

ZONING BY-LAW AMENDMENT

File Number	<u>ZNPL2015-229</u>	Application Fee	<u>\$1548</u>
Related File Number	_____	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting On	_____	OSSD Form Provided	_____
Application Submitted On	<u>Dec. 3, 2015</u>	Sign Issued	_____
Complete Application On	<u>Dec. 3, 2015</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: 3310-493-060-33500 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 ¹	<u>Haitham Kamil</u>	Phone #	<u>(905) 484-4300</u>
Address	<u>1265 Ontario Street, Apt. 1505</u>	Fax #	<u>-</u>
Town / Postal Code	<u>Burlington, Ontario, L7S-1X8</u>	E-mail	<u>Haitham.Kamil@yahoo.ca</u>

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

HKamil@Hatch.ca

Name of Agent	<u>N/A</u>	Phone #	_____
Address	_____	Fax #	_____
Town / Postal Code	_____	E-mail	_____

Name of Owner ²	<u>Haitham Kamil</u>	Phone #	<u>(905) 484-4300</u>
Address	<u>1265 Ontario Street, Apt. 1505</u>	Fax #	<u>-</u>
Town / Postal Code	<u>Burlington, Ontario, L7S-1X8</u>	E-mail	<u>Haitham.Kamil@yahoo.ca</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:

N/A



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Charlotteville (Vittoria)</u>	Urban Area or Hamlet	<u>?</u>
Concession Number	<u>3</u>	Lot Number(s)	<u>Part Lot # 22</u>
Registered Plan Number	<u>3310-493-060-33500.01</u>	Lot(s) or Block Number(s)	<u>22</u>
Reference Plan Number		Part Number(s)	<u>?</u>
Frontage (metres/feet)	<u>?</u>	Depth (metres/feet)	<u>?</u>
Width (metres/feet)	<u>?</u>	Lot area (m ² / ft ² or hectares/acres)	<u>58 Acres</u>
Municipal Civic Address	<u>1565 Norfolk County, Highway 24 E, CHR Con 3, PT Lot 22</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):

Renovate bunk house on the Premises. Renovated bunkhouse will
on occasional weekends
be used by owners and rented to tourist visiting Norfolk County
as temporary accommodation when not used by owner.

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

Bunk house located on a parcel zoned "Agriculture Zone A".
Preliminary Consultation with City Planner indicated that a re-zoning
Application is required.

Present zoning: Agriculture Zone - A"

Proposed zoning: Hotel ~~Commercial~~

Present official plan designation: Agriculture

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

Temporary Accommodation on the farm

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: Approximately 86 x 46 m = 3,956 m²

If possible increase to 100 x 80 m - 8,000 m²

D. PROPERTY INFORMATION

Present use of the subject lands: Bunkhouse & Craft / Food ~~shop~~ shop.



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Proposed use of the subject lands: Temporary Accommodations for visitors
- craft shop / Fruit stand / others
- Farm operation will continue.

Present use of adjacent properties: Farms - Apple orchard & corn (cash crop)

Is there a site specific zone on the subject lands? Agriculture Zone - A within a farm

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:

Front - Road - Building set back ~ 20M

Back - Farm - several hundreds meters

East - Farm - 53M

West - House - 78M

Building height ~ 3M

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:

Renovate existing barnhouse, increase the size by 5M (length)

No change in the current distance from Road or other Farms.

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: 1991

If known, the date existing buildings or structures were constructed on the subject lands: 11 180+ years

If known, the length of time the existing uses have continued on the subject lands: 71: 100 + years.

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:

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 71: Planning Dept. to Advise

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

File number:

Land it affects:

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

Planning Dept. ??

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

Es

If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☒ Yes

☒ No

Es

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Yes (Agriculture related)

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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 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 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 ☐ Unknown ~~Planning Dept.~~

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 East.

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

I would like to start renovation in April, 2016.

