



vallee

*Consulting Engineers,
Architects & Planners*

November 18, 2024

Norfolk Planning Department
Planning & Development
50 Colborne St S,
Simcoe, ON N3Y 4H3

**Attention: Mohammad Alam, MPL, MUD, MCIP, RPP
Supervisor of Development Planning, Norfolk County**

**Reference: Redline Application 28TPL2018312 and Minor Zoning Amendment
81 Dover Mills Rd, Port Dover
Our File 16-015**

Please accept this package as our formal submission for the following;

1. A Redline Application to facilitate a revised park block to be provided to the county, naturalized area and stormwater management block configuration. One additional residential lot is being redlined to increase the number of units. This additional lot and the adjacent redlined lots, comply with the zoning by-law and do not trigger an amendment.
2. Minor Zoning Bylaw amendment application to change the zoning of three residential lots near the park block from Urban Residential Type 2 Zone (R2) to Open Space Zone (OS). Please note that the holding provision will remain.
3. Request for extension of draft plan approval

We have included the following documents as part of our complete application package:

1. This cover letter explaining the nature of the submissions
2. A signed and commissioned Norfolk County Redline Application
3. Redline amended Plan of Subdivision
4. Please confirm the required application fees:
 - a. \$1,288 for redline subdivision application
 - b. \$1,616 for extension of draft plan approval
 - c. \$971 for minor zoning bylaw amendment
5. Please see attached zoning bylaw amendment schedule

Should you have any questions or comments, please contact me directly. Thank you in advance for your efforts on this project.

Eldon Darbyson, BES, MCIP, RPP
Director of Planning

G. DOUGLAS VALLEE LIMITED

Consulting Engineers, Architects & Planners

H:\Projects\2016\16-015 Eggink Van Zon Property\Agency\Submissions\2024.11.18 - Redline and ZBLA\11.18.2024 Redline Cover letter ED edits.docx

Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A completed, signed, and notarized application form
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N
4. Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

Pre-Submission Consultation:

Norfolk County requires a Pre-Consultation Meeting for all applications; however, minor applications may be exempted depending on the nature of the proposal. The purpose of a Pre-Consultation Meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the Norfolk County and Agency staff to identify the application requirements. Application requirements, as detailed in the Pre-Consultation Meeting Comments, are valid for one year after the meeting date.

Development Application Process

Once an application has been deemed complete by a Planner, Norfolk County staff will circulate the application to adjacent landowners, public agencies, and internal departments for comment. The time involved in application processing varies depending on its complexity, acceptability to the other agencies, and statutory Planning Act decision time-frames.

Payment is required once your application is deemed complete. Pre-payments will not be accepted.

Norfolk County collects personal information submitted through this form under the Municipal Freedom of Information and Protection Act's authority. Norfolk County will use this information for the purposes indicated or implied by this form. You can direct questions about collecting personal information to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for the complete application shall be at the applicant's sole expense. Sometimes, peer reviews may be necessary to review particular studies at the applicant's expense. In these cases, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee. Full refunds are only available before Norfolk County has circulated the application.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands.
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

For Office Use Only:

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

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

- ☐ Official Plan Amendment
- ☒ Zoning By-Law Amendment **Minor Application for schedule change**
- ☐ Temporary Use By-law
- ☒ Draft Plan of Subdivision/Vacant Land Condominium **Redline Application**
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired result of this application (for example, a special zoning provision on the subject lands to include additional use(s), changing the zone or official plan designation of the subject lands, creating a certain number of lots, or similar)

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application to both owner and 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: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

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

☐ Yes ☐ No If yes, please specify corresponding number:

3. Present use of the subject lands:

4. Please describe **all existing** buildings or structures on the subject lands and whether they will 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 the front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

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:

9. Existing use of abutting properties:

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:

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

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: _____

Buildings on retained land: _____

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**Zoning****Proposed**

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	_____	_____
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	_____	_____

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	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. 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
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

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 (for example: office, retail, or storage):

Seating Capacity (for assembly halls or similar): _____

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 (for example: office, retail, or storage):

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 (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☐ Unknown

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

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 Wellhead Protection Area (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

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/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

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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. 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 (to verify location and condition)
- ☐ 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. Two (2) 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. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on 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 site plan approval, 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, to disclose the registration of all transfer(s) of land and/or 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

Oct 31/24
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.

I/We authorize G. Douglas Vallee Limited - c/o Eldon Darbyson 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

October 31/24
Date

Owner

Date

N. Declaration

I, Betty Eggen of Norfolk County
solemnly declare that:

all of the above statements and the statements contained in all of the exhibits
transmitted herewith are true and I make this solemn declaration conscientiously
believing it to be true and knowing that it is of the same force and effect as if made
under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Betty Eggen
Owner/Applicant Signature

In _____

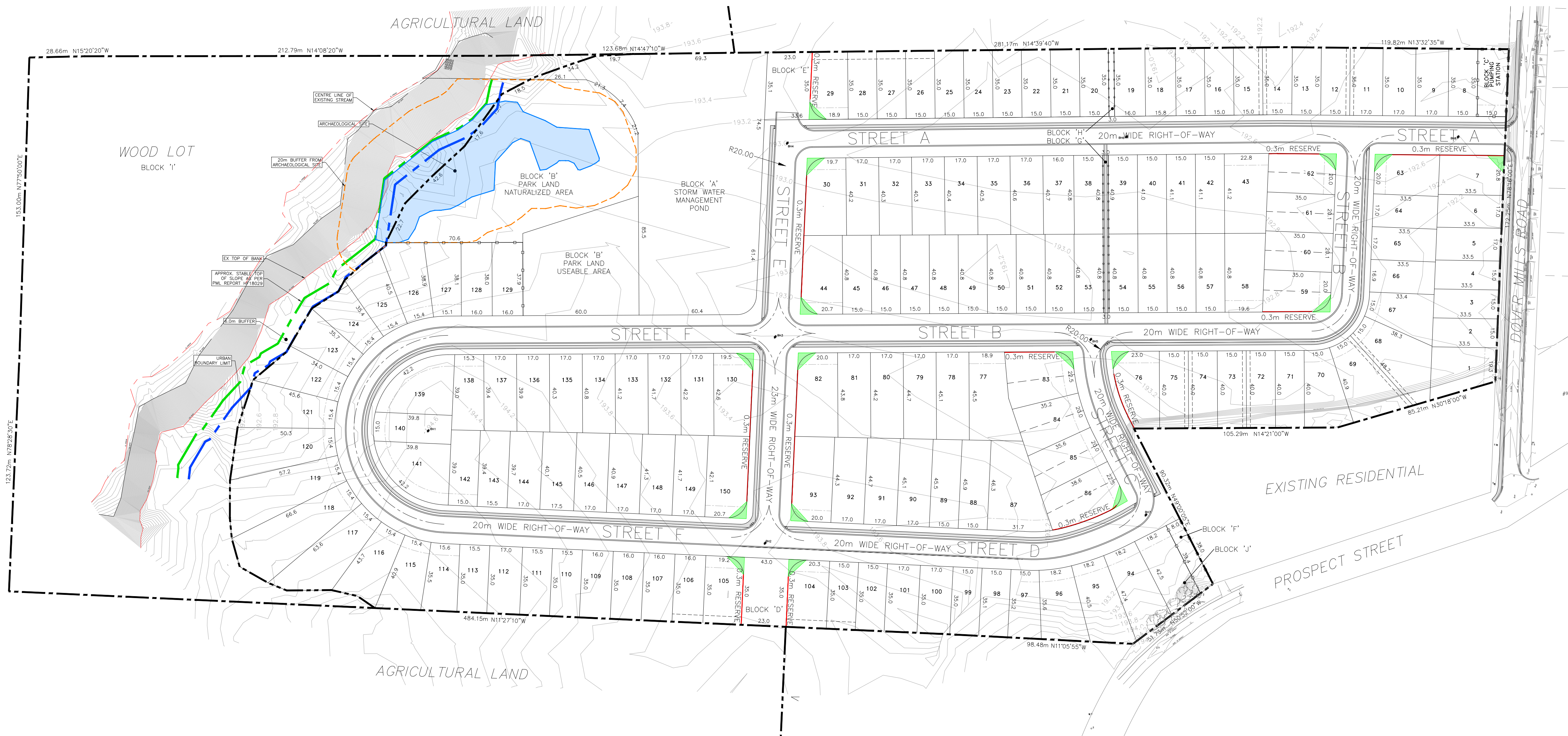
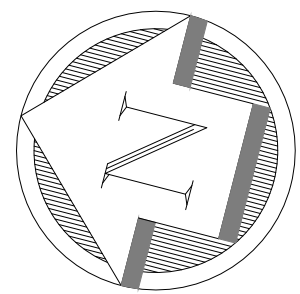
This _____ day of _____

