

For Office Use Only:

File Number	<u>ZNPLQ017083</u>	SPRT Meeting	<u>N/A</u>
Related File Number	<u>ZSPPLQ017284</u>	Application Fee	
Pre-consultation Meeting		Conservation Authority Fee	<u>N/A</u>
Application Submitted	<u>NOV. 29-2017</u>	OSSD Form Provided	<u>N/A</u>
Complete Application		Planner	<u>Shannon</u>
Public Notice Sign	<u>NOV. 29-2017.</u>		

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

<input type="checkbox"/>	Official Plan Amendment
<input checked="" type="checkbox"/>	Zoning By-Law Amendment
<input type="checkbox"/>	Draft Plan of Subdivision/Vacant Land Condominium
<input type="checkbox"/>	Condominium Exemption
<input checked="" type="checkbox"/>	Site Plan Application
<input type="checkbox"/>	Consent/Severance
<input type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Extension of a Temporary Use By-law
<input type="checkbox"/>	Part Lot Control
<input type="checkbox"/>	Cash-in-Lieu of Parking
<input type="checkbox"/>	Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 3310-401005380000000**A. Applicant Information****Name of Owner** RMM Simcoe Property Inc.

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	<u>700 Applewood Crescent</u>
Town and Postal Code	<u>Vaughan L4K 5X3</u>
Phone Number	<u>905 326 6400 x7724</u>
Cell Number	<u>416 528 7734</u>
Email	<u>abajwa@smartreit.com</u>

Name of Agent	Aneesa Bajwa
Address	700 Applewood Crescent
Town and Postal Code	Vaughan L4K 5X3
Phone Number	905 326 6400 x7724
Cell Number	416 528 7734
Email	abajwa@smartreit.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.

Owner

Agent

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 of Lot 3, Concession 6, being designated as Parts 1, 2, 3, 4, 5, 6 and 7 on Reference Plan 37R-8952 save and except Part 1 on Reference Plan 37R-9122, and Parts 1, 2 and 3 on Reference Plan 37R-10548, Township of Woodhouse, Regional Municipality of Haldimand-Norfolk

Municipal Civic Address: 160 Queensway East

Present Official Plan Designation(s): Shopping Centre Commercial

Present Zoning: Shopping Centre

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

Yes No If yes, please specify:

CSC (14.677) Shopping Centre Commercial Zone; Site Specific Policy 14.677

3. The date the subject lands was acquired by the current owner: September 16 2014

4. Present use of the subject lands:

Shopping Centre



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:

All existing structures on site will be retained and include a Walmart, LCBO and DollarTree. Dimensions are specified on attached plan.

6. If known, the date existing buildings or structures were constructed on the subject lands: Walmart - 2007 LCBO & Dollar Tree - 2013

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.

No additions to existing buildings proposed

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:

There are 2 buildings proposed in the NE corner of the site: (1) A stand-alone drive-thru restaurant of 236.24 sm; and (2) A commercial retail building with 2 units totalling 701.39 sm

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

Spring 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:

10 Years

12. Existing use of abutting properties:



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:

Union Gas Instrument No. NR304561, NR304562, NR305733;

Norfolk County Instrument No. NK33583, NK40308; 1583039 Ontario Inc. Instrument No. NK40308

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:

A stand-alone drive-thru restaurant (232.24 sq.m.) and a retail building (701.39 sq.m.) with 2 units is proposed requiring a site plan application

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

The proposed development is in compliance with the Official Plan.

A zoning bylaw amendment is being applied for to permit an apparel use on the site. There is significant interest from clothing retailers who would like to be located within the shopping centre. Permitting the apparel use will complete the site and allow for a healthy shopping centre that services the needs of the surrounding community.

