

For Office Use Only:

File Number 28T PL 2017317
Related File Number 2NPL 2017318
Pre-consultation Meeting Oct 2017
Application Submitted Dec 1 2017
Complete Application Dec 22 2017
Public Notice Sign _____

SPRT Meeting _____
Application Fee \$8,921.00
Conservation Authority Fee See email from LPRCA.
OSSD Form Provided N/A.
Planner MAJ

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

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Official Plan Amendment |
| <input checked="" type="checkbox"/> | Zoning By-Law Amendment |
| <input type="checkbox"/> | Temporary Use By-law |
| <input checked="" type="checkbox"/> | Draft Plan of Subdivision/Vacant Land Condominium |
| <input type="checkbox"/> | Condominium Exemption |
| <input 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: 3310. 337 030 20300

A. Applicant Information

Name of Owner DEMOCRAT PORT DOVER LIMITED

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 155 ROMINA DRIVE

Town and Postal Code CONCORD, ONTARIO L4K 4Z9

Phone Number 905-536-9230

Cell Number _____

Email enzo@democrathomes.com

Name of Applicant DEMOCRAT PORT DOVER LIMITED
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent GIRARD ENGINEERING
Address 212 MAIN ST. W. P.O. BOX 98
Town and Postal Code OTTERVILLE, ONTARIO N0T 1R0
Phone Number 519-879-6875
Cell Number 519-532-6589
Email lgirard@girardengineering.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):

WOODHOUSE CONC. 2 LOT 8
Municipal Civic Address: 597 HIGHWAY 6, PORT DOVER
Present Official Plan Designation(s): URBAN RESIDENTIAL
Present Zoning: R1(H) RESIDENTIAL TYPE 1 AND R2(H) RESIDENTIAL TYPE 2
ALSO HAZARD LAND

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:

AGRICULTURAL
FARMHOUSE & OUT BUILDINGS (RENTED OUT)

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:

EXISTING FARMHOUSE AND OUT BUILDINGS TO BE REMOVED

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:

SINGLE FAMILY HOMES OF VARYING SIZES AS ALLOWED
BY R1 & R2 ZONING

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:

100 YRS+

9. Existing use of abutting properties:

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:

DRAFT PLAN APPROVAL FOR SUBDIVISION - REMOVAL OF HOLDING PROVISION
REZONING REQUIRED FOR INCREASE NUMBER OF R2 UNITS
AND ADDING R1 SPECIAL UNITS ALLOWING SUITES WITHIN
R1 UNITS RESULTING IN HIGHER DENSITY

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

REMOVAL OF HOLDING PROVISION REQUIRED

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: 342.49m

Depth: 625m

Width: _____

Lot Area: 39.8 hectares

Present Use: AGRICULTURE + WOODED SLOPE (HAZARD)

Proposed Use: RESIDENTIAL

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, m² or %, etc.

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
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	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Multiple Family Residential (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: _____

Type

Number of Units

Floor Area per Unit in m²

Bachelor _____

One bedroom _____

Two bedroom _____

Three bedroom _____

Townhouse _____

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:

SITE HAS BEEN USED FOR AGRICULTURAL PURPOSES CONTINUOUSLY FOR 100 YRS + PHASE ONE ENVIRONMENTAL ASSESSMENT FOUND NO CONTAMINANTS

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:

SOILS INVESTIGATION AND PHASE ONE EA FOUND NO CONCERNS

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 400m

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 400m

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 450m

Erosion

☐ On the subject lands or ☒ within 500 meters – distance 400m

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:

G. 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.

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 DEMOCRAT PORT DOVER LIMITED am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize SIRARD ENGINEERING 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.

Owner Date Dec 5/17

Owner I HAVE THE POWER TO BIND THE CORPORATION Date

O. Declaration

I, _____ of _____

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:


Owner/Applicant Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

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.