A.D., 20____

A Commissioner, etc.

ELDON FRASER DARBYSON,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires August 21, 2027.

- LEGEND:
- 0.3m RESERVE
 - 9m BY 9m SITE TRIANGLE
 - CENTRELINE TURNING RADIUS
 - 4.0m WIDE STORM EASEMENT
 - LIMIT OF HAZARD LANDS
 - PROPOSED SIDEWALK
 - STABLE SLOPE LINE
 - 6m SETBACK FROM STABLE TOP OF SLOPE
 - ARCHAEOLOGICAL SITE EXTENT
 - 20m SETBACK FROM ARCHAEOLOGICAL SITE

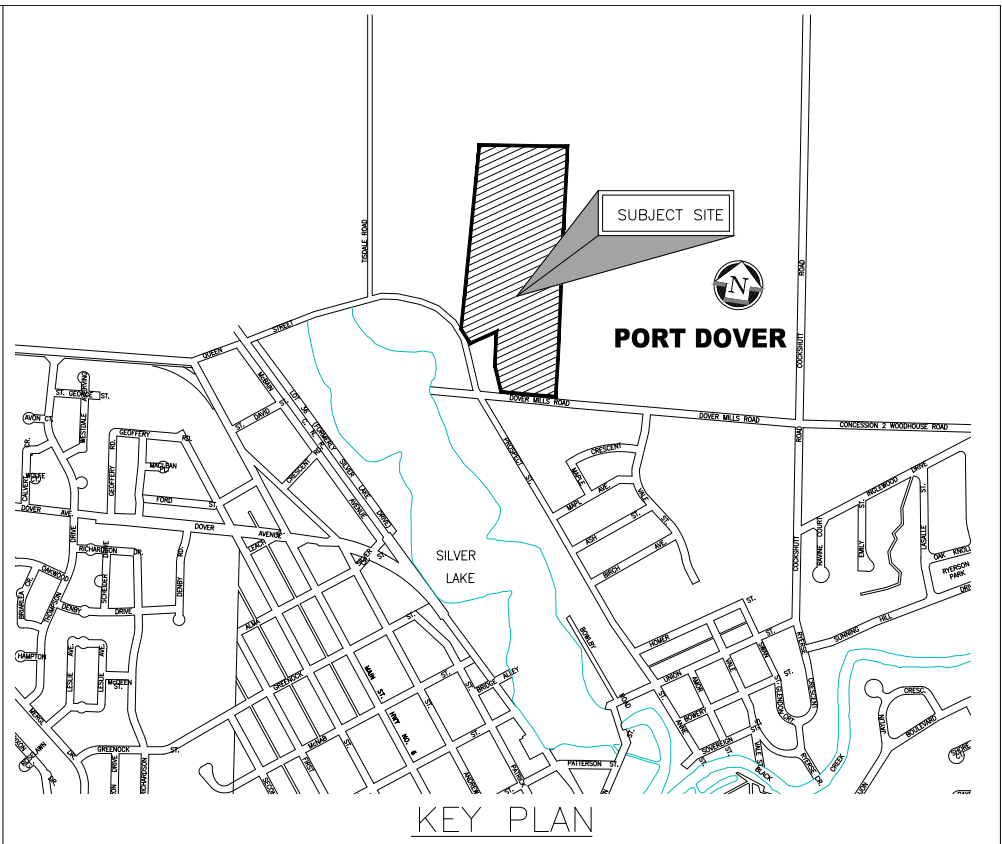


LAND USE TABLE

LOT OR BLOCK	PROPOSED LAND USE	AREA / UNITS	DENSITY VALUES (NOT INCLUDING ROADS)
PHASE 1: LOTS 1-43 PHASE 2: LOTS 44-82 PHASE 3: LOTS 83-104 PHASE 4: LOTS 105-150	SINGLE DETACHED DWELLINGS	9.651 ha/ 142 UNITS	14.7 UNITS/HECTARE
PHASE 2: LOTS 59-62 PHASE 3: LOTS 83-83	SEMI-DETACHED DWELLINGS	0.613 ha/ 16 UNITS	26.1 UNITS/HECTARE
BLOCK "A"	STORM WATER MANAGEMENT POND TO BE DEDICATED TO NORFOLK COUNTY	0.947 ha	N/A
BLOCK "B"	PARK LAND TO BE DEDICATED TO NORFOLK COUNTY (NATURALIZED & USEABLE)	1.022 ha	6.36% OF DEVELOPED AREA
BLOCK "C"	PUMPING STATION TO BE DEDICATED TO NORFOLK COUNTY	0.054 ha	N/A
BLOCK "D"	FUTURE ROADWAY TO BE DEDICATED TO NORFOLK COUNTY	0.080 ha	N/A
BLOCK "E"	FUTURE ROADWAY TO BE DEDICATED TO NORFOLK COUNTY	0.080 ha	N/A
BLOCK "F"	PARK LAND / WALKWAY TO BE DEDICATED TO NORFOLK COUNTY	0.031 ha	0.07% OF DEVELOPED AREA
BLOCK "G"	PARK LAND / WALKWAY TO BE DEDICATED TO NORFOLK COUNTY	0.025 ha	0.15% OF DEVELOPED AREA
BLOCK "H"	PARK LAND / WALKWAY TO BE DEDICATED TO NORFOLK COUNTY	0.011 ha	0.07% OF DEVELOPED AREA
BLOCK "I"	WOOD LOT TO BE DEDICATED TO NORFOLK COUNTY	4.633 ha	N/A
BLOCK "J"	EMERGENCY ACCESS TO BE TEMPORARILY DEDICATED TO NORFOLK COUNTY	0.075 ha	N/A

