

**SITE PLAN APPROVAL**

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File Number	<u>SPPL2016345</u>	Application Fee	<u>\$2262.00</u>
Related File Number	<u>OPNPL2016244</u>	Conservation Authority Fee	<u>N/A.</u>
Pre-consultation Meeting On	<u>2016</u>	OSSD Form Provided	<u>N/A.</u>
Application Submitted On	<u>Dec 1 2016</u>	Sign Issued	<u>N/A.</u>
Complete Application On	<u>Dec 5 2016</u>		

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- 493- 030- 226 00- 0000

**Site Plan By-Law No.**

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup>	<u>Melanie Doerkson &amp; Tim Wilson</u>	Phone #	<u>519 702-4489</u>
Address	<u>59-50 Chapman Crt</u>	Fax #	
Town / Postal Code	<u>LONDON N6G 5E1</u>	E-mail	<u>charlottesvillebrewing@gmail.com</u>

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

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

Name of Owner <sup>2</sup>	<u>Same as above.</u>	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	_____	Phone #	_____
Address	_____	Fax #	_____
Town / Postal Code	_____	E-mail	_____

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 Charlottesville Urban Area or Hamlet Walsh  
 Concession Number 6 Lot Number(s) 6  
 Registered Plan Number \_\_\_\_\_ Lot(s) or Block Number(s) \_\_\_\_\_  
 Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
 Municipal Civic Address 1207 Charlottesville W 1/4 Line, R.R.2 Simcoe, ON, N3Y-4K1

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):

We wish to our farm to a value-add agritourism business with a nano-brewery and  
accessory restaurant & outdoor patio. this endeavour will complement our  
existing hop yard operation with further diversified farm use  
www.carolinianhopyard.ca

Present zoning:

agriculture

**SITE PLAN APPROVAL**

	SITE INFORMATION			
	Existing		Proposed	
Lot frontage	1500	m	60	ft
Lot depth	250	m	65	ft
Lot width		m		ft
Lot area	16592	m <sup>2</sup>	4059	ft <sup>2</sup>
Lot coverage	7.2	%	2.4	%
Front yard		m		ft
Rear yard		m		ft
Interior side yard (left)		m		ft
Interior side yard (right)		m		ft
Exterior side yard (corner lot)		m		ft
Landscaped open space		%		%
Access width (entrance)		m		ft
Access width (exit)		m		ft
Size of fencing or screening		m		ft
Type of fencing				

	BUILDING SIZE			
	Existing		Proposed	
Number of storeys				
Building height		m		ft
Total ground floor area		m <sup>2</sup>		ft <sup>2</sup>
Total gross floor area		m <sup>2</sup>		ft <sup>2</sup>
Total useable floor area		m <sup>2</sup>		ft <sup>2</sup>

	OFF STREET PARKING AND LOADING FACILITIES	
	Existing	Proposed
Number of off street parking spaces	0	9
Number of visitor parking spaces	same above	same as above
Number of parking spaces for disabled persons	0	1
Number of off street loading facilities		

## Multiple Family Residential

Number of buildings proposed:

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Playground area (%):

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Is this a conversion or addition to an existing building?

☐ Yes ☐ No

If yes, describe:

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Type	Number of Units	Floor Area Per Unit	
		m <sup>2</sup>	ft <sup>2</sup>
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.):

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## Commercial / Industrial Uses

Number of buildings existing:

2

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Number of buildings proposed:

2 retrofit of huss

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SITE PLAN APPROVAL

Is this a conversion or addition to an existing building?

☒ Yes ☐ No

If yes, describe:

barns to be modernized, barn 1 for production & barn 2 for ~~agg~~ service

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	
nano brewery & kitchen (barn 1)	167 m <sup>2</sup>	ft <sup>2</sup>
sales, tasting room, restaurant + patio (barn 2)	116 m <sup>2</sup>	ft <sup>2</sup>
	m <sup>2</sup>	ft <sup>2</sup>

Seating capacity (for assembly halls, etc.):

30

Total number of fixed seats:

30

Describe the type of business(es) proposed:

nano brewery & accompanying restaurant - diversified farm use to add value to commodity

Total number of staff proposed initially:

5

Total number of staff proposed in five years:

15

Maximum number of staff on the largest shift:

6

Is open storage required?