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: N/A _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

7. Description of proposed right-of-way/easement:

Frontage: N/A _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

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



9. Site Information	Existing	Proposed
Please indicate unit of measurement, i.e. m, m ² or %, etc.		
Lot frontage (Ireland)	218 m	218 m
Lot depth	277 m	277 m
Lot width	230 m	230 m
Lot area	62,474 sm	62,474 sm
Lot coverage	22.92%	24.70 %
Front yard (Ireland)	37 m	3 m
Rear yard	15 m	255 m
Left Interior side yard	--	--
Right Interior side yard	16 m	145 m
Exterior side yard (corner lot)	59 m	9.76 m
Landscaped open space	--	--
Entrance access width	6 m	6 m
Exit access width	7 m	7 m
Size of fencing or screening	72 m	--
Type of fencing	Wood Fence	Removed

10. Building Size

Number of storeys	1	1
Building height	7.47 m - 8.38 m	6.10 m
Total ground floor area	51,848 sm	937 sm
Total gross floor area	51,848 sm	937 sm
Total useable floor area	51,848 sm	937 sm

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	618	51 for Parcel D area
Number of visitor parking spaces	--	--
Number of accessible parking spaces	18	3 for Parcel D area
Number of off street loading facilities	2	1 for QSR

12. Multiple Family Residential (if applicable)

Number of buildings existing: N/A



Number of buildings proposed: _____

Is this a conversion or addition to an existing building? Yes No

If yes, describe: _____

Type

Number of Units

Floor Area per Unit in m²

Bachelor	N/A	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Townhouse	_____	_____

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

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: 2

Number of buildings proposed: 2

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.):

Commercial (Existing) - 12,100 square meteres

Commercial (Proposed) - 937 square meteres

Total - 13,037 square meteres

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats:

Describe the type of business(es) proposed: Drive-thru restaurant & Retail



Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: Yes No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

Yes No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

15. Describe Recreational or Other Use(s) (if applicable)



D. Previous Use of the Property

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

If yes, specify the uses (example: gas station, petroleum storage, etc.):

Existing department and retail stores

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? Yes No Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

4. Provide the information you used to determine the answers to the above questions:
Grading of the property was completed on a separate occasion during the construction of the department store. Such plans were approved during site plan and permit approvals.

Phase 1 ESA prepared by Golder Associates, dated April 2012

5. 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

Commercial uses are existing with no previous uses



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:

Expansion of an existing retail shopping centre

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:

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.



4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance _____

Wooded area

On the subject lands or within 500 meters – distance **+/- 35M**

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 **+/- 35M**

Floodplain

On the subject lands or within 500 meters – distance **+/- 35M**

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 **Property to West**

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 **+/- 35M**

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)

Existing on-site storm water management facility

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? 2



6. Existing or proposed access to subject lands:

Municipal road

Provincial highway

Unopened road

Other (describe below)

Name of road/street:

Queensway East; Ireland Road

G. Other Information

1. Does the application involve a local business? Yes No
If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.



H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights



33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form
- Architectural Plan
- Buildings Elevation Plan
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- Landscape Plan
- Photometric (Lighting) Plan
- Plan and Profile Drawings
- Site Servicing Plan
- Storm water Management Plan
- Street Sign and Traffic Plan
- Street Tree Planting Plan
- Tree Preservation Plan
- Archaeological Assessment
- Environmental Impact Study
- Functional Servicing Report
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Noise or Vibration Study
- Record of Site Condition
- Storm water Management Report

Traffic Impact Study – please contact the Planner to verify the scope of the study required

Standard condominium exemptions will require the following supporting materials:

Plan of standard condominium (2 paper copies and 1 electronic copy)
 Draft condominium declaration

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.



Owner/Applicant Signature

Nov - 23 - 2017

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

Nov - 23 - 2017

Date

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

NOV - 23 - 2017

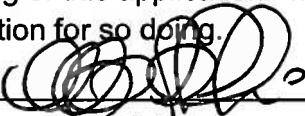
Date

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 must complete the authorization set out below.

I/We RMM Simcoe Property Inc. am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

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

Owner

NOV 23 2017

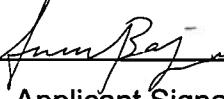
Date

Owner

Date

N. 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 site plan approval is required before a building permit can be issued.

Applicant Signature

NOV -23 -2017

Date

 _____

Agent Signature

Date



O. Declaration

I, Aneesa Bahwa of City of Markham

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 Vaughan

In Province of Ontario

This 23 day of November

A.D., 20 17

Aneesa Bahwa
A Commissioner, etc.

