

For Office Use Only:

File Number BNPL2023176
Related File Number -
Pre-consultation Meeting -
Application Submitted May 19, 2023
Complete Application June 16, 2023

Application Fee \$3089 - submission prior to
Conservation Authority Fee June 1, 2023
Well & Septic Info Provided \$514.15
Planner N/A
Public Notice Sign Hanne Yager
-

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

- ☒ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 33704018100**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 168 New Lakeshore Road
Town and Postal Code Port Dover, ON, N0A 1N3
Phone Number 519-583-2112
Cell Number 905-706-9603
Email john.lennox@dovercoast.ca

Name of Applicant See Agent Below

Address
Town and Postal Code
Phone Number
Cell Number
Email

Name of Agent Christopher Baird - B4B Consulting
Address 250 Schooner Drive
Town and Postal Code Port Dover, Ontario, N0A 1N3
Phone Number 519-429-2542
Cell Number _____
Email b4bconsulting@outlook.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 owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

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

N/A

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Lot 15 & 16, Concession 1, Woodhouse

Norfolk County

Municipal Civic Address: 416 & 468 Concession 2 Woodhouse

Present Official Plan Designation(s): Agricultural - OP

Present Zoning: Agricultural

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 uses - Hay

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:

The Subject Property includes a recently constructed

4320 square metre storage building with a roof top solar array installation. The building is utilized for miscellaneous purposes and will be retained on the subject severed parcel. (See attached)

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

Not Applicable

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

No new buildings or structures proposed

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:

N/A

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

50+ years

9. Existing use of abutting properties:

All abutting properties are Zoned Agriculture.

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 597.203 m (Concession 2)
Depth: 240.771 m to 610.528 m (See attached Survey)
Width: 597.203 m
Lot Area: 26.4065 ha / 65.2571 acres
Present Use: Agricultural
Proposed Use: Agricultural

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: N/A

Description of land intended to be retained in metric units:

Frontage: 510.948 m (Concession 2)
Depth: 510.948 m (Concession 2)
Width: 916.969 m to 610.528 m (See attached Survey)
Lot Area: 54.1259 ha / 133.7478 acres
Present Use: Agricultural
Proposed Use: Residential

Buildings on retained land: None present

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____
Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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:
The subject property has been used for agricultural purposes for an indefinite period of time

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. All Applications: 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:

The Applicant is simply severing a parcel of land into two separate parcels, one that will remain inside the Port Dover Urban Boundary and one that will be created outside the Urban Boundary.

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:

There are no proposed site alterations associated with this severance

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. All Applications: 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 N/A

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance 75 m

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☒ within 500 meters – distance 460 m

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☒ within 500 meters – distance 110 M

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |

Storm Drainage

- | | |
|--|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input checked="" type="checkbox"/> Other (describe below) | |

Elwanger Municipal Drain

2. Existing or proposed access to subject lands:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Municipal road | <input checked="" type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Concession 2 Woodhouse and Proposed Traffic Circle with Provincial Highway 6 at Dover Coast Blvd

G. All Applications: Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

2

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.

The intent of this severance is to split the parcel into two portions, one inside the urban boundary of Port Dover and one to the east that falls outside the urban boundary. The severed lands will continue to be retained for agriculture purposes while the retained lands will be utilized for future residential uses.

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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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. 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/Agent Signature

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner 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.

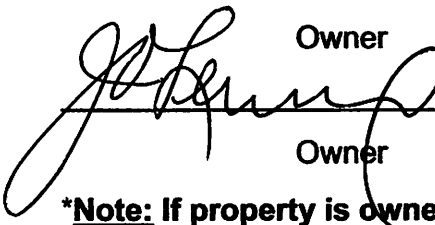
I/We authorize Christopher Baird to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

John Lennox

Owner

May 8, 2023

Date



Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, Christopher Baird of Norfolk County

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:

RAB



Owner/Applicant/Agent Signature

In Norfolk County

This 19th day of May

A.D., 2023

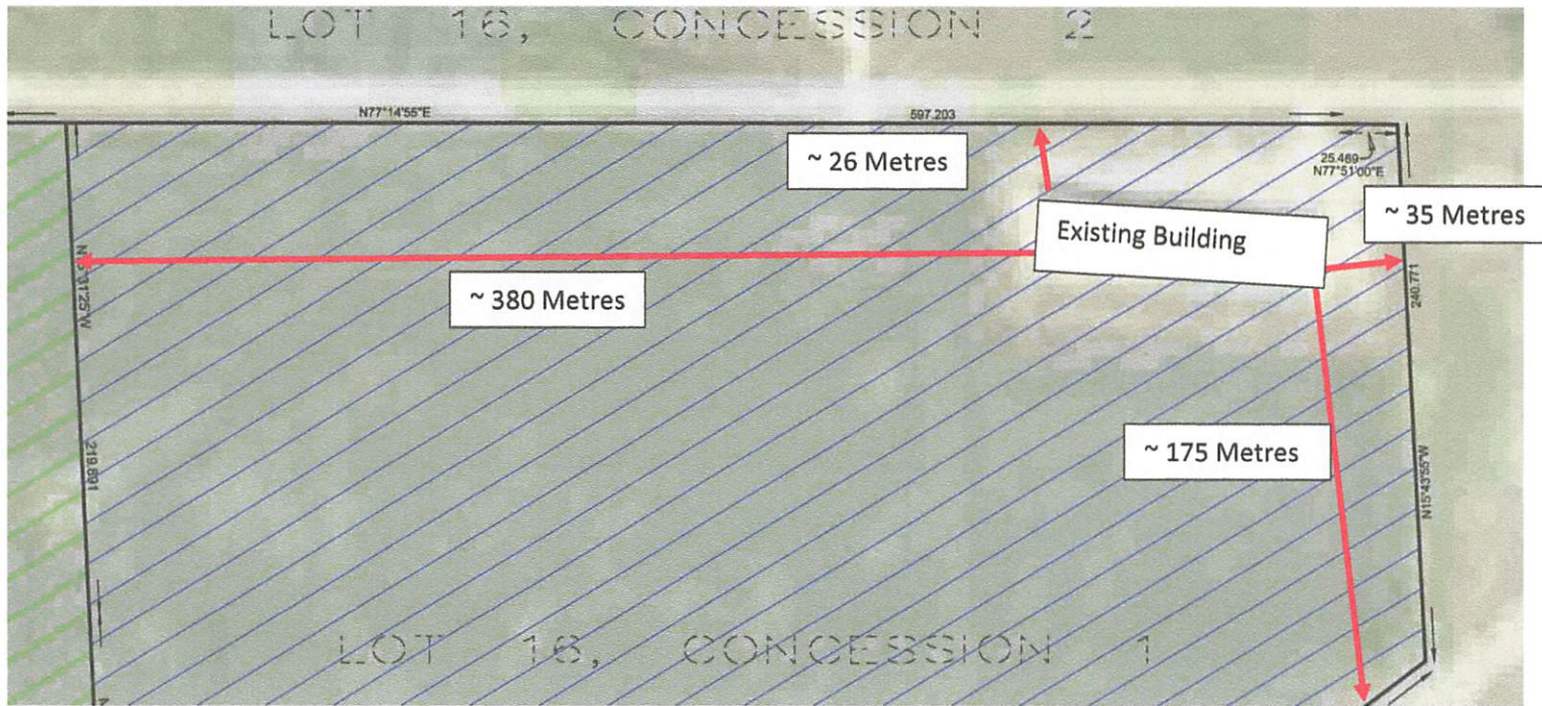


A Commissioner, etc.

