

## DRAFT PLAN OF SUBDIVISION/CONDOMINIUM OR EXEMPTION

File Number	<u>28T PL 2014 240</u>	Application Fee	<u>592.00</u>
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting On	<u>Same as zoning</u>	OSSD Form Provided	_____
Application Submitted On	<u>Same as zoning</u>	Sign Issued	<u>yes</u>
Complete Application On	<u>Same as zoning</u>		

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: 3310-337 048 19192

Name and phase of development: Subdivision  
**DOVER COAST ~~VLC-PHASE 2~~ and RETIREMENT BLOCK**

Check whether this development application is for approval of:

- Draft plan of condominium Subdivision E/L
- X Redline of draft plan of condominium
- ☐ Extension of draft plan of subdivision
- ☐ Condominium description
- ☐ Exemption for a plan of condominium

**RECEIVED**

DEC 12 2014

Revised

Feb 23/15  
MV

NORFOLK COUNTY  
 LAMONT STRATION BUILDING

## A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup>	2079095 ONTARIO LTD. (JOHN LENNOX)	Phone #	519-583-2112
Address	<u>169 New Lakeshore Rd.</u> <u>156 DUNCAN MILL RD, SUITE 12</u>	Fax #	519-583-2517
Town / Postal Code	<u>Port Dover Ont</u> <u>DON MILLS, ON, M3B 3N2</u> <u>NDA 1N3</u>	E-mail	john.lennox@dovertcoast.ca

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent	KIRKNESS CONSULTING INC. (LAVERNE KIKRNESS)	Phone #	519-672-6550
Address	1647 CEDARCREEK CRESCENT	Fax #	519-672-4290
Town / Postal Code	LONDON, ON, N5X 0C8	E-mail	laverne@kirknessconsultinginc.ca

Name of Owner <sup>2</sup>	_____	Phone #	_____
Address	_____	Fax #	_____
Town / Postal Code	_____	E-mail	_____

<sup>2</sup> 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 <sup>3</sup>: ☐ Applicant ☒ Agent ☐ Owner

<sup>3</sup> 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:



**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>WOODHOUSE</u>	Urban Area or Hamlet	<u>PORT DOVER</u>
Concession Number	<u>1</u>	Lot Number(s)	<u>PART LOT 1 <del>X</del> AND <del>X</del></u>
Registered Plan Number		Lot(s) or Block Number(s)	<u>15 16</u>
Reference Plan Number		Part Number(s)	<u>JK.</u>
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	
Municipal Civic Address	<u>NOT ASSIGNED</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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:

0.3m RESERVE, AND NORFOLK COUNTY SERVICING BLOCK

Does the requested plan implement an alteration to 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, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

Does the requested plan remove the subject land from an area of employment?

☐ **Yes**      ☒ **No**

If yes, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

**C. PROPERTY INFORMATION**

Present use of the subject lands:

VACANT AND UNDEVELOPED

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Existing official plan land use designation of the subject lands:

URBAN RESIDENTIAL

Existing zoning of the subject lands:

*JK* ~~R4H~~ Shopping Centre Commercial / Urban Residential Type 4+5

Is there a site specific zone on the subject lands?

YES - ~~SEE SECTION 14.543 OF ZONING BY-LAW, SINGLES AND SEMIS ALSO PERMITTED.~~

*JR*

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:

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:

~~MULTIPLE SINGLE DETACHED DWELLINGS AND TOWNHOUSE DWELLINGS TO BE~~

~~CONSTRUCTED. MULTIPLE RESIDENTIAL and COMMERCIAL USES~~

*JR*

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:

Does the subject land contain any areas of archaeological potential?

☐ Yes ☒ No

If yes, an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act; and a conservation plan for any archaeological resources identified in the assessment must be completed.

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

SEVERAL YEARS AGO

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

N/A

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

5 YEARS



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Complete the following table on proposed land use:

Proposed Land Use	Number of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (ha.)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
<b>RESIDENTIAL</b>	<del>10</del>	<del>10</del>	<del>4.88</del> ha	<del>22</del> uph	AT LEAST <del>232</del>
Single detached	<del>5</del>	<del>5</del>	<del>2.2</del> ha	<del>29</del> uph	AT LEAST <del>130</del>
Semi-detached					
Multiple attached					
Apartment	150		2.7146		146
Seasonal					
Mobile home					
Other - Townhouses	<del>3</del>	<del>3</del>	<del>2.62</del> ha	<del>16</del> uph	AT LEAST <del>102</del>
<b>NON-RESIDENTIAL N/A</b>					
Commercial			2.9881		unknown
Industrial					
Institutional (describe)					
Park, open space	<del>3</del>			<del>N/A</del>	<del>N/A</del>
Roads <i>Street A</i>	N/A		2.7057	N/A	N/A
Other (describe below) <i>community center</i>			1.2574		unknown
Totals					

