

EXEMPTION FROM PART LOT CONTROL

File Number PLPL20 2016 176
 Related File _____
 Application Submitted June 13, 2016.
 Complete Application June 30, 2016

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- 33605062808 Block 58
33605062828 Block 59

A. APPLICANT INFORMATION

Name of Applicant ¹ BRIAN BUNTING Phone # (519) 718-1405
 Address 363 IRELAND ROAD Fax # _____
 Town / Postal Code SIMCOE, ON N3Y 4K4 E-mail sbunting600@gmail.com

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

Name of Agent ² MICHAEL HIGGINS
G DOUGLAS VALLEE LIMITED Phone # (519) 426-6276
 Address 2 TALBOT STREET NORTH Fax # (519) 426-6277
 Town / Postal Code SIMCOE, ON N3Y 3W4 E-mail mmichaelhiggins@gdvallee.ca

Name of Owner ² BRIAN BUNTING Phone # (519) 718-1405
 Address 363 IRELAND ROAD Fax # _____
 Town / Postal Code SIMCOE, ON N3Y 4K4 E-mail sbunting600@gmail.com

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>WATERPOD</u>
Concession Number	<u>9</u>	Lot Number(s)	<u>7E8</u>
Registered Plan Number	<u>37M57</u>	Lot(s) or Block Number(s)	<u>58 & 59</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>BLOCK 58 51.56m (169.1ft)</u> <u>BLOCK 59 82.18m (269.6ft)</u>	Depth (metres/feet)	<u>BLOCK 58 82.18m (269.6ft)</u> <u>BLOCK 59 84.34m (276.7ft)</u>
Width (metres/feet)	<u>BLOCK 58 51.56m (169.1ft)</u> <u>BLOCK 59 82.18m (269.6ft)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>BLOCK 58 4237.2m² (45610.35sf)</u> <u>BLOCK 59 6931.0m² (74602.71sf)</u>
Municipal Civic Address	<u>NONE ASSIGNED</u>		
P.I.N. (INCLUDE PRINTOUT)	<u>BLOCK 58 - 0548 BLOCK 59 - 0549</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):

PROPOSE TO DEVELOP A CONDOMINIUM TOWNHOUSE DEVELOPMENT

D. PROPERTY INFORMATION

Present zoning:

URBAN RESIDENTIAL TYPE 4 R4(H)

Approximate area of lands affected by the proposed amendment:

BLOCK 58 4237.75sqm BLOCK 59 6931.0sqm.

Present use of the subject lands:

VACANT LAND

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Is there a site specific zone on the subject lands?

NONE

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:

TOWNHOUSE UNITS APPROX 111.48 SQM FLOOR AREA ONE
STOREY

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:

APRIL 2016

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

VACANT LAND

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:

COMMERCIAL USES TO THE WEST

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

☒ Yes ☐ No ☐ Unknown

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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**:

File number:

28T 2007-004 287PL2010119 AND 287PL2011131 2N031/2007

Land it affects:

2NPL2012177 OPNP02012174 2NPL2012176 ANPL2011150

2NPL2011152

OTHER LANDS IN THE SUBDIVISION

Purpose:

TO PERMIT RESIDENTIAL DEVELOPMENT

Status/decision:

APPROVED

Effect on the requested amendment:

NONE

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 checked="" type="checkbox"/> Municipal sewers | <input checked="" 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:

YH BOULEVARD LAM BOULEVARD

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.

J. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your development application to be considered complete, **two (2) copies of the plan(s) (folded to 8 1/2" x 11")** must be submitted, in metric units, drawn to scale, as part of the development application, which shows:

1. The boundaries and dimensions of the subject lands
2. The topographical features
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
4. The location of any existing and proposed wells, septic systems and tile beds that is located on the subject land and on land that is adjacent to it and may affect the application
5. The location, name, status and width of any road, lanes, highways, railways, driveways or encroachments, both existing and proposed, within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
6. The location and nature of any easements affecting the subject land
7. The location, size and type of all **existing** and **proposed** buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site
8. Outlines of all planting beds, buffer planting, lawn areas, areas to be seeded and sodded and any other landscaping or site improvements
9. Location and dimensions of off-street parking, parking structures and aisles, the number of parking spaces to be provided and location of accesses
10. Any pylon signs, fascia signs, etc., any lighting facilities and their location
11. Any proposed subdivision of the subject lands
12. Current uses of land that is adjacent to the subject land
13. Location of outside storage, refuse storage and disposal facilities
14. The legal description of the subject lands in question (lot, concession, registered plan no., geographic township)

Five (5) copies of any applicable information/reports indicated in the development application form.

If other documentation/supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

K. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Norfolk County staff to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

[Signature]
Owner/Applicant/Agent Signature

JUNE 8 2016
Date

L. FREEDOM OF INFORMATION

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.

[Signature]
Owner/Applicant/Agent Signature

JUNE 8 2016
Date

M. DECLARATION

I, JOHN VALLEE of SIMCOE 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:

THE TOWN OF SIMCOE

In NORFOLK COUNTY

This 8 day of JUNE

A.D., 20 16

[Signature]
Owner/Applicant/Agent Signature

[Signature]
A Commissioner, etc.

MICHAEL JOHN HIGGINS, a Commissioner, etc.,
Norfolk County, for G. Douglas Vallee Limited.
Expires June 15, 2018.

N. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this development application, the owner must complete the authorization set out below.

I/We PROMINENT HOME am/are the registered owner(s) of the lands that is the subject of this development application for exemption from part lot control.

I/We authorize G. DOUGLAS VALLER LTD to make this development application on my/our behalf and to provide any of my/our personal information necessary for the processing of this development application.

Moreover, this shall be your good and sufficient authorization for so doing.

