



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

- | | | |
|---------------------------------|-------------------------------|---------------------------------|
| - Planning Justification Report | - Geotechnical Assessment | - Environmental Site Assessment |
| - Functional Servicing Report | - Slope Stability Report | |
| - Archaeological Assessment | - Transportation Impact Study | |

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: April 7, 2021

Staff Contact: Kevin McClure

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: Strathroy Turf farms Inc. (c/o James Glover)
Address:
Telephone (home):
E-Mail:

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

3. Name of Agent (if any): Strik Baldinelli Moniz Ltd (c/o Nick Dyjach)
Address:
Telephone: (home):
E-Mail:

4. Location of Property ("subject lands"):
Registered Plan No.: Part of RESERVE LOT "D", NORTH OF THE LAKE ROAD Part of JAMES BEGG LOTS 14 & 15, REGISTERED PLAN No. 20 (MIDD) and Part of ROAD
Concession No.: ALLOWANCE BETWEEN LOTS 14 & 15 NORTH OF THE LAKE ROAD and all of
Reference Plan No.: LOT "T", REGISTERED PLAN No.39 in the MUNICIPALITY OF CENTRAL ELGIN
Municipal Address: COUNTY OF ELGIN

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

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Residential and Natural Heritage/Hazard

Explain how this application conforms to the Official Plan (add additional pages if necessary):
The proposed rezoning and draft plan application would create housing in accordance with the Residential designation and policies of the Official Plan, as well as avoid development within the Natural Heritage/Hazard lands with a development setback. Refer to Planning Justification Report.

7. Current applicable Zoning By-law: Village of Port Stanley Zoning By-law #1507
 Current applicable zone: OS2-30
8. What is the present use(s) of the subject lands? Agricultural.

 How long has this use(s) continued on the subject lands? >15 years

9. What is the proposed use(s) of the subject lands? Residential; mix of Single Detached and Semi-detached Dwellings

 Nature and extent of rezoning requested: From "OS2-30" to "R1" Zone

 Reason(s) for the requested rezoning: To permit the development of residential uses. Refer to Planning Justification Report for further details.

10. Dimensions of the subject lands:
 Frontage (m): +/-631m (IRRG) on Lake Line Road/ Carlow Road Street/Road/Highway
 Depth (m): +/-334m (IRRG)
 Area (m²): +/-12.8 hectares
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:	Any remaining agricultural buildings (to be) removed.		
Length (m):			
Width (m):			
Height (m):			
No. of storeys:			
Ground floor area (m ²):			
Gross floor area (m ²):			
Parking area (m ²):			
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:	Refer to Draft Plan and Engineering Package		
Length (m):			
Width (m):			
Height (m):			
No. of storeys:			
Ground floor area (m ²):			
Gross floor area (m ²):			
Parking area (m ²):			
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.: _____ Status: _____

(b) For approval of a consent under Section 53. Yes No
 File No.: _____ Status: _____

(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: 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 type="checkbox"/>	<input checked="" 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? Aerial Photos, topographic survey, discussion with current owner, and Geotechnical Assessment.

(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? Refer to Engineering Drawing for existing conditions and grading plan

(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. _____

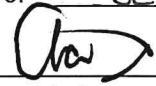
22. This application must be accompanied by a sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
 - ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, 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, Nick Dyjach (Strik Baldinelli Moniz Ltd) of London, County of 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 London of London
In the County of Middlesex
this 26th
day of October A.D. 2021


A Commissioner, etc.


Signature of Owner or Authorized Agent

AARON CORNELIS AUGUSTUS STRIK,
a Commissioner, etc., Province of Ontario,
for Strik, Baldinelli, Moniz Ltd.
and SBM Geomatics Ltd.
Expires November 30, 2023.

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) James Glover, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Strik baldinelli Moniz Ltd to prepare and submit an Application for a Zoning By-law Amendment.

Signature

26 10 2021
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 James Glover (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

26 10 2021
Day Month Year