

Zoning By-Law Amendment Application

Information contained within this box is for office use only			
File number	<u>ZNPL2016210</u>	Application fee	<u>1858.00</u>
Related file number	<u>N/A.</u>	Conservation authority fee	<u>N/A.</u>
Pre-consultation meeting on	<u>N/A</u>	OSSD form provided	<u> </u>
Application submitted on	<u>July 20th 2016</u>	Sign issued	<u> </u>
Complete application on	<u>July 25th 2016.</u>		

Property assessment roll number: 3310- 334-010-45000

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)

Address

201 GRACE ST.

Box 1209
NOA 1NO

Email address

~~SAAKJE123@gmail.com~~
SAAKJE123@gmail.com

Phone number

519-583-1279

Agent name

Address

Email address

Phone number

Owner name

SAAKJE TILCHELAAR

Address

201 GRACE ST

Email address

~~SAAKJE123@gmail.com~~
SAAKJE123@gmail.com

Phone number

519-583-1279

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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:

Scotia Bank PORT DOVER MAIN ST

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B. Location and Legal Description Of Subject Lands

Geographic township

Urban or hamlet area

Concession number

Lot number

Registered plan number

207

Block 47 Part Lot 5 Block 47

Reference plan number

Part number

207 BIK 47 PT LOT

Frontage

168.00

Depth

110.00

Width

Lot Area

0.42 AC.

Municipal civic address

201 GRACE ST. PORT DOVER

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:

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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:

For the creation of 3 Lots.
To Live on one ~~and~~ sell the other 2

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

It is one Lot with my house on it.
I would like to create 3 separate Lots

Present zoning:

R3

Proposed zoning:

~~R3~~ R3

Present official plan designation:

URBAN RESIDENTIAL - 3.8.1

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

I am providing additional lots
within the area.

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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:

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D. Property Information

Present use of the subject lands:

RESIDENCE
Home occupancy CABIN Rentals

Proposed use of the subject lands:

Home occupancy + RESIDENCE

Present use of adjacent properties:

RESIDENCIAL

Is there a site specific zone on the subject lands?

~~MA5~~ R3

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:

6 CABINS
1 House

1 Garage

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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:

Sept 19 1995

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

1947-52

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

SINCE 1952

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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:

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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

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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 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):

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

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:

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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:

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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?

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J. Supporting Material To Be Submitted By Applicant

In order for your development application to be considered complete, two copies of the plans must be submitted, in metric units, drawn to scale, as part of the development application, which shows:

1. The boundaries and dimensions of the subject lands;
2. The topographical features;
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the development application;
4. The location of any existing and proposed wells, septic systems and tile beds that are located on the subject land and on land that is adjacent to it and may affect the development application;
5. The location, name, status and width of any roads, lanes, highways, railways, driveways or encroachments, both existing and proposed, within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
6. The location and nature of any easements affecting the subject land;
7. The location, size and type of all **existing** and **proposed** buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site;
8. Outlines of all planting beds, buffer planting, lawn areas, areas to be seeded and sodded and any other landscaping or site improvements;
9. Location and dimensions of off-street parking, parking structures and aisles, the number of parking spaces to be provided and location of accesses;
10. Any pylon signs, fascia signs, or other signs and any lighting facilities and their location;
11. Any proposed subdivision of the subject lands;
12. Current uses of land that is adjacent to the subject land;
13. Location of outside storage, refuse storage and disposal facilities; and
14. The legal description of the subject lands in question (lot, concession, registered plan number and former geographic township).

You are also required to provide five copies of any applicable information and reports indicated in the development application.

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If other documentation and supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

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K. 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 development application, during normal and reasonable working hours.


Owner/Applicant/Agent Signature


Date

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L. 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* for the purposes of processing this development application.


Owner/Applicant/Agent Signature


Date

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M. Declaration

I, 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*.


Owner/Applicant/Agent Signature


Date

Declared before me at:

NORFOLK COUNTY - SIMCOE. ROBINSON ADMINISTRATION OFFICE


Commissioner of Oaths

JULY 20, 2016.
Date

Shannon Nichole Van Dalen, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires November 5, 2018.

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N. Owner's Authorization

If the applicant / agent 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 _____ am/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 _____ 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.

Owner Signature

Date

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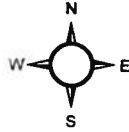
Alternate formats can be provided upon request.



