For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application	RTPL2021165	Public Notice Sign Application Fee Conservation Authority Fee Well & Septic Info Provided Planner	
Check the type of pla	nning application	(s) you are submitting.	
Official Plan Am	endment		
Zoning By-Law	Amendment		
Temporary Use	By-law		
Draft Plan of Su	bdivision/Vacant La	and Condominium	
Condominium E	Condominium Exemption		
Site Plan Applic	ation		
Consent/Severa	nce		
Minor Variance		88	
Easement/Right	-of-Way		
Extension of a T	emporary Use By-i	aw	
Part Lot Control			
Cash-in-Lieu of	Parking		
✓ Renewable Ene	rgy Project or Radio	Communication Tower	
	t lands, changing th	is application (for example: a ne zone and/or official plan o f lots, or similar)	
Municipal concurrence for a 70-metre steel lattice tri-pole telecommunications tower at 1086 Bay Street, South Walsingham (Norfolk) ON			
	×		
Property Assessment Roll Number: 331054400217000			



A. Applicant Information Corporation of the Village of Port Rowan (Norfolk County) Name of Owner 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. 185 Robinson St. Suite 100 Address Simcoe, ON N3Y 5L6 Town and Postal Code 519-426-5870x1346 Phone Number Cell Number marie.steiner@norfolkcounty.ca Email Fontur International Inc. Name of Applicant 70 East Beaver Creek, Unit 22 Address Richmond Hill, Ontario L4B 3B2 Town and Postal Code 289-597-4576 Phone Number 647-239-6755 Cell Number brendan.chiu@fonturinternational.com Email Brendan Chiu Name of Agent 70 East Beaver Creek, Unit 22 Address Richmond Hill, Ontario L4B 3B2 Town and Postal Code 289-597-4576 Phone Number 647-376-6195 Cell Number brendan.chiu@fonturinternational.com Email Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.







Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject 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):

STATION GROUNDS BLK 34 PL 16B EXCEPT PARTS 2, 3 AND 5 37R5402; S/T NR479128, NR479901; S/T NR480244; NORFOLK COUNTY

Municipal Civic Address: 1086 Bay Street

Present Official Plan Designation(s): Parks and Open Space

Present Zoning: IC - Community Institutional

2. Is there a special provision or site specific zone on the subject lands?

Yes No If yes, please specify:

3. Present use of the subject lands:

Open Space

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:

Property contains no dwellings or buildings

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.

A proposed 70-metre steel lattice tripole telecommunications tower to be built by Signum Wireless Towers Inc. The telecommunication tower's footprint will be approximately 225 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:

A proposed 70-metre steel lattice tripole telecommunications tower to be built by Signum Wireless Towers Inc. The telecommunication tower's footprint will be approximately 225 sq. metres.



+

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: Urban Residential; major public infrastructure; commercial, agricultural 10. Are there any existing easements or restrictive covenants affecting the subject lands Yes No If yes, describe the easement or restrictive covenant and its effect: 	s?
unknown	
Note: Please complete all that apply.	
 Please explain what you propose to do on the subject lands/premises which makes this development application necessary: A proposed 70-metre steel lattice tripole telecommunications tower to be built by Signum Wireless Towers Inc. The telecommunication tower's footprint will be approximately 225 sq. metres. 	
 Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan: 	
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:	



5.	Yes No If yes, identify the policy, and also include a proposed text of the
	policy amendment (if additional space is required, please attach a separate sheet):
6.	Description of land intended to be severed in metric units: Frontage:
	Depth:
	Width:
	Lot Area:
	Present Use:
	Proposed Use:
	Proposed final lot size (if boundary adjustment):
	If a boundary adjustment, identify the assessment roll number and property owner of
	the lands to which the parcel will be added:
	Description of land intended to be retained in metric units: Frontage:
	Depth:
	Width:
	Lot Area:
	Present Use:
	Proposed Use:
	Buildings on retained land:
7.	Description of proposed right-of-way/easement: Frontage:
	Depth:
	Width:
	Area:
	Proposed use:
3.	Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):
N	Revised April 2019



