

RENEWABLE ENERGY PROJECT OR RADIO COMMUNICATION TOWER

File Number RTPL2015074
 Related File N/A
 Application Submitted April 1st 2015
 Complete Application April 21st 2015 KR

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: 3310-334-020-4300

PIN (Property Identification Number):

A. APPLICANT INFORMATION

Name of Applicant ¹ Port Dover Lion's Club Phone # 519-583-0610
 Address PO Box 1328 Fax # _____
 Town / Postal Code Port Dover ON N0A1N0 E-mail DNPascoe@Kwic.com

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent CommSiteWorks Inc c/o Lew Sears Phone # 905-966-2727
 Address 2289 Fairview St Suite 319 Fax # _____
 Town / Postal Code Burlington, L7R2E3 E-mail Lew.Sears@CommSiteWorks.com

Name of Owner ² Rogers Communications Inc Phone # 416-935-7799
 Address One Mount Pleasant Rd, 2nd Flr Fax # _____
 Town / Postal Code Toronto ON M4Y2Y5 E-mail _____

² 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.

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

³ 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.

Names and addresses of any holders of any mortgages, charges or other encumbrances on the subject lands:

N/A

Are you requesting Norfolk County Council support for your project as per FEED-IN TARIFF (FIT) program?

☐ Yes ☒ No (Individual or Blanket)

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Is the proposed project on class 1, 2, 3, 4 or organic soils or specialty crop areas?

☐ Yes ☒ No

If so, what soil specifically?

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	NORFOLK COUNTY	Urban Area or Hamlet	Silver Lake Park
Concession Number		Lot Number(s)	
Registered Plan Number		Lot(s) or Block Number(s)	BLK 26 PL 207
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	31,080 m ²
320 St. Patrick St. Port Dover, ON			
Municipal Civic Address			

For questions regarding requirements for a municipal civic address please contact 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:

x → See attached survey.

C. PURPOSE OF DEVELOPMENT APPLICATION

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

Rogers Communications and the Port Dover Lions Club want to erect a 40 tall shrouded tower for the purpose of hanging cellular antennas and hosting a logo of the park. The pole will be a 40m tri-pole with cross bracing or a shrouded monopole - which ever the public prefers

Proposed tower / solar information:

Height (metres/feet) 40 m Free standing ☒ Yes ☐ No



☒ Yes ☐ No

Associated Structure

Structure size (m² / ft²)

2m long 1.8m wide and 2m tall
walk in equipment shelter –
locked and monitored

D. PROPERTY INFORMATION

Present zoning: D (Development) & CN w site specific CN.4

Present designation: Urban Residential

Present use of the subject lands: Lions Club play field, meeting room, bar, misc mechanical works, picnic shell, dog run – multi use property

Is there a site specific zone on the subject lands?

Are there any existing buildings or structures on the subject lands?

☒ Yes ☐ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area: There are a number of structures on the property. A large meeting room, business office, bar and other use building. A support garage and other uses

Are there any buildings or structures proposed to be built on the subject lands?

☒ Yes ☐ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area: a walk in equipment shelter shall be installed next to the tower – less than 10ft sq.

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:

The date the subject lands was acquired by the current owner:

JANUARY 31, 1995

If known, the date existing buildings or structures were constructed on the subject lands:

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

20 YEARS.

E. 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:

Plant Nursery

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: Site visit and discussion with owners

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

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

☐ Yes ☐ No ☒ Unknown If yes, indicate the following information about **each** application:

File number:

Land it affects:

Purpose:

Status/decision:

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes ☐ No

G. 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:

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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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ 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 type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>140 m</u> distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>17 m</u> 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 type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s))	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input 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

H. 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:

There will be no change to existing drainage.

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

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Existing or proposed access to subject lands:

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

If other, describe: Use the existing driveway entrance

Name of road/street:

