

Municipality of West Elgin

22413 Hoskins Line
Rodney, Ontario
N0L 2C0
Phone: (519) 785-0560
Fax: (519) 785-0644
Email: planning@westelgin.net

**Application
For a
Zoning By-Law Amendment**

Application No. 02-2021
(Office use only)

Part 1: Mandatory Information

1. Registered Owner of Lands

- a) Name Peter Parezanovic & Parezanovic Farms Inc.
- b) Mailing Address 25037 Talbot Line, West Lorne, Ontario N0L 2P0
- c) Telephone 519-868-3018
- d) Fax _____
- e) E-mail mparez53@gmail.com
- f) Name and Address, if known, of the holder of any mortgage, charge or other encumbrance in respect of the lands.
Farm Credit Canada, 1133 St. George Blvd., Moncton, New Brunswick
E1E 4E1

2. Applicant (if different from owner)

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

N/A

3. **Agent** (if retained)

N/A

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

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. Part Lot 6 Concession No. 7
- b) Lot No. _____ Registered Plan _____
- c) Part No. 9, 10, 11 & 12 Reference Plan No. 11R-5944
- d) Street No. and Name Furnival Road, Rodney

6. **Description of Lands**

- a) Frontage 136.552 m
- b) Depth 60.96 m
- c) Area .8324 ha → 8324 sq m.
- d) Topography Level land

Soil Characteristics Sandy loam

Vegetation Vacant farm land

each part has frontage of 34.135 m. and depth of 60.960 m. so each part over 2000 sq m.

7. **Date Lands Acquired by the Owner:** November 30, 2012

8. **Existing Use of Lands** (include length of time existing use(s) have continued)

Farmland

9. **Existing Buildings and Structures** (include type, height, floor area and date of construction)

None

10. **Proposed Use of Lands**

Rural residential- lands applied to be rezoned comprises 4 lots proposed to
build single family residential home on each lot

11. **Proposed Buildings and Structures** (include type, height and floor area)

Single family residential dwelling on each lot

12. **Method of Water Supply**

a) public water supply

b) private individual well

c) private communal well

d) lake or other water

e) body other (specify)

13. **Method of Sewage Disposal**

a) public sanitary sewage system

b) private individual system

c) private communal system

d) other (specify) _____

If development is proposed on a privately owned and operated individual or communal septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report will be required. Please consult with the Municipality.

14. **Method of Storm Drainage**

a) storm sewers

municipal drain

b) swales

c) ditches

d) other (specify)

municipal drain in process
of being relocated so not on one of
4 lots being rezoned herein

15. **Access** (indicate name)

a) County Road: 103

b) Municipal Street/Road: Furnival

c) Private Road: _____

d) Right-of-Way: _____

e) If b), is the street or road maintained year-round? Yes No

16. **Official Plan**

a) Local Official Plan land use designation Rural residential

b) How does the application conform to the official plan? If necessary, attach additional pages.

Sections 1.4 and 1.6.6.4 supports this application

c) If the application is to implement an alteration to the boundary of a settlement area or to implement a new settlement 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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- 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: Agricultural (1)

- b) Describe the nature and extent of the zoning requested and the reason for the re-zoning: Change to rural residential zoning with intention of building single family residential dwelling on each of the 4 severed lots

- retained lands has frontage on Downie line as shown on sketch of 300.571 metres and retained lands will remain A(1)

- 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:

single family residential on each lot.
Each lot meets minimum lot area of 2000 sq m. as each lot 2081 sq m. and each lot over minimum lot frontage of 30 m. as each lot 34.138 m.

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

b) an application for a consent?

Yes No Don't Know

Applications E19-21, E18-21, E17-21 and E16-21 on location map attached as to severance.

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

Yes No Don't Know

d) a Minister's Zoning Order?

