

**For Office Use Only:**

File Number  
Related File Number  
Pre-consultation Meeting  
Application Submitted  
Complete Application  
Public Notice Sign

P  
ONPL2017054  
ZNPL2017055  
28TPL2017057  
SPPL2017056  
Dec-14-2016  
Mar 14 2017  
Mar 17 2017

SPRT Meeting  
Application Fee  
Conservation Authority Fee  
OSSD Form Provided  
Planner  
PAC Meeting

Apr. 26 2017 @ 3pm  
10,678.00  
—  
—  
MAT V  
No PAC.

*RUSH Mapping & Circ. pls.*  
This 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.

**A. Applicant Information****Name of Owner**

2019095 Ontario Ltd. (John Lennox)

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, ON N0A 1N3

**Phone Number**

\_\_\_\_\_

**Cell Number**

\_\_\_\_\_

**Email**

John.Lennox@dovertcoast.ca

**Name of Applicant**

same as above

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

**Address**

\_\_\_\_\_

**Town and Postal Code**

\_\_\_\_\_

**Phone Number**

\_\_\_\_\_

**Cell Number**

\_\_\_\_\_

**Email**

\_\_\_\_\_

Name of Agent

MHBC Planning (Attn. D. Aston)

Address

540 Bingleman Centre Dr.

Town and Postal Code

Kitchener, ON

N2B 3X9

Phone Number

519-576-3650

Cell Number

Email

daston@mhbcplan.com

Name of Engineer

Development Engineering

Address

Town and Postal Code

Phone Number

Cell Number

Email

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 applicant noted above.

☐ Applicant

☒ Agent

☒ Owner

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

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**B. Location, Legal Description and Property Information**

1. Property Assessment Roll Number: 3310 - \_\_\_\_\_

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

Part lots 14 and 15, Conc. 1  
Geographic Township of Woodhouse

Municipal Civic Address (911 Number): \_\_\_\_\_

Present Official Plan Designation(s): Urban Residential ; Shopping Centre Commercial

Present Zoning: CSC(H) ; RS(H)

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

14.54.6 ; 14.886

3. The date the subject lands was acquired by the current owner: \_\_\_\_\_

4. Present use of the subject lands:

Vacant lands, adjacent lands residential

5. 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:

Vacant lands

6. If known, the date existing buildings or structures were constructed on the subject lands: N/A

7. 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.

N/A

8. 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:

Proposed commercial uses, including a  
medical centre

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

Medical centre – target Spring 2017  
Other commercial – 2017/2018

10. 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:

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

N/A

12. Existing use of abutting properties:

Vacant ; Residential

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

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

14. 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:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe 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:

• DPA & ZCA - amend to include additional lands  
for medical office use

• Plan of Subdivision - create road network & development blocks

• Site Plan Approval - facilitate building permits

2. Description of land intended to be severed in metric units:

Frontage: Reference Plan of Subdivision

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation: N/A

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

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

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

Additional commercial area required  
to appropriately accommodate the proposed  
medical centre.

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No  
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?  
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the  
proposed text of the policy amendment (if additional space is required, please attach  
a separate sheet):



## 8. Site Information

### Existing

### Proposed

Please indicate unit of measurement i.e. m, m<sup>2</sup> or % etc.

Lot frontage

Refer to Plan of Subdivision/site plan

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

## 9. Building Size

various - refer to Site Plan

Number of storeys

Building height

Total ground floor area

Total gross floor area

Total useable floor area

## 10. Off Street Parking and Loading Facilities

Number of off street parking spaces

Refer to Site Plan

Number of visitor parking spaces

Number of accessible parking spaces

Number of off street loading facilities

### 11. Multiple Family Residential

Number of buildings existing:

N/A

Number of buildings proposed:

To be determined at site plan for blocks

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 <sup>2</sup>
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): \_\_\_\_\_

### 12. Commercial/Industrial Uses

Number of buildings existing:

N/A

Number of buildings proposed:

4-5 with various sub-units

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.):

Restaurant: ± 1235.6 m<sup>2</sup>

Retail: ± 4106 m<sup>2</sup>

Medical: ± 1603.8 m<sup>2</sup>

Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: Medical, retail, restaurant

Total number of staff proposed initially: 1-50

Total number of staff proposed in five years: 50-100

Maximum number of staff on the largest shift: Unknown

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 13. Institutional

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.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 14. Describe Recreational or Other Use(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

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4. Provide the information you used to determine the answers to the above questions:

[illegible]

- 
- NORFOLK COUNTY**  
**COMMUNITY**  
**PLANNING**  
DEVELOPMENT AND CULTURAL SERVICES

### 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:

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2. 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:

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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

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4. 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.