☐ Yes ☒ No

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

no

## 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>

### Recreational or Other Uses

Describe the use(s):

- a business grows, farm tours & nature walks along Griler's Drain is envisioned

- bike tours w/ Burning Kiln, New Limbry Brewery & Golden Leaf Winery are all interested in partnering with local "Ale Trail" excursions.

### 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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**SITE PLAN APPROVAL**

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:

- top soil was moved to side during barn restoration (new foundations)

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:

## SITE PLAN APPROVAL

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>30m</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))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ 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)

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

Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No ☐ Unknown



**SITE PLAN APPROVAL**

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:

Charlotteville W<sup>1</sup>/<sub>4</sub> Line

**G. OTHER INFORMATION**

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

- ☐ Yes ☒ No

If yes, describe:

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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 become 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

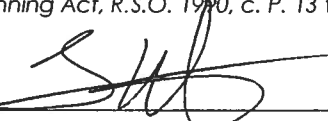
Permission is hereby granted to Norfolk County staff to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

07/14/16  
\_\_\_\_\_  
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

07/14/16  
\_\_\_\_\_  
Date

**L. DECLARATION**

I, Tim Wilson of London 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:

London

In Norfolk County

This 5<sup>th</sup> day of December

A.D., 20 16

[Signature]  
A Commissioner, etc.

[Signature]  
Owner/Applicant/Agent Signature

**MATHEW VINCENT VAUGHAN, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires September 21, 2018.**

**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 Melanie Doucet & Tyler 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.

[Signature] Owner  
[Signature] Owner

07/14/16 Date  
07/14/16 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

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Date

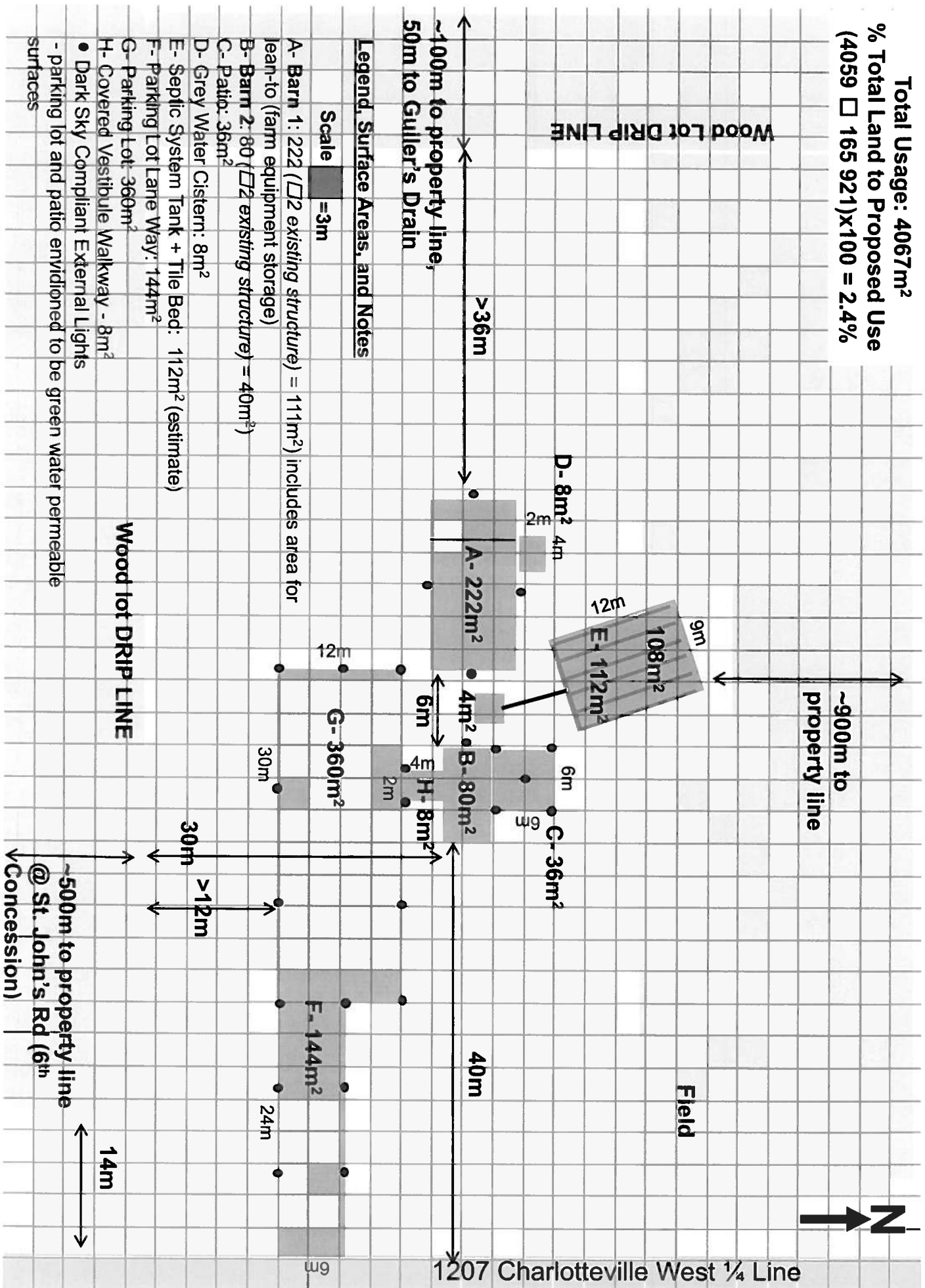
\_\_\_\_\_  
On behalf of Norfolk County