Yes No Don't Know

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;

- 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: McKenzie Drain South branch

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>
N/A ⊘	N/A ⊘	N/A ⊘

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>
N/A ⊘	N/A ⊘

* 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? *29 hectares tillable* Ha
- as shown on sketch there is 82.72 acres more or less of land in Part Lot 6 Con 7 and 9.83 acres more or less in Part Lot 2, Plan 202 Rodne

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.

Declaration

I/We (please print) Michael Parezanovic, president of Parezanovic Farms Inc., and Peter Parezanovic

am/are the Owner(s) Applicant(s) Agent

of the Con 7 Lot 6 of 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

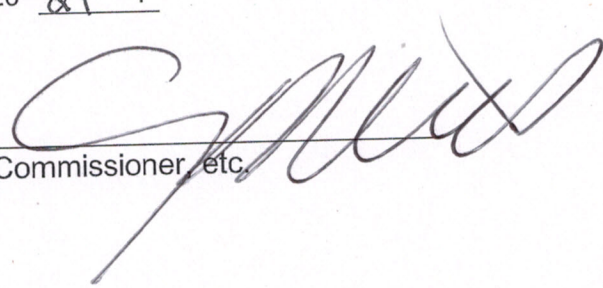
Village

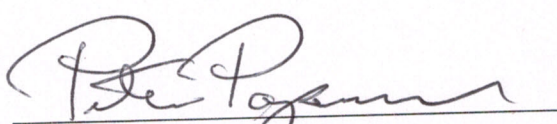
of Glencoe, in the

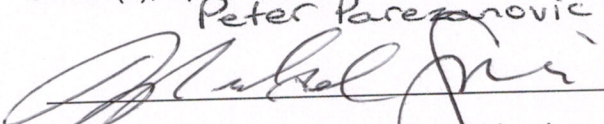
County of Middlesex

this 15th day of July

20 21


Commissioner, etc.


Owner(s), Applicant(s) or Authorized Agent
Peter Parezanovic


Owner(s), Applicant(s) or Authorized Agent
Michael Parezanovic as President of Parezanovic Farms Inc.

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 Michael Parezanovic, president of Parezanovic Farms Inc. and Peter Parez am the owner of the land that is the subject of this Application for Zoning By-law Amendment and I/we authorize _____ to make this application on my/our behalf.

~~May 13, 2021~~

Date

Signature of Owner

~~May 13, 2021~~

Date

Signature of Owner

For Office Use Only

1. Date of Receipt: July 15, 2021
2. Checked By: Bryan Pearce, Planner
3. Approved for Processing: Bryan Pearce, Planner July 20, 2021
name date
4. Application Fee Received: July 15, 2021. Paid by Cheque. \$1200 cashed July 16, 2021
name Payment Receipt 94451
5. Application No: 02-2021
6. Assessment Roll No: 343400002014400, 343400009107405, and 343400009107407
7. Tax Arrears (if any): N/A
8. Outstanding Orders (if any): N/A
9. Additional Information:

