

Master Project

For Office Use Only:

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

ZNP12018311
28JPL2018312
—
Nov. 30th / 2018
Dec 5th / 2018
✓

SPRT Meeting
Application Fee
Conservation Authority Fee
OSSD Form Provided
Planner

—
—
—
—
Kayla Pelegy.

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

	Official Plan Amendment
X	Zoning By-Law Amendment
	Temporary Use By-law
X	Draft Plan of Subdivision/Vacant Land Condominium
	Condominium Exemption
	Site Plan Application
	Consent/Severance
	Minor Variance
	Easement/Right-of-Way
	Extension of a Temporary Use By-law
X	Part Lot Control
	Cash-in-Lieu of Parking
	Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 33704007100

A. Applicant Information

Name of Owner Betty Eggink

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 81 old Highway #3

Town and Postal Code Jarvis, ON N0A 1J0

Phone Number (519)587-4124

Cell Number _____

Email eggink@kwic.com



Name of Applicant	George Eggink
Address	81 Old Highway #3
Town and Postal Code	Jarvis, ON N0A 1J0
Phone Number	(519) 587-4124
Cell Number	
Email	eggink@kwic.com

Name of Agent	G. Douglas Vallee Limited
Address	2 Talbot Street North
Town and Postal Code	Simcoe, ON N3Y 3W4
Phone Number	(519) 426-6270
Cell Number	
Email	michaelhiggins@gdvallee.ca

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

Applicant

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

B. Location, Legal Description and Property Information

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

Municipal Civic Address: 81 Dover Mills Road

Present Official Plan Designation(s): Urban Residential and Lakeshore Special Policy Area

Present Zoning: Development D Zone

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:

The present use of the land is for agricultural field crops.

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

Vacant farm land.

5. 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.

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

Residential Plan of subdivision consisting of single detached dwellings, semi detached dwellings and street townhouse units.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes No

If yes, identify and provide details of the building:

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

Not known.

9. Existing use of abutting properties:

Farm land, wood lot and residential land uses.

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.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Propose to develop a residential plan of subdivision with a variety of housing types such as single detached dwellings, semi-detached dwellings and street townhouse dwellings.

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

The zoning on the land is presently Development D zone and the zoning needs to be changed to accommodate single detached dwellings, semi-detached dwellings and street townhouse dwellings. Rezone the land to R1-B, single detached R2 semi-detached and R4 for the townhouses zone.

Special exception for the corner lots in the R1-B, R2 and R4 zones from 6 m to 3 m.

Exemption to part lot control for the semi-detached lots 36 to 39 and the street townhouse lots 148 to 150

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? Yes No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? Yes No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?

Yes No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

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

9. Site Information	Existing	Proposed
Please indicate unit of measurement, i.e. m, m ² or %, etc.		
Lot frontage	172 m Dover Mills Road	51.7 m Prospect Street
Lot depth	Irregular	
Lot width	Irregular	
Lot area	20.7 ha	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

10. Building Size

Number of storeys		
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	2 spaces per unit	
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Multiple Family Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

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

If yes, describe: _____

Type

Number of Units

Floor Area per Unit in m²

Bachelor	_____	_____
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: _____

Number of buildings proposed: _____

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.):

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

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: Yes No

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

Yes No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

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.):

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:

Owner

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? Yes No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? Yes No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? Yes No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? Yes No

If no, please explain:

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 _____

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. Existing or proposed access to subject lands:

Municipal road Provincial highway
 Unopened road Other (describe below)

Name of road/street:

Dover Mills Road and Prospect Street

G. Other Information

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

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

H. Supporting Material to be submitted by Applicant

All digital files must be received in the following naming format:

