

**ZONING BY-LAW AMENDMENT**

1548.00

File Number ZNPL2015044  
 Related File Number \_\_\_\_\_  
 Pre-consultation Meeting On \_\_\_\_\_  
 Application Submitted On March 2/15  
 Complete Application On \_\_\_\_\_

Application Fee ✓  
 Conservation Authority Fee N/A  
 OSSD Form Provided N/A  
 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- 33-10-544-001-12500-0000**

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 <sup>1</sup> Peter and Leasa Janssen Phone # 519-582-2275  
 Address 508 Charlotteville Road 10 Fax # 519 425-0807 (cell)  
 Town / Postal Code Simcoe, ON N3Y 4J9 E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent David Roe, Civic Planning Solutions Inc. Phone # 519-582-1174  
 Address 599 Larch St. Fax # \_\_\_\_\_  
 Town / Postal Code Delhi, ON N4B 3A7 E-mail \_\_\_\_\_

Name of Owner <sup>2</sup> \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<sup>2</sup> 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 <sup>3</sup>: ☒ Applicant ☒ Agent ☐ Owner

<sup>3</sup> 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:

none



**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS** prior to future severance  
as each semi unit

|                         |                        |   |                   |
|-------------------------|------------------------|---|-------------------|
| Geographic Township     |                        | Urban Area or Hamlet  | Port Rowan        |
| Concession Number       |                        | Lot Number(s)   |                   |
| Registered Plan Number  | 16B                    | Lot(s) or Block Number(s)                                     | BLK 13 Pt Lot 2   |
| Reference Plan Number   | 37R513                 | Part Number(s)  | 1 and 2           |
| Frontage (metres/feet)  | 24.23m                 | Depth (metres/feet)   | 40.2m             |
| Width (metres/feet)     | 24.6m                  | Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | 980m <sup>2</sup> |
| Municipal Civic Address | 20 Ethel Ferris Street |   |                   |

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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:

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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:

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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 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):

Rezone from R1 to R2 to permit a semi detached

dwelling. The units will be severed and sold

a seperate units. At the time of issuance of a

building permit the rear yard will be 1.2m

once severed the unit will have a rear yard of 9m

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

So that a semi detached dwelling can be built.

Present zoning:

R1

Proposed zoning:

R2

Present official plan designation:

Urban Residential

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

a variety of residential units are permitted

within this 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:

### D. PROPERTY INFORMATION

Present use of the subject lands:

formerly a single detached dwelling was located on site

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Proposed use of the subject lands:

residential - semi detached dwelling

Present use of adjacent properties:

large single detached dwelling units

beer store and community centre is located nearby.

Is there a site specific zone on the subject lands?

no

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:

existing dwelling was damaged by fire and will be removed.

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:

semi detached dwelling see attached plans

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:

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:

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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:

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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

**ZONING BY-LAW AMENDMENT**

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

File number:      a severance application will be submitted when rezoning  
                         is completed and the foundation is constructed for the semi

Land it affects:      units.

Purpose:

Status/decision:

Effect on the requested amendment:

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

Is the above information for other planning developments applications attached?

☒ Yes      ☐ No

**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:

## ZONING BY-LAW AMENDMENT

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 type="checkbox"/> Yes  | <input checked="" type="checkbox"/> No ____ 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 type="checkbox"/> Yes  | <input checked="" type="checkbox"/> No ____ 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 checked="" type="checkbox"/> Yes                             | <input type="checkbox"/> No <u>20m</u> distance <i>Been Stone</i> |
| 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

ZONING BY-LAW AMENDMENT

Does a legal and adequate outlet for storm drainage exist?

☒ Yes      ☐ No      ☐ Unknown

Existing or proposed access to subject lands:

☐ Unopened road      ☐ Provincial highway  
☒ Municipal road      ☐ Other (describe below)

If other, describe:

Name of road/street:

Ethel Ferris Street and College Street

**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.

It is the owners intention to sever the two units

with both having frontage on College Street.

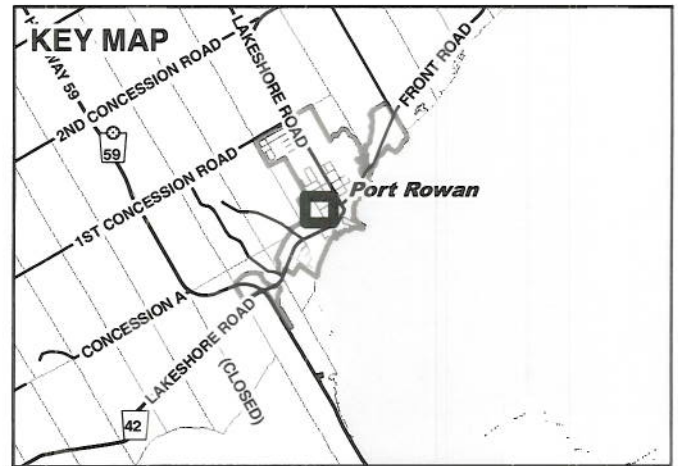
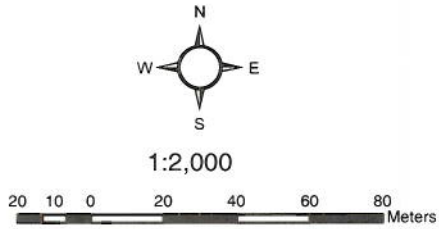
The proposed building will meet all yard set backs

based upon frontage on College street.



