

OFFICIAL PLAN AMENDMENT OR COMBINED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

File Number OPNPL2015193/ZNPL2015194 Application Fee
 Related File Number OPNPL2014039/ZNPL2014025 Conservation Authority Fee
 Pre-consultation Meeting On Early 2015 OSSD Form Provided
 Application Submitted On Oct. 14/2015 Sign Issued
 Complete Application On Oct. 30/2015



→ updated application, map/justified

✓ (2015 fee's)

✓

N/A

✓

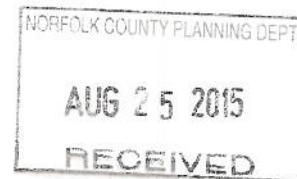
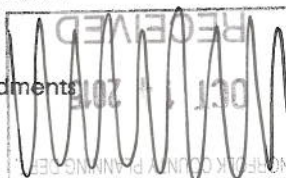
WR.

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: 3310-493 080 36100 0000

Check whether this development application is for approval of:

- ☐ Official plan amendment
☒ Combined official plan and zoning By-Law amendments



A. APPLICANT INFORMATION

Name of Applicant¹ Ryan Vandenbussche Phone # 519-410-4428
 Address 2916 Front Road, RR#1 Fax #
 Town / Postal Code Vittoria, ON NOE 1W0 E-mail rvandenbussche@nhlpa.com

¹ 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 Street Fax #
 Town / Postal Code Delhi, ON N4B 3A7 E-mail dfrfez@bellnet.ca

Name of Owner² same as applicant 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 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:

none



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHR</u>	Urban Area or Hamlet	
Concession Number	<u>1</u>	Lot Number(s)	<u>23</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>285m</u>	Depth (metres/feet)	<u>1076.1m & 1087.89m</u>
Width (metres/feet)	<u>285m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>76ac</u>
Municipal Civic Address	<u>2916 Front Road</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 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, please describe its effect:

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

☐ Yes ☒ No

If yes, please describe its effect:

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):

Music concerts - 5 per year, May through October, each event max
of 7 days includes set up, event and clean up. County permit
required
Other shows and events max of 2 days include set up, event and clean up
Survivor and fitness events and wedding ceremonies
Accessory camping max 500 sites May to Oct. onsite parking

Current official plan policy:

Agricultural and within Lakeshore Special Policy area

The land uses that the current policy authorizes:

Agricultural and tourism related uses

The land uses that the requested amendment policy authorizes:

as outlined above

Does the requested amendment delete a policy of the official plan?

☐ Yes ☒ No

If yes, identify the policy to be deleted:

Does the requested amendment change or replace a policy in the official plan?

☒ Yes ☐ No

If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

a site specific policy to permit uses

D. PROPERTY INFORMATION

Present use of the subject lands:

agricultural and residential

Proposed use of the subject lands:

additional uses proposed on page 3

Present use of adjacent properties:

agricultural

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:

House - 2 storey, setbacks Front-916m, Rear-86m, Side- 182m/73m
213m²

Garage 1 storey, setbacks Front-919m, rear-122m, Side-245m/27m
166m²

Shed 30m² setbacks Front-983m, Rear-59m, Side-229m/54m

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:

only temporary facilities related to the proposed events
which include stage, washrooms, food and beverage kiosks
tensts for events and camping facilities

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: 1998

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

1999

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

ZONING BY-LAW AMENDMENT

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

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:

knowledge of owner

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



File number: OPNPL2014039 & ZNPL2014025

Land it affects: 2916 Front Road

Purpose: permit temporary music festival/concert including parking
and camping

Status/decision: approved for 2014 event July 19/20 2014

Effect on the requested amendment:
trial event for permanent consideration

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 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:

OFFICIAL PLAN AMENDMENT OR COMBINED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

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 <u>adj</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 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Erosion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 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:

Temporary portable facilities used during events

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 No changes will be made in 2015



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:

_____ Front Road _____

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

_____ Need to plan events _____

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.