DORIS MAI DA

 Aneesa Bahwa

Owner/Applicant Signature



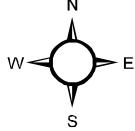
NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURE SERVICES

Revised May 2017
Development Application
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MAP 1
File Number: ZNPL2017283
Urban Area of
SIMCOE

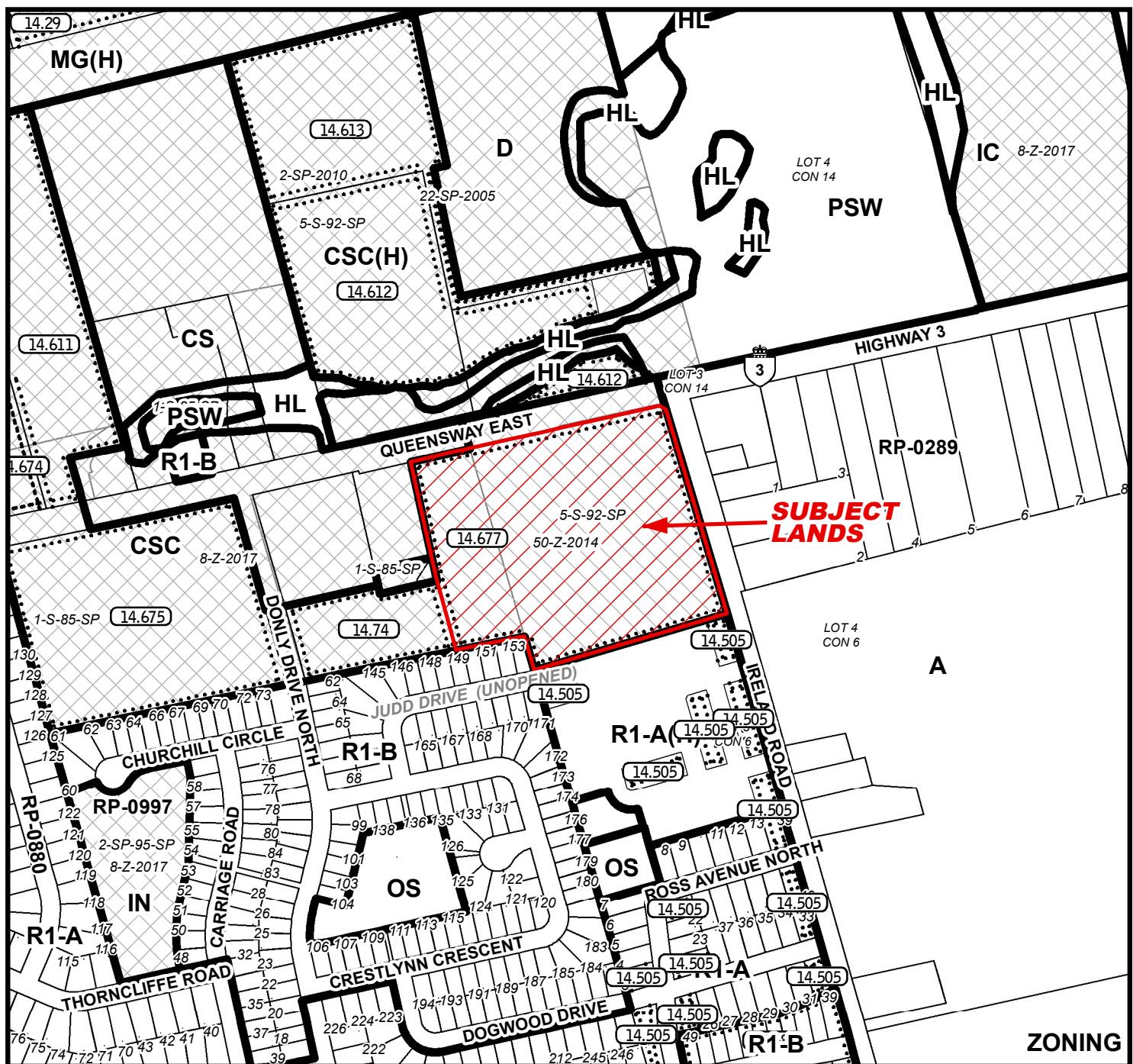
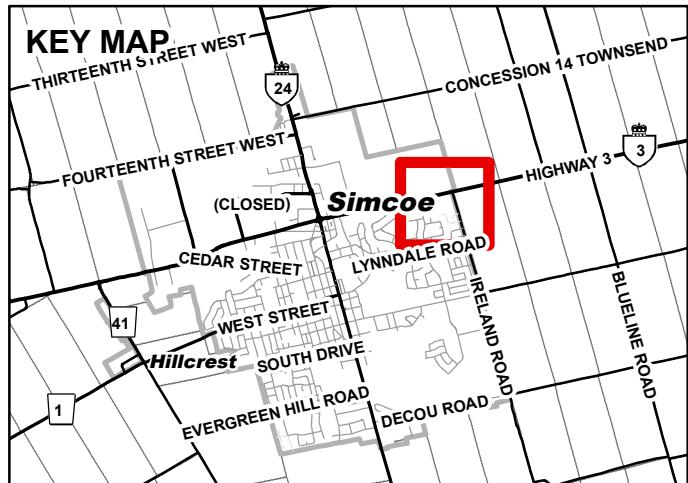
Urban Area of

