

Zoning By-Law Amendment Application

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File number	<u>OPNPL2016084/ZNPL2016006</u>	Application fee	<u>✓</u>
Related file number	<u>ZN-017/2014</u>	Conservation authority fee	<u>        </u>
Pre-consultation meeting on	<u>2015</u>	OSSD form provided	<u>New system</u>
Application submitted on	<u>Dec. 2015</u>	Sign issued	<u>        </u>
Complete application on	<u>January 11/16</u>		<u>K.R.</u>

Property assessment roll number: 3310- 493-080-268 / 49308028120 (accessory building)

Check whether this development application is for approval of:

- ☒ Zoning by-law amendment
- ☐ Lifting holding by-law
- ☐ Temporary use extension

**A. Applicant Information**

**Applicant** name (if the applicant is a numbered company provide the name of a principal of the company)

# 786880 ONT. INC  
DOUG FORESTER

Address 157 ORDNANCE Box 176  
TURKEY POINT ONT NOEITO

Email address dcforester@hotmail.com Phone number 519 426 9088

**Agent** name MYRON GRAVES

Address 13 CONCESSION ST.  
WALSINGHAM ON  
NOE 1X0

Email address mag11@live.ca Phone number 519 7180060

**Owner** name 786880 ONT INC.

Address 157 ORDNANCE Box 176  
TURKEY POINT ON  
NOEITO

Email address dcforester@hotmail.com Phone number 519 426 9088

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands. If there are no mortgagees, charges or other encumbrances please indicate NONE:

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**B. Location and Legal Description Of Subject Lands**

Geographic township	Urban or hamlet area	201 HILLSIDE AVE DELHI
Concession number	Lot number	Roll # 3310493080268000000
Registered plan number	Lot or block number	CHR PLAN 166 LOT 63 PT LAKEVIEW AVE PT HILL CRES AND RP 37 R9162 PART 1
Reference plan number	Part number	IRREG 27009.04 SF 111.39 FR D
Frontage	Depth	
Width	Lot Area	
Municipal civic address		201 Hillside Ave.

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

☒ Yes ☐ No

If yes, describe the easement or covenant and its effect:

HYDRO LINE TO NEIGHBOUR

Does the requested amendment implement an alteration to 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, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

Does the requested amendment remove the subject land from an area of employment?

☐ Yes

☒ No

If yes, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

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### C. Purpose Of The Development Application

Please explain what you propose to do on the subject lands and premises that make this development application necessary and include the nature and extent of the amendment requested:

*WE ARE PROPOSING TO REPAIR EXISTING WORN OUT STORAGE GARAGE AND ADD AN ADDITION FOR STORAGE OF THE OWNER'S MOTOR HOME, BOAT, & ANTIQUE CAR'S. THE EXISTING GARAGE DOES NOT FIT IN WITH THE PRESENT NEW HOME BEING BUILT ON THE PROPERTY*

Please explain why the zoning by-law amendment is being requested:

*THE PLAN WAS ALWAYS TO REPAIR EXISTING GARAGE & ADD AN ADDITION BUT NEW BY-LAW & REZONING WENT THROUGH IN JULY 2015 WITHOUT NOTICE*

Present zoning: *HAZARD*

Proposed zoning: *AGRICULTURAL*

*Relief of accessory building height & area*

Present official plan designation:

*Resort Residential*

Explain how the development application for zoning by-law amendment conforms to the official plan:

Are the subject lands within an area where zoning with conditions apply?

☐ Yes

☐ No

If yes, please describe how the development application conforms to the official plan policies relating to zoning with conditions:

Approximate area of lands affected by the proposed amendment:

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#### D. Property Information

Present use of the subject lands:

*residential*

Proposed use of the subject lands:

*residential*

Present use of adjacent properties:

*Ag., Resort residential*

Is there a site specific zone on the subject lands?

Are there any existing buildings or structures on the subject lands?

