

Zoning By-Law Amendment Application

Alisha

Information contained within this box is for office use only			
File number	<u>ZNPL201648</u>	Application fee	<u>waived</u>
Related file number	<u>BWP1</u>	Conservation authority fee	<u>n/a</u>
Pre-consultation meeting on	<u>June 23/16</u>	OSSD form provided	<u>n/a</u>
Application submitted on	<u>June 23/16</u>	Sign issued	
Complete application on	<u>June 23/16</u>		

Property assessment roll number: 3310- 337 060 00300

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)

Melanie Walsh

Address

PO Box 329, Vittoria, ON NOE 1W0

Email address

rusticfarmhouse@
hotmail.com

Phone number

519 426 3738
(cell) 429 4340

Agent name

Address

Email address

Phone number

Owner name

David Blake

Address

744 Norfolk St S, Simcoe, ON N3Y 4K1

Email address

dbforcliff2@
sympatico.ca

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:

none

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B. Location and Legal Description Of Subject Lands

Geographic township Woodhouse Urban or hamlet area _____

Concession number Gore Lot number Pt 2

Registered plan number _____ Lot or block number _____

Reference plan number _____ Part number _____

Frontage 273 m Depth irregular +/- 908.62r

Width irregular Lot Area 95.64 ac

Municipal civic address _____

1985 Norfolk County Hwy 24 S

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:

rezone a portion of the subject lands from Open Space (OS) to Agricultural (A), to add special provision K.29 to the retained farm parcel

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

to bring into conformity with Official Plan, to facilitate a severance

Present zoning:

OS, A

Proposed zoning:

A

Present official plan designation:

Agricultural

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

A zone conforms to Ag designation

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:

94.64 ac

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D. Property Information

Present use of the subject lands:

rural residential, agriculture

Proposed use of the subject lands:

rural residential, agriculture

Present use of adjacent properties:

agricultural

Is there a site specific zone on the subject lands?

no - A.29 proposed

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:

dwelling, garage - on retained farm

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:

personal 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

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

File number:

BNR-2016117

Land it affects:

subject lands

Purpose:

surplus farm dwelling severance

Status or decision:

in process

Effect on the requested amendment:

related to A.29

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 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):

well

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

On-Site Sewage disposal system

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

no

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:

Norfolk County Highway 24 E

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I. Other Information

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

☐ Yes

☒ No

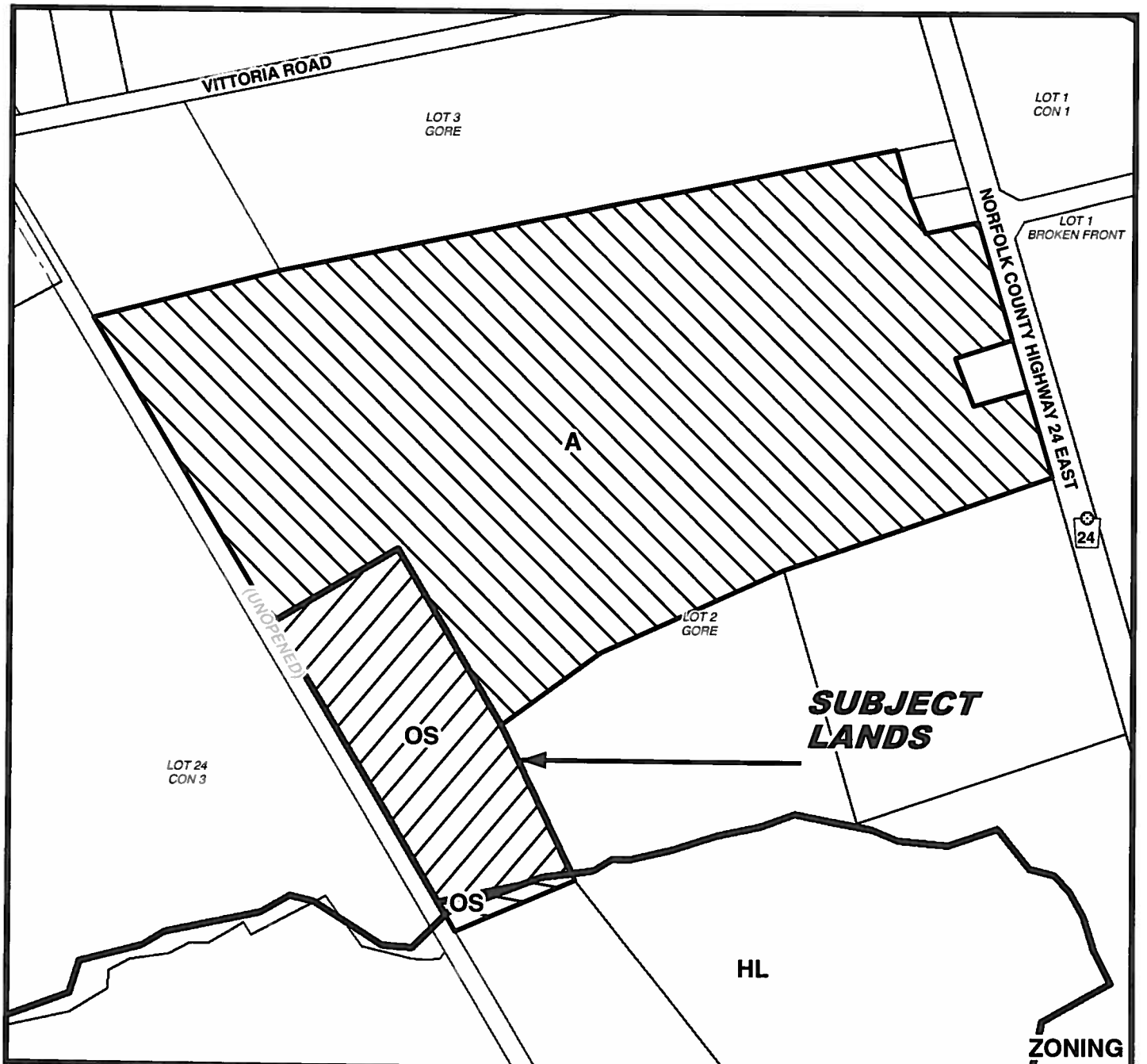
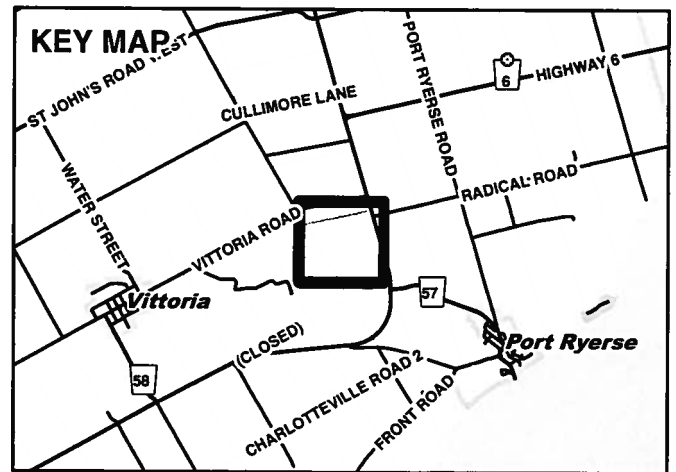
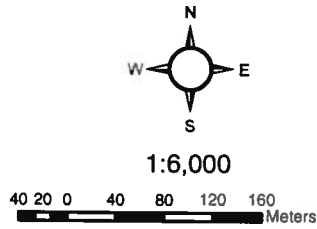
If yes, describe:

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

MAP 1

File Number: ZNPL2016148

Geographic Township of
WOODHOUSE



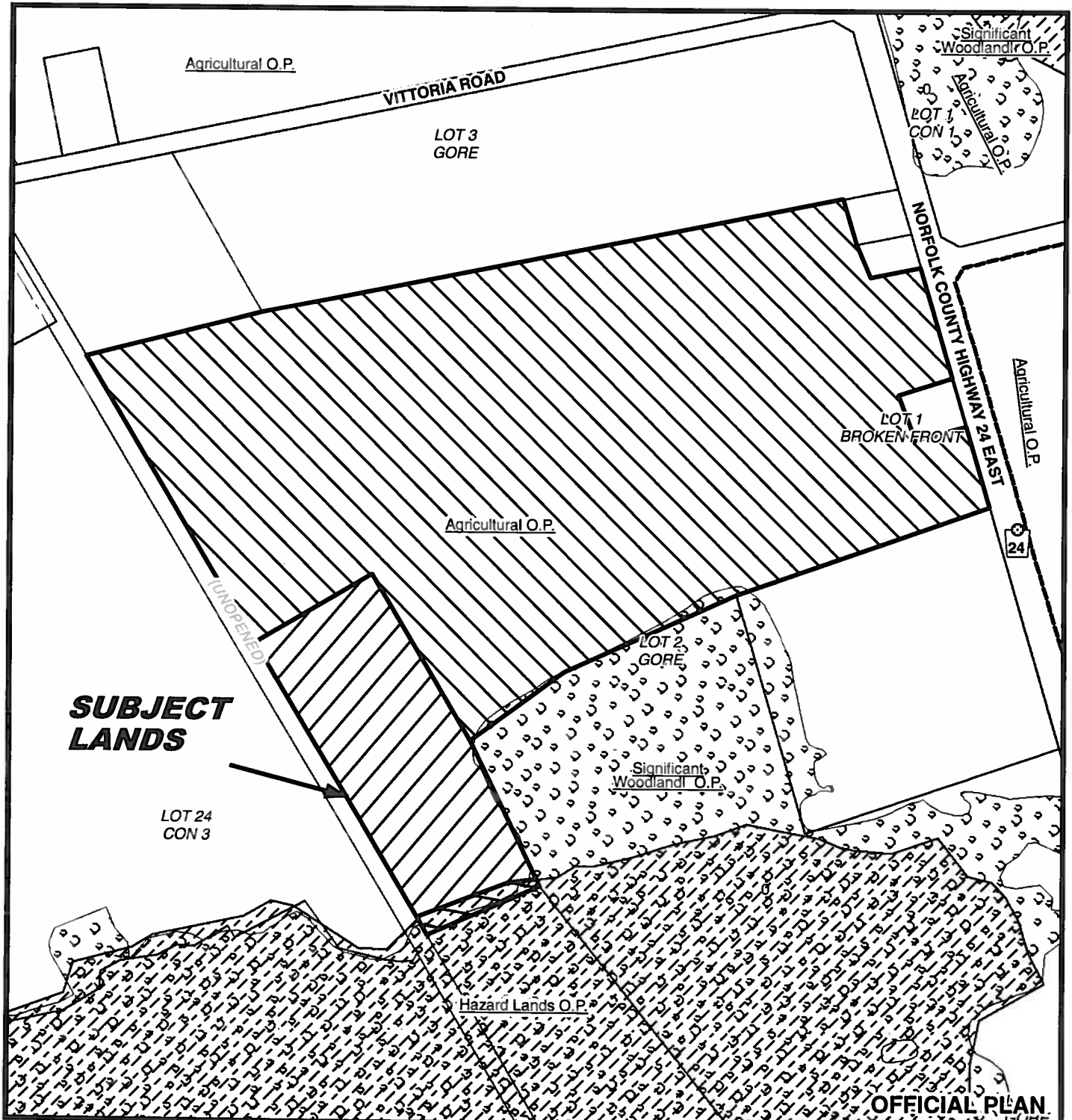
MAP 2

File Number: ZNPL2016148
Geographic Township of WOODHOUSE