If one of the uses referred to above is identified as, "Other" please provide a description of the use:

TOWNHOUSES *Community Center*

**D. 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:

AGRICULTURAL

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 ☐

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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:

**LOCAL PLANNING DOCUMENTS AND OWNER INFORMATION**

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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** - ONLY KNOWN PRIOR USE IS AGRICULTURAL

**E. ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY**

Has a site plan for the proposed condominium been approved?

☐ Yes      ☒ **No**

Has a site plan agreement been entered into?

☐ Yes      ☒ **No**

Has a building permit for the proposed condominium been issued?

☐ Yes      ☒ **No**

Has construction of the development started?

☐ Yes      ☒ **No**

If construction is completed, indicate the date of completion:

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Is this a conversion of a building containing rental residential units?

☐ Yes      ☒ **No**

If yes, indicate the number of units to be converted:

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## 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 draft plan of subdivision or a site plan?

☒ **Yes**      ☐ **No**      ☐ **Unknown – CONCURRENT SITE PLAN APPLICATION BEING MADE**

If yes, indicate the following information about **each application**:

File number:

NOT ASSIGNED

Land it affects:

SUBJECT LANDS

Purpose:

*will be*  
*Zoning* / SITE PLAN APPROVAL FOR PROPOSED RESIDENTIAL DEVELOPMENT SOUGHT

Status/decision:

*Zoning* SITE PLAN APPLICATION BEING FILED CONCURRENTLY – HENCE DECISION PENDING

Effect on the requested amendment:

*J/K* EXEMPTION APPLICATION SEPARATE FROM CONDOMINIUM APPLICATION

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

Is the above information for other planning developments applications attached?

☒ **Yes**      ☐ **No – SITE PLAN APPLICATION ATTACHED**

## G. PROVINCIAL POLICY

Is the requested plan 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 plan 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No ~50m 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 500m 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 checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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:

Will the plan permit development of more than five lots or units on privately owned and operated individual or communal wells?

☐ Yes ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Will the plan permit development of five or more lots or units on privately owned and operated individual or communal septic systems?

☐ Yes ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

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Will the plan permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems that produces more than 4500 litres of effluent per day as a result of the development being completed?

☐ Yes      ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Will the plan permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems that produces 4500 litres of effluent or less per day as a result of the development being completed?

☐ Yes      ☒ No

If yes, the following reports will be required: a hydrogeological report.

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

Explain any servicing problems that are foreseen:

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Provide solutions to any servicing problems that are proposed:

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Existing or proposed access to subject lands:

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

If other, describe:

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Name of road/street:

PUBLIC ROAD TO BE CONSTRUCTED

## I. OTHER INFORMATION

Give a brief description of the existing land use, vegetation, topography and drainage on the subject lands:  
LANDS VACANT and UNDEVELOPED – FORMERLY AGRICULTURAL FIELD CROPS

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Potential environmental effects: What measures have been taken to eliminate any adverse environmental effects from the development on the surrounding area (e.g. traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) and to eliminate any adverse effects from the adjacent area on the proposed development (e.g., buffering, berms, setbacks, etc.)? In agricultural areas, refer to the minimum distance separation formula. Where potential environmental effects are foreseen, consultation with the appropriate Ministry is recommended.

BASED ON NATURE, FORM, AND INTENSITY OF PROPOSED RESIDENTIAL USE, NO

NEGATIVE IMPACTS ARE ANTICIPATED

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Is there any other information that may be useful in the review of this development application (outstanding objections or concerns)? If so, explain below or attach on a separate page.

