

ZONING BY-LAW AMENDMENT

| | | | |
|-----------------------------|--------------------|----------------------------|----------------|
| File Number | <u>ZNPL2016051</u> | Application Fee | <u>1858.00</u> |
| Related File Number | | Conservation Authority Fee | <u>N/A</u> |
| Pre-consultation Meeting On | <u>Feb 2016</u> | OSSD Form Provided | <u>N/A</u> |
| Application Submitted On | <u>Feb 26 2016</u> | Sign Issued | <u>MAT</u> |
| Complete Application On | <u>Feb 26 2016</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- 33503002600
33503002610

Check whether this development application is for approval of:

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

A. APPLICANT INFORMATION

% KENT DIXON
 Name of Applicant ROI GROUP (SPADAFORA) INC. Phone # 519 759 - 8400
 Address 75 BRANT AVENUE Fax # 519 759 - 3580
 Town / Postal Code BRANTFORD, ON N3T 3H2 E-mail kdixon@roigroup.ca

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

% MICHAEL HIGGINS
 Name of Agent G DOUGLAS VALLEE LIMITED Phone # 519 426 6270
 Address 2 TALBOT STREET NORTH Fax # 519 426 6277
 Town / Postal Code SIMCOE, ON N3Y 3W4 E-mail michaelhiggins@gdvallee.ca
 Name of Owner ² PAUL AND DARLENE LAEVENS Phone # LAEVENS 519 732 8520
260 WEST CHURCH STREET E-mail paul.laevens@gmail.com
WATERFORD
 Address BAUCK AND RUTH HOOVER Fax # HOOVER 519 443 - 4628
 Town / Postal Code 250 WEST CHURCH STREET E-mail hoovertab@no-del.com
WATERFORD, ON

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 sent ³: ☒ 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:

NOT KNOWN

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|-------------------------|-----------------------------------|---------------------------------------------------------------|-------------------------------------------------------|
| Geographic Township | <u>TOWNSEND</u> | Urban Area or Hamlet | <u>WATERFORD</u> |
| Concession Number | | Lot Number(s) | |
| Registered Plan Number | <u>97-B</u> | Lot(s) or Block Number(s) | <u>Pt LOTS 2 to 9</u> <u>Pt LOTS 2 to 9 PART 1</u> |
| Reference Plan Number | | Part Number(s) | <u>37R 2248</u> |
| Frontage (metres/feet) | <u>NIL</u> | Depth (metres/feet) | <u>IRREGULAR</u> |
| Width (metres/feet) | <u>IRREGULAR</u> | Lot area (m ² / ft ² or hectares/acres) | <u>1089 SQ.M.</u> |
| Municipal Civic Address | <u>250-260 WEST CHURCH STREET</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):

PROPOSE TO ADD THE PARCELS TO LAND WHICH
WILL BE THE SUBJECT OF A RESIDENTIAL PLAN
OF SUBDIVISION.

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

REQUIRE TO REZONE THE LAND AS A CONDITION
OF CONSENT APPLICATIONS.

Present zoning:

GENERAL INDUSTRIAL M4.

Proposed zoning:

RESIDENTIAL TYPE / ZONE RI-A (H)

Present official plan designation:

URBAN RESIDENTIAL.

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

MINOR BOUNDARY ADJUSTMENT

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:

1089 SQ FT

D. PROPERTY INFORMATION

Present use of the subject lands:

VACANT LAND

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Proposed use of the subject lands:

FUTURE RESIDENTIAL

Present use of adjacent properties:

RESIDENTIAL

Is there a site specific zone on the subject lands?

NONE

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:

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:

THE LAND WILL BE PART OF A RESIDENTIAL
REAR YARD

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:

NOT KNOWN

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

NOT KNOWN (VACANT LAND)

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

NOT KNOWN.

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:

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



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

File number:

BNPL 2016 001 BNPL 2016 002.

Land it affects:

SUBJECT LANDS

Purpose:

BOUNDARY ADJUSTMENT

Status/decision:

APPROVED

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:

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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:

NONE BOUNDARY ADJUSTMENT

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

Does a legal and adequate outlet for storm drainage exist?

