

For Office Use Only:

File Number

2NPL 2018 328

Related File Number

2SCDPL 2018 329

Pre-consultation Meeting

March 2018

Application Submitted

Dec. 14. 2018

Complete Application

Dec. 19. 2018

Public Notice Sign

SPRT Meeting

Application Fee

\$2676.00 / \$3956.00

Conservation Authority Fee

N/A

OSSD Form Provided

N/A

Planner

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

- | | |
|-------------------------------------|---|
| ☐ | Official Plan Amendment |
| ☒ | Zoning By-Law Amendment |
| ☐ | Temporary Use By-law |
| ☒ | 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 |
| ☐ | Part Lot Control |
| ☐ | Cash-in-Lieu of Parking |
| ☐ | Renewable Energy Project or Radio Communication Tower |

Property Assessment Roll Number: 402.010.04800**A. Applicant Information****Name of Owner**WILLIAM SMITH AND JENNY SMITH

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.

Address4908 HIGHWAY 7**Town and Postal Code**WOODBIDGE, L4L 1S8**Phone Number**905-266-1851**Cell Number****Email**

Name of Applicant BREMONT (NORFOLK) CORPORATION
Address 4908 HIGHWAY 7
Town and Postal Code WOODBRIDGE, L4L 1S8
Phone Number 905-266-1851
Cell Number
Email GBREDA@MYBREMONT.CA

Name of Agent JAMES STEVENSON
Address 9131 KEELE STREET, UNIT 4A
Town and Postal Code VAUGHAN, L4K 0G7
Phone Number 289-378-1061
Cell Number 647-641-1978
Email JAMES@FDCL.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:

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):

TOWNSHIP OF WOODHOUSE, NORFOLK COUNTY,
 CONCESSION GORE WOODHOUSE, PART LOT 13 & 18

Municipal Civic Address: _____

Present Official Plan Designation(s): RESIDENTIAL

Present Zoning: R1-B(H) - RESIDENTIAL

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 LANDS ARE CURRENTLY VACANT.

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:

THERE ARE NO EXISTING BUILDINGS.

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.

N/A.

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:

PLEASE SEE ATTACHED PLANNING JUSTIFICATION REPORT.

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:

N/A.

9. Existing use of abutting properties:

LOW-RISE RESIDENTIAL.

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:

THE PROPOSED DEVELOPMENT WILL INCLUDE NINE 3-STOREY TOWNHOUSE BUILDINGS AND SIX FOURPLEX BUILDINGS.

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

THE CURRENT PROVISIONS DO NOT PERMIT THE PROPOSED TOWNHOUSE AND FOURPLEX RESIDENTIAL USES.

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: N/A
Width: N/A
Lot Area: N/A
Present Use: N/A
Proposed Use: N/A

Proposed final lot size (if boundary adjustment): N/A

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

N/A

Description of land intended to be retained in metric units:

Frontage: N/A
Depth: N/A
Width: N/A
Lot Area: N/A
Present Use: N/A
Proposed Use: N/A

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

Frontage: N/A
Depth: N/A
Width: N/A
Area: N/A
Proposed use: N/A
N/A

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

N/A

9. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage		
Lot depth		
Lot width		
Lot area	PLEASE SEE	ATTACHED
Lot coverage	PLANNING	JUSTIFICATION
Front yard	FOR FURTHER	DETAILS
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	PLEASE SEE	ATTACHED
Total ground floor area	PLANNING	JUSTIFICATION
Total gross floor area		
Total useable floor area		

11. Off Street Parking and Loading Facilities

Number of off street parking spaces		
Number of visitor parking spaces	PLEASE SEE	ATTACHED
Number of accessible parking spaces	PLANNING	JUSTIFICATION
Number of off street loading facilities		

12. Multiple Family Residential (if applicable)

Number of buildings existing:

Number of buildings proposed: 63

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

If yes, describe: N/A

Type THREE-STOREY TOWNHOUSES AND FOUR-PLEXES.