TOTAL AREA 20.711 ha
LESS WOOD LOT 4.633 ha
DEVELOPED AREA 16.078 ha
LESS POND AREA 0.947 ha
LESS PARK LAND 1.022 ha (6.36% OF DEVELOPED AREA)
RESIDENTIAL AREA 14.109 ha

TOTAL NUMBER OF DWELLING UNITS 158
DENSITY = 158 / 14.109 = 11.2 UNITS / ha



DRAFT PLAN OF SUBDIVISION

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

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

- (a) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY AN ONTARIO LAND SURVEYOR; SHOWN ON DRAWING
- (b) THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ABUTS; SHOWN ON DRAWING
- (c) ON A SMALL KEY PLAN, ON A SCALE OF NOT LESS THAN ONE CENTIMETRE TO 100 METRES, ALL OF THE LAND ADJACENT TO THE PROPOSED SUBDIVISION THAT IS OWNED BY THE APPLICANT OR IN WHICH THE APPLICANT HAS INTEREST, EVERY SUBDIVISION ADJACENT TO THE PROPOSED SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED TO THE BOUNDARIES OF THE TOWNSHIP LOT OR OTHER ORIGINAL GRANT OF WHICH THE LAND FORMS THE WHOLE OR PART; SHOWN ON DRAWING
- (d) THE PURPOSE FOR WHICH THE PROPOSED LOTS ARE TO BE USED; SHOWN ON DRAWINGS
- (e) THE EXISTING USES OF ALL ADJOINING LANDS; SHOWN ON DRAWING
- (f) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS; SHOWN ON DRAWING
- (f.1) IF ANY AFFORDABLE HOUSING UNITS ARE BEING PROPOSED, THE SHAPE AND DIMENSIONS OF EACH PROPOSED AFFORDABLE HOUSING UNIT AND THE APPROXIMATE LOCATION OF EACH PROPOSED AFFORDABLE HOUSING UNIT IN RELATION TO OTHER PROPOSED RESIDENTIAL UNITS;
- (g) NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES, DRAINAGE DITCHES, WETLANDS AND WOODED AREAS WITHIN OR ADJACENT TO THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING
- (h) THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES; A MUNICIPAL WATER SUPPLY WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
- (i) THE NATURE AND POROSITY OF THE SOIL; SOIL NATURE - SAND OVERLAYING SILTY CLAY; SOIL POROSITY - LOW
- (j) EXISTING CONTOURS OR ELEVATIONS AS MAY BE REQUIRED TO DETERMINE THE GRADE OF THE HIGHWAYS AND THE DRAINAGE OF THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING
- (k) THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED; MUNICIPAL SERVICES INCLUDING WATER SUPPLY, SANITARY SEWERS, STORM SEWERS, CURB AND GUTTER, PAVED ROADS, STREET LIGHTING AND SIDEWALKS WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
- (l) THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND PROPOSED TO BE SUBDIVIDED, INCLUDING RESTRICTIVE COVENANTS OR EASEMENTS; NO RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING ZONING AND BUILDING BY-LAWS ARE PROPOSED.

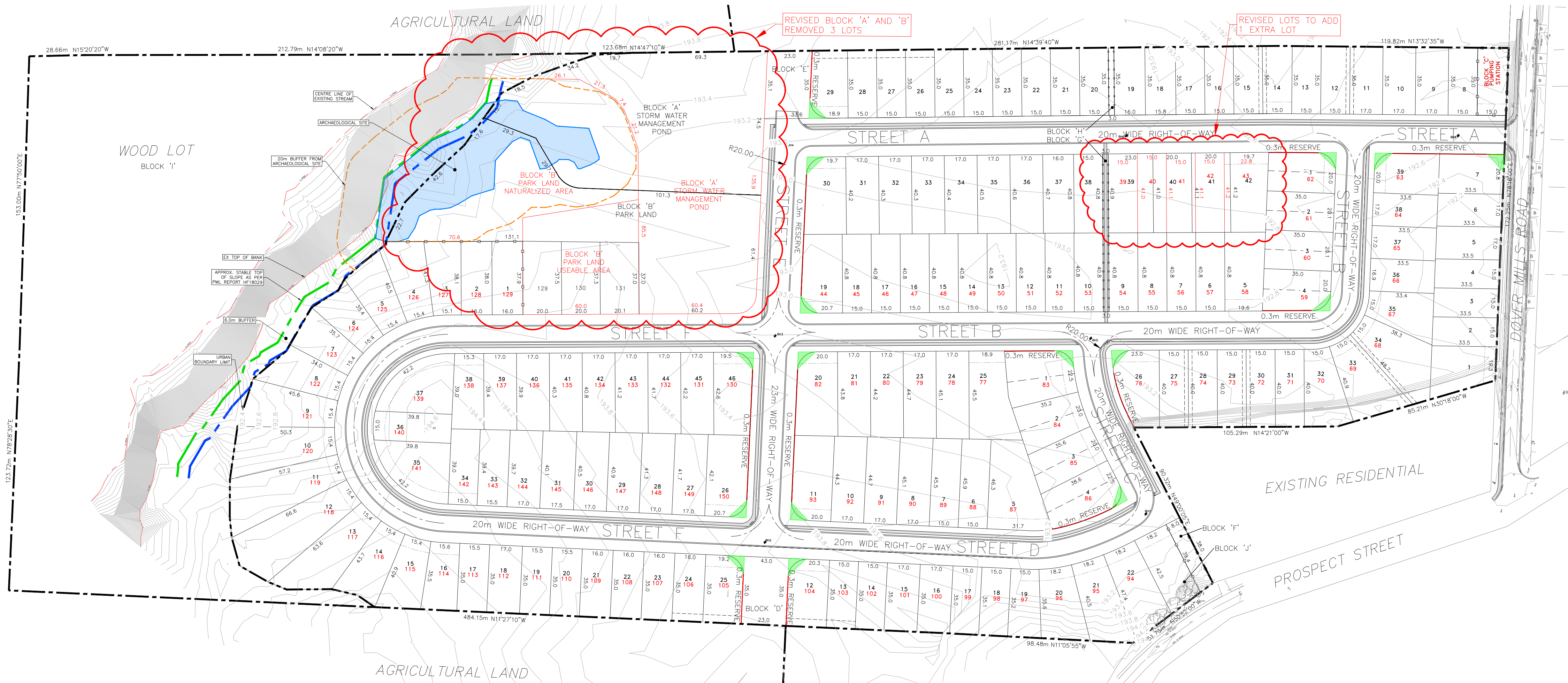
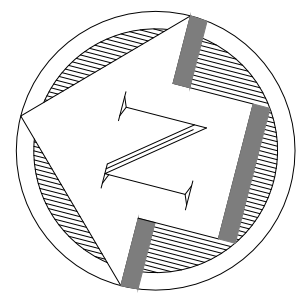
DATE	REVISION
OCT 5/16	SUBMITTED FOR 2ND PRE-CONSULTATION
AUG 09/17	REVISED PER COUNTY COMMENTS
APR 08/19	REVISED PER COUNTY COMMENTS
JUN 14/19	REVISED PER COUNTY COMMENTS
OCT 30/19	REVISED PER COUNTY COMMENTS
AUG 10/23	DETAILED DESIGN SUBMISSION 1
NOV 15/24	REVISED LOT NUMBERING

