

Alisha

Zoning By-Law Amendment Application

Information contained within this box is for office use only			
File number	<u>ZNPL2016133</u>	Application fee	<u>\$1858</u>
Related file number	<u></u>	Conservation authority fee	<u>n/a</u>
Pre-consultation meeting on	<u>June 7, 2016</u>	OSSD form provided	<u>n/a</u>
Application submitted on	<u>June 7, 2016</u>	Sign issued	<u></u>
Complete application on	<u>June 8, 2016</u>		

Property assessment roll number: 3310- 491-018-36500-0000

Check whether this development application is for approval of:

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

A. Applicant Information

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

Brad Renner

Address

1390 Windham RD 11, Windham Centre, ON N0E2A0

Email address bradrenner1@gmail.com Phone number 519 239 7433

Agent name

Address

Email address

Phone number

Owner name

Brad & Christa Renner

Address

1390 Windham RD 11

Email address bradrenner1@gmail.com Phone number 519 239 7433

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:

NONE

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B. Location and Legal Description Of Subject Lands

Geographic township	Windham	Urban or hamlet area	Hamlet
Concession number	11	Lot number	
Registered plan number	55B	Lot or block number	
Reference plan number		Part number	Pt lot 3
Frontage	149.5 feet	Depth	200 feet
Width	149.5	Lot Area	.69 AC

Municipal civic address

1389 Windham RD 11

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:

build a storage building

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

height + area of coverage is larger

Present zoning:

ag

Proposed zoning:

ag with special provision

Present official plan designation:

ag

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

accessory building permitted

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:

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D. Property Information

Present use of the subject lands:

Residential

Proposed use of the subject lands:

Residential

Present use of adjacent properties:

Residential

Is there a site specific zone on the subject lands?

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:

Residential home, 2579 sqft footprint incl existing
2 car garage, 48 feet setback from lot line at front,
25' setback from west side, 61' from east, 100' from
rear of lot to house

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:

Proposed house & shop

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:

2008

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:

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

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:

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, unless otherwise specified? Please check the appropriate boxes, if any apply.

Table 1 Uses or Features on or Within 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 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 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):

N/A well & septic house only

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

N/A drilled well, septic

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

N/A

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:

Grading approval - see attached from Norfolk County as per Devin Hunter

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):

Municipal Road

Name of road or street:

Widdham Rd 11

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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:

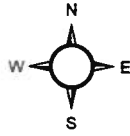
Is there any other information that you think may be useful in the review of this development application?

