

## ZONING BY-LAW AMENDMENT

File Number	<u>ZNPL2015196</u>	Application Fee	<u>n/a</u>
Related File Number	_____	Conservation Authority Fee	<u>n/a</u>
Pre-consultation Meeting On	_____	OSSD Form Provided	<u>n/a</u>
Application Submitted On	<u>Oct 26/15</u>	Sign Issued	_____
Complete Application On	<u>Oct 26/15</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- 33402011020**

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>	<u>Norfolk County Community Services Dept.</u>	Phone #	<u>519-426-5999</u>
Address	<u>95 Culver St.</u>	Fax #	<u>519-426-0059</u>
Town / Postal Code	<u>Simcoe, ON N3Y 2V5</u>	E-mail	<u>frank.sams@norfolkcounty.ca</u>

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

Name of Agent	_____	Phone #	_____
Address	_____	Fax #	_____
Town / Postal Code	_____	E-mail	_____
Name of Owner <sup>2</sup>	<u>Norfolk County Treasury Dept.</u>	Phone #	<u>519 426 5870</u>
Address	<u>50 Colborne St. South</u>	Fax #	_____
Town / Postal Code	<u>Simcoe, N3Y 4H3</u>	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:

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	_____	Urban Area or Hamlet	<u>Port Dover</u>
Concession Number	_____	Lot Number(s)	_____
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>~56m (irregular)</u>	Depth (metres/feet)	<u>~136-149m (irregular)</u>
Width (metres/feet)	<u>~122m</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>3.57ac/1.44ha</u>
Municipal Civic Address	<u>809 Saint George St. South</u>		

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):

The OMB has ordered the zoning for the Port Dover Arena to be amended. The use is not changing. The proposed zoning is more appropriate for the existing use.

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

The Ontario Municipal Board has ordered the change.

Present zoning:

Community Institutional

Proposed zoning:

Open Space

Present official plan designation:

Parks and Open Space

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

The permitted uses in the Open Space zone are permitted within the Parks and Open Space 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:

3.57 acres / 1.44 hectares

### D. PROPERTY INFORMATION

Present use of the subject lands:

Arena



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Proposed use of the subject lands:

arena (no change)

Present use of adjacent properties:

community centre, medical centre, residential, school

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:

Building	front	rear	sides	height	floor area
Arena	62 m	9 m	18 m / 67 m	2 storeys	5177.67 m <sup>2</sup>
Community centre	73 m	39 m	7.5 m / 75 m	1 storey	1384.72 m <sup>2</sup>

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:

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:

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

arena - since 1987, Community centre - since 1980

**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:

contacted Frank Sams, Manager of Parks, Facilities, and Recreation

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:

BN-057/2003, B-190/88-CN, ZN-019/2009, AN-023/2008, BN-074/2007

Land it affects:

Several nearby properties

Purpose:

unknown - historic applications

Status/decision:

unknown - historic applications

Effect on the requested amendment:

none

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>91m</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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>430</u> 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)) <u>craft store, restaurant</u>	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>1m</u> 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      ☐ Unknown

Existing or proposed access to subject lands:

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

If other, describe:

Name of road/street:

Saint George 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.

No proposed changes to Subject lands, just following Board Order.