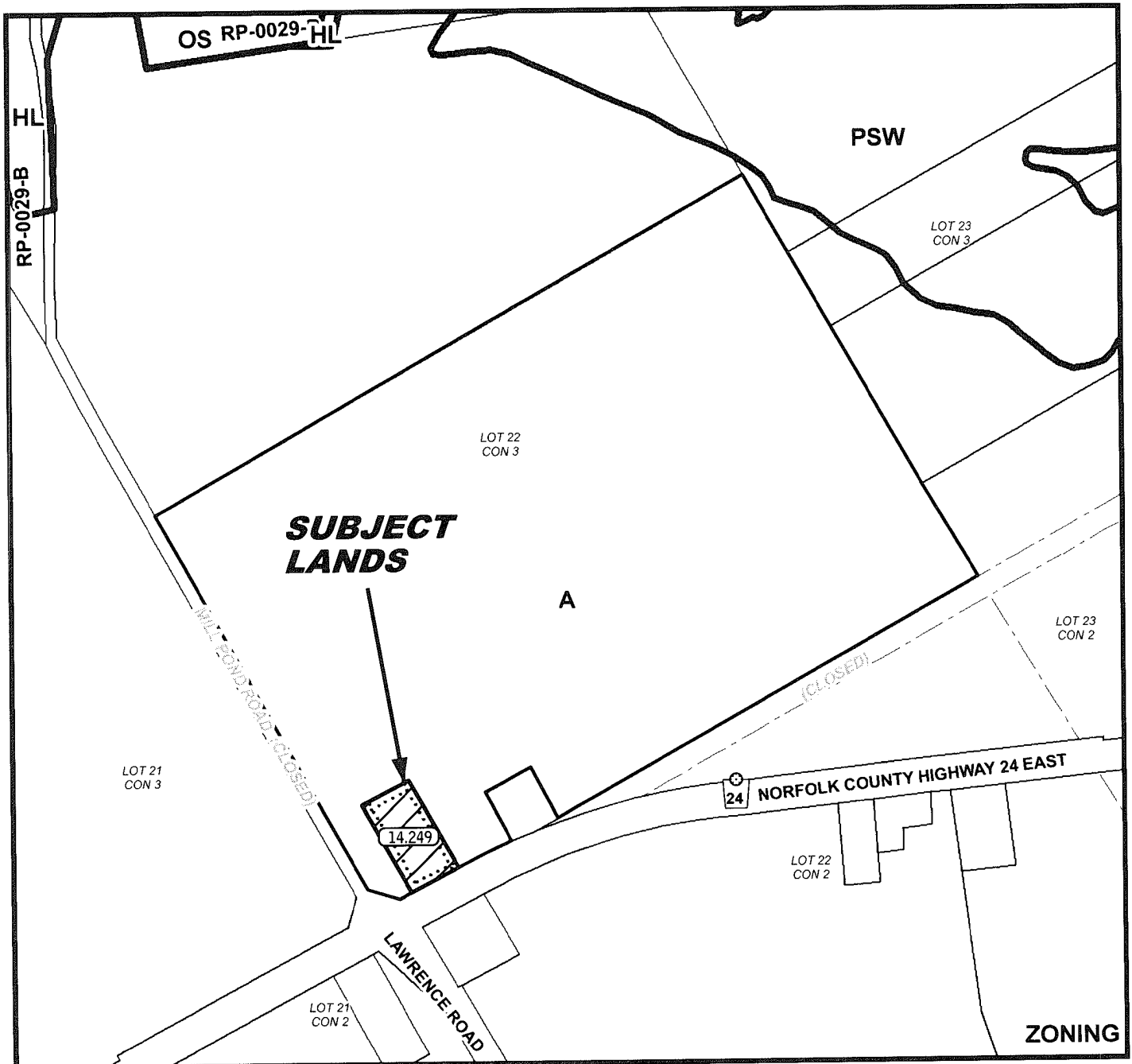
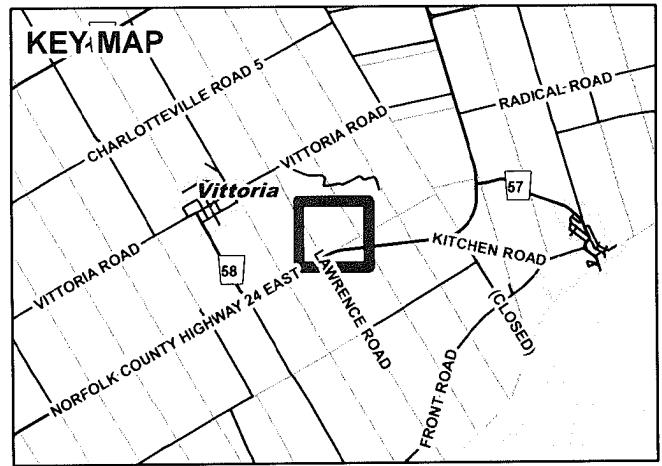
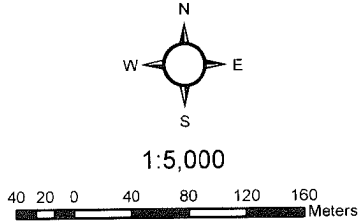
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

- The bunkhouse have not been used for the past 3-years.
- Renovation is important to upgrade structure and make it usable.
- Shortage in short rental for visitors to the area have been identified and this project will encourage ~~that~~ people to visit the area and create employment opportunities.