MAP 1

File Number: ZNPL2016133

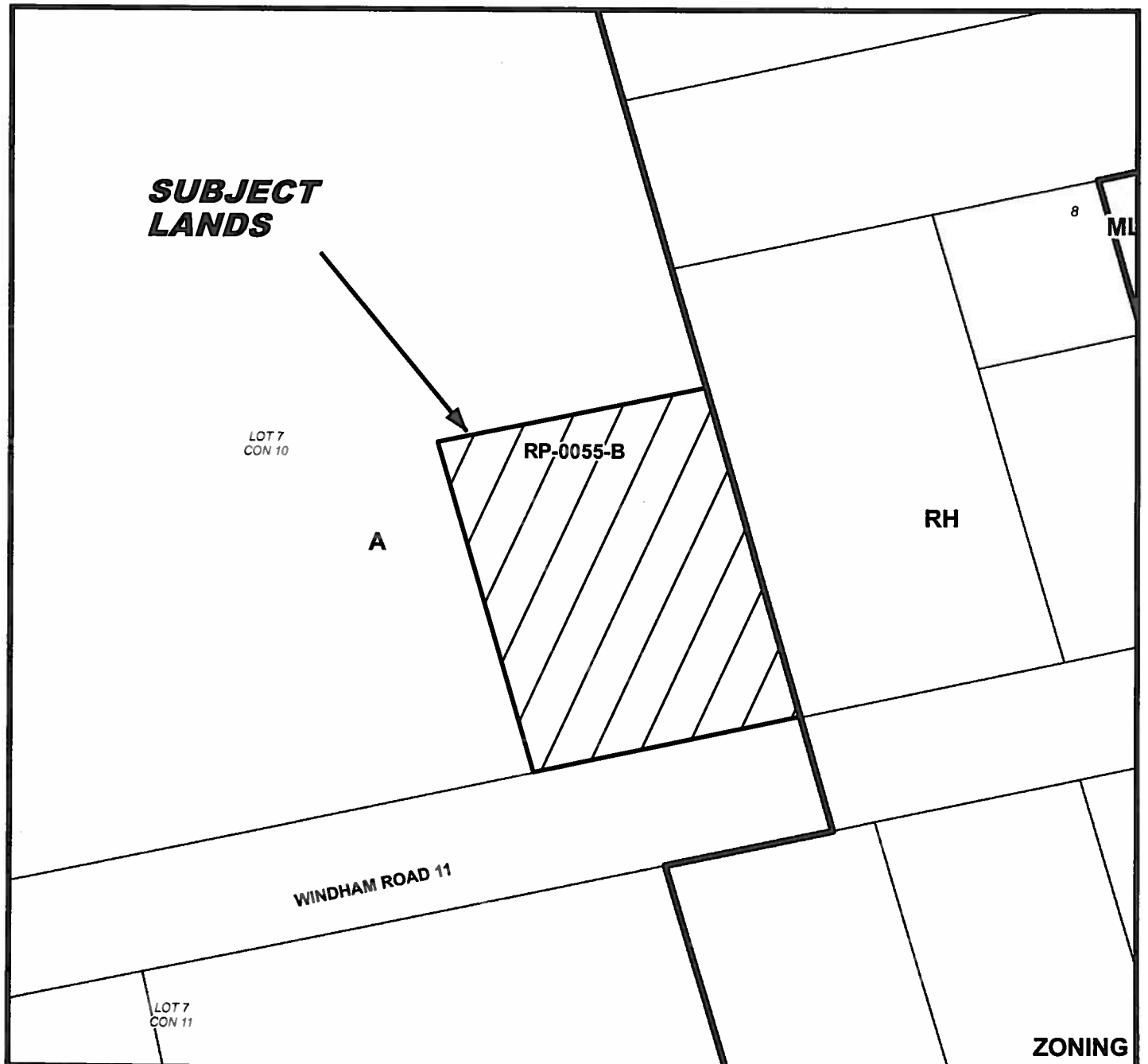
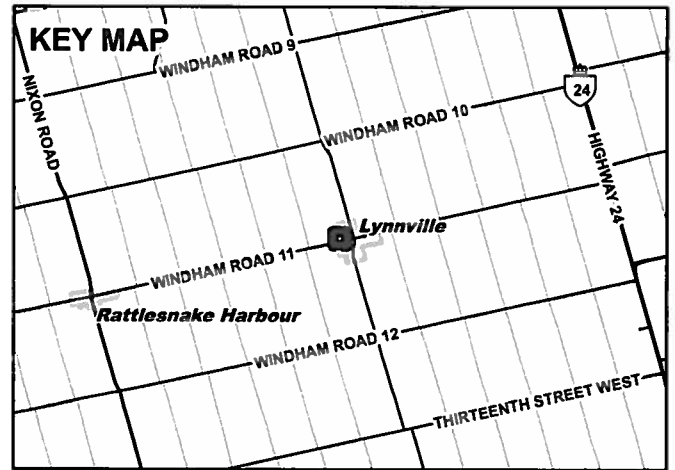
Geographic Township of

WINDHAM



1:1,000

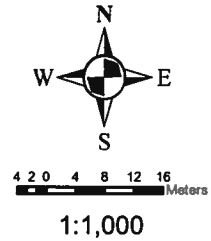
8 4 0 8 16 24 32 Meters



MAP 2

File Number:ZNPL2016133

Geographic Township of WINDHAM



***SUBJECT
LANDS***

LOT 7
CON 10

Agricultural O.P.

RP-0055-B

Hamlet O.P.

WINDHAM ROAD 11

LOT 7
CON 11

Agricultural O.P.

Hamlet O.P.

