

RENEWABLE ENERGY PROJECT OR RADIO COMMUNICATION TOWER

File Number _____
Related File _____
Application Submitted _____
Complete Application _____

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- 33602023750

PIN (Property Identification Number): 502920179

A. APPLICANT INFORMATION

Name of Applicant¹ Xplornet Communications Phone # 506-328-8853
Address 300 Lockhart Mill Rd. Fax # 800-862-1233
Town / Postal Code Woodstock, NB E7M 6B5 E-mail _____

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

Name of Agent FB Connect / Sarah Duncan Phone # 587-894-0773
Address Suite 130, 482 South Service Rd E Fax # _____
Town / Postal Code Oakville, ON L6J 2Y6 E-mail sduncan@forbesbrosLtd.ca

Name of Owner² Shermandale Farms Ltd. Phone # 519-754-8847
Address 45 Big Creek Rd, Fax # _____
Town / Postal Code Caledonia, ON N3W 2G9 E-mail Shermandalefarms@hotmail.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 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:
N/A.

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

☐ Yes ☒ No (Individual or Blanket)

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

☐ Yes ☐ No Unknown

If so, what soil specifically?

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township		Urban Area or Hamlet	
Concession Number	<u>3</u>	Lot Number(s)	<u>21</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>1986.55 ft.</u>	Depth (metres/feet)	<u>1944.97 ft</u>
Width (metres/feet)	<u>1969.48 ft.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>3739540.32 ft²</u>
Municipal Civic Address	<u>N/A.</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):

Xplornet Communications is proposing a 60m
self support tower and equipment shelter at the
base.

Proposed tower / solar information:

Height (metres/feet)	<u>60m</u>	Free standing	☒ Yes ☐ No
Associated Structure	☒ Yes ☐ No	Structure size (m ² / ft ²)	<u>6' x 8' = 48</u>

D. PROPERTY INFORMATION

Present zoning:

Agricultural

Present designation:

Agricultural - Official Plan

Present use of the subject lands:

Agricultural

Is there a site specific zone on the subject lands?

No

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 date the subject lands was acquired by the current owner:

unknown

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

N/A

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

unknown

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

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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

N/A.

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:

N/A. Federally regulated.

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes

☐ No

Federally regulated.

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

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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)	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Wooded area	☒ Yes ☐ No	☒ Yes ☐ No <u>10m</u> distance
Municipal landfill	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Floodplain	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Rehabilitated mine site	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Non-operating mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Active mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Industrial or commercial use (specify the use(s))	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Active railway line	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Seasonal wetness of lands	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Erosion	☐ Yes ☒ No	☐ Yes ☐ No ____ distance
Abandoned gas wells	☐ Yes ☒ No	☐ Yes ☐ No ____ distance

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:

None required.

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

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Existing or proposed access to subject lands:

☐ Unopened road

☒ Municipal road

☐ Provincial highway

☐ Other (describe below)

If other, describe:

Name of road/street:

Concession 3 Townsend

I. OTHER INFORMATION

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

☒ Yes

☐ No

If yes, describe:

120 days as per federal requirements

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.

see enclosed report.

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.

see attached LOA.
Owner/Applicant/Agent Signature

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

March 29, 2021
Date

M. DECLARATION

I, Sarah Duncan of Calgary 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: **TODD D. MEULENBELD**
A Commissioner for Oaths
in and for Alberta
My Commission Expires Oct. 22, 2022

[Signature]
Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

[Signature]
A Commissioner, etc.

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 _____ am/are the registered owner(s) of the lands that is the subject of this development application for a renewable energy project or radio communication tower.

I/We authorize _____ 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.