Number of Units 74

Floor Area per Unit in m²

Bachelor		
One bedroom	PLEASE SEE	ATTACHED
Two bedroom	PLANNING	JUSTIFICATION
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: N/A

Number of buildings proposed: N/A

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

If yes, describe:

N/A

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

N/A

Seating Capacity (for assembly halls, etc.): N/A

Total number of fixed seats: N/A

Describe the type of business(es) proposed: N/A

Total number of staff proposed initially: N/A

Total number of staff proposed in five years: N/A

Maximum number of staff on the largest shift: N/A

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:

N/A

14. Institutional (if applicable)

Describe the type of use proposed: N/A

Seating capacity (if applicable): N/A

Number of beds (if applicable): N/A

Total number of staff proposed initially: N/A

Total number of staff proposed in five years: N/A

Maximum number of staff on the largest shift: N/A

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

N/A

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

N/A

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:

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:

FERNWOOD DRIVE

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 Site

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

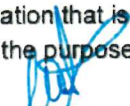
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



Owner/Applicant Signature

Dec 11/18

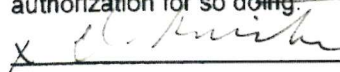
Date

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 WILLIAM AND JERRY SMITH am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

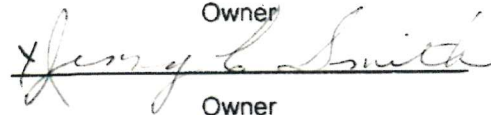
I/We authorize BLENKIN (NORFOLK) CORPORATION to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

X 

Owner

Dec 13, 2018

Date

X 

Owner

Dec 13, 2018

Date



NORFOLK COUNTY
DEPARTMENT
OF PLANNING AND
DEVELOPMENT

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N. Declaration

I, GARY BLEDA of VAUGHAN
PRESIDENT OF BREYERSTOWN COOPERATIVE
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

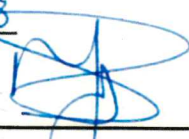


Owner/Applicant Signature

In Province of Ontario

This 11th day of December

A.D., 2018



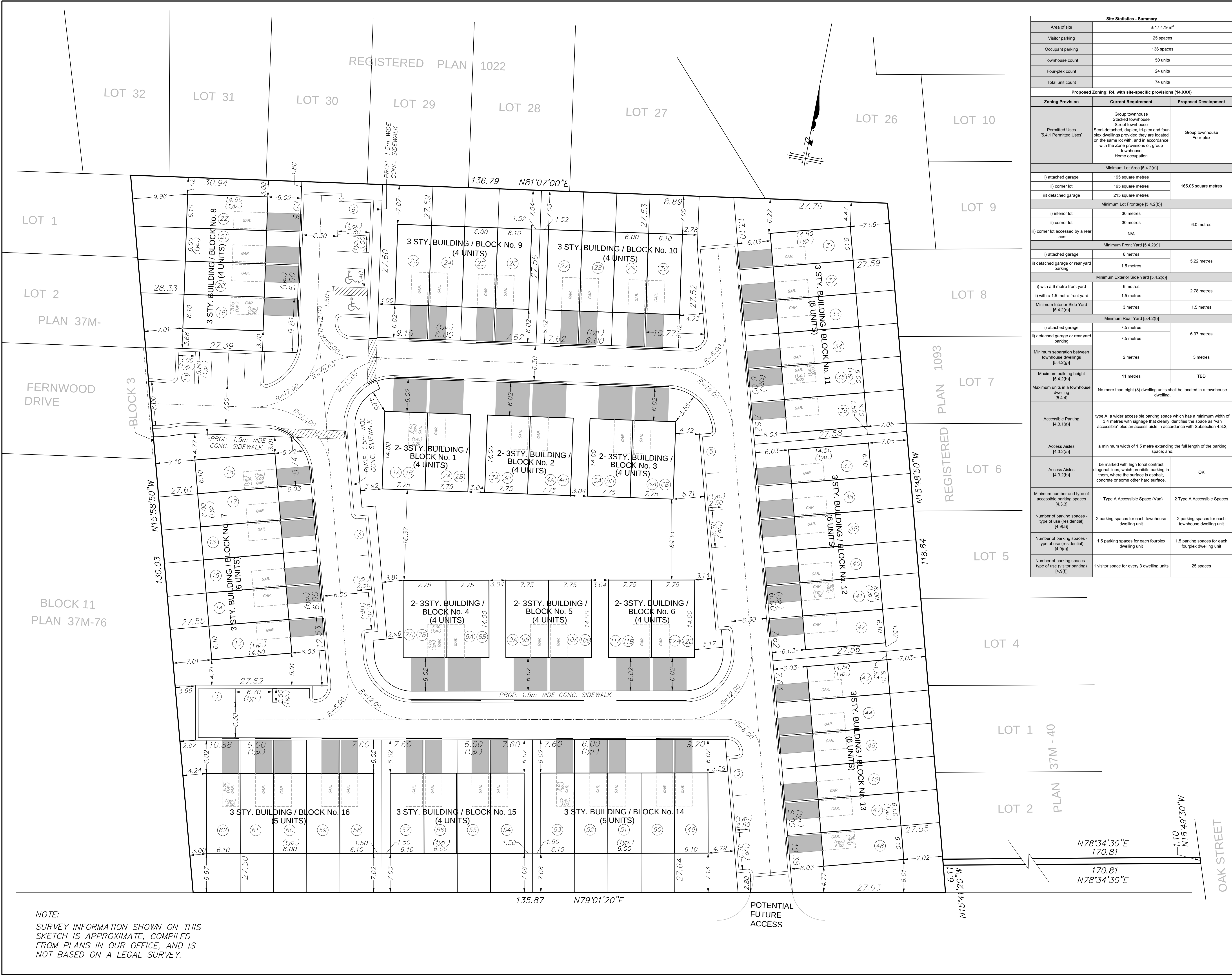
A Commissioner, etc.