EGGINK SUBDIVISION
DOVER MILLS NEIGHBOURHOOD

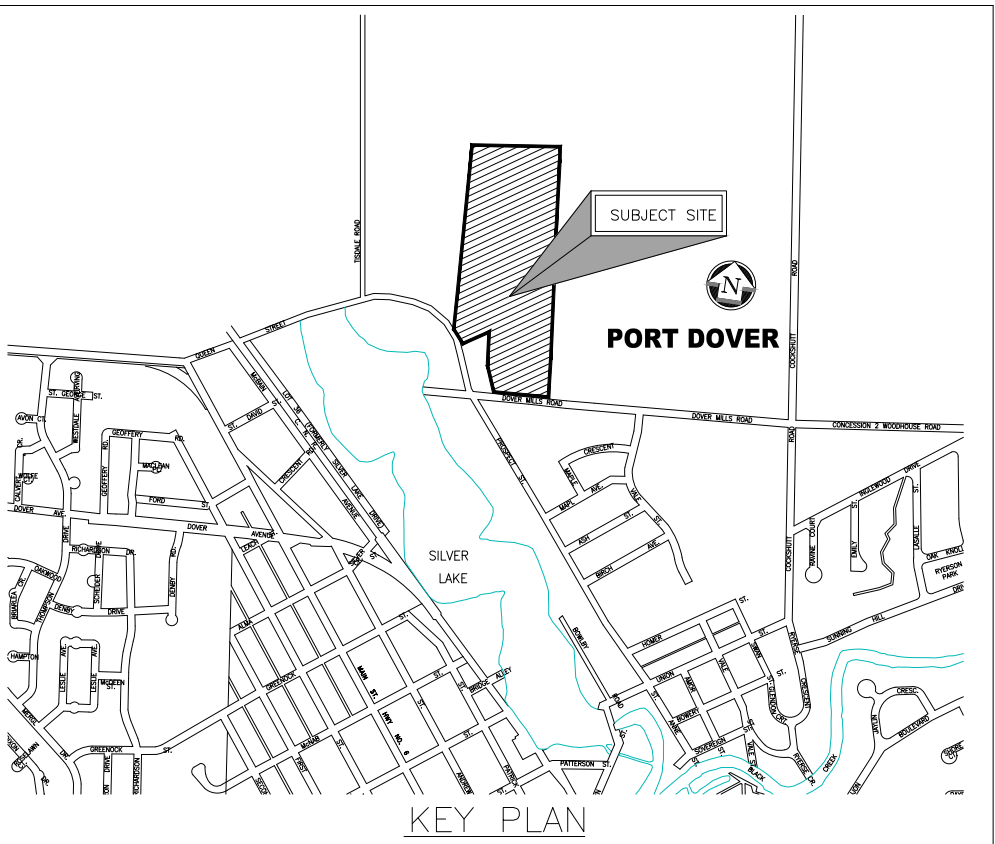
PORT DOVER - NORFOLK COUNTY

DRAWN BY: DCB	DESIGNED BY: JDV	CHECKED BY: ED	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

- LEGEND:
- 0.3m RESERVE
 - 9m BY 9m SITE TRIANGLE
 - CENTRELINE TURNING RADIUS
 - 4.0m WIDE STORM EASEMENT
 - LIMIT OF HAZARD LANDS
 - PROPOSED SIDEWALK
 - STABLE SLOPE LINE
 - 6m SETBACK FROM STABLE TOP OF SLOPE
 - ARCHAEOLOGICAL SITE EXTENT
 - 20m SETBACK FROM ARCHAEOLOGICAL SITE



LAND USE TABLE			
LOT OR BLOCK	PROPOSED LAND USE	AREA / UNITS	DENSITY VALUES (NOT INCLUDING ROADS)
PHASE 1: LOTS 1-43 PHASE 2: LOTS 5-39 PHASE 2: LOTS 44-82 PHASE 3: LOTS 5-22 PHASE 4: LOTS 83-104 PHASE 4: LOTS 1-46 PHASE 4: LOTS 105-150	SINGLE DETACHED DWELLINGS	9.651 ha/ 141 UNITS 142 UNITS	14.6 UNITS/HECTARE 14.7 UNITS/HECTARE
PHASE 2: LOTS 1-4 PHASE 2: LOTS 59-62 PHASE 3: LOTS 1-4 PHASE 3: LOTS 83-86	SEMI-DETACHED DWELLINGS	0.613 ha/ 16 UNITS	26.1 UNITS/HECTARE
BLOCK "A"	STORM WATER MANAGEMENT POND TO BE DEDICATED TO NORFOLK COUNTY	0.947 ha	N/A
BLOCK "B"	PARK LAND TO BE DEDICATED TO NORFOLK COUNTY (NATURALIZED & USEABLE)	1.022 ha	6.36% OF DEVELOPED AREA
BLOCK "C"	PUMPING STATION TO BE DEDICATED TO NORFOLK COUNTY	0.054 ha	N/A
BLOCK "D"	FUTURE ROADWAY TO BE DEDICATED TO NORFOLK COUNTY	0.080 ha	N/A
BLOCK "E"	FUTURE ROADWAY TO BE DEDICATED TO NORFOLK COUNTY	0.080 ha	N/A
BLOCK "F"	PARK LAND / WALKWAY TO BE DEDICATED TO NORFOLK COUNTY	0.031 ha	0.07% OF DEVELOPED AREA
BLOCK "G"	PARK LAND / WALKWAY TO BE DEDICATED TO NORFOLK COUNTY	0.025 ha	0.15% OF DEVELOPED AREA
BLOCK "H"	PARK LAND / WALKWAY TO BE DEDICATED TO NORFOLK COUNTY	0.011 ha	0.07% OF DEVELOPED AREA
BLOCK "I"	WOOD LOT TO BE DEDICATED TO NORFOLK COUNTY	4.633 ha	N/A
BLOCK "J"	EMERGENCY ACCESS TO BE TEMPORARILY DEDICATED TO NORFOLK COUNTY	0.075 ha	N/A
TOTAL AREA 20.711 ha			
LESS WOOD LOT 4.633 ha			
DEVELOPED AREA 16.078 ha			
LESS POND AREA 0.947 ha			
LESS PARK LAND 1.022 ha (6.36% OF DEVELOPED AREA)			
RESIDENTIAL AREA 14.109 ha			
TOTAL NUMBER OF DWELLING UNITS 157			
TOTAL NUMBER OF DWELLING UNITS 158			
DENSITY = 157 / 14.109 = 11.1 UNITS / ha			
DENSITY = 158 / 14.109 = 11.2 UNITS / ha			