☒ Yes

☐ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions and floor area, driveways, parking and loading spaces:

*STORAGE GARAGE 864 SQFT 17'-6" HIGH*

Are there any buildings or structures proposed to be built on the subject lands?

☒ Yes

☐ No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions and floor area, driveways, parking and loading space:

*ADD ADDITION TO EXISTING BUILDING OF 1512 SQFT AND A HEIGHT OF 22'*

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:

The date the subject lands was acquired by the current owner:

*10-12 YRS*

If known, the date existing buildings or structures were constructed on the subject lands:

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

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## **E. Previous Use Of The Property**

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes

☒ No

☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

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

If you answered yes to any of the above questions, 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

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## **F. Status Of Other Planning Development Applications**

Has the subject land or land within 120 metres of it been or is now the subject to a development application under the *Planning Act* for:

1. A minor variance or a consent;
2. An amendment to an official plan, a zoning by-law or a Minister's zoning order;
3. Approval of a plan of subdivision or condominium or a site plan?

☐ Yes ☐ No ☒ Unknown

If yes, indicate the following information about each development application:

File number:

Land it affects:

Purpose:

Status or decision:

Effect on the requested amendment:

Is the above information for other development applications attached?

☐ Yes

☐ No

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## **G. Provincial Policy**

Is the requested by-law amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*?

☒ Yes

☐ No

If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes

☐ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres of the subject lands? Please check the appropriate boxes.

**If there are no identified uses or features and this does not apply to the subject lands or within 500 metres of the subject lands please check No.**

**Table 1 Uses and Features on or adjacent to the Subject Lands**

Use or Feature	On the Subject Lands	Within 500 Metres of Subject Lands (Indicate Distance)	
Livestock facility or stockyard (if yes, complete MDS 1 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Wooded area	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Floodplain	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Erosion	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	distance

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## **H. Servicing And Access**

Indicate the existing and proposed type of water supply (example: municipal piped water, communal wells, individual wells):

Indicate the existing and proposed type of sewage treatment (example: municipal sewers, communal system, septic tank and tile bed):

Indicate the existing and proposed type of storm drainage (example: storm sewers, open ditches):

Other:

Will the requested amendment permit development on a privately owned and operated individual or communal septic system that produces more than 4,500 litres of effluent per day as a result of the development being completed?

☐ Yes

☐ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes

☐ No

Has the existing drainage on the subject lands been altered? If so, explain:

Does a legal and adequate outlet for storm drainage exist?

☐ Yes

☐ No

☐ Unknown

Existing and proposed access to subject lands (example: unopened road, municipal road, right of way, provincial highway):

Name of road or street:

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**I. Other Information**

Is there a time limit that affects the processing of this development application?

