

ZONING BY-LAW AMENDMENT

File Number ZNPL20 15-037
 Related File Number _____
 Pre-consultation Meeting On _____
 Application Submitted On _____
 Complete Application On _____

Application Fee 791.00
 Conservation Authority Fee _____
 OSSD Form Provided _____
 Sign Issued _____

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310- 337 04619192

RECEIVED

DEC 12 2014

*Revised Feb 23/15
MV.*

**NORFOLK COUNTY
 LANGTON ADMINISTRATION BUILDING**

Check whether this development application is for approval of:

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

A. APPLICANT INFORMATION

Name of Applicant ¹ 2079095 ONTARIO LTD. (JOHN LENNOX) Phone # 519-583-2112
169 Newhakeshore Rd
 Address 156 DUNCAN MILL ROAD, SUITE 12 Fax # 519-583-2517
Port Dover, Ont N0A 1N3
 Town / Postal Code DON MILLS, ON, M3B 3N2 E-mail john.lennox@dovertcoast.ca

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent KIRKNESS CONSULTING INC. (LAVERNE KIKRNESS) Phone # 519-672-6550
 Address 1647 CEDARCREEK CRESCENT Fax # 519-672-4290
 Town / Postal Code LONDON, ON, N5X 0C8 E-mail laverne@kirknessconsultinginc.ca

Name of Owner ² _____ Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

² 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.

Please specify to whom all communications should be sent ³: ☐ Applicant ☒ **Agent** ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

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



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	WOODHOUSE	Urban Area or Hamlet	PORT DOVER
Concession Number	1	Lot Number(s)	PART LOT 14 AND 15 <i>1/6 JN</i>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	141.0m or 462.6ft *	Depth (metres/feet)	199.5m or 654.5 ft *
Width (metres/feet)	141.0m or 462.6ft *	Lot area (m ² / ft ² or hectares/acres)	2.81ha or 6.94 ac * <i>JN</i>
Municipal Civic Address	NOT ASSIGNED	<i>* See Zoning Plan attached to application - 3 parcels</i>	

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.ca.

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

☒ Yes ☐ No

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

JN ~~0.3m RESERVE, AND~~ NORFOLK COUNTY SERVICING BLOCK

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:

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary and include the nature and extent of the amendment requested (if additional space is required, please attach a separate sheet):

① PROPOSAL FOR RETIRMENT HOME FOR SENIORS, HOWEVER EXISTING RESIDENTIAL R4 ZONING

DOES NOT INCLUDE RETIRMENT HOMES AS A PERMITTED USE. AS SUCH THE RESIDENTIAL R5

ZONE IS SOUGHT WHICH DOES PERMIT RETIREMENT HOMES. ALL STANDARD R5 ZONE

PROVISIONS WOULD BE FOLLOWED

③ / Rezone area of land from OS.5(H) to R4.15 (H) along north side of hole 16 as per attached Zoning Plan Jk
 from R5.7(H) to OS.5 (Place of Sport) as per Zoning Plan

③ Blk 2 - D.P. of Subdivision

Please explain why the zoning by-law amendment is being requested (if additional space is required, please attach a separate sheet):

SEE ABOVE

Present zoning:

R4(H)

15 Jk

Proposed zoning:

R5

see above Jk

Present official plan designation:

URBAN RESIDENTIAL

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

RETIREMENT HOMES ARE IN KEEPING WITH THE RESIDENTIAL USES PERMITTED WITHIN

URBAN RESIDENTIAL LAND USE DESIGNATION

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

☐ Yes ☒ No

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

Approximate area of lands affected by the proposed amendment:

2.81 ha

4.45 ha total

D. PROPERTY INFORMATION

Present use of the subject lands:

CROPLANDS



ZONING BY-LAW AMENDMENT

Proposed use of the subject lands:

RESIDENTIAL – RETIREMENT HOME / VACANT LAND CONDO / COMMUNITY
CENTRE

Present use of adjacent properties:

CROPLANDS AND RESIDENTIAL USES

Is there a site specific zone on the subject lands?