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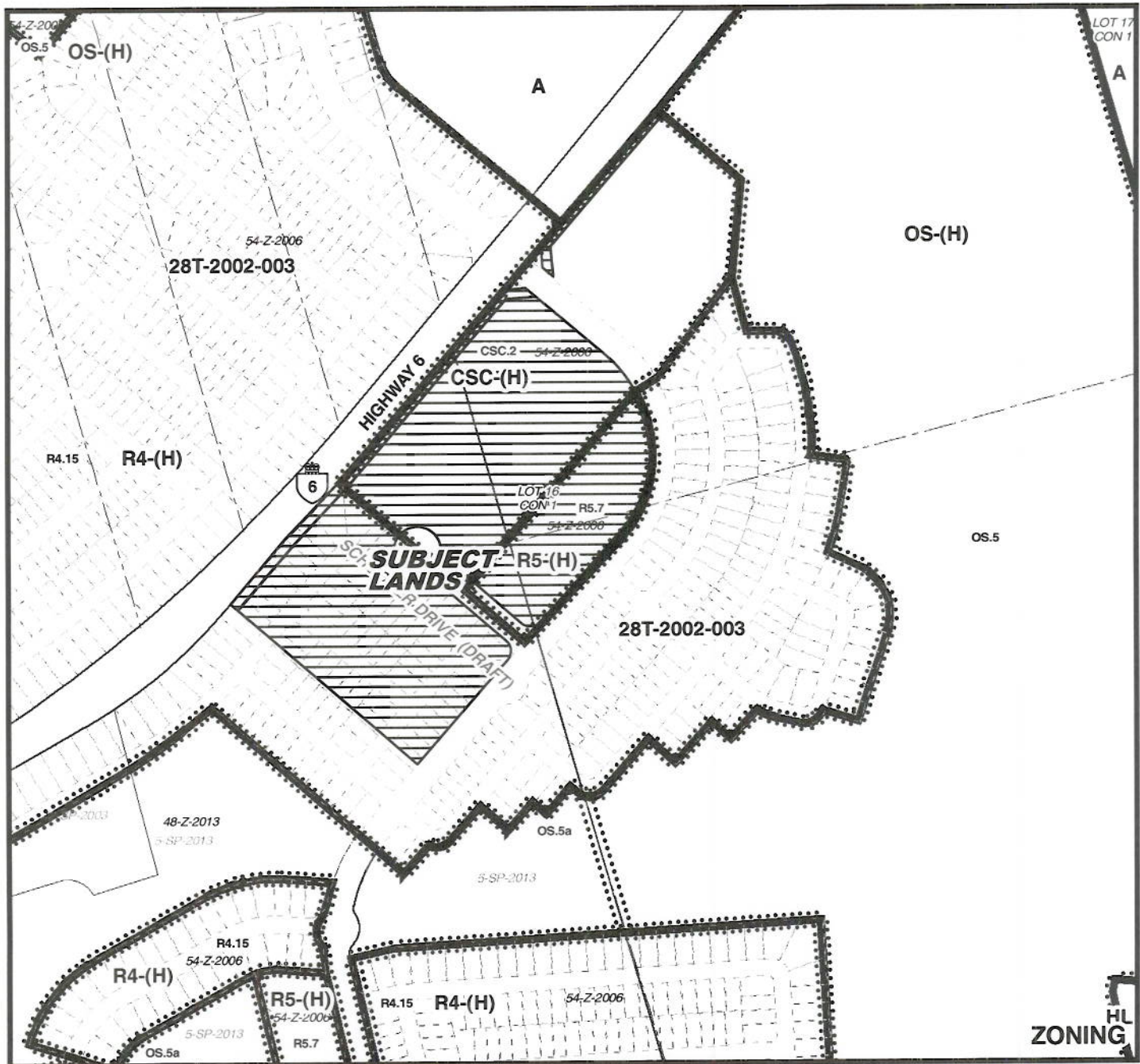
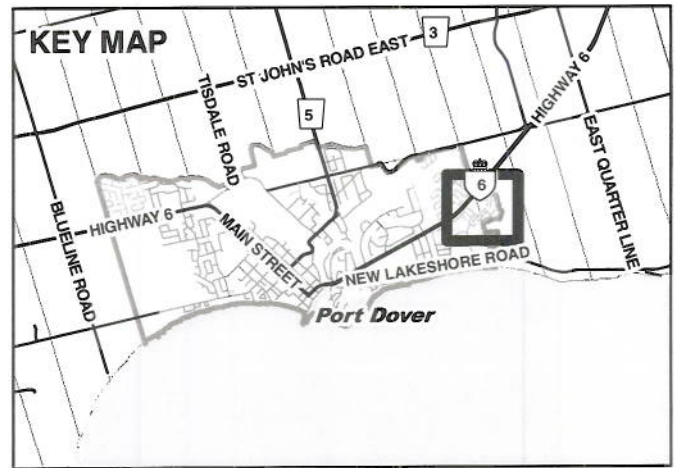
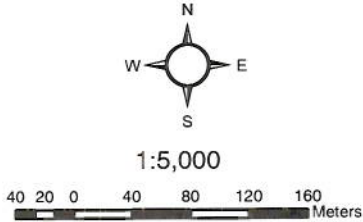
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**MAP 1**  
**File Number: 28TPL2014240**

