File Number Related File Number Pre-consultation Meeting Application Submitted	Iumber       RTPL2020218       Public Notice Sign         ed File Number       Application Fee       \$         onsultation Meeting       Aug 26, 2020       Conservation Authority Fee		\$958 (\$1330 minus \$372 for precon)
Complete Application	Nov 17, 2020	Planner	GK
Check the type of pla	anning application	(s) you are submitting.	
Official Plan An	nendment		
Zoning By-Law	Amendment		
Temporary Use	By-law		
Draft Plan of Su	ubdivision/Vacant La	and Condominium	
Condominium E	Exemption		
Site Plan Applic	cation		
Consent/Severa			
Minor Variance			
Easement/Righ	-		
H	Temporary Use By-l	aw	
Part Lot Contro			
Cash-in-Lieu of	_		
Renewable Ene	ergy Project or Radio	o Communication Tower	
•	ct lands, changing th	is application (for example: ne zone and/or official plan f lots, or similar)	
Municipal concurrence Ontario.	e for a proposed 22-	metre Meso tower at 36 Pa	rk Road, Norfolk,



Property Assessment Roll Number: 331040302504030

## A. Applicant Information

Name of Owner	Mike Kunkel c/o Access Mechanical & Supply Ltd.		
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	36 Park Road		
Town and Postal Code	Simcoe, Ontario M3Y 4J9		
Phone Number	(519) 429-3515		
Cell Number			
Email			
	Thomas Dubowski		
Name of Applicant	Thomas Dybowski		
Address	70 East Beaver Creek, Unit 22		
Town and Postal Code	Richmond Hill, Ontario L4B 3B2		
Phone Number			
Cell Number	647-376-6195		
Email	thomas.dybowski@fonturinternational.com		
Name of Agent	Thomas Dybowski		
Address	70 East Beaver Creek, Unit 22		
Town and Postal Code	Richmond Hill, Ontario L4B 3B2		
Phone Number			
Cell Number	647-376-6195		
Email	thomas.dybowski@fonturinternational.com		
	all communications should be sent. Unless otherwise directed, notices in respect of this application will be forwarded to the		
Owner	<ul><li>Agent</li><li>Applicant</li></ul>		
Names and addresses of encumbrances on the sul	any holder of any mortgagees, charges or other bject lands:		



#### B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

PT LT 3-4 CON 14 WINDHAM PT 1 37R3151, S/T RIGHT IN NR434033

	Municipal Civic Address: 36 Park I	Road in Norfolk, Ontario, N3Y4J9
	Present Official Plan Designation(s):	D
	Present Zoning: MG – General In	dustrial
2.	Is there a special provision or site sp	ecific zone on the subject lands?
	Yes No If yes, please specify	<i>r</i> :
3.	Present use of the subject lands:	

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, and height on your attached sketch which must be included with your application:

The property contains one building which is used for industrial purposes. There will not be other development on site other than the tower and equipment compound.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

The proposed development is a 22 metre Meso tower to be built by Bell Mobility. The telecommunication tower's footprint will be approximately 100 sq. metres, with an additional 534 sq. metre access way, totalling 634 sq. metres.

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, and height on your attached sketch which must be included with your application:

The proposed development is a 22 metre Meso tower to be built by Bell Mobility. The telecommunication tower's footprint will be approximately 100 sq. metres, with an additional 534 sq. metre access way, totalling 634 sq. metres.



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:
9.	Existing use of abutting properties: Industrial
10	O. Are there any existing easements or restrictive covenants affecting the subject lands?  Oyes O No If yes, describe the easement or restrictive covenant and its effect:
No	te: Please complete all that apply.
1.	Please explain what you propose to do on the subject lands/premises which makes this development application necessary:  The proposed development is a 22 metre Meso tower to be built by Bell Mobility. The telecommunication tower's footprint will be approximately 100 sq. metres, with an additional 534 sq. metre access way, totalling 634 sq. metres.
2.	Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:  N/A
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:



υ.	Yes No If ye	es, identify the policy, and also include a proposed text of the cliff additional space is required, please attach a separate sheet):
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):
		stment, 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:	
	·	ed land:
7.	•	oosed 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,



9. Site Information	Existing	Proposed
Please indicate unit of mea	surement, for example: m, m² or	%
Lot frontage	42 metres	
Lot depth	91 metres	
Lot width	42 metres	
Lot area	0.38 hectares	
Lot coverage		
Front yard		
Rear yard		456444
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lo	t)	
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing	Name of the Control o	
10.Building Size		
Number of storeys		
Building height		
Total ground floor area	<b>*</b>	
Total gross floor area	<b>*</b>	A STATE OF THE STA
Total useable floor area		
11.Off Street Parking and L	oading Facilities	
Number of off street parking	spaces	
Number of visitor parking sp		
Number of accessible parkir	ng spaces	
Number of off street loading	facilities	