Developmentname Planname Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

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

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number



9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Gross, ground and useable floor area
19. Lot coverage
20. Floor area ratio
21. Building entrances, building type, height, grades and extent of overhangs
22. Names, dimensions and location of adjacent streets including daylighting triangles
23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
24. All exterior stairways and ramps with dimensions and setbacks
25. Retaining walls including materials proposed
26. Fire access and routes
27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
28. Location of mechanical room, and other building services (e.g. A/C, HRV)
29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
30. Winter snow storage location
31. Landscape areas with dimensions
32. Natural features, watercourses and trees
33. Fire hydrants and utilities location
34. Fencing, screening and buffering – size, type and location
35. All hard surface materials
36. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
37. Business signs (make sure they are not in sight lines)
38. Sidewalks and walkways with dimensions
39. Pedestrian access routes into site and around site
40. Bicycle parking
41. Architectural elevations of all building sides
42. All other requirements as per the pre-consultation meeting

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

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

Plan applications will require the following supporting materials:

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



6. Proof of insurance:
 - a. Commercial General Liability satisfactory to the County must include:
 - i. A limit of liability not less than two million dollars (\$2,000,000) per occurrence
 - ii. The Corporation of Norfolk County shall be named as an additional insurer
 - iii. The policy shall contain a provision for cross liability in respect of the name insurer
 - iv. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) including contractual non-owned coverage
 - v. Errors and omissions liability with a limit of at least two million dollars (\$2,000,000)
 - vi. Products and completed operations coverage
 - vii. Certificate of Insurance must be in the same name as that on the PIN and site plan agreement
 - b. Certificate of Insurance for Professional
 - c. Certificate of Insurance for Owner
7. Written Legal Description of the Property and the Property Identification Number (PIN)
8. Postponement (if there are mortgagees)
9. Transfers/easements or agreements related to the subject lands

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.

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Betty Eggink

Owner/Applicant Signature

November 13, 2018

Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We BETTY EGGINK am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize _____ 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.

Betty Eggink

Owner

November 13, 2018

Date

Owner

Date

N. Declaration

I, BETTY EGGINK of THE TOWN OF JARVIS
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:

THE TOWN OF SINGORE

Betty Eggink
Owner/Applicant Signature

In Norfolk County

This 12 day of NOVEMBER

A.D., 2018

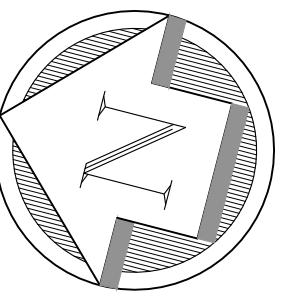
Higgins
A Commissioner, etc.

MICHAEL JOHN HIGGINS, a Commissioner, etc.,
Norfolk County, for G. Douglas Vallee Limited.
Expires June 19, 2021.