# MAP 1

File Number: ZNPL2015196

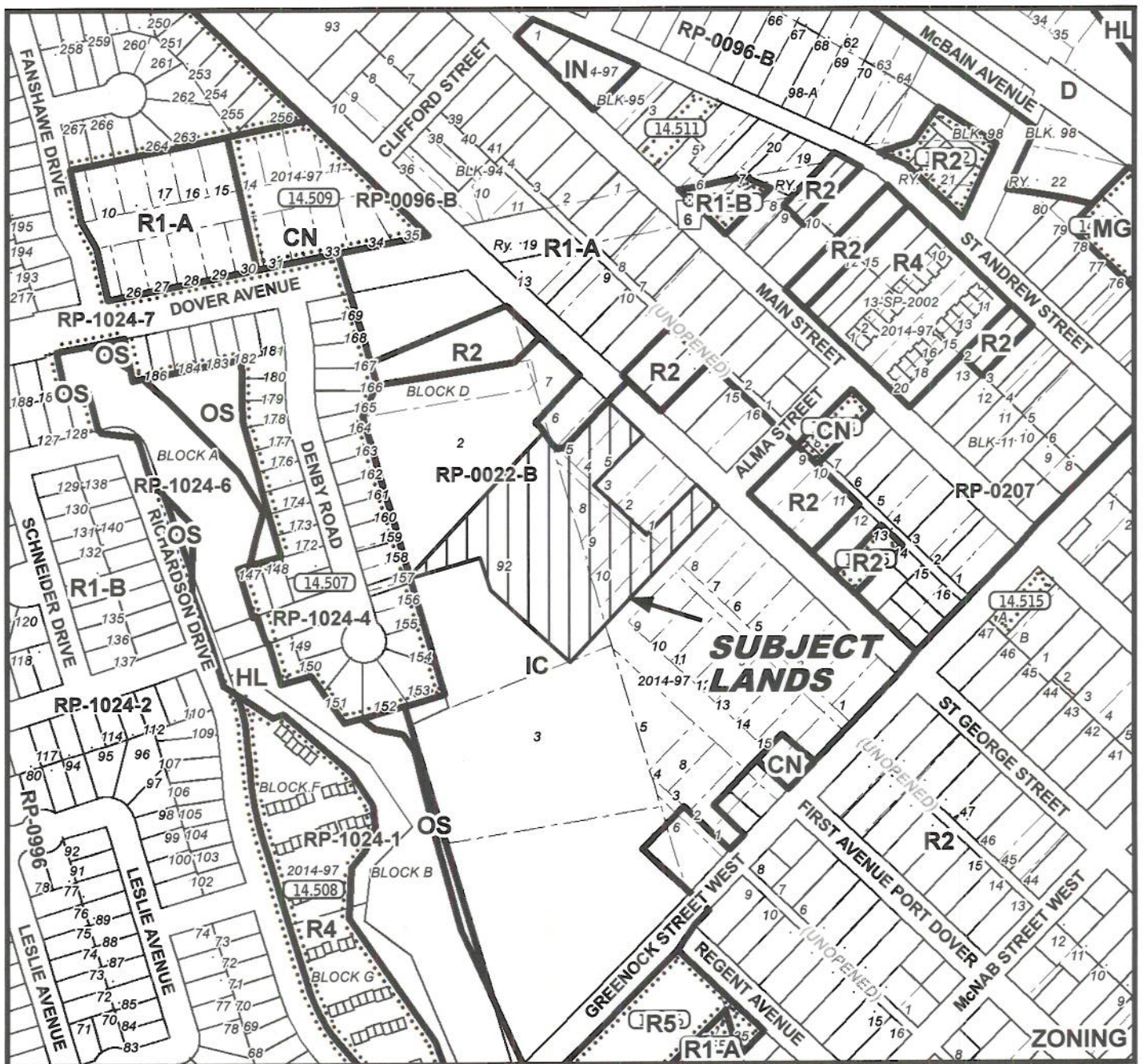
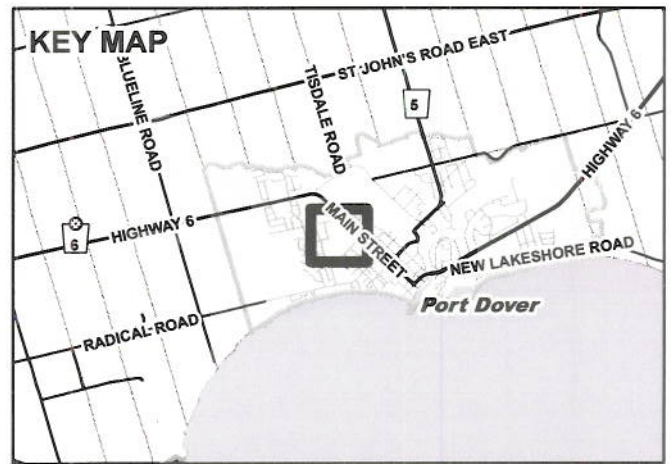
Urban Area of