Existing or proposed access to subject lands:

If other, describe:

Name of road/street:

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

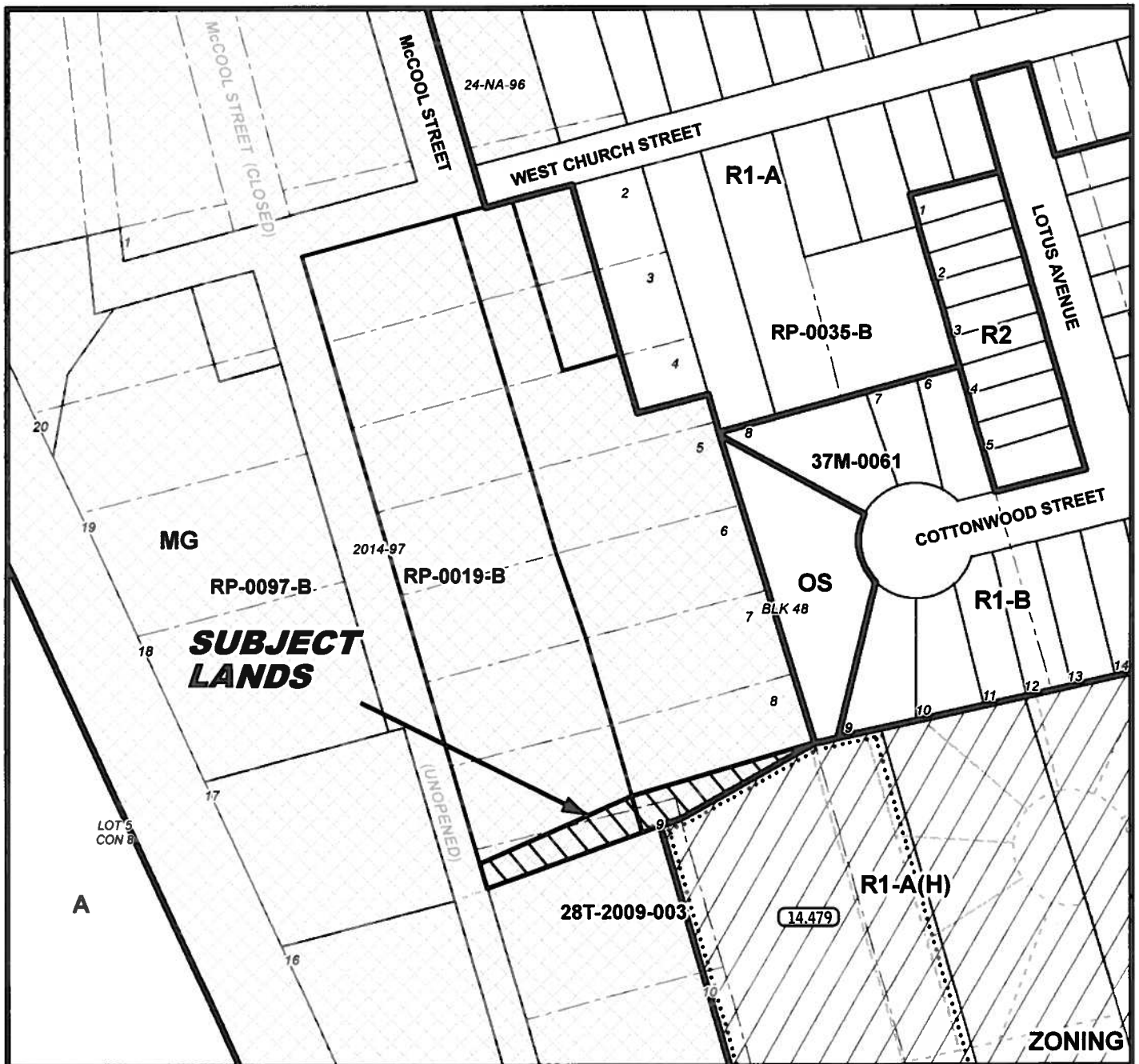
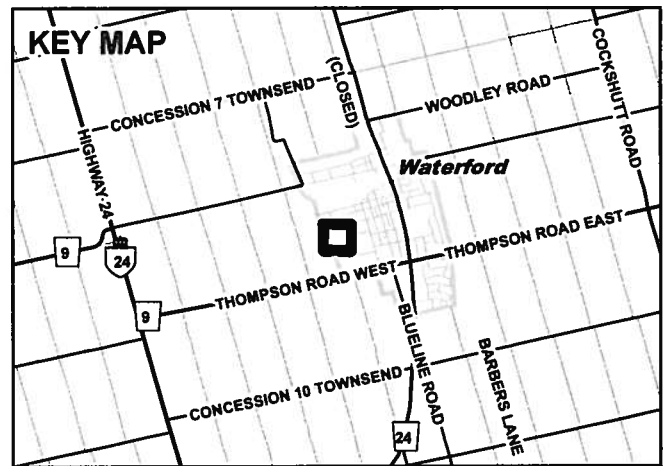
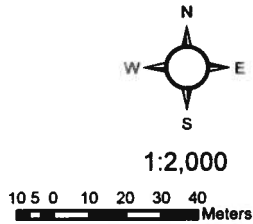
If yes, describe:

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.