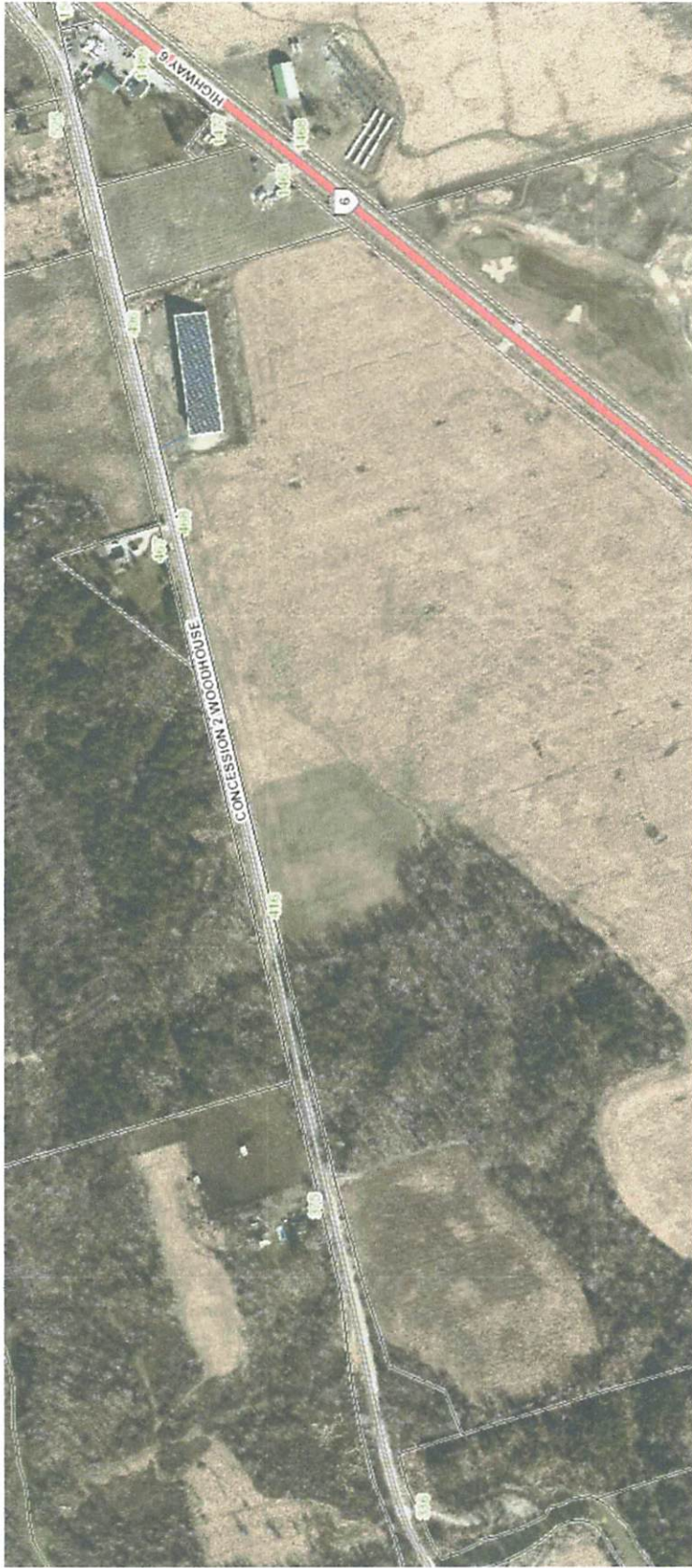
Jodi Lynn Pfaff-Schimus, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 1, 2025.







Approximate Setbacks of Existing Building to property lines





SKETCH TO ILLUSTRATE
PROPOSED SEVERANCE LAND
LOTS 15 AND 16
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY

SCALE 1:2000
KROMAR SURVEYORS LTD. 2023

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE
PURPOSE INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS PROTECTED BY COPYRIGHT ©

DATE: _____, 2023

FILED	DRAWN	BY	CHECKED	APP NO.	15-473
DWG NAME	15-2-75421 PLAT 1610	02-05-2024	WORK ORDER NO.	1610	

LOT 15, CONCESSION 2

LOT 16, CONCESSION 2

LOT 15, CONCESSION 1

LOT 16, CONCESSION 1

RETAINED LAND

AREA = 54.1259 Ha
133.7478 Acs.

SEVERED LAND

AREA = 26.4065 Ha
65.2517 Acs.

THE KING'S HIGHWAY No 6

SKETCH TO ILLUSTRATE
PROPOSED SEVERANCE LAND
LOTS 15 AND 16
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY

SCALE 1:2000
40 0 40 80 120 160m
KRCMAR SURVEYORS LTD. 2023

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
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CAUTION
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THIS SKETCH IS PROTECTED BY COPYRIGHT ©

DATE: _____, 2023

FIELD:	DRAWN:	D.F.	CHECKED:	JOB NO:	05-213
DWG NAME:	05-213SD01	PLOT INFO:	00.00 01/Jan/2023	WORK ORDER NO:	38086



B4B Consulting

250 Schooner Drive
Port Dover, Ontario
N0A 1N3
519.429.2542

June 14, 2023

Hannelore Yager, MScPI – Planner
Norfolk County
Community Development Division
185 Robinson Street, Suite 200
Simcoe, Ontario, N3Y 5L6

Dear Ms. Yager,

RE: BNPL2023176 – Supplementary Information

Further to our telephone conversation on June 12, 2023, regarding your request for additional background on the above noted Severance Application, I am pleased to provide on behalf of my client the following:

Overview of the Application

The purpose of the severance application is to streamline the future planned development of my client's land holding on the north side of Provincial Highway 6, and straddles the existing urban boundary of the Port Dover community and lands to the immediate east. The current parcel is 80.5324 hectares bounded by Woodhouse Concession 2 to the north, Highway 6 to the south and the LPRCA Conservation lands to the west.

A Draft Plan of Condominium (28CD-2005-004) for 701 lots was previously presented to Council in 2005 for the land within the urban service boundary. A survey depicting road layout and lot fabric has been submitted previously. My client wishes to retain this 54.1259 hectare parcel for this future phased development in consultation with the County.

The severed lands amounting to 26.4065 hectares are located outside the urban boundary and within the Industrial Influence Zone. The severed land will remain zoned and designated as Agriculture and shall continue to be farmed in addition to the larger farming operation. While this parcel is below the minimum parcel size of 40 hectares, it remains an integral component of the client's large agricultural operations which abut the eastern edge of Port Dover. The current and intended use is for cropland with no intention of livestock. Minimum Distance Separation (MDS) is not factor.

This severance will provide the ability to split the large parcel into two conveyable parcels for their intended purposes, development and agriculture.

Access to this retained parcel will be via Woodhouse Concession 2 and a pending 4 spoke traffic circle at Highway 6 as approved by the Ministry of Transportation. Construction of the traffic circle is scheduled for spring 2024 and forms part of earlier conditions for the ongoing development requirements of the Dover Coast community to the south.

Access to the severed parcel will be provided from Woodhouse Concession 2 and a planned reserved corridor connection from the westerly development parcel.

Storage Building

The existing storage building located at 496 Woodhouse Concession 2 was constructed approximately 6 years ago for the purposes of hosting a large roof top solar array. This building is approximately 30 metres by 125 metres with an interior area of 3,750 m2. It is used by the Owner to store various agriculture related farming implements and associated storage. While watermain looping exists on Woodhouse Concession 2, this building is not serviced by municipal water or private well and septic systems.

I trust this supplementary information will be helpful in your review of the application.

Should you have any questions, please feel free to contact me at your convenience at 519.429.2542 or at b4bconsulting@outlook.com

Sincerely,

Christopher D. Baird, Ec.D
President
B4B Consulting



File Number 28CD-2005-004
Decision Date 12th day of February, 2009

NORTH LANDS

Notice Date 25th day of February, 2009
Appeal Deadline 17th day of March, 2009

NOTICE OF THE APPROVAL OF A DRAFT PLAN OF CONDOMINIUM BY THE CORPORATION OF NORFOLK COUNTY

TAKE NOTICE that the Corporation of Norfolk County approved a draft plan of condominium on the 12th day of February, 2009 under Section 51(37) of the *Planning Act, R.S.O. 1990, c. P. 13*.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the draft plan of condominium by filing an Appellant Form with the Clerk of Norfolk County not later than the **17th day of March, 2009**.

