

Municipality of West Elgin

22413 Hoskins Line  
Rodney, Ontario  
N0L 2C0  
Phone: (519) 785-0560  
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**Application  
For a  
Zoning By-Law Amendment**

Application No. D14 01-2021  
(Office use only)

**Part 1: Mandatory Information**

**1. Registered Owner of Lands**

- a) Name Ahmad (Ed) el Rachidi
- b) Mailing Address 263 Graham Street
- c) Telephone 519-768-0853
- d) Fax \_\_\_\_\_
- e) E-mail ahmadelrachidi@hotmail.ca
- f) Name and Address, if known, of the holder of any mortgage, charge or other encumbrance in respect of the lands.  
\_\_\_\_\_  
\_\_\_\_\_

**2. Applicant (if different from owner)**

- a) Name \_\_\_\_\_
- b) Mailing Address \_\_\_\_\_
- c) Telephone \_\_\_\_\_
- d) Fax \_\_\_\_\_
- e) E-mail \_\_\_\_\_

3. **Agent** (if retained)

- a) Name Ted L. Halwa
- b) Mailing Address 242 Edward Street, Port Stanley, ON, N5L 1A4
- c) Telephone 519-671-3083
- d) Fax \_\_\_\_\_
- e) E-mail thalwa@bell.net

4. **Communication**

To whom should all communication be directed? (check only one)

- a) Owner  b) Applicant  c) Agent

5. **Location of Lands**

- a) Lot No. \_\_\_\_\_ Concession No. \_\_\_\_\_
- b) Lot No. 1&2, BLK O Registered Plan 68
- c) Part No. \_\_\_\_\_ Reference Plan No. \_\_\_\_\_
- d) Street No. and Name \_\_\_\_\_

6. **Description of Lands**

- a) Frontage 40.2 m
- b) Depth 31.9 m
- c) Area 0.13 ha
- d) Topography flat
- Soil Characteristics UK
- Vegetation natural grass

7. **Date Lands Acquired by the Owner:** 18 July 2014

8. **Existing Use of Lands** (include length of time existing use(s) have continued)  
vacant except for former church (abandoned) and occasional vehicle  
parking by owner

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9. **Existing Buildings and Structures** (include type, height, floor area and date of construction)  
church: Floor Area - 167 sq m , Height - 7.5 m  
date of construction as per cornerstone on front of church: 1928

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10. **Proposed Use of Lands**  
convert church to 3 apartments - one on main floor and two below in  
basement

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11. **Proposed Buildings and Structures** (include type, height and floor area)  
none at this time

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12. **Method of Water Supply**

a) public water supply	<input checked="" type="checkbox"/>
b) private individual well	<input type="checkbox"/>
c) private communal well	<input type="checkbox"/>
d) lake or other water	<input type="checkbox"/>
e) body other (specify)	

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13. **Method of Sewage Disposal**

a) public sanitary sewage system	<input checked="" type="checkbox"/>
b) private individual system	<input type="checkbox"/>
c) private communal system	<input type="checkbox"/>

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- d) If the application is to remove land from an employment area, provide details of the official plan or official plan amendment that deals with this matter. If necessary, attach additional pages.

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- e) If the land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions. If necessary, attach additional pages.

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17. **Zoning By-law**

- a) Existing zoning: Institutional(I)

- b) Describe the nature and extent of the zoning requested and the reason for the re-zoning: Residential Third (R3) Density - to permit the propose

residential conversion

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- c) If the land is within an area where the Municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements, describe these requirements below:

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18. **Applications under the Planning Act**

Has the subject land ever been the subject of

a) an application for an approval of a plan of subdivision?

Yes  No  Don't Know

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b) an application for a consent?

Yes  No  Don't Know

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c) an application for an amendment to the zoning by-law?

Yes  No  Don't Know

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d) a Minister's Zoning Order?

Yes  No  Don't Know

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If the answer to any of the above is Yes, and if known, indicate in the space provided, the file number of the application, the name of the approval authority considering the application, the lands affected by the application, the purpose of the application, the status of the application and the effect of the application on the proposed amendment. If necessary, attach additional pages.

**19. Provincial Policy Statement**

Is the application consistent with the Provincial Policy Statement?

Yes  No  Don't Know

**20. Designation under Provincial Plan(s)**

a) Are the subject lands within an area designated under any provincial plan or plans?

Yes  No  Don't Know

If Yes, what is the name of the said plan or plans? \_\_\_\_\_

b) Does the application conform or otherwise not conflict with the said provincial plan or plans?

Yes  No  Don't Know

**21. Sketch Map**

Prepare and include a sketch map (in metric units) and containing the following information must accompany every application where a specific development or change in use is being proposed.