## PORT DOVER



1:4,000

30 15 0 30 60 90 120  
Meters

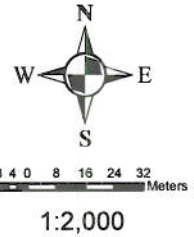




# MAP 2

File Number: ZNPL2015196

Urban Area of PORT DOVER

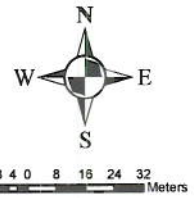




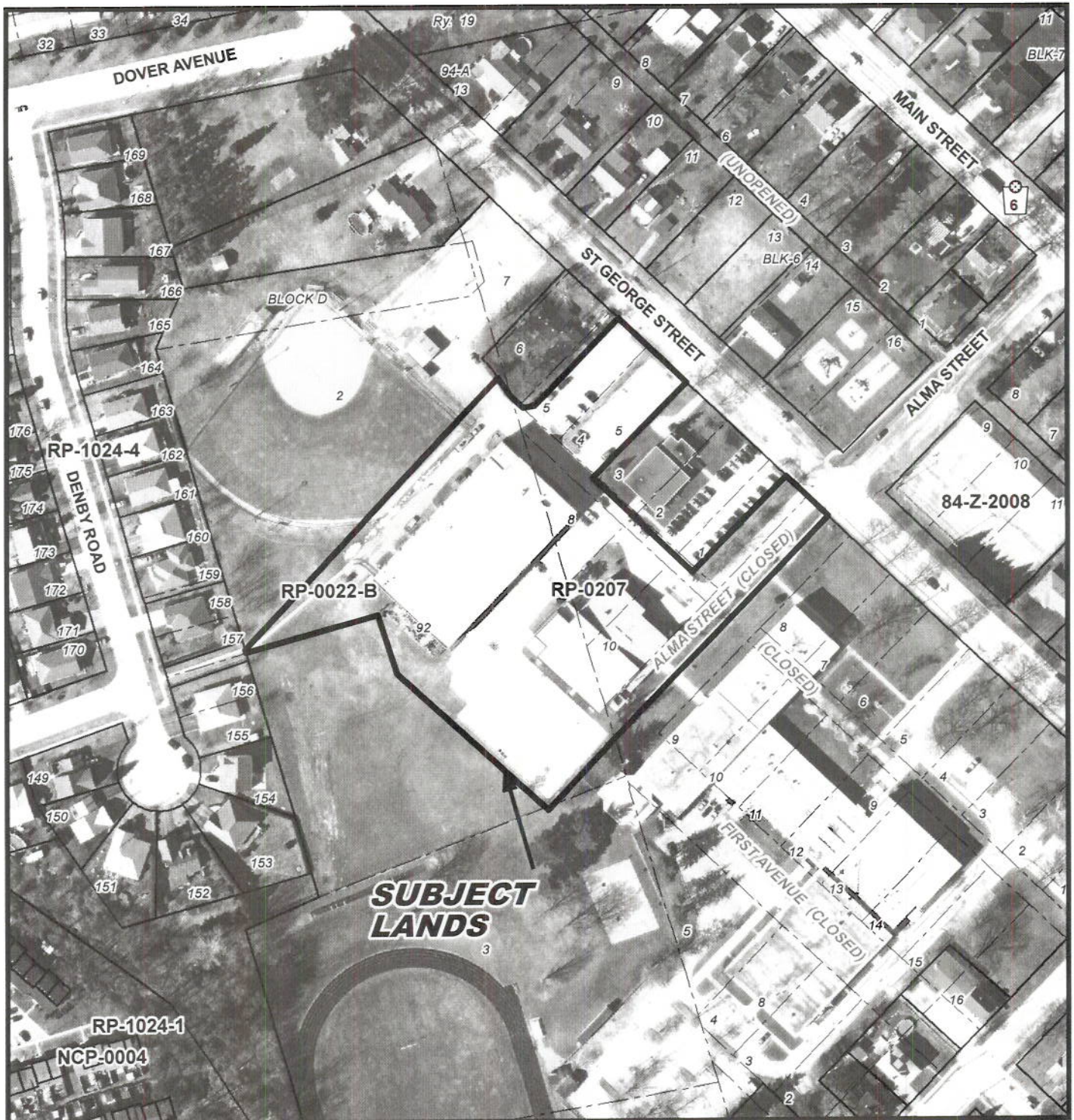
# MAP 3

File Number: ZNPL2015196

Urban Area of PORT DOVER



1:2,000





# MAP 4

File Number: ZNPL2015196

Urban Area of PORT DOVER