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

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

- (a) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY AN ONTARIO LAND SURVEYOR; SHOWN ON DRAWING
- (b) THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ABUTS; SHOWN ON DRAWING
- (c) ON A SMALL KEY PLAN, ON A SCALE OF NOT LESS THAN ONE CENTIMETRE TO 100 METRES, ALL OF THE LAND ADJACENT TO THE PROPOSED SUBDIVISION THAT IS OWNED BY THE APPLICANT OR IN WHICH THE APPLICANT HAS INTEREST, EVERY SUBDIVISION ADJACENT TO THE PROPOSED SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED TO THE BOUNDARIES OF THE TOWNSHIP LOT OR OTHER ORIGINAL GRANT OF WHICH THE LAND FORMS THE WHOLE OR PART; SHOWN ON DRAWING
- (d) THE PURPOSE FOR WHICH THE PROPOSED LOTS ARE TO BE USED; SHOWN ON DRAWINGS
- (e) THE EXISTING USES OF ALL ADJOINING LANDS; SHOWN ON DRAWING
- (f) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS; SHOWN ON DRAWING
- (f.1) IF ANY AFFORDABLE HOUSING UNITS ARE BEING PROPOSED, THE SHAPE AND DIMENSIONS OF EACH PROPOSED AFFORDABLE HOUSING UNIT AND THE APPROXIMATE LOCATION OF EACH PROPOSED AFFORDABLE HOUSING UNIT IN RELATION TO OTHER PROPOSED RESIDENTIAL UNITS;
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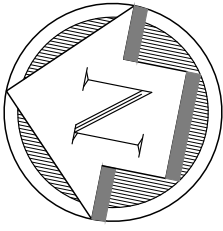
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DOVER MILLS NEIGHBOURHOOD

PORT DOVER - NORFOLK COUNTY

DRAWN BY: DCB	DESIGNED BY: JDV	CHECKED BY: ED	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

PHASING TABLE		
PHASE	NUMBER OF UNITS	ADDITIONAL
1	43 SINGLE DETACHED	DOVER MILLS ROAD RECONSTRUCTION, PUMPING STATION, SWM POND AND PARK.
2	35 SINGLE DETACHED 8 SEMI-DETACHED	
3	18 SINGLE DETACHED 8 SEMI-DETACHED	
4	46 SINGLE DETACHED	
TOTAL	158 UNITS	



REV. No.	DATE	REVISION
0	AUG 10/23	DETAILED DESIGN SUBMISSION 1

SITE BENCHMARKS:

BM #1:
SPIKE SET IN THE FACE OF HYDRO POLE LOCATED IN EXISTING DITCH ON NORTH SIDE OF DOVER MILLS ROAD AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY/ SOUTHWEST CORNER OF #65 DOVER MILLS ROAD.
ELEVATION.....192.86

BM #2:
SPIKE SET IN THE FACE OF HYDRO POLE LOCATED IN EXISTING DITCH ON NORTH SIDE OF DOVER MILLS ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY, IN FRONT OF #84 DOVER MILLS ROAD.
ELEVATION.....193.70

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION



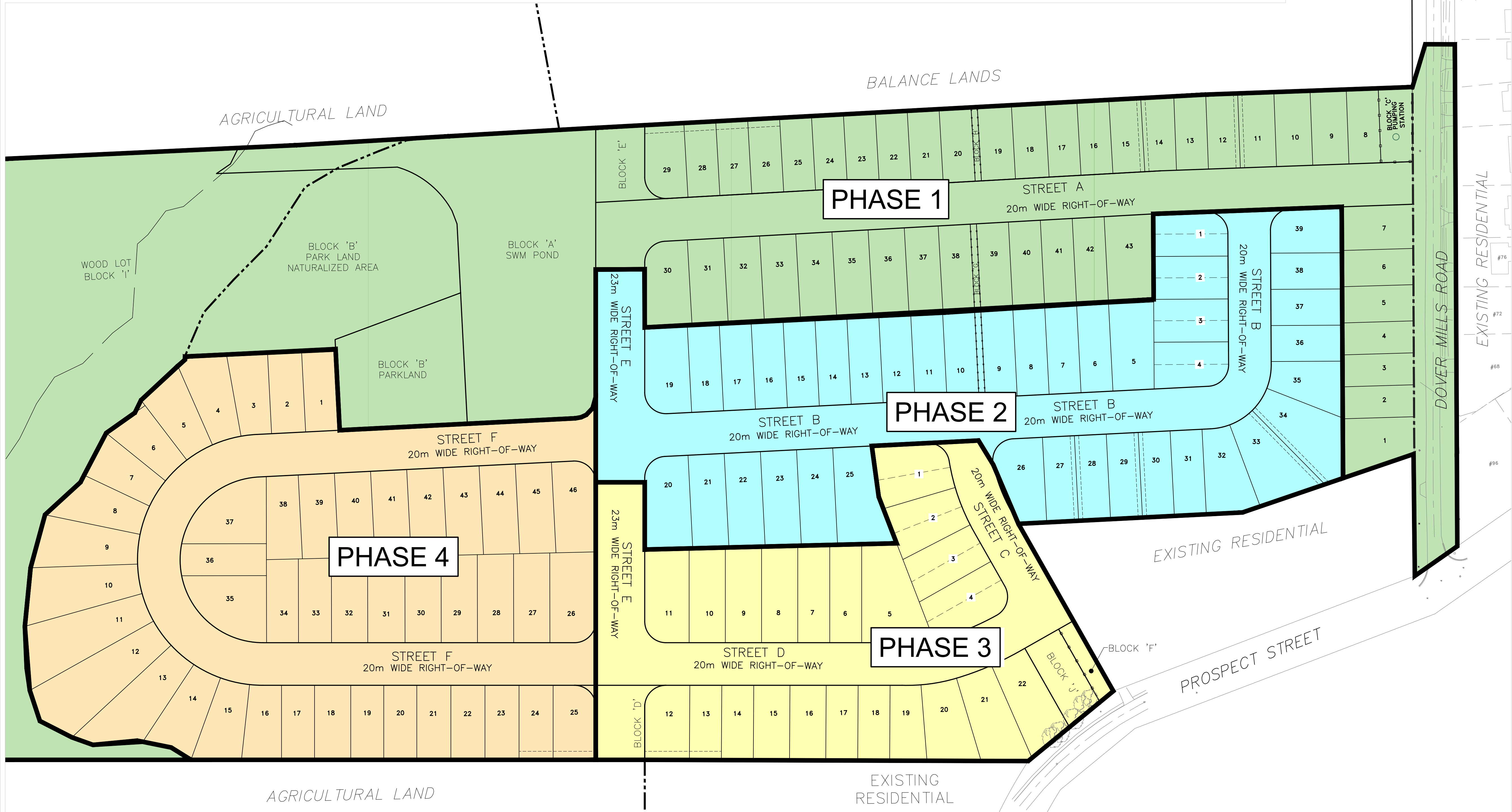
G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Stamp

