

Zoning By-Law Amendment Application

Alisha

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File number ZNPL2016012
 Related file number n/a
 Pre-consultation meeting on n/a
 Application submitted on Jan 8/16
 Complete application on Jan 14/16

Application fee \$1858
 Conservation authority fee n/a
 OSSD form provided n/a
 Sign issued _____

Property assessment roll number: 3310- ~~491~~ - 017 - 39000

16.13.01

Check whether this development application is for approval of:

- ☒ Zoning by-law amendment
☐ Lifting holding by-law
☐ Temporary use extension

NORFOLK COUNTY
RECEIVED

JAN 14 2016

A. Applicant Information

DEVELOPMENT AND
 CULTURAL SERVICES

Applicant name (if the applicant is a numbered company provide the name of a principal of the company)

Northland Ouseing Farms Inc.

Address

1444 Windham Road 10, RR1 Windham Centre, ON NOE 2A0

Email address j.lucas@gintec-shade.com Phone number (519) 428-8611

Agent name

R.C. Dixon

Address

277 Emily St, Simcoe, ON N3Y 1S5

Email address dixonr@amtelecom.net Phone number (519) 426-0456
cell 416-1632

Owner name same as applicant

Address

Email address

Phone number

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands. If there are no mortgagees, charges or other encumbrances please indicate NONE:

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B. Location and Legal Description Of Subject Lands

Geographic township	Wintham	Urban or hamlet area	
Concession number	10	Lot number	506
Registered plan number		Lot or block number	
Reference plan number	37R 3448	Part number	1
Frontage \pm 610 m		Depth \pm 566 m	
Width \pm 791 m		Lot Area	102.03 ac
Municipal civic address	1476 Wintham Road 10		

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:

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C. Purpose Of The Development Application

Please explain what you propose to do on the subject lands and premises that make this development application necessary and include the nature and extent of the amendment requested:

We are requesting a site specific amendment to the set-back requirement in Section 3.21 'D' to allow for the set-back distance of 100m between an existing on farm dwelling and the closest greenhouse which is 50m less than the 150m required in the zoning by-law.

Please explain why the zoning by-law amendment is being requested:

subject structure currently exist

Present zoning:

Agriculture

Proposed zoning:

Agriculture with amendment allowing 100m set-back.

Present official plan designation:

Agriculture

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

The request in the application is to help facilitate an allowed agricultural use without which the final use cannot proceed for approval.

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Are the subject lands within an area where zoning with conditions apply?

☐ Yes

☒ No

If yes, please describe how the development application conforms to the official plan policies relating to zoning with conditions:

Approximate area of lands affected by the proposed amendment:

portion of the 102 ac farm

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D. Property Information

Present use of the subject lands:

Agriculture

Proposed use of the subject lands:

Agriculture

Present use of adjacent properties:

Agriculture

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 and floor area, driveways, parking and loading spaces:

see attached sketch

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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 and floor area, driveways, parking and loading space:

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:

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:

local knowledge

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

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F. Status Of Other Planning Development Applications

Has the subject land or land within 120 metres of it been or is now the subject to a development application under the *Planning Act* 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;
3. Approval of a plan of subdivision or condominium or a site plan?

☐ Yes

☐ No

☒ Unknown

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

File number:

Land it affects:

Purpose:

Status or decision:

Effect on the requested amendment:

Is the above information for other development applications attached?

☐ Yes

☐ No

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G. Provincial Policy

Is the requested by-law amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*?

☒ Yes

☐ No

If no, please explain:

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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:

Are any of the following uses or features on the subject lands or within 500 metres of the subject lands? Please check the appropriate boxes.

If there are no identified uses or features and this does not apply to the subject lands or within 500 metres of the subject lands please check No.

Table 1 Uses and Features on or adjacent to the Subject Lands

Use or Feature	On the Subject Lands	Within 500 Metres of Subject Lands (Indicate Distance)	
Livestock facility or stockyard (if yes, complete MDS 1 – 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 type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 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

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H. Servicing And Access

Indicate the existing and proposed type of water supply (example: municipal piped water, communal wells, individual wells):

individual well

Indicate the existing and proposed type of sewage treatment (example: municipal sewers, communal system, septic tank and tile bed):

septic tank & tile bed

Indicate the existing and proposed type of storm drainage (example: storm sewers, open ditches):

open ditches

Other:

Will the requested amendment permit development on a privately owned and operated individual or communal septic system that produces more than 4,500 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? If so, explain:

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Does a legal and adequate outlet for storm drainage exist?