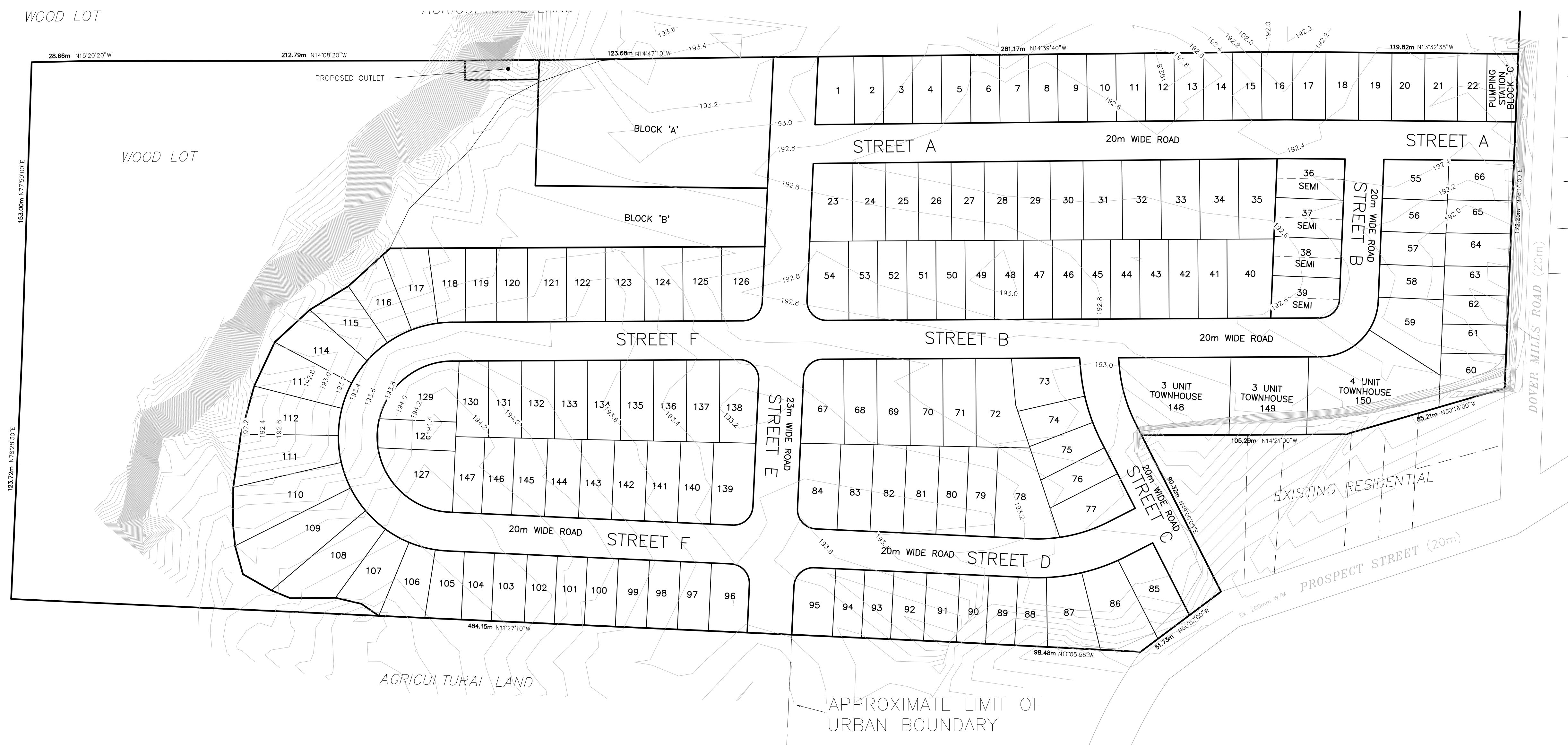


NORFOLK COUNTY
PLANNING
DEPARTMENT
DEVELOPMENT AND CULTURAL SERVICES

Revised March 2018
Development Application
Page 17 of 17



WOOD LOT



LAND USE TABLE

LOT OR BLOCK	PROPOSED LAND USE	AREA / UNITS	DENSITY VALUES (NOT INCLUDING ROADS)
LOTS 1-35, 40-147	SINGLE DETACHED DWELLINGS	143 UNITS	14 UNITS/HECTARE
LOTS 36-39	SEMI-DETACHED DWELLINGS	8 UNITS	28 UNITS/HECTARE
LOTS 148-150	STREET TOWNHOUSE UNITS	10 UNITS	16 UNITS/HECTARE
BLOCK "A"	STORM WATER FACILITY	0.795ha	N/A
BLOCK "B"	PARK LAND	5.322 ha	N/A
BLOCK "C"	PUMPING STATION	0.054 ha	N/A

TOTAL AREA 20.725ha

LESS POND AREA 0.795ha

LESS PARK AREA 5.307ha

DEVELOPED AREA 14.623ha

TOTAL NUMBER OF DWELLING UNITS 161

DENSITY = 161 / 14.623 = 11.01 UNITS / ha

DRAFT PLAN OF SUBDIVISION

OF PART OF
LOT 11, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
PORT DOVER
IN
NORFOLK COUNTY

SURVEYOR'S CERTIFICATE

EBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR
ONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
N.