YES – SITE SPECIFIC R4(L) ZONE – SEE ZONING BY-LAW SECTION 14.543 JK

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 or floor area:

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 or floor area:

RETIREMENT HOME – BUILDING LAYOUT WILL BE DESIGNED TO BE IN KEEPING WITH

STANDARD R5 ZONE PROVISIONS / VACANT LAND CONDO / COMMUNITY
CENTRE JK

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:

SEVERAL YEARS AGO

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:

SEVERAL DECADES

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:

LOCAL PLANNING DOCUMENTS AND OWNER INFORMATION

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

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* 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; or
3. approval of a plan of subdivision or a site plan?

☒ **Yes** ☐ No ☐ Unknown

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

File number:

NOT ASSIGNED

Land it affects:

LANDS TO THE WEST ALSO OWNED BY PROPONENT

Purpose:

PLANNING APPROVALS SOUGHT FOR PROPOSED 107 UNIT RESIDENTIAL DEVELOPMENT (VLC)
and 150 retirement apartment units.

Status/decision:

NO DECISION MADE – APPLICATIONS BEING MADE CONCURRENTLY

Effect on the requested amendment:

APPLICATIONS FOR ADJACENT LANDS SEPARATE FROM PROPOSED RETIREMENT HOME

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☒ **Yes**

☐

No, APPLICATIONS FOR LANDS TO THE WEST ALSO ATTACHED

G. PROVINCIAL POLICY

Is the requested by-law 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:

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:

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Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>50m</u> distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>500m</u> distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance

H. SERVICING AND ACCESS

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)

If other, describe:

Will the requested amendment permit development on a privately owned and operated individual or communal septic system that produces more than 4500 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?

☐ Yes ☒ No

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Does a legal and adequate outlet for storm drainage exist?

☐ Yes ☐ No X Unknown

Existing or proposed access to subject lands:

☐ Unopened road ☐ Provincial highway
X Municipal road ☐ Other (describe below)
If other, describe:

Name of road/street:

PUBLIC ROAD TO BE CONSTRUCTED

I. OTHER INFORMATION

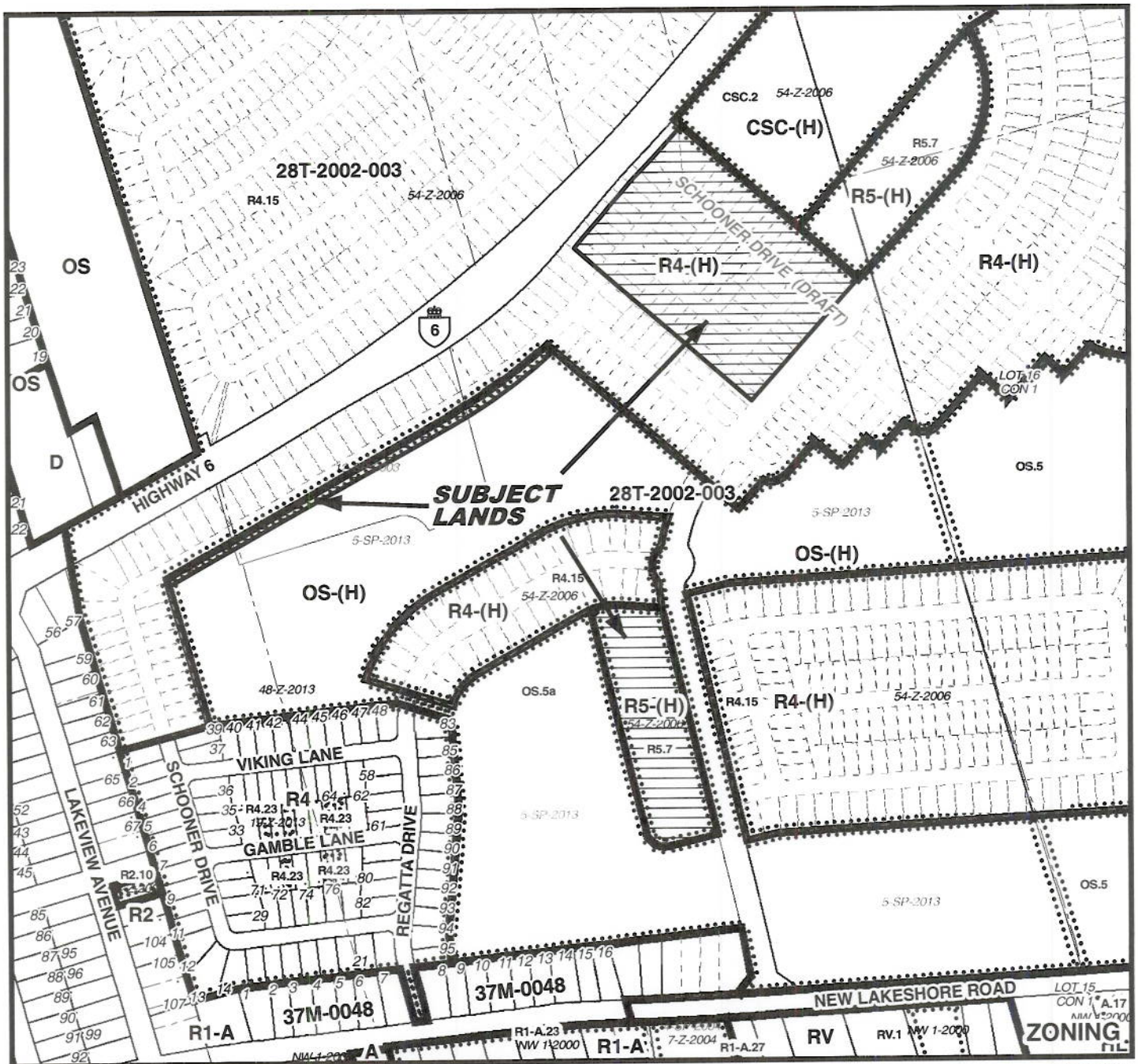
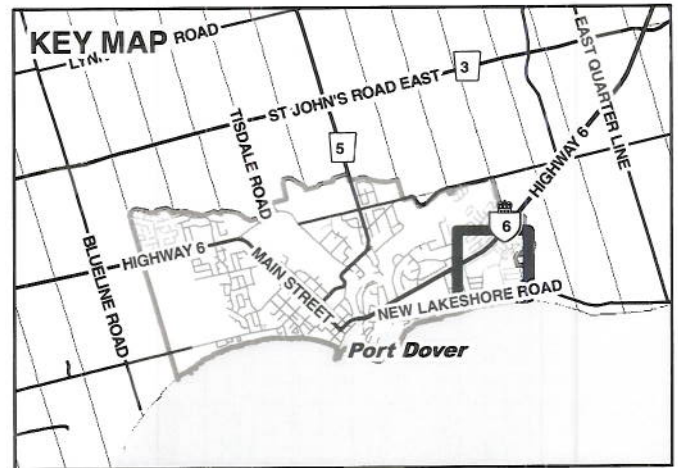
Is there a time limit that affects the processing of this development application?