☒ Yes

☐ No

☐ Unknown

Existing and proposed access to subject lands (example: unopened road, municipal road, right of way, provincial highway):

Name of road or street:

Concession 10 Road

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I. Other Information

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

☐ Yes

☒ No

If yes, describe:

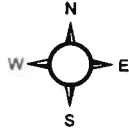
Is there any other information that you think may be useful in the review of this development application?

MAP 1

File Number: ZNPL2016012

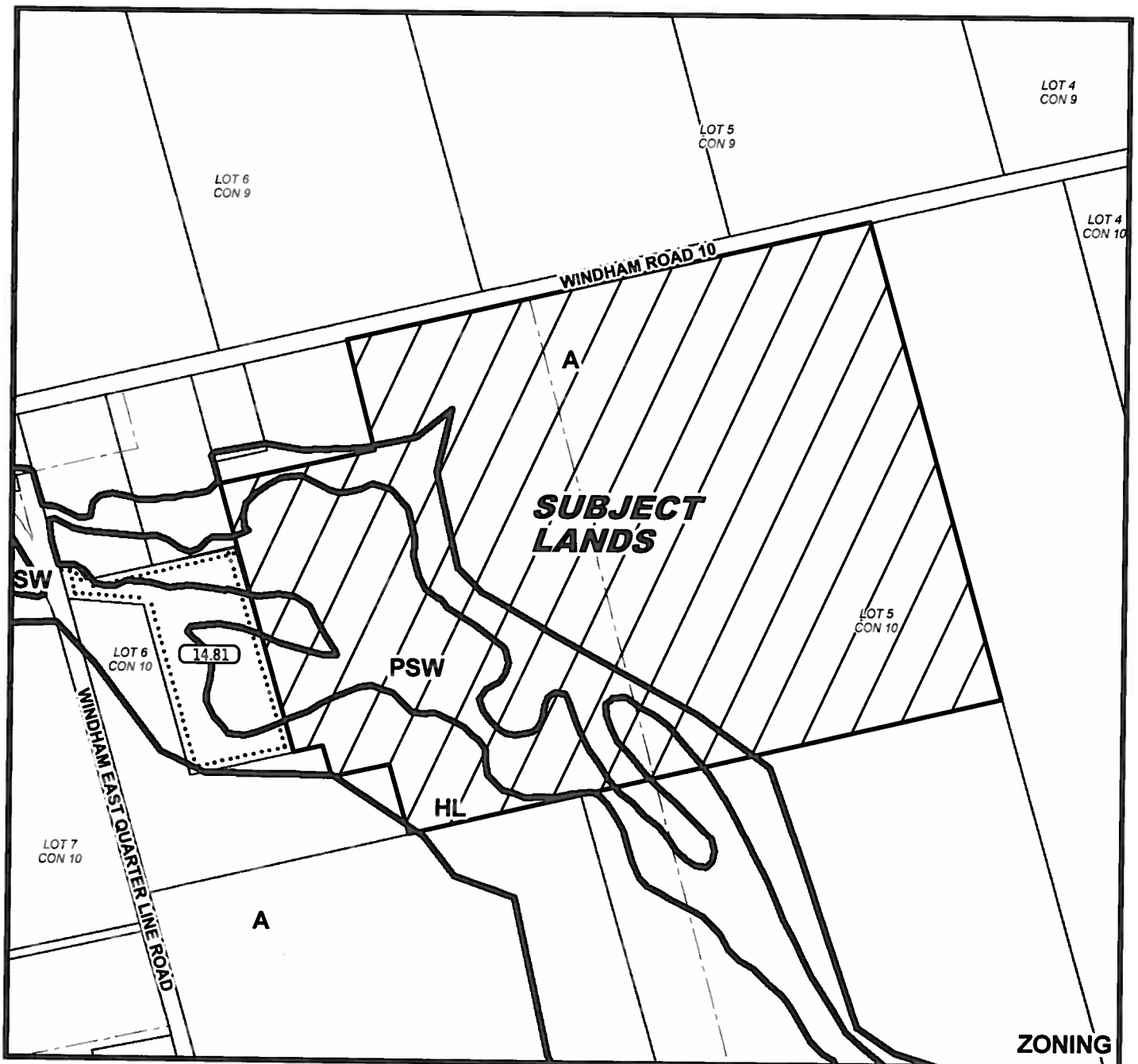
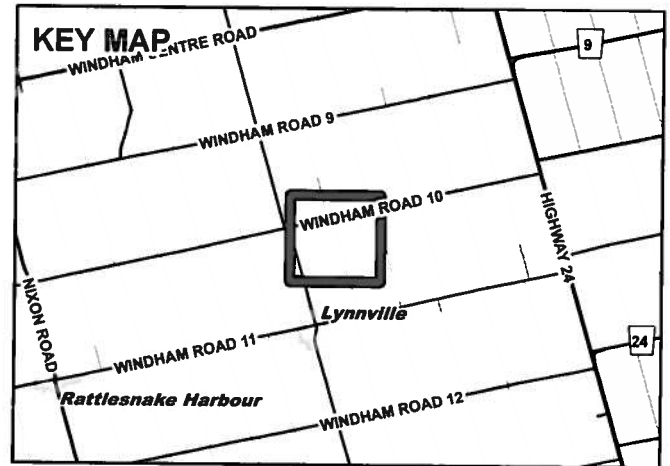
Geographic Township of