\_\_\_\_\_  
Date

## Previous Use Inventory (Part E)

- Garret Wilson and Madeline Wilson  
owners since ~1980 used property for agriculture use
- the exact location of proposed use was a  
"pick your own" strawberry patch for 4 years
- sweet corn was grown on location for 3-4 years
- several crops of field corn was produced over the  
years
- this land is the most marginal on property  
as it is extremely sandy and low organic matter.

**Total Usage: 4067m<sup>2</sup>**  
**% Total Land to Proposed Use**  
**(4059 ÷ 165 921)x100 = 2.4%**

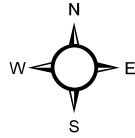


# MAP 1

File Number: SPPL2016345

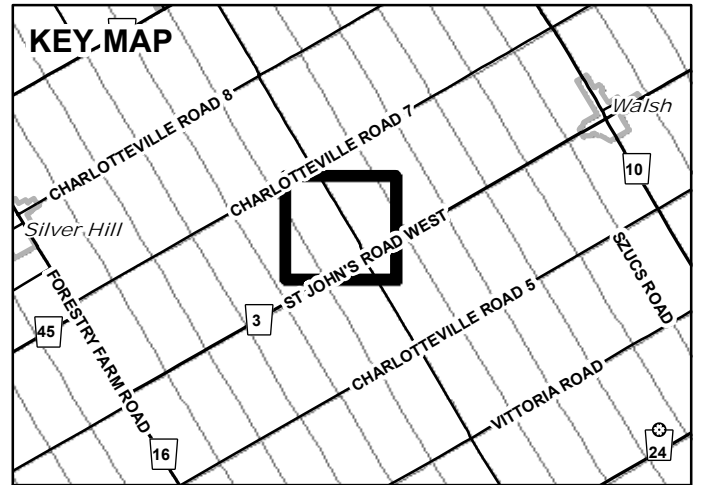
Geographic Township of

CHARLOTTEVILLE



1:7,500

60 30 0 60 120 180 240 Meters



2016-12-09

