



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:

<p><b>OFFICE USE ONLY</b>  <b>Date Stamp – Date Received:</b>  <b>JUL 25 2017</b>  <b>Fee Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</b></p>
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- 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.* Geotechnical Investigation and Slope Assessment (EXP, 27 March 2017), Noise Feasibility Study (HCG, 24 May 2017), Environmental Impact Study (Leonard + Associates), Planning Justification Report (Zelinka Priamo Ltd., July 2017), Transportation Impact Study (Paradigm Transportation Solutions Limited, May 2017), Preliminary Stormwater Management Report (CJDL, 19 July 2017), Preliminary Servicing Report (CJDL, 19 July 2017), Stage 1 & 2 Archaeological Assessment (AMEC FOSTER WHEELER, 12 July 2017)

**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:** 28 November 2016

**Staff Contact:** Jim McCoomb

**THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:**

**Central Elgin Planning Office**

**9 Mondamin Street, St. Thomas, Ontario N5P 2T9**

**Telephone: 519-633-2560**

**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: Doug Tarry Limited  
 Address: 358 Elm Street, St. Thomas, Ontario, N5R 1K1  
 Telephone (home): \_\_\_\_\_ (business) (519) 631-9300  
 E-Mail: nicoleooms@dougarryhomes.com
  
2. Is the applicant the owner of the land?  Yes  No If no, please provide:  
 Name of owner: 42477 & 42537 Southdale Line / Part of 42405 Southdale Line  
2561603 Ontario Limited c/o Sara Teare / Lilja & Mara Prskalo  
 Address: 164 Lake Margaret Trail, St. Thomas, ON, N5R 6L8 42405 Southdale Line, St. Thomas, ON.  
 Telephone (home): 519-631-5397 (business) (519) 633-0225 N5R 1B7  
 E-Mail: sara@teare.me  
 Date Lands Acquired: \_\_\_\_\_
  
3. Name of Agent (if any): Cyril J. Demeyere Limited  
 Address: 261 Broadway, P.O. Box 460, Tillsonburg, Ontario. N4G 4H8  
 Telephone: (home): \_\_\_\_\_ (business) 519-688-1000  
 E-Mail: dlyle@cjdle.com
  
4. Location of Property ("subject lands"):  
 Registered Plan No.: 263 Lot No.(s): Part of Lots 1 and 2  
 Concession No.: 6 Lot No.(s): Part of Lots 2 and 3  
 Reference Plan No.: 11R-3198 Part No.(s): Part 1  
 Municipal Address: 42537, 42477, and Part of 42405 Southdale Line, St. Thomas
  
5. Name and address of mortgagee, holders of charges, or other encumbrances:  
None
  
6. Municipality of Central Elgin Official Plan:  
 Designation of the subject lands: Residential  
 Explain how this application conforms to the Official Plan (add additional pages if necessary):  
Draft plan of subdivision proposal conforms with residential definition in Official Plan. Refer to  
Planning Justification Report.

7. Current applicable Zoning By-law: By-Law No. 3517 (Township of Yarmouth)  
Current applicable zone: hR1-43, OS2-48

8. What is the present use(s) of the subject lands? Agricultural, natural heritage

How long has this use(s) continued on the subject lands? Recent history

9. What is the proposed use(s) of the subject lands? Residential, Natural Heritage

Nature and extent of rezoning requested: To permit subdivision of lands to a low-density residential development. Extent of rezoning to residential requested is for all "developable" lands included in these parcels.

Reason(s) for the requested rezoning: To permit subdivision of lands to a low-density residential development.

10. Dimensions of the subject lands:  
Frontage (m): 25.60m, 30.48m, 6.01m on Southdale Line Street/Road/Highway  
Depth (m): 800±m (varies)  
Area (m<sup>2</sup>): 299,800m<sup>2</sup> (29.88ha)

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:

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:	Existing house and outbuildings at 42477 Southdale Line to be demolished		
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:	Single, semi, townhouse and multiple-attached residential		
Length (m):	Lot: 25m(min)		
Width (m):	Single Lot: 12m (min), Semi Lot: 10m (min) per unit, Townhouse/Multiple Lot: 21m (Min.)		
Height (m):	House: 11m (max)		
No. of storeys:	2 Storey		
Ground floor area (m <sup>2</sup> ):	1 Storey: 74m <sup>2</sup> , 1½ Storey: 60m <sup>2</sup> , 2 Storey: 42m <sup>2</sup>		
Gross floor area (m <sup>2</sup> ):	74m <sup>2</sup> (min)		
Parking area (m <sup>2</sup> ):	2 spaces (off-street) per unit		
Setback, front lot line (m):	6m		
Setback, rear lot line (m):	7m		
Setback, side lot line (m):	Interior: 1m		
Setback, side lot line (m):	Exterior: 3.5m		

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.: \_\_\_\_\_ Status: \_\_\_\_\_
- (b) For approval of a consent under Section 53.  Yes  No  
 File No.: Not Yet Assigned Status: Consent for 42405 Southdale Line to be filed concurrently
- (c) For approval of zoning under Section 34.  Yes  No  
 File No.: \_\_\_\_\_ Status: \_\_\_\_\_
- (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: \_\_\_\_\_  
Residential development proposed within residential settlement area.  
Refer to Planning Justification Report.
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? -Applicant and owner knowledge of site  
-Historic aerial photos and contour map, municipal drain drawings

(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, Deren Lyle of Township of Southwold  
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 25TH  
day of JULY A.D. 2017

Crystal Marie Penney  
A Commissioner, etc.

[Signature]  
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) 2561603 Ontario Ltd., being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Cyril J. Demeyere Limited to prepare and submit an Application for a Zoning By-law Amendment.

  
Signature  
24 / JULY / 2017  
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 Deren Lyle (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.

 17 JULY 2017  
Signature Day Month Year

