

Municipality of West Elgin

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

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

Application No. D14 03-2021  
(Office use only)

**Part 1: Mandatory Information**

**1. Registered Owner of Lands**

- a) Name Falkins Properties Inc. (c/o Dean Falkins)
- b) Mailing Address 8963 Irish Drive, Mount Brydges, ON. N0L 1W0
- c) Telephone 226-376-5165
- d) Fax \_\_\_\_\_
- e) E-mail jdfalkins@hotmail.com
- 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. 7-10, Block G Registered Plan 154
- c) Part No. \_\_\_\_\_ Reference Plan No. \_\_\_\_\_
- d) Street No. and Name 171 Victoria Street, Rodney

6. **Description of Lands**

- a) Frontage 40.2 m
- b) Depth 80.4 m
- c) Area 0.3238 ha
- d) Topography flat
- Soil Characteristics refer Geotechnical Review dated 14 December 2021 by LDG
- Vegetation landscaped - grass

7. **Date Lands Acquired by the Owner:** March 31, 2021

8. **Existing Use of Lands** (include length of time existing use(s) have continued)  
former site of Rodney Legion Branch 525 -vacant since April 2021

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

one storey masonry building- 596 sq m  
date of construction 1963 & 1971

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10. **Proposed Use of Lands**

residential -

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11. **Proposed Buildings and Structures** (include type, height and floor area)  
convert existing building into 12 apartments or dwelling units and to erect an addition containing an additional dwelling unit

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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)

<input checked="" type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

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13. **Method of Sewage Disposal**

- a) public sanitary sewage system
- b) private individual system
- c) private communal system

<input checked="" type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

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

b) swales

c) ditches

d) other (specify) collected on site and outleted to Wismer Drain

**15. Access (indicate name)**

a) County Road: \_\_\_\_\_

b) Municipal Street/Road: Victoria Street

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 Residential

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

Low-rise apartment buildings permitted (5.2.1) and medium density residential encouraged. Refer PJR prepared by Agent.

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: 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

conversion of an existing building and to add an an addition  
into multiole dwelling units and to permit a side yard width of  
6.5 m along the northrerly propery line in place of the minimum  
side yard width of 7.5 m

- 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;

- 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**

Ted L. Halwa

I/We (please print)

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

171 Victoria Street in the Village of Rodney in the Municipality of West Elgin

of the owner of \_\_\_\_\_, 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

Municipality of West Elgin

of West Elgin, in the

County of Elgin

this 22<sup>nd</sup> day of December

20 21

*Magda Badura*  
Commissioner, etc.

*TL*  
Owner(s), Applicant(s) or Authorized Agent

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

\_\_\_\_\_  
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**

Falkins Properties Inc.

I/We \_\_\_\_\_

am the owner of the land that is the subject of this  
Ted L. Halwa, MCIP, RPP

Application for Zoning By-law Amendment and I/we authorize \_\_\_\_\_  
to make this application on my/our behalf.