DATED: November 13/19
Kim Husted
ONTARIO LAND SURVEYOR - MR KIM HUSTED, OLS

OWNER'S CONSENT

BY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR
VAL.

DATED: November 13, 2018
OWNER: Betty Eggerink

SECTION 51 (17) PLANNING ACT, R.S.O. 1990

OWN ON DRAWINGS.

OWN ON DRAWINGS.

OWN ON DRAWINGS.

OTS 1-35, AND 40-147 TO BE USED
FOR SINGLE-DETACHED DWELLINGS
OTS 36-39 TO BE USED FOR SEMI-DETACHED DWELLINGS
OTS 148-150 TO BE USED FOR STREET TOWNHOUSES

OWN ON DRAWINGS.

OWN ON DRAWINGS.

OWN ON DRAWINGS.

MUNICIPAL WATER SUPPLY WILL BE INSTALLED BY THE DEVELOPER
ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.

IL POROSITY - HIGH

OWN ON DRAWING.

MUNICIPAL SERVICES INCLUDING WATER SUPPLY, SANITARY SEWERS,
SEWERS, CURB AND GUTTER, PAVED ROADS, STREET LIGHTING AND
ALKS WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE
REMENTS OF NORFOLK COUNTY.

RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING ZONING AND
NG BY-LAWS ARE PROPOSED.

