

* Given direction from Shannon Vindalen
to hold application until Oct 7/19 due to
Council's interim control Bylaw in Part D

For Office Use Only:

File Number ZNPL 2019293
Related File Number _____
Pre-consultation Meeting —
Application Submitted _____
Complete Application Aug 21 2019

Public Notice Sign _____
Application Fee _____
Conservation Authority Fee —
OSSD Form Provided —
Planner MAT

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

- ☐ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ 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 Energy Project or Radio Communication Tower

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Special zoning provision to permit a long term care facility in the R5 zone on the subject lands.



Property Assessment Roll Number: 33704019192 , 33704019031



A. Applicant Information

Name of Owner 2079095 Ontario Ltd

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 169 New Lakeshore Road

Town and Postal Code Port Dover, N0A 1N3

Phone Number 519-583-2112

Cell Number 905-706-9603

Email john.lennox@dovercoast.ca

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent MHBC Planning c/o Michael Campos

Address 540 Bingemans Centre Drive, #200

Town and Postal Code Kitchener, ON N2B 3X9

Phone Number 519-576-3650

Cell Number 519-504-4647

Email mcampos@mhbcplan.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices 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 18, Plan 37R-9924, Block 1

Municipal Civic Address: _____

Present Official Plan Designation(s): Urban Residential

Present Zoning: Urban Residential Type 5 (R5)

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

☒ Yes ☐ No If yes, please specify:

Yes - 14.866

3. Present use of the subject lands:

vacant lands

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

no existing buildings

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

N/A

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

The application is to permit a long-term care facility use on the lands.

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:
N/A

9. Existing use of abutting properties:
Medical Centre and Residential

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

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

Easement - Part 6 of Plan 37R-10911 Easement - Part 33 of Plan 37R-9924
Easement - Part 1 of Plan 37R-11078
Easement - Part 18 of Plan 37R-9924

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:

Long Term Care Facility within the Dover Coast Community. Please refer to the attached Planning Letter for further information.

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

Zoning by-law does not permit a long term care facility use within the R5 Zone.

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: _____

Buildings on retained land: _____

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):

N/A

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

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	80.39 m	
Lot depth	200.15 m	
Lot width	141 m	
Lot area	22,447.44 sq.m.	
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. 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 m ²
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): _____

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: N/A

Number of buildings proposed: N/A

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 (for example: office, retail, storage): _____

Seating Capacity (for assembly halls or similar): _____

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: Long term care facility

Seating capacity (if applicable): N/A

Number of beds (if applicable): N/A

Total number of staff proposed initially: N/A

Total number of staff proposed in five years: N/A

Maximum number of staff on the largest shift: N/A

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

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 (for example: gas station or petroleum storage):
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:
Answers provided by the Owner of the property.
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:

Application is to add a long-term care facility as a permitted use. No development is being proposed as part of this application.

Note: If in an area of source water Wellhead Protection Area (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 _____

Proposed

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
☐ Communal wells
☐ Individual wells
☐ Other (please describe): _____

Sewage Treatment

- ☒ Municipal sewers
☐ Communal system
☐ Septic tank and tile bed
☐ Other (please describe): _____

Storm Drainage

- ☒ Storm sewers
☐ Open ditches
☐ Other (please describe): _____

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 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
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. 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
36. 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:

- ☐ 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 required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

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

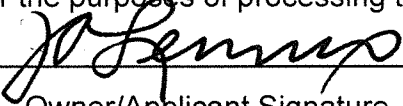
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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 for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. 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

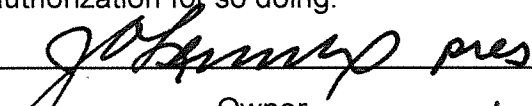
Jan 30/19
Date

M. 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 John Lennox am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize MHBC Planning 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.

 pres
Owner

Jan 30/19
Date

2079095 Ontario htd
Owner

Date

N. Declaration

I, Michael Campos of the City of Kitchener

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:

City of Kitchener


Owner/Applicant Signature

In Region of Waterloo

This 24 day of July

A.D., 20 19

~~David William Aston, a Commissioner, etc.,
Province of Ontario, for MacNaughton
Hermesen Britton Clarkson Planning Limited.
A Commissioner, etc., 2019.~~



