

ZONING BY-LAW AMENDMENT

File Number	<u>ZNPL2015052</u>	Application Fee	<u>✓</u>
Related File Number	<u>BNPL2014222</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting On	<u>March 19/15</u>	OSSD Form Provided	<u>on file</u>
Application Submitted On	<u>March 19/15</u>	Sign Issued	
Complete Application On	<u>March 19/15</u>		

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- 543-020-17500000

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	<u>The Nature Conservancy of Canada</u>	Phone #	<u>519 586 7773</u>
Address	<u>PO Box 443</u>	Fax #	<u>519 586 9777</u>
Town / Postal Code	<u>London, ON, N6A 4W1</u>	E-mail	<u>/</u>

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

Name of Agent	<u>KEISTEN BERNARD</u>	Phone #	<u>519 586 7773 x 206</u>
Address	<u>PO BOX 443 PO Box 520</u>	Fax #	<u>519 586 9777</u>
Town / Postal Code	<u>LONDON, ON N6A 4W1</u>	E-mail	<u>Kristen.bernard@natureconservancy.ca</u>
Name of Owner ²	<u>The Nature Conservancy of Canada</u>	Phone #	<u>519 586 7773</u>
Address	<u>PO Box 443</u>	Fax #	<u>519 586 9777</u>
Town / Postal Code	<u>LONDON, ON N6A 4W1</u>	E-mail	<u>/</u>

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 sent³: ☐ 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	<u>SOUTH WALSINGHAM.</u>	Urban Area or Hamlet	_____
Concession Number	<u>CONCESSION 4</u>	Lot Number(s)	_____
Registered Plan Number	_____	Lot(s) or Block Number(s)	<u>PT LOT 16</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>54 metres (irregular)</u>	Depth (metres/feet)	<u>610 metres (irregular)</u>
Width (metres/feet)	<u>294 metres (irregular)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>16.46 acres.</u>
Municipal Civic Address	<u>306 HIGHWAY 24</u>		

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:

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):

NCC intends to sever the lot and surplus dwelling from the subject lands and use the subject lands to continue to grow native plants for forestry, conservation and seed production. The zoning by-law amendment ensures that no dwellings is constructed on the subject lands.

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

The zoning by-law amendment is being requested to meet the requirements of the Provincial Policy Statement.

Present zoning:

Agriculture

Proposed zoning:

Agriculture to site specific to prohibit a single detached dwelling.

Present official plan designation:

Agricultural

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

The zoning by-law amendment for the retained lands conforms to the official plan by ensuring no lot creation occurs in the future as per section 2.3.4.1 of the Provincial Policy Statement.

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:

46.46 acres

D. PROPERTY INFORMATION

Present use of the subject lands:

Agricultural - native seed production, native plants, forestry



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Proposed use of the subject lands:

Agricultural - native plant & seed products
forestry

Present use of adjacent properties:

agricultural; residential

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:

NIA - see sketch.

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:

NIA.

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:

24 July 2009

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

1925

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

24 July 2009.

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

* New drain by Public Works -
Norfolk County.

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:

Title search as part of purchase; Site visit.

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: BNPL 2014 222

Land it affects: subject lands

Purpose: severance of a dwelling made surplus through farm amalgamation

Status/decision: approved

Effect on the requested amendment: zoning by-law 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:

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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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input 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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input 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: *None on retained lands.*

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 ☒ Unknown

Existing or proposed access to subject lands:

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

If other, describe:

Name of road/street:

HIGHWAY 24

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.