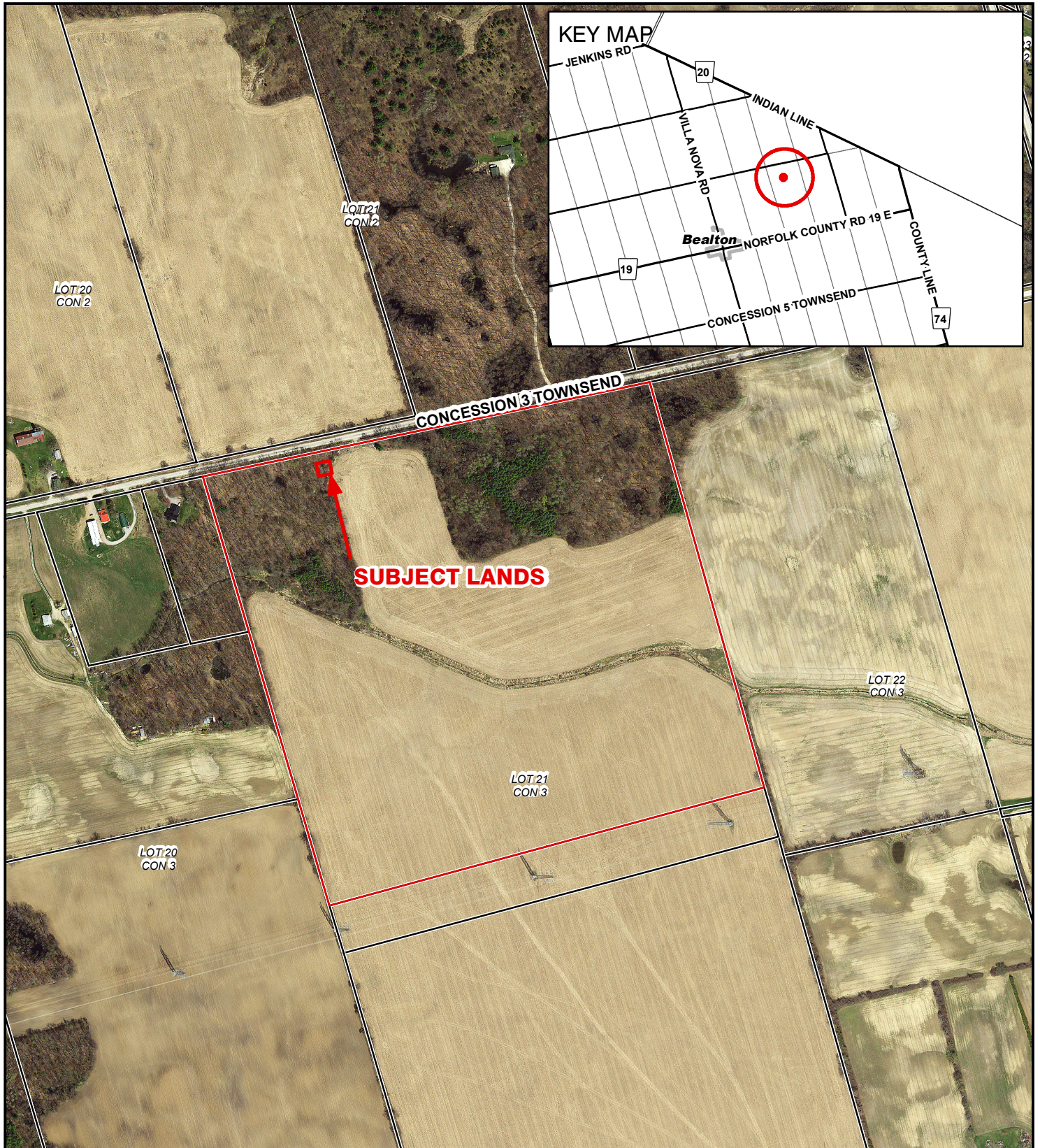
See attached LOA.