Dec 22 / 2021

Date



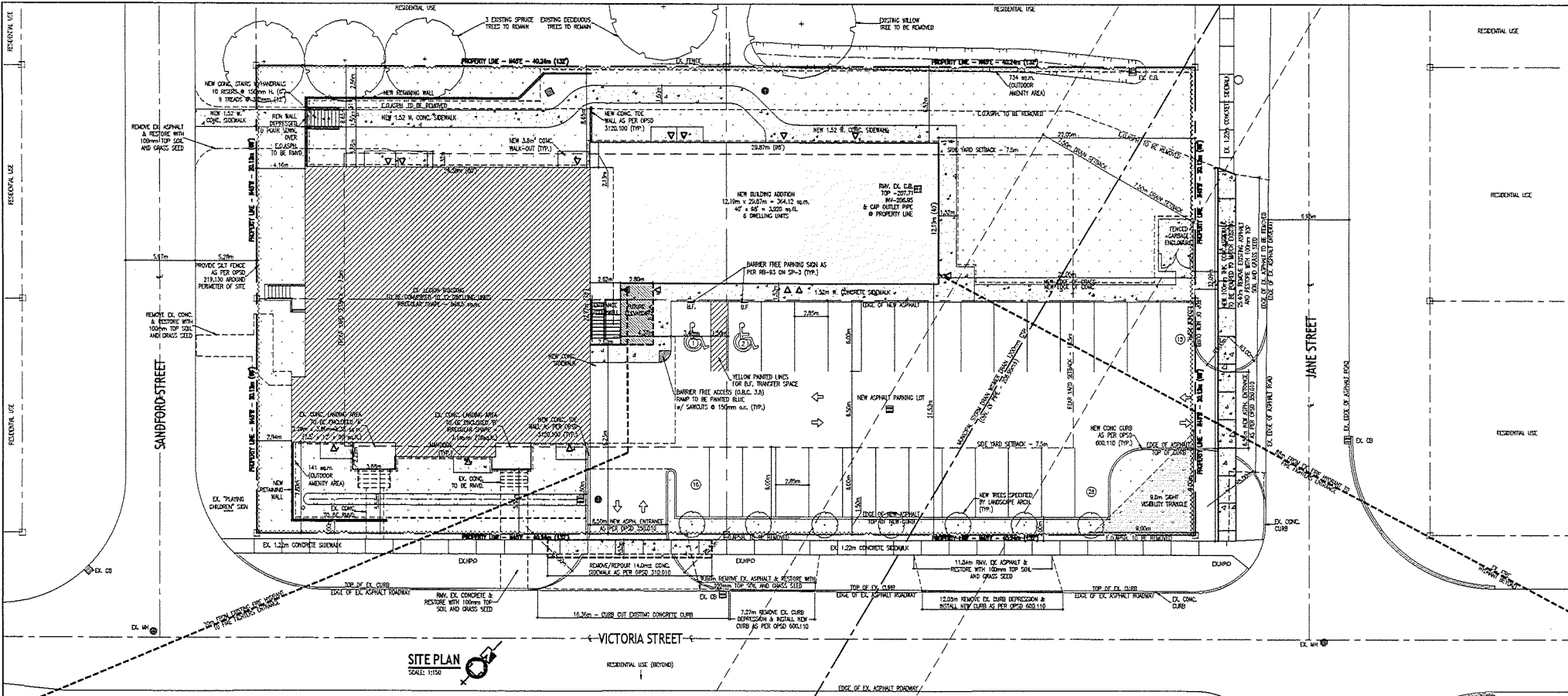
Signature of Owner

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Owner



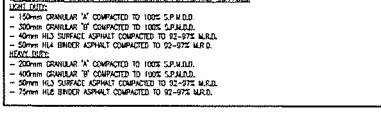
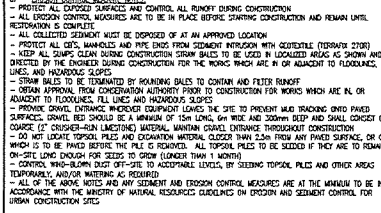
**CONSTRUCTION NOTES:**

1. **GENERAL:**

- SITE PLAN PROVIDED BY Y.C. LU ENGINEERING
- TOPOGRAPHIC SURVEY PROVIDED BY Y.C. LU ENGINEERING
- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH CONDITIONS AND SPECIFICATIONS, AND THE MANDATE OF THE CORPORATION AND DESIGN CHALLENGES (LATEST EDITION)
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION

2. **EROSION CONTROL MEASURES:**

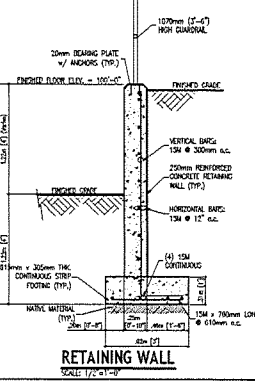
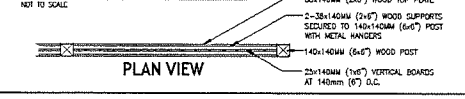
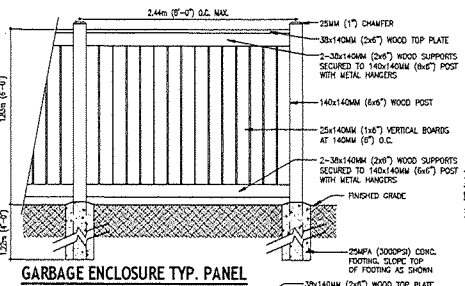
- ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN UNTIL RESTORATION IS COMPLETE
- ALL COLLECTED SEDIMENT MUST BE DISPOSED OF AT AN APPROVED LOCATION
- PROTECT ALL GULLIES, HANDHOLES AND PIPE ENDS FROM SEDIMENT INFILTRATION WITH COARSELY FILTERING STRIPS
- KEEP ALL STAIRS CLEAN DURING CONSTRUCTION FROM BULK TO BE USED IN LOCALIZED AREAS AS SHOWN AND AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR THE WORKS WHICH ARE IN OR ADJACENT TO FLOODED AREAS, FILL LINES, AND HORIZONTAL SLOPES
- STRIP BULK TO BE TERMINATED BY HOARDING BULK TO CONTAIN AND FILTER RUNOFF
- REMOVE EXCESSIVE EROSION CONTROL LINES TO PREVENT WIND BLOWING DIRT PILES
- SURFACE DRAINAGE: PROVIDE SLOPES TO DRAINAGE AREAS WITH MINIMUM 1% SLOPE AND 200mm DEEP AND SMALL CONCRETE OF COURSE (1" CRUSHER-SCREEN UNFRACTION) MATERIAL, MAINTAIN CHANNEL OUTSIDE THROUGHOUT CONSTRUCTION
- DO NOT EXPOSE TOPSOIL PILES AND EXHAUSTION MATERIAL OTHER THAN 25mm FROM ANY PAVED SURFACES, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES TO BE SECCED IF THEY ARE TO REMAIN ON-SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 1 MONTH)
- CONTROL WIND-BLOWN DUST OFF-SITE TO ACCEPTABLE LEVELS, BY SANDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY, AND/OR WATERING AS REQUIRED
- ALL OF THE ABOVE NOTES AND ANY SEDIMENT AND EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MANDATE OF THE CORPORATION AND EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MANDATE OF THE CORPORATION AND SEDIMENT CONTROL FOR CONSTRUCTION OF THIS PROJECT



