



MR MARK SIEGEL  
MRS MRS SIMONE A BOXEN  
26 EMERSON AVE  
TORONTO, ONTARIO M6H3S8  
(647) 285-0004 MARK@MDRDEV.COM

434

DATE 2018-03-02  
Y Y Y Y M M D D

PAY TO THE  
ORDER OF

Norfolk County

\$ 2,010.00

Two thousand ten

xx/100 DOLLARS

Security features  
included.  
Details on back.

STYLE 133

THE BANK OF NOVA SCOTIA  
www.scotiabank.com 1-800-4-SCOTIA  
BLOOR WEST VILLAGE  
2295 BLOOR ST. W.  
TORONTO, ON M6S 1P1

31112

MEMO

Coast Road Site Plan Application Fee

MP

⑈434⑈ ⑆31112002⑆ 0053287⑈



## Application to Community Planning

### Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

### Pre-Consultation

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and identify the required information and materials to be submitted with the application in order for it to be considered complete by staff. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (e.g. planning consultant, engineer, etc.) for complex applications. If a pre-consultation meeting has been held to discuss your development, please provide a copy of the minutes that addressed the outcomes of the meeting with your completed application. It should be noted that pre-consultation minutes are valid for one year after the meeting date.

### Processing the Development Application

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its acceptability to the other agencies.



Revised October 2017  
Development Application

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged.

### **Notification Sign Requirements**

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

For consent and minor variance applications, Community Planning staff post the sign on the subject lands.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1290 or [planning@norfolkcounty.ca](mailto:planning@norfolkcounty.ca). Please submit the completed application and fees to:

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6  
or  
22 Albert Street, Langton, ON N0E 1G0



Revised October 2017  
Development Application



**For Office Use Only:**

File Number	_____	SPRT Meeting	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	OSSD Form Provided	_____
Complete Application	_____	Planner	_____
Public Notice Sign	_____		

**Check the type of planning application(s) you are submitting.**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Official Plan Amendment                               |
| <input type="checkbox"/>            | Zoning By-Law Amendment                               |
| <input type="checkbox"/>            | Temporary Use By-law                                  |
| <input type="checkbox"/>            | Draft Plan of Subdivision/Vacant Land Condominium     |
| <input type="checkbox"/>            | Condominium Exemption                                 |
| <input checked="" type="checkbox"/> | Site Plan Application                                 |
| <input type="checkbox"/>            | Consent/Severance                                     |
| <input type="checkbox"/>            | Minor Variance  |
| <input type="checkbox"/>            | Easement/Right-of-Way                                 |
| <input type="checkbox"/>            | Extension of a Temporary Use By-law                   |
| <input type="checkbox"/>            | Part Lot Control                                      |
| <input type="checkbox"/>            | Cash-in-Lieu of Parking                               |
| <input type="checkbox"/>            | Renewable Energy Project or Radio Communication Tower |

**Property Assessment Roll Number:** 33402027900

**A. Applicant Information**

**Name of Owner** Coast Road LP

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** 26 Emerson Ave

**Town and Postal Code** Toronto ON, M6H 3S8

**Phone Number** 647-285-0004

**Cell Number** \_\_\_\_\_

**Email** mark@mdrdev.com

**Name of Applicant** Coast Road LP  
**Address** 26 Emerson Ave  
**Town and Postal Code** Toronto, ON M6H 3S8  
**Phone Number** 647-285-0004  
**Cell Number** \_\_\_\_\_  
**Email** mark@mdrdev.com

**Name of Agent** G. Douglas Vallee Limited  
**Address** 2 Talbot Street North  
**Town and Postal Code** Simcoe, ON N3Y 3W4  
**Phone Number** 519-426-6270  
**Cell Number** \_\_\_\_\_  
**Email** michaelhiggins@gdvallee.ca

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.

☒ Owner ☒ Agent ☐ Applicant

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): Part lot 8 Concession 1 Geographic Twp of Walpole Port Dover

**Municipal Civic Address:** 744 Nelson Street

**Present Official Plan Designation(s):** Urban Residential

**Present Zoning:** Residential Type 4 R4 (H) 14.553

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

☒ Yes ☐ No If yes, please specify: 14.553

---

3. Present use of the subject lands:

The site is presently vacant.

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

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

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

34 townhouse units of various sizes

7. 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:

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

9. Existing use of abutting properties:

Residential, Agricultural, Trailer park

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

---

### C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Propose to construct 34 townhouse units.

2. 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. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ 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: \_\_\_\_\_

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

\_\_\_\_\_



**9. Site Information****Existing****Proposed**

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage	68 m	
Lot depth	208.7 m	
Lot width	68 m	
Lot area	1.4 ha	
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 Loading Facilities**

Number of off street parking spaces	68	
Number of visitor parking spaces	12	
Number of accessible parking spaces	4	
Number of off street loading facilities		

**12. Multiple Family Residential (if applicable)**

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: 34

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

Type

**Number of Units**

**Floor Area per Unit in m<sup>2</sup>**

Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Townhouse	<u>34</u>	_____

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

**13. Commercial/Industrial Uses (if applicable)**

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

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: ☐ Yes ☐ 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)

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: \_\_\_\_\_

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.): \_\_\_\_\_

#### 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 (example: gas station, petroleum storage, etc.):

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:  
Owners

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

1. 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:

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:

Not in the source water protection zone.