MAP 1

File Number: ZNPL2015229

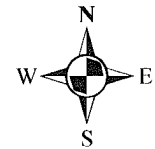
Geographic Township of
CHARLOTTEVILLE



MAP 2

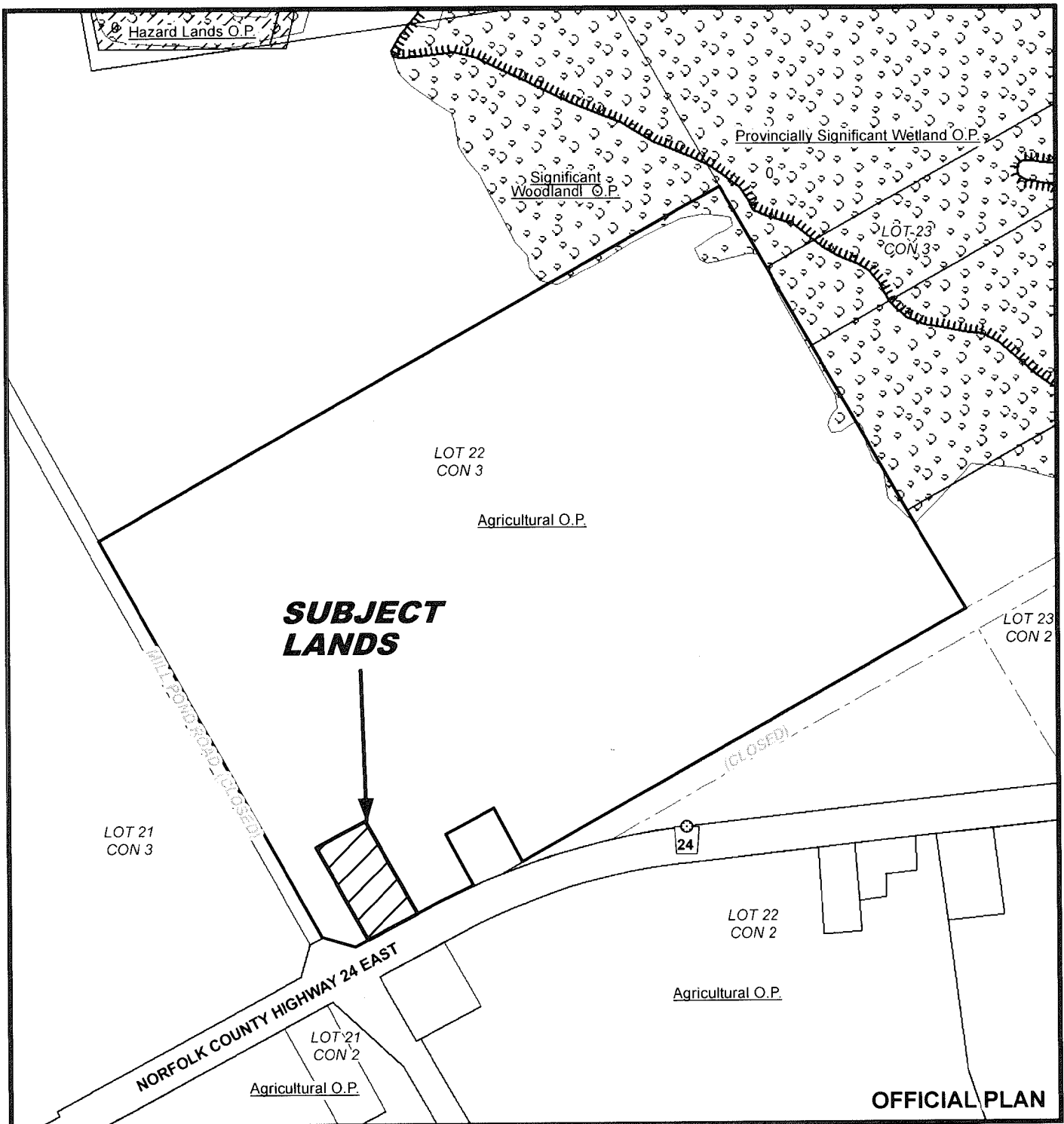
File Number: ZNPL2015229

Geographic Township of CHARLOTTEVILLE



1:50 10203040
Meters

1:4,500