If you wish to appeal to the Ontario Municipal Board, a copy of the Appellant Form is available from the Ontario Municipal Board website at www.omb.gov.on.ca or from the Clerk of Norfolk County. The Appellant Form must set out the reasons for the appeal and be accompanied by the fee of \$125.00 required by the Ontario Municipal Board (established by Regulation 888, R.R.O. 1990). Fees are payable by certified cheque or money order and should be made payable to the "Minister of Finance". You must submit the completed Appellant Form and prescribed fee to the attention of the Clerk, Norfolk County, P.O. Box 545, 50 Colborne Street South, Simcoe ON N3Y 4N5.

Any of the following may, at any time before the approval of the final plan of condominium, appeal any of the conditions imposed by Norfolk County to the Ontario Municipal Board by filing an appeal with the Clerk of Norfolk County:

- i. the applicant,
- ii. any public body that, before Norfolk County made its decision, made oral submissions at a public meeting or written submissions to Norfolk Council,
- iii. the Minister,
- iv. the municipality in which the subject land is located, or the planning board in whose planning area it is located,
- v. if the subject land is not located in a municipality or planning area, any public body.

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of condominium if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before Norfolk County made its decision, made oral submissions at a public meeting or written submissions to Norfolk County, or made a written request to be notified of the changes to the conditions.


February 12, 2009

Pursuant to Section 51 of the Planning Act and by-law 2001-27 of Norfolk County, draft approval is granted to the draft plan of condominium (28-CD 2005-004) comprising part of lots 15 and 16 Concession 1 in the Geographic Township of Woodhouse, Norfolk County, prepared by KRCMAR Surveyors Ltd., Dated December 9th 2008 which shows a total of **701 residential units**.

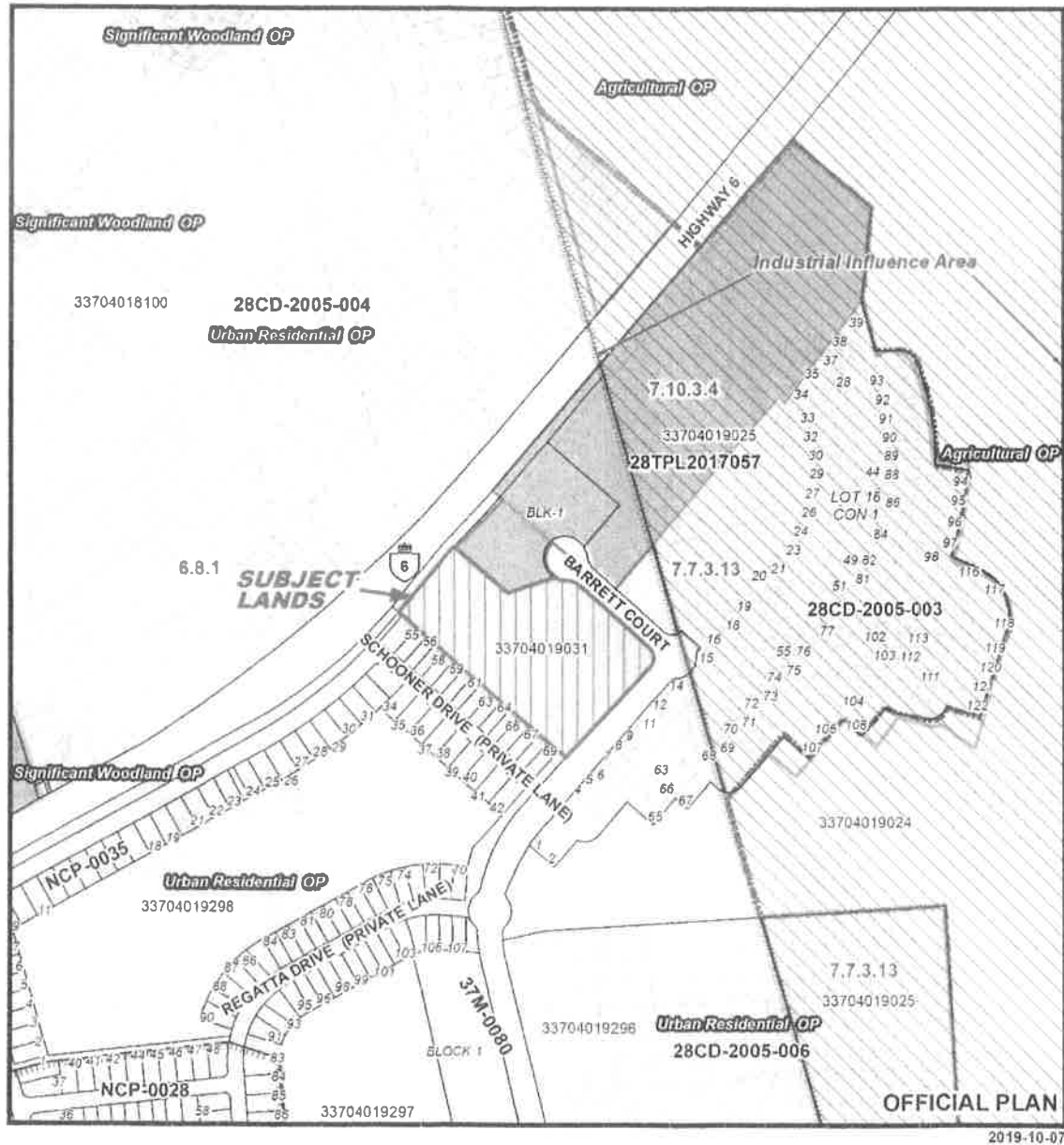
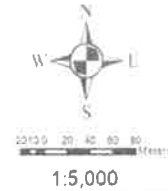
1. That the owner agrees in writing to satisfy all requirements, financial and otherwise, of Norfolk County concerning upgrading, provision and dedication of roads, installation of roads, traffic improvements, including signals at the intersection with Hwy. 6, sidewalks, the installation of municipal water, sanitary sewer services, utilities and storm water drainage, installation of street lighting and payment of capital charges.
2. That the streets contained within the Draft Plan be named, and civic addressing be arranged to the satisfaction of Norfolk County.
3. That such easements as may be required for utility, drainage and access shall be granted to the appropriate authority in the form approved by the appropriate authority.
4. That the owner agrees to install sidewalks to the satisfaction of Norfolk County.
5. That the subdivision contain phasing arrangements to the satisfaction of Norfolk County.
6. Prior to final approval, Norfolk County shall confirm that servicing capacity remains available for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan shall occur in phases based on the availability of adequate water and sanitary sewage capacity.
7. That the owner provide cash in lieu of parkland to the municipality in accordance with the provisions of the Planning Act.
8. That the owner agrees to provide one tree per lot to the satisfaction of Norfolk County.
9. That screening in the form of fencing and or landscaping along highway no.6 be installed to the satisfaction of Norfolk County and the Ministry of Transportation.
10. That the proposed lots be certified by an Ontario Land Surveyor to ensure conformity with the provisions and requirements to Zoning By-Law NW 1-2000, as amended, or its successor prior to final approval.
11. That lot grading and drainage plans, sediment and erosion control plans and stormwater management plans be prepared to the satisfaction of the Long Point Region Conservation Authority and Norfolk County.
12. That adequate fire protection measures be installed to the satisfaction of the Fire Chief for Norfolk County.