	REVISION
/16	SUBMITTED FOR 2ND PRE-CONSULTATION
9/17	REVISED PER COUNTY COMMENTS

REvised PER COUNTY COMMENTS

EGGINK SUBDIVISION DOVER MILLS NEIGHBOURHOOD

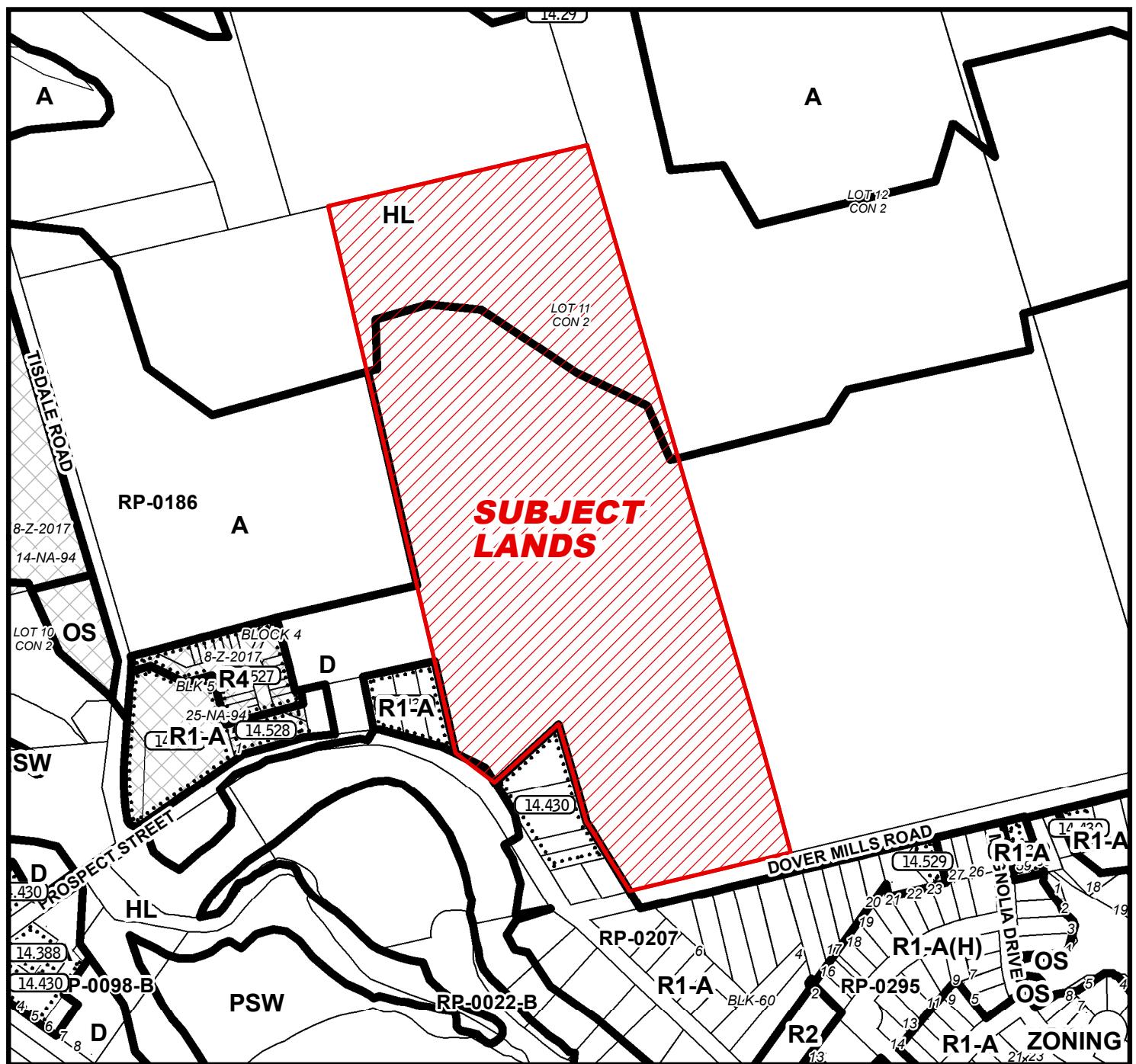
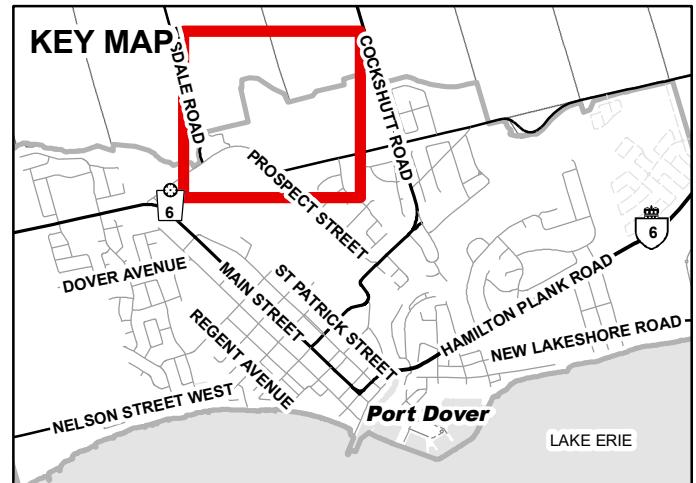
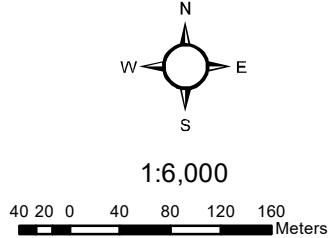
PORT DOVER = NORFOLK COUNTY

OWN BY: DCB	DESIGNED BY: JDV	CHECKED BY: MJH	SCALE 1:1250
G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270			DATE JANUARY 2018
			DRAWING NO. 16-015-DP