X [Signature]
I HAVE AUTHORITY Owner TO BIND THE CORPORATION
X

Owner

June 3/2016

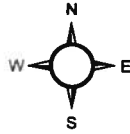
Date

Date

MAP 1

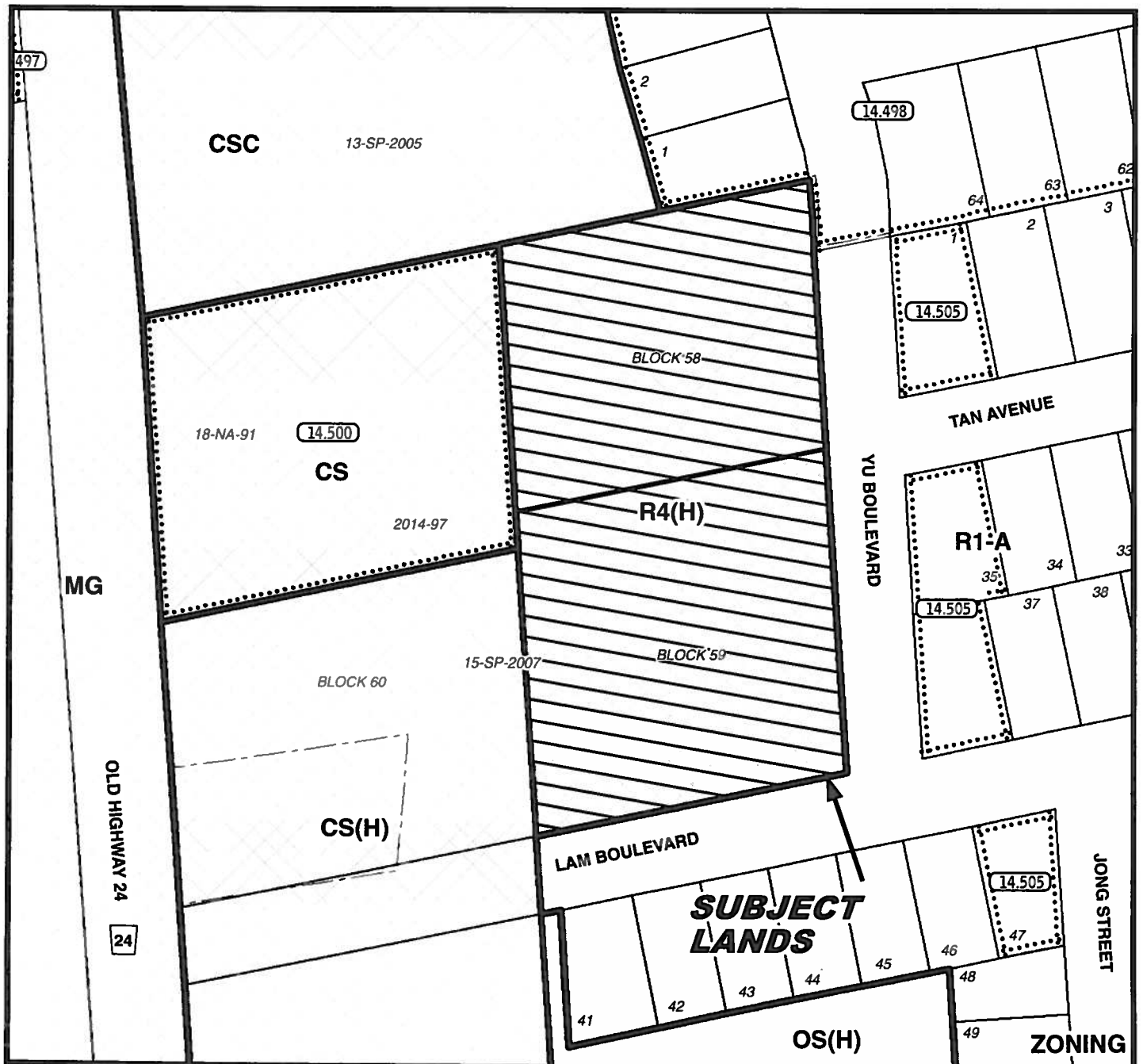
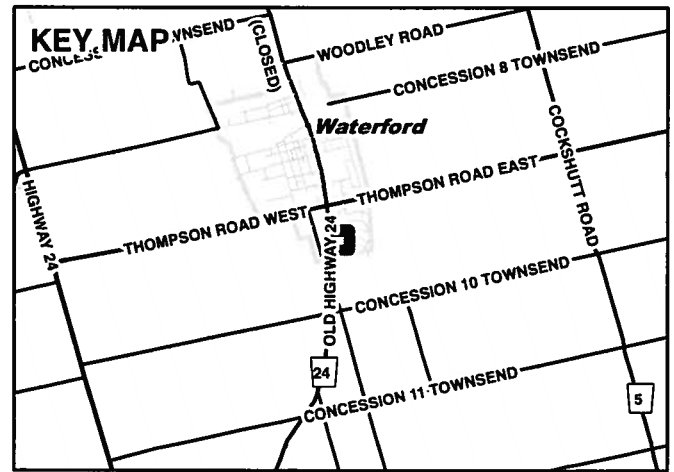
File Number: PLPL2016176