9. Site Information	Existing	Proposed
Please indicate unit of measure	ment, for example: m, m² or %	
Lot frontage	18m	
Lot depth	1400 m	
Lot width	83 m	
Lot area	4 hectares	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		
10. Building Size		
Number of storeys		
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		
11.Off Street Parking and Loadi	ng Facilities	
Number of off street parking spa	ices	
Number of visitor parking spaces		
Number of accessible parking sp		
Number of off street loading facilities		



12. Residential (if applicable)	
Number of buildings existing:		
Number of buildings proposed:		
Is this a conversion or additi	on to an existing building?	OYes ● No
If yes, describe:		
Туре	Number of Units	Floor Area per Unit in m
Single Detached		
Semi-Detached		
Duplex		
Triplex		
Four-plex		
Street Townhouse		
Stacked Townhouse		
Apartment - Bachelor	-	
Apartment - One bedroom		·
Apartment - Two bedroom		
Apartment - Three bedroom		
	example: play facilities, und	lerground parking, games room,
13. Commercial/Industrial Us		
Number of buildings existing:		
Number of buildings propose	d:	
Is this a conversion or addition	n to an existing building? (Yes No
If yes, describe:		
Indicate the gross floor area I	by the type of use (for exam	nple: 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:
s open storage required: OYes No
s a residential use proposed as part of, or accessory to commercial/industrial use?
Yes No If yes please describe:
14. Institutional (if applicable)
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:
ndicate the gross floor area by the type of use (for example: office, retail, or storage):

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



υ.	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):
	Pet Supply store
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:
	Google Maps
4.	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
	Provincial Policy Is the requested amendment consistent with the provincial policy statements issued
	Provincial Policy 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
	Provincial Policy Is the requested amendment consistent with the provincial policy statements issued
	Provincial Policy 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
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1.	Provincial Policy 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: It is owner's responsibility to be aware of and comply with all relevant federal or
1.	Provincial Policy 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> If no, please explain: 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
1.	Provincial Policy 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: 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
 2. 	Provincial Policy 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> 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
 2. 	Provincial Policy 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: 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
 2. 	Provincial Policy 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> 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



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 or within 500 meters – distance	
	Floodplain	
	On the subject lands orwithin 500 meters – distance	
	On the subject lands orwithin 500 meters – distance	
	Non-operating mine site within one kilometre On the subject lands or within 500 meters – distance	
	Active mine site within one kilometre	
	On the subject lands or within 500 meters – distance	
	Industrial or commercial use (specify the use(s))	
	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 orwithin 500 meters – distance	
	Abandoned gas wells	
	On the subject lands orwithin 500 meters – distance	



F.	Servicing and Access	
1.	Indicate what services are available or proposed: Water Supply Municipal piped water Individual wells N/A - Application involves a proposed telecommu	Communal wells Other (describe below)
	Sewage Treatment	
	Municipal sewers	Communal system
Septic tank and tile bed in good working order Other (describe bound) N/A - Application involves a proposed telecommunications tower		•
	Storm Drainage Storm sewers Other (describe below)	Open ditches
	N/A - Application involves a proposed telecommu	nications tower
2.	Existing or proposed access to subject lands:	
	Municipal road	Provincial highway
	O Unopened road	Other (describe below)
	Name of road/street:	
G.	Other Information	
1.	Does the application involve a local business? Yes No If yes, how many people are employed on the subject lands?	
2.	Is there any other information that you think may be useful in the review of this	



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
- 5. 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)
- 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

addition, the following additional plans, studies and reports, including but not limited may 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



☐ 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: Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format Letter requesting that the Holding be removed (if applicable) A cost estimate prepared by the applicant's engineer An estimate for Parkland dedication by a certified land appraiser Property Identification Number (PIN) printout 		
Standard 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