WINDHAM



1:6,500

50 25 0 50 100 150 200 Meters



MAP 2

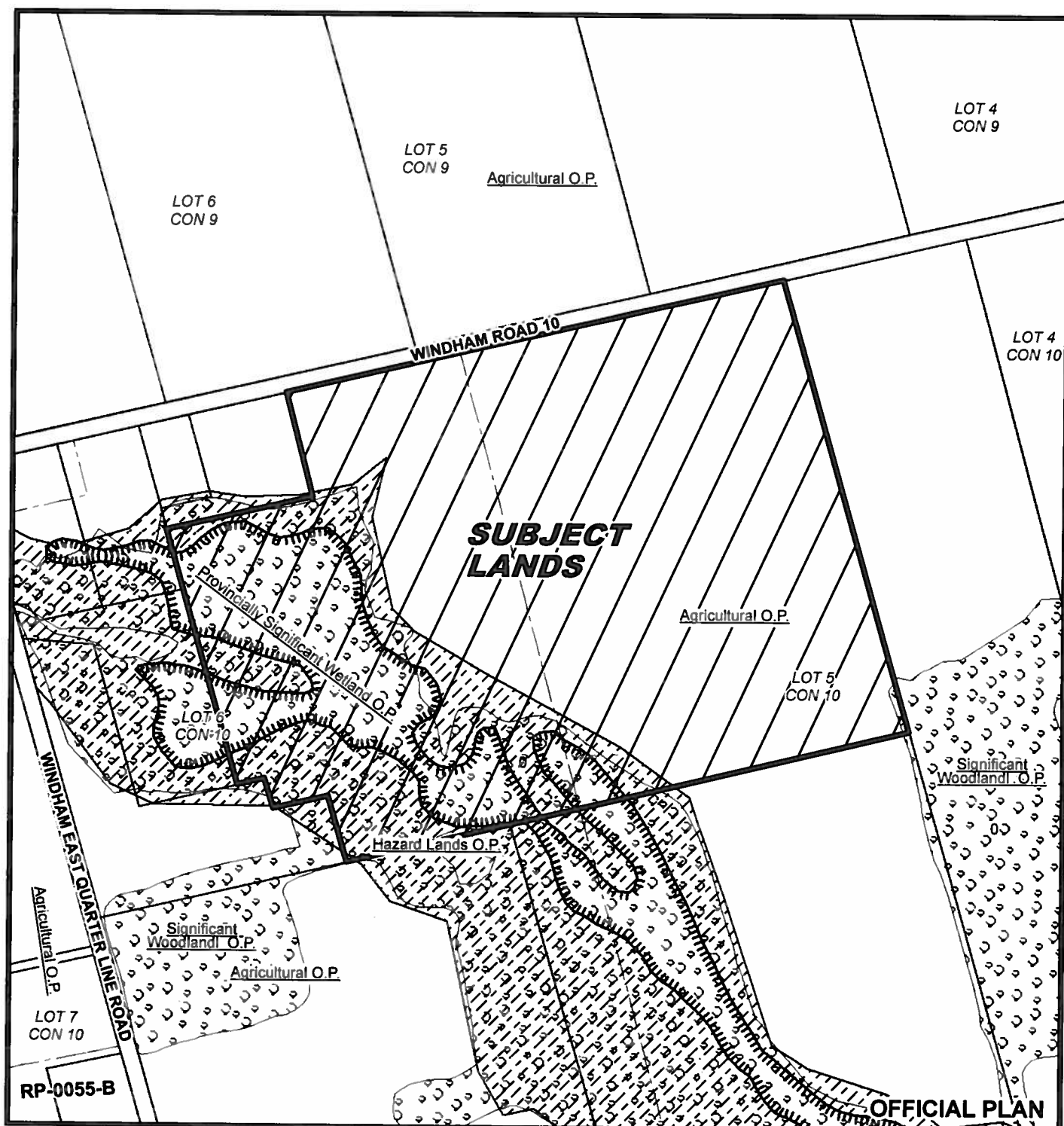
File Number: ZNPL2016012

Geographic Township of WINDHAM



25 50 75 100 Meters

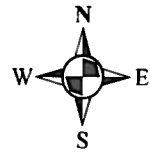
1:6,500



MAP 3