WEST EGIN - ZONING BY-LAW REGULATIONS - RESIDENTIAL THIRD DENSITY (R3)			
REQUIREMENT	EXISTING	PROPOSED	
MIN. LOT AREA	(1) = 627M <sup>2</sup> = (14 x 90M) <sup>2</sup> 3230M <sup>2</sup>	3230M <sup>2</sup>	
MIN. LOT FRONTAGE	30.5m	40.2m (SANDFORD ST)	
MAX. LOT COVERAGE	32%	50.6/32.30 = 18.4%	100.4/32.30 = 31.0%
FRONT YARD DEPTH	7.5m	2.9m	
INT. SIDE YARD WIDTH	7.5m	5.5m	3.5m
REAR YARD DEPTH	10.5m	51.82m	22.1m
MAX. BUILDING HEIGHT	3 STOREYS	3 STOREYS	
MIN. SIDE/REAR YARD WIDTH	7.5m	7.5m	
MAX. DENSITY	NO DUPLEX	N/A	18/0.2028 = 89.2 UPTS
			18/0.2028 = 89.2 UPTS

BUILDING DATA	
EXISTING BUILDING	RECTANGULAR SHAPE = 580L x 440L
EX. LANDING TO ENCLOSED ST	2.50m x 2.80m = 8.30 sq.m.
EX. LANDING TO ENCLOSED ST	RECTANGULAR SHAPE = 7.1 sq.m.
NEW BUILDING ADDITION	12.15m x 29.87m = 364.12 sq.m.
NEW ENTRANCE/STAIRWELL	2.80m x 5.20m = 14.56 sq.m.
FUTURE ELEVATOR ROOM	2.80m x 5.20m = 14.56 sq.m.
TOTAL BUILDING AREA	1024.7 sq.m.

PARKING CALCULATION	
1.5 SPACES PER DWELLING UNIT	18 UNITS x 1.5 SPACES = 27 SPACES
145 SPACES FREE REQUIRED	18 x 8.04 = 1.8 (1.8 SPACES)



REVISION	ISSUED BY	DATE
OWNER REVIEW	JUNE 15/2021	
OWNER REVIEW	JUNE 29/2021	
OWNER REVIEW	AUG 12/2021	
OWNER REVIEW	AUG 25/2021	
ZONING BY-LAW AMENDMENT	DEC 17/2021	
OWNER REVIEW	DEC 18/2021	

SITE PLAN FOR 'THE 525' APARTMENT DEVELOPMENT			
177 VICTORIA STREET, BOWENY (ONTARIO)			
SITE PLAN			
DATE	BY	SCALE	NO.
2021	Y.C. LU ENGINEERING	1:150	1
2021	Y.C. LU ENGINEERING	1:150	2
2021	Y.C. LU ENGINEERING	1:150	3
2021	Y.C. LU ENGINEERING	1:150	4
2021	Y.C. LU ENGINEERING	1:150	5
2021	Y.C. LU ENGINEERING	1:150	6
2021	Y.C. LU ENGINEERING	1:150	7
2021	Y.C. LU ENGINEERING	1:150	8
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2021	Y.C. LU ENGINEERING	1:150	10
2021	Y.C. LU ENGINEERING	1:150	11
2021	Y.C. LU ENGINEERING	1:150	12
2021	Y.C. LU ENGINEERING	1:150	13
2021	Y.C. LU ENGINEERING	1:150	14
2021	Y.C. LU ENGINEERING	1:150	15
2021	Y.C. LU ENGINEERING	1:150	16
2021	Y.C. LU ENGINEERING	1:150	17
2021	Y.C. LU ENGINEERING	1:150	18
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2021	Y.C. LU ENGINEERING	1:150	97
2021	Y.C. LU ENGINEERING	1:150	98
2021	Y.C. LU ENGINEERING	1:150	99
2021	Y.C. LU ENGINEERING	1:150	100

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***For Office Use Only***

1. Date of Receipt: December 17, 2021
2. Checked By: Bryan Pearce, Planner
3. Approved for Processing: Bryan Pearce, Planner January 14, 2022  
name date
4. Application Fee Received: \$1,200 paid by cheque
5. Application No: D14 03-2021
6. Assessment Roll No: 343400009111000
7. Tax Arrears (if any): N/A
8. Outstanding Orders (if any): N/A
9. Additional Information:

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