Owner

Date

Owner

Date

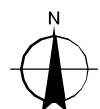


Legend

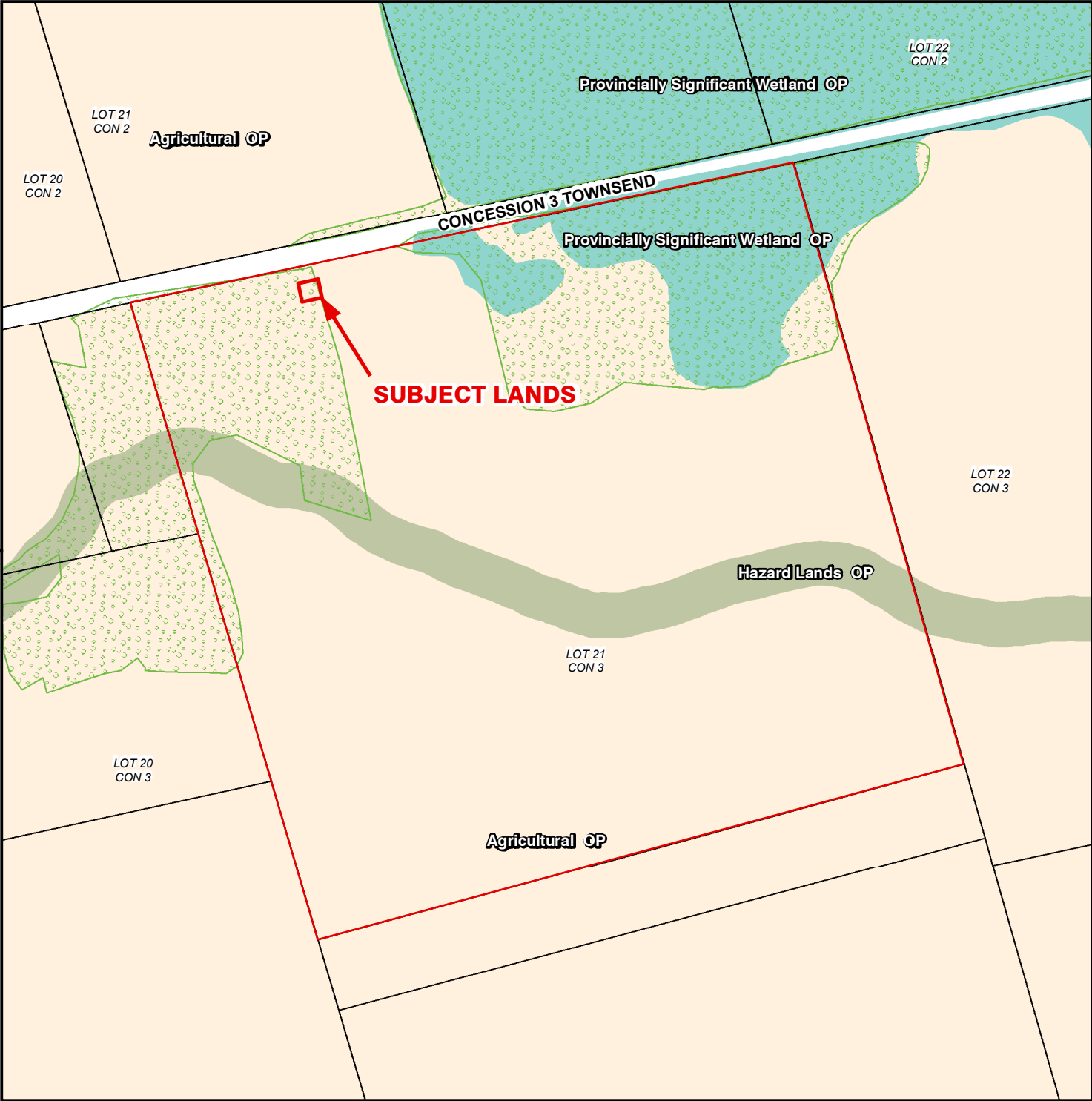
 Subject Lands

2015 Air Photo

2021-06-14



50 25 0 50 100 150 200
Meters



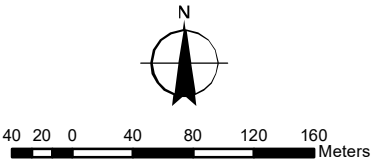
Legend

 Subject Lands

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Provincially Significant Wetland
-  Significant Woodland