I. OTHER INFORMATION

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

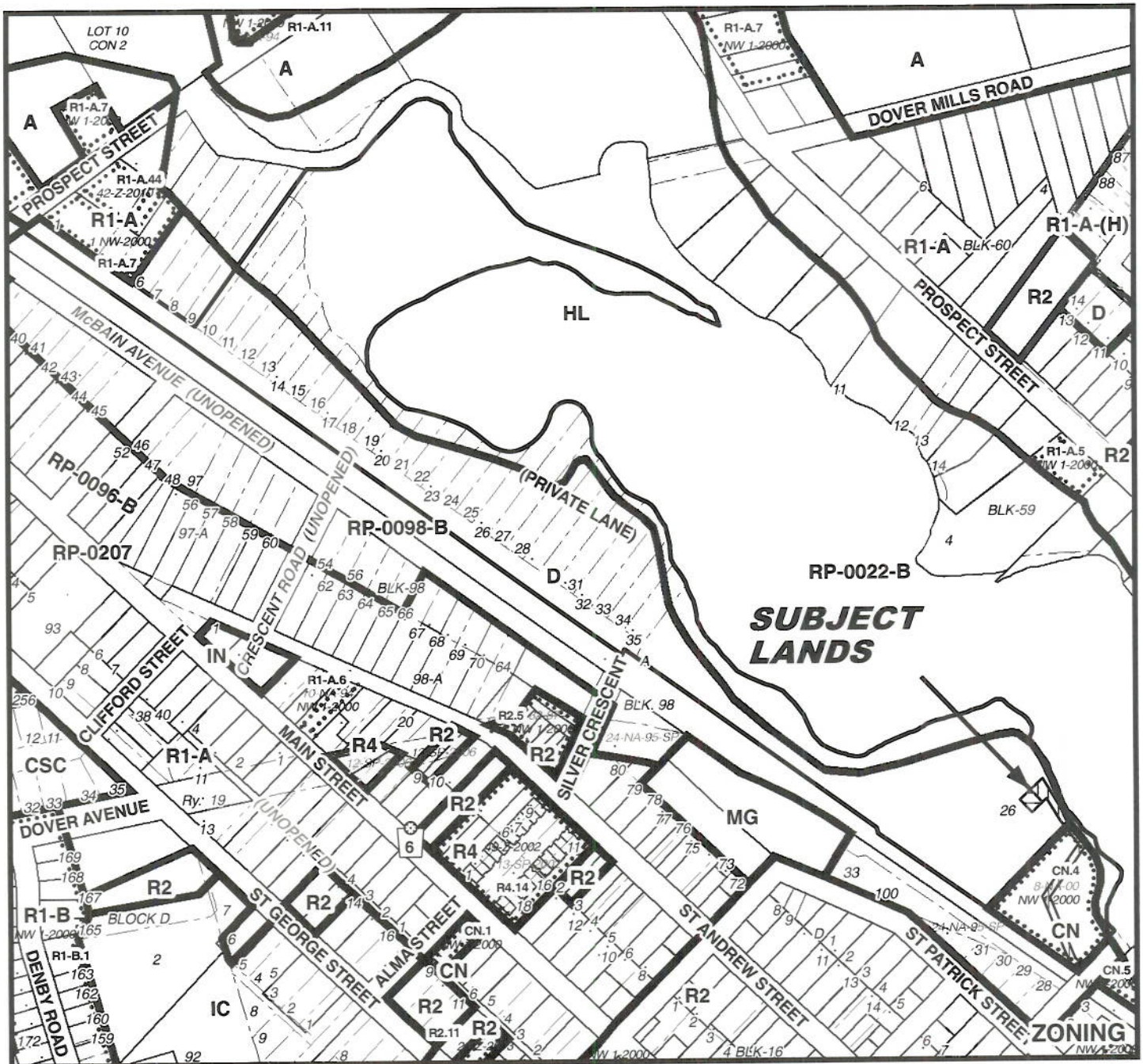
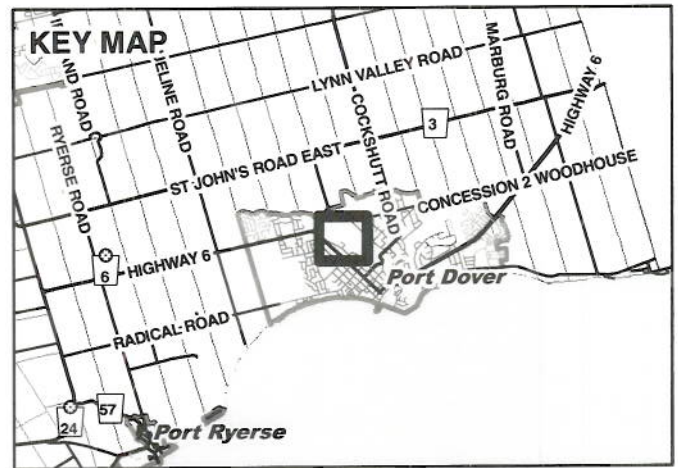
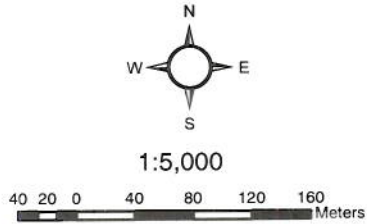
- ☒ Yes ☐ No

