

ZONING BY-LAW AMENDMENT

File Number	<u>ZNPL2016144</u>	Application Fee	<u>\$1858.00</u>
Related File Number	<u>ZNPL2013241</u>	Conservation Authority Fee	<u>NIA</u>
Pre-consultation Meeting On		OSSD Form Provided	
Application Submitted On	<u>June 13, 2016</u>	Sign Issued	
Complete Application On	<u>June 23, 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- 402-010-03502

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 Westwood Trails Development Inc. Phone # _____
Address 11 Kennedy Road Fax # _____
Town / Postal Code Simcoe, ON N3Y 5B5 E-mail McArthur@mhnlawyer.com
¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent IBI Group @/o John Ariens Phone # 905-546-1010
Address 360 James St. N. Fax # 905-546-1011
Town / Postal Code Hamilton, ON L8L 1H5 E-mail john.ariens@ibigroup.com

Name of Owner ² Same As Applicant Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

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:



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Woodhouse</u>	Urban Area or Hamlet	<u>Simcoe</u>
Concession Number	<u>In the Gore</u>	Lot Number(s)	<u>Part of Lot 18</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R 104 57/37R837</u>	Part Number(s)	<u>1 / 1</u>
Frontage (metres/feet)	<u>43.862m / 143.9 ft</u>	Depth (metres/feet)	<u>Varies</u>
Width (metres/feet)	<u>Varies</u>	Lot area (m ² / ft ² or hectares/acres)	<u>6.938ha / 17.14 acres</u>
Municipal Civic Address	<u>Fernwood Drive</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:

The park block and Stormwater management block are outside the area of settlement.

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):

The redesign of the townhouse block and the addition of a park block and stormwater management block require the zoning to be modified.

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

The townhouse block was redesign and now 2 single detached units exist. Therefore both require modifications in the singles require a zone change.

Present zoning:

R4(H) + A

Proposed zoning:

R4-modified, R1-B + A

Present official plan designation:

Urban Residential + Agricultural

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

The residential blocks are within the lands designated Urban Residential and a park + stormwater management facility can be located within any zone.

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:

6.9 ha

D. PROPERTY INFORMATION

Present use of the subject lands:

Vacant



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Proposed use of the subject lands:

Residential, park & stormwater management

Present use of adjacent properties:

Agricultural, Residential, vacant, park

Is there a site specific zone on the subject lands?

Not currently. Townhouse Block proposed one.

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:

Please refer to Site Plan drawing.

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:

Unknown

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

Not Applicable

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

Unknown

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:

Based on knowledge of subject area.

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:

Westwood Trails Phase II. Westwood Trails Phase I

Land it affects:

Subject property. Lands to the north

Purpose:

Redline of Phase II of Westwood Trails. Draft Plan

Status/decision:

Submitted. Approved, Getting registered.

Effect on the requested amendment:

If not approved, amendment won't be necessary.

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:

The amendment will contribute to reaching the population targets in Places to Grow.

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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

Existing or proposed access to subject lands:

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

If other, describe:

Name of road/street:

Fernwood Drive

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.

K. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to locate your lands, you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

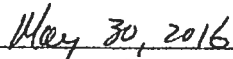
1. Post one sign per frontage in a conspicuous location on the subject lands
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level
3. Notify the Planner when the sign is in place in order to avoid processing delays
4. Maintain the sign until the development application is finalized and thereafter removed

L. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Norfolk County staff to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.



Owner/Applicant/Agent Signature



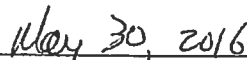
Date

M. FREEDOM OF INFORMATION

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.



Owner/Applicant/Agent Signature



Date

N. DECLARATION

I, Angela Buonamici of City of Hamilton solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

Declared before me at:

City of Hamilton

In Province of Ontario

This 30th day of May

A.D., 20 16

[Signature]
A Commissioner, etc.

[Signature]
Owner/Applicant/Agent Signature

Jared Vail Marcus, a Commissioner, etc.,
Province of Ontario,
for IBI Group.
Expires December 2, 2017.

O. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this development application, the owner must complete the authorization set out below.

I/We Westwood Trails Development are the registered owner(s) of the lands that is the subject of this development application for a zoning by-law amendment.

