

# SITE PLAN APPROVAL

LPRCA fee received

## Office Use:

File Number: SP PL 2012 202  
 Related File: \_\_\_\_\_  
 Fees Submitted: September 12, 2012  
 Application Submitted: September 12, 2012  
 Complete Application: September 12, 2012

WIC

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: 3310-541-020-117-10

Site plan by-law no. 469-NO-96-SP

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## A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> CASA HOMES LTD Phone # 519-842-6050  
 Address 1451 COLONEL TALBOT ROAD Fax # 519-842-6057  
 Town / Postal Code COURTLAND ON. NOJ-1E0 E-mail LONESTAR WELDING INC

bell net.ca  
(over case)

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent RICK DERYCKE Phone # 519-842-6050  
 Address 1451 COLONEL TALBOT ROAD Fax # 519-842-6057  
 Town / Postal Code COURTLAND ON. NOJ-1E0 E-mail SAME

Name of Owner <sup>2</sup> same as applicant Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 E-mail \_\_\_\_\_

<sup>2</sup> 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.

Name of Engineer MC ENGINEERING Phone # 519-428-6790  
 Address PO Box 1602 Fax # 519-426-8966  
 Town / Postal Code SIMCOE ON. N3Y-5B3 E-mail mc@kwic.com

Please specify to whom all communications should be sent <sup>3</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>3</sup> 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.



## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK</u>	Urban Area or Hamlet	<u>COURTLAND</u>
Concession Number	<u>NTR MIDDLETON</u>	Lot Number(s)	<u>PT 161</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R 8010</u>	Part Number(s)	<u>PT 4<sup>th</sup></u>
Municipal Civic Address	<u>0 NORFOLK COUNTY ROAD 13</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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. PROPOSED USE(S) OF LANDS AND BUILDINGS

Please explain what you propose to do on the subject lands/premises (if additional space is required, please attach a separate sheet):

TO CONSTRUCT A 10,000 sqft INDUSTRIAL BUILDING  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Present zoning:

MG with site specific 32.175

# SITE PLAN APPROVAL

## SITE INFORMATION

	Existing		Proposed	
Lot frontage	91.44	m		ft
Lot depth	232.16	m		ft
Lot width	91.44	m		ft
Lot area	18,518	m <sup>2</sup>		ft <sup>2</sup>
Lot coverage		%	5	%
Front yard		m	57.1	ft
Rear yard		m	110.03	ft
Interior side yard (left)		m	.6	ft
Interior side yard (right)		m	42.07	ft
Exterior side yard (corner lot)		m		ft
Landscaped open space		%	25	%
Access width (entrance)		m	12	ft
Access width (exit)		m	12	ft
Size of fencing or screening		m		ft
Type of fencing				

## BUILDING SIZE

	Existing		Proposed	
* Number of storeys			TWO	
Building height		m	7.3	m
Total ground floor area		m <sup>2</sup>	929.03	m <sup>2</sup>
* Total gross floor area		m <sup>2</sup>	1045	m <sup>2</sup>
* Total useable floor area		m <sup>2</sup>	812.87	m <sup>2</sup>
			24	ft
			10,000	ft <sup>2</sup>
			11,250	ft <sup>2</sup>
			8750	ft <sup>2</sup>

**OFF STREET PARKING AND LOADING FACILITIES**

	Existing	Proposed
Number of off street parking spaces		20
Number of visitor parking spaces		2
Number of parking spaces for disabled persons		1
Number of off street loading facilities		2

**Multiple Family Residential**

Number of buildings proposed:

Playground area (%):

Is this a conversion or addition to an existing building?

☐ Yes ☒ No

If yes, describe:

Type	Number of Units	Floor Area Per Unit	
Bachelor		m <sup>2</sup>	ft <sup>2</sup>
One bedroom		m <sup>2</sup>	ft <sup>2</sup>
Two bedroom		m <sup>2</sup>	ft <sup>2</sup>
Three bedroom		m <sup>2</sup>	ft <sup>2</sup>
Group townhouse		m <sup>2</sup>	ft <sup>2</sup>
Street townhouse		m <sup>2</sup>	ft <sup>2</sup>

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool, etc.):

# SITE PLAN APPROVAL

## Commercial / Industrial Uses

Number of buildings existing:

NONE

Number of buildings proposed:

ONE

Is this a conversion or addition to an existing building?

☐ Yes

☒ No

If yes, describe:

Using the following chart indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Type of Use	Gross Floor Area	
	m <sup>2</sup>	ft <sup>2</sup>
OFFICE ROOM		
LUNCH ROOM		
BOARD ROOM		

Seating capacity (for assembly halls, etc.):

Total number of fixed seats:

TEN

Describe the type of business(es) proposed:

WELDING AND FABRICATE

Total number of staff proposed initially:

THREE

Total number of staff proposed in five years:

FIVE

Maximum number of staff on the largest shift:

FIVE

## SITE PLAN APPROVAL



Is open storage required?