FABIO M. SOCCOL
BARRISTER & SOLICITOR
IN THE PROVINCE OF ONTARIO
L.S.U.C. NO. 41041L



NORFOLK COUNTY
DEPARTMENT
OF DEVELOPMENT

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NOTE:
SURVEY INFORMATION SHOWN ON THIS
SKETCH IS APPROXIMATE, COMPILED
FROM PLANS IN OUR OFFICE, AND IS
NOT BASED ON A LEGAL SURVEY.

Site Statistics - Summary		
Area of site	± 17,479 m ²	
Visitor parking	25 spaces	
Occupant parking	136 spaces	
Townhouse count	50 units	
Four-plex count	24 units	
Total unit count	74 units	
Proposed Zoning: R4, with site-specific provisions (14.XXX)		
Zoning Provision	Current Requirement	Proposed Development
Permitted Uses [5.4.1 Permitted Uses]	Group townhouse Stacked townhouse Street townhouse Semi-detached, duplex, tri-plex and four-plex dwellings provided they are located on the same lot with, and in accordance with the Zone provisions of, group townhouse Home occupation	Group townhouse Four-plex
Minimum Lot Area [5.4.2(a)]		
i) attached garage	195 square metres	165.05 square metres
ii) corner lot	195 square metres	
iii) detached garage	215 square metres	
Minimum Lot Frontage [5.4.2(b)]		
i) interior lot	30 metres	6.0 metres
ii) corner lot	30 metres	
iii) corner lot accessed by a rear lane	N/A	
Minimum Front Yard [5.4.2(c)]		
i) attached garage	6 metres	5.22 metres
ii) detached garage or rear yard parking	1.5 metres	
Minimum Exterior Side Yard [5.4.2(d)]		
i) with a 6 metre front yard	6 metres	2.78 metres
ii) with a 1.5 metre front yard	1.5 metres	
Minimum Interior Side Yard [5.4.2(e)]	3 metres	1.5 metres
Minimum Rear Yard [5.4.2(f)]		
i) attached garage	7.5 metres	6.97 metres
ii) detached garage or rear yard parking	7.5 metres	
Minimum separation between townhouse dwellings [5.4.2(g)]	2 metres	3 metres
Maximum building height [5.4.2(h)]	11 metres	TBD
Maximum units in a townhouse dwelling [5.4.4]	No more than eight (8) dwelling units shall be located in a townhouse dwelling.	
Accessible Parking [5.3.1(a)]	type A, a wider accessible parking space which has a minimum width of 3.4 metres with signage that clearly identifies the space as "van accessible" plus an access aisle in accordance with Subsection 4.3.2.	
Access Aisles [4.3.2(a)]	a minimum width of 1.5 metre extending the full length of the parking space; and,	
Access Aisles [4.3.2(b)]	be marked with high tonal contrast diagonal lines, which prohibits parking in them, where the surface is asphalt, concrete or some other hard surface.	
Minimum number and type of accessible parking spaces [4.3.3]	1 Type A Accessible Space (Van)	2 Type A Accessible Spaces
Number of parking spaces - type of use (residential) [4.8(a)]	2 parking spaces for each townhouse dwelling unit	2 parking spaces for each townhouse dwelling unit
Number of parking spaces - type of use (residential) [4.8(a)]	1.5 parking spaces for each fourplex dwelling unit	1.5 parking spaces for each fourplex dwelling unit
Number of parking spaces - type of use (visitor parking) [4.8(f)]	1 visitor space for every 3 dwelling units	25 spaces



