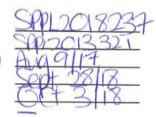
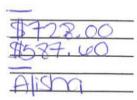
For Office Use Only:
File Number
Related File Number
Pre-consultation Meeting
Application Submitted
Complete Application

Public Notice Sign



SPRT Meeting
Application Fee
Conservation Authority Fee
OSSD Form Provided
Planner



Check the type of planning application(s) you are submitting.				
Official Plan Amendment				
Zoning By-Law A				
Temporary Use B				
Draft Plan of Subdivision/Vacant Land Condominium				
Condominium Exc	emption			
✓ Site Plan Application				
Consent/Severance				
Minor Variance				
Easement/Right-of-Way Extension of a Temporary Use By-law Part Lot Control Cash-in-Lieu of Parking				
		Renewable Energ	y Project or Radio Communication Tower	
		Property Assessment Roll Number: 3310493080088000000		
		A. Applicant Information		
Name of Owner Castle Amalco, Inc Jonathan Colman				
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	27777 Franklin Road, Suite 200			
Town and Postal Code	Southfield, Michigan, USA 48034			
Phone Number	248 208 2557			
Cell Number	248 388 8791			
Email	JColman@suncommunities.com			



Name of Applicant	Len Radomski - Ruth Victor & Associates
Address	191 Main Street South, PO Box 595
Town and Postal Code	Waterdown, ON LOR 2H0
Phone Number	905 257 3590
Cell Number	905 330 6949
Email	len@rvassociates.ca
Name of Agent	Len Radomski - Ruth Victor & Associates
Name of Agent Address	191 Main Street South, PO Box 595
Town and Postal Code	Waterdown, ON LOR 2H0
Phone Number	905 257 3590
17 - 17 (C. 1703)	905 330 6949
Cell Number	len@rvassociates.ca
Email	1011-011-011-011-01-01
all correspondence, notic agent noted above.	all communications should be sent. Unless otherwise directed, ces, etc., in respect of this application will be forwarded to the
Owner	Agent Applicant
Names and addresses o encumbrances on the su	f any holder of any mortgagees, charges or other abject lands:
B. Location, Legal De	scription and Property Information
 Legal Description (include Geographic Township, Concession Number, Lot Number Block Number and Urban Area or Hamlet): Charlotteville Concession A, Part Lot 15 	
Municipal Civic Addre	ess: 61 Mole Side Road
Present Official Plan	Designation(s): 3.8.1 and 4.2.5.38
Present Zoning: OST	, OS, PSW, & HL



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:
	Seasonal trailer park
	9)
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:
	Please refer to the attached drawing package. The existing buildings will be retained, with the exception of the Pool and Pool Equipment Shed. A new Pool, Shower Building, and Pool Equipment Shed are proposed. Trailers to be retained
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.
	Not Applicable
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: A new Pool, Shower Building, and Pool Equipment Shed are proposed. 30 New
	trailer sites are proposed. Please refer to the attached drawing package.
7.	Are any existing buildings on the subject lands designated under the <i>Ontario</i> Heritage Act as being architecturally and/or historically significant? Yes No
	If yes, identify and provide details of the building: Not Applicable.
8.	If known, the length of time the existing uses have continued on the subject lands: 1980's



9.	Existing use of abutting properties: Turkey Point Provincial park lies to the West
10	O.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
No	ote: Please complete all that apply.
1.	Please explain what you propose to do on the subject lands/premises which makes this development application necessary: The applicant proposes to update the pool facility and to realign the lotting pattern
	of the existing trailers.
2.	Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
	This application is for Site Plan Approval and no compliance issues with the Zoning By-law and/or Official Plan are applicable
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 lar Frontage:	nd intended to be severed in metric units: No right-of-way or easments are proposed	
	Depth:	and high of high or odomerico and proposod	
	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 or		
		h the parcel will be added:	
	Description of lar	nd intended to be retained in metric units: No Severance is proposed	
	Depth:		
	Width:		
	Lot Area:		
	Present Use:		
	Proposed Use:		
7.	Description of pro Frontage:	pposed right-of-way/easement: No right-of-way or easments are proposed	
	Depth:		
	Width:		
	Area:		
	Proposed use:		
8.	leased or charged		
	No transfer of lar	ids is proposed	