☒ Yes

☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? Please describe:

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### Institutional

Describe the type of use proposed:

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Seating capacity (if applicable):

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Number of beds (if applicable):

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Total number of staff proposed initially:

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Total number of staff proposed in five years:

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Maximum number of staff on the largest shift:

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Using the following chart indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Type of Use	Gross Floor Area	
	m <sup>2</sup>	ft <sup>2</sup>
	m <sup>2</sup>	ft <sup>2</sup>
	m <sup>2</sup>	ft <sup>2</sup>
	m <sup>2</sup>	ft <sup>2</sup>



## SITE PLAN APPROVAL

### Recreational or Other Uses

Describe the use(s):

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### \* D. 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:

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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:

FORMER OWNER

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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

**E. 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>50</u> 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)) <u>BATH TRUCK BODYS</u>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>100</u> 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



## F. 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)  
municipal drain

If other, describe:

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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:

- ☐ Unopened road
- ☒ Municipal road
- ☐ Provincial highway
- ☐ Other (describe below)

If other, describe:

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→ Name of road/street:

COUNTY ROAD 13<sup>TH</sup>

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**G. OTHER INFORMATION**

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

☒ Yes      ☐ No

If yes, describe:

THERE WILL BE A EXTRA CHARGE ADDED TO THE CONCRETE WHEN  
HEAT IS ADDED ON NOVEMBER 1<sup>ST</sup> OF THIS YEAR. WHICH HAS NOT BEEN BUDGETE  
FOR.

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.

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## **H. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

In order for your development application to be considered complete, **ten (10) complete sets of site plan drawings (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. All measurements in metric
- \*2. Key plan
3. Agent's or applicant's name, address, telephone, fax number and e-mail address
4. Project name, drawing date and revision number
5. Municipal address and legal description
6. Scale, legend and north arrow
7. All dimensions of the subject lands
8. Dimensions of all buildings and structures
9. All building setbacks
10. Names of adjacent streets
11. Vehicular entrances (widths and radii)
12. Location, dimensions and number of parking spaces (including visitor and disabled) and aisles
13. Refuse disposal and storage areas including any related screening
14. Location of winter snow storage
15. Landscape areas with dimensions
16. Size, type and location of all signs, fencing, screening, buffering and lighting
17. Building entrances and grades
18. Existing and proposed easements
19. All hard surface materials
20. Location of the closest fire hydrant(s)

Also, **ten (10) complete sets of the following (folded to 8 1/2" x 11")** must be submitted, as part of the development application:

1. Existing and proposed grades around perimeter and within site
2. Stormwater management plans
3. Site servicing plans

In addition to the above, **five (5) copies of the following information (folded to 8 1/2" x 11")** may also be required prior to site plan approval:

1. Lot coverage percentage
2. Floor area ratio
3. Gross, ground and useable floor area
4. Parking space totals – required and provided
5. Erosion and sediment control plan
6. Tree preservation and conservation plan
7. Landscape plan
8. Traffic reports
9. Elevations of proposed buildings
10. Professional stamp

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

## I. SITE PLAN AGREEMENTS

Site plan agreements may be required for some developments prior to site plan approval. Should this be necessary for this development, an additional fee will be required for the preparation, administration and registration of the agreement.

## J. 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.



Owner/Applicant/Agent Signature

PRESIDENT OF CASA HOMES LTD

SEP 10/12

Date

## K. 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.



Owner/Applicant/Agent Signature

PRESIDENT OF CASA HOMES LTD

SEP 10/12

Date

**L. DECLARATION**

I, RICK DERVCKE of COURTLAND ON. 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:

Langton

In Norfolk County

This 12 day of September

A.D., 20 12

Mary E Elder  
A Commissioner, etc.

Rick Dervcke  
Owner/Applicant/Agent Signature

**MARY EDITH ELDER,**  
a Commissioner, etc.  
Norfolk County, for the Corporation of  
Norfolk County. Expires November 8, 2013.

**M. 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 site plan approval.

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.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## N. DECLARATION OF APPLICANT AND AGENT

I hereby apply for site plan approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.



Applicant Signature

SEP 10/12

Date

Agent Signature

Date

On behalf of Norfolk County

Date



TOWNSHIP OF NORFOLK

BY-LAW 469-NO-98-SP

Being a By-Law to designate a certain area of  
land within the Township of Norfolk as a  
Site Plan Control Area.

WHEREAS Township of Norfolk Council is empowered to enact this By-Law,  
by virtue of the provisions of Section 41 of The Planning Act, R.S.O. 1990, c.p. 13  
and Section 98 of the Regional Municipalities Act, R.S.O., 1990 c.r. 8.

NOW THEREFORE the Council of the Township of Norfolk hereby enacts as  
follows:

1. THAT the lands as shown as the Subject Lands on Map A (attached to and forming part of this By-Law) are hereby declared as a Site Plan Control Area and shall be subject to the provisions of Section 41 of The Planning Act, R.S.O. 1990 c.p. 13;
2. THAT all development located on the said lands shall be subject to and in accordance with a Development Agreement if required pursuant to Section 41, of The Planning Act, R.S.O. 1990 c.p. 13;
3. THAT the Planner for the Township of Norfolk, or designate, is hereby delegated all of Council's powers and authority under Section 41 of The Planning Act, R.S.O. 1990 c.p. 13;

Rolf Silfwerbrand  
File No. Z-NO-11/98

4. AND THAT this By-Law shall become effective from and after the date of passing hereof.

THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 18th DAY OF December, 1998.