KEYPLAN (NTS)

No.	Revision	Date	By
3	Revised as per client comments	11/19/18	SS
2	Revised as per revised plan received Oct. 1 '18	10/22/18	SS
1	Issued for Pre-Consultation submission	06/02/18	SS

Part of Lot 13, Concession 18 Gore Woodhouse
Town of Simcoe

BREMONT™
Acquisitions

4908 Hwy 7
Woodbridge ON, L4L 1S8
Main: 905.266.1851 Ext. 28
Email: mmarsili@mybremont.ca
Web: www.mybremont.ca

NOT ISSUED FOR CONSTRUCTION

MUNICIPALITY:
TOWN OF SIMCOE

PROJECT NAME:
Norfolk Meadows
AN EXCLUSIVE TOWNHOME COMMUNITY IN NORFOLK COUNTY

A.J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO L8P 1H1
Tel: 905 528-8761 Fax: 905 528-2289
email: ajc@ajclarke.com

TITLE: CONCEPT PLAN	
SCALE: 1:300	DATE: FEB 2018
DESIGN:	DRAWN: L.H.
DWG: 188013	SHT: SP

DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 13 AND 18 - CONCESSION GORE
GEOGRAPHIC TOWNSHIP OF WOODHOUSE

NORFOLK COUNTY

SCALE 1:500
0 10 20 metres

NICHOLAS P. MUTH O.L.S.

NOTE: THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.

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

**RE: CHAPTER P. 13 R.S.O. 1990 SECTION 51(17)
THE PLANNING ACT**

- | | |
|--------------------------|---|
| A. SHOWN ON PLAN | H. PROPOSED MUNICIPAL PIPED WATER TO BE AVAILABLE |
| B. SHOWN ON PLAN | I. IN PROPOSED EXTENSION OF FERNWOOD DRIVE |
| C. SHOWN ON PLAN | J. FINE SAND & FINE SANDY LOAM |
| D. SEE LAND USE SCHEDULE | K. SHOWN ON PLAN |
| E. SHOWN ON PLAN | L. PROPOSED SANITARY & STORM TO BE AVAILABLE |
| F. SHOWN ON PLAN | M. IN PROPOSED EXTENSION OF FERNWOOD DRIVE |
| G. SHOWN ON PLAN | N. SHOWN ON PLAN |

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON
THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND
CORRECTLY SHOWN.