Urban Area of
Waterford



1:1,500

10 5 0 10 20 30 40 Meters



MAP 2

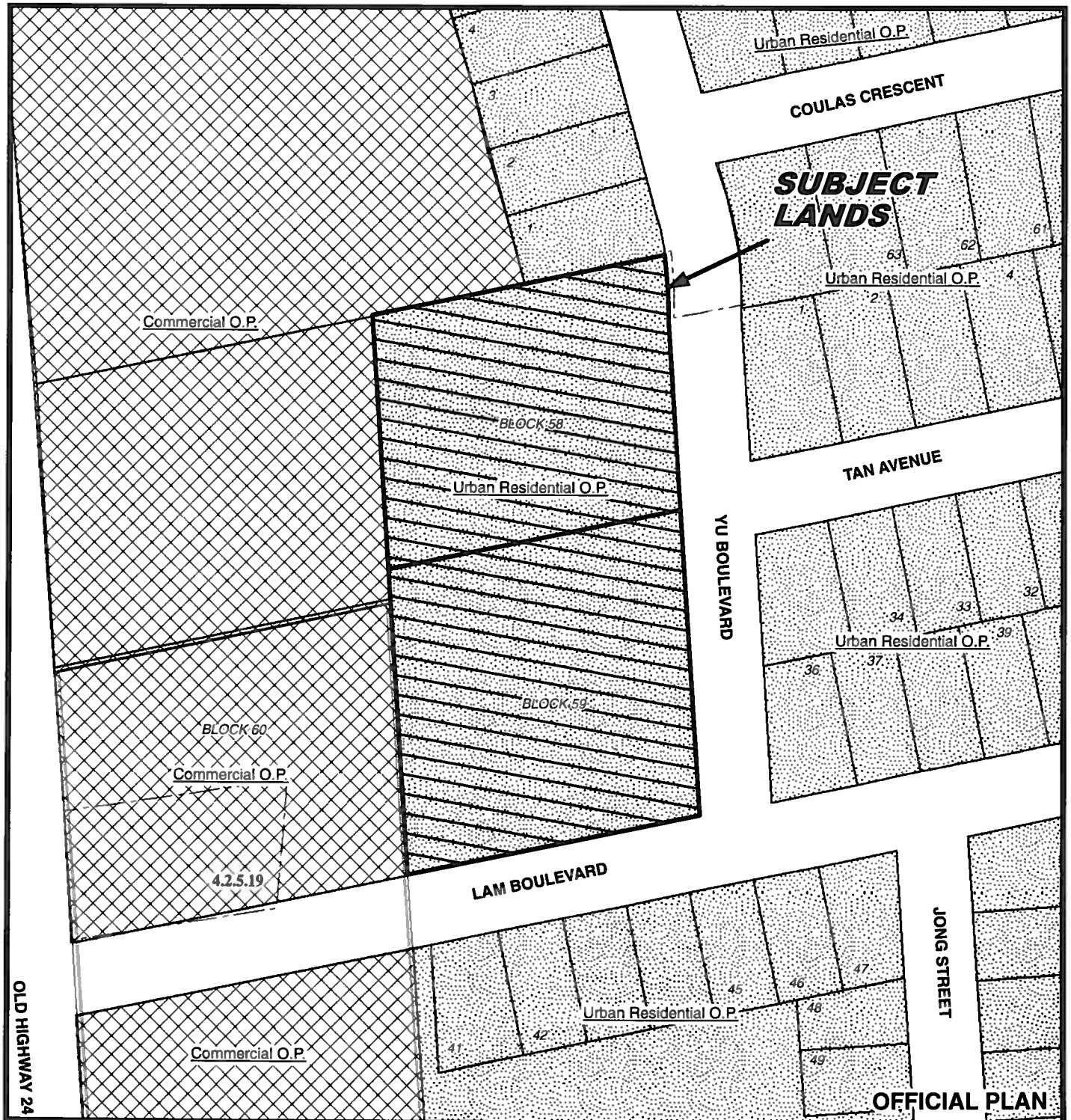
File Number: PLPL2016176

Urban Area of WATERFORD



6 3 0 6 12 18 24 Meters

1:1,500



MAP 3