MAP 1

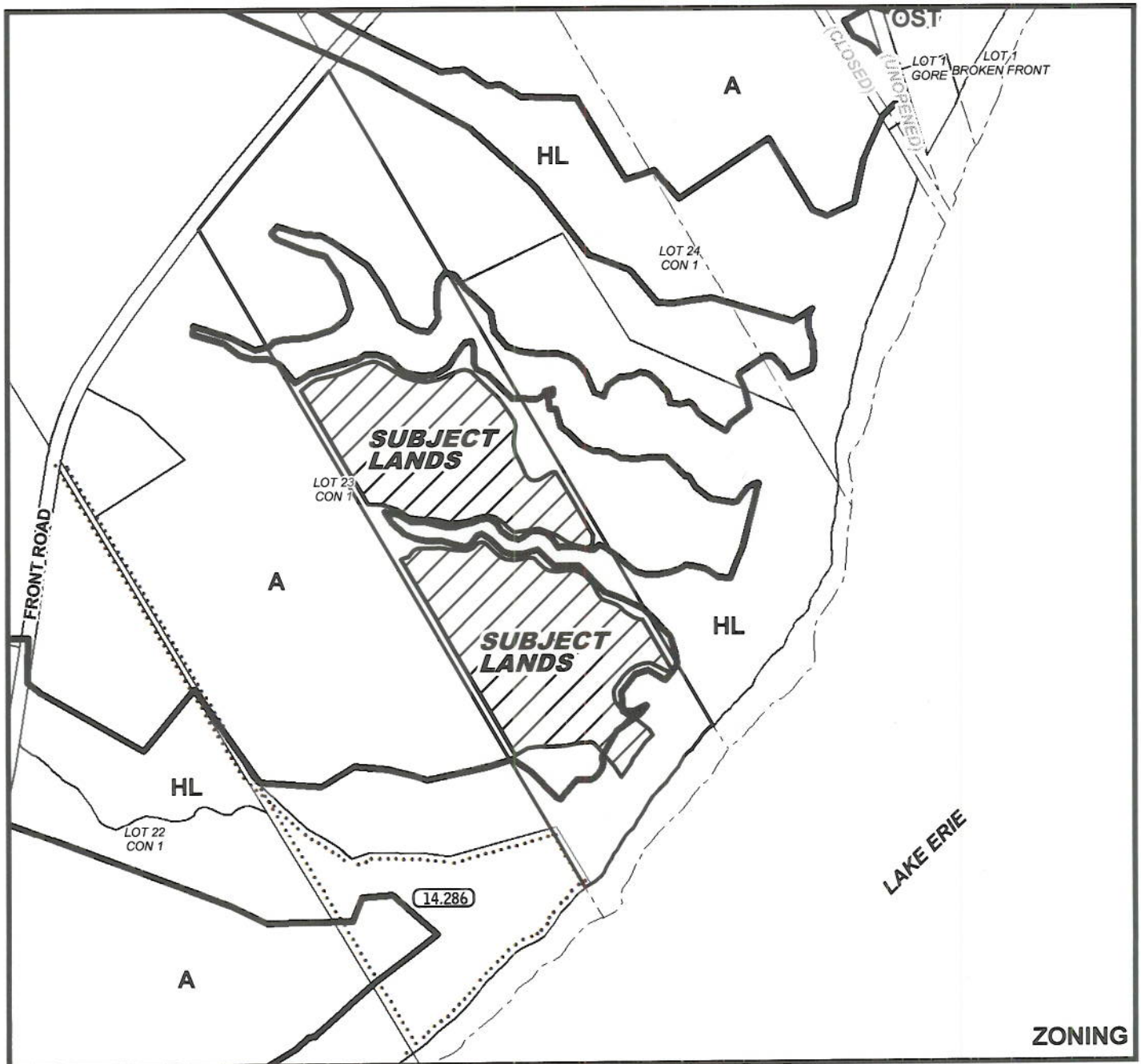
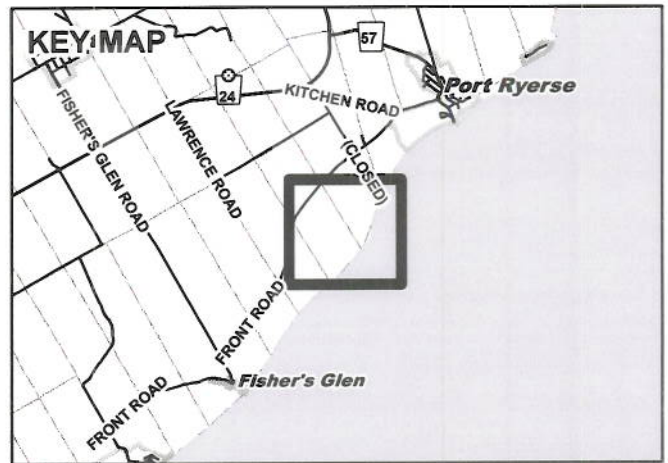
File Number: **OPNPL2015193 &
ZNPL2015194**