☐ Yes

☒ No

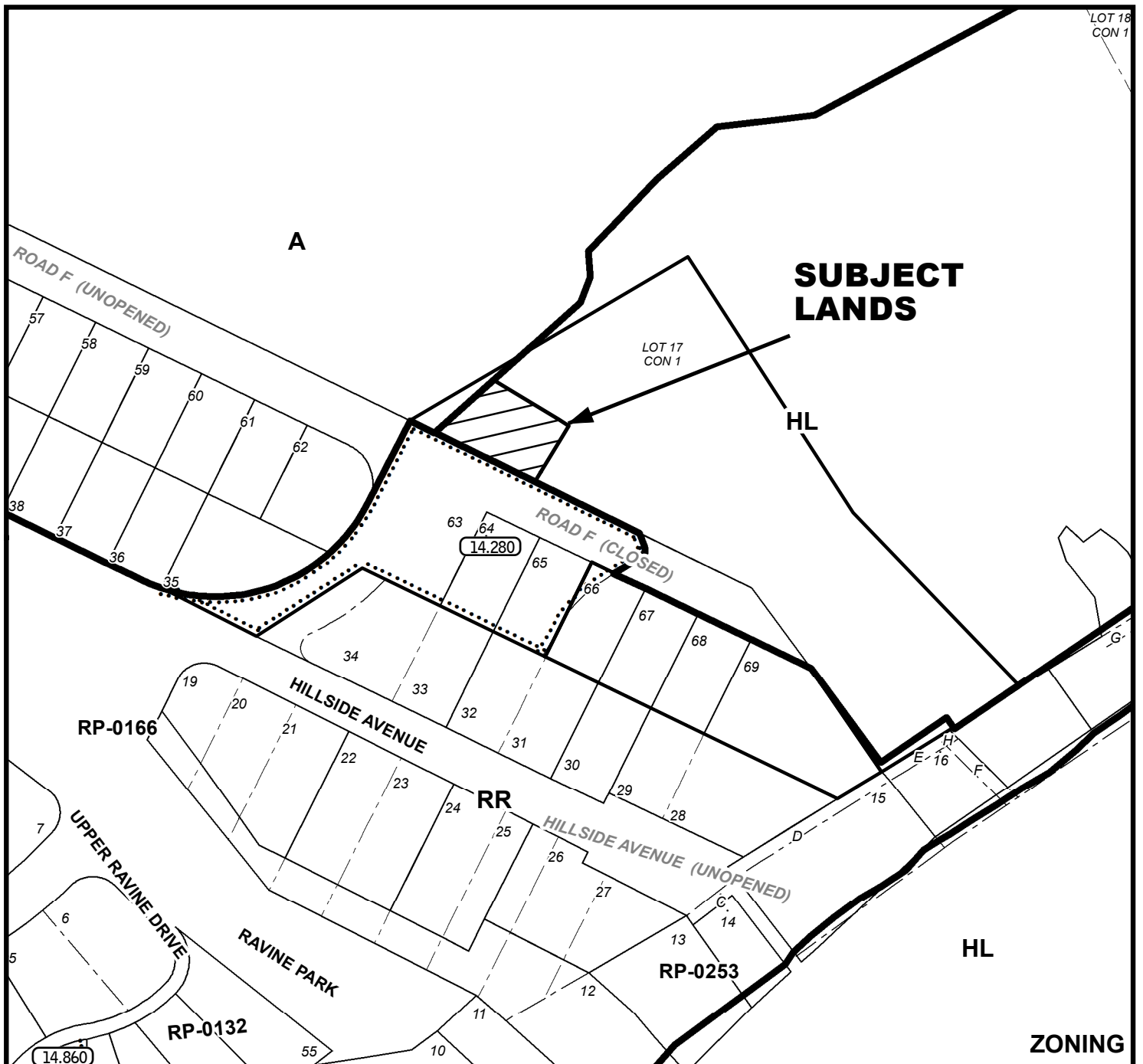
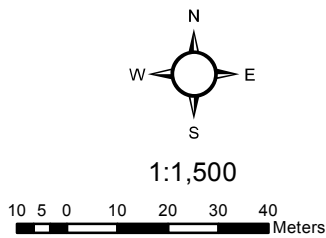
If yes, describe:

Is there any other information that you think may be useful in the review of this development application?

# MAP 1

## File Number: ZNPL2016006 & OPNPL2016084

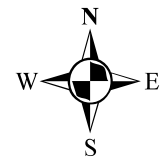
Geographic Township of  
**CHARLOTTEVILLE**