KITCHENER
WOODBIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

July 24, 2019

Mat Vaughan, BES MCIP RPP
Senior Planner
Norfolk County, Development & Cultural Services
22 Albert Street
Langton, ON
N0E 1G0

Dear Mr. Vaughan:

**RE: Zoning By-law Amendment for Proposed Long-Term Care Facility Use – Block 1 of
Proposed Plan, Port Dover, County of Norfolk
OUR FILE 16304C**

On behalf of our client, 2079095 Ontario Ltd. (Dover Coast), we are pleased to submit a Zoning By-law Amendment application to permit a site specific amendment to the existing Zoning By-law for the introduction of a Long-Term Care Facility as a permitted use under the 'Urban Residential Type 5' (R5) Zone. The Dover Coast Community is located in south east Port Dover. The lands subject to this application are part of the Draft Plan of Subdivision approved in 2009. The Dover Coast Community is a master planned community with a range of planned uses including a medical centre, commercial land uses, residential uses and a hotel.

The proposed application for a Zoning By-law Amendment is being submitted to modify the special zoning provision to permit a long-term care facility use as a permitted use on the subject lands.

The proposed application is for Block 1 of the draft approved plan of subdivision, located at the northwest corner of the intersection of Barrett Court and Dover Coast Boulevard.

The subject property is within the Urban Area of Port Dover and is currently designated 'Urban Residential' in the Norfolk County Official Plan. The property is identified as being located within the Lakeshore Special Policy Area.

The 'Urban Residential' designation applies to the Urban Areas of the County and is expected to provide a variety of neighbourhood facilities. The designation encourages opportunities to provide housing for individuals who require supervised care. The following applicable uses are permitted within the 'Urban Residential' designation:

- *Senior Citizens' homes or similar housing facilities for senior citizens including nursing homes shall be permitted to develop in accordance with the medium density residential policies of Section 7.7.2 (b) (Urban Residential Designation – Land Use Policies)*

Based on review of the relevant policies of the Norfolk County Official Plan, a Long-Term Care Facility is a permitted use under the 'Urban Residential' designation.

Norfolk County Zoning By-law 1-Z-2014

The subject property is zoned "Urban Residential Type 5' (R5) by the Norfolk County Zoning By-law No. 1-Z-2014 and is subject to Special Provision No. 14.886.

The R5 zone permits the following uses:

- Dwelling, apartment; home occupation; and retirement home.

Special provision number 14.866 states the following:

"In addition to the uses permitted in the R5 Zone, a retirement home shall also be permitted. For the purpose of this special provision, a retirement home shall mean a multiple dwelling unit where all dwelling units do not contain full kitchens but where the building provides communal facilities such as kitchen/dining facilities, laundry facilities, lounges and where the residents are supervised in their daily living activities. A retirement home shall not be considered a long-term care facility, emergency shelter, lodging house or any other facility which is licensed, approved or regulated under any general or special act."

Based on the provisions described above, a Long-Term Care Facility is not currently permitted within the R5 Zone. **Therefore, a zoning amendment is required to modify the site specific provision to permit a Long-Term Care Facility as a permitted use on the subject lands.**

Proposed Zoning By-law Amendment

The subject lands are within the Urban Area of Port Dover in the Norfolk County Official Plan. Port Dover is the second largest Urban Area in Norfolk County. The County's Urban Areas are expected to continue to accommodate attractive neighbourhoods which will provide for a variety of types of residential forms, neighbourhood facilities, and recreational facilities to support the residential areas.

The proposed addition of a Long-Term Care Facility as a permitted use in the Zoning By-law's 'Urban Residential Type 5' Zone would support the Official Plan's vision of providing for a variety of neighbourhood facilities. A Long-Term Care Facility would provide the Port Dover community with a supervised living environment for individuals who require specialized assistance. A Retirement Home is currently listed as being a permitted use within the R5 zone. The Norfolk County Zoning By-law defines a Retirement Home as follows:

"Shall mean a multiple dwelling where all dwelling units do not contain full kitchens but where the building provides communal facilities such as kitchen/dining facilities, laundry facilities, lounges and where the residents are supervised in their daily living activities. A retirement home shall not be considered a long-term care facility, emergency shelter, lodging house or any other facility which is licensed, approved or regulated under any general or special act."