MAP 1

File Number: ZNPL2016051

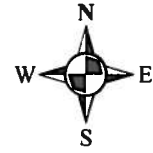
Urban Area of
WATERFORD



MAP 2

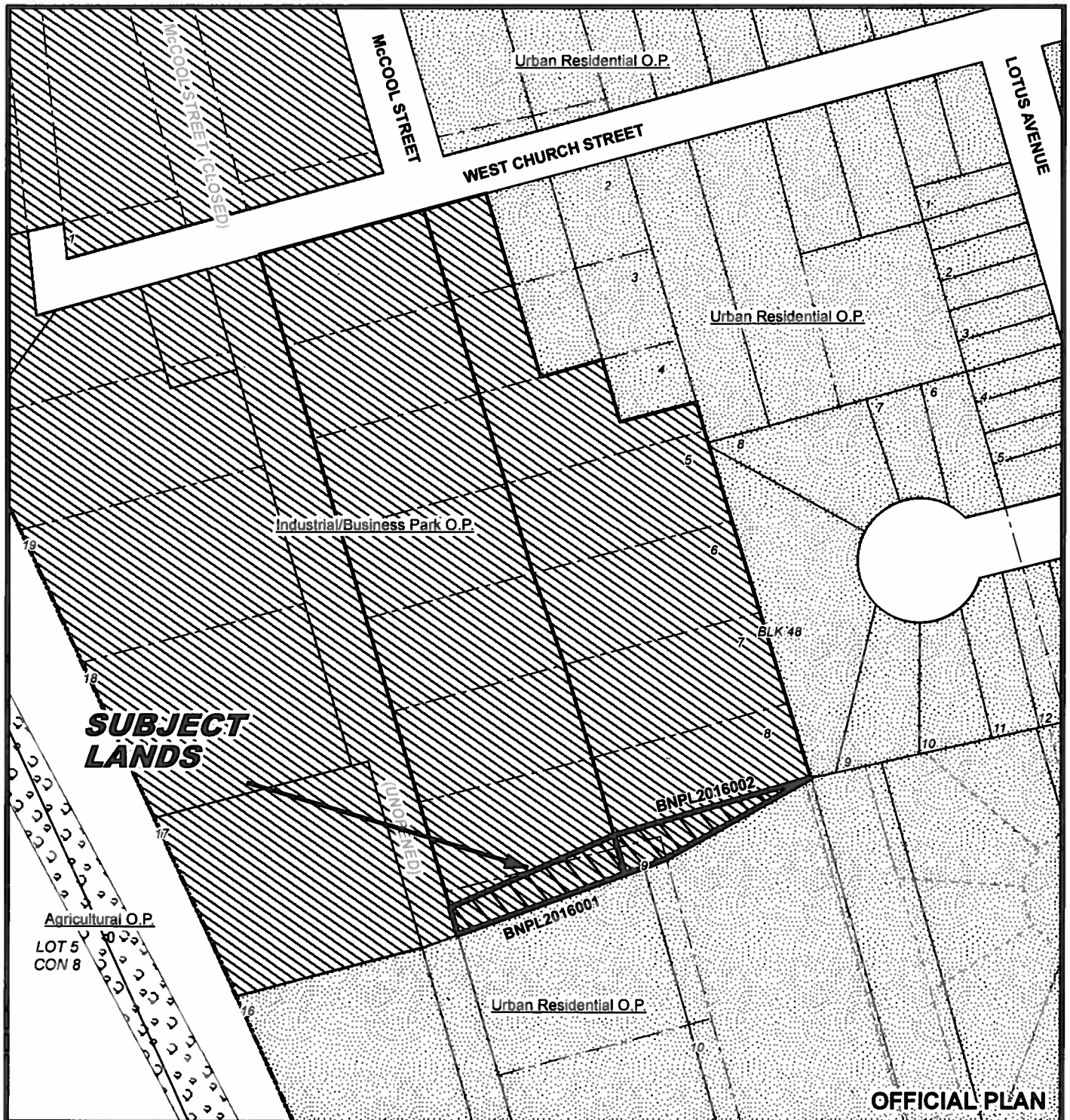
File Number: ZNPL2016051

Urban Area of WATERFORD



73 50 7 14 21 28 Meters

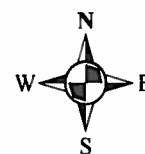
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MAP 3