  
MAYOR

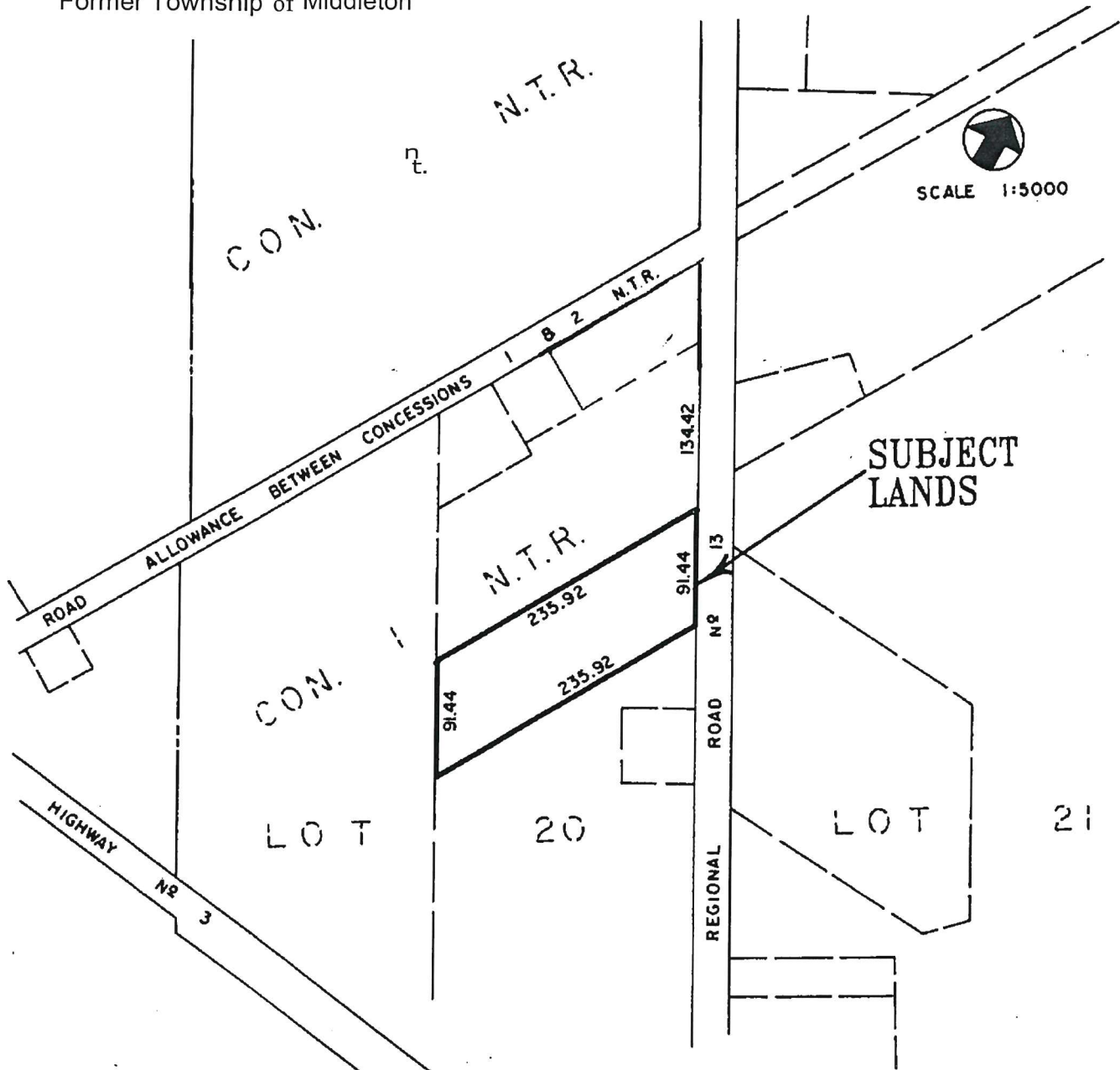
  
CLERK-ADMINISTRATOR

Rolf Silfwerbrand  
File No. Z-NO-1 1/98

K

# MAP A

Township of Norfolk  
Former Township of Middleton



NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048.

This is Map A to Site Plan Control By-law 469-NO-98-5F Passed the 18th day Of February, 1998.

MAYOR \_\_\_\_\_

CLERK ADMINISTRATOR \_\_\_\_\_

**Explanation of the purpose and effect of By-Law 469-NO-98-SP**

This By-Law affects land located on the west side of Regional Rd. 13, in Lot 20, Concession 1, N.T.R., former Township of Middleton, as shown on the attached maps.

The purpose of this By-Law is to designate the lands as a Site Plan Control Area to afford the Township an additional measure of development control relative to such things as landscaping, screening, buffering and lot grading.

Rolf Silfwerbrand  
File No. Z-NO-1 1/98  
P.D. Report No.  
Assessment Roll No. 010.020.117