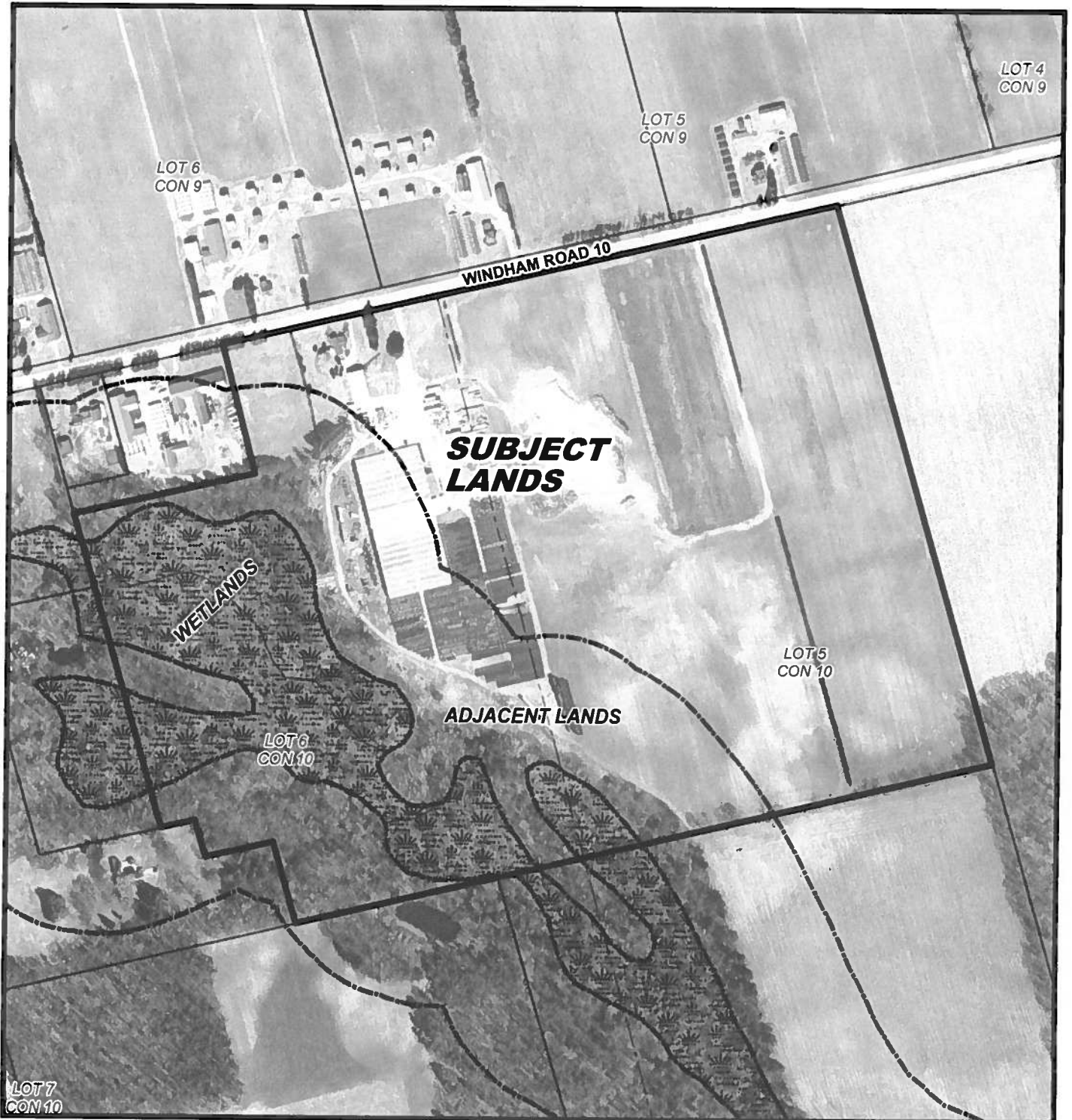
File Number:ZNPL2016012

Geographic Township of WINDHAM



20 40 60 80 Meters

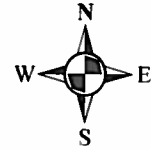
1:5,250



MAP 4

File Number: ZNPL2016012

Geographic Township of WINDHAM



10 5 0 10 20 30 40 Meters

1:2,500

