

File Number PLPL20 15 177
 Related File _____
 Application Submitted Sept 10 / 2015
 Complete Application Sept 13 / 2015

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- ~~401~~ 015 38600

A. APPLICANT INFORMATION

Name of Applicant¹ Mauricio Miranda - Eastforest Homes Ltd. Phone # (519) 748-0772 ext. 255
 Address 155 Washburn Drive Fax # (519) 742-9568
 Town / Postal Code Kitchener, N2R 1S1 E-mail mauricio.miranda@eastforesthomes.com

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

Name of Agent Mauricio Miranda - Eastforest Homes Ltd. Phone # (519) 748-0772 ext. 255
 Address 155 Washburn Drive Fax # (519) 742-9568
 Town / Postal Code Kitchener, N2R 1S1 E-mail mauricio.miranda@eastforesthomes.com

Name of Owner² Eastforest Homes Ltd. Phone # (519) 748-0772
 Address 155 Washburn Drive Fax # (519) 742-9568
 Town / Postal Code Kitchener, N2R 1S1 E-mail _____

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 sent³: ☒ 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:
2177545 Ontario Inc. & 2177546 Ontario Inc. – 2 Grand River Street S – Paris ON N3L 2B2
57, 58, 59 – As transferred to Royal Bank of Canada – 36 York Mills Road, 4th Floor – Toronto ON M2P 0A4
Zitia Investments Inc. – 2 Grand River Street – Paris ON N3L 2B2

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|---------------------------|------------------------------|---|--------------------------------|
| Geographic Township | <u>Norfolk County</u> | Urban Area or Hamlet | <u>Simcoe – Hackberry Lane</u> |
| Concession Number | <u>5</u> | Lot Number(s) | <u>Appendix A – Column 2</u> |
| Registered Plan Number | <u>37M-70</u> | Lot(s) or Block Number(s) | <u>Appendix A – Column 2</u> |
| Reference Plan Number | | Part Number(s) | <u>Appendix A – Column 1</u> |
| Frontage (metres/feet) | <u>Appendix A – Column 4</u> | Depth (metres/feet) | <u>Appendix A – Column 3</u> |
| Width (metres/feet) | <u>Appendix A – Column 4</u> | Lot area (m ² / ft ² or hectares/acres) | <u>Appendix A – Column 5</u> |
| Municipal Civic Address | <u>Appendix A – Column 6</u> | | |
| P.I.N. (INCLUDE PRINTOUT) | <u>Appendix A – Column 7</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:

C. PURPOSE OF DEVELOPMENT APPLICATION

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

The purpose of this application is to split lots in two and as result have lots adequate for semi-detached buildings to go on these lots/part.

D. PROPERTY INFORMATION

Present zoning:

Residential - R1 B

Approximate area of lands affected by the proposed amendment:

104,970 square meters

Present use of the subject lands:

Under construction

EXEMPTION FROM PART LOT CONTROL

Is there a site specific zone on the subject lands?

Residential R1 - B

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:

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:

Two storey semi-detached residential dwellings with attached garages.

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:

2011

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

2011

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

3 years

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

EXEMPTION FROM PART LOT CONTROL

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:

Historical review

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**:

File number:

Land it affects:

Purpose:

Status/decision:

Effect on the requested amendment:

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

EXEMPTION FROM PART LOT CONTROL

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:

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ 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:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Storm sewers |
| <input type="checkbox"/> Communal wells | <input type="checkbox"/> Communal system | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |
| <input type="checkbox"/> Other (describe below) | <input type="checkbox"/> Other (describe below) | |

If other, describe:

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

Existing or proposed access to subject lands:

- | | |
|--|---|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Other (describe below) |

If other, describe:

Name of road/street:

Hackberry Lane

I. OTHER INFORMATION

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

- ☒ Yes ☐ No

If yes, describe:

Closing date - First one being on December 9th 2015

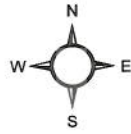
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