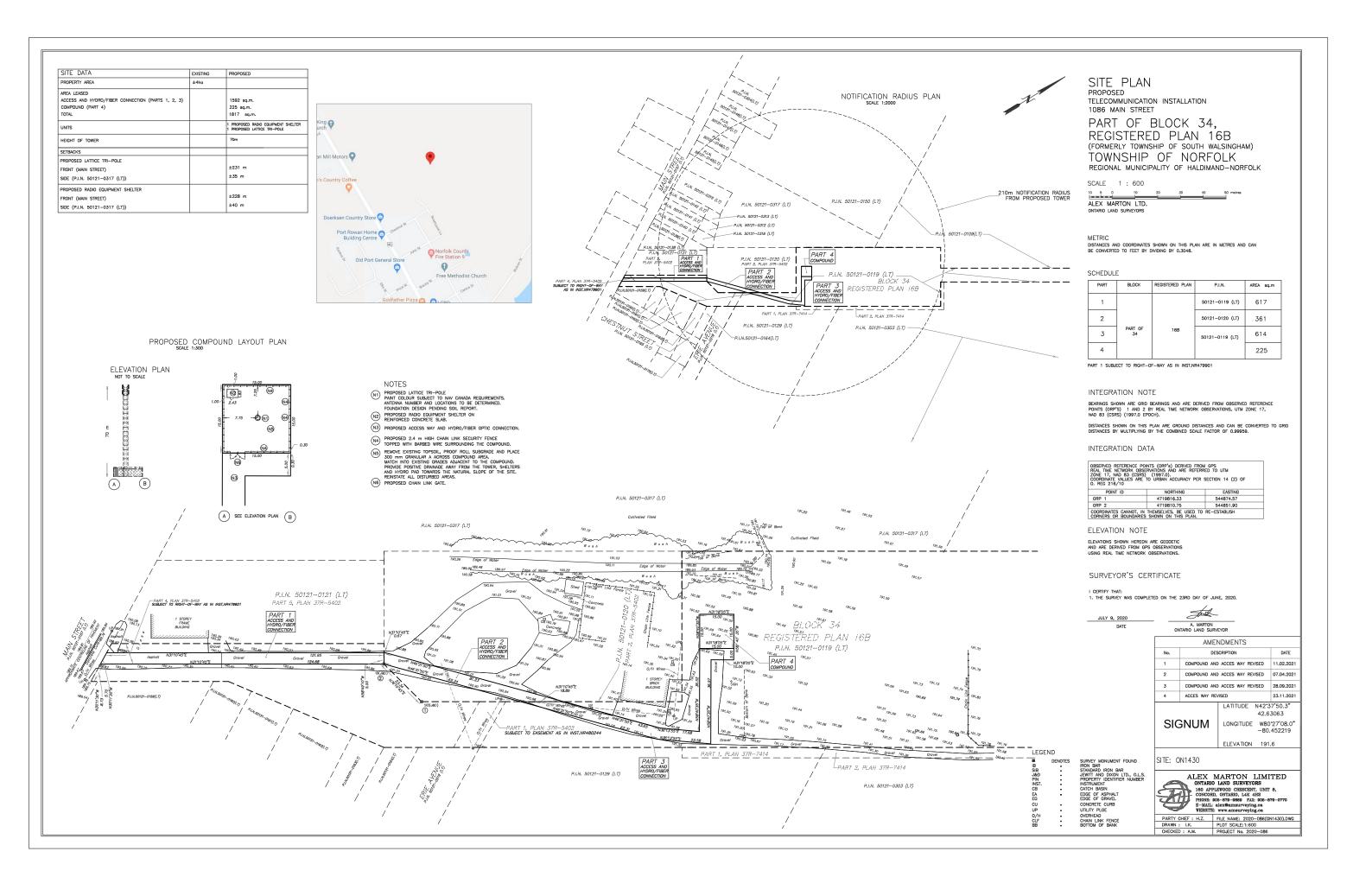
For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, *R.S.O.* 1990, *c. P.* 13 for the purposes of processing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

Owner/Applicant Signature	Date	
M. Owner's Authorization		
If the applicant/agent is not the registered ow application, the owner(s) must complete the	•	
I/We	_ am/are the registered owner(s) of the	
lands that is the subject of this application.		
I/We authorizeto 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.	March 16, 2021	
Owner	Date March 16, 2021	
Owner	Date	