20 00 20 40 60 80
Meters

1:6,000



MAP 3

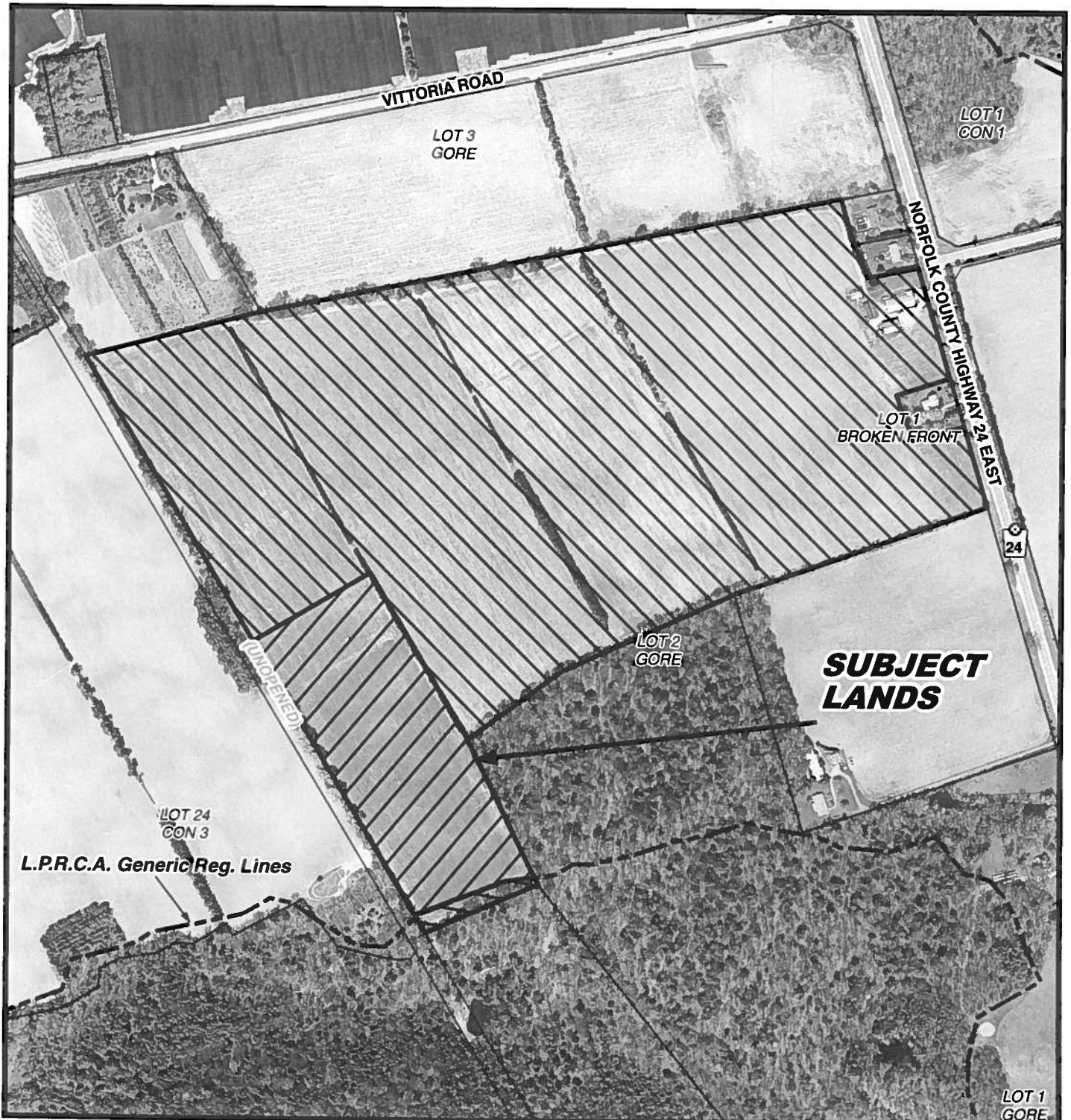
File Number: ZNPL2016148

Geographic Township of WOODHOUSE



20 00 20 40 60 80
Meters

1:6,000



Geographic Township of WOODHOUSE