MAP 1

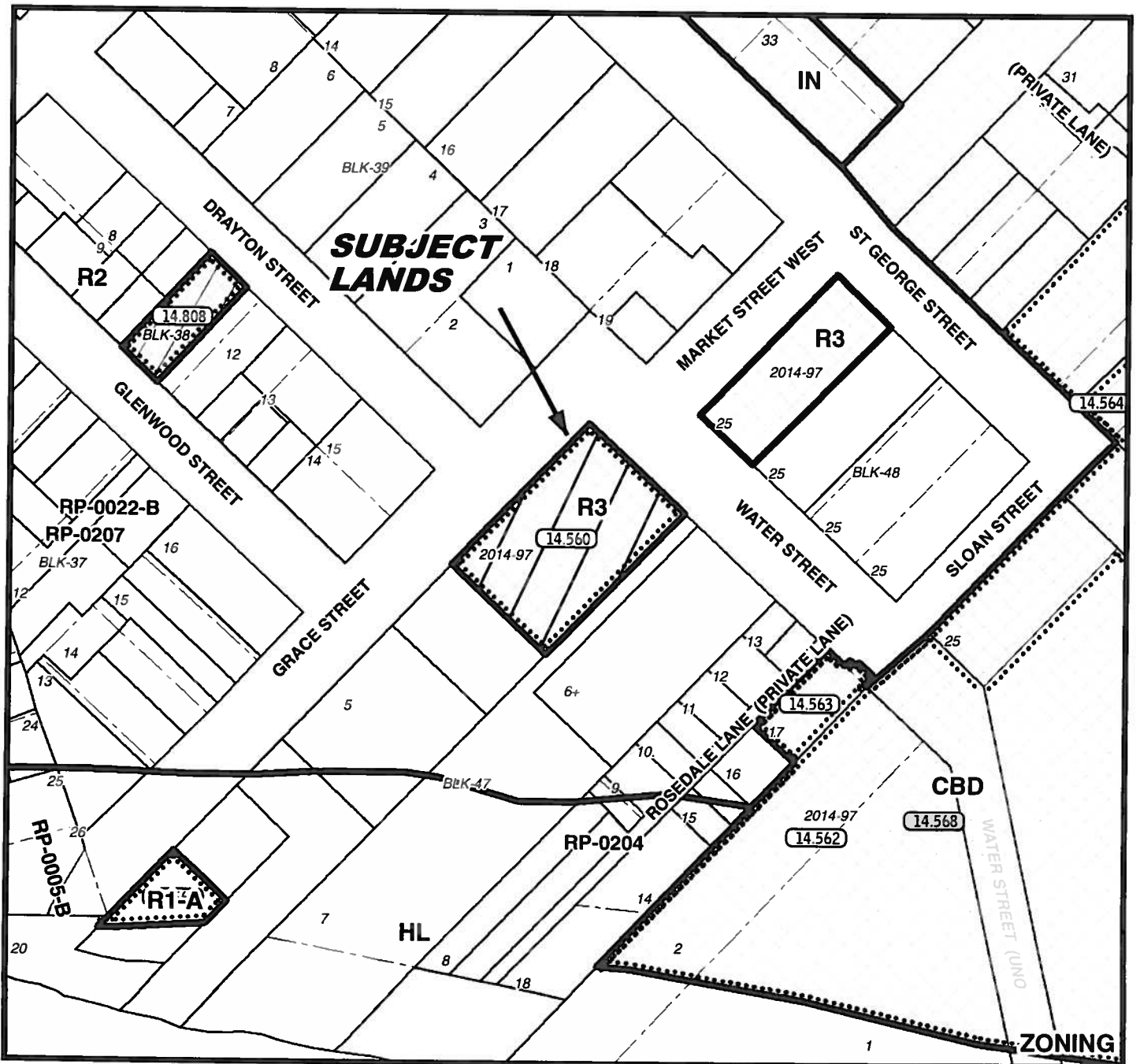
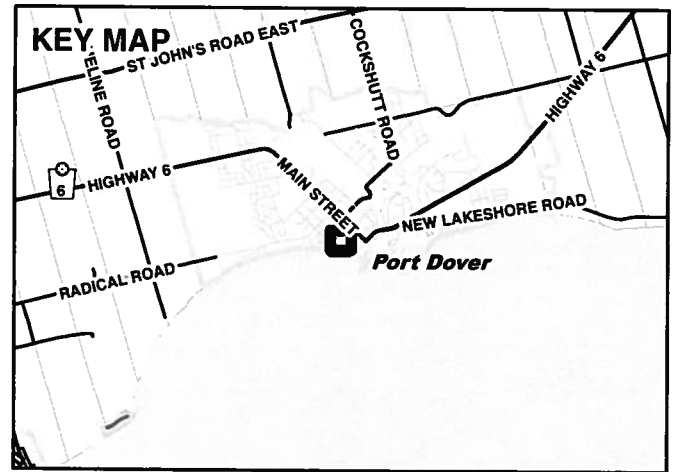
File Number: ZNPL2016210