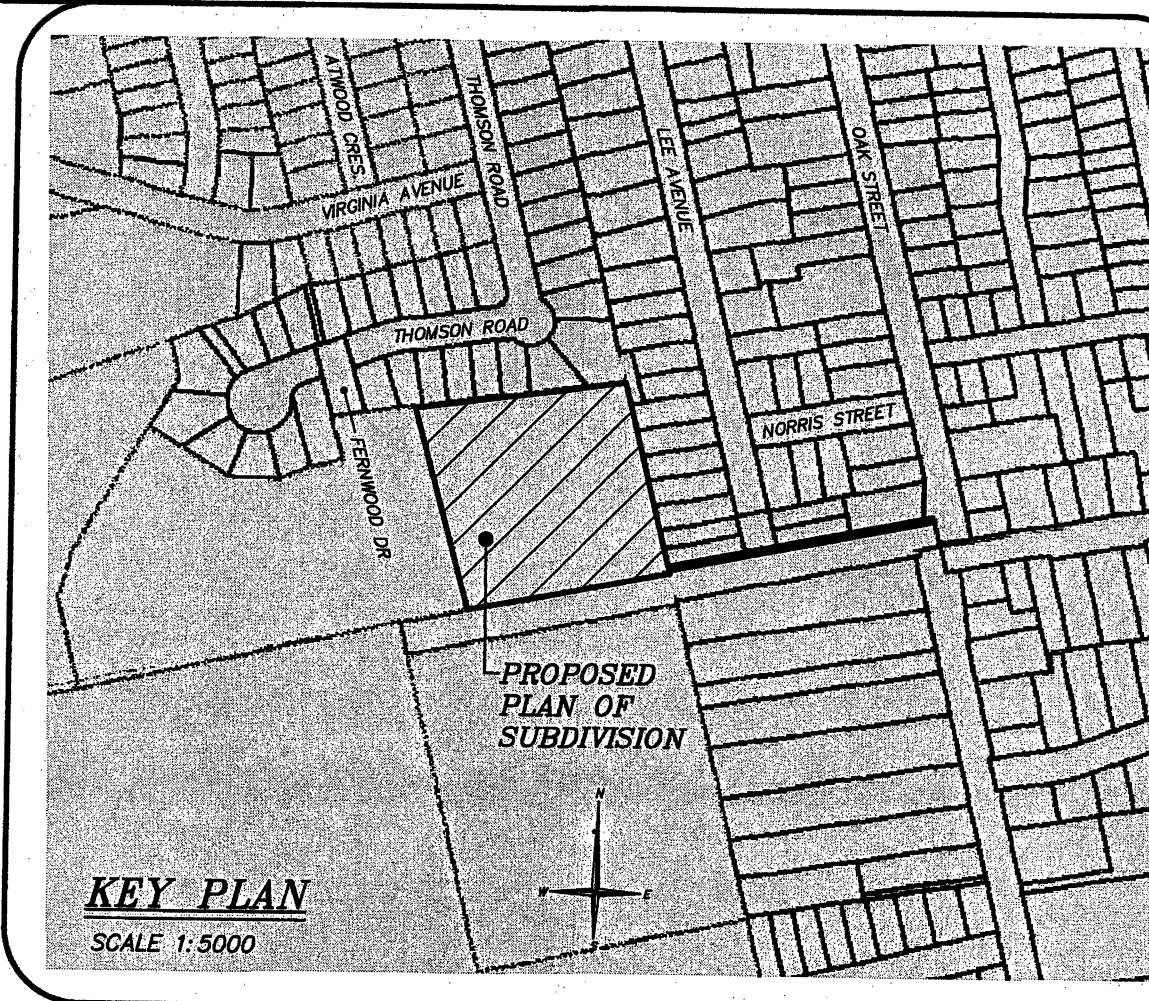
DECEMBER 11, 2018

DATE

NPM
NICHOLAS P. MUTH
ONTARIO LAND SURVEYOR

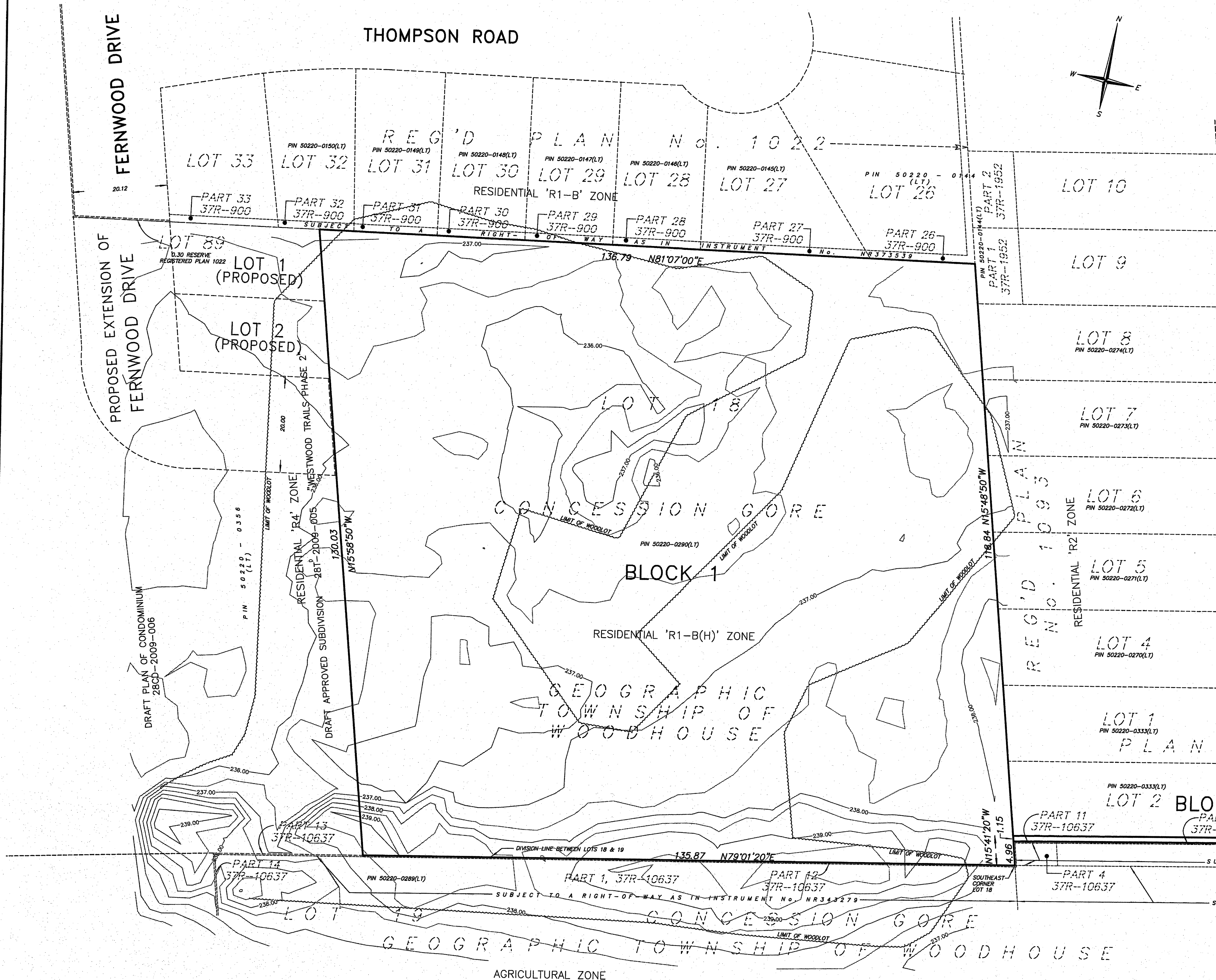
LAND USE SCHEDULE:

LAND USE	BLOCK	AREA (ha)	AREA (%)
URBAN RESIDENTIAL	1	1.729	98.9
VACANT LAND	2	0.019	1.1
TOTAL		1.748	100



PROPOSED EXTENSION OF
FERNWOOD DRIVE

THOMPSON ROAD



LEE AVENUE

NORRIS STREET

OAK STREET
(AS LOCALLY KNOWN)

OWNER'S CERTIFICATE:

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE A. J. CLARKE &
ASSOCIATES LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO NORFOLK COUNTY FOR APPROVAL.