5. 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 \_\_\_\_\_

## 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. Have you consulted with Public Works & Environmental Services concerning storm water management?

☒ Yes ☐ No

3. Has the existing drainage on the subject lands been altered?

☒ Yes ☐ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. How many water meters are required? To be determined

6. Existing or proposed access to subject lands:

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

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7. Name of road/street:

Dover Coast Boulevard ; Barrett Court

**G. Other Information**

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

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

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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.

Please review Planning Report

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## **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

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.**

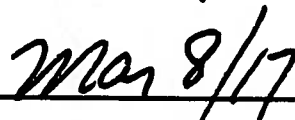
**I. Development Agreements**

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.

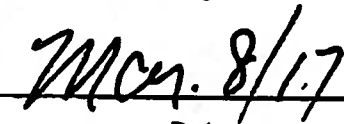
  
Owner/Applicant Signature

  
Date

**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.

  
Owner/Applicant Signature

  
Date





**O. Declaration of Applicant and Agent**

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that development approval is required before a building permit can be issued.

[Signature]  
Applicant Signature

Date

[Signature]  
Agent Signature

March 7/17

Date

**P. Declaration**

I, David Aston of MHBC

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

[Signature]  
Owner/Applicant Signature

In Region of Waterloo

This 13 day of March

A.D., 20 17

[Signature]  
A Commissioner, etc.

Paul Ronald Britton, a Commissioner, etc.,  
Regional Municipality of Waterloo, for  
MacNaughton Hermesen Britton Clarkson  
Planning Limited.  
Expires April 24, 2019.