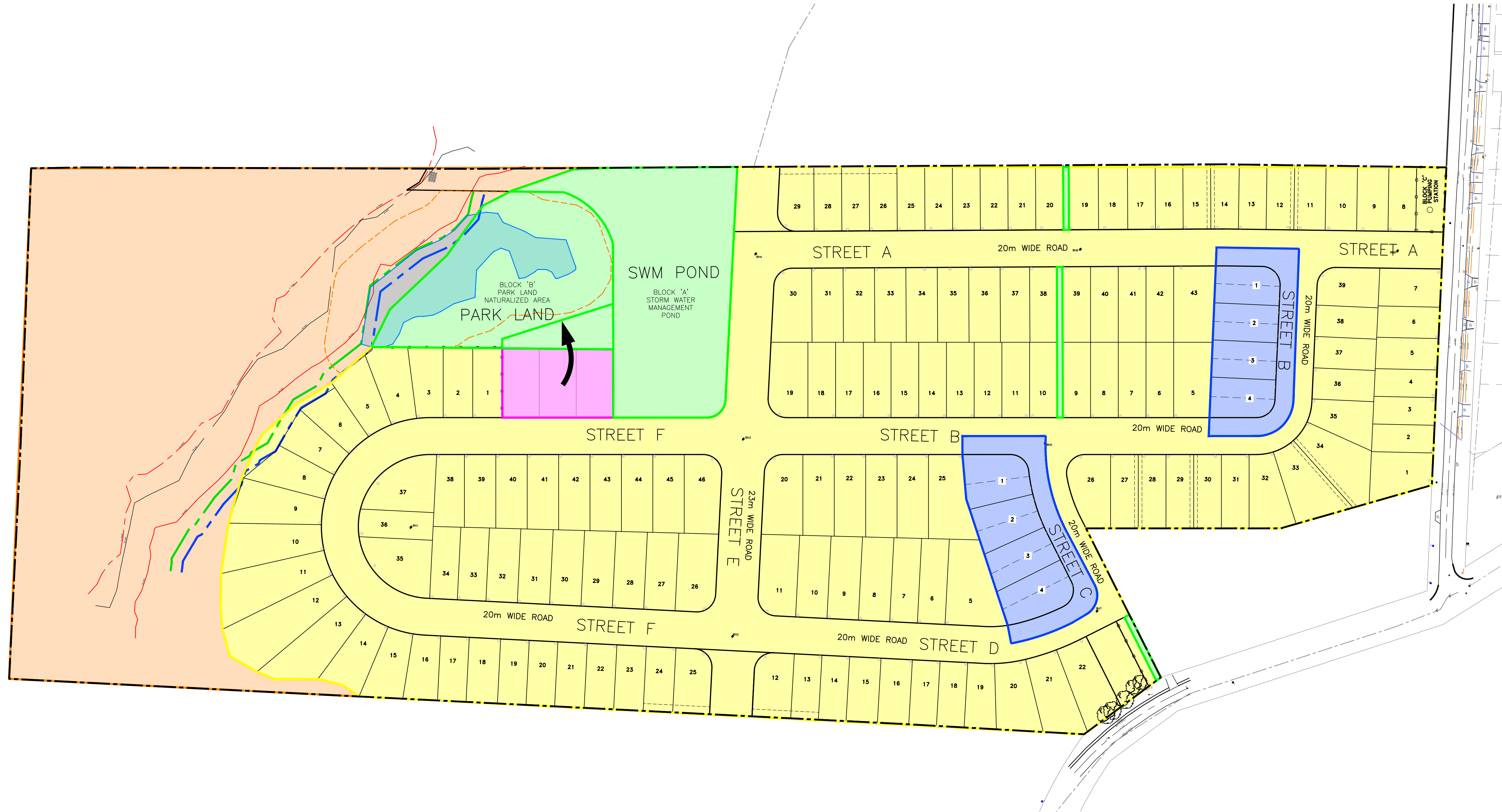
Project Title
EGGINK SUBDIVISION
PORT DOVER - NORFOLK COUNTY






Drawing Title
PHASING PLAN

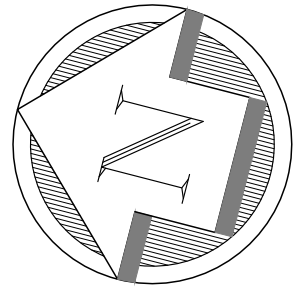
Designed by : NLB	Drawn By : NLB
Checked by : JTI/TGS	Date Started : NOVEMBER 2018
Drawing Scale : NTS	Drawing No. 01
Project No. 16-015	



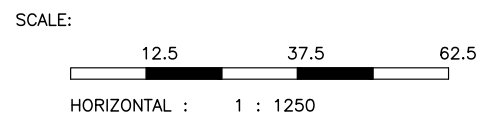
DATE LAST PLOTTED : November 15, 2024



	EXISTING HL ZONE
	EXISTING R1-B ZONE
	EXISTING R2 ZONE
	EXISTING OS ZONE
	PROPOSED REZONING FROM R1-B ZONE TO OPEN SPACE OS ZONE



REV. No.	DATE	REVISION
0	2018.11.28	1ST SUBMISSION FOR DRAFT PLAN
1	2019.06.14	2ND SUBMISSION FOR DRAFT PLAN
2	2024.11.14	REVISED ZONING