DEC 13 2018
DATE

WJ
WILLIAM SMITH

DEC 13 2018
DATE

Jenny Smith
JENNY SMITH

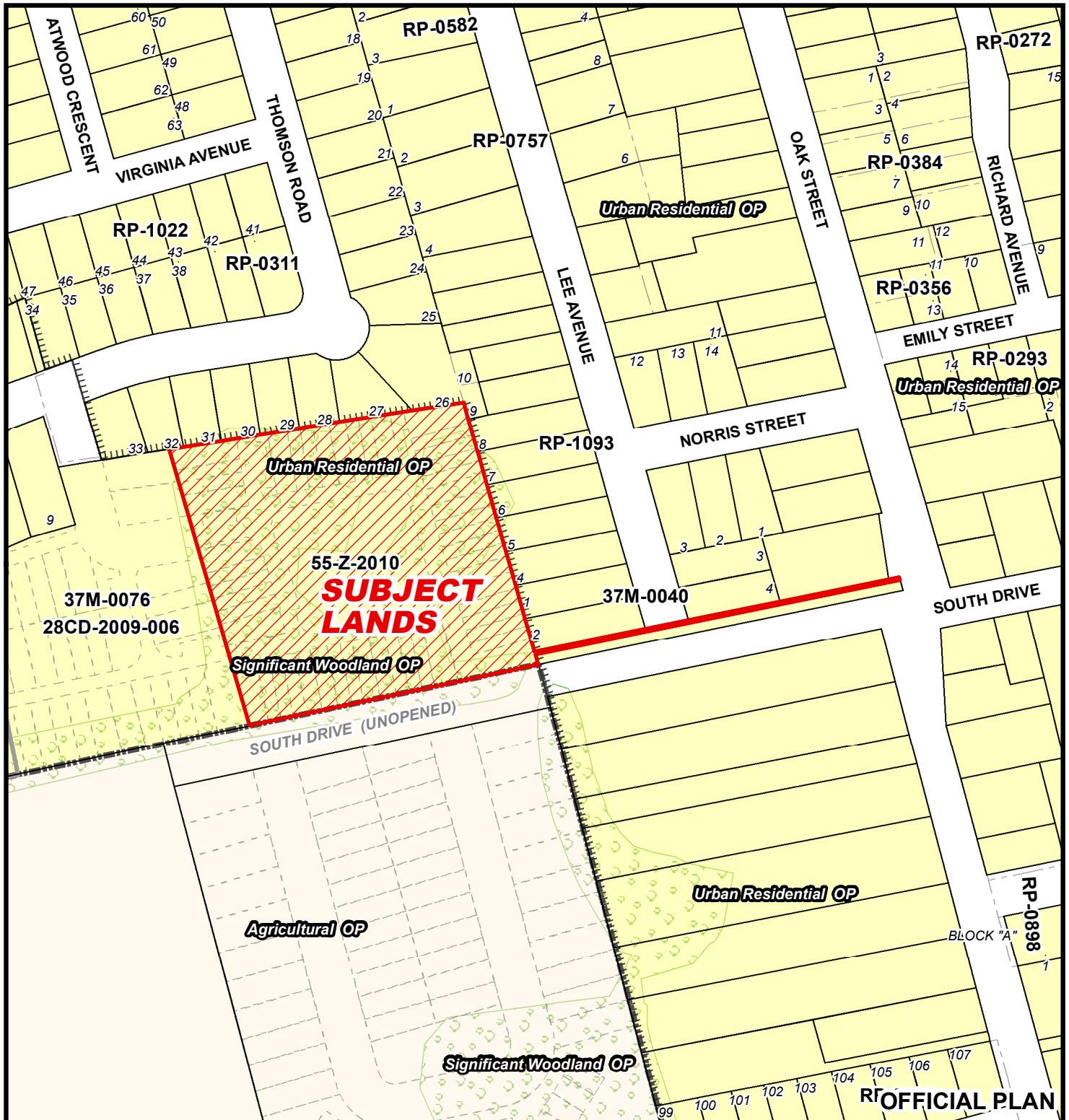
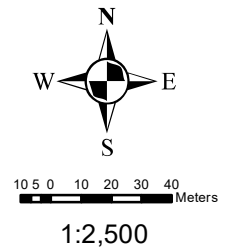
A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: a.jc@ajclarke.com

PROJECT No. 188013

MAP 2

File Number:28CDPL2018329 & ZNPL2018328

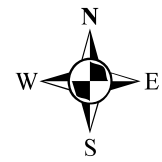
Urban Area of SIMCOE



MAP 3

File Number: 28CDPL2018329 & ZNPL2018328

Urban Area of SIMCOE



7.5 7.50 7.5 15 22.5 30 Meters

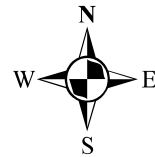
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MAP 4

