buildings existing: 4 vacant industrial building & 3 boathouses		
Number of buildings proposed:	none	
ls this a conversion or addition to	an existing building? OYes No	
If yes, describe:		
Indicate the gross floor area by th	ne type of use (e.g. office, retail, storage, etc.):	
Seating Capacity (for assembly h	alls, etc.):	
Total number of fixed seats:		
Describe the type of business(es) proposed:		



15. Describe Recreational or Other Use(s) (if applicable)

Proposed boardwalk, picnic gazebo and community garden within the passive outdoor space along the east side of the proposed building and Lynn River. Boathouses and docks along Lynn River are proposed for the enjoyment of this feature by the owners of the multi-residential building.



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.):
	Fertilizer plant - See Phase One ESA report for more details.
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: Discussions with client.
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 <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? Yes No
	If no, please explain:
	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:
	Was not identified as a sensitive area, therefore no studies for this have been completed.



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 WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.	
 Are any of the following uses or features on the subject lands or within 500 met the subject lands, unless otherwise specified? Please check boxes, if applicab 		
	Livestock facility or stockyard (submit MDS Calculation with application)	
	On the subject lands orwithin 500 meters – distance	
	Wooded area On the subject lands or ✓ within 500 meters – distance ±220	
	Municipal Landfill On the subject lands orwithin 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 orwithin 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 orwithin 500 meters – distance	



On the subject lands orwithin 500 meters – distance	
Seasonal wetness of lands ✓ On the subject lands or within 500 meters – distance	
Erosion On the subject lands orwithin 500 meters – distance	
Abandoned gas wells On the subject lands or within 500 meters – distance	
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)	
ake outlet	



2.	Existing or proposed access to subject lands:	
	Municipal road	Provincial highway
	Unopened road	Other (describe below)
	Name of road/street:	
	Chapman Street East	
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.	
	Please see Planning Justification Repo	ort

H. Supporting Material to be submitted by Applicant

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

Developmentname Planname 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:

- 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

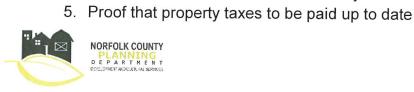


- 9. Engineer's name, address and telephone number
- 10. Professional engineer's stamp
- 11. Existing and proposed easements and right of ways
- 12. Zoning compliance table required versus proposed
- 13. Parking space totals required and proposed
- 14. All entrances to parking areas marked with directional 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:



Ш	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	e Plan applications will require the following supporting materials:
	1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
	2. Letter requesting that the Holding be removed (if applicable)
	 A cost estimate prepared by the applicant's engineer An estimate for Parkland dedication by a certified land appraiser



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

Sta	andard condominium exemptions will r	equire the following	supporting	materials:
	Plan of standard condominium (2 page	per copies and 1 ele	ectronic copy	y)

	81		
Draft condominium declaration			
Brait condominant acciaration			

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 <i>Municipal Freedom of Inf</i> I authorize and consent to the use by or the disclainformation that is collected under the authority of 13 for the purposes of processing this application	osure to any person or public body any f the <i>Planning Act, R.S.O. 1990, c. P</i> .				
Owner/Applicant Signature	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.					
We Heather-Jo and Jeff Causyn am am ands that is the subject of this application for site	n/are the registered owner(s) of the plan approval.				
We authorize IBI Group c/o Brianne Comley 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	Date				
Owner	Date				



N. Declaration

Brianne Comley

of IBI Group

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:

Owner/Applicant Signature

In City of Hamilton

This 07 day of February

A.D., 20_19

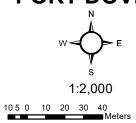
A Commissioner, etc.

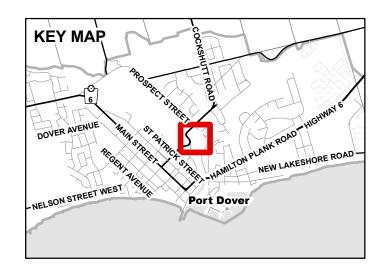
Jared Vail Marcus, a Commissioner, etc.,
Province of Ontario,
for IBI Group.
Expires December 5, 2020.

