



# The Corporation of the Municipality of Central Elgin

## ZONING BY-LAW AMENDMENT APPLICATION

### REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsections (10.1) and (10.2) of Section 34 and any fee under Section 69(1) of the *Planning Act*), the application will be deemed incomplete and the time periods referred to in sections 34(10.7) and 34(11) of the Act will not begin. Please ensure your submission includes:

<b>OFFICE USE ONLY</b>
<b>Date Stamp – Date Received:</b>
Fee Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No

- ✓ The completed application form and declarations as required under subsection 34 (10.1) (10.2) of the *Planning Act*.
- ✓ 1 copy of sketch/plan showing **EXISTING** and **PROPOSED** building(s) and structure(s) on subject lands, where applicable. Sketch is to include, for each existing and proposed building or structure, the location including setbacks from lot lines, height and dimensions (or floor areas) in metric units. See Section 22 of this application for more detail.
- ✓ Application Fee made payable to "The Municipality of Central Elgin".
- ✓ A Letter of Authorization from the Owner (with dated, original signature) **OR** completion of the Owner's Authorization on page 7, **if the Owner is not filing the application.**
- ✓ Other information identified through Pre-consultation.

### PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

1. Planning Justification Report (Barbara G. Rosser)
2. Servicing and Stormwater Management Feasibility Study (Strik Baldinelli Moniz Ltd)
3. Scoped Environmental Impact Study (Dance Environmental Inc.)
4. Geotechnical Investigation (EXP)
5. Traffic Impact Study (R. J. Burnside & Associates Limited)

### About Pre-Consultation

Prior to submitting this application for a Zoning By-law Amendment to the Municipality of Central Elgin, a proponent is required to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application. **Has pre-consultation occurred?:**  Yes  No

**Date of Pre-Consultation:** 18 January 2019

**Staff Contact:** Jim McCoomb

<b>THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:</b>	
Central Elgin Planning Office	Telephone: 519-633-2560
9 Mondamin Street, St. Thomas, Ontario N5P 2T9	Facsimile: 519-633-6581

Personal information is collected under the authority of the Planning Act and will be used only for the purposes of considering and reviewing your application.



The Corporation of the Municipality of  
**Central Elgin**

**ZONING BY-LAW AMENDMENT APPLICATION**

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for an amendment to the Zoning By-law.

1. Name of applicant: Craigholme Estates Limited  
 Address: 28 Farmington Terrace, London ON N6K 3N4  
 Telephone (home): \_\_\_\_\_ (business) 519-472-0892  
 E-Mail: donleahy@rogers.com

2. Is the applicant the owner of the land?  Yes  No If no, please provide:  
 Name of owner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone (home): \_\_\_\_\_ (business) \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date Lands Acquired: \_\_\_\_\_

3. Name of Agent (if any): Barbara G. Rosser, MCIP RPP  
 Address: P.O. Box 96, 4688 Elginfield Road, Ailsa Craig, ON N0M 1A0  
 Telephone: (home): \_\_\_\_\_ (business) 519-293-3210  
 E-Mail: brosser@execulink.com

4. Location of Property ("subject lands"):  
 Registered Plan No.: \_\_\_\_\_ Lot No.(s): \_\_\_\_\_  
 Concession No.: 7 geographic Village of Belmont Lot No.(s): Part of Lot 2  
 Reference Plan No.: 33R8653 Part No.(s): 1  
 Municipal Address: TBD

5. Name and address of mortgagee, holders of charges, or other encumbrances:  
TD Canada Trust

6. Municipality of Central Elgin Official Plan:  
 Designation of the subject lands: Residential and Natural Heritage  
 Explain how this application conforms to the Official Plan (add additional pages if necessary):  
Proposed residential use is permitted under Residential designation  
Natural heritage features to be protected in accordance with recommendations of Scoped  
Environmental Impact Study (EIS) Please refer to Planning Justification Report and Scoped  
 E.I.S.

7. Current applicable Zoning By-law: Belmont Zoning By-Law No. 92-21, as amended.  
 Current applicable zone: Single Residential "h.R1-2" and Open Space (OS)
8. What is the present use(s) of the subject lands? Agricultural, wooded area/ravine  
 \_\_\_\_\_  
 \_\_\_\_\_  
 How long has this use(s) continued on the subject lands? Unknown - since purchase  
 \_\_\_\_\_  
 \_\_\_\_\_
9. What is the proposed use(s) of the subject lands? Residential single and semi-detached, stormwater management facility  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Nature and extent of rezoning requested: please see insert and map indicating proposed rezonings  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Reason(s) for the requested rezoning: To permit construction of proposed residential development.  
 \_\_\_\_\_  
 \_\_\_\_\_
10. Dimensions of the subject lands:  
 Frontage (m): 296.520 m on Seventh Avenue Street/Road/Highway  
 Depth (m): 658.722 m w/s 629.19 m e/s  
 Area (m<sup>2</sup>): 19.656 ha
11. Access to the subject lands is provided by:  
 A Provincial highway or municipal road that is maintained year-round or other public road;  
 A right of way; or  
 By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):  
 \_\_\_\_\_  
 \_\_\_\_\_
12. Is the purpose of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?  Yes  No If Yes, please provide details of the official plan or official plan amendment that deals with the matter: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
13. Is the purpose of this application to remove land from an area of employment?  Yes  No  
 If Yes, please provide details of the official plan or official plan amendment that deals with the matter:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Craigholme Estates Limited Phase 6 Belmont Estates residential draft plan  
Proposed Zonings  
Belmont Zoning By-law (ZB) No. 91-21, as amended