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. 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

Lynn River Heights Subdivision Phase 2 Port Dover
Democrat Port Dover Limited
Summary of Documents in support of
Application for Draft Plan of Subdivision Approval

Planning Applications

Zoning By-Law Amendment Application
Subdivision Application

An application for an Official Plan Amendment is not provided for the following reasons:

1. The Hazard Line shown in the Official Plan was moved recently due to concerns raised by LPRCA to increase the buffer between the proposed subdivision and the top of bank at the north end of the site from 6 m as previously agreed to 15 m.
2. LPRCA was contacted and asked to reconsider this change in the hazard line. LPRCA was provided with the original contour mapping and an updated survey locating the top of bank done by Kim Husted Surveying and the original Soil Investigation Report by Chung and Vanderdoelen Geotechnical Engineers. The surveys established the top of bank. The soil report verified that the established top of bank was also the top of stable slope.
3. LPRCA reviewed our submission and confirmed that the 6 m buffer would be adequate and the hazard line could be moved back to its original position (copy of LPRCA email attached)
4. This would eliminate the need for an Official Plan Amendment

Planning Requirements

Proposed Draft Plan of Subdivision
Planning Impact Analysis/Justification Report
Environmental Impact Study – 4 copies of the original EIS prepared by Thompson Environmental February 2007 – update not provided for the following reasons:

1. There have been no changes to the proposed development except realignment of the road structure and lot layout all within the original boundaries of the proposed development
2. The hazard lands (sloped northern portion of the site) are not being developed and are being conveyed to the County to be incorporated into the Lynn Valley Trail System
3. The development will reroute drainage away from the hazard lands and eliminate current erosion issues in several locations
4. All drainage for the development is directed away from the hazard lands and into a Storm Water Management Facility.
5. The 6 m buffer between the development boundary and the hazard lands is acceptable to LPRCA as is the original hazard line
6. Earlier this year we engaged Leonard & Associates to prepare an update to the EIS and make a submission to NEAC. After discussions with senior planners it was agreed that confirming the top of bank location would suffice and a submission to NEAC was not required. We arranged for a survey by Kim Husted Surveying. A copy of the confirming survey is attached.
7. We have also contacted MNR and have completed a prescreening. Copy of MNR correspondence is attached.
8. There are no environmental impacts on the hazard lands or wet lands to the north of the proposed development.

Archeological Assessment – 4 copies of the original archeological assessment plus a letter from Amick confirming that the original report is still valid

Minimum Distance Separation – Since there are 4 or more non-farm uses between the nearest livestock operation and the proposed development MDS 1 will not apply

Parkland Dedication – the proposed draft plan incorporates 0.92 ha of parkland which the developer proposes to develop with play equipment, landscaping, benches and pathways. In addition the proposed SWM facility will be landscaped and incorporate walking a walking trail. There is also a connection to the Lynn Valley Trail proposed in the north west corner of the site. It should also be recognized that the developer is conveying 4.28 ha of



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treed land to the County at the north end of the site and that a buffer zone of 0.44 ha is also to be left as open space.

Since the pre consultation meeting the developer has revised the draft plan to increase the density of the development, add parkland and provide a “window” road to eliminate lots backing onto Highway 6.

Building and By-Law Division

Zoning Requirements are listed in a table on the proposed Draft Plan

Emergency Services Requirements

The proposed road layout provides routing for emergency services

Fire Hydrant Service Map is attached

Fire Flow Analysis – A water distribution plan is provided. Domestic flow and fire flow requirements are to be provided to the County Public Works and Environmental Services for analysis by way of the County Master Water Model

Long Point Region Conservation Authority

LPRCA Permit will be applied for in due course

Slope Stability Analysis/Erosion Analysis is provided in the Geotechnical Report (4 copies of original CVD report plus letter from CVD confirming the report is still valid are attached)

Storm Water Management Report/Analysis – 4 copies attached

Public Works and Environmental Services (also Development Division)

GENERAL

Concept Plan - provided

Existing Conditions/Contour Plan – provided

General Plan of Services - provided

Geotechnical Report – provided

Functional Servicing Report – provided



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WATER

Water Servicing Plan (fire and domestic) – provided
All watermains are looped with no dead ends

WASTEWATER

Sanitary Servicing Plan – provided
Sanitary Detail Design information – provided
Sanitary Flow Analysis of receiving collection system – data provided for
input into County Master Sanitary Sewer Model

STORMWATER

Stormwater Management Report (including calculations) - provided
Stormwater Servicing Plan – provided