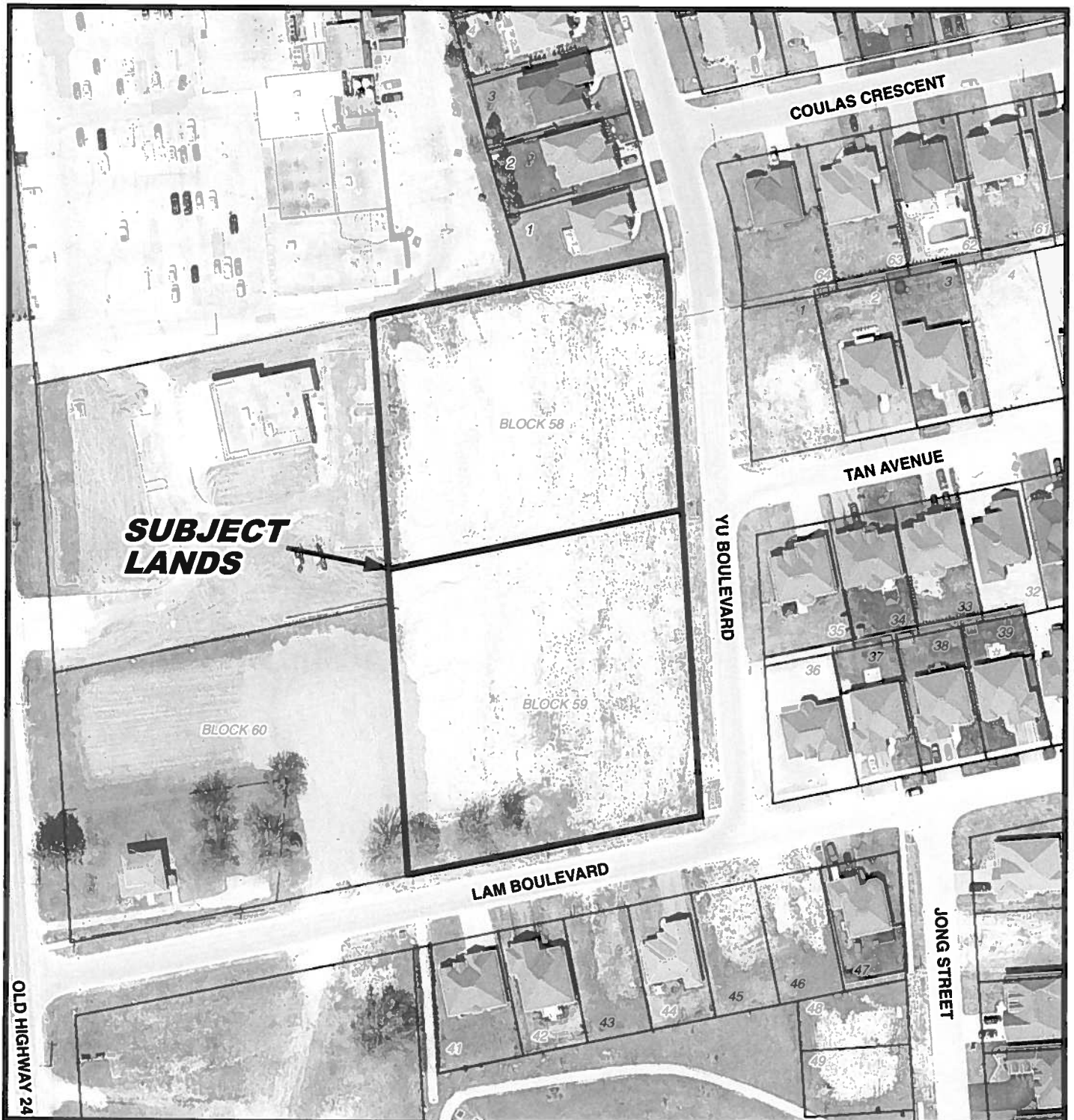
File Number: PLPL2016176

Urban Area of WATERFORD



6 3 0 6 12 18 24 Meters

1:1,500



MAP 4

File Number: PLPL2016176

Urban Area of WATERFORD



6 3 0 6 12 18 24 Meters

1:1,500