2021-06-14

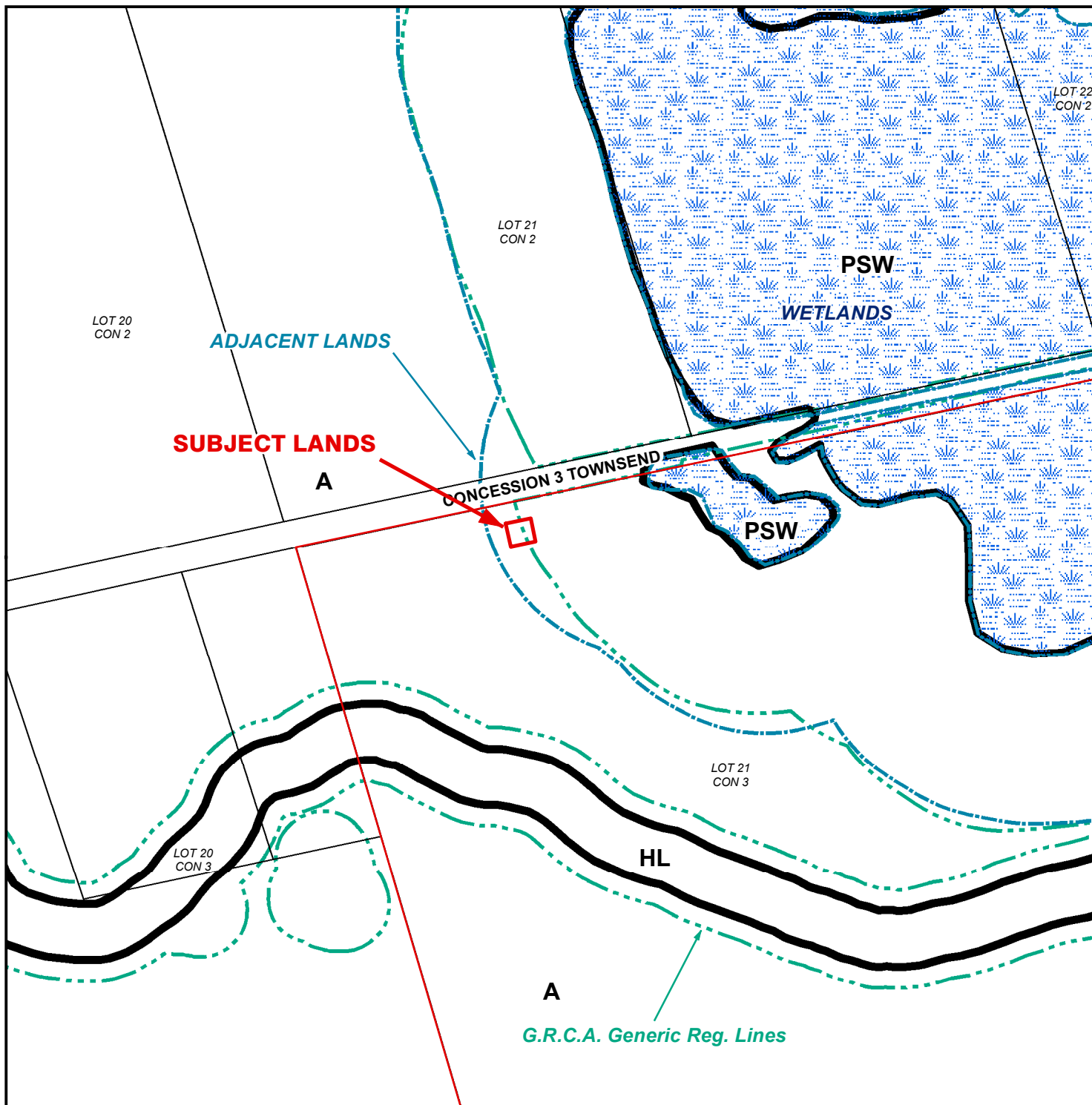


MAP C

ZONING BY-LAW MAP

Geographic Township of TOWNSEND

RTPL2021110



2021-06-14

LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- GRCA Generic RegLines

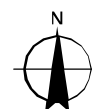
ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone

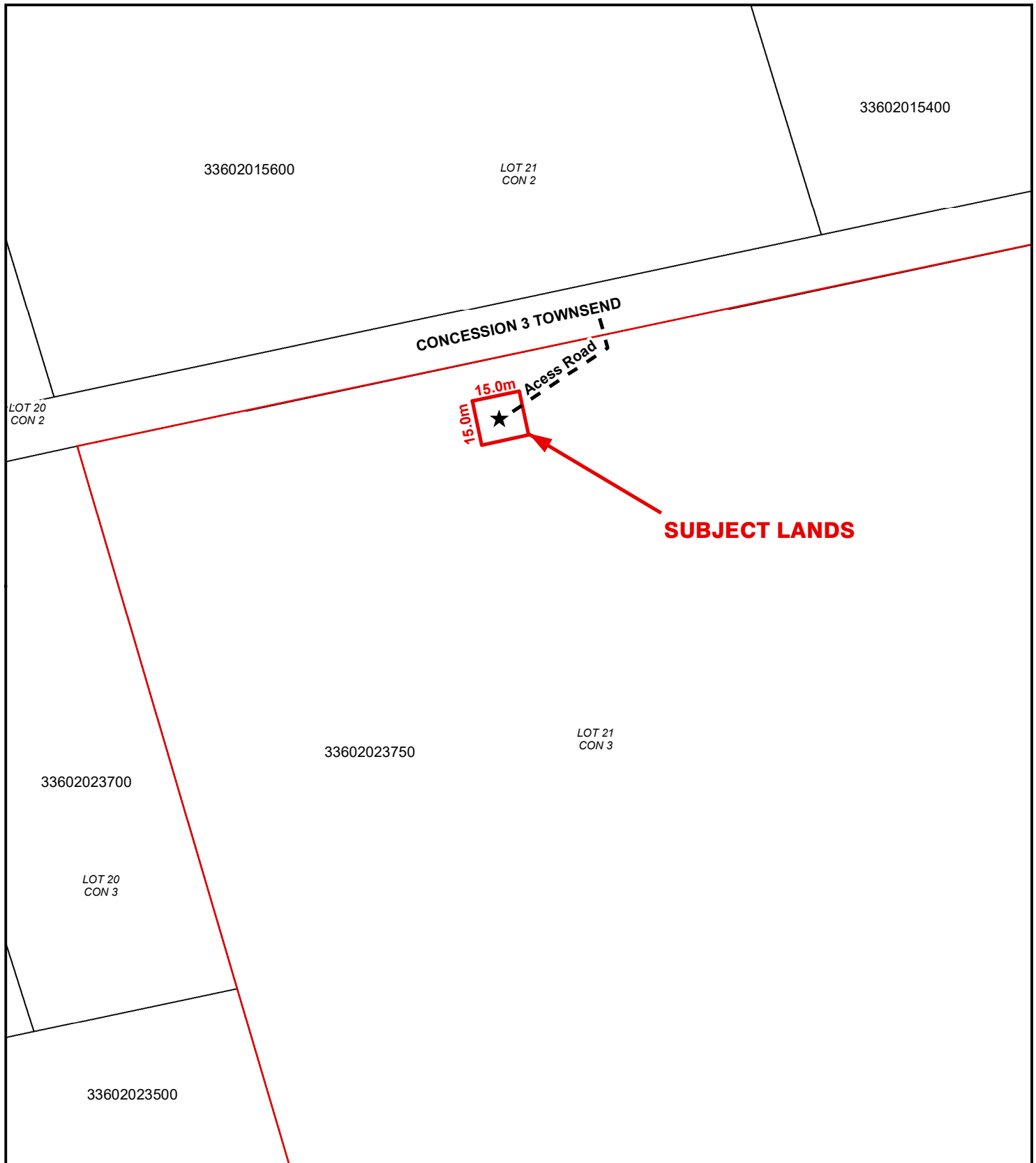
PSW - Provincially Significant Wetland Zone



30 15 0 30 60 90 120 Meters

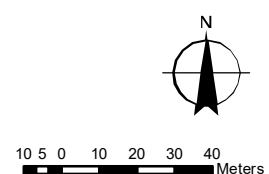
CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

- Subject Lands
- ★ Location of Proposed 60m Tower



2021-06-14