TRANSPORTATION

Traffic Impact Study – 2 copies provided of original plus update – F Berry



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Lynn River Heights Phase 2 Port Dover
Democrat Port Dover Limited
Net Density Calculation Table

Blocks	Residential	# Units	Area (ha)	Area (ac)
1-156	9.1 m Semi	156	5.31	13.12
169-190, 203-475	15 m Single	295	16.19	39.75
157-168, 191-202	15 m Accessory	48	1.23	3.02
	Total Residential	499	22.73	54.78
	Roadways 20 m		9.41	23.1
	Other			
490	Future Lot	1	0.06	0.15
491	Walkway		0.02	0.05
492, 493	Park Blocks		0.92	2.26
494	SWM Pond		1.36	3.34
495	6 m Buffer		0.44	1.09
496	Hazard		4.28	10.58
	Total Other		7.08	17.38
Total Draft Plan of Subdivision		500	39.22	96.96

Net Density based on developable land (lots + roads) = $500/32.14 = 15.53$

lots per hectare



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Lynn River Heights Subdivision Phase 2 Port Dover
Democrat Port Dover Limited
Planning Impact Analysis/Justification Report

PERMITTED USES AND LAND USE POLICIES

The proposed development is located within the urban boundary of Port Dover in an area designated in the Official Plan as Urban Residential

The predominant use of land shall be a variety of urban dwelling types, including single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding two dwelling units per lot.

Accessory residential dwelling units or garden suites are permitted.

Single, semi-detached and duplex housing forms shall generally have an average net density of 15 units per hectare.

Watermains and sanitary sewers shall be capable of accommodating the development

The development shall be adequately serviced by parks and schools.

The development shall be designed and landscaped and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized.

PROPOSED DEVELOPMENT

This development proposes single detached units, semi-detached units and units with accessory units.

The average net density of the developed portion of the site (lots and roadways) is 15 units per hectare.



2478153 ONTARIO INC.
212 Main Street West, P.O. BOX 98
Otterville, Ontario N0J 1R0
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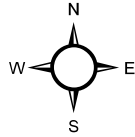
The development incorporates landscaped park land and stormwater management facilities with walking trails. In addition the development offers a 6 m buffer zone between the back lot lines of the lots adjacent to the treed area north of the development and access to the Lynn Valley Trail System. The park at the south end provides a landscaped buffer between lots and Highway 6 eliminating any "tunnel" effect with lots backing onto the highway.

The development features a variety of single family homes, more affordable semi-detached homes and homes that feature accessory units which would appeal to families looking after elderly relatives and persons with special needs.