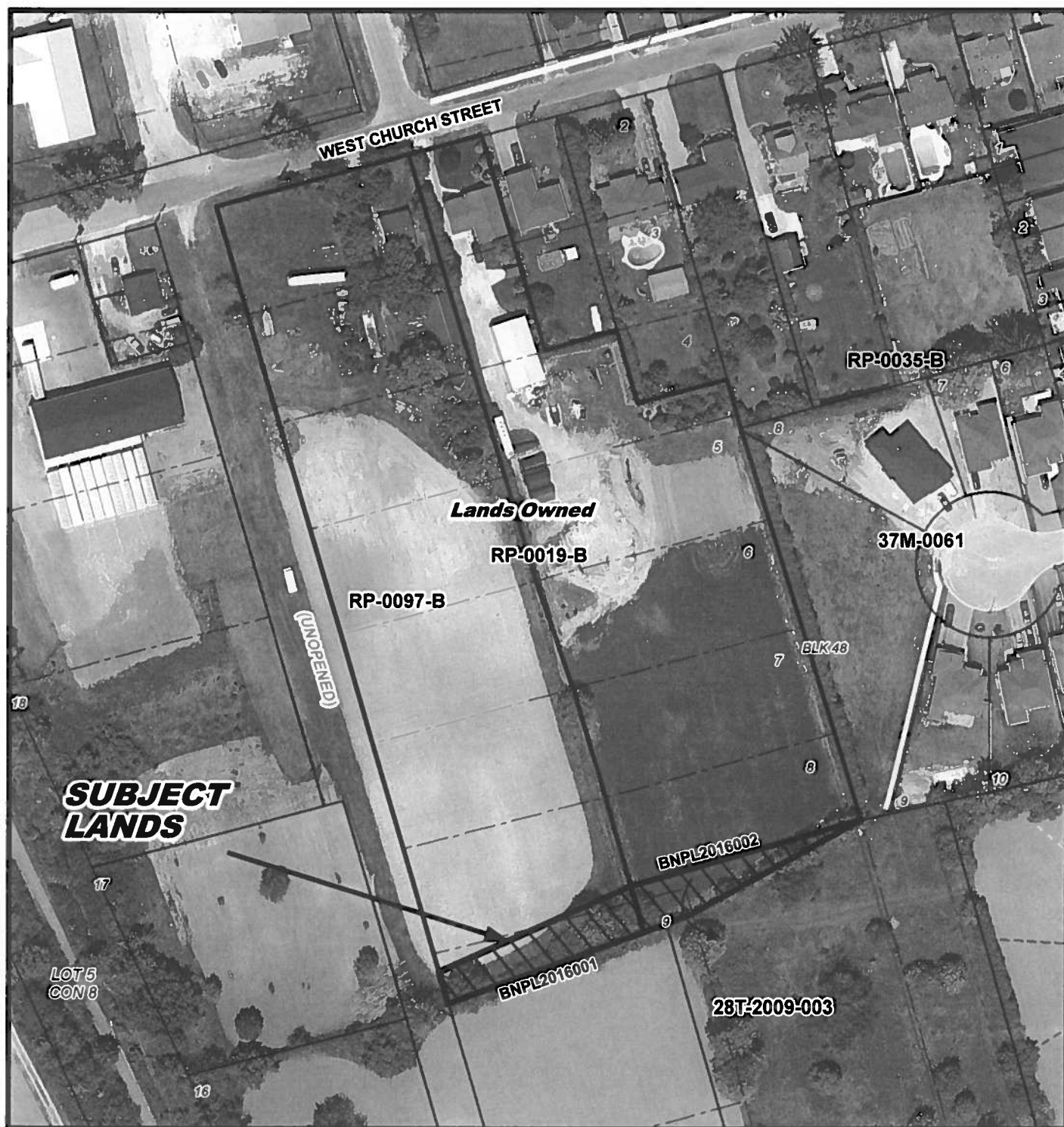
File Number: ZNPL2016051

Urban Area of WATERFORD



6 3 0 6 12 18 24 Meters

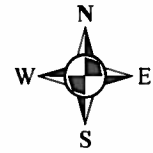
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MAP 4

File Number: ZNPL2016051

Urban Area of WATERFORD



6 3 0 6 12 18 24 Meters

1:1,500