---

1. **Proposed SINGLE RESIDENTIAL “hR1-”**  
Single Detached Lots 47 to 75

Per Section 5.1 and 5.2 of the ZB with the following exceptions:

- Minimum Front Yard 4.5 m to main building  
6.0 m to attached garage
- Minimum Exterior Side Yard Depth 1.2 m
- Minimum Interior Side Yard Width 1.2 m
- Minimum Rear Yard 7.5 m
- Maximum Lot Coverage 50%

2. **Proposed SINGLE RESIDENTIAL “hR1-” Zone**  
Single detached Lots 30 to 46, 76 to 92, 199 to 228, 235 to 260

Per Section 5.1 and 5.2 of the ZB with the following exceptions:

- Minimum Lot Area 420 m<sup>2</sup> interior lot  
470 m<sup>2</sup> corner lot
- Minimum Lot Frontage 12.0 m interior lot  
13.0 m corner lot
- Minimum Front Yard 4.5 m to main building  
6.0 m to attached garage
- Minimum Exterior Side Yard Depth 1.2 m
- Minimum Interior Side Yard Width 1.2 m
- Minimum Rear Yard 7.5 m
- Maximum Lot Coverage 50%

3. **Proposed SINGLE RESIDENTIAL “hR1-” Zone**  
Single detached Lots 128 to 133, 171 to 176, 193 to 198, 229 to 234

Per Section 5.1 and 5.2 of the ZB with the following exceptions:

- Minimum Lot Area 370 m<sup>2</sup> interior lot  
465 m<sup>2</sup> corner lot
- Minimum Lot Frontage 12.0 m interior lot  
15.0 m corner lot
- Minimum Front Yard 4.5 m to main building  
6.0 m to attached garage
- Minimum Exterior Side Yard Depth 1.2 m
- Minimum Interior Side Yard Width 1.2 m

- Minimum Rear Yard 7.5 m
- Maximum Lot Coverage 50%

4. **Proposed SINGLE RESIDENTIAL “hR1-” Zone**

Single Detached Lots 1 to 29, 112 to 127, 134 to 149, 155 to 170, 177 to 192:

Per Section 5.1 and 5.2 of the ZB with the following exceptions:

- Minimum Lot Area 335 m<sup>2</sup> interior lot  
500 m<sup>2</sup> corner lot
- Lot Frontage (minimum) 9.0 m interior lots  
13.0 m corner lots
- Front Yard Depth (minimum) 4.5 m to main building  
6.0 m to attached garage
- Exterior Side Yard Depth (minimum) 1.2 m
- Interior Side Yard Width (minimum) 1.2 m
- Minimum Rear Yard 7.5 m
- Maximum Lot Coverage 50%

5. **Proposed SINGLE RESIDENTIAL “hR2-”**

Semi-detached Lots 93 to 111, 150 to 154:

Per Section 5.1 and 5.3 of the ZB with the following exceptions

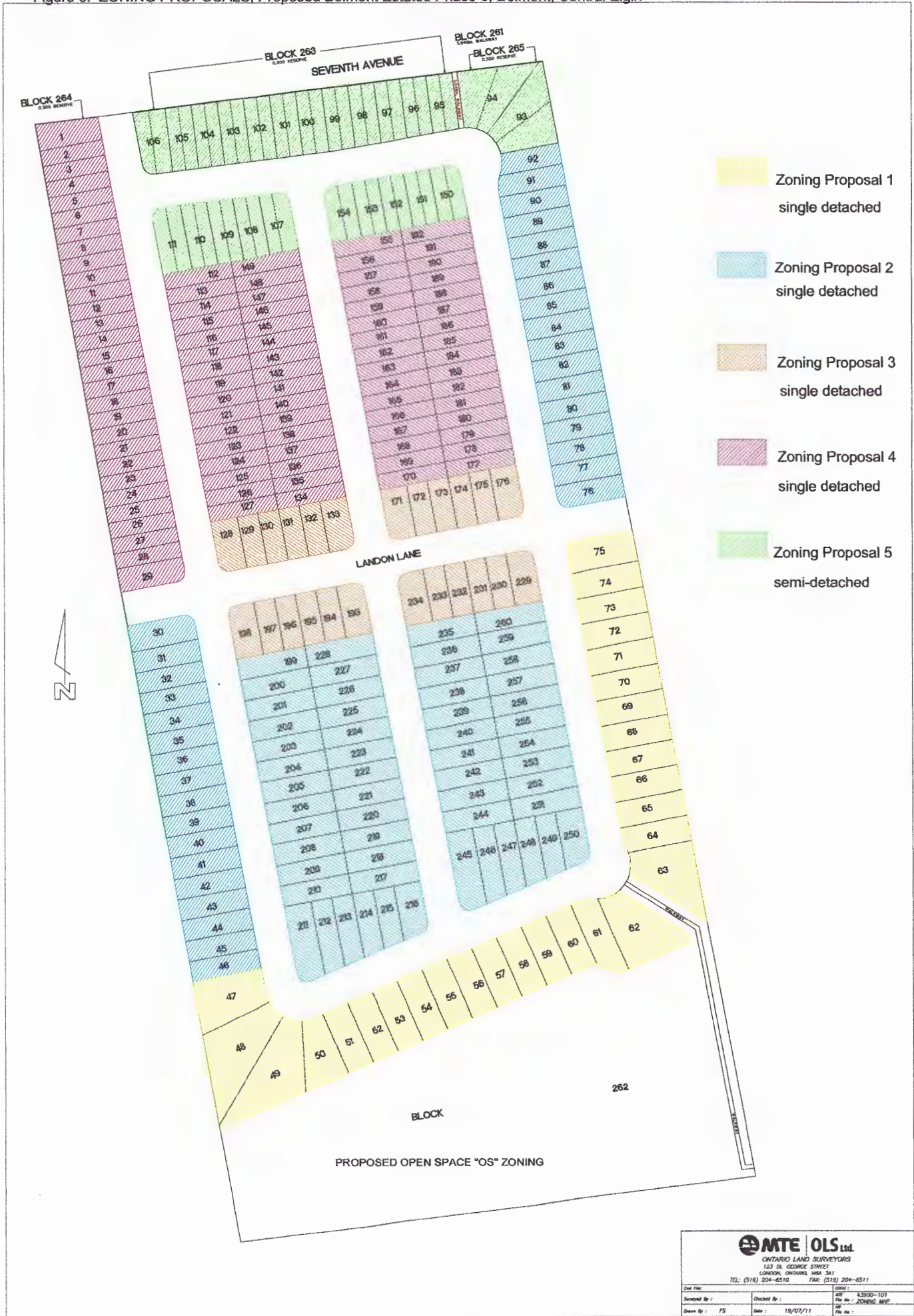
Notwithstanding the permitted uses listed in Subsection 5.3.2, the permitted uses in the “R2-” Zone shall be limited to semi-detached dwelling.

- Minimum Lot Area 500 m<sup>2</sup>  
250m<sup>2</sup> 2 per unit
- Minimum Lot Frontage 15 m interior lot  
7.0 m per unit interior lot  
17 m corner lot  
8.0 m per unit corner lot
- Minimum Front Yard 4.5 m to main building  
6.0 m to attached garage
- Minimum Exterior Side Yard Width 1.2 m
- Minimum Interior Side Yard Width 1.2 m provided that no side yard shall be required between the common wall dividing individual dwelling units
- Rear Yard Depth (minimum) 7.5 m
- Maximum Lot Coverage 50%

6. **Proposed OPEN SPACE “OS”** Block 262



Figure 3: ZONING PROPOSALS, Proposed Belmont Estates Phase 6, Belmont, Central Elgin



**MTE OLS Ltd.**  
 ONTARIO LAND SURVEYORS  
 123 ST. GEORGE STREET  
 LONDON, ONTARIO, N6A 3A1  
 TEL: (519) 204-6510 FAX: (519) 204-6511

Client File:	Checked By:	Drawn By:
Surveyed By:	Date:	File No.:
Drawn By: FS	Date: 19/07/11	File No.:

14. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	Vacant		
Length (m):	_____		
Width (m):	_____		
Height (m):	_____		
No. of storeys:	_____		
Ground floor area (m <sup>2</sup> ):	_____		
Gross floor area (m <sup>2</sup> ):	_____		
Parking area (m <sup>2</sup> ):	_____		
Setback, front lot line (m):	_____		
Setback, rear lot line (m):	_____		
Setback, side lot line (m):	_____		
Setback, side lot line (m):	_____		
Date constructed:	_____		