MAP 1

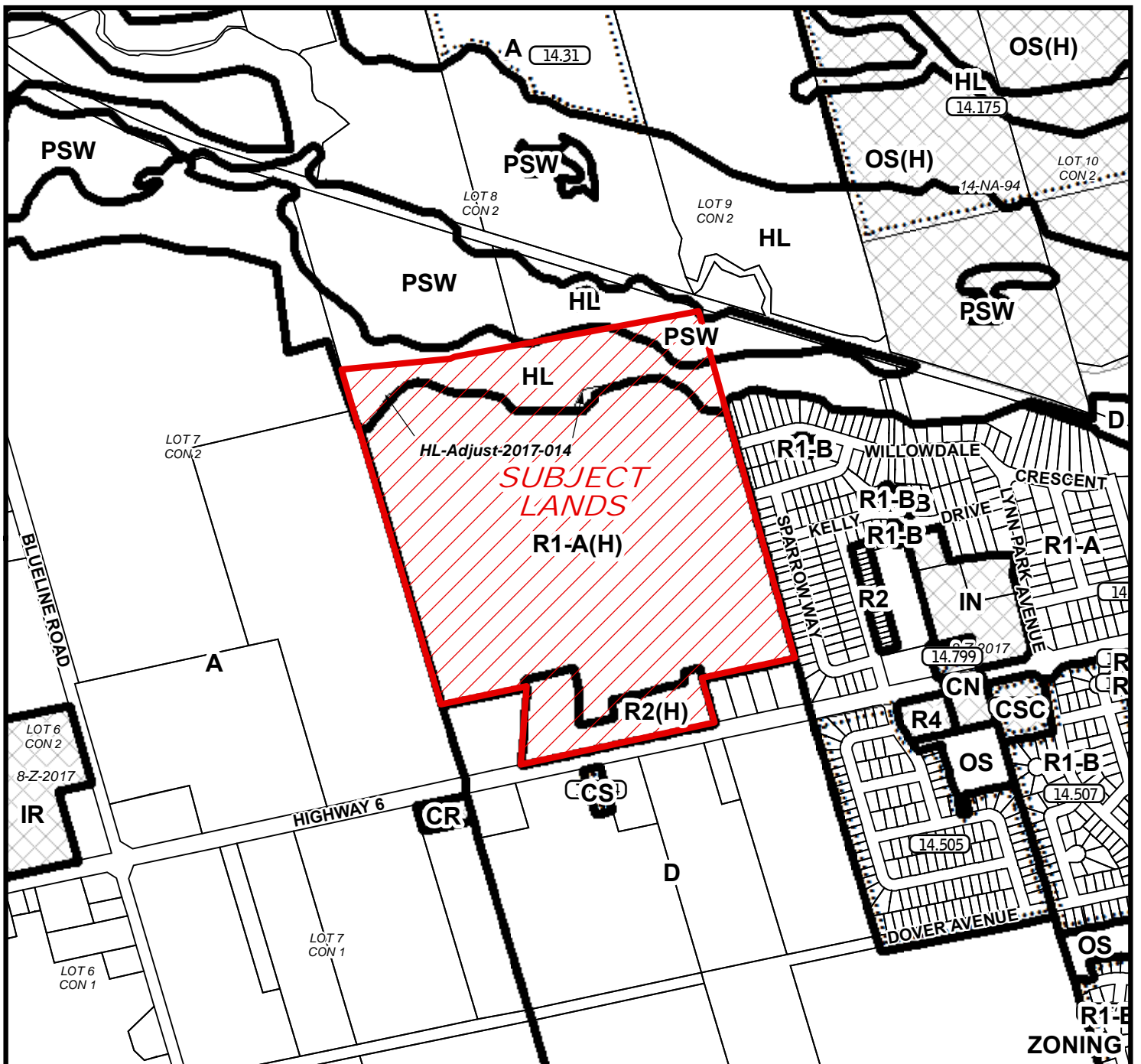
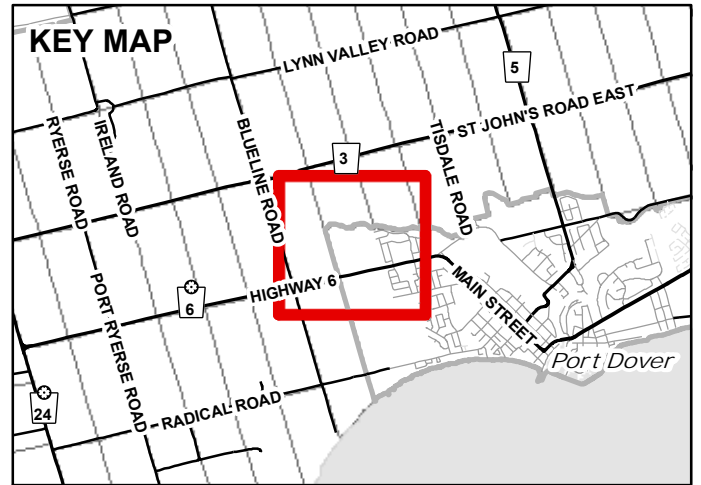
File Number: 28TPL2017317 &
ZNPL2017318