12. Residential (if applicable)		
Number of buildings existing	:	
Number of buildings propose	ed:	
Is this a conversion or addition	on to an existing building?	Yes No
If yes, describe:		MAPPER TO THE PROPERTY OF THE
Туре	Number of Units	Floor Area per Unit in m <sup>2</sup>
Single Detached		
Semi-Detached		
Duplex		
Triplex		
Four-plex		
Street Townhouse		
Stacked Townhouse		
Apartment - Bachelor		
Apartment - One bedroom		
Apartment - Two bedroom		
Apartment - Three bedroom		PAGE 1
Other facilities provided (for eor swimming pool):	• • •	derground parking, games room,
13. Commercial/Industrial Us	es (if applicable)	
Number of buildings existing:		
Number of buildings propose	d:	
Is this a conversion or addition	on to an existing building? (	Yes No
If yes, describe:		
Indicate the gross floor area	by the type of use (for exar	mple: office, retail, storage):



Seating Capacity (for assembly halls or similar):
Total number of fixed seats:
Describe the type of business(es) proposed:
Total number of staff proposed initially:
Total number of staff proposed in five years:
Maximum number of staff on the largest shift:
Is open storage required: OYes No
Is a residential use proposed as part of, or accessory to commercial/industrial use?
Yes No If yes please describe:
14. Institutional (if applicable)
14. Institutional (if applicable)  Describe the type of use proposed:
Describe the type of use proposed:
Describe the type of use proposed:  Seating capacity (if applicable):
Describe the type of use proposed:  Seating capacity (if applicable):  Number of beds (if applicable):
Describe the type of use proposed:  Seating capacity (if applicable):  Number of beds (if applicable):  Total number of staff proposed initially:
Describe the type of use proposed:  Seating capacity (if applicable):  Number of beds (if applicable):  Total number of staff proposed initially:  Total number of staff proposed in five years:
Describe the type of use proposed:  Seating capacity (if applicable):  Number of beds (if applicable):  Total number of staff proposed initially:  Total number of staff proposed in five years:  Maximum number of staff on the largest shift:
Describe the type of use proposed:  Seating capacity (if applicable):  Number of beds (if applicable):  Total number of staff proposed initially:  Total number of staff proposed in five years:  Maximum number of staff on the largest shift:

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



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 (for example: gas station or petroleum storage):
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:
	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:
2.	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:



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 Wellhead Protection Area (WHPA) A, B or C
	please attach relevant information and approved mitigation measures from the Risk Manager Official.
4.	Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.
	Livestock facility or stockyard (submit MDS Calculation with application)
	On the subject lands or within 500 meters – distance  Wooded area On the subject lands or within 500 meters – distance
	Municipal Landfill
	On the subject lands or within 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 orwithin 500 meters – distance
	Floodplain
	On the subject lands orwithin 500 meters – distance
	Rehabilitated mine site
	On the subject lands orwithin 500 meters – distance
	Non-operating mine site within one kilometre
	On the subject lands orwithin 500 meters – distance
	Active mine site within one kilometre
	On the subject lands orwithin 500 meters – distance
	Industrial or commercial use (specify the use(s)) On the subject lands or within 500 meters – distance
	On the subject lands or within 500 meters – distance  Active railway line
	On the subject lands or within 500 meters – distance
	Seasonal wetness of lands
	On the subject lands or within 500 meters – distance
	Erosion
	On the subject lands or within 500 meters – distance
	Abandoned gas wells
	On the subject lands or within 500 meters – distance



r.	Servicing and Access	
1.	Indicate what services are available or proposed: Water Supply Municipal piped water Individual wells N/A - Telecommunication Tower Application	Communal wells Other (describe below)
	Sewage Treatment	
	Municipal sewers	Communal system
v	O Septic tank and tile bed in good working order  N/A - Telecommunication Tower Application	Other (describe below)
	Storm Drainage Storm sewers Other (describe below)	Open ditches
	N/A - Telecommunication Tower Application	
2.	Existing or proposed access to subject lands:	
	Municipal road	Provincial highway
	O Unopened road	Other (describe below)
	Name of road/street:	and the second s
G.	Other Information	
1.	Does the application involve a local business?	_
	If yes, how many people are employed on the sub	ject 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.