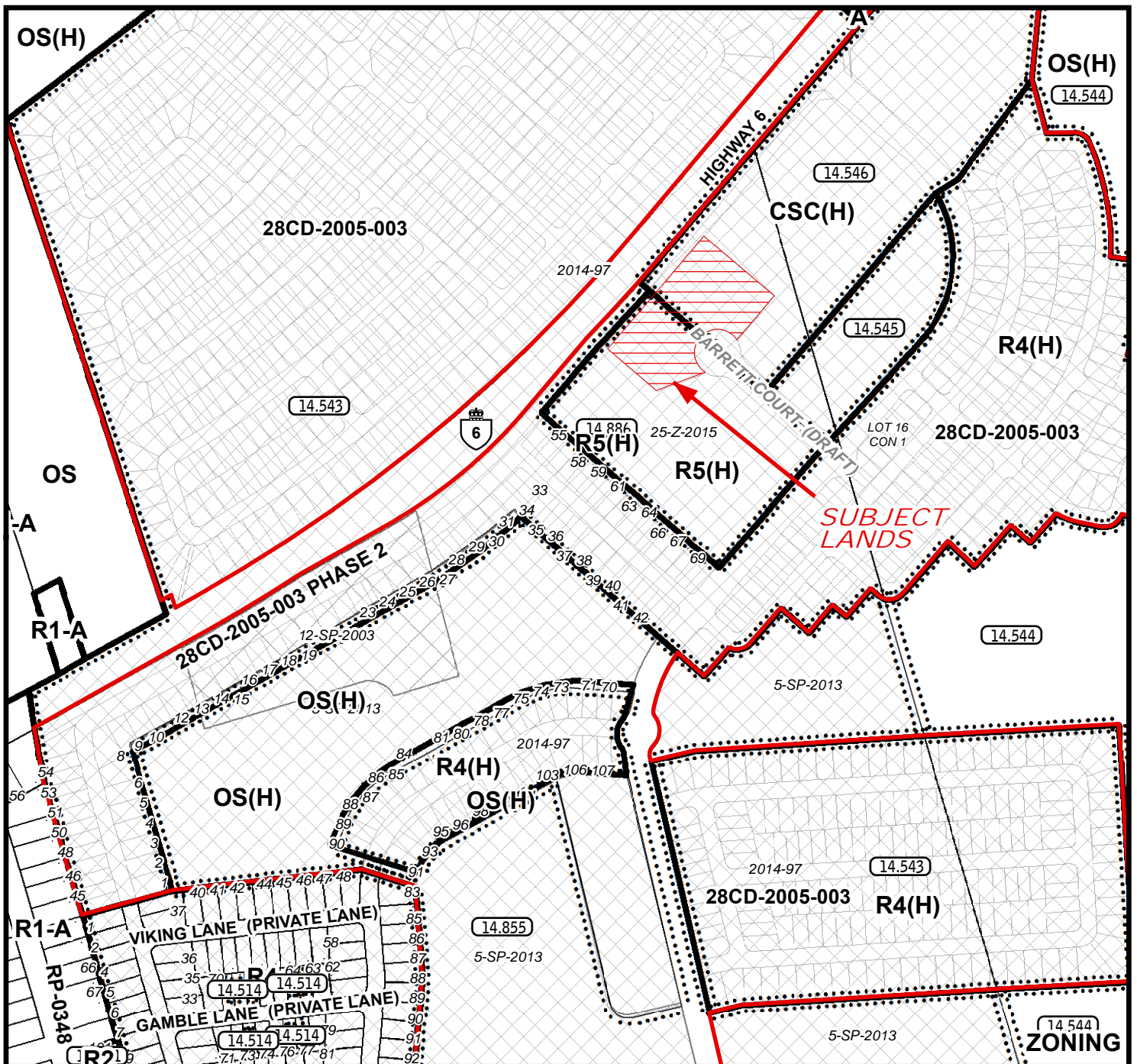
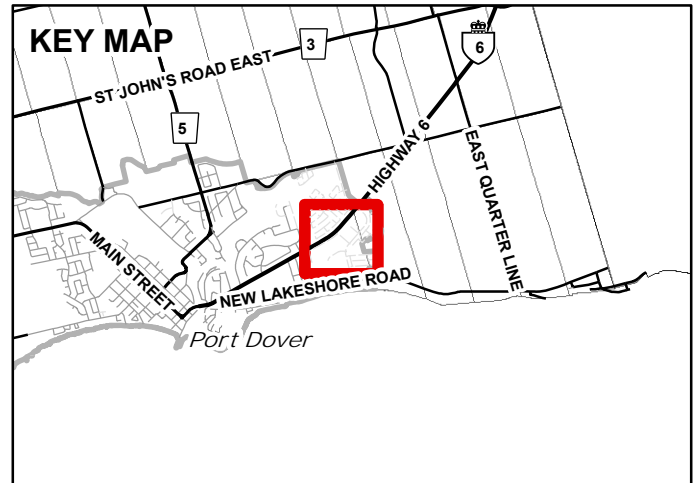
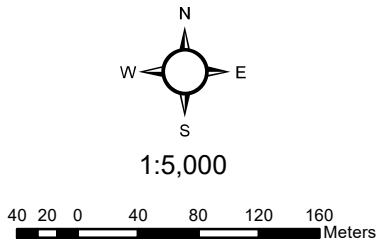