# MAP 2

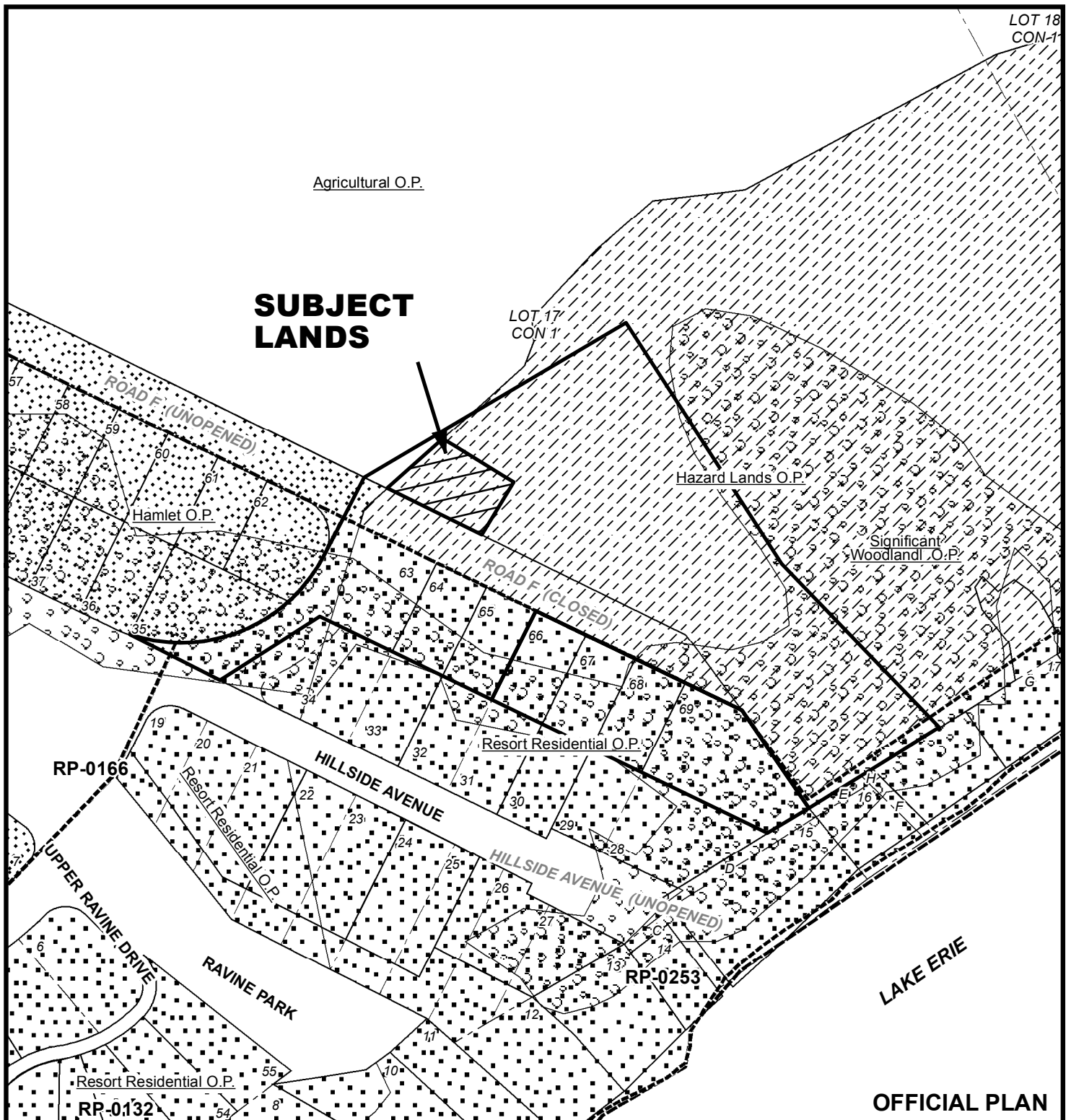
File Number: ZNPL2016006 & OPNPL2016084

Geographic Township of CHARLOTTEVILLE



6 3 0 6 12 18 24 Meters

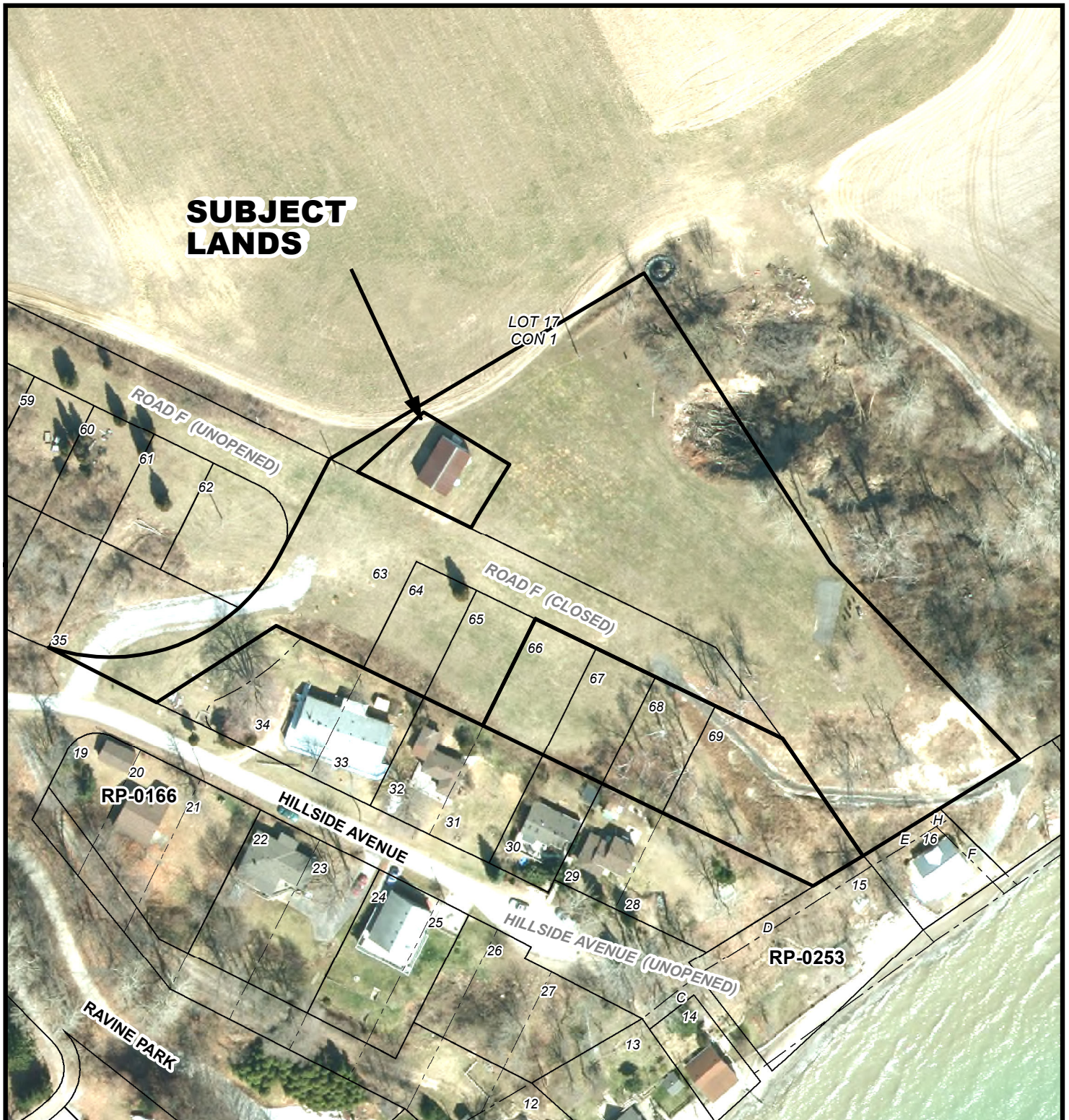
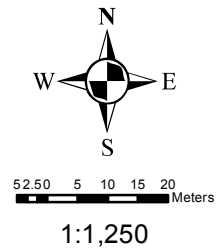
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# MAP 3

File Number: ZNPL2016006 & OPNPL2016084

Geographic Township of CHARLOTTEVILLE



# MAP 4

File Number: ZNPL2016006 & OPNPL2016084

Geographic Township of CHARLOTTEVILLE