SIMCOE



1:6,000

40 20 0 40 80 120 160 Meters

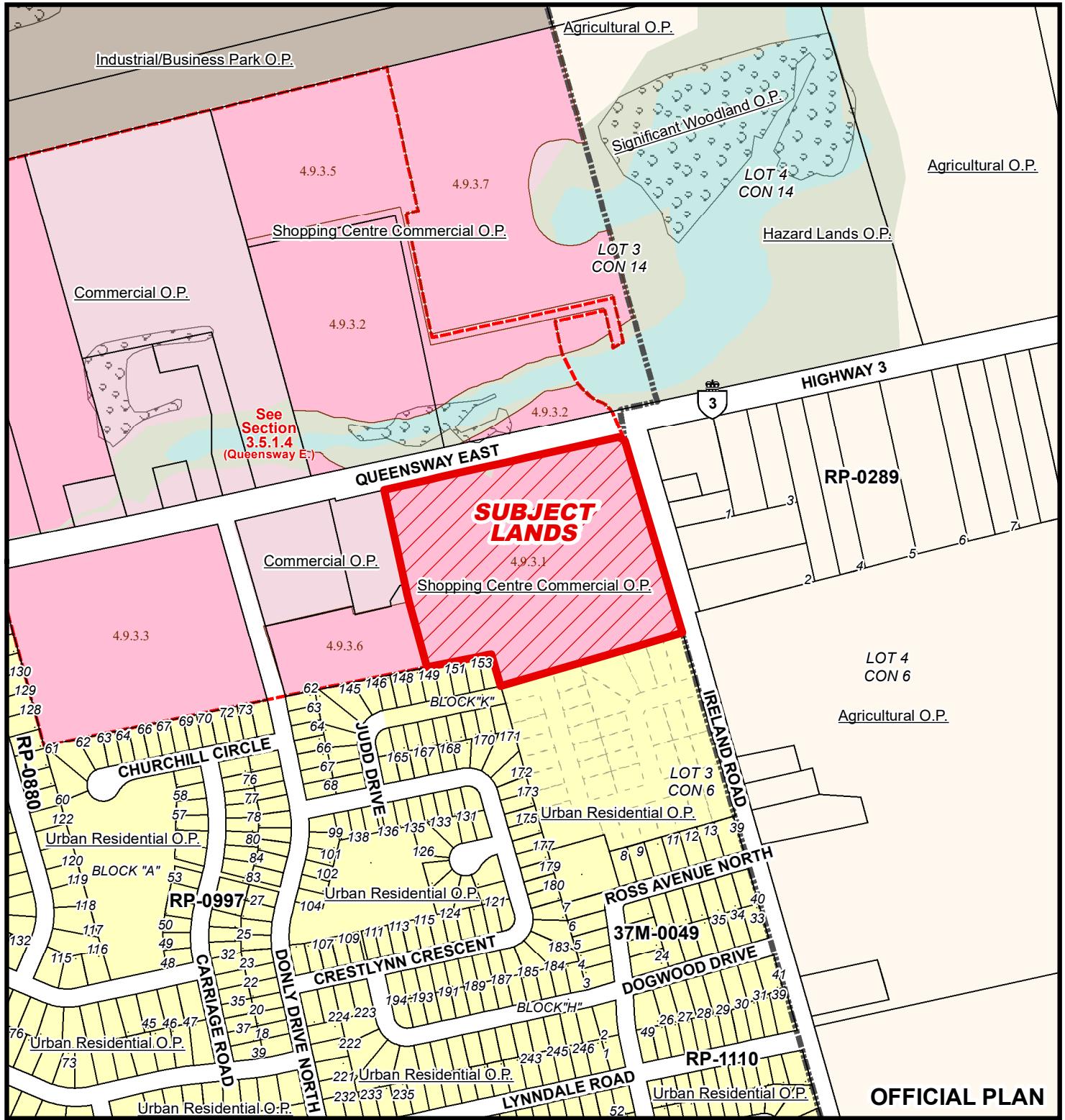


MAP 2

File Number: ZNPL2017283 Urban Area of SIMCOE