- a) boundaries and dimensions of the subject lands;
- b) existing buildings and structures (if any) and their size and type;
- c) distance of existing building and structures (if any) to all property lines;
- d) proposed buildings and structures (if any) and their size and type;
- e) distance of proposed buildings and structures (if any) to all property lines;
- f) name, location and width of any roads or highways within or abutting the subject lands and the status of the road or highway (e.g. unopened road allowance, public travelled road, private road, right-of-way);
- g) land uses and buildings on neighbouring properties and opposite any abutting roads or highways;
- h) location and nature of easements or rights-of-way;





**FIGURE 1 - LOCATION MAP**  
 APPLICATION FOR ZONING BY-LAW  
 AMENDMENT  
 APPLICANT: AHMAD EL RACHIDI  
 257 GRAHAM ROAD  
 IN THE  
 MUNICIPALITY OF WEST ELGIN  
 COUNTY OF ELGIN

SCALE: 1:1250

 LANDS TO BE REZONED FROM INSTITUTIONAL (I) TO RESIDENTIAL THIRD DENSITY (R3)

THE BASE OF THIS PLAN IS TO BE USED FOR ILLUSTRATION AND GENERAL ZONING COMPLIANCE PURPOSES.

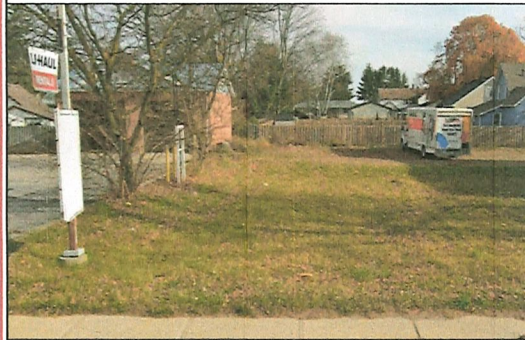




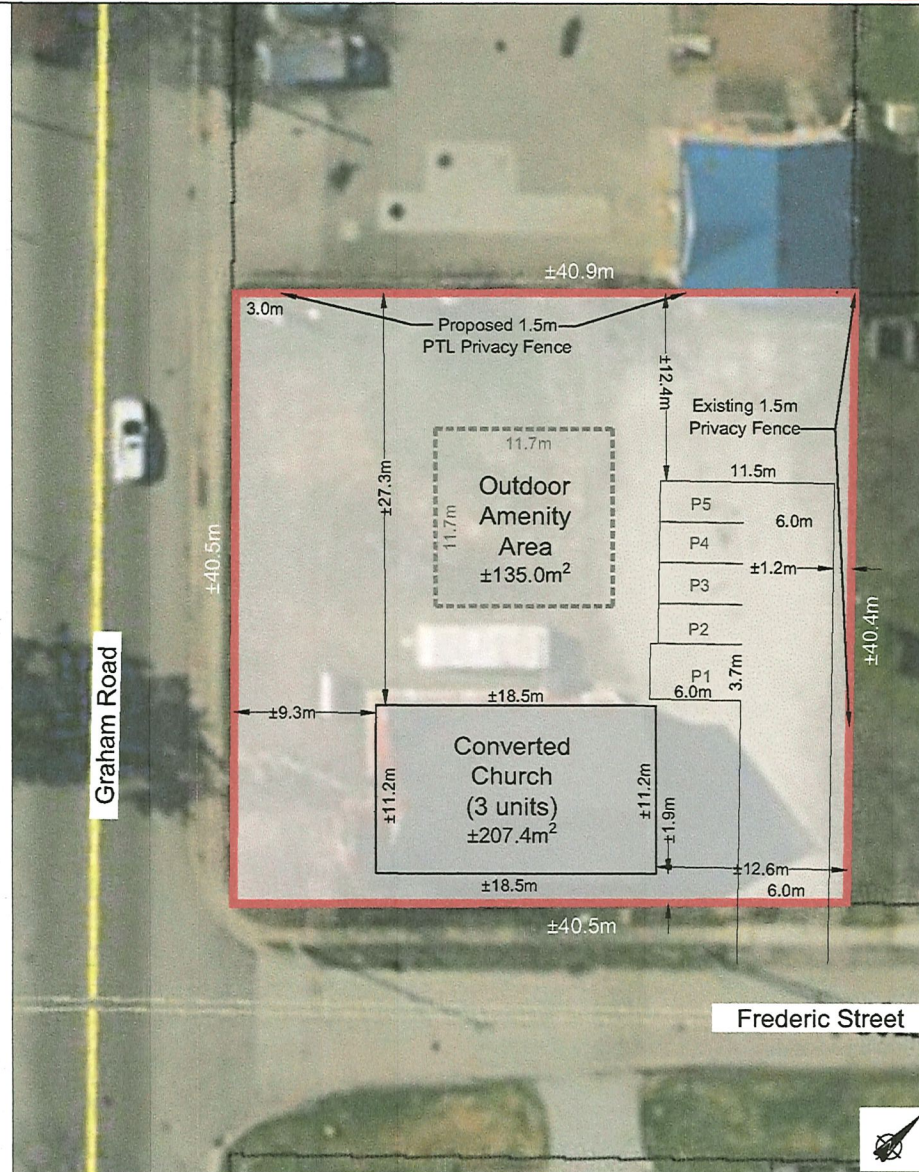
LOOKING SOUTH FROM GRAHAM ROAD



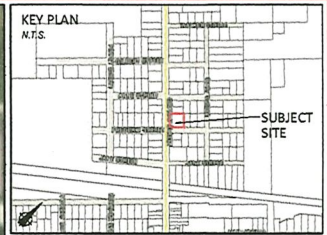
LOOKING NORTH FROM GRAHAM ROAD & FREDRICK STREET