<u>PROPOSED</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	see draft plan and proposed zoning		
Length (m):	regulations		
Width (m):	_____		
Height (m):	_____		
No. of storeys:	_____		
Ground floor area (m <sup>2</sup> ):	_____		
Gross floor area (m <sup>2</sup> ):	_____		
Parking area (m <sup>2</sup> ):	_____		
Setback, front lot line (m):	_____		
Setback, rear lot line (m):	_____		
Setback, side lot line (m):	_____		
Setback, side lot line (m):	_____		

15. Potable water will be supplied to the subject lands through:

- Publicly owned and operated piped water system.
- Privately owned and operated individual or communal well.
- Lake or other water body.
- Other means. Explain: \_\_\_\_\_

16. Sewage disposal will be supplied to the subject lands through:

- Publicly owned and operated sanitary sewage system.
- Privately owned and operated individual or communal septic system.
- A privy.
- Other means. Explain: \_\_\_\_\_

17. If sanitary sewage disposal is to be supplied through a privately owned and operated individual or communal septic system, and more than 4500 litres of effluent will be produced per day as a result, the following reports must be provided with this application:

- A servicing options report; and
- A hydrogeological report.

18. Storm drainage will be supplied to the subject lands through:

- Publicly owned and operated storm sewer system.
- Privately owned and operated storm sewer system.
- Ditches and swales.
- Other means. Explain: \_\_\_\_\_

19. Has the subject lands ever been the subject of any of the following matters under the Planning Act:

(a) For approval of a plan of subdivision under Section 51.  Yes  No  
 File No.: 34-T-01004 Status: lapsed

(b) For approval of a consent under Section 53.  Yes  No Not to our knowledge  
 File No.: \_\_\_\_\_ Status: \_\_\_\_\_

(c) For approval of zoning under Section 34.  Yes  No  
 File No.: unknown Status: passed and in effect

(d) A Minister's Zoning Order under Section 47.  Yes  No  
 O. Reg. No.: \_\_\_\_\_ Status: \_\_\_\_\_

20. Is this application for a zoning by-law amendment consistent with policy statements issued under Section 3(1) of the Planning Act?  Yes  No Explain: Lands are within the Urban Settlement Area of Belmont and primarily designated as Residential; a small area of Natural Heritage will be protected per the EIS.

21. Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?  
 Yes  No  Unknown If yes, specify the use(s): \_\_\_\_\_

	Yes	No	Unknown
Has the grading of the subject land been changed by adding earth or other material(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has a gas station been located on the subject land or adjacent land at any time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

What information did you use to determine the answers to the above questions on former uses? Owner and agent knowledge of site

(i) If Yes to any of the above, an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed. Is the inventory of previous uses attached?  Yes  No  
 If the inventory is not attached, why not? \_\_\_\_\_

(ii) If Yes to any of the above, was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed?  Yes  No  
 If no, why not? Explain on a separate page, if necessary. \_\_\_\_\_



22. This application must be accompanied by a sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
  - ✓ 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;
  - ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
    - (i) are located on the subject land and on land that is adjacent to it; and
    - (ii) in the applicant's opinion, may affect the application.
  - ✓ The current uses of land that is adjacent to the subject land;
  - ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
  - ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
  - ✓ The location and nature of any easement affecting the subject land.
23. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** and must be accompanied by the application fee of **\$750.00**. **Note:** If the application is being filed concurrent with an application for an official plan amendment, the fee for both applications together is **\$750.00**.

**PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"**

**DECLARATION:**

I, Barbara G. Rosser of the Municipality of North Middlesex do solemnly declare that all above 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 the City of St. Thomas  
 In the County of Elgin  
 this 12<sup>th</sup>  
 day of July A.D. 2009  
Crystal Penney  
 A Commissioner, etc.

BRosser  
 Signature of Owner or Authorized Agent

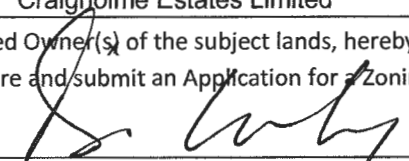
Crystal Marie Penney, a Commissioner, etc.,  
 Province of Ontario, for the  
 Corporation of the City of St. Thomas.  
 Expires September 18, 2019.

**OWNER'S AUTHORIZATION:**

**THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION**

**Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.**

I, (we) Craigholme Estates Limited, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Barbara G. Rosser to prepare and submit an Application for a Zoning By-law Amendment.

Signature  Donald Leahy, I have the authority to bind the Corporation

9<sup>th</sup> July 2019  
Day Month Year

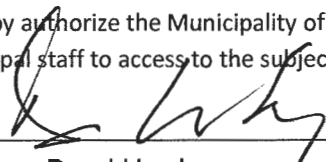
---

**Municipal Freedom of Information Declaration:**

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Craigholme Estates Limited (please print name) the  Owner  Applicant  Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.

Signature  Donald Leahy  
I have the authority to bind the Corporation

9<sup>th</sup> July 2019  
Day Month Year