9. Site Information	Existing	Proposed
Please indicate unit of measure	ment, i.e. m, m ² or %, etc	₩.
Lot frontage	13.8 m	13.8 m
Lot depth	681.5 m	681.5 m
Lot width	625.9 m	625.9 m
Lot area	439,990 m2	439,990 m2
Lot coverage	approx 2%	Approx 2.5%
Front yard	370 m	370 m
Rear yard	30 m	30m
Left Interior side yard	277 m	277 m
Right Interior side yard	24 m	24 m
Exterior side yard (corner lot)	H-17	
Landscaped open space	approx 85%	approx 85%
Entrance access width	3.25m	3.25m
Exit access width	3.25m	3.25m
Size of fencing or screening	varies - as shown	varies - as shown
Type of fencing	varies - as shown	varies - as shown
10. Building Size		
Number of storeys	1	1
Building height	Clubhouse 4.54	4.5
Total ground floor area		9 T
Total gross floor area		
Total useable floor area		
11. Off Street Parking and Loa	ding Facilities	
Number of off street parking spa	ces ²⁸³	
Number of visitor parking spaces	s 22	
Number of accessible parking sp	paces 10	#
Number of off street loading facil		
12. Multiple Family Residential	(if applicable)	· · · · · · · · · · · · · · · · · · ·
Number of buildings existing:	Not Applicable	



Number of buildings proposed: 2 - Po	ol Equipment Shed & Shower Building
Is this a conversion or addition to an exi	sting building? OYes No
If yes, describe:	
Туре	
Number of Units	
Floor Area per Unit in m ²	
Bachelor	
One bedroom	
Two bedroom	
Three bedroom	
Townhouse	
Other facilities provided (e.g. play faciliti swimming pool etc.):	es, underground parking, games room,
13. Commercial/Industrial Uses (if app	olicable)
Number of buildings existing:	
Number of buildings proposed:	
Is this a conversion or addition to an exis	sting building? OYes 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	c.):
Total number of fixed seats:	
Describe the type of business(es) propos	sed:



cessory to commercial/industrial use?
Not Applicable
e (e.g. office, retail, storage, etc.):

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

The current use of seasonal trailer park will remain



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: Previous studies and surveys
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 <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
	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:
	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 orwithin 500 meters – distance
	Wooded area ✓ On the subject lands orwithin 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 orwithin 500 meters – distance
	Floodplain ✓ On the subject lands orwithin 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 orwithin 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 or within 500 meters – distance
F.	Servicing and Access
1.	Indicate what services are available or proposed:
	Water Supply
	Municipal piped water
	Communal wells
	O Individual wells
	Other (describe below)
	Sewage Treatment
	Municipal sewers
	Ocmmunal system
	Septic tank and tile bed
	Other (describe below)
	Storm Drainage
	O Storm sewers
	Open ditches
9	Other (describe below)



2.	Existing or proposed access to subject lands:	
	Municipal road	Provincial highway
	Unopened road	Other (describe below)
	Name of road/street:	
	PRIVATE ROAD FROM	n MUNICIPAL ROAD
G.	Other Information	
1.	. Does the application involve a local business? OYes No If yes, how many people are employed on the subject lands?	
2.		that you think may be useful in the review of this low or attach on a separate page.