Geographic Township of
CHARLOTTEVILLE



1:8,000

60 30 0 60 120 180 240
Meters



MAP 2

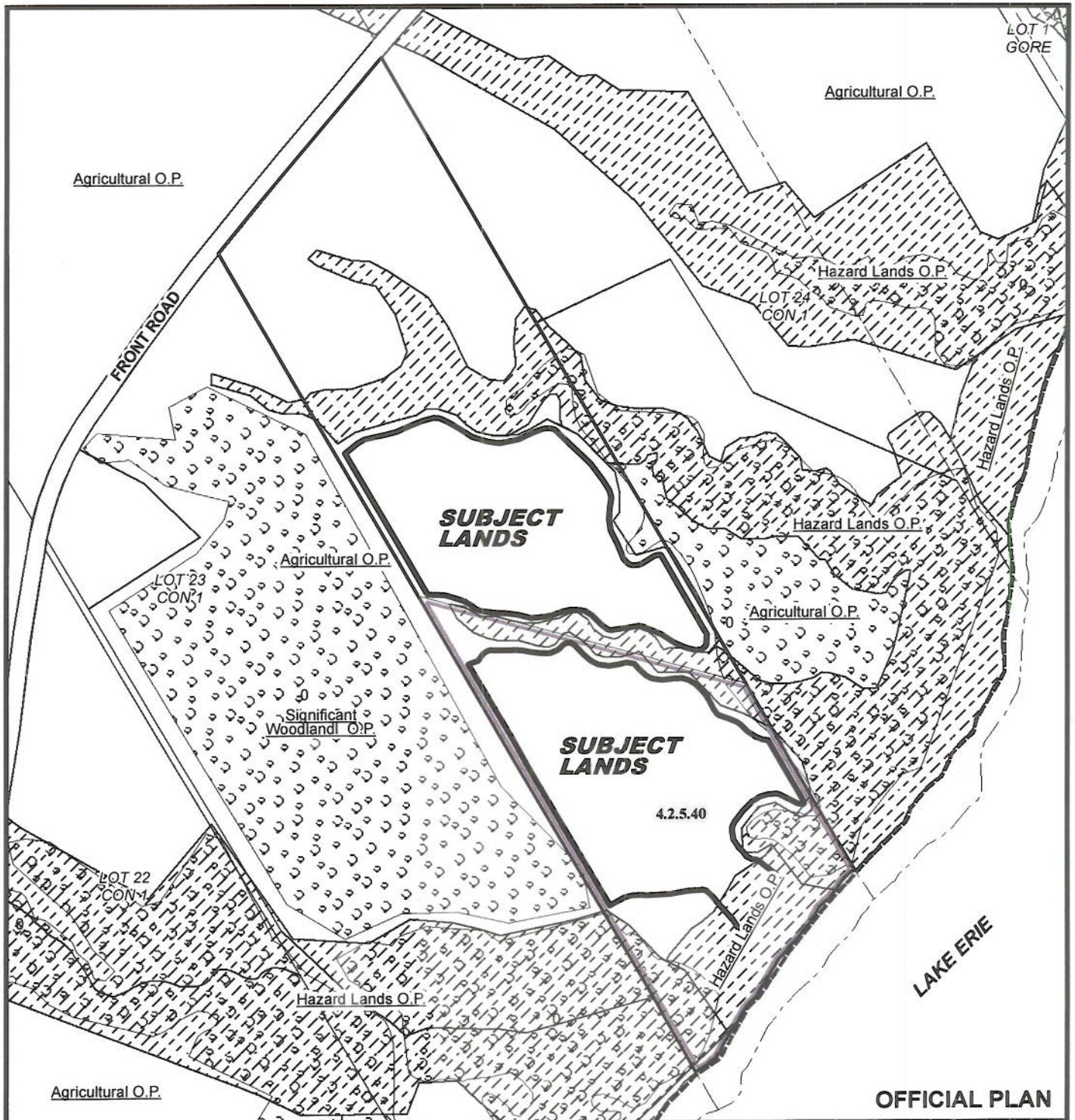
File Number: OPNPL2015193 & ZNPL2015194

Geographic Township of CHARLOTTEVILLE



25 50 75 100 Meters

1:6,103



MAP 3