The zoning by-law amendment must be complete by 18 December 2015 to meet the conditions of the Severance for file # BNPL2014202

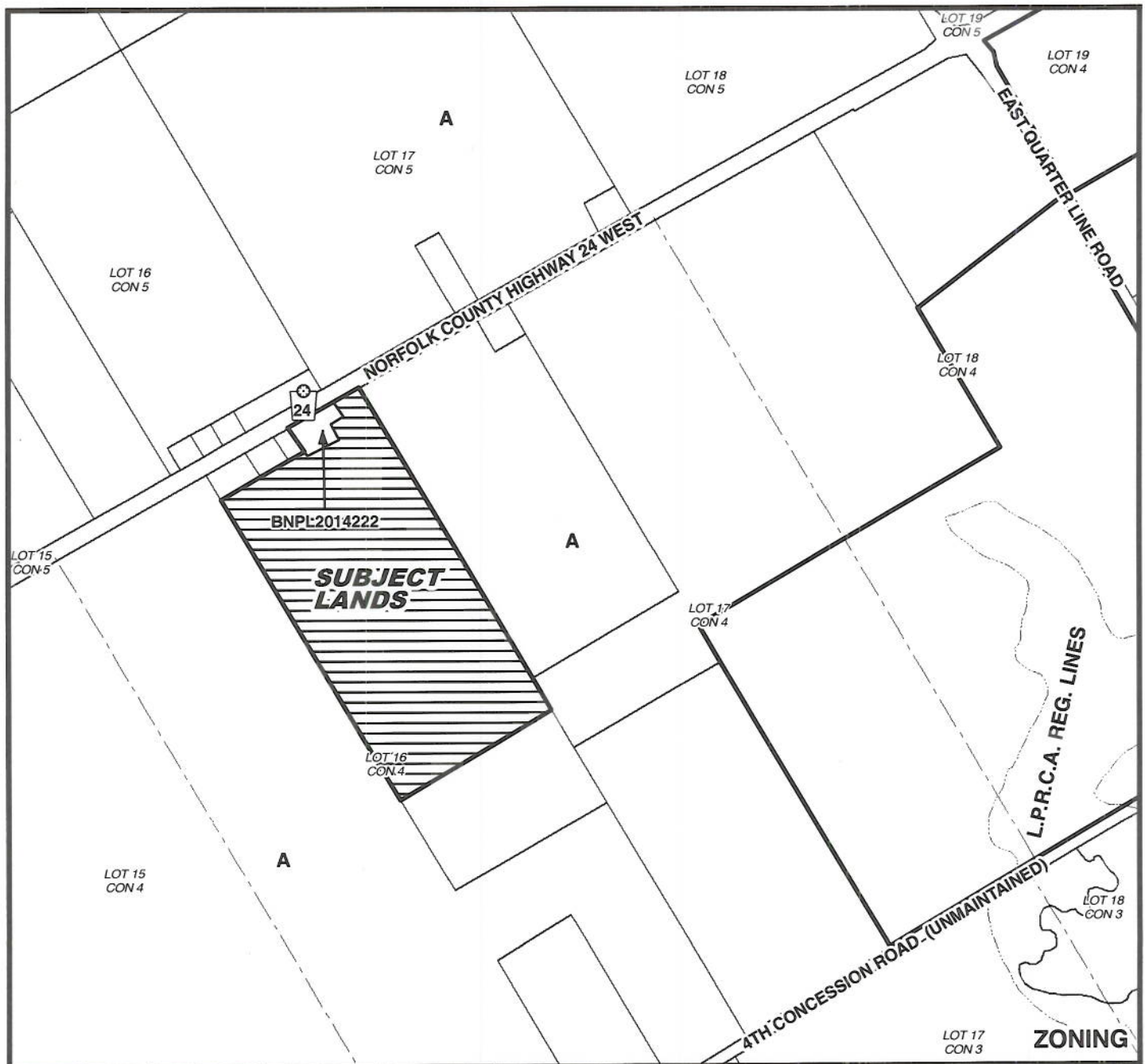
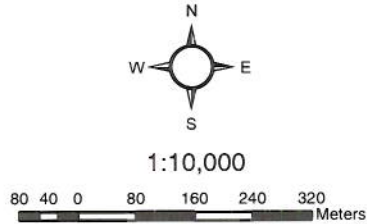
OTHER INFORMATION: PLEASE SEE ATTACHED.