Geographic Township of  
**WOODHOUSE**



**HL**  
**ZONING**

## MAP 2

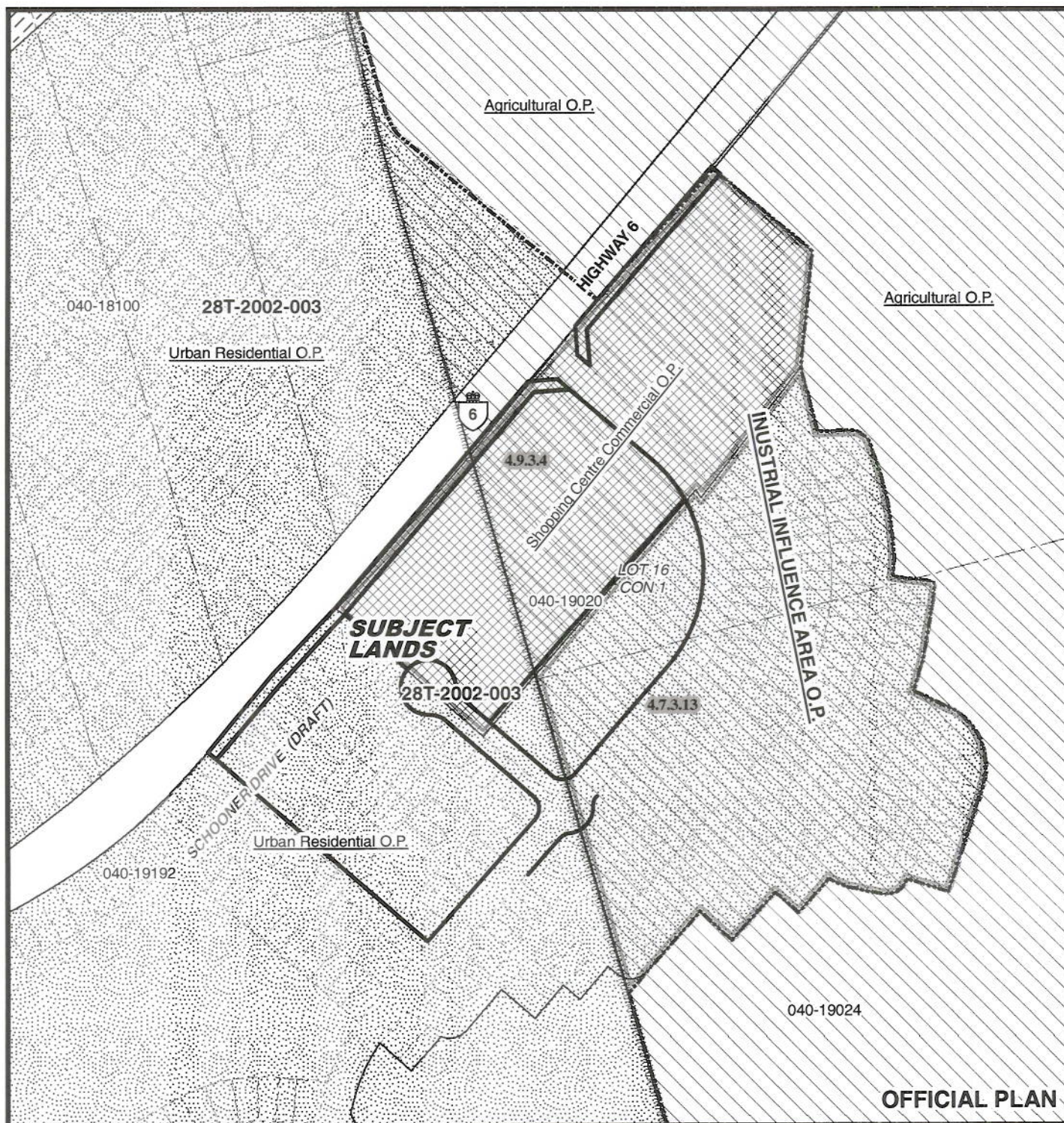
File Number: 28TPL2014240

Geographic Township of WOODHOUSE



20 10 0 20 40 60 80 Meters

1:4,000



OFFICIAL PLAN