☐ Yes ☐ No

If yes, describe:

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

Geographic Township of
WOODHOUSE



MAP 2

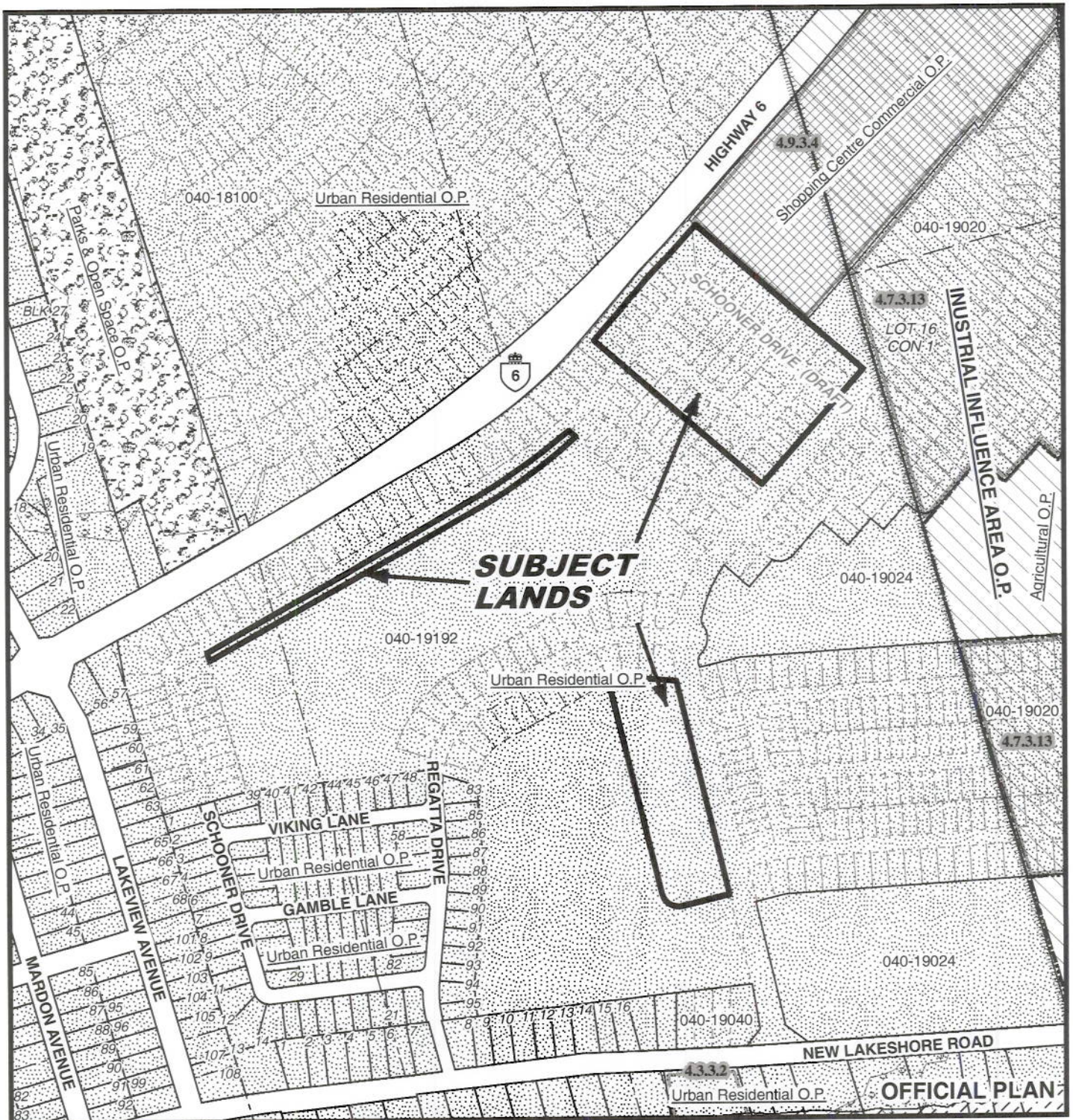
File Number: ZNPL2015037

Geographic Township of WOODHOUSE