#### H. Supporting Material to be submitted by Applicant

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:

- 1. Concept/Layout Plan
- 2. All measurements in metric
- 3. Key map
- 4. Scale, legend and north arrow
- 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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
- 19. Gross, ground and useable floor area
- 20. Lot coverage
- 21. Floor area ratio
- 22. Building entrances, building type, height, grades and extent of overhangs
- 23. Names, dimensions and location of adjacent streets including daylighting triangles
- 24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- 25. All exterior stairways and ramps with dimensions and setbacks
- 26. Retaining walls including materials proposed
- 27. Fire access and routes
- 28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
- 29. Location of mechanical room, and other building services (e.g. A/C, HRV)
- 30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
- 31. Winter snow storage location



- 32. Landscape areas with dimensions
- 33. Natural features, watercourses and trees
- 34. Fire hydrants and utilities location
- 35. Fencing, screening and buffering size, type and location
- 36. All hard surface materials
- 37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
- 38. Business signs (make sure they are not in sight lines)
- 39. Sidewalks and walkways with dimensions
- 40. Pedestrian access routes into site and around site
- 41. Bicycle parking
- 42. Architectural elevations of all building sides
- 43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, <b>may</b> also be required as part of the complete application submission:
☐ Zoning Deficiency Form
☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
☐ 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
Povised April 2010



	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 Plan applications will require the following supporting materials:						
	<ol> <li>Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format</li> <li>Letter requesting that the Holding be removed (if applicable)</li> </ol>					
	<ol> <li>A cost estimate prepared by the applicant's engineer</li> <li>An estimate for Parkland dedication by a certified land appraiser</li> <li>Property Identification Number (PIN) printout</li> </ol>					
Sta	ndard condominium exemptions will require the following supporting materials:					
	Plan of standard condominium (2 paper copies and 1 electronic copy)					
	Draft condominium declaration					
	Property Identification Number (PIN) printout					

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

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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 application.