MAP 1

File Number: ZNPL2015052

Geographic Township of

SOUTH WALSINGHAM



MAP 2

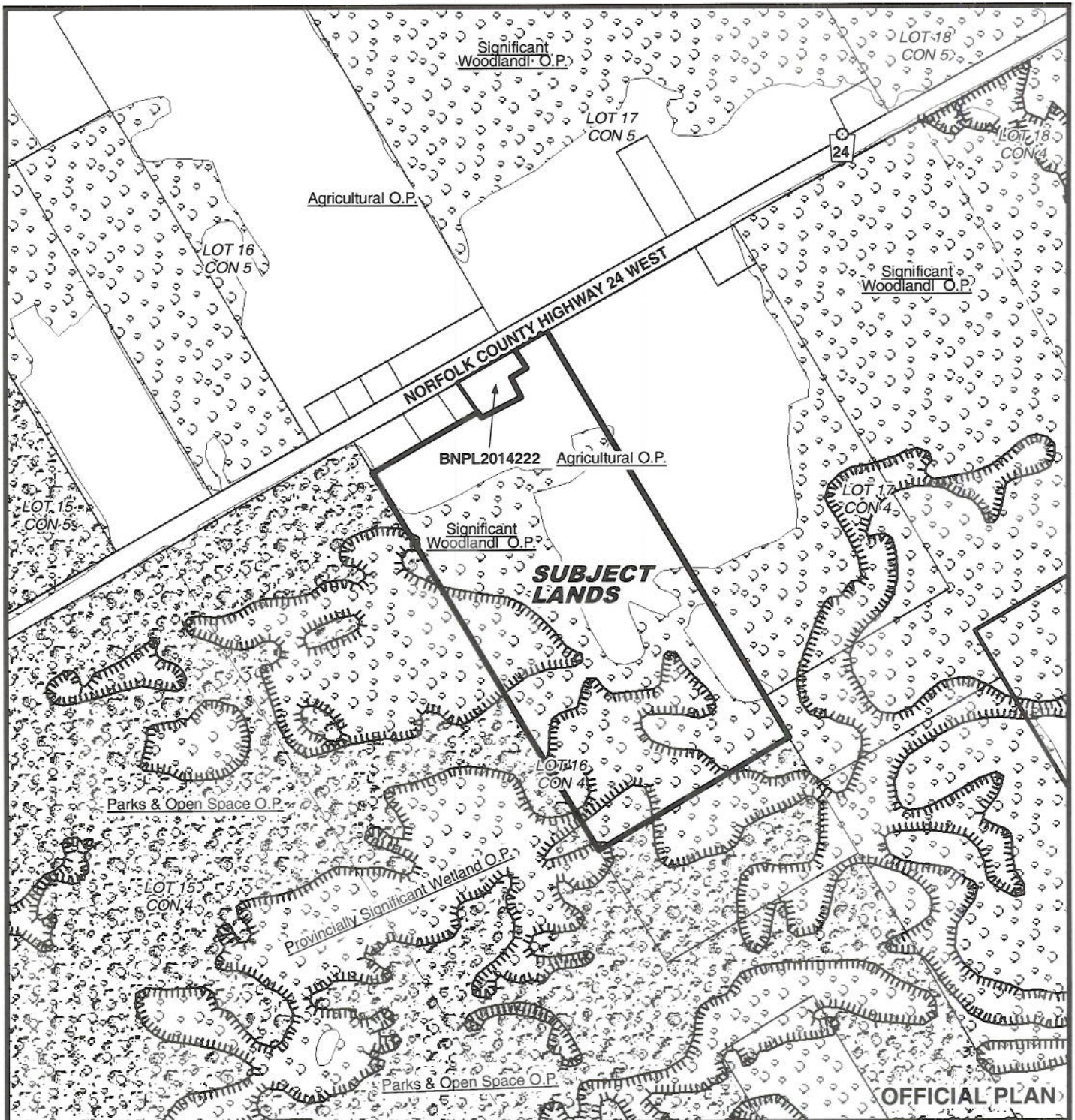
File Number: ZNPL2015052

Geographic Township of SOUTH WALSHINGHAM



30 15 0 30 60 90 120