H. Supporting Material to be submitted by Applicant

All digital files must be received in the following naming format:

Developmentname Planname Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

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
- Development name
- 7. Drawing title, number, original date and revision dates
- 8. Owner's name, address and telephone number

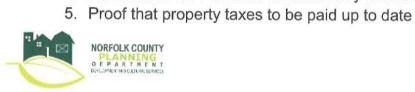


- 9. Engineer's name, address and telephone number
- 10. Professional engineer's stamp
- 11. Existing and proposed easements and right of ways
- 12. Zoning compliance table required versus proposed
- 13. Parking space totals required and proposed
- 14. All entrances to parking areas marked with directional 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. Gross, ground and useable floor area
- 19. Lot coverage
- 20. Floor area ratio
- 21. Building entrances, building type, height, grades and extent of overhangs
- 22. Names, dimensions and location of adjacent streets including daylighting triangles
- 23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- 24. All exterior stairways and ramps with dimensions and setbacks
- 25. Retaining walls including materials proposed
- 26. Fire access and routes
- 27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
- 28. Location of mechanical room, and other building services (e.g. A/C, HRV)
- 29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
- 30. Winter snow storage location
- 31. Landscape areas with dimensions
- 32. Natural features, watercourses and trees
- 33. Fire hydrants and utilities location
- 34. Fencing, screening and buffering size, type and location
- 35. All hard surface materials
- Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
- 37. Business signs (make sure they are not in sight lines)
- 38. Sidewalks and walkways with dimensions
- 39. Pedestrian access routes into site and around site
- 40. Bicycle parking
- 41. Architectural elevations of all building sides
- 42. All other requirements as per the pre-consultation meeting

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:



Ш	Zoning Deficiency Form	
	On-Site Sewage Disposal System Evaluation Form	
	Architectural Plan	
	Buildings Elevation Plan	
	Cut and Fill Plan	
	Erosion and Sediment Control Plan	
□ pro	Grading and Drainage Control Plan (around perimeter and within site) (existing and oposed)	
	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 required Site	
Pla	n applications will require the following supporting materials:	
	 Three (3) 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 	



Proof of insurance:

- a. Commercial General Liability satisfactory to the County must include:
 - A limit of liability not less than two million dollars (\$2,000,000) per occurrence
 - The Corporation of Norfolk County shall be named as an additional insurer
 - iii. The policy shall contain a provision for cross liability in respect of the name insurer
 - iv. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) including contractual non-owned coverage
 - v. Errors and omissions liability with a limit of at least two million dollars (\$2,000,000)
 - vi. Products and completed operations coverage
 - vii. Certificate of Insurance must be in the same name as that on the PIN and site plan agreement
 - b. Certificate of Insurance for Professional
 - c. Certificate of Insurance for Owner
- 7. Written Legal Description of the Property and the Property Identification Number (PIN)
- 8. Postponement (if there are mortgagees)
- 9. Transfers/easements or agreements related to the subject lands

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.

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 to

associated with this application, during normal a	urposes of making inspections nd reasonable working hours.
L. Freedom of Information	
For the purposes of the Municipal Freedom of In I authorize and consent to the use by or the disciplination that is collected under the authority of 13 for the purposes of processing this application Owner/Applicant Signature M. Owner's Authorization	losure to any person or public body any of the <i>Planning Act. R.S.O. 1990, c.P.</i>
If the applicant/agent is not the registered owner application, the owner(s) must complete the auth	orization set out below.
We Castle Amalco, LLC - Jonathan Colman and ands that is the subject of this application for site	n/are the registered owner(s) of the
We authorize Ruth Victor & Assoc Len Radom my/our behalf and to provide any of my/our persoprocessing of this application. Moreover, this shauthorization for so doing.	nski to make this application on
Addition 2 autom for so doing.	9/21/18
Owner	Date
Owner	Date



N. Declaration			
I, LEN PADOMSKI of	BURLINGTON, 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 <i>The Canada Evidence Act</i> .			
Declared before me at:			
In SMCR, ON	Owner/Applicant Signature		
This 3rd day of October			
A.D., 20 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ALISHA KATHLEEN CULL. a Commissioner, etc., Province of Ontario, for the Corporation of Norfolk County, Expires April 28, 2019.		



A Commissioner, etc.