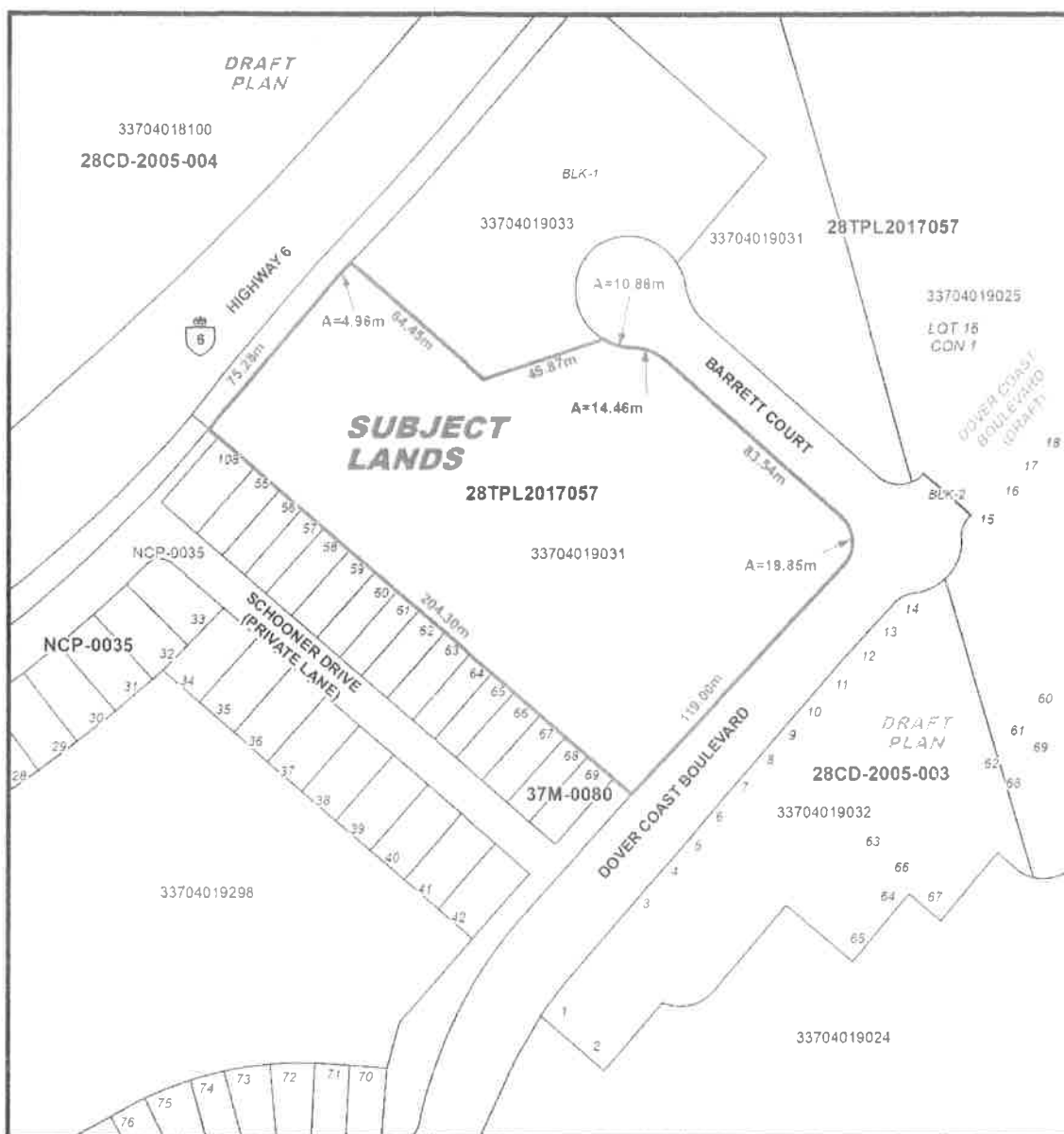
13. That prior to final approval and registration of the plan in whole, or in part, that a fire flow testing report with recommendations regarding servicing of the subdivision to achieve adequate water flow rates and pressures in the watermain for fire protection be prepared and implemented to the satisfaction of Norfolk County Public Works and Environmental Services and Norfolk County Fire and EMS.
14. That prior to final approval the owner shall provide a letter from Canada Post indicating that their requests have been satisfied and that the location of any temporary or permanent community mail boxes are acceptable to Norfolk County Public Works and Environmental Services.
15. That prior to final approval, the approval authority is to be advised in writing by the owner how conditions 1 through 14 have been satisfied."

It is understood that to accommodate the entire draft plan an upgrade to the Port Dover sewage treatment plant will be required. This draft approval is granted on the basis of the County and developer having initiated a process and separate agreement to expand the treatment capacity. In the interim, to provide for the development of initial phases the County will reserve from the existing residual servicing, sufficient capacity to accommodate 284 units (at 1.8 persons per unit). The County reserves the right to review allocation of capacity based on circumstances including performance.

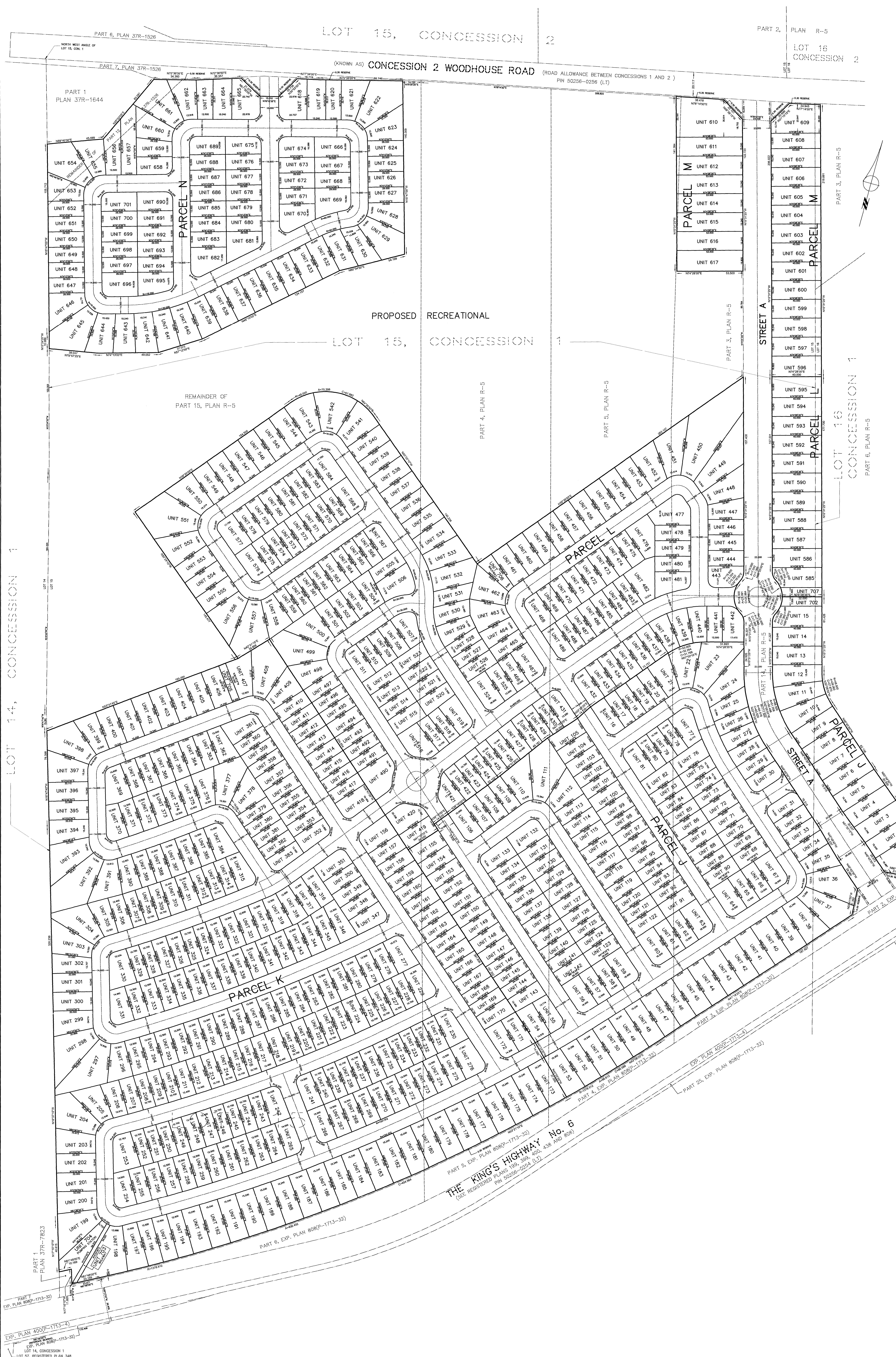


Christopher D. Baird, B.A., C.E.T.
General Manager,
Planning and Economic Development,
Norfolk County