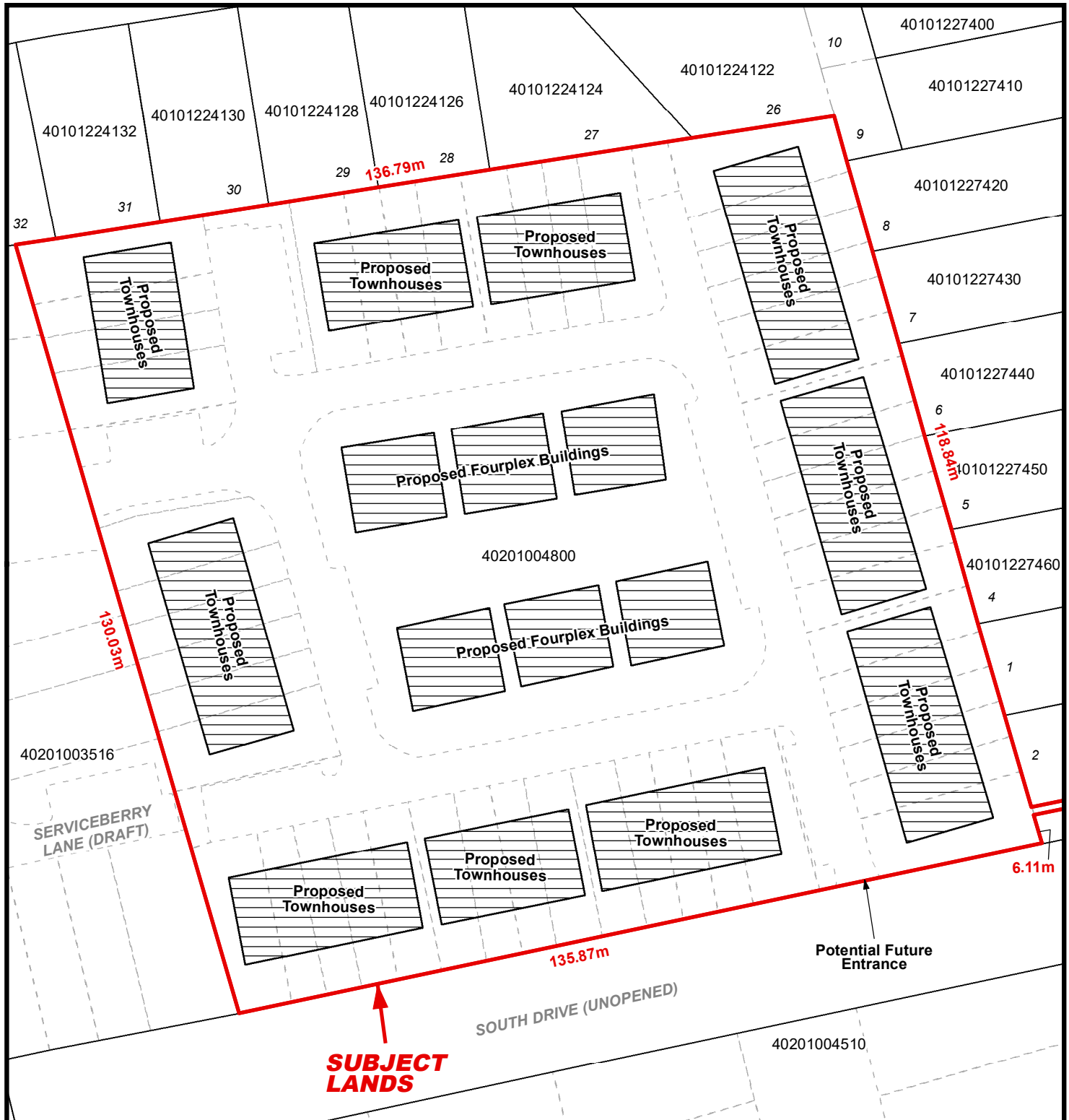
File Number: 28CDPL2018329 & ZNPL2018328

Urban Area of SIMCOE



3.5 7.0 10.5 14 Meters

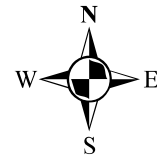
1:900



LOCATION OF LANDS AFFECTED

File Number: 28CDPL2018329 & ZNPL2018328

Urban Area of SIMCOE



3.5 7.0 3.5 7 10.5 14 Meters

1:900