1:6,000

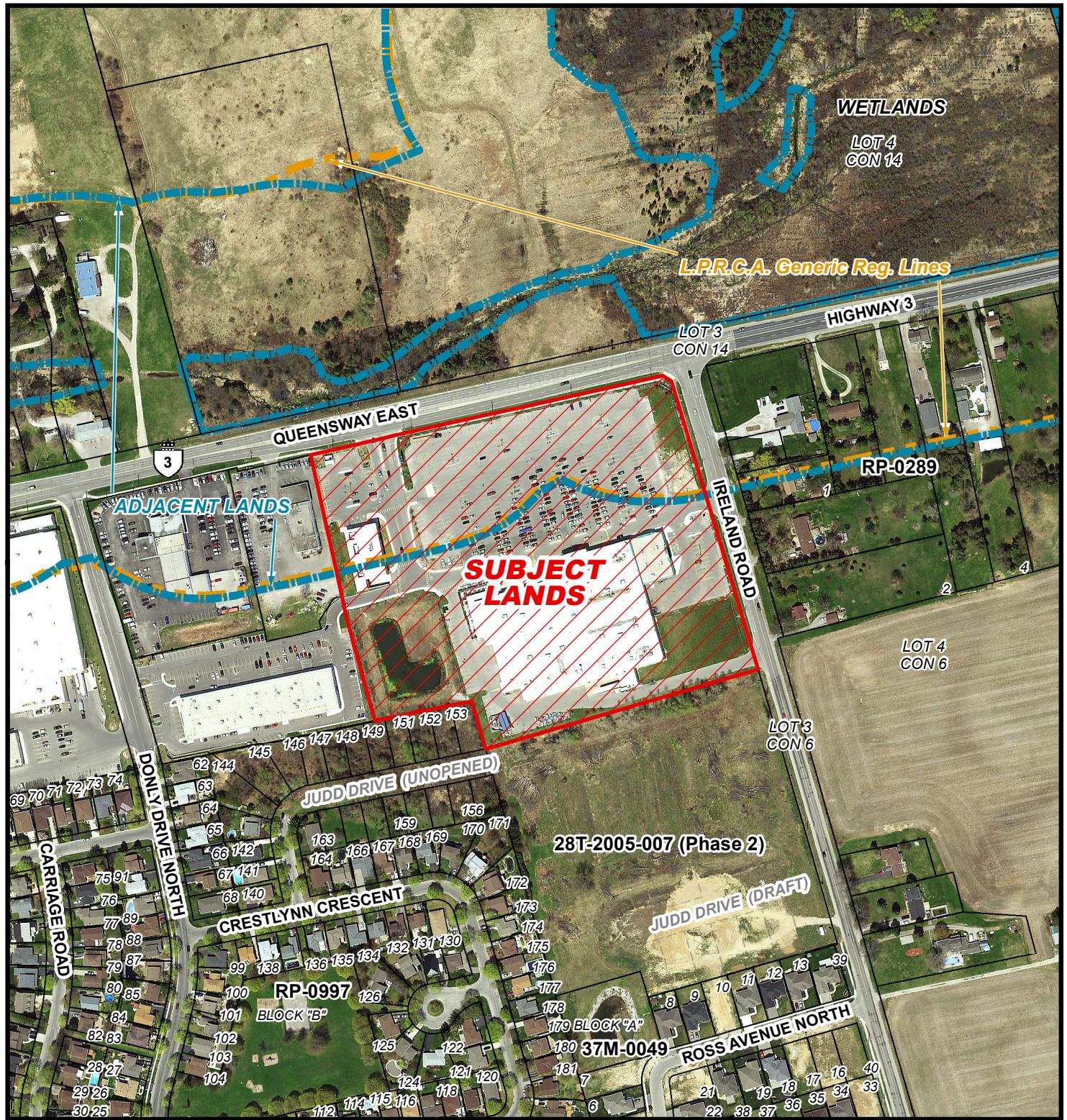


MAP 3

File Number: ZNPL2017283
Urban Area of SIMCOE

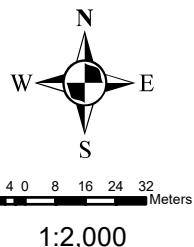