MAP 1
File Number: ZNPL2018311
Urban Area of
PORT DOVER

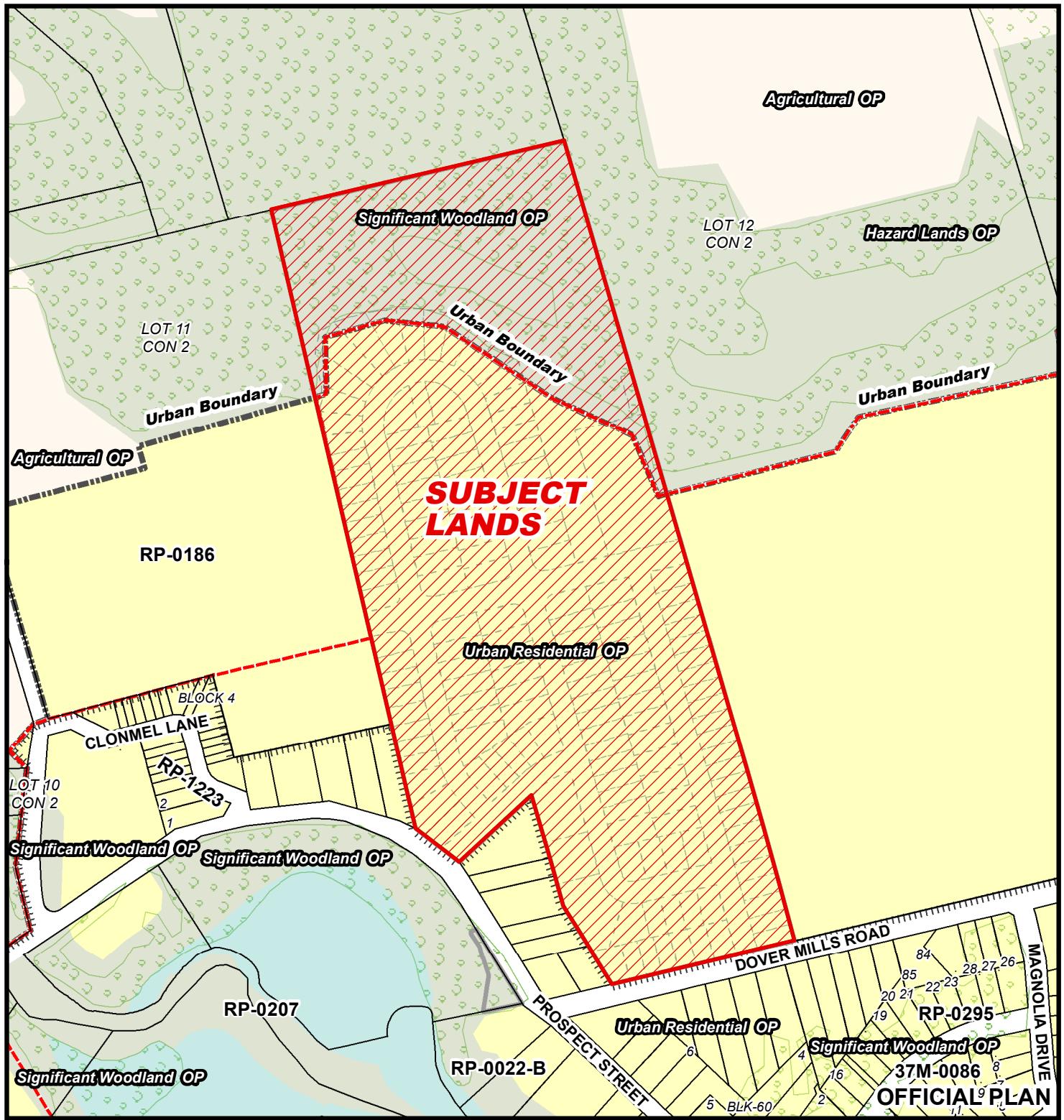
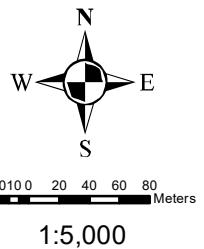
Urban Area of