MAP 2**File Number: ZNPL2019293****Geographic Township of WOODHOUSE**



2019-10-07



CONDOMINIUM TYPE:
VACANT LAND

DRAFT PLAN OF CONDOMINIUM OF
PART OF LOTS 15 AND 16
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WOODHOUSE)
NORFOLK COUNTY

SCALE 1:1000

KRCMAR SURVEYORS LTD. 2008

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KEY PLAN NOT TO SCALE

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

(A) AS SHOWN ON DRAFT PLAN
(B) AS SHOWN ON DRAFT PLAN
(C) AS SHOWN ON DRAFT PLAN
(D) AS SHOWN ON DRAFT PLAN
(E) AS SHOWN ON DRAFT PLAN
(F) AS SHOWN ON DRAFT PLAN
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(S) AS SHOWN ON DRAFT PLAN
(T) AS SHOWN ON DRAFT PLAN
(U) AS SHOWN ON DRAFT PLAN
(V) AS SHOWN ON DRAFT PLAN
(W) AS SHOWN ON DRAFT PLAN
(X) AS SHOWN ON DRAFT PLAN
(Y) AS SHOWN ON DRAFT PLAN
(Z) AS SHOWN ON DRAFT PLAN

LAND USE STATISTICS			
PARCEL	LAND USE	RESIDENTIAL UNITS	TOTAL PARCEL AREA (ha)
PARCEL J UNITS 1 TO 155 INCL. UNIT 702	RESIDENTIAL FUTURE ROAD	155	8.3654
PARCEL K UNITS 156 TO 418 INCL. UNIT 704 UNITS 703 AND 705	RESIDENTIAL PLANNING STATION WALKWAYS	263	14.0811
PARCEL L UNITS 419 TO 595 INCL. UNIT 706 UNIT 707	RESIDENTIAL WALKWAY FUTURE ROAD	177	10.3096
PARCEL M UNITS 596 TO 617 INCL.	RESIDENTIAL	22	1.6077
PARCEL N UNITS 618 TO 701 INCL.	RESIDENTIAL	84	5.1709
TOTAL		701	39.5347

NOTE
ALL PARCEL NAMES SHOWN HEREON ARE FROM THE DEVELOPMENT CONCEPT PLAN PREPARED BY WESTON CONSULTING GROUP INC.

NOTES AND LEGEND

— DENOTES CONDOMINIUM BOUNDARIES
— DENOTES BOUNDARIES OF UNITS AND/OR COMMON ELEMENTS

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM ONTARIO COORDINATE SYSTEM ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE AND ARE REFERRED TO THE SOUTHERLY LIMIT OF THE KING'S HIGHWAY NO. 6 (AS MODIFIED AS SHOWN ON PLAN R-5 AND REFERENCE PLAN 378-9024 BY KRCMAR SURVEYORS LTD. HAVING A BEARING OF N61°40'00"E)

ALL ELEVATIONS SHOWN HEREON ARE TAKEN FROM

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE KRCMAR SURVEYORS LTD. TO PREPARE AND SUBMIT THIS CONDOMINIUM DRAFT PLAN FOR APPROVAL.
DECLARANT: 2079095 ONTARIO LTD.

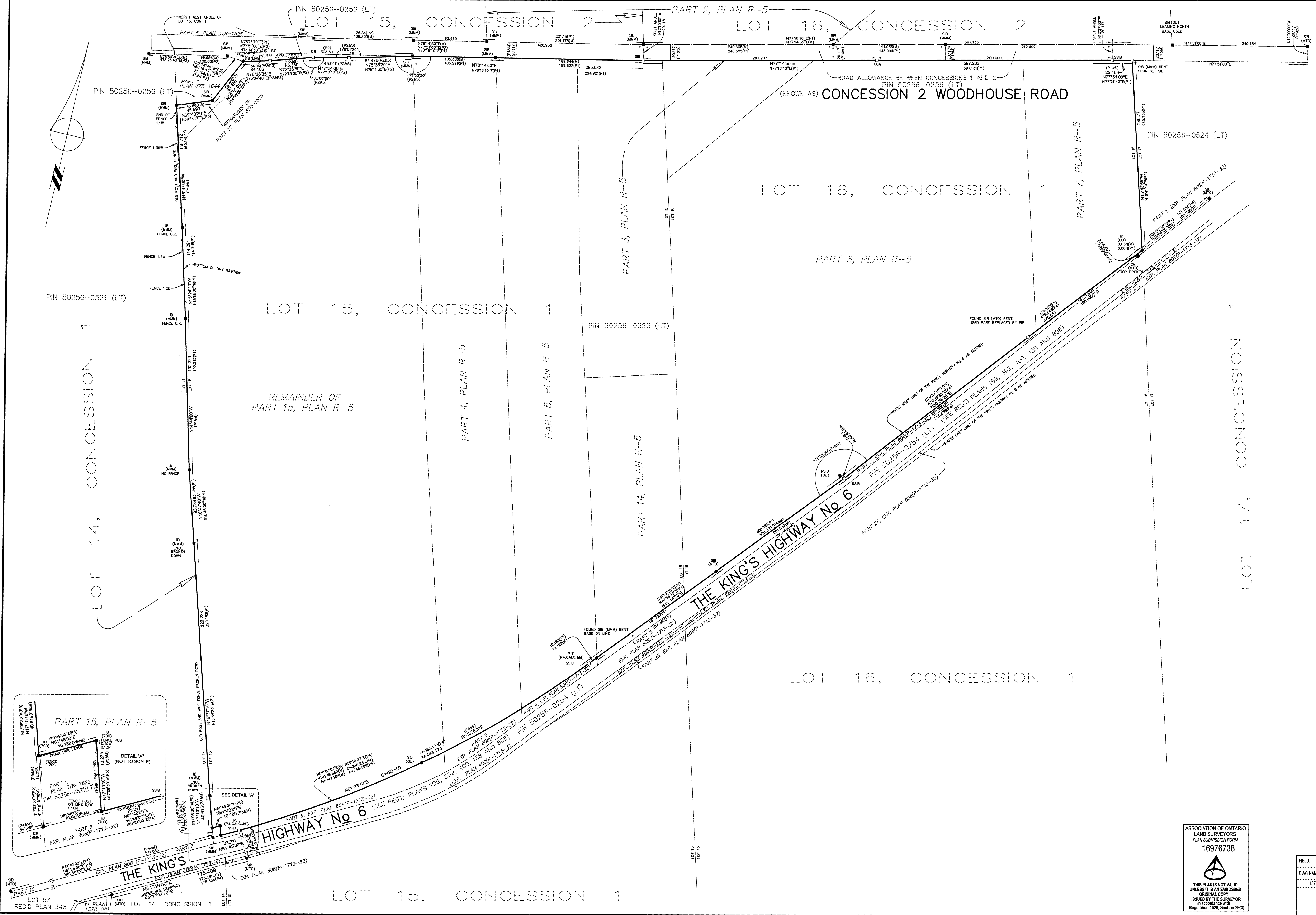
DATE: December 2, 2008
ALEX TROOP
I HAVE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN.
DATE: Dec 2nd, 2008
ROBERT WEGENBROKER
ONTARIO LAND SURVEYOR

JANUARY 23, 2009 - REVISED TO SHOW RE-DESIGNED UNITS NORTH OF HWY NO. 6, ADDED UNIT 703 (WALKWAY) WITHIN PARCEL K AND NEW ROAD WITHIN PARCEL J.