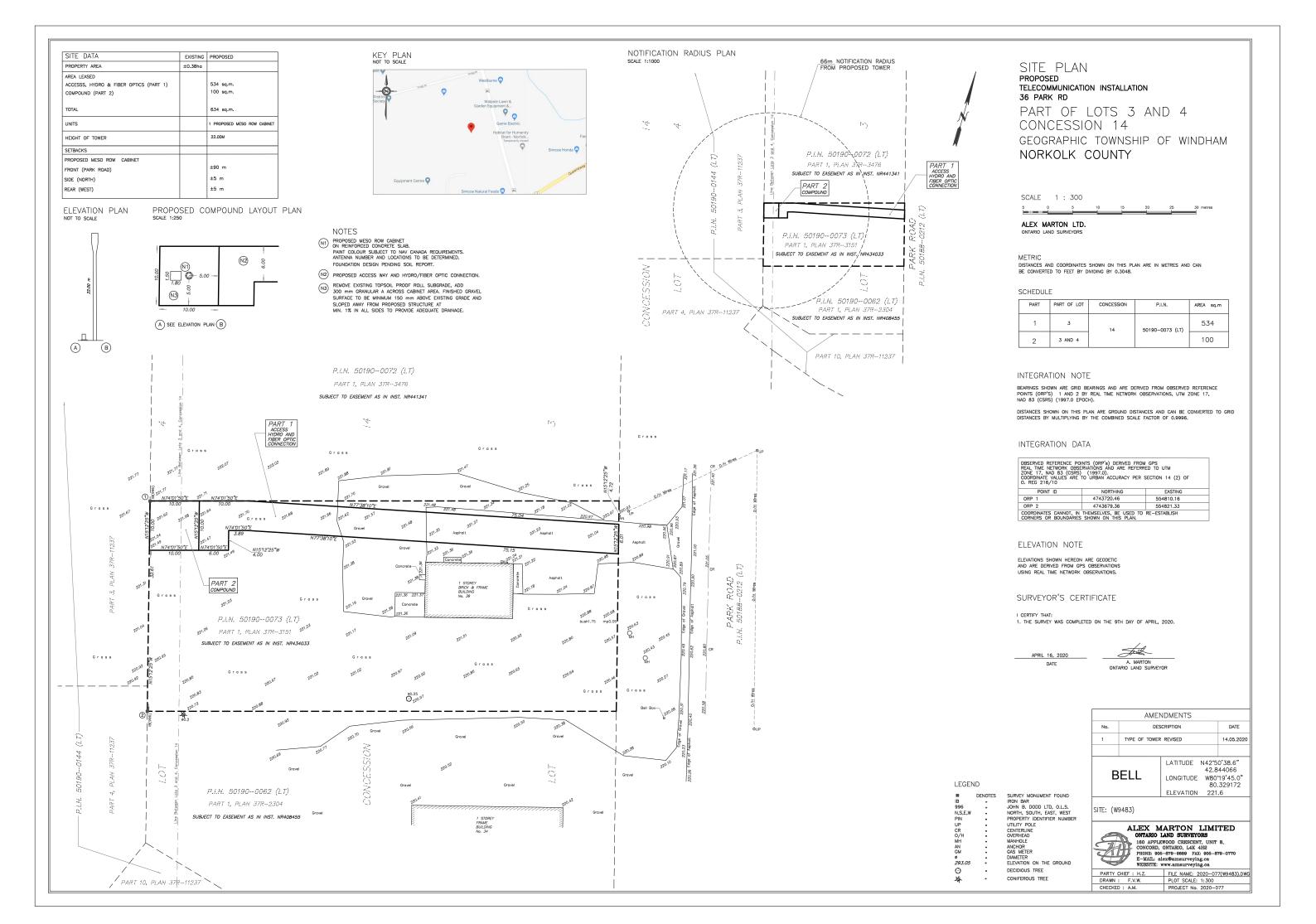
10/15/20

11 11 60 / / / / / / / / / / / / / / / / / /							
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.							
I/We MICHAEL AND CHERYL KUNKEL am/are the registered owner(s) of the lands that is the subject of this application.							
I/We authorize Thomas Dykowski 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.  Mile Kunkel Melek	10/15/20						
Owner	Date						
Owner	Date						



N. Declaration					
1, Thomas Oybowski	of _	the	Region	of York,	On tani
solemnly declare that:					
all of the above statements and the transmitted herewith are true and I believing it to be true and knowing under oath and by virtue of <i>The Ca</i>	make this s that it is of	solemn the sa	declaration	on conscientio	ously
Declared before me at:  The legisn of York			4	7	>
7		0	wner/App	licant Signatu	re
In Orprio					
This _ 2 3 _ day of _ O Abo					
A.D., 20 <u>20</u>					
A Commissioner, etc.					
Leonardo Andrea Mongillo Lawyer & Notary Public					