If yes, describe: Mandated by Industry Canada to be 120 days

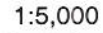
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page. Please refer to the photo sims sent to the County Planning Dept previously under separate cover

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Urban Area of
PORT DOVER



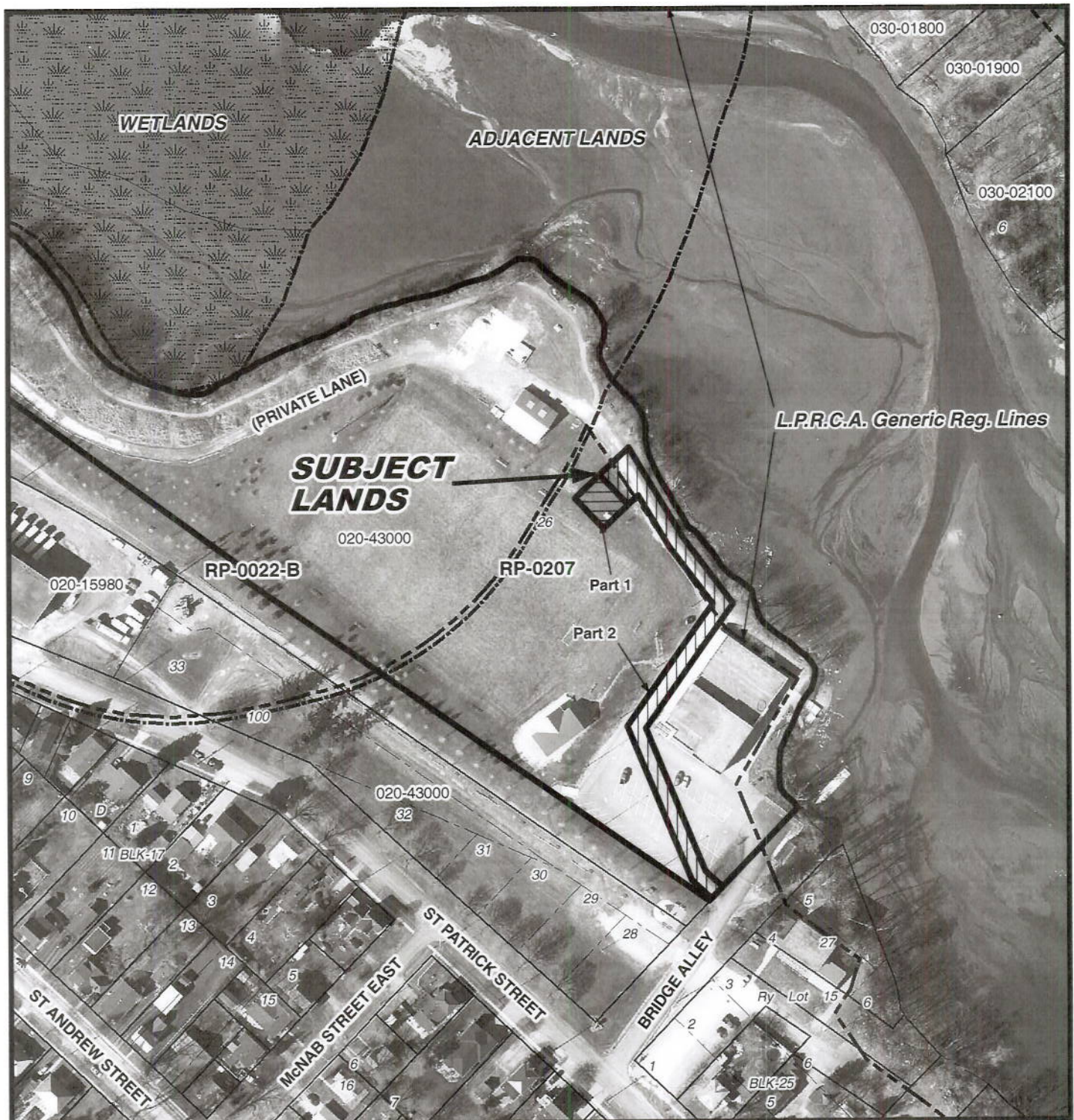
Urban Area of PORT DOVER



Urban Area of PORT DOVER



1:2,000



MAP 4

File Number: RTPL2015074

Urban Area of PORT DOVER



4 2 0 4 8 12 16 Meters

1:1,000