Note: If in an area of source water 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 or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 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 or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**F. Servicing and Access**

1. 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)
-



2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Nelson Street West

**3. 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 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 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. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights

33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ 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
- ☐ Functional Servicing Report
- ☐ 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 of the study required

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)  
☐ Draft condominium declaration

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.

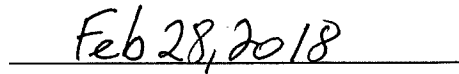
#### **Permission to Enter Subject Lands**

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.

#### **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.

  
PER Const Group Inc.  
Owner/Applicant Signature

  
Date

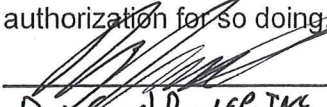


**K. Owner's Authorization**

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 Coast Road LP am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize G. Douglas Vallee Limited 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.

  
Per: Coast Road LP, Inc. Owner  
on behalf of  
Coast Road LP

Owner

Feb 28, 2018  
Date

Date

**O. Declaration**

I, Simone Boxen of Toronto

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:

Toronto

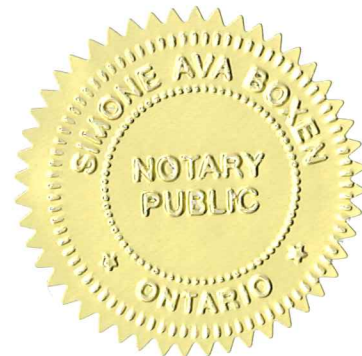
  
Owner/Applicant Signature

In Ontario

This 28<sup>th</sup> day of February, 2018

A.D., 20 18

  
A Commissioner, etc.



NORFOLK COUNTY  
COMMUNITY  
PLANNING  
EQUITY AND INCLUSION

## Don Bint

---

**From:** Jason Dozois <JMDozois@uniongas.com>  
**Sent:** January 2, 2018 11:55 AM  
**To:** Don Bint  
**Cc:** John Stauffer  
**Subject:** RE: [External] Proposed development 744 Nelson St (Radical Rd), Port Dover

Good morning Don,

Most of what your email says is correct. Should the widening include our gas main then UG will release the blanket pipeline easement over the property. However, if this development is to be a condominium then we would require that our standard Maintenance Agreement for condos be applied to the property so we still have the ability to access and service our assets on the property. Basically we'd be deleting one blanket easement for another. This is our standard procedures for condos. Of course, we will not release one easement until we have the other.

Kind regards,

**Jason Dozois**

**Land Agent**

Union Gas Limited | An Enbridge Company  
50 Keil Drive North | Chatham, ON N7M 5M1  
Tel: 519.436.4600 ext: 5002104  
Cell: 226-229-1562  
[jmdozois@uniongas.com](mailto:jmdozois@uniongas.com)



---

**From:** John Stauffer  
**Sent:** December-23-17 6:35 PM  
**To:** Don Bint; Jason Dozois  
**Cc:** Greg Smith; Jeremy Reimer; Ted Collins  
**Subject:** RE: [External] Proposed development 744 Nelson St (Radical Rd), Port Dover

Good Evening Don – Thank you for reaching out to us, I will forward this to our LANDS Agent for review and comment. In addition, could you please advise if the depth of cover on the existing gas main will be impacted as a result of the construction and widening of the right-of-way. Also, will the gas main be located within the boulevard, or under the travelled portion (road way)?

Thank you,

**John Stauffer C.E.T.**

**Construction Project Manager**

Union Gas Limited | An Enbridge Company  
603 Kumpf Dr. | Waterloo, ON N2J 4A4  
Tel: (519) 885-7400 Ext: 5067491  
Email: [JStauffer@uniongas.com](mailto:JStauffer@uniongas.com)



**From:** Don Bint [<mailto:donbint@gdvallee.ca>]  
**Sent:** December-22-17 8:58 AM  
**To:** John Stauffer  
**Cc:** Greg Smith  
**Subject:** [External] Proposed development 744 Nelson St (Radical Rd), Port Dover

Good morning John,

We are currently working on a proposed condo development on Nelson St. in Port Dover. This is a previous project that has resurfaced with a new developer. The property has an existing 4" steel gas main along its frontage, approximately 4.4m north of the existing property line on private property with a blanket easement on the property. This gas main was located by Union Gas representatives at the time of the original proposal.

The proposed condominium plan will include a road widening of 17' (5.2m) north of the existing Nelson Street Right of Way (R.O.W.) deeded to the County. The widening would result in your Gas Main being inside the R.O.W.

Our office has had previous discussions with Union Gas on this matter when the development was first proposed and it was our understanding that, once the widening was in place, Union Gas would release the blanket easement over the site and no additional easement requirements would be needed for this site.

I have included a pdf drawing of the proposed works along Nelson St., as well as the locate drawing for your review. If you could please review and confirm our understanding that would be appreciated.

Please call should you have any further questions.

Merry Christmas and Happy New Year,

Don J. Bint, C.E.T.

**G. DOUGLAS VALLEE LIMITED**

Consulting Engineers, Architects & Planners

2 Talbot Street North, Simcoe Ontario N3Y 3W4

Office: 519.426.6270      Mobile: 519.909.8735

*This email communication and any files transmitted with it may contain confidential and or proprietary information and is provided for the use of the intended recipient only. Any review, retransmission or dissemination of this information by anyone other than the intended recipient is prohibited. If you receive this email in error, please contact the sender and delete this communication and any copies immediately. Thank you.*