FIELD:	DRAWN:	K.B.	CHECKED:	R.B.	JOB NO:	05-213
DWG NAME:	05-213002	PLOT INFO:	06-07-23JAN2009	WORK ORDER NO:	09492	
1137 Centre Street, Thornhill, ON L4J 3M6 F 905.738.0053 F 905.738.9221 www.krcmar.ca						

KRCMAR



BOUNDARY SURVEY OF PART OF
LOTS 15 AND 16
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
COUNTY OF NORFOLK

SCALE 1:2000
0 40 80 120 160 200 m

KRCMAR SURVEYORS LTD. 2008

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- BEARING**
BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM
ONTARIO COORDINATE SYSTEM ZONE 10, CENTRAL MERIDIAN 79° 30'
WEST LONGITUDE AND ARE REFERRED TO THE SOUTHERLY
LIMIT OF THE KING'S HIGHWAY No. 6 (AS WIDENED) AS SHOWN ON
PLAN R-5 AND REFERENCE PLAN (NOT DEPOSITED) BY KRCMAR
SURVEYORS LTD DATED AUGUST 06, 2008
HAVING A BEARING OF N61°49'00"E
- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - OM DENOTES CONCRETE MONUMENT
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - RSB DENOTES ROUND STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - OC DENOTES CUT CROSS
 - (WT) DENOTES WITNESS
 - (S) DENOTES SET
 - (M) DENOTES MEASURED
 - P1 DENOTES PLAN R-5
 - P2 DENOTES PLAN 37R-1526
 - P3 DENOTES PLAN 37R-1644
 - P4 DENOTES EXP. PLAN 80B (P-1713-32)
 - P5 DENOTES PLAN 37R-7823
 - P6 DENOTES BOUNDARY SURVEY BY KRCMAR SURVEYORS
DATED DEC. 23, 2007
 - (527) DENOTES SHIRLEY KING O.L.S.
 - (700) DENOTES JEWITT AND DIXON LTD., O.L.S.
 - (824) DENOTES A.T. McLAREN O.L.S.
 - (966) DENOTES JOHN S. DODD LTD., O.L.S.
 - (1370) DENOTES VLADIMIR KRCMAR O.L.S.
 - (MM) DENOTES MARSHALL MACKLIN MONAGHAN O.L.S.
 - (MTO) DENOTES MINISTRY OF TRANSPORTATION ONTARIO
 - (OU) DENOTES ORIGIN UNKNOWN
 - x- DENOTES FENCE
 - P.T. DENOTES POINT OF TANGENCY
 - N.T. DENOTES NON TANGENTIAL
 - B.C. DENOTES BEGINNING OF CURVATURE
 - F.P. DENOTES CENTRE OF FENCE POST
 - B.F. DENOTES BOARD FENCE
 - P.W.F. DENOTES POST AND WIRE FENCE

TOTAL SITE AREA = 80.5324 ha

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE 4th DAY OF SEPTEMBER 2008

DATE: SEPTEMBER 08, 2008

MAJA KRCMAR O.L.S.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
16976738

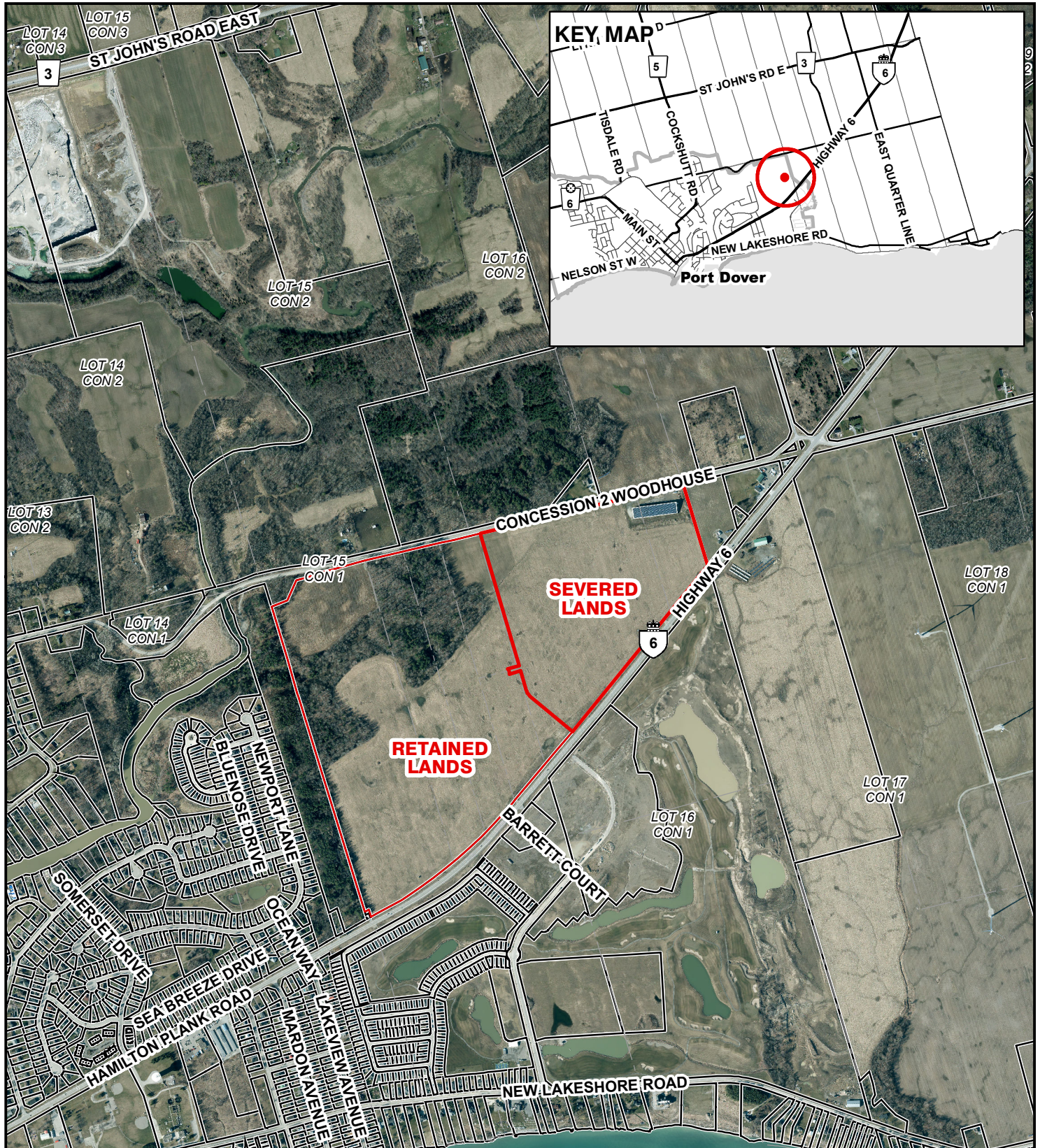
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

FIELD:	M.M.	DRAWN:	M.M.	CHECKED:	V.K.	JOB NO:	05-219
DWG NAME:	05-219D02.dwg	PLOT INFO:	01.08.2008[11:06]	WORK ORDER NO:	8830		
1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0053 F.905.738.9221 www.krcmar.ca							