MAP 1

File Number: PLPL2015177

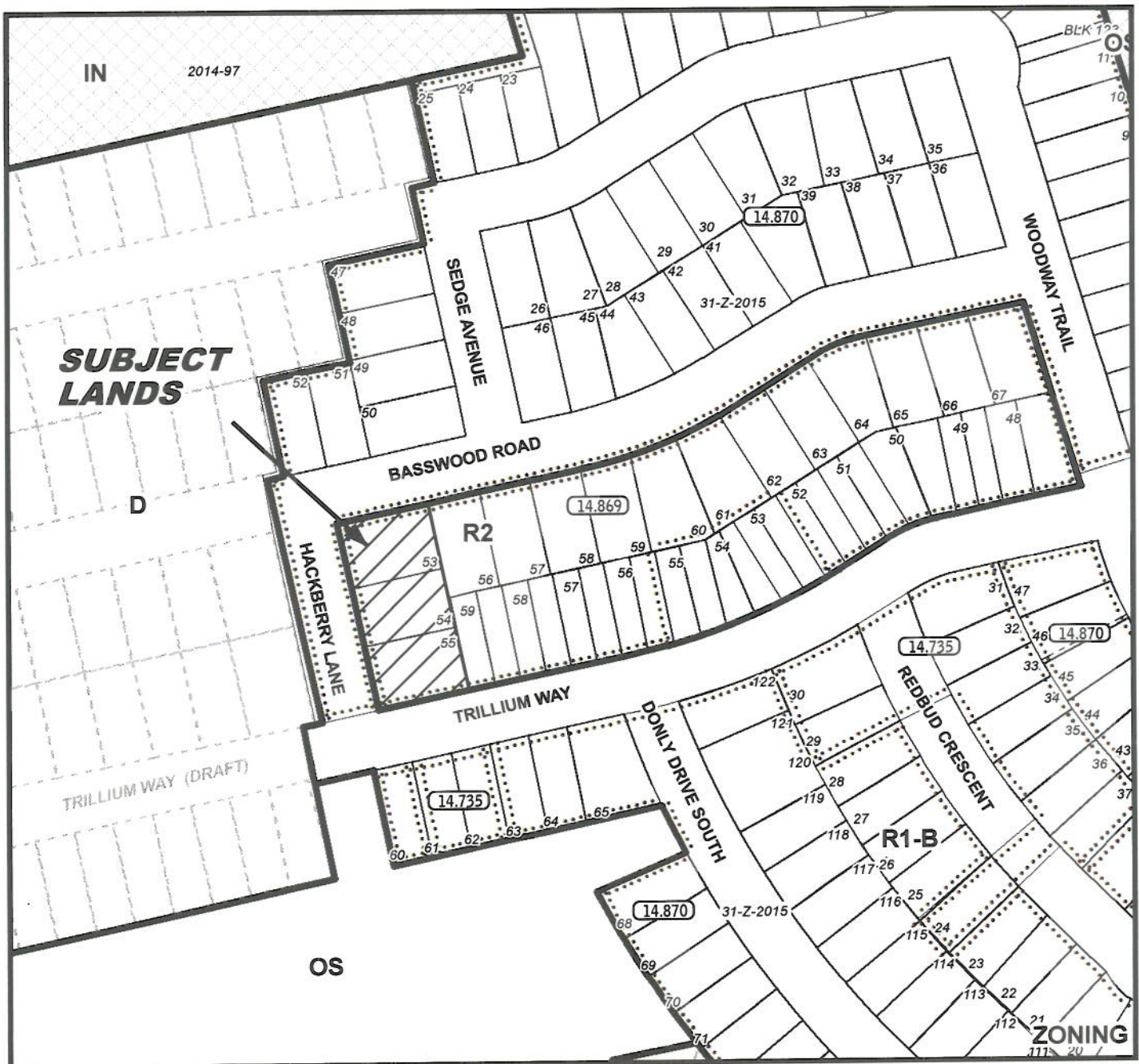
Urban Area of

SIMCOE



1:2,000

10 5 0 10 20 30 40 Meters



MAP 2