LOOKING EAST FROM GRAHAM ROAD BETWEEN CHURCH AND CAR WASH  
- PROPOSED OUTDOOR AMENITY AREA



SCALE = 1:300



**FIGURE 2 - SKETCH MAP**  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
APPLICANT: AHMAD EL RACHIDI  
257 GRAHAM ROAD  
IN THE MUNICIPALITY OF WEST ELGIN  
COUNTY OF ELGIN



Site Stats - Residential Third Density (R3)

	Required /Permitted	Provided
Lot Area (min.)	690.0m <sup>2</sup>	±1,646.6m <sup>2</sup>
Lot Frontage (min.)	30.5m	±40.4m
Lot Coverage (max.)	35%	12.8%
Front Yard Setback (min.)	7.5m	±207.4m <sup>2</sup>
Interior Side Yard Setback (min.)	7.5m	±27.3m
Exterior Side Yard Setback (min.)	10.5m	±1.9m*
Rear Yard Setback (min.)	10.5m	±12.6m
Height (max.)	3 Storeys	<3 Storeys
Outdoor Amenity Area (min.)	45m <sup>2</sup> per unit 126.0m <sup>2</sup>	45m <sup>2</sup> per unit 135.0m <sup>2</sup>
Density (max.)	60.0 upha. 9 units	18.2 upha. 3 units
Parking	0	0
Apartment = 1.5 spaces per unit	5	5
Barrier Free = 1 space	1	1
Parking Space Coverage (max.)	15%	15%
	±247.0m <sup>2</sup>	±247.0m <sup>2</sup>

\* Exempted by Section 4.1.1.

THE BASE OF THIS PLAN IS TO BE USED FOR ILLUSTRATION AND GENERAL ZONING COMPLIANCE PURPOSES.

Date: May 11, 2011  
Eggs: Vanessa (17/17)

Drawn By: B. Hutchison



- i) physical features (e.g. watercourses, drains, woodlots, wetlands, rail lines) on the subject lands and adjacent lands;
- j) existing use of adjacent lands; and
- k) other information that may affect the application.

**Part 2: Requested Additional Information**

**1. Municipal Drains**

Are the subject lands presently assessed under the Drainage Act?

Yes  No

If Yes, and if known, state the name of the drain: \_\_\_\_\_

**2. Livestock Barns and Manure Storage Facilities**

- a) In order to determine compliance with the Minimum Distance Separation (MDS), provide the following information for every barn on the subject lands which accommodates or is capable of accommodating livestock:

<u>Description of Barn</u>	<u>Type of Livestock</u>	<u>Capacity</u>

- b) In order to determine compliance with the Minimum Distance Separation (MDS), provide the following information for every manure storage facility on the subject lands:

<u>Description/Location</u>	<u>Type of System*</u>

\* where A means - covered storage system

where B means - open solid and runoff storage system

where C means - open liquid tank and runoff storage system

where D means - earthen liquid and runoff storage system

c) How much tillable land is there on the subject lands? \_\_\_\_\_ Ha

d) Are there any livestock building or manure storage facilities within 1 km of the subject lands?

Yes  No  Don't Know

If Yes, indicate name of the operation and location in relation to the subject lands.

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**Declaration**

I/We (please print) Ted L. Halwa, MCIP, RPP  
am/are the  Owner(s)  Applicant(s)  Agent  
of the owner of 257 Graham Road, in the Municipality of West Elgin, in the  
County of Elgin, do solemnly declare:


**That** to the best of my/our knowledge and belief, all the information and statements given in this requested amendment and in all the plans, drawings and exhibits transmitted herewith are true; and

**That** I/We 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 Municipality  
of West Elgin, in the  
County of Elgin  
this 19 day of May  
20 21.

\_\_\_\_\_  
Commissioner, etc.

  
Magda Badura, CAO/Treasurer  
Municipality of West Elgin  
A COMMISSIONER ETC.

Ted L. Halwa  
Owner(s), Applicant(s) or Authorized Agent

\_\_\_\_\_  
Owner(s), Applicant(s) or Authorized Agent

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**Authorization**

If the applicant is not the owner of the lands that are the subject of this application, the written authorization of the owner must be included with this form or the authorization set out below must be completed.

**Authorization of Owner for  
Agent To Make the  
Application**

I/We Ahmad el Rachidi am the owner of the land that is the subject of this Application for Zoning By-law Amendment and I/we authorize Ted L. Halwa to make this application on my/our behalf.

MAY 19 2021

Date



Signature of Owner

Date

Signature of Owner