Urban Area of
PORT DOVER



1:1,500

10 5 0 10 20 30 40 Meters



MAP 2

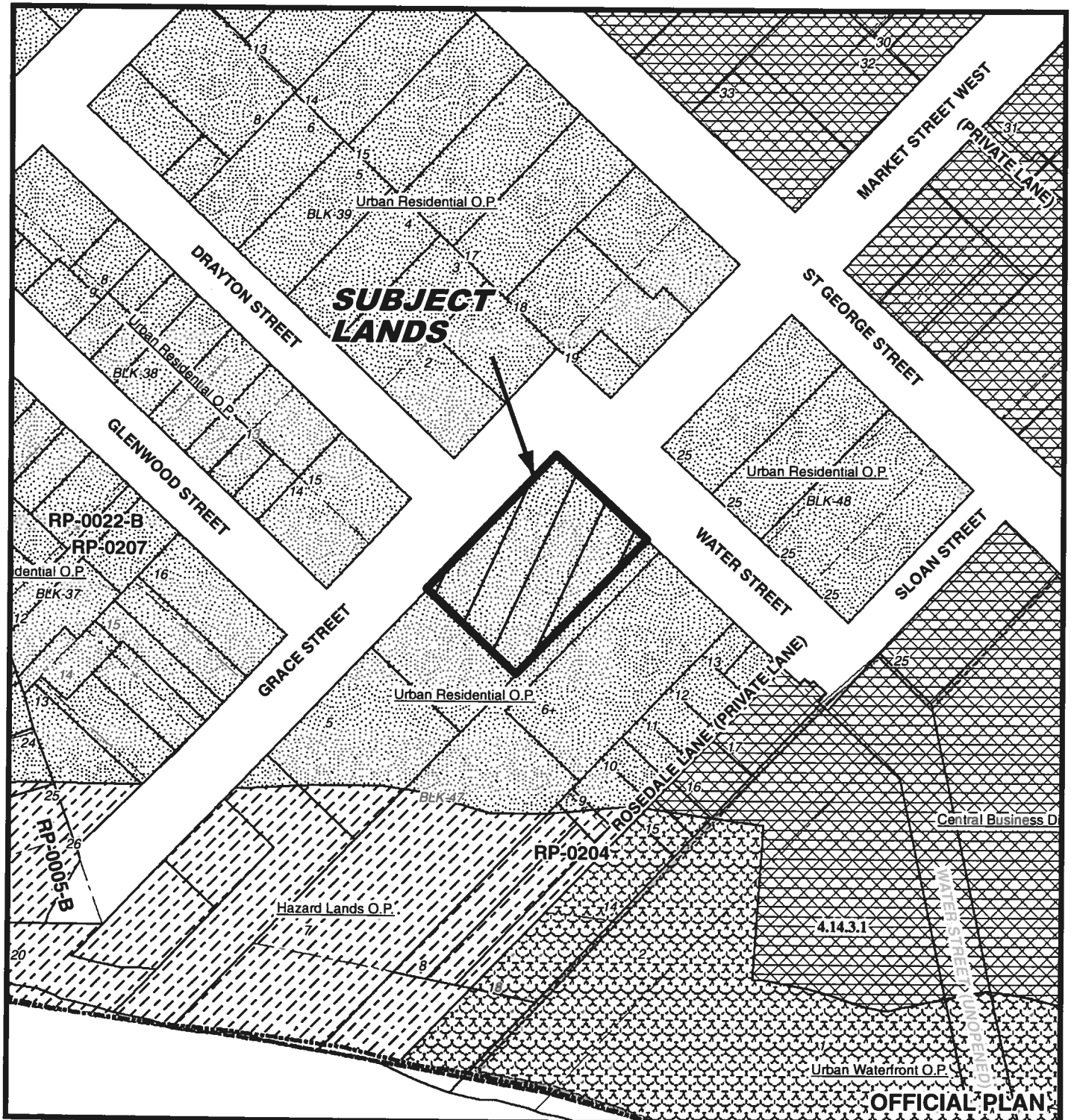
File Number:ZNPL2016210

Urban Area of PORT DOVER



6 3 0 6 12 18 24 Meters

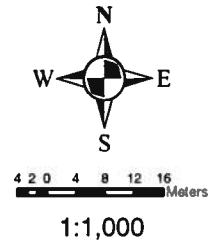
1:1,500



MAP 3

File Number: ZNPL2016210

Urban Area of PORT DOVER



MAP 4

File Number: ZNPL2016210

Urban Area of PORT DOVER