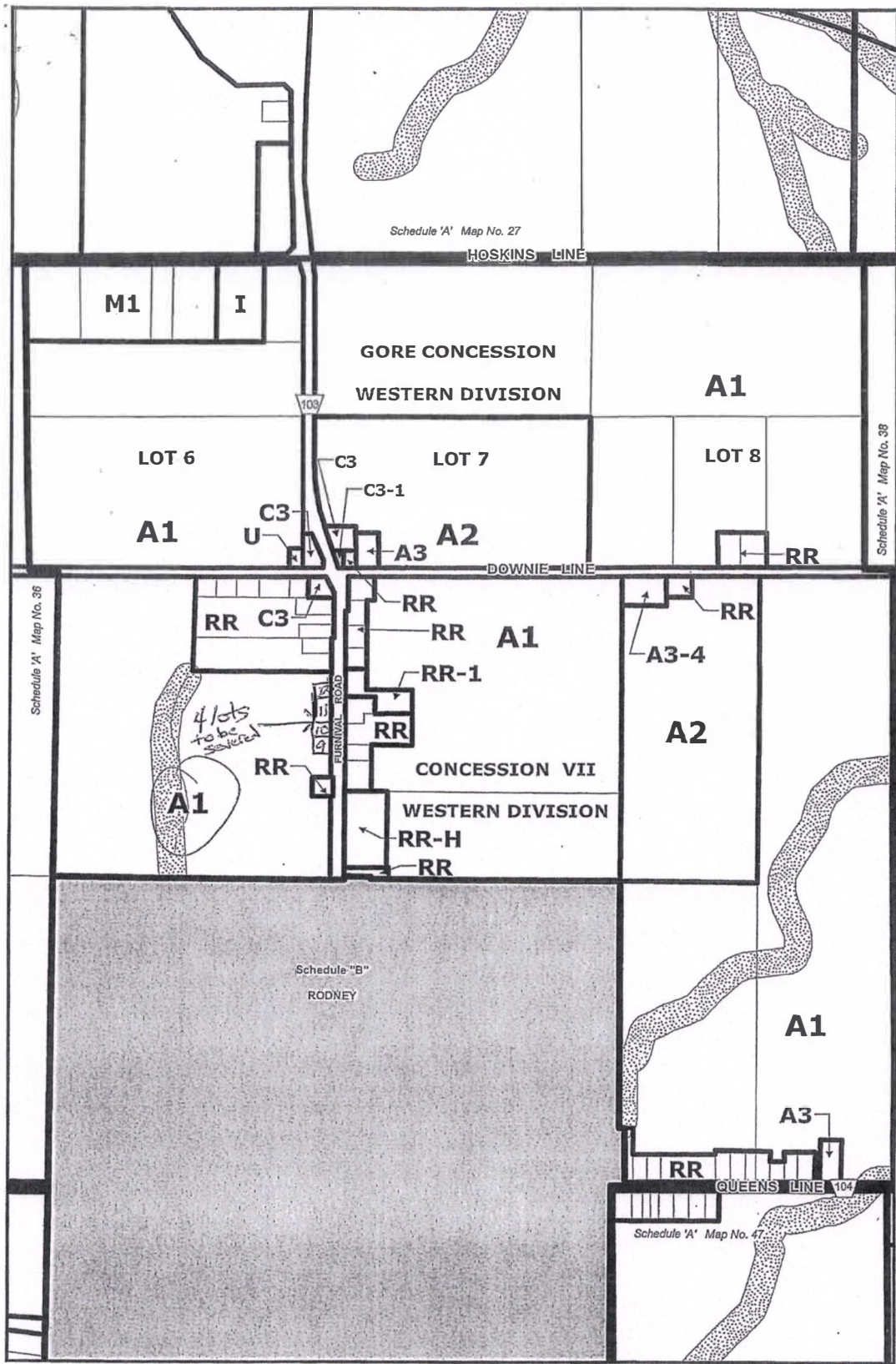
Schedule "A"

Description of farm before severance of 4 lots:

Pt Lt 6, Con 7, Pt Lt 2, 11PL202 Aldborough as E136041 North of Centre Street, E123393 (3rdly & 4thly), Pt of 2ndly lying N of Centre Street except Pt 1, 11R-3151 Pt 1 on 11R-6861, Pt 1 to 4, 6 to 8, 11R-979; West Elgin/Municipality of West Elgin, County of Elgin, being the Whole of PIN 35105-0135 (LT)

Description of Parcel to be rezoned:

Part Lot 6, Concession 7, Aldborough, being Parts 9, 10, 11 & 12 on 11R-5944, Municipality of West Elgin, County of Elgin



Municipality of WEST ELGIN: RURAL AREA

Schedule "A"

SCALE 1:10,000



Municipality of West Elgin Zoning By-Law

*zoning
by law*

Map No. 37