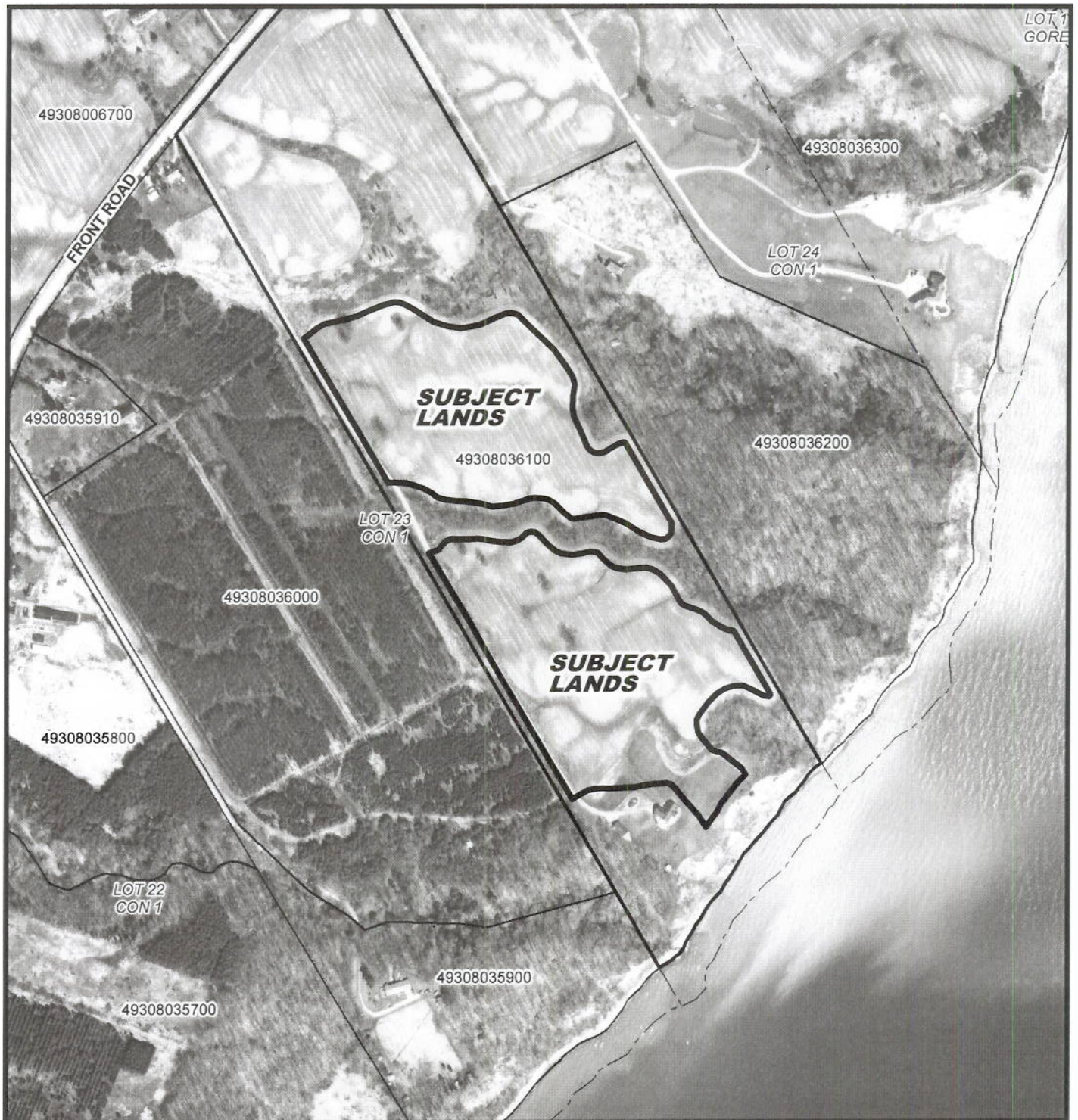
File Number: OPNPL2015193 & ZNPL2015194

Geographic Township of CHARLOTTEVILLE



20 40 60 80 Meters

1:6,000



MAP 4

File Number: OPNPL2015193 & ZNPL2015194

Geographic Township of CHARLOTTLEVILLE



10 20 30 40 Meters

1:4,000