**MAP 1**  
**File Number: ZNPL2015044**

Urban Area of  
**PORT ROWAN**

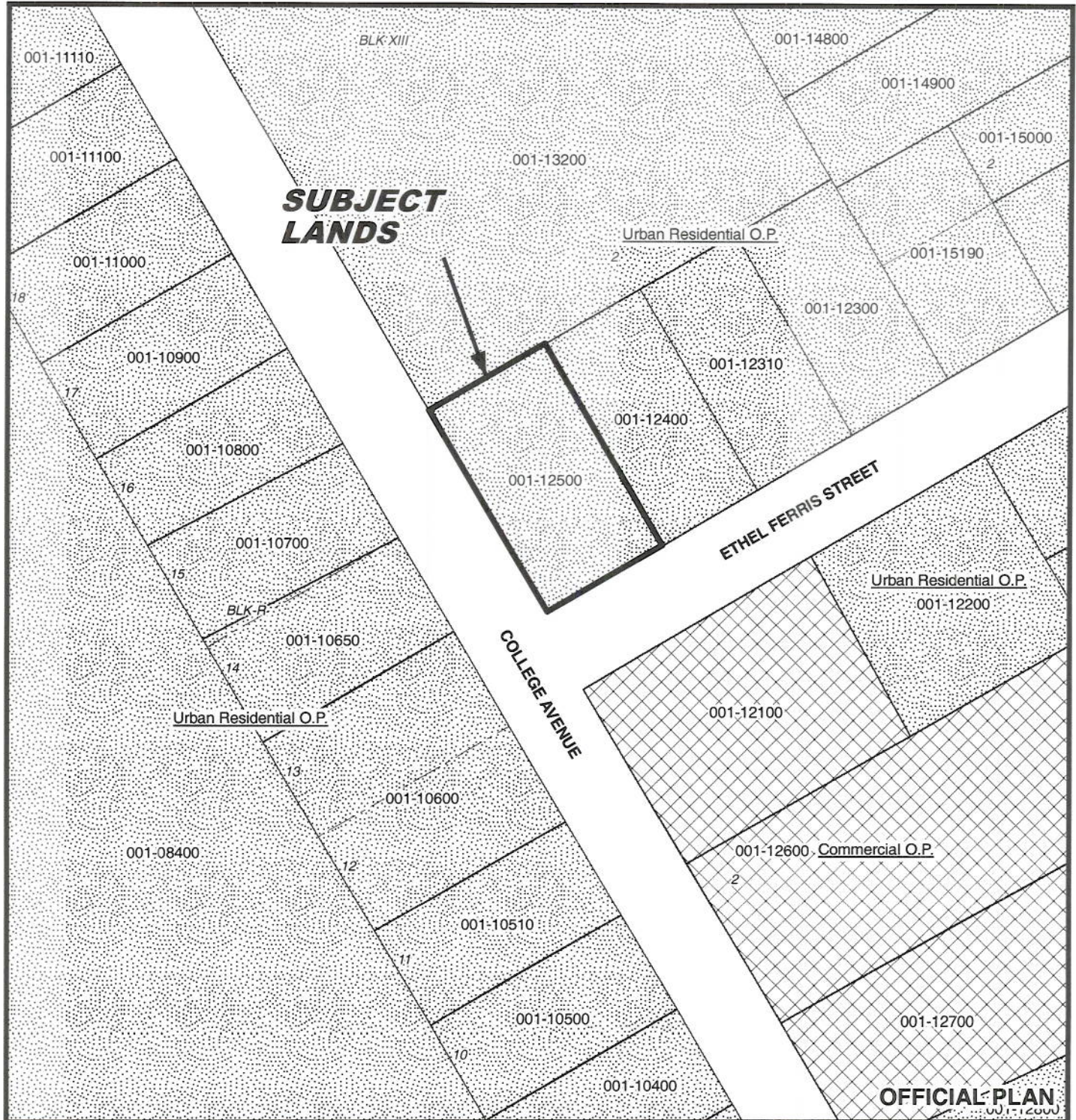
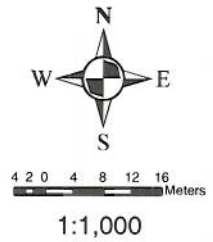




## MAP 2

File Number: ZNPL2015044

Urban Area of PORT ROWAN

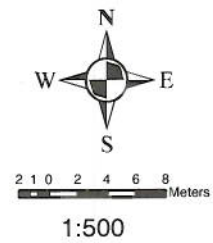




# MAP 3

File Number: ZNPL2015044

Urban Area of PORT ROWAN



# MAP 4

File Number: ZNPL2015044

Urban Area of PORT ROWAN