MAP 3

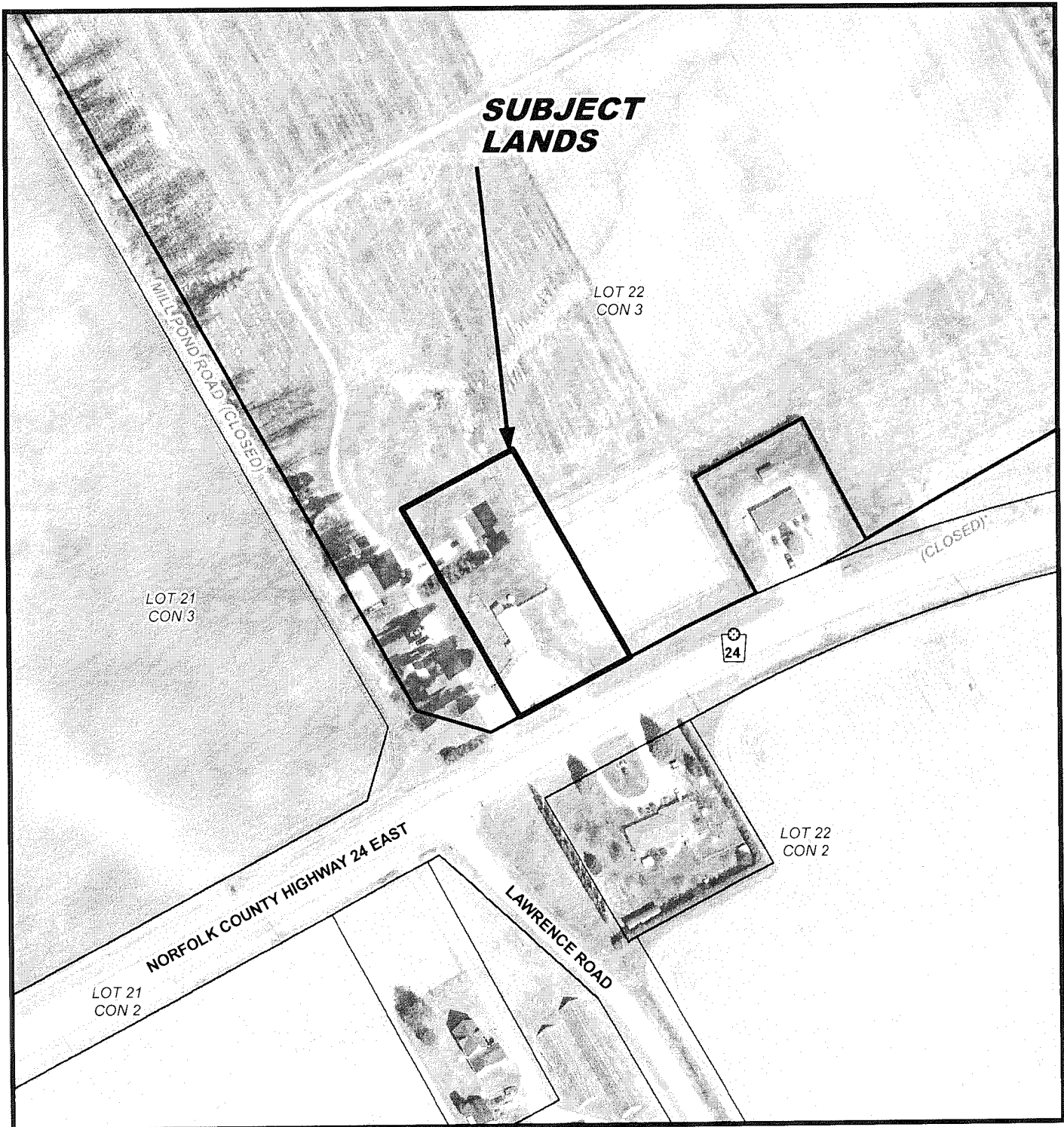
File Number: ZNPL2015229

Geographic Township of CHARLOTTEVILLE



8 4 0 8 16 24 32 Meters

1:2,000



MAP 4

File Number: ZNPL2015229

Geographic Township of CHARLOTTEVILLE



5 2.5 0 5 10 15 20 Meters

1:1,000