KRCMAR

CONTEXT MAP

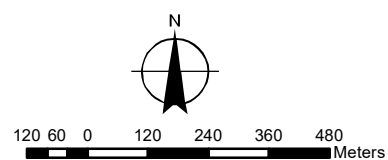
Geographic Township of WOODHOUSE

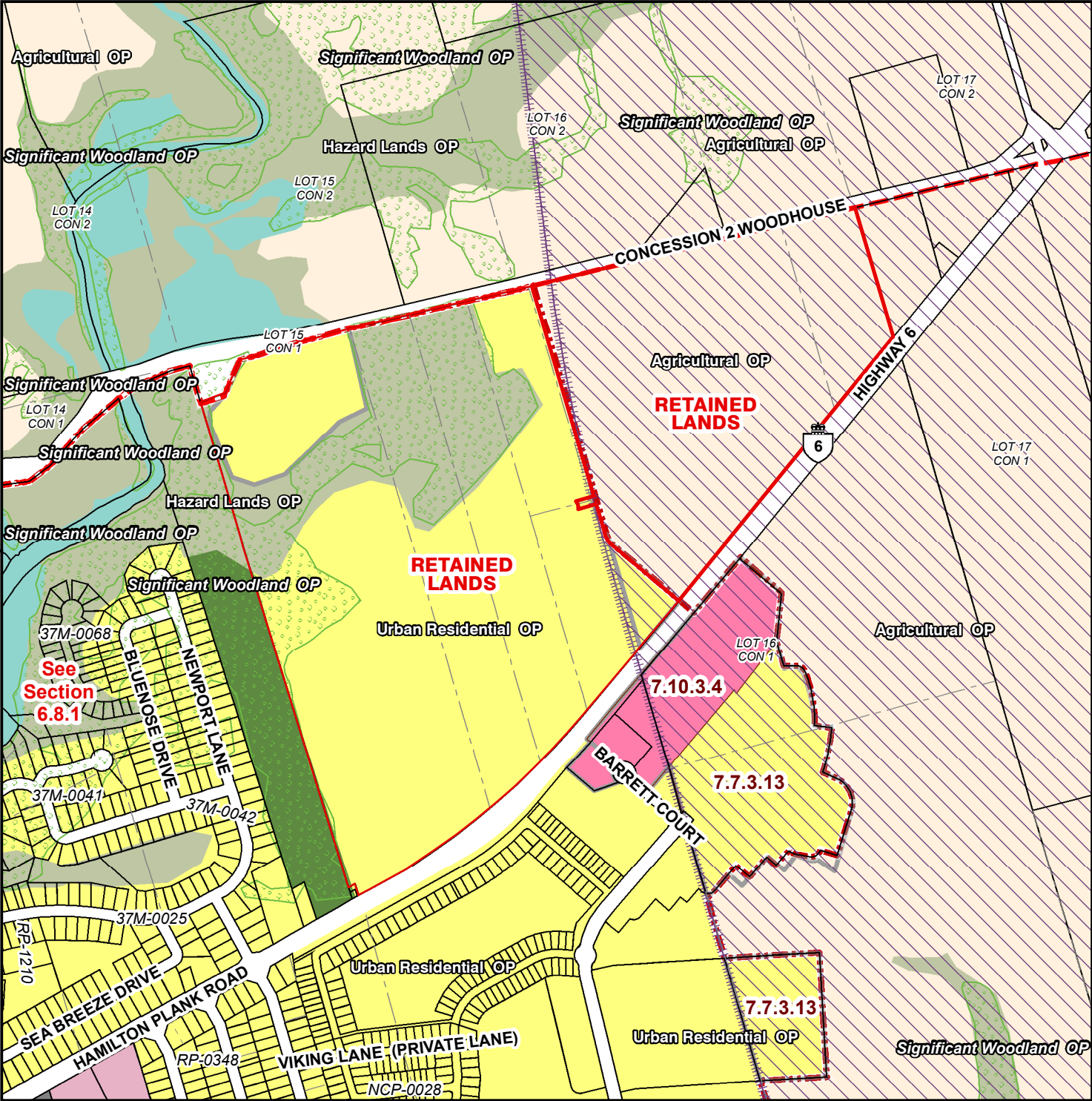


Legend

- Subject Lands
- Lands Owned
- 2020 Air Photo

7/20/2023





Legend

Subject Lands
 Lands Owned

Official Plan Designations

Agricultural

Hazard Lands

Provincially Significant Wetland

Urban Residential

Shopping Centre Commercial

Commercial

Major Public Infrastructure

Parks & Open Space

Special Policy Area

Urban Area Boundary

Significant Woodland

Industrial Influence

7/20/2023

80 40 0 80 160 240 320

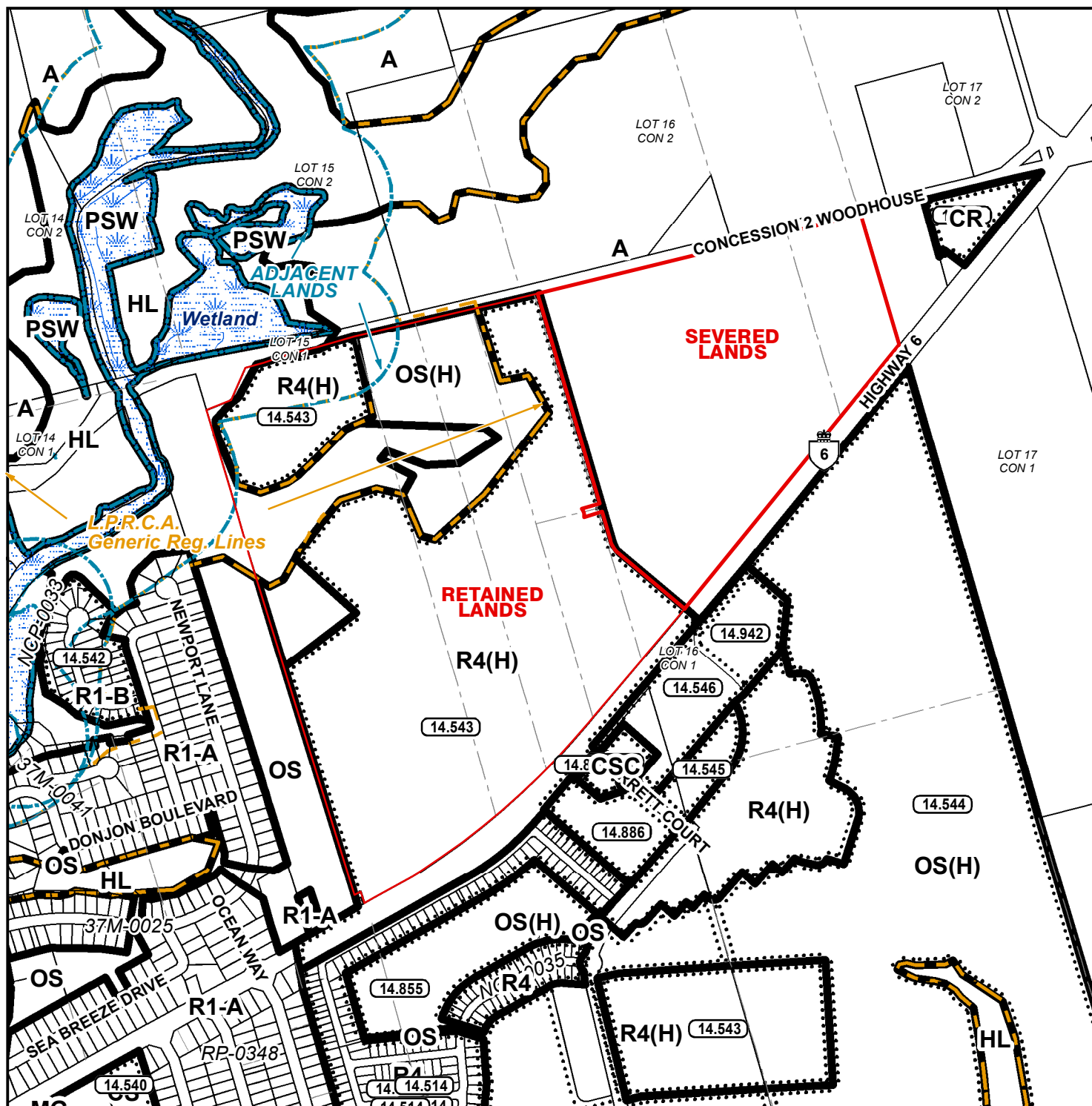
Meters

MAP C

ZONING BY-LAW MAP

Geographic Township of WOODHOUSE

BNPL2023176



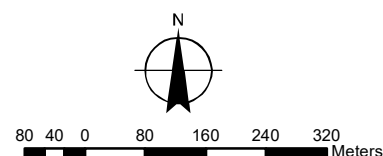
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic Reg. Lines