2010 0 20 40 60 80 Meters

1:5,000



MAP 3

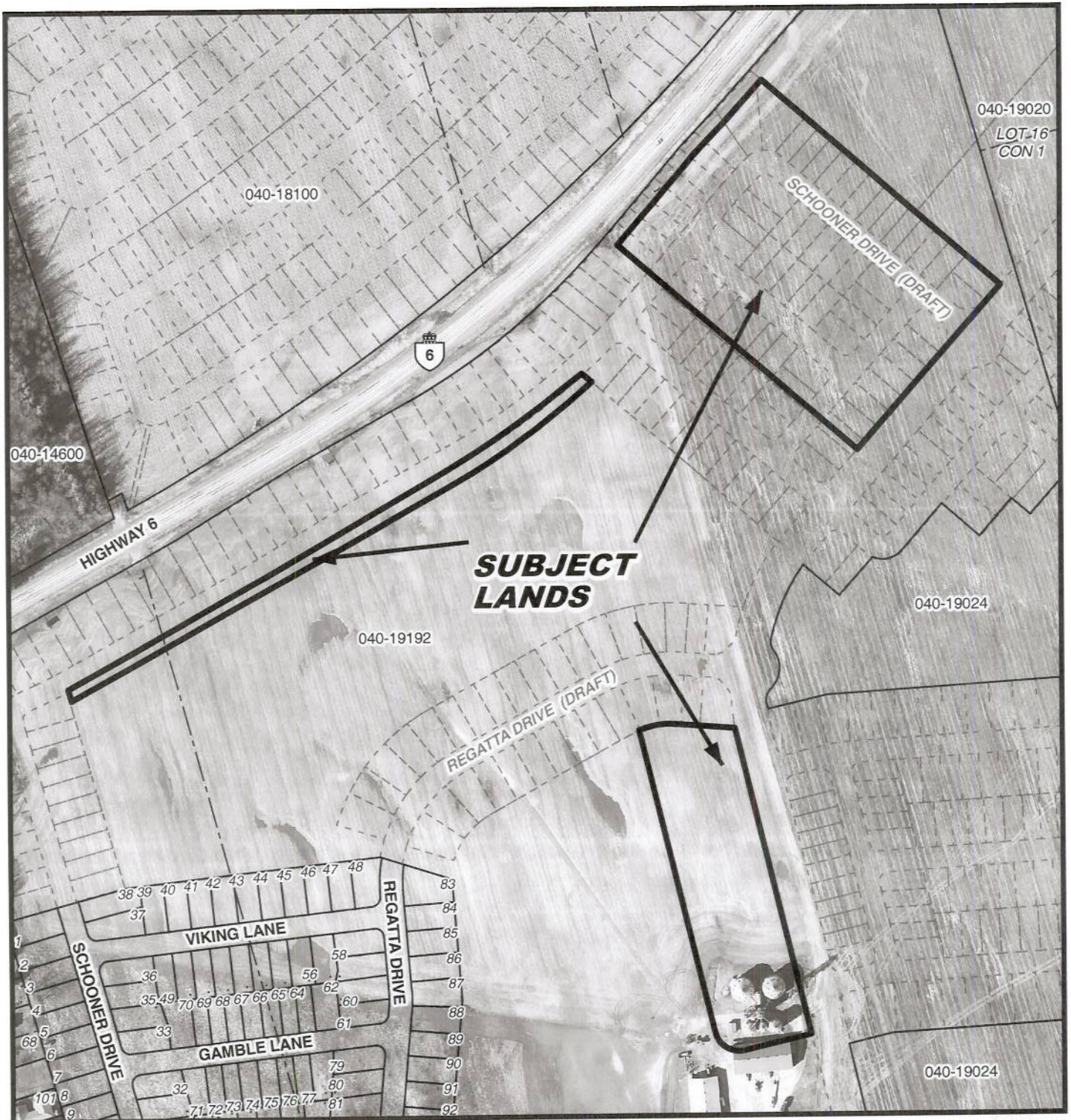
File Number: ZNPL2015037

Geographic Township of WOODHOUSE



105 0 10 20 30 40 Meters

1:3,500



MAP 4

File Number: ZNPL2015037

Geographic Township of WOODHOUSE