# MAP 2

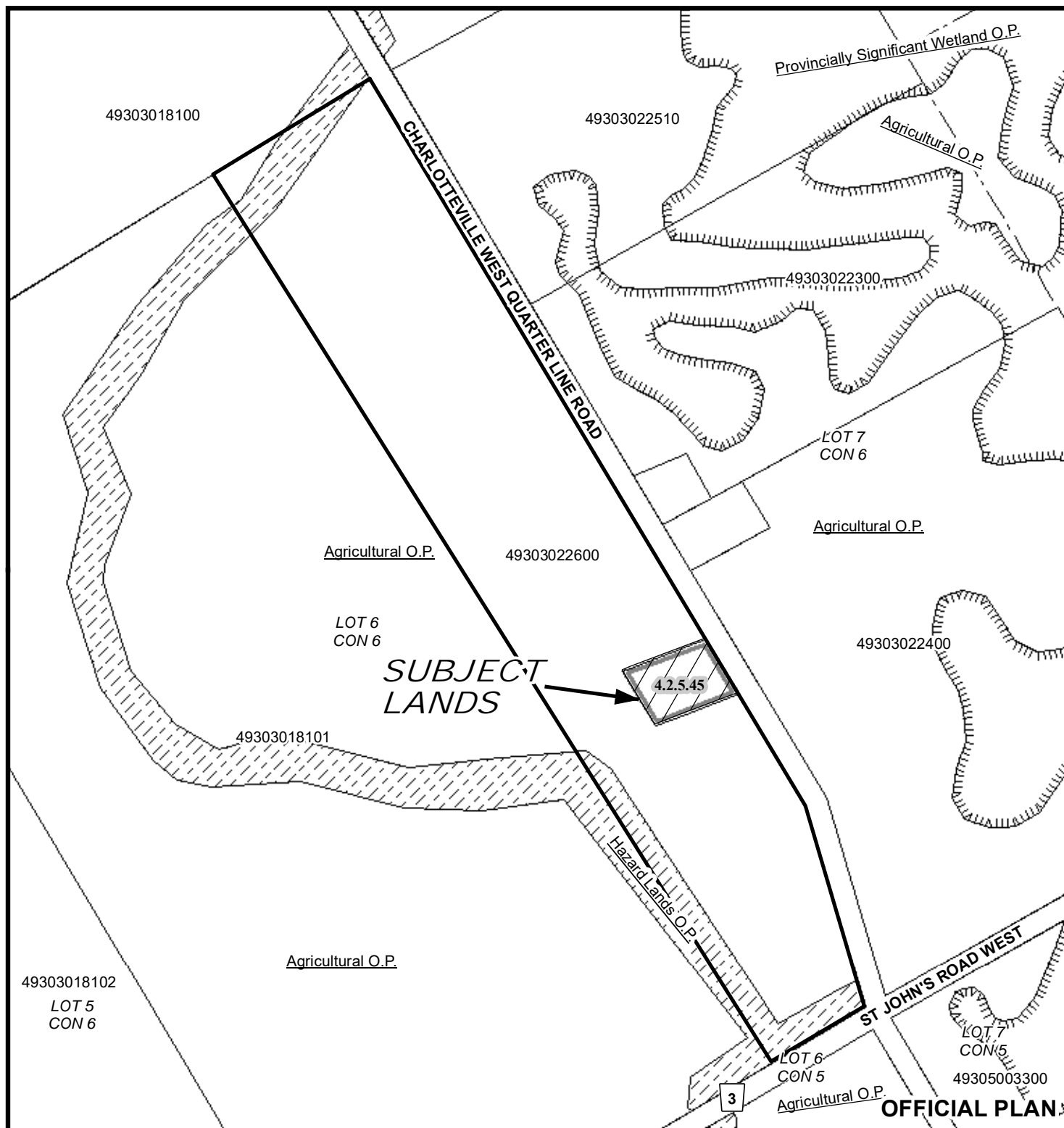
File Number: SPPL2016345

Geographic Township of CHARLOTTEVILLE



20 40 60 80 Meters

1:5,000

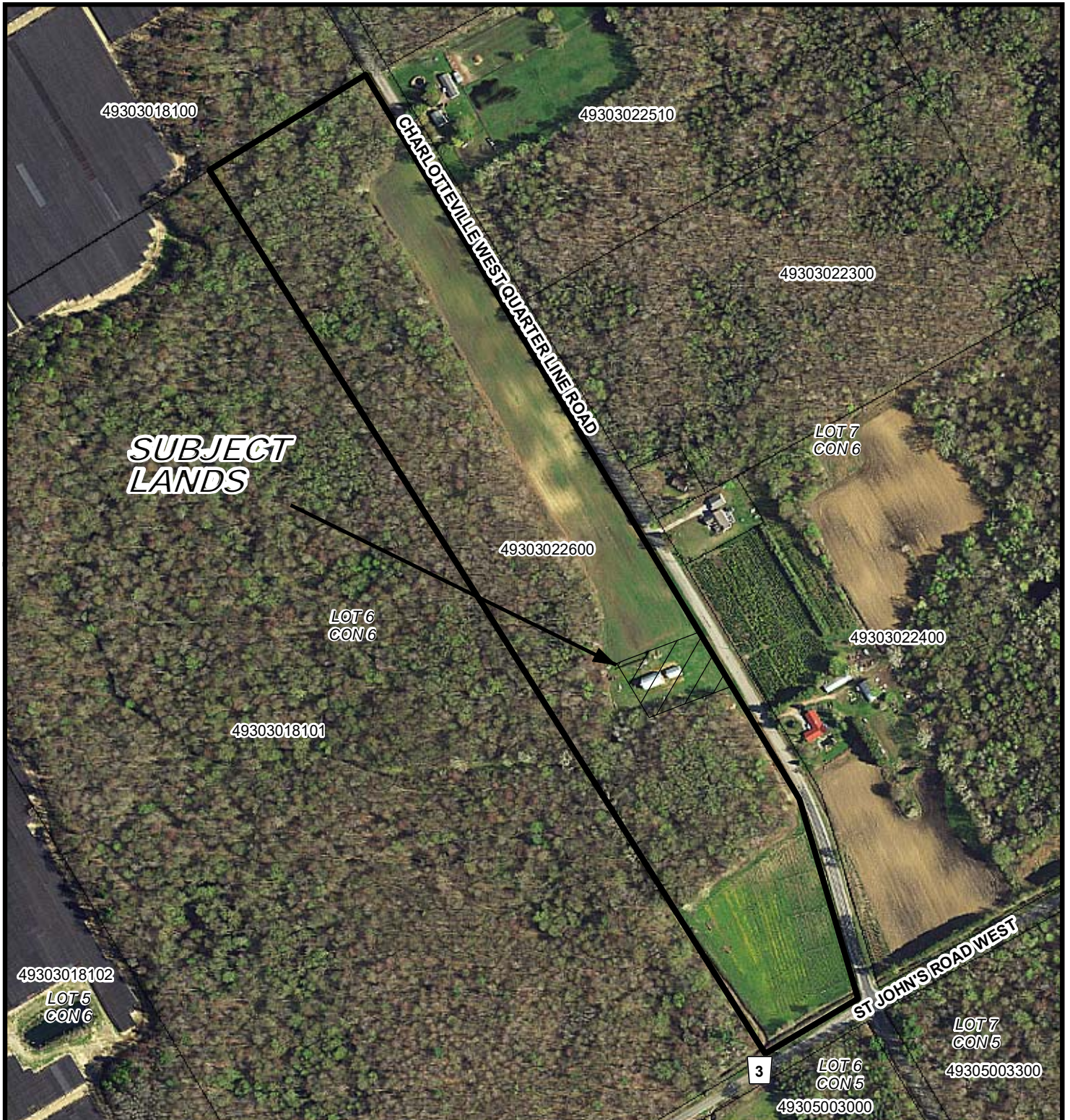
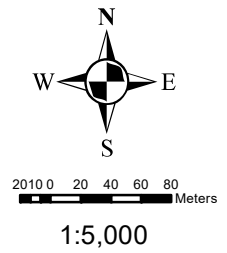


2016-12-09

# MAP 3

File Number: SPPL2016345

Geographic Township of CHARLOTTEVILLE



# MAP 4

File Number: SPPL2016345

Geographic Township of CHARLOTTEVILLE