Geographic Township of
WOODHOUSE



1:10,000

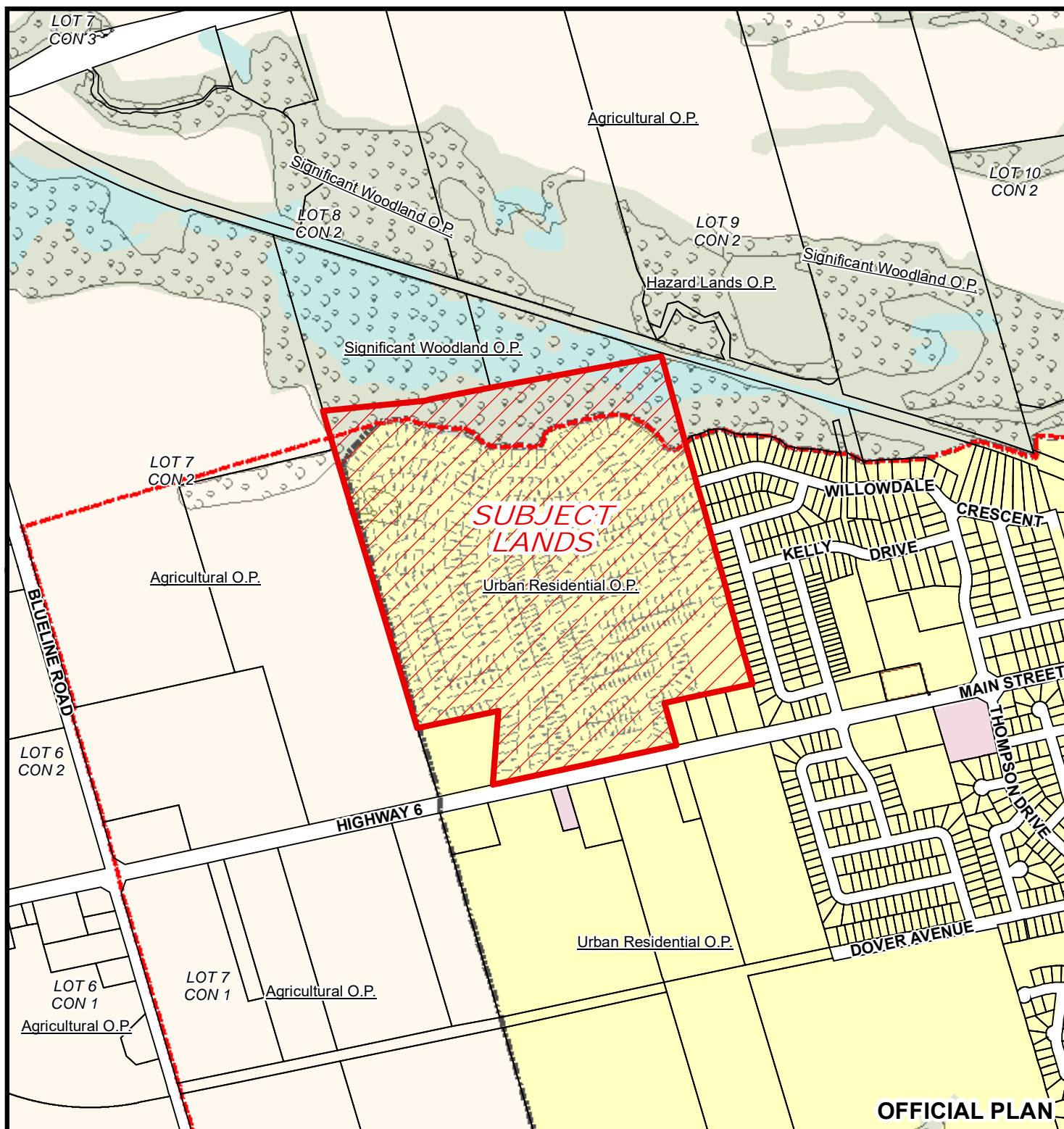
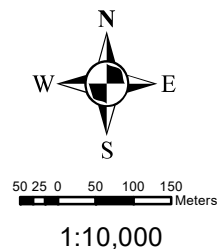
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Meters