G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

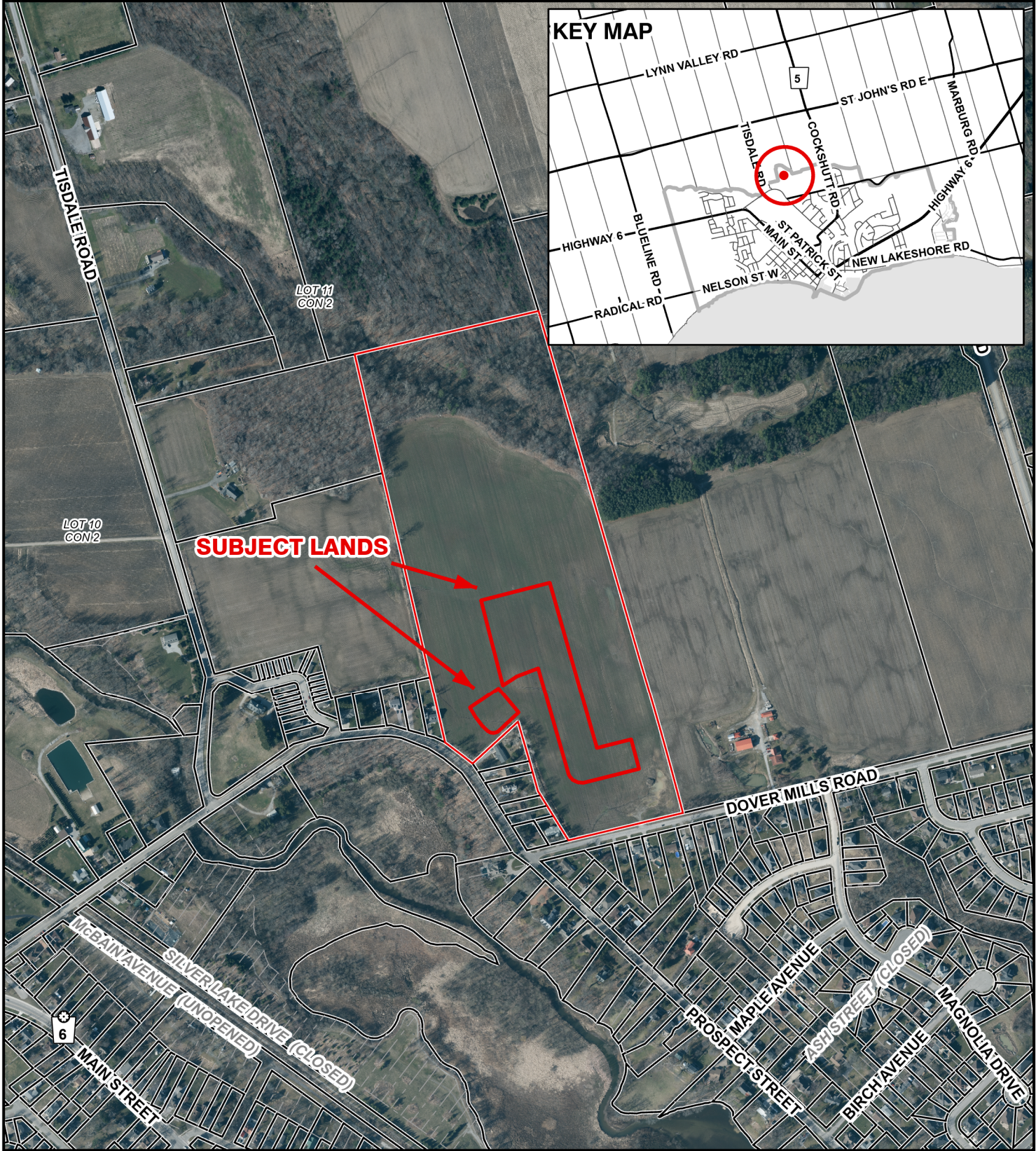
Stamp

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION

Project Title
EGGINK SUBDIVISION
PORT DOVER - NORFOLK COUNTY

Drawing Title
ZONING FIGURE

Designed by : D. C. B.	Drawn By : D. C. B.
Checked by : E. D.	Date Started : NOVEMBER 19, 2018
Drawing Scale : 1 : 1250	Drawing No. RZM
Project No. 16-015	



Geographic Township of WOODHOUSE



Official Plan Designations

Agricultural

Hazard Lands

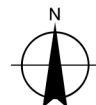
Provincially Significant Wetland

Urban Residential

 Special Policy Area

 Urban Area Boundary Significant Woodland

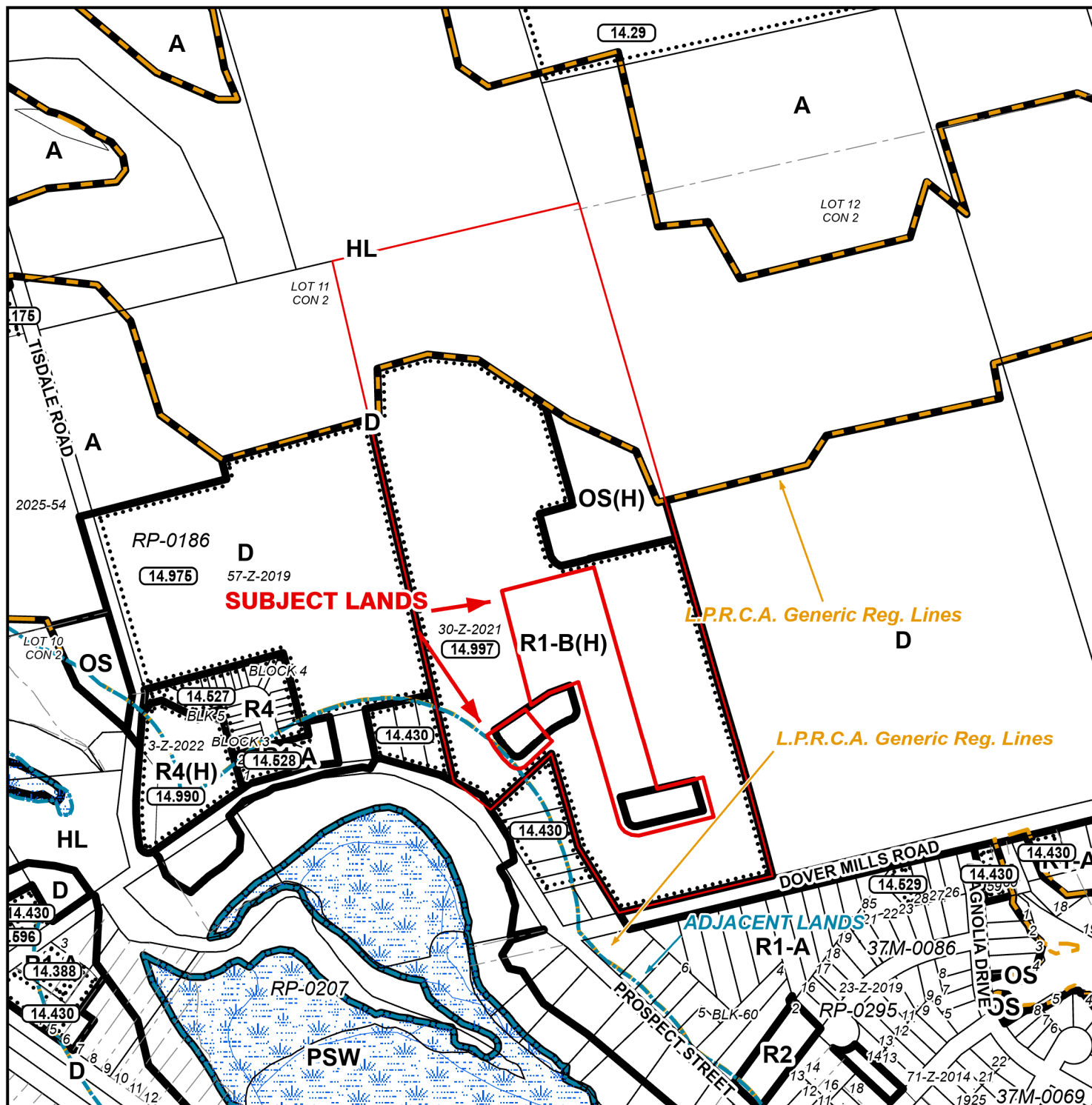
12/19/2025



A scale bar with markings at 50, 25, 0, 50, 100, 150, and 200 meters.

PROPOSED ZONING BY-LAW AMENDMENT MAP

Geographic Township of WOODHOUSE



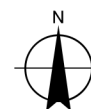
LEGEND

- Subject Lands
- Wetland
- Lands Owned
- LPRCA Generic RegLines
- Adjacent Lands