PORT DOVER



MAP 2

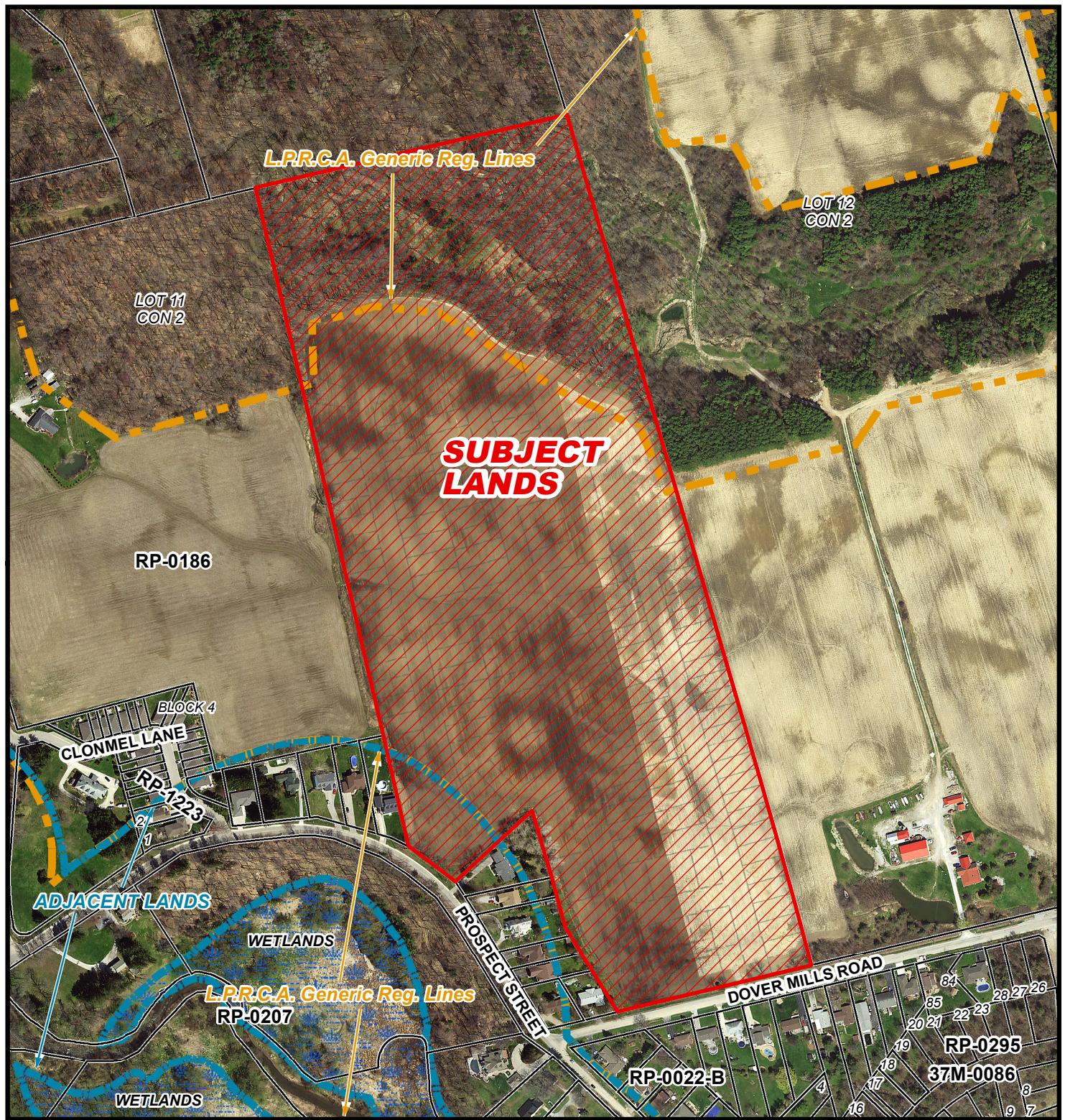
File Number: ZNPL2018311
Urban Area of PORT DOVER



MAP 3
File Number: ZNPL2018311
Urban Area of PORT DOVER



1:4,700



MAP 4

File Number: ZNPL2018311 Urban Area of PORT DOVER



1:4,200