02/03/2015

# MAP 3

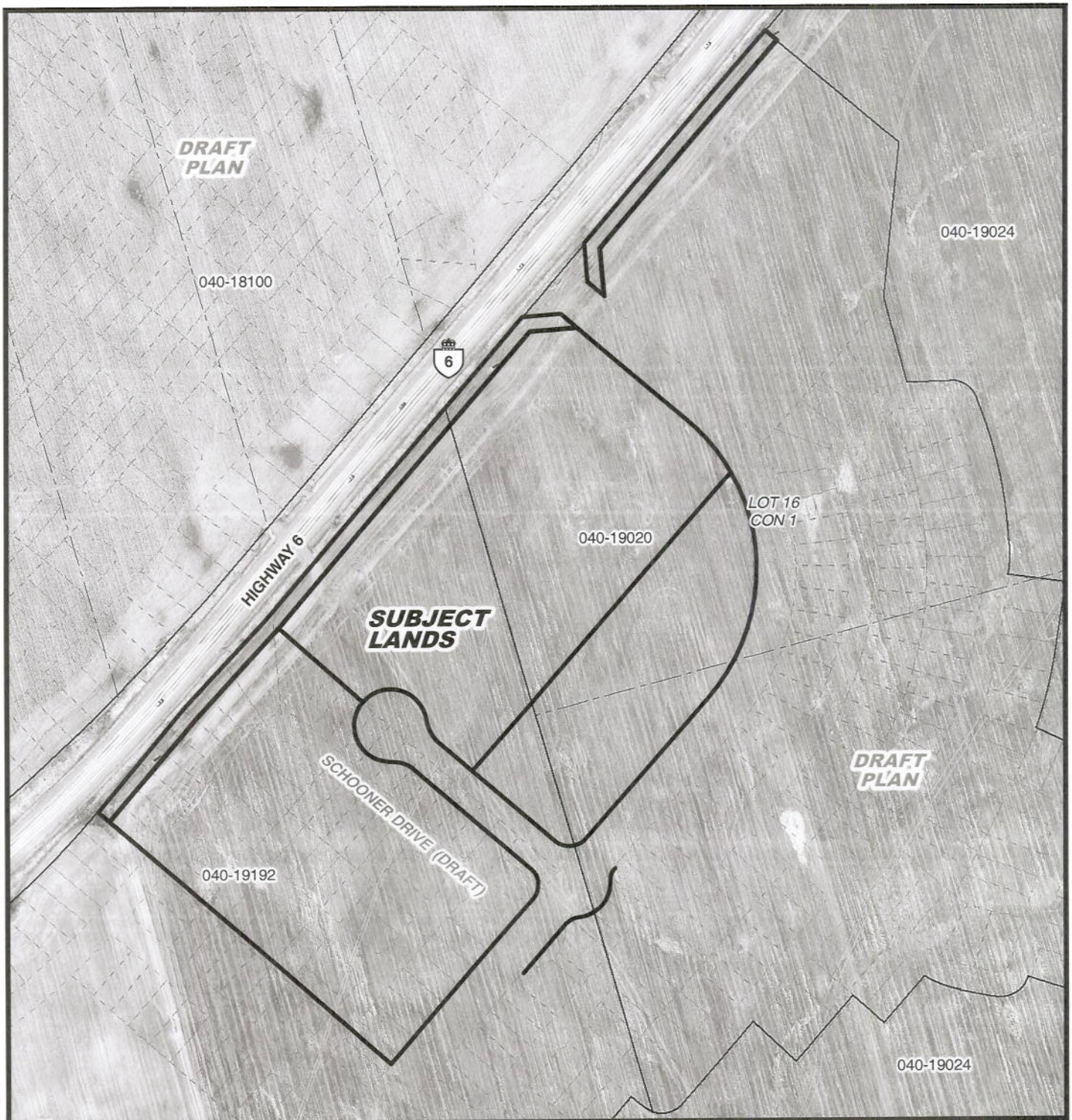
File Number: 28TPL2014240

Geographic Township of WOODHOUSE



105 0 10 20 30 40 Meters

1:3,000



# MAP 4

File Number: 28TPL2014240

Geographic Township of WOODHOUSE