I/We authorize IBI Group to make this development application on my/our behalf and to provide any of my/our personal information necessary for the processing of this development application. Moreover, this shall be your good and sufficient authorization for so doing.

[Signature]
Owner

May 30, 2016
Date

Owner

Date

MAP 2

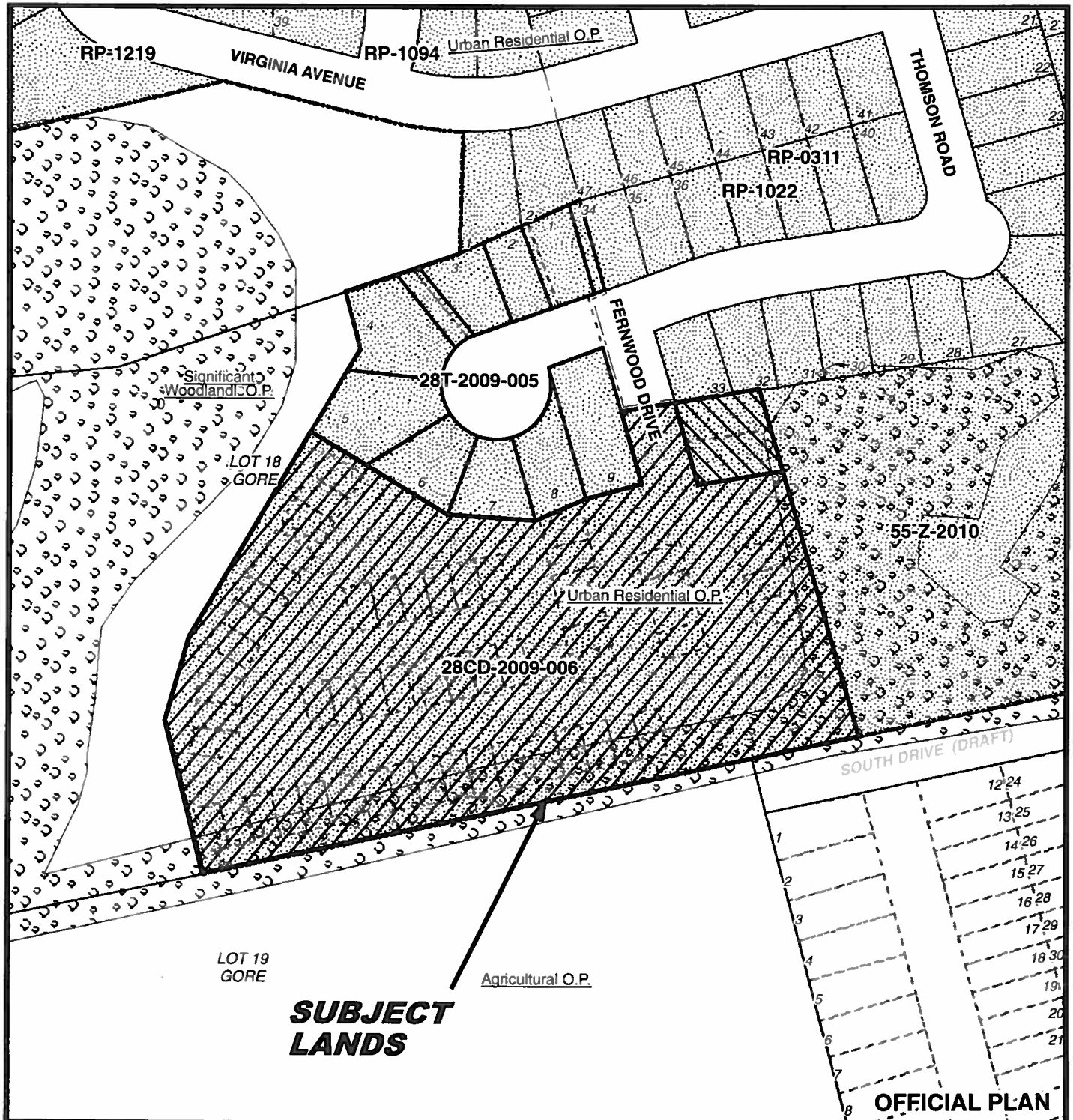
File Number: ZNPL2016144

Urban Area of SIMCOE



8 4 0 8 16 24 32 Meters

1:2,000



MAP 3

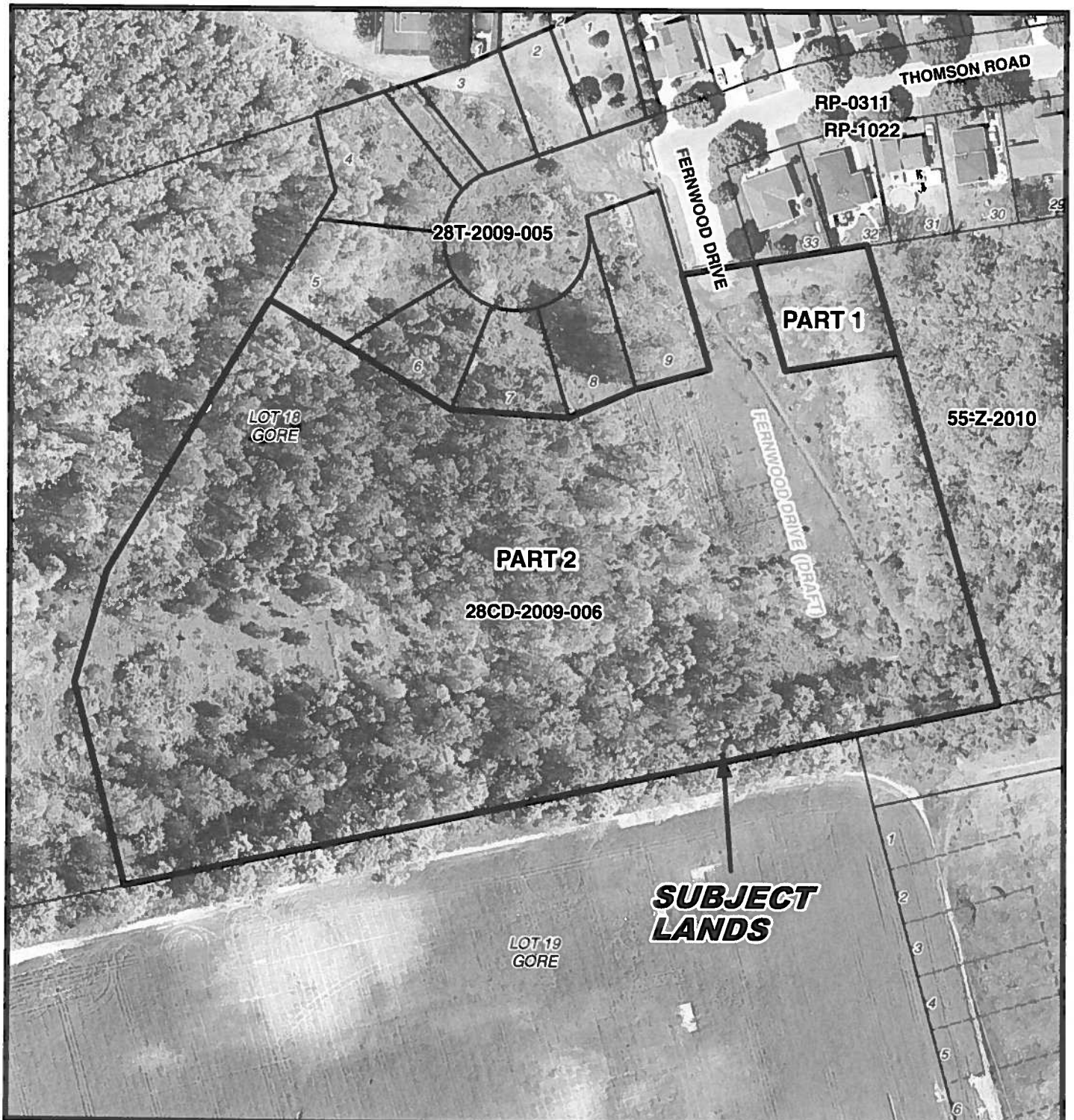
File Number: ZNPL2016144

Urban Area of SIMCOE



6 3 0 6 12 18 24 Meters

1:1,500



MAP 4

File Number: ZNPL2016144

Urban Area of Simcoe