Development Application  
Page 24 of 24

# MAP 1

## File Number: SPPL2017056

Geographic Township of  
**WOODHOUSE**

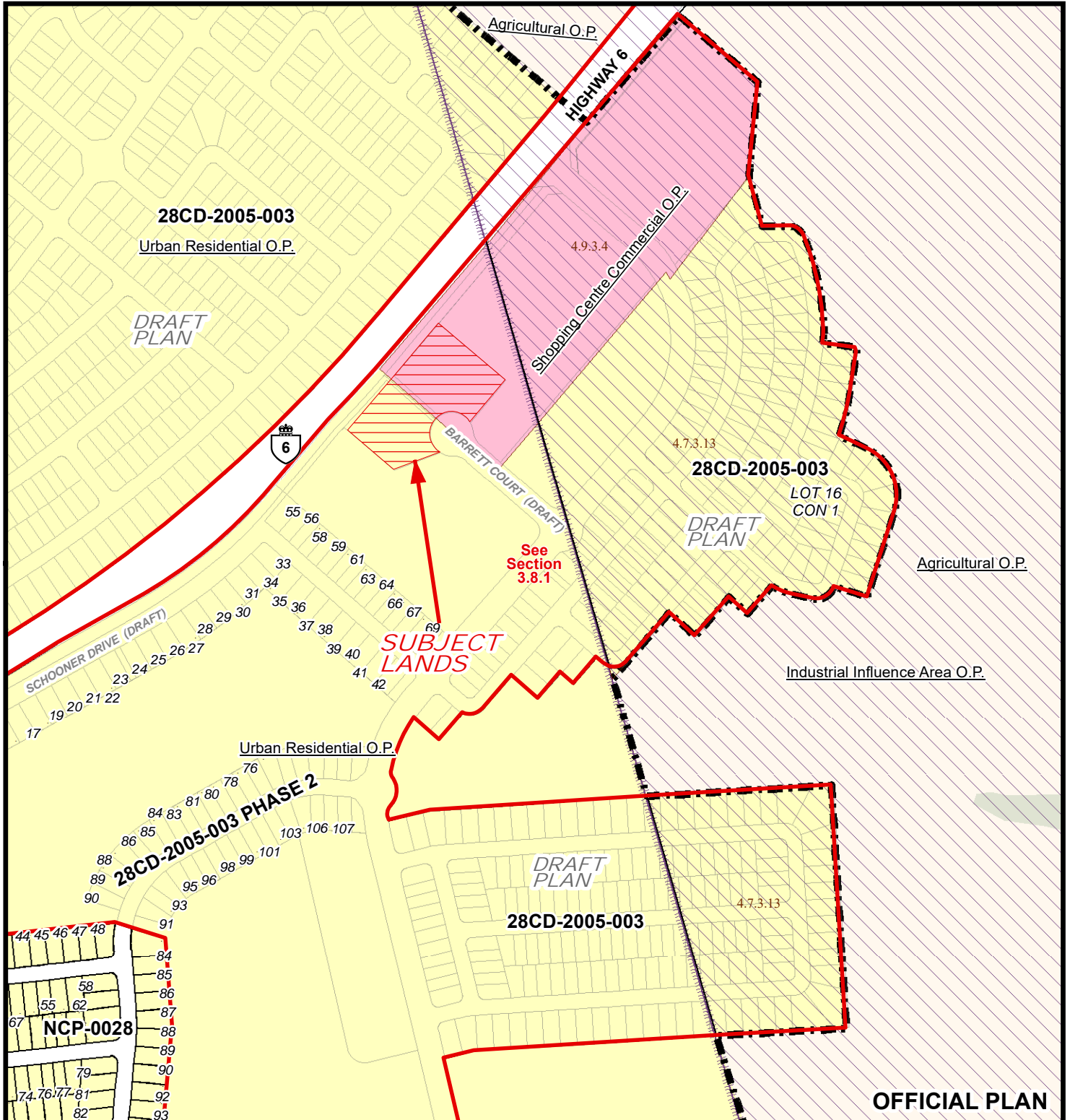
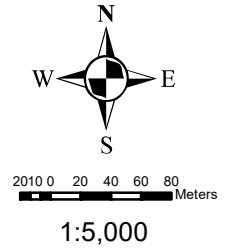




# MAP 2

File Number: SPPL2017056

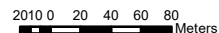
Geographic Township of WOODHOUSE



OFFICIAL PLAN



# Geographic Township of WOODHOUSE



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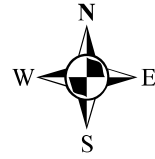




# MAP 4

File Number: SPPL2017056

Geographic Township of WOODHOUSE



4 2 0 4 8 12 16 Meters

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