OFFICIAL PLAN

MAP 3

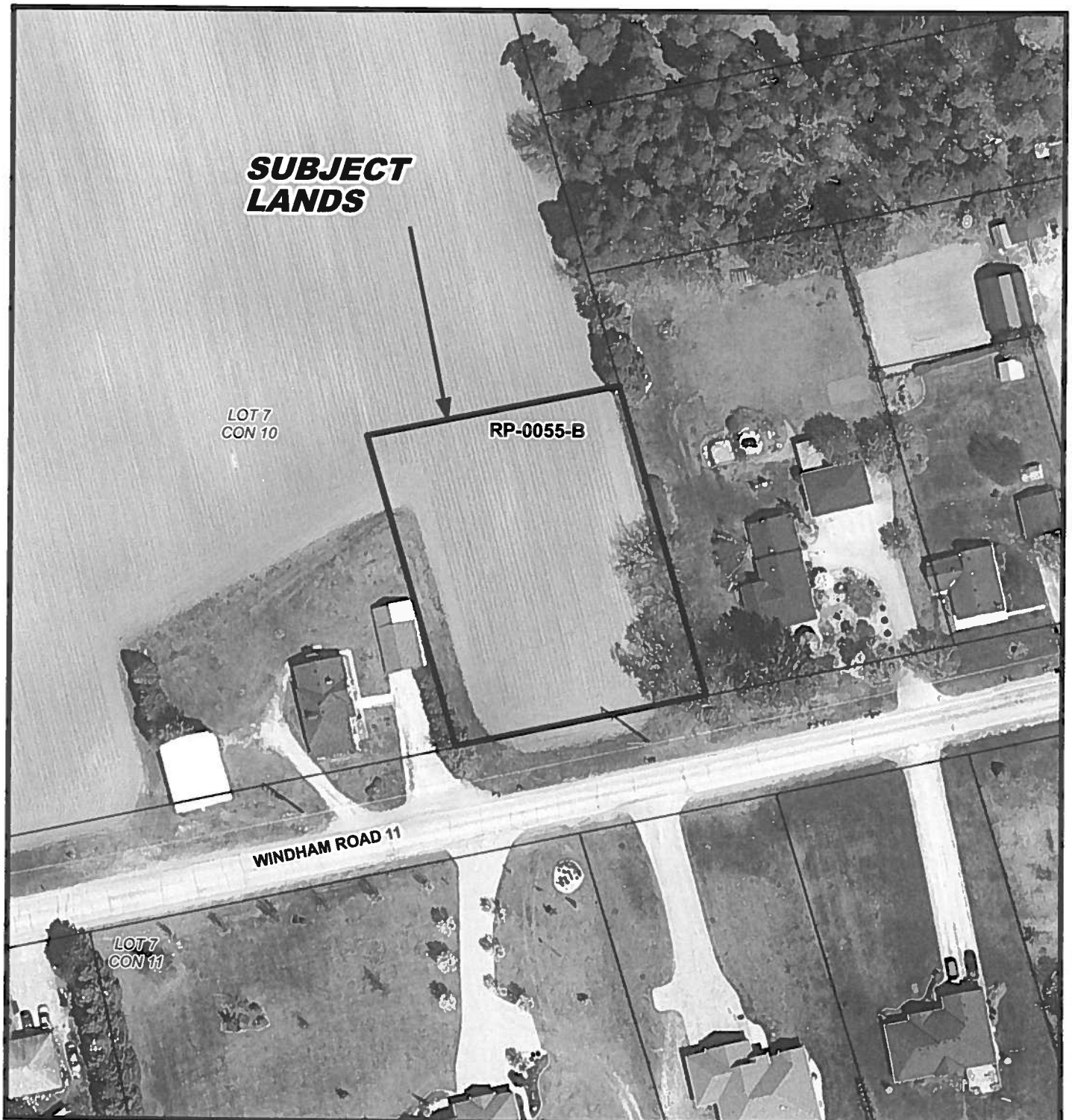
File Number: ZNPL2016133

Geographic Township of WINDHAM



4 2 0 4 8 12 16 Meters

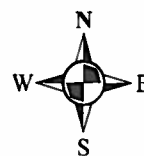
1:1,000



MAP 4

File Number: ZNPL2016133

Geographic Township of WINDHAM



2 1 0 2 4 6 8 Meters

1:500

SUBJECT LANDS

49101832000

45.60m

2.40m

2.40m

49101836000

60.96m

LOT 7
CON 10

Proposed
6.86m in Height
200.11m²
Shop

49101836500

7.00m

15.54m

7.62m

19.50m

Proposed
Dwelling

45.60m

WINDHAM ROAD 11

LOT 7
CON 11

49102201100

21/06/2016