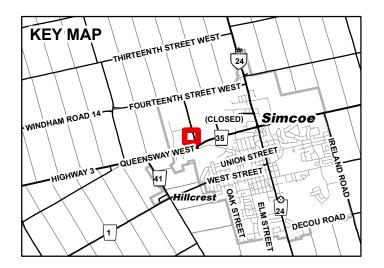
# MAP 1 File Number: RTPL2020218

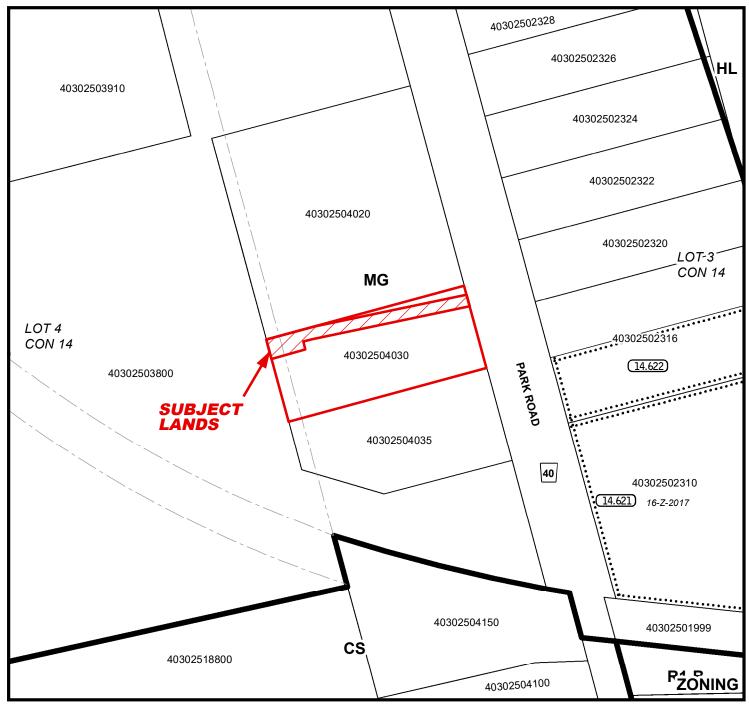
Geographic Township of

### **WINDHAM**

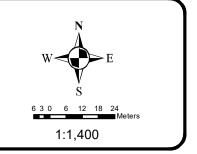


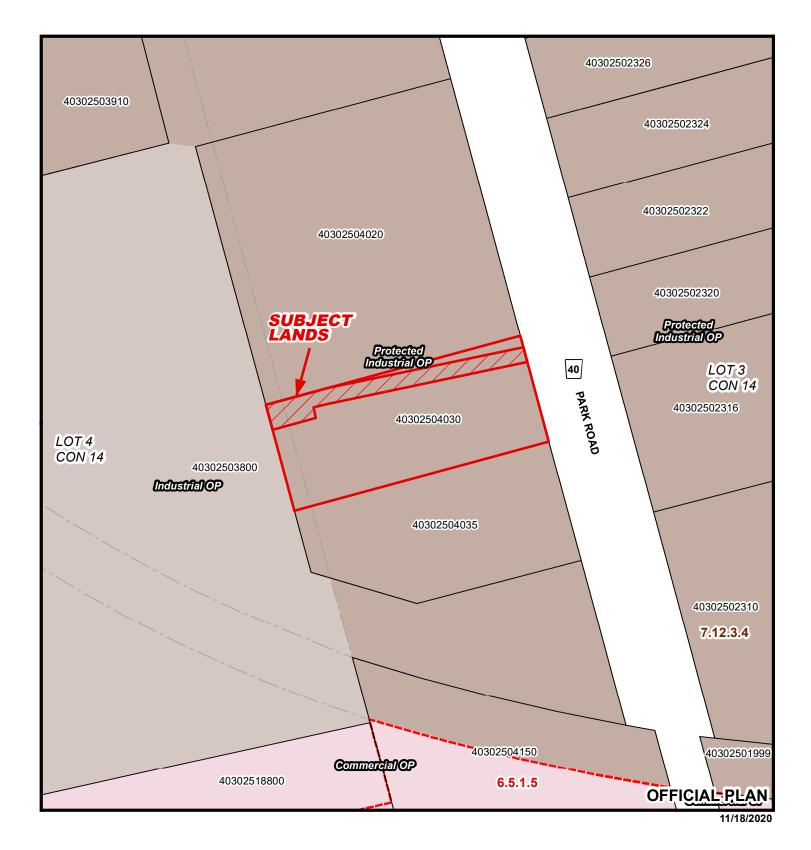
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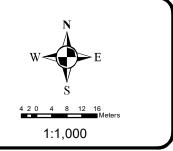


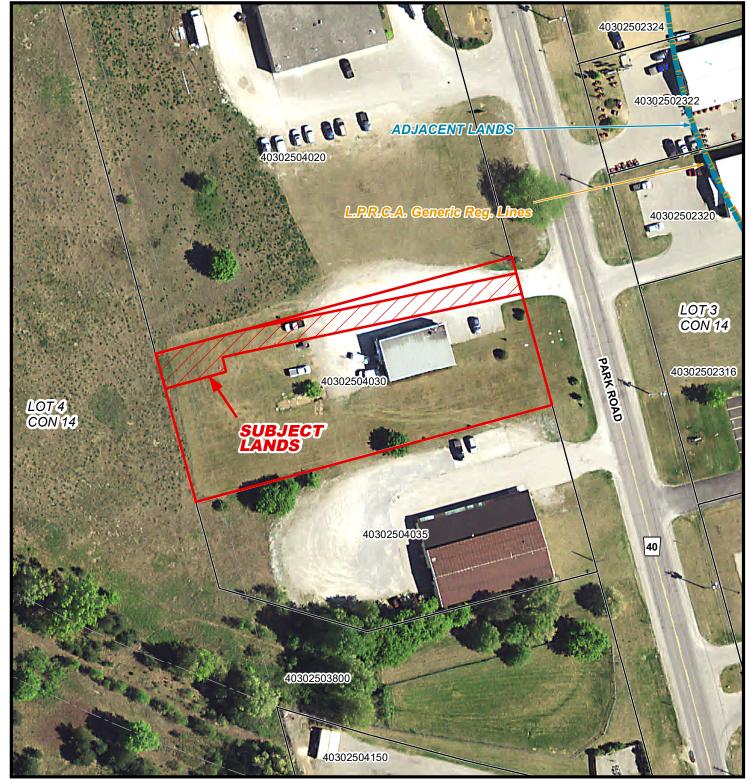
MAP 2
File Number: RTPL2020218
Geographic Township of WINDHAM





# MAP 3 File Number: RTPL2020218 Geographic Township of WINDHAM





MAP 4
File Number: RTPL2020218
Geographic Township of WINDHAM

