

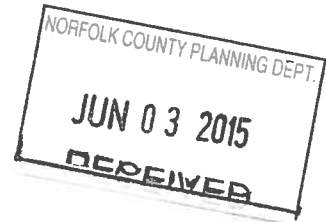
RENEWABLE ENERGY PROJECT OR RADIO COMMUNICATION TOWER

File Number RTPL2015110
 Related File N/A
 Application Submitted early June
 Complete Application ✓
 KR.

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: 3310-401-011-142-00

PIN (Property Identification Number):



A. APPLICANT INFORMATION

Name of Applicant ¹ 676766 Ontario, Ltd. Phone # 519-428-4650
 Address 22 Peel St Fax # 519-428-2595
 Town / Postal Code Simcoe, ON N3Y 1R9 E-mail kent@kwic.com
¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent N/A Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

Name of Owner ² Kent and Cindy Rapley Phone # 519-428-4650
 Address 22 Peel St. Fax # 519-428-2595
 Town / Postal Code Simcoe, ON N3Y 1R9 E-mail kent@kwic.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:

Are you requesting Norfolk County Council support for your project as per FEED-IN TARIFF (FIT) program?

☐ Yes ☒ No (Individual or Blanket)

RENEWABLE ENERGY PROJECT OR RADIO COMMUNICATION TOWER

Is the proposed project on class 1, 2, 3, 4 or organic soils or specialty crop areas?

☐ Yes ☒ No

If so, what soil specifically?

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>N/A</u>	Urban Area or Hamlet	<u>Simcoe</u>
Concession Number	<u>N/A</u>	Lot Number(s)	<u>9-10, 12</u>
Registered Plan Number	<u>182</u>	Lot(s) or Block Number(s)	<u>103</u>
Reference Plan Number	<u>176360</u>	Part Number(s)	<u>N/A</u>
Frontage (metres/feet)	<u>6.31 m.</u>	Depth (metres/feet)	<u>45.6 m</u>
Width (metres/feet)	<u>(Front) 6.31 m. (Back) 5.6 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>278.191 m²</u>
Municipal Civic Address	<u>18 Peel St. Simcoe, ON N3Y 1R9</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):

We want to build a communication tower behind buildings on Peel St. to enhance the existing infrastructure which provides wireless internet to businesses in Simcoe.

Proposed tower / solar information:

Height (metres/feet)	<u>150 feet</u>	Free standing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Associated Structure	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Structure size (m ² / ft ²)	<u></u>



D. PROPERTY INFORMATION

Present zoning:

'CBD' Central Business District

Present designation:

Central Business District

Present use of the subject lands:

Parking and outdoor storage

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:

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:

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 buildings on Peel St. are architecturally significant.

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

December 30, 2011

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

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

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:

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

RENEWABLE ENERGY PROJECT OR RADIO COMMUNICATION TOWER

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.

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:

RENEWABLE ENERGY PROJECT OR RADIO COMMUNICATION TOWER

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 distance <input type="checkbox"/> No _____
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
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 distance <input type="checkbox"/> No _____
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
Industrial or commercial use (specify the use(s)) <i>Retail on Peel St. and Norfolk St.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input type="checkbox"/> No _____

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:

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



RENEWABLE ENERGY PROJECT OR RADIO COMMUNICATION TOWER

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:

private driveway

Name of road/street:

Driveway entrance off Kent St.

I. OTHER INFORMATION

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

- ☒ Yes ☐ No

If yes, describe:

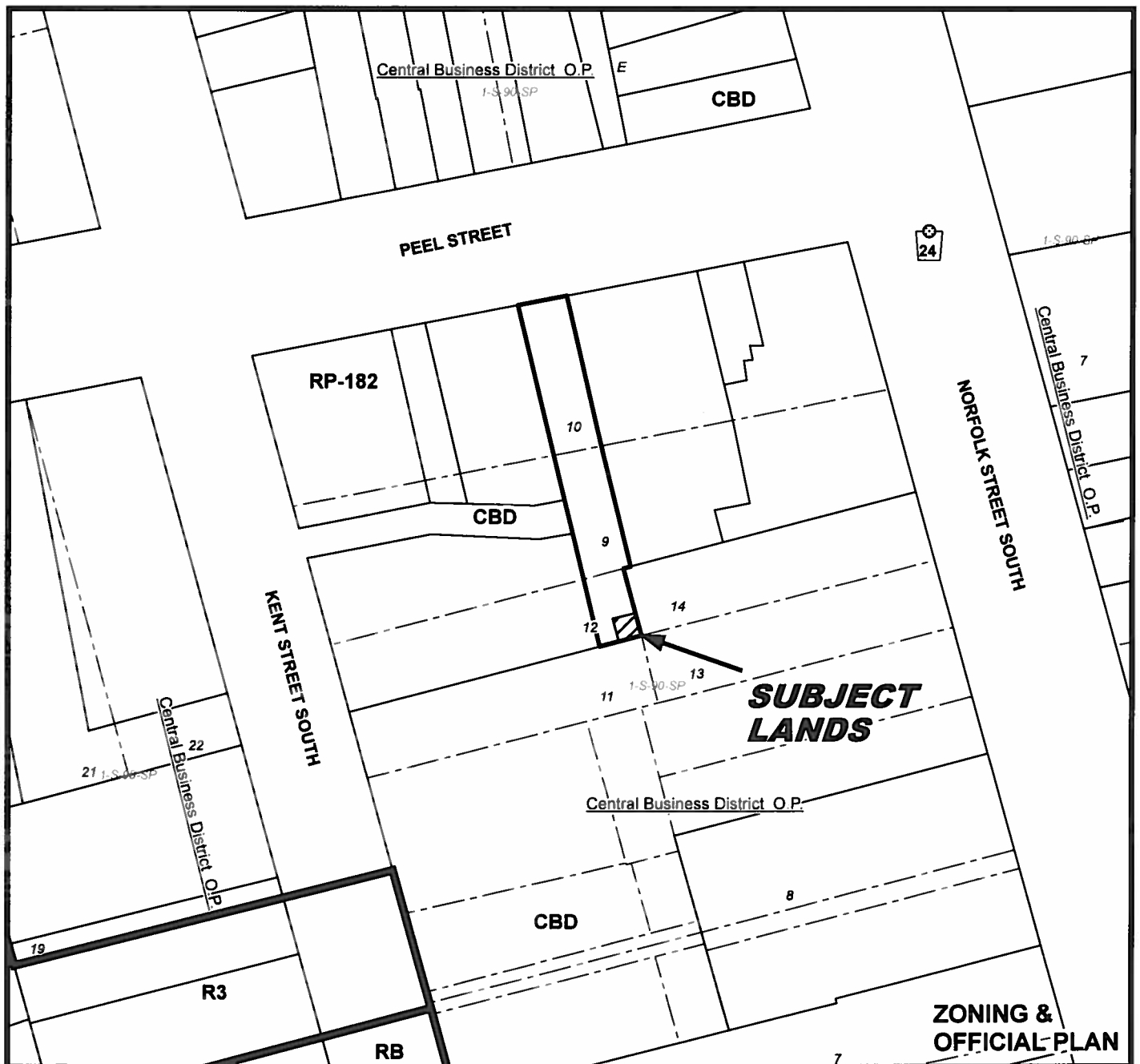
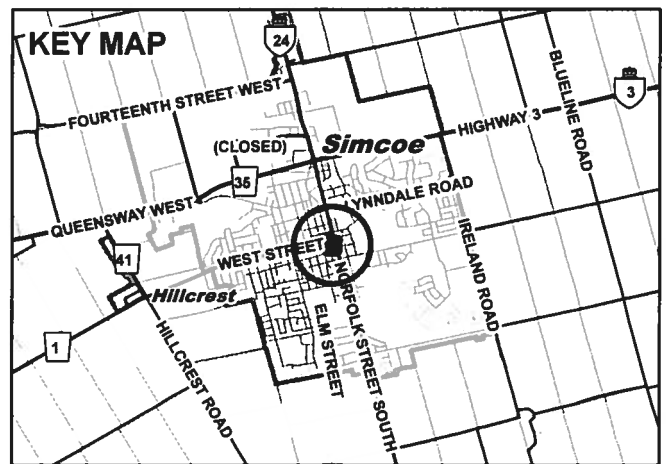
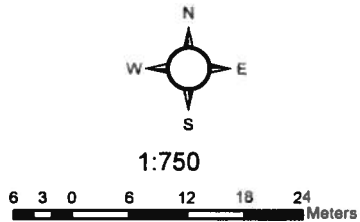
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

The existing tower behind 12 Peel St. will be replaced by the new tower.

MAP 1

File Number: RTPL2015110

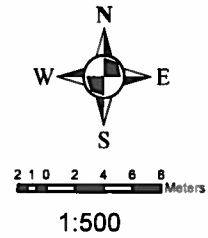
Urban Area of
SIMCOE



MAP 2

File Number: RTPL2015110

Urban Area of SIMCOE



MAP 3

File Number: RTPL2015110

Urban Area of SIMCOE