A Long-Term Care Facility is defined in the By-law as follows:

"Shall mean a building wherein lodging, meals and nursing care are provided in a supervised living environment for individuals. This definition does not include a retirement home or senior's apartment."

Based on review of the By-law's definitions for a Retirement Home and a Long-Term Care Facility, the only difference found between the two definitions is that a Long-Term Care Facility provides nursing care to its residents, whereas a Retirement Home solely provides for the supervision of its residents. Both uses provide communal facilities for kitchen/dining, laundry, and lounging areas. As such, the general intent of the uses are similar in that they provide for the supervision and care of its residents, however, the proposed use would include the additional nursing care component. The proposed amendment to add a Long-Term Care Facility as a permitted use would therefore be appropriate for the Zone as it shares similarities with an already permitted use (Retirement Home), provides nursing care which is permitted within the Urban Residential designation of the County Official Plan, and is compatible with the surrounding proposed uses (i.e. medical centre).

The proposed zoning by-law amendment is consistent with the PPS, and conforms to the Norfolk County Official Plan. The proposed application and development of the Block for a Long-Term Care Facility would help support the City's vision to provide for a wide range of neighbourhood facilities in the Urban Area. Given the proposed uses adjacent to the subject property, including a medical centre, it is of our opinion that the proposed use would be compatible with the surrounding area and would not result in any land use conflicts. The general intent of the Zoning By-law, which is to provide for specialized residential care, is maintained.

In summary, the proposed Zoning By-law amendment intends to:

- Modify the site specific provision to the R5 Zone to permit a Long-Term Care Facility as a permitted use on Block 1 of the Draft Approved Plan of Subdivision. The proposed modification is as follows:

"In addition to the uses permitted in the R5 Zone, a retirement home and long-term care facility shall also be permitted. For the purpose of this special provision, a retirement home shall mean a multiple dwelling unit where all dwelling units do not contain full kitchens but where the building provides communal facilities such as kitchen/dining facilities, laundry facilities, lounges and where the residents are supervised in their daily living activities. A retirement home shall not be considered an emergency shelter."

In support of the application, please find enclosed:

- a) 1 cheque in the amount of \$2,676.00 representing the Zoning By-law Application Fee;
- b) 5 copies of the completed Application Form;
- c) 5 copies of our Planning Letter;
- d) 5 copies of the location map

We trust that the enclosed satisfies the County's requirements for a complete application. We look forward to working with on this project. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