1:4,000

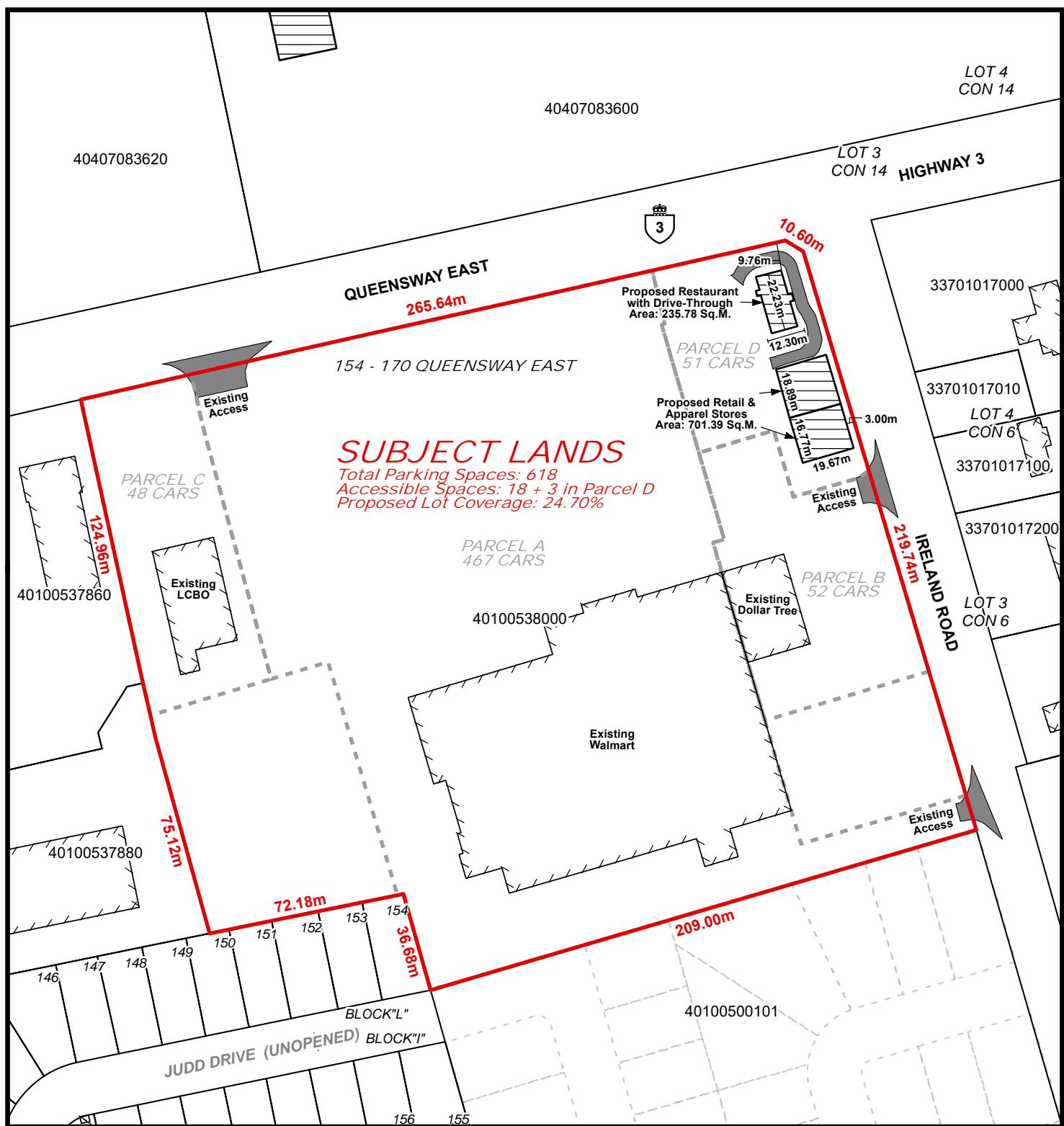


MAP 4

File Number: ZNPL2017283
Urban Area of SIMCOE



1:2,000



12/15/2017