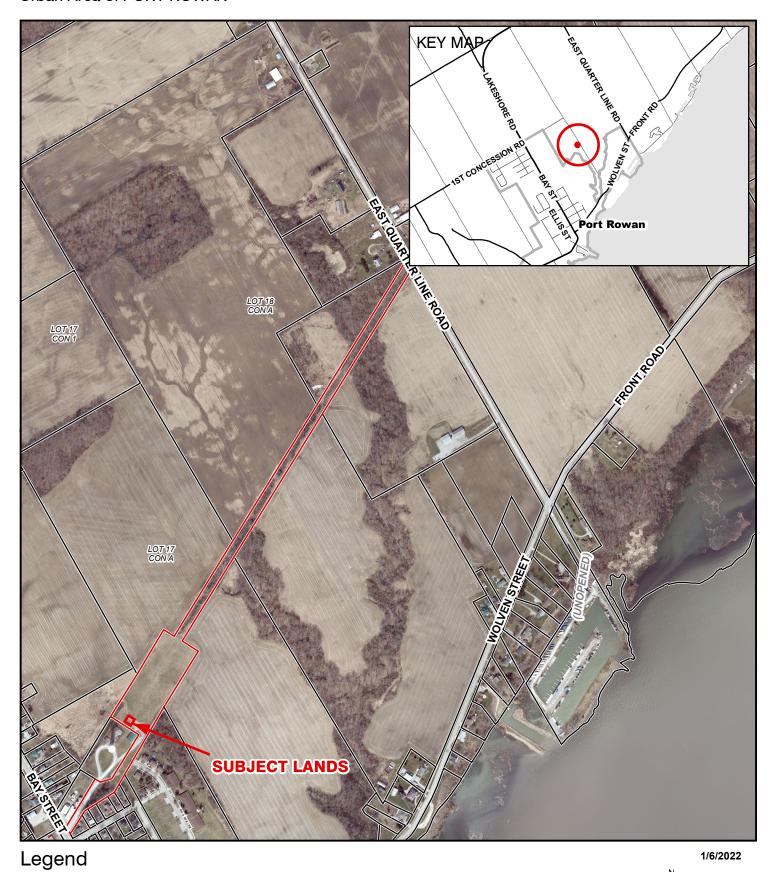


N. Declaration
1, Brendan Chin of Markham
solemnly declare that:
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of <i>The Canada Evidence Act</i> .
Declared before me at:
TOWN OF MARCHAM (VIRTUALLY)
Owner/Applicant Signature
In THE DROUNCE OF ONTARIO
This ISt day of APRIL
A.D., 20 <u>21</u>
Wohlke.
A Commissioner, etc. 74951P.