MHBC

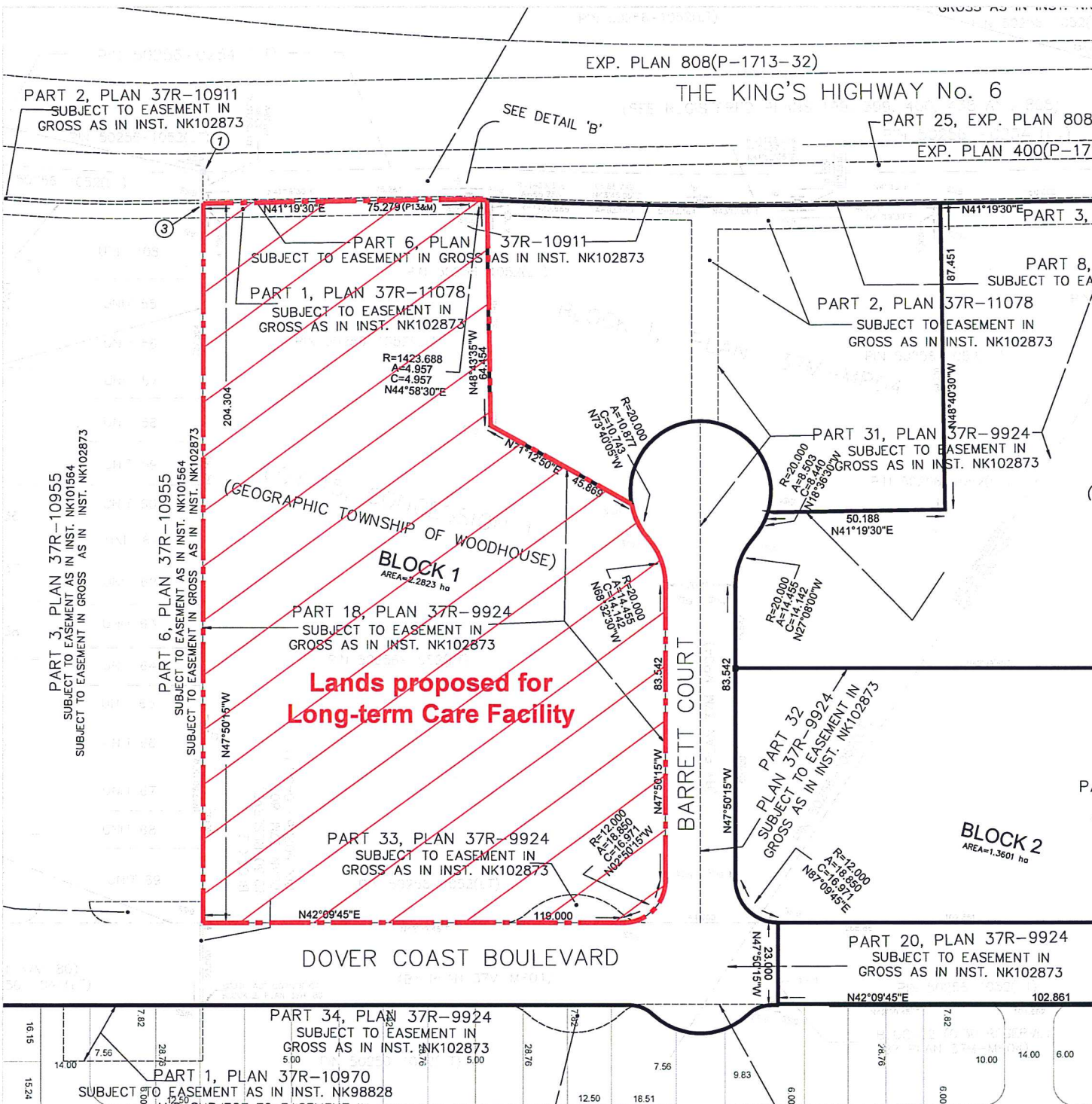
A handwritten signature in black ink, appearing to read 'DAA' followed by a long horizontal stroke.

David Aston, M.Sc., MCIP, RPP
Partner

cc.. *John Lennox, Owner*

A handwritten signature in black ink, appearing to read 'Michael Campos' in a cursive style.

Michael Campos, BES
Planner



Proposed Zoning

LEGEND



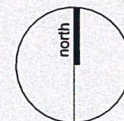
Lands proposed for Long-term Care Facility