ZONING BY-LAW 1-Z-2014

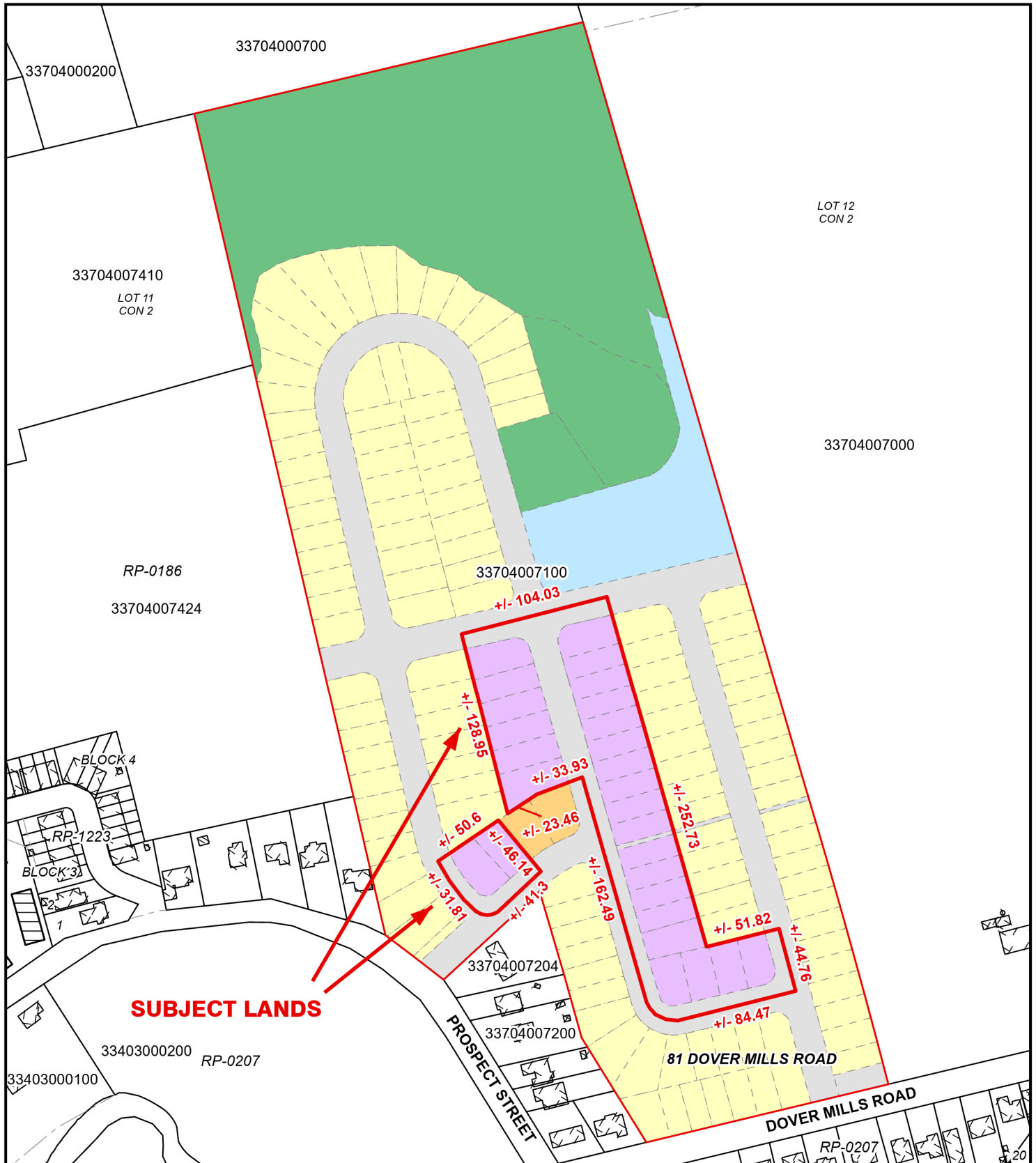
12/19/2025










- (H) - Holding
- A - Agricultural Zone
- D - Development Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone



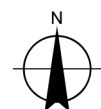
40 20 0 40 80 120 160
Meters

Geographic Township of WOODHOUSE



 Subject Lands
  4 Unit Townhouse
 Lands Owned
  Park
 Draft Plan Lot Type
  Other
 Storm Water Pond
  Semi-Detached Dwelling
 3 Unit Townhouse
  Single Detached Dwelling

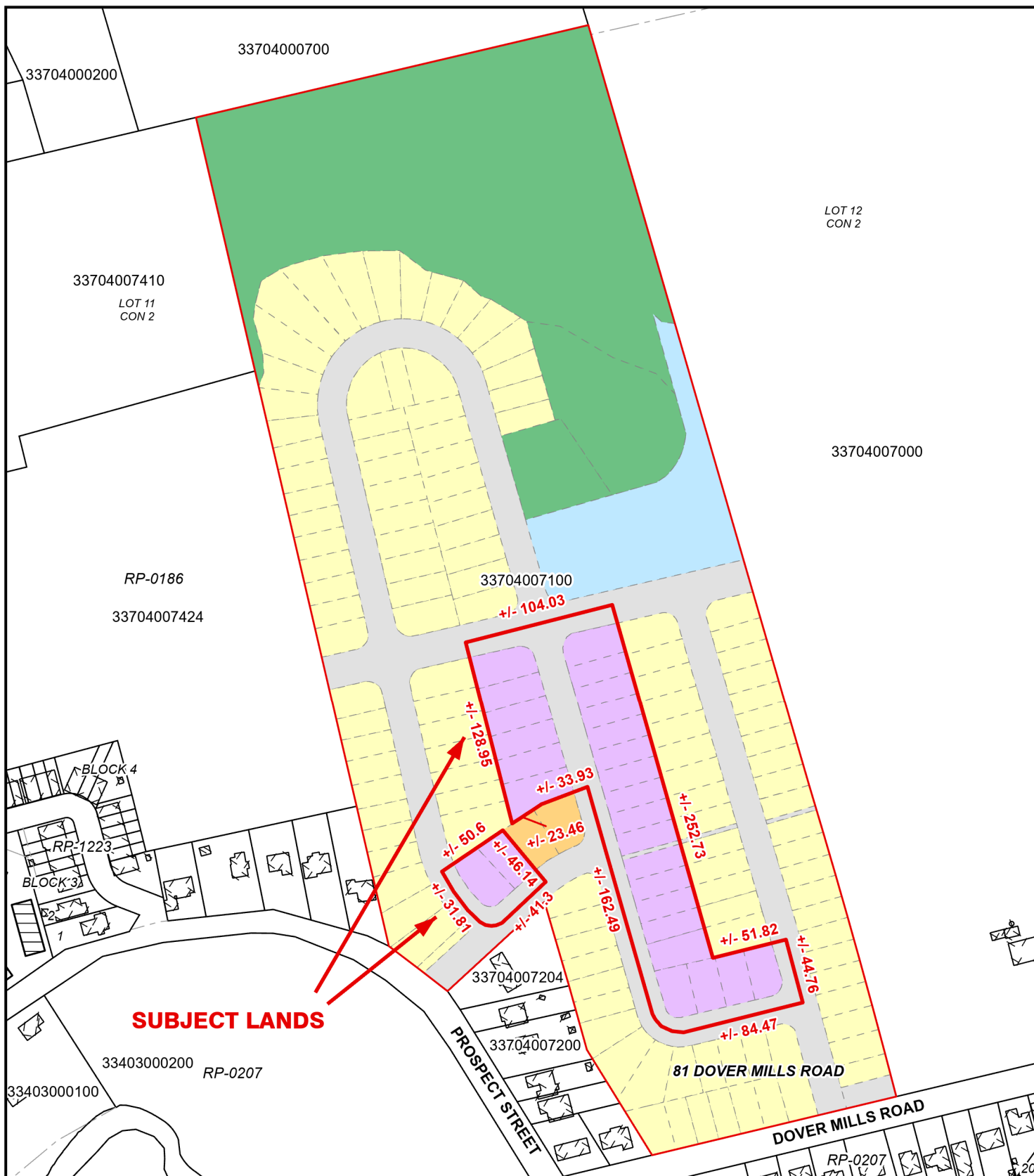
12/19/2025



A scale bar labeled 'Meters' with markings at 30, 15, 0, 30, 60, 90, and 120.

CONCEPTUAL PLAN

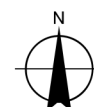
Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Lands Owned
- Draft Plan Lot Type
- Storm Water Pond
- 3 Unit Townhouse
- 4 Unit Townhouse
- Park
- Other
- Single Detached Dwelling
- Semi-Detached Dwelling

12/19/2025



30 15 0 30 60 90 120 Meters