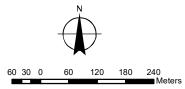




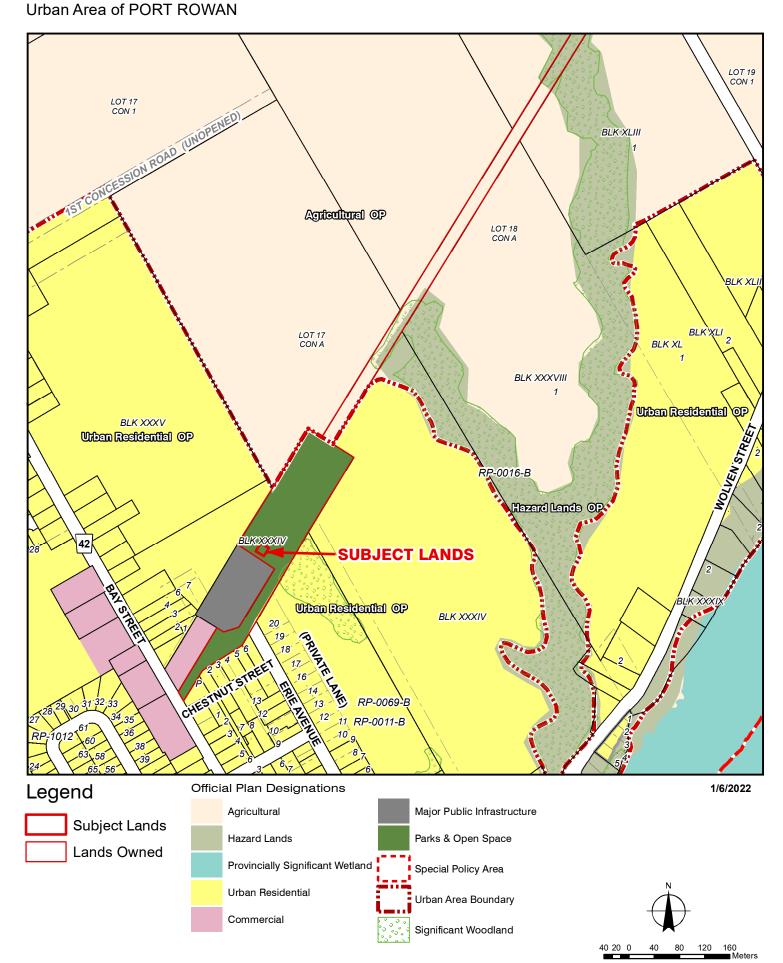
MAP A CONTEXT MAP Urban Area of PORT ROWAN



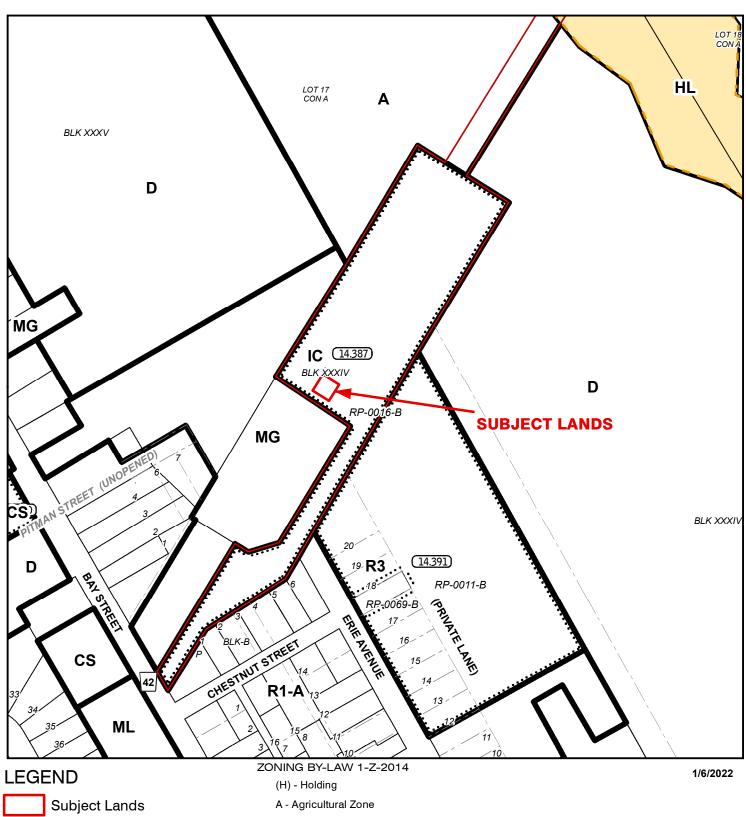




MAP B OFFICIAL PLAN MAP



MAP C ZONING BY-LAW MAP Urban Area of PORT ROWAN



Subject Lands

Lands Owned

LPRCA Generic RegLines

CS - Service Commercial Zone

IC - Community Institutional Zone

D - Development Zone

MG - General Industrial Zone

HL - Hazard Land Zone

ML - Light Industrial Zone

R1-A - Residential R1-A Zone R3 - Residential R3 Zone 20 10 0 20 40 60 80 Meters

CONCEPTUAL PLAN

Urban Area of PORT ROWAN