DATE: July 16, 2019

SCALE: NTS

FILE: 16304C

DRAWN: GC

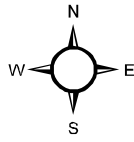


K:116304C- DOVER COAST/RPT/PROPOSED ZONING JULY 16 2019.DWG

MAP 1

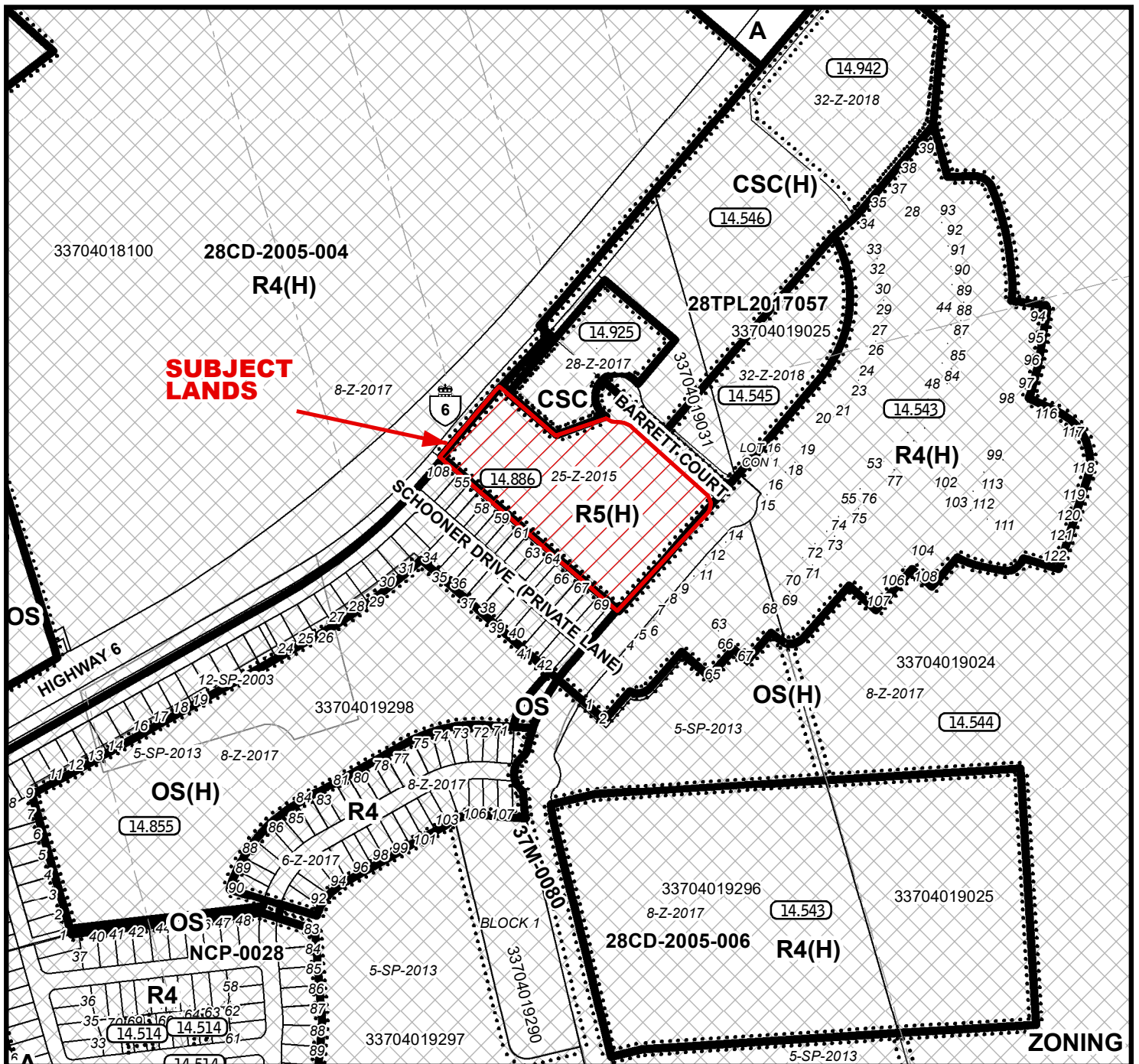
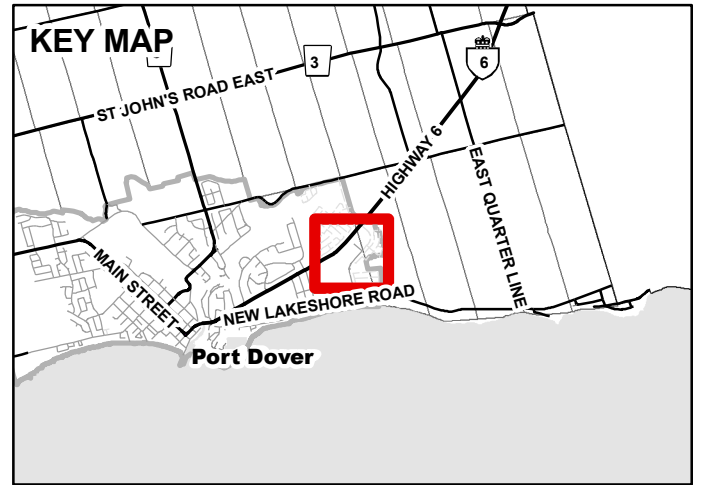
File Number: ZNPL2019293