Meters

1:7,500



MAP 3

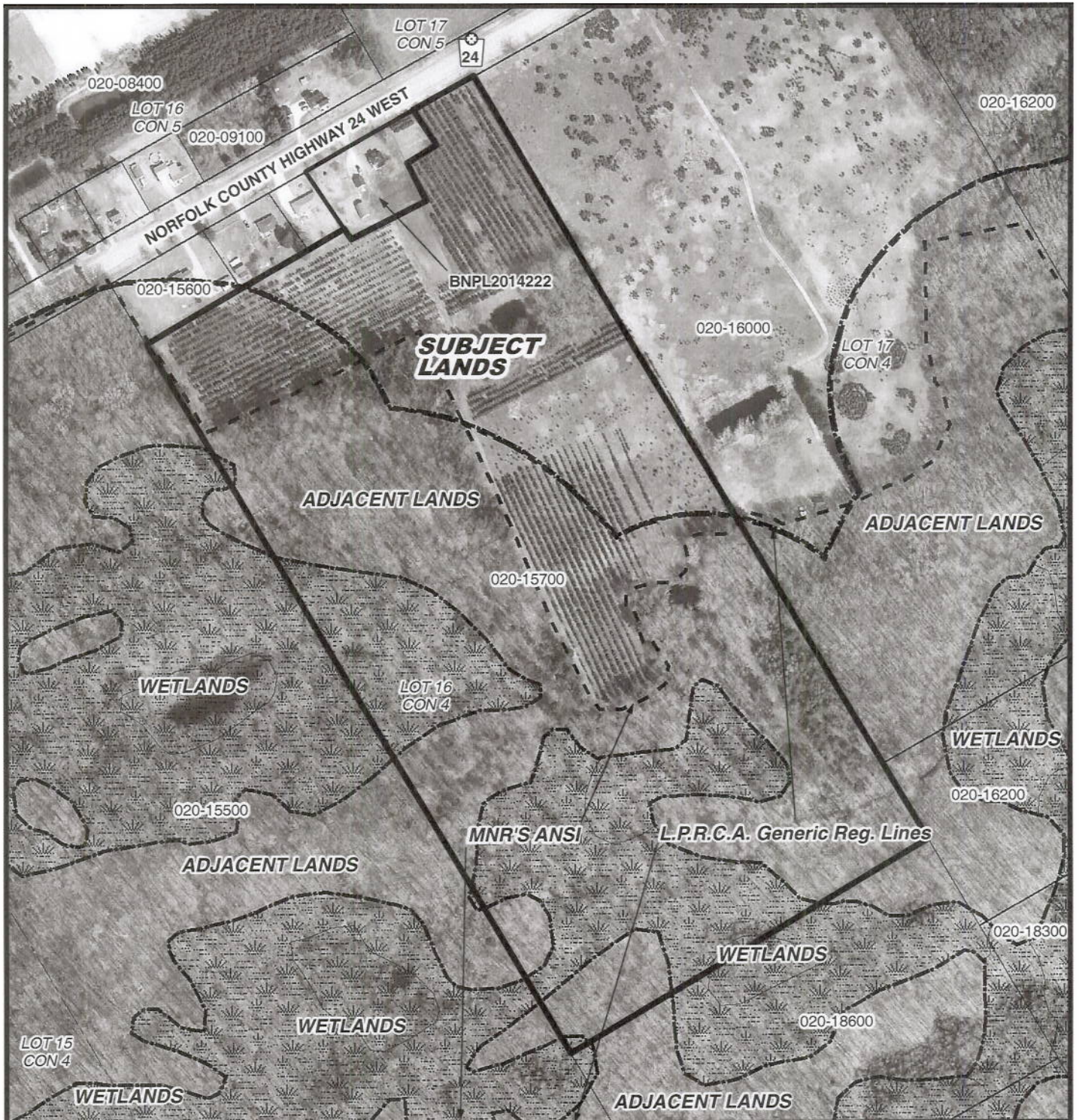
File Number: ZNPL2015052

Geographic Township of SOUTH WALSINGHAM



25 12.5 0 25 50 75 100 Meters

1:4,000

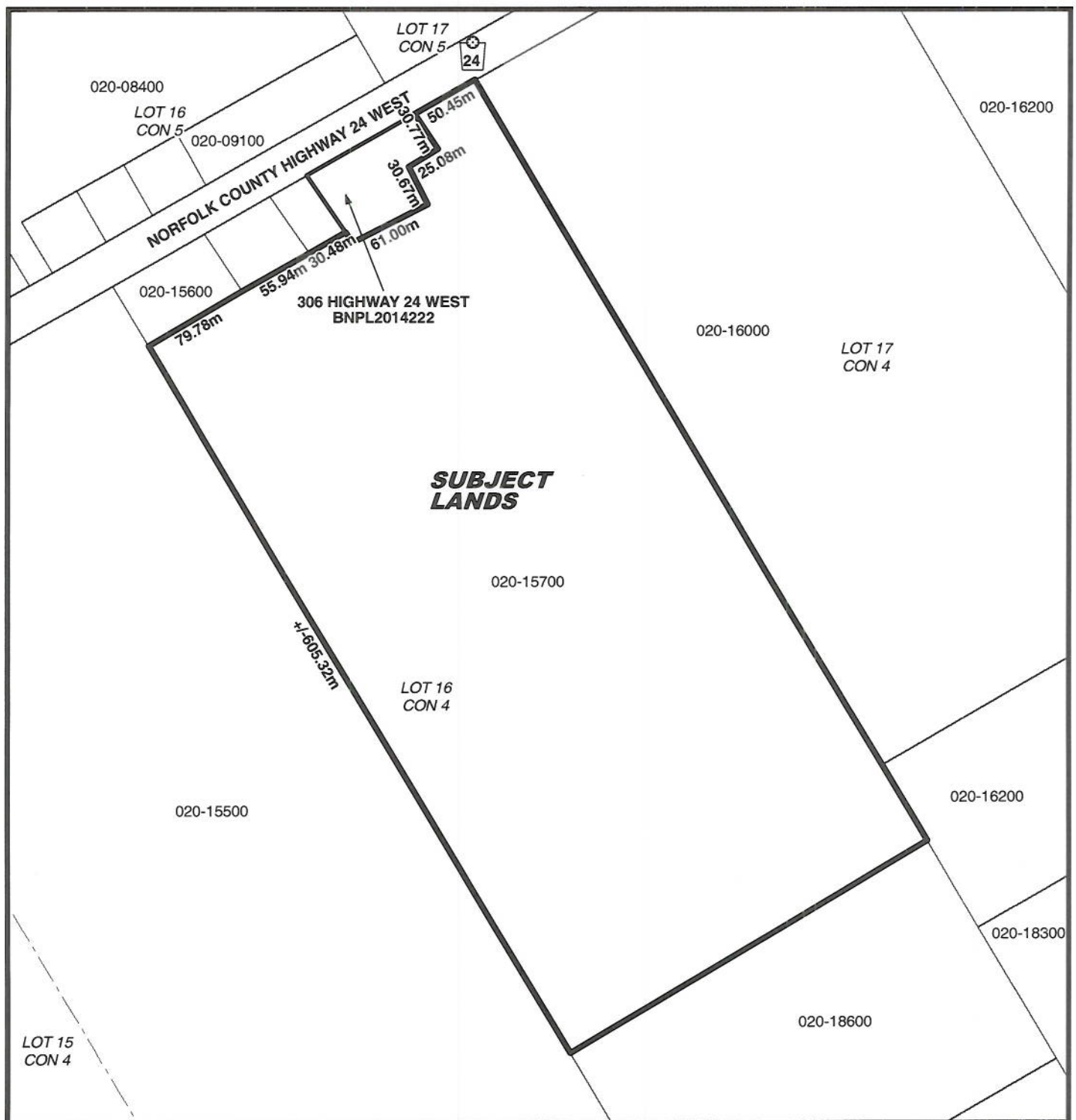


Geographic Township of SOUTH WALSINGHAM



A scale bar with markings at 25, 50, 75, and 100 meters. The bar is divided into four equal segments, each representing 25 meters.

1:4,000



30/03/2015