

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. D14 04-2022
(Office use only)

Part 1: Mandatory Information

1. Registered Owner of Lands

- a) Name Michael James Robinson
- b) Mailing Address [REDACTED]
- c) Telephone [REDACTED]
- d) Fax _____
- e) E-mail [REDACTED]
- f) Name and Address, if known, of the holder of any mortgage, charge or other encumbrance in respect of the lands.
N/A

2. Applicant (if different from owner)

- a) Name Dan McKillop
- b) Mailing Address [REDACTED]
- c) Telephone [REDACTED]
- d) Fax _____
- e) E-mail [REDACTED]

3. **Agent** (if retained)

- a) Name Dan McKillop
- b) Mailing Address [REDACTED]
- c) Telephone [REDACTED]
- d) Fax _____
- e) E-mail [REDACTED]

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. North Part Lot 23 Concession No. 3
- b) Lot No. _____ Registered Plan _____
- c) Part No. _____ Reference Plan No. _____
- d) Street No. and Name 25597 Stalker Line

6. **Description of Lands**

- a) Frontage 603.18 m
- b) Depth 656.23 m
- c) Area 39.52 ha
- d) Topography Flat
- Soil Characteristics Clay & Sandy/loam
- Vegetation _____

7. **Date Lands Acquired by the Owner:** December 12th, 2008

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

9. **Existing Buildings and Structures** (include type, height, floor area and date of construction)
House, garage, shed not sure of age of any of these structures

There were barns on the retained land but they are being removed

10. **Proposed Use of Lands**
Agriculture

11. **Proposed Buildings and Structures** (include type, height and floor area)
No new buildings planned on the retained or the severed parcels.

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
- b) swales
- c) ditches
- d) other (specify) _____

15. Access (indicate name)

- a) County Road: County Rd 9
- b) Municipal Street/Road: _____
- 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 Agriculture

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

This is a surplus farm dwelling consent due to farm consolidation to be rezoned in accordance with Section 6.2.9 of the official plan

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.

N/A

- 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.

N/A

- 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.

N/A

17. **Zoning By-law**

- a) Existing zoning: A1

- b) Describe the nature and extent of the zoning requested and the reason for the re-zoning:

Severed Parcel will change to Restricted Agriculture A3
Retained Parcel will change to Agriculture A2

- 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:

N/A

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

E 43-21

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

N/A

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>
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	

* 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? 0.0 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.

Declaration

I/We (please print) Dan McKillop
am/are the Owner(s) Applicant(s) Agent
of the Municipality Dutton Dunwich of Dutton Dunwich, 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 _____, in the
County of Elgin
this 11 day of March
20 22



Commissioner, etc.

**Jana Nethercott, Clerk
Municipality of West Elgin
A COMMISSIONER ETC.**

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

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



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 Robinson am the owner of the land that is the subject of this Application for Zoning By-law Amendment and I/we authorize Dan McKillop to make this application on my/our behalf.