Geographic Township of
WOODHOUSE



1:5,000

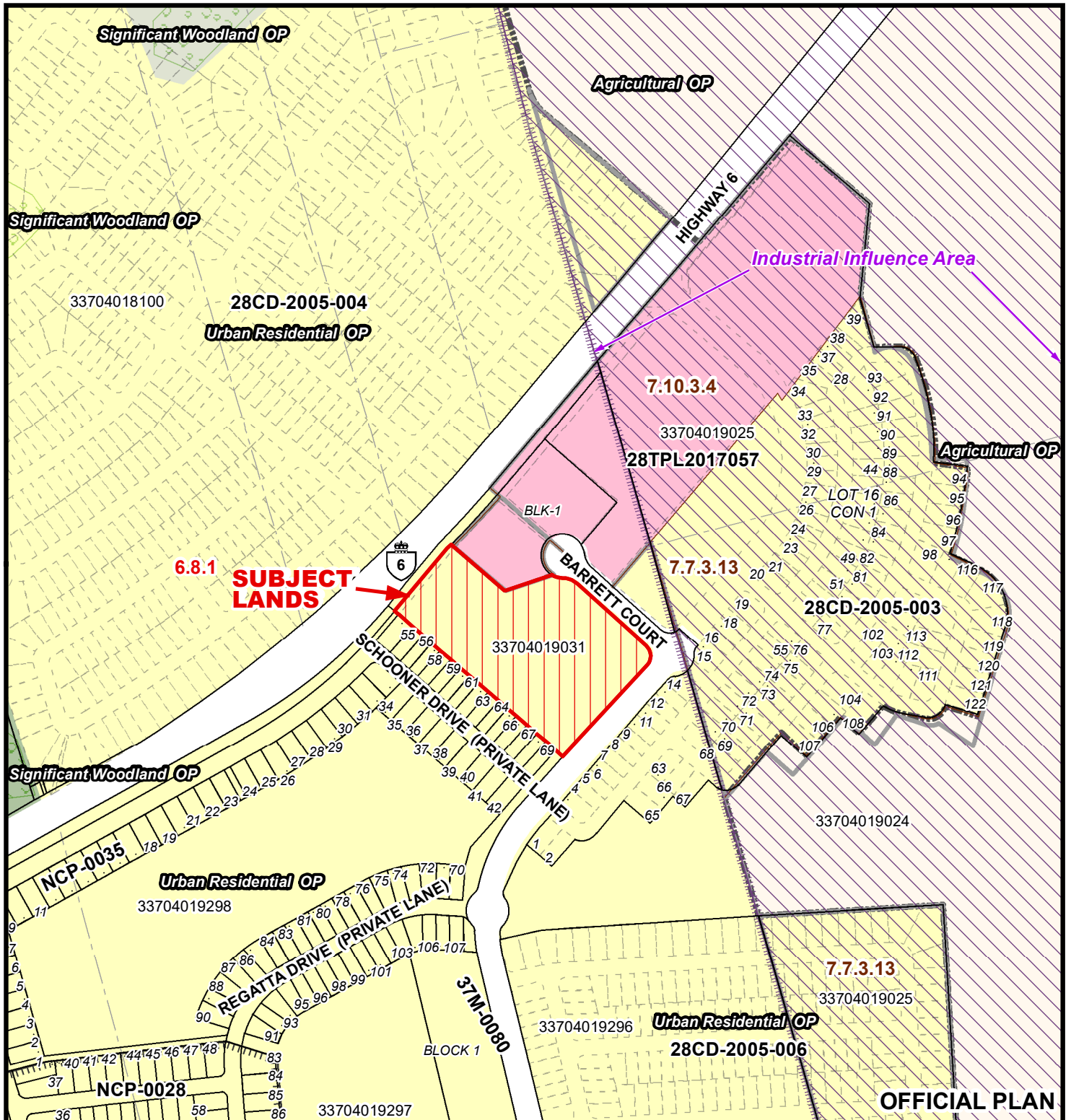
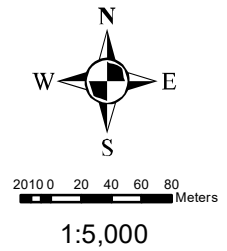
40 20 0 40 80 120 160
Meters