MAP 2

File Number: 28TPL2017317 & ZNPL2017318

Geographic Township of WOODHOUSE



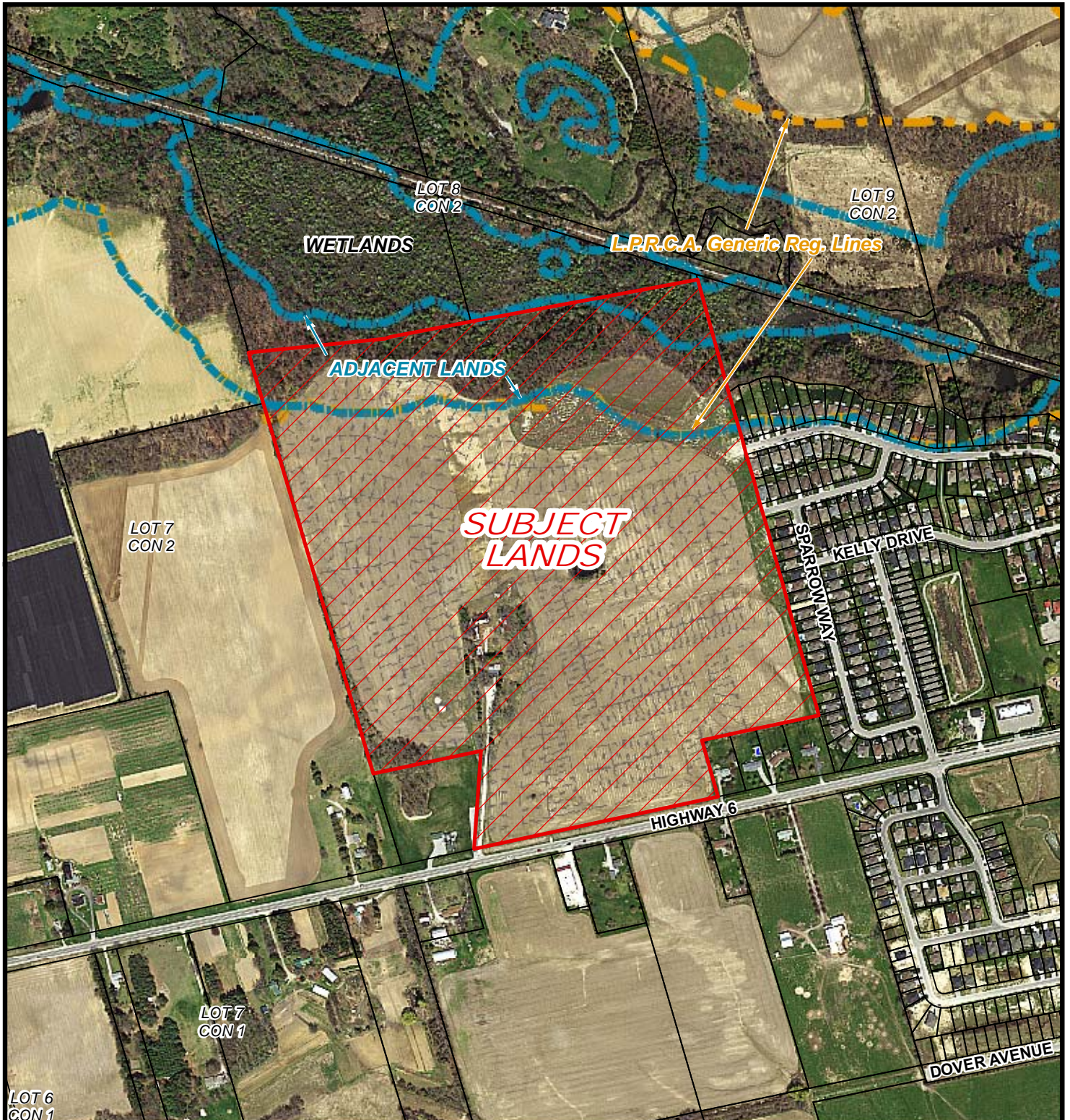
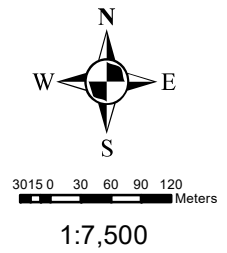
OFFICIAL PLAN

2018-02-13

MAP 3

File Number: 28TPL2017317 & ZNPL2017318

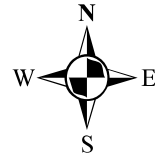
Geographic Township of WOODHOUSE



MAP 4

File Number: 28TPL2017317 & ZNPL2017318

Geographic Township of WOODHOUSE



2010 0 20 40 60 80 Meters

1:5,000