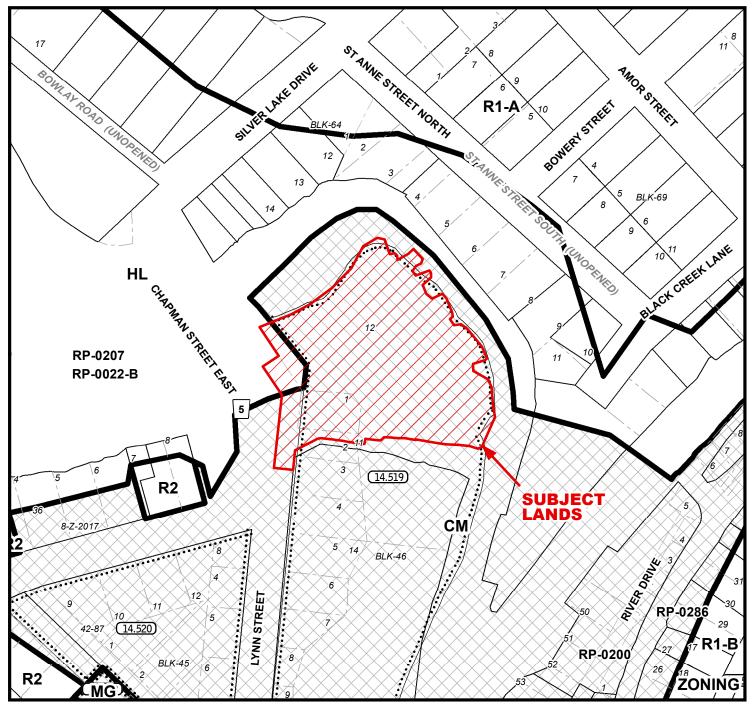


MAP 1 File Number: OPNPL2019045 & ZNPL2019046

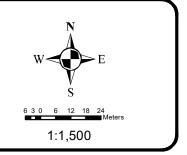
Urban Area of **PORT DOVER**

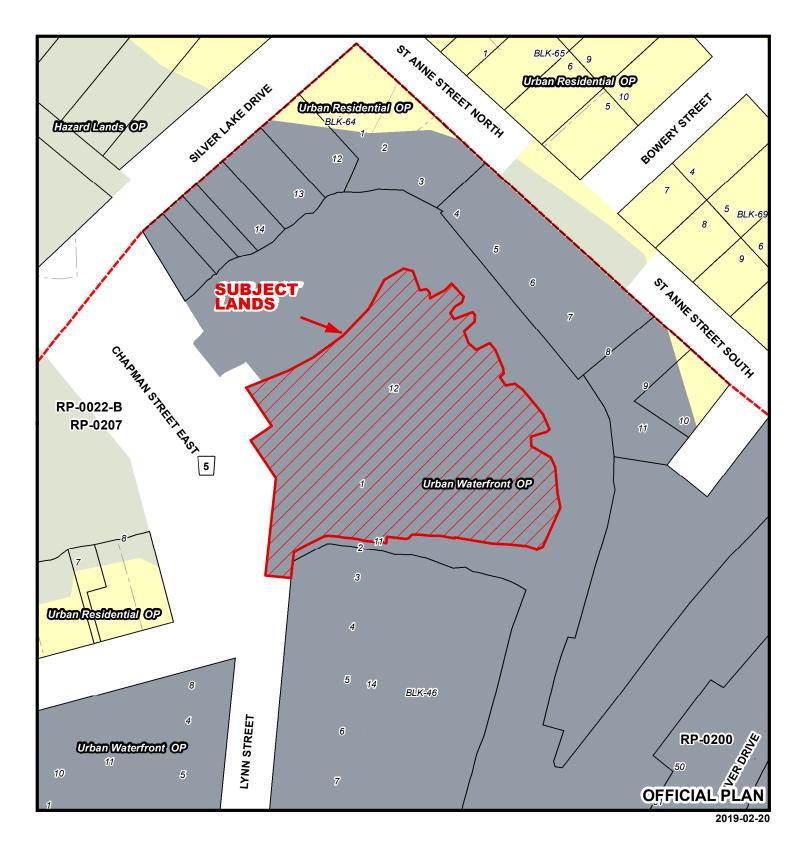




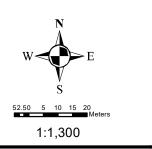


MAP 2
File Number: OPNPL2019045 & ZNPL2019046
Urban Area of PORT DOVER





MAP 3
File Number: OPNPL2019045 & ZNPL2019046
Urban Area of PORT DOVER





MAP 4
File Number: OPNPL2019045 & ZNPL2019046
Urban Area of PORT DOVER