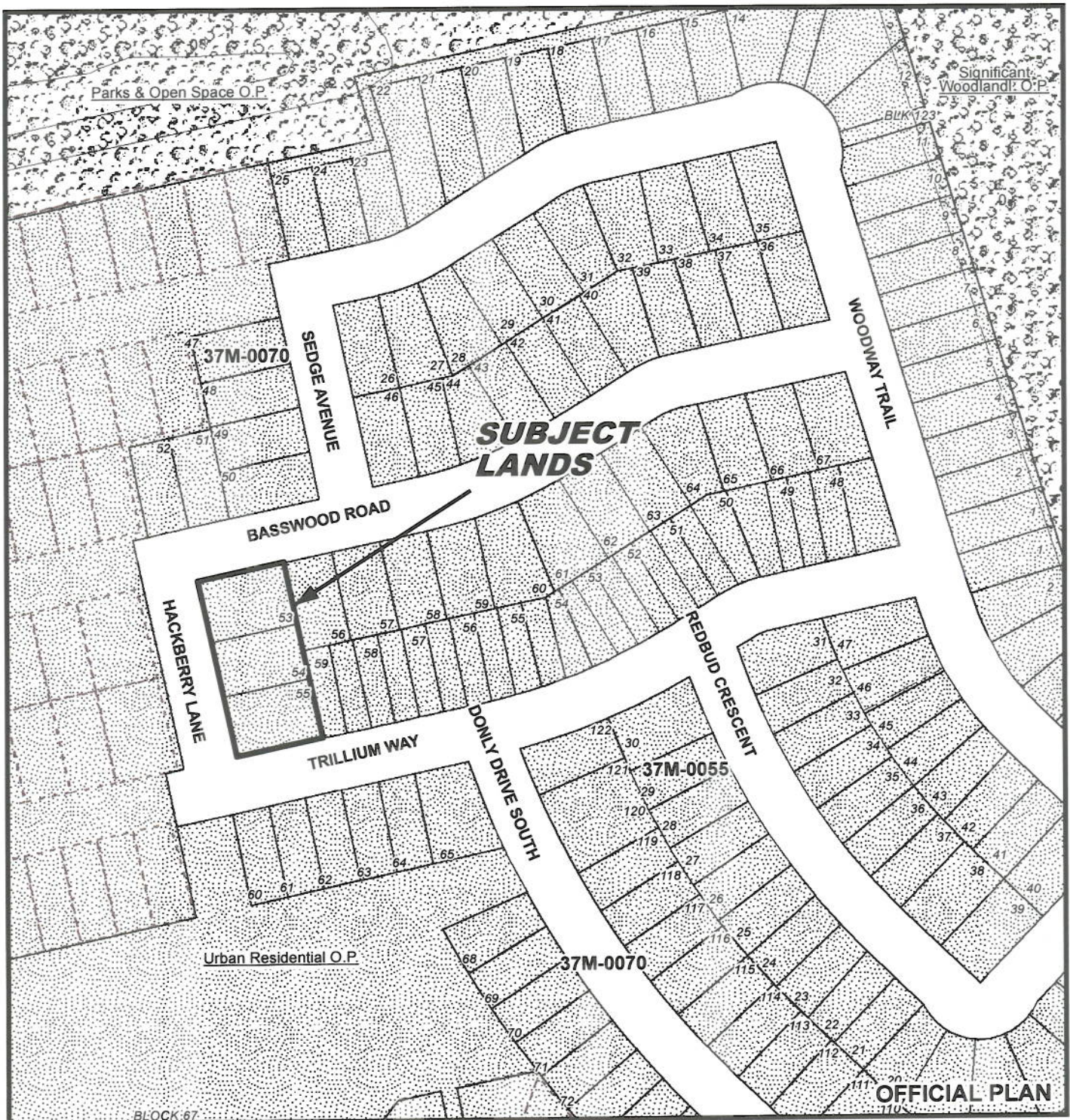
File Number: PLPL2015177

Urban Area of SIMCOE



8 4 0 8 16 24 32 Meters

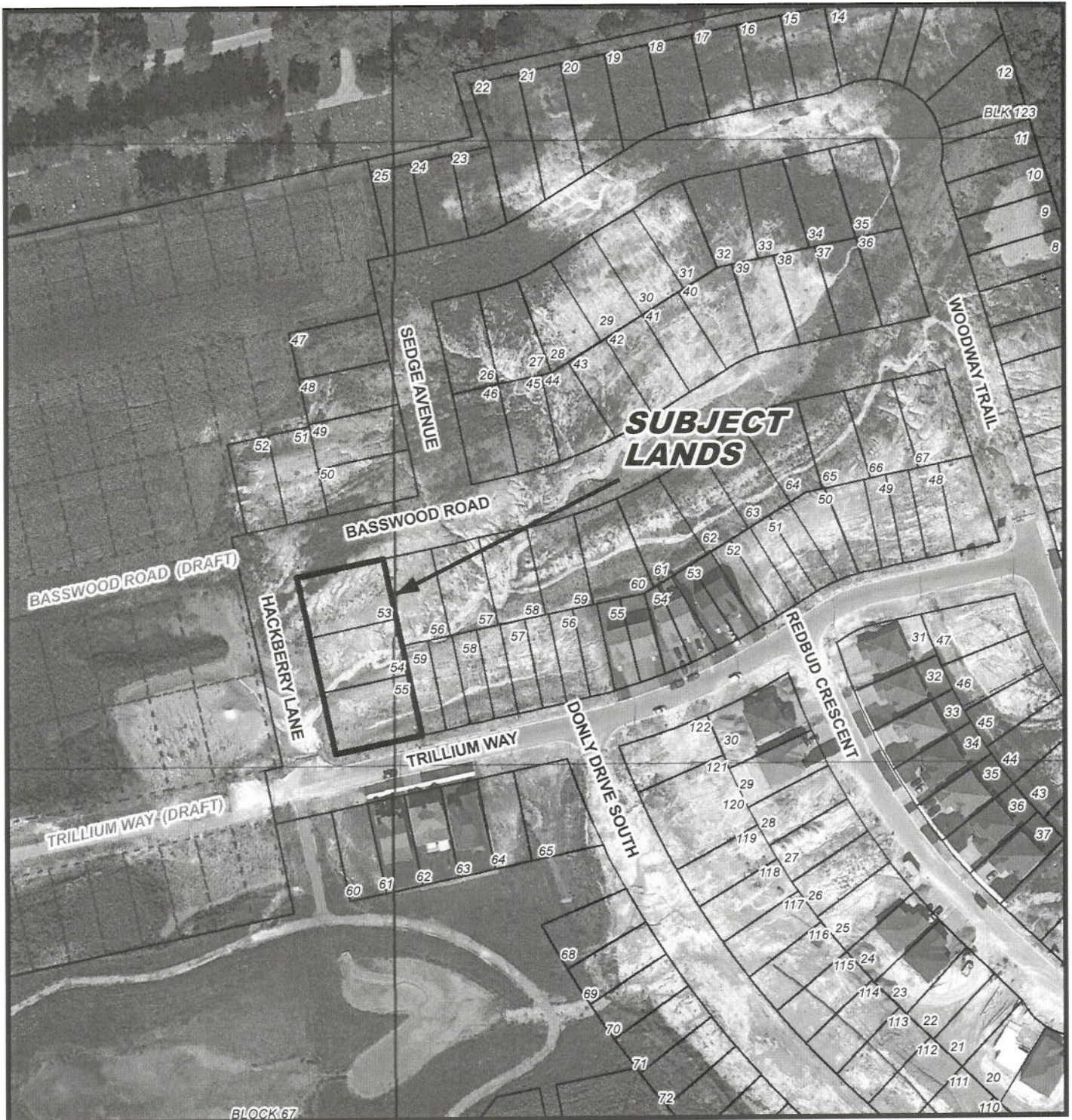
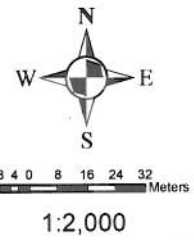
1:2,000



MAP 3

File Number: PLPL2015177

Urban Area of SIMCOE



MAP 4

File Number: PLPL2015177

Urban Area of SIMCOE