ZONING BY-LAW 1-Z-2014

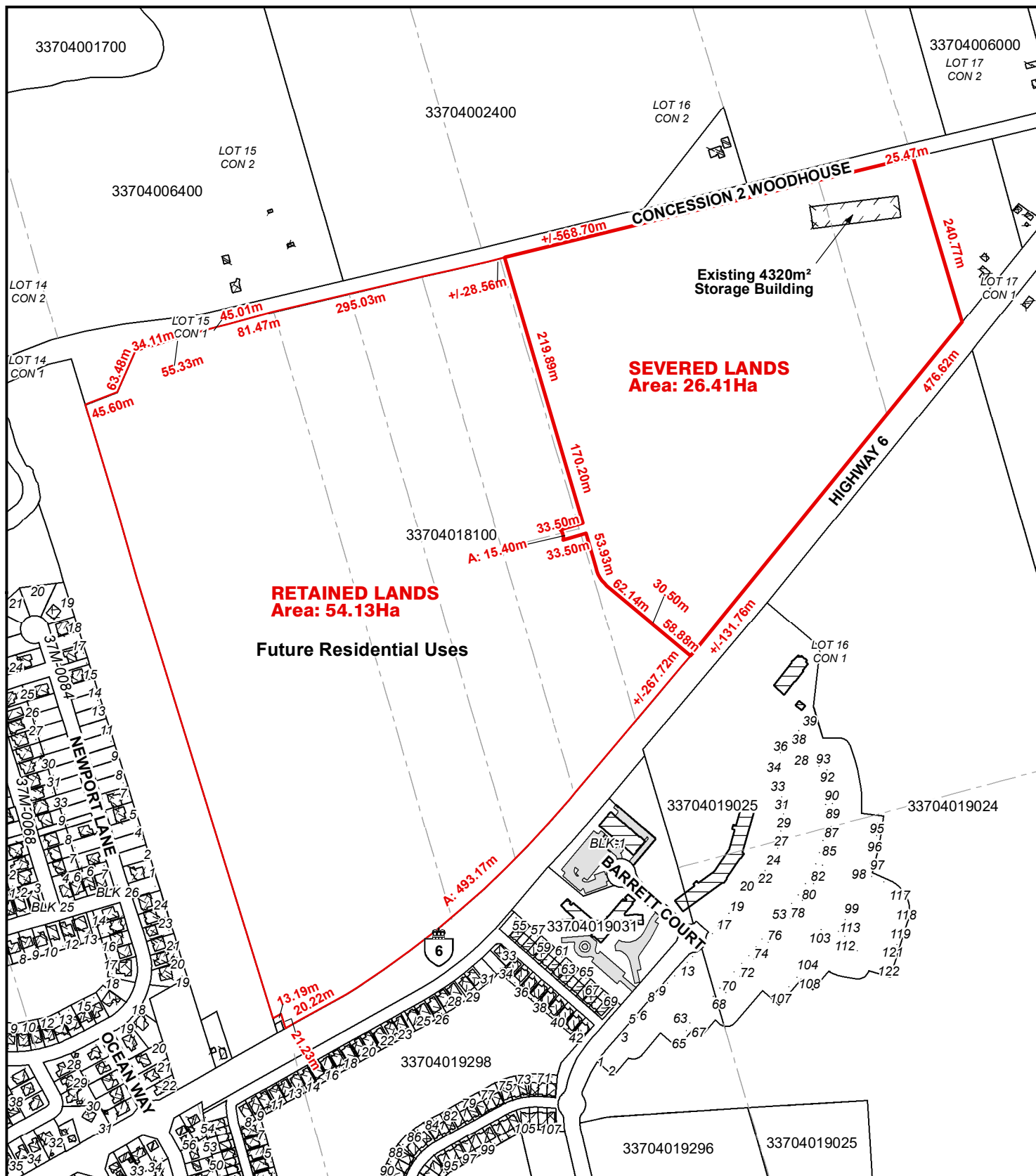
- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- CSC - Shopping Centre Commercial Zone
- CR - Rural Commercial Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R4 - Residential R4 Zone
- R5 - Residential R5 Zone

7/20/2023



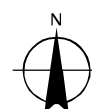
CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Lands Owned

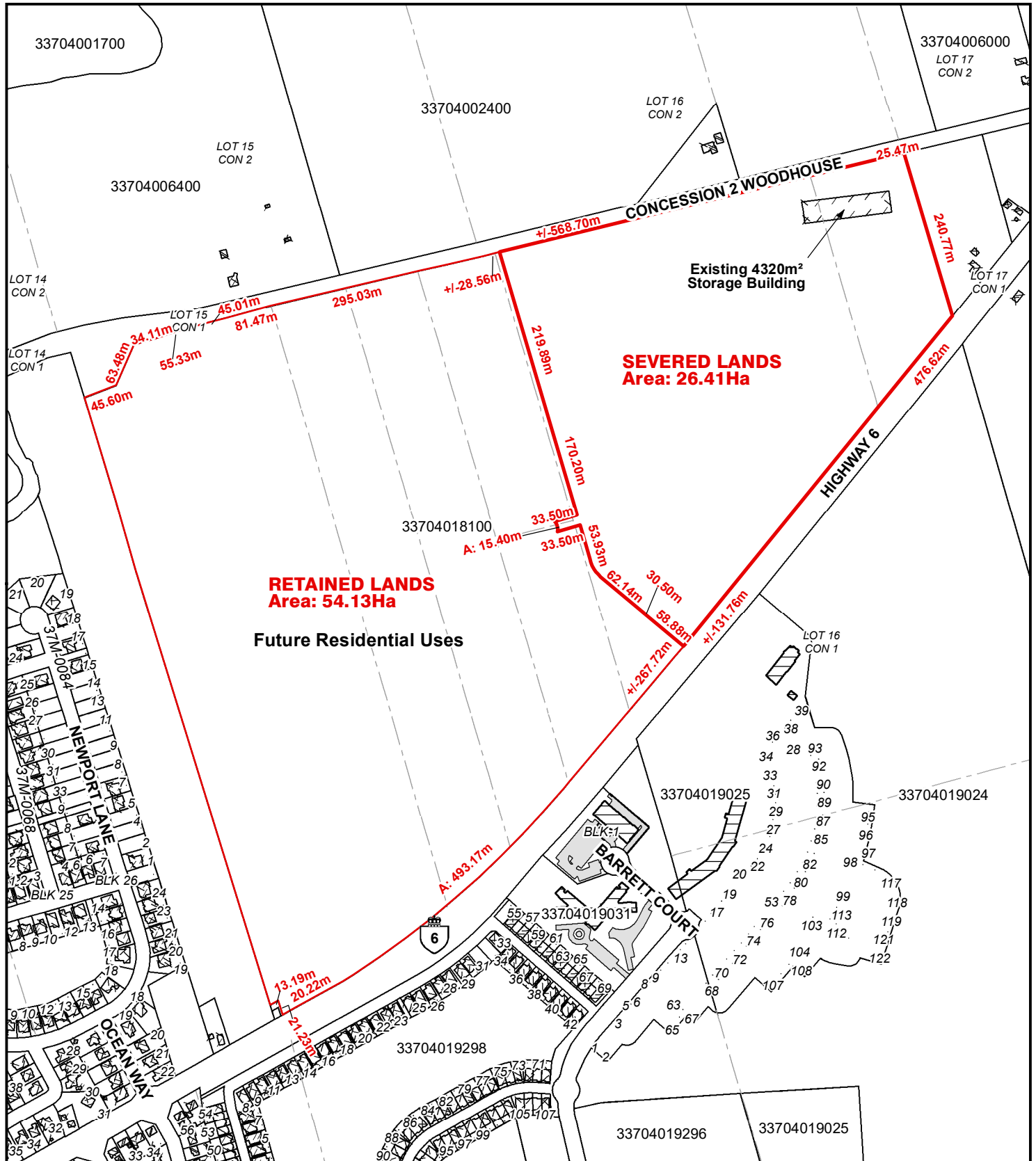


7/20/2023

60 30 0 60 120 180 240 Meters

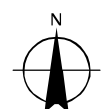
CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Lands Owned



7/20/2023

60 30 0 60 120 180 240 Meters