MAP 2

File Number: ZNPL2019293

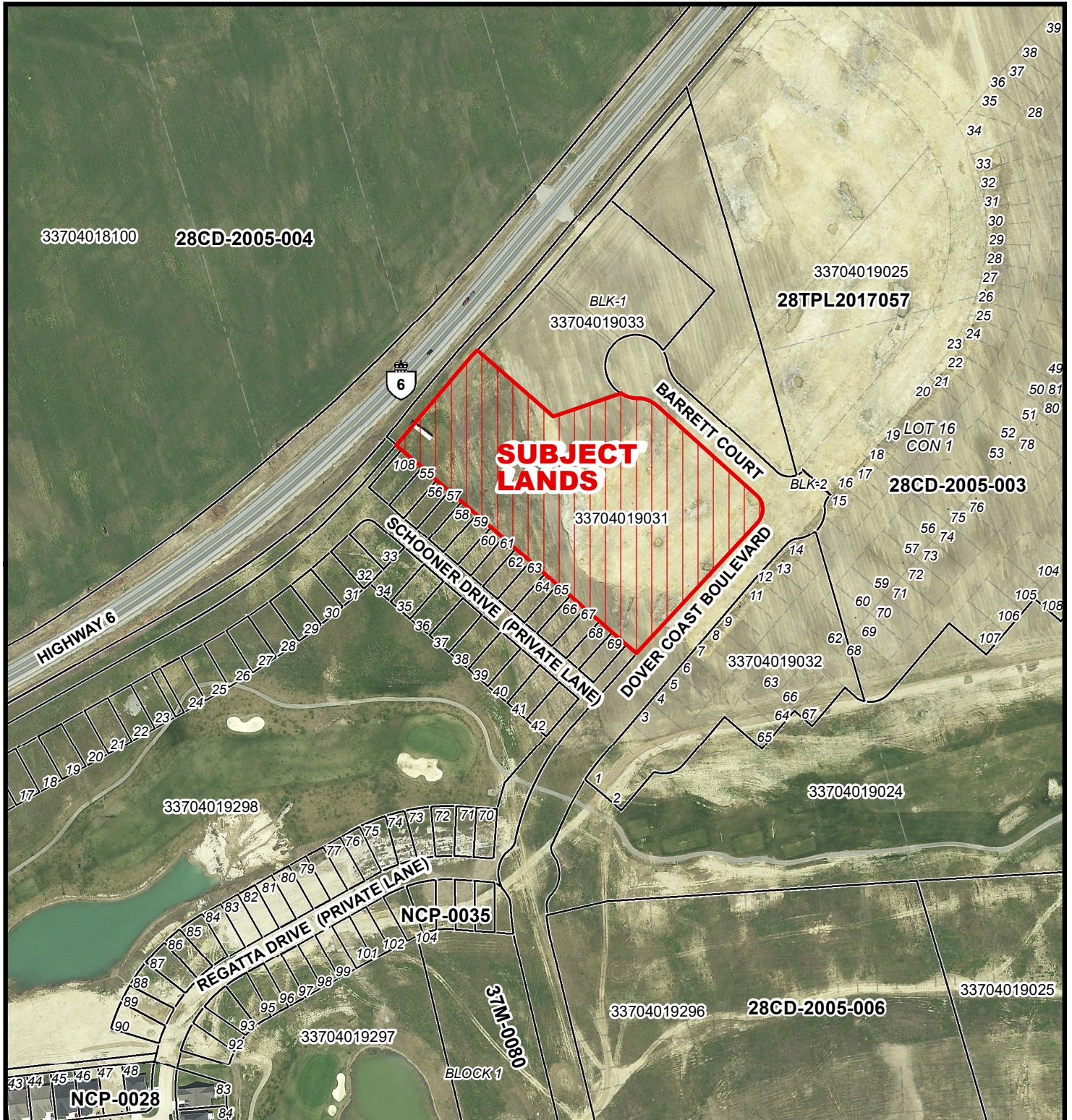
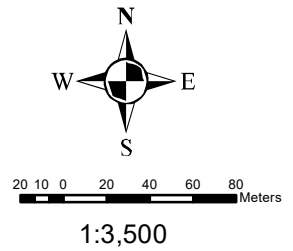
Geographic Township of WOODHOUSE



MAP 3

File Number: ZNPL2019293

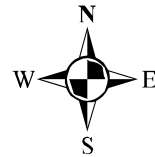
Geographic Township of WOODHOUSE



MAP 4

File Number: ZNPL2019293

Geographic Township of WOODHOUSE



8 4 0 8 16 24 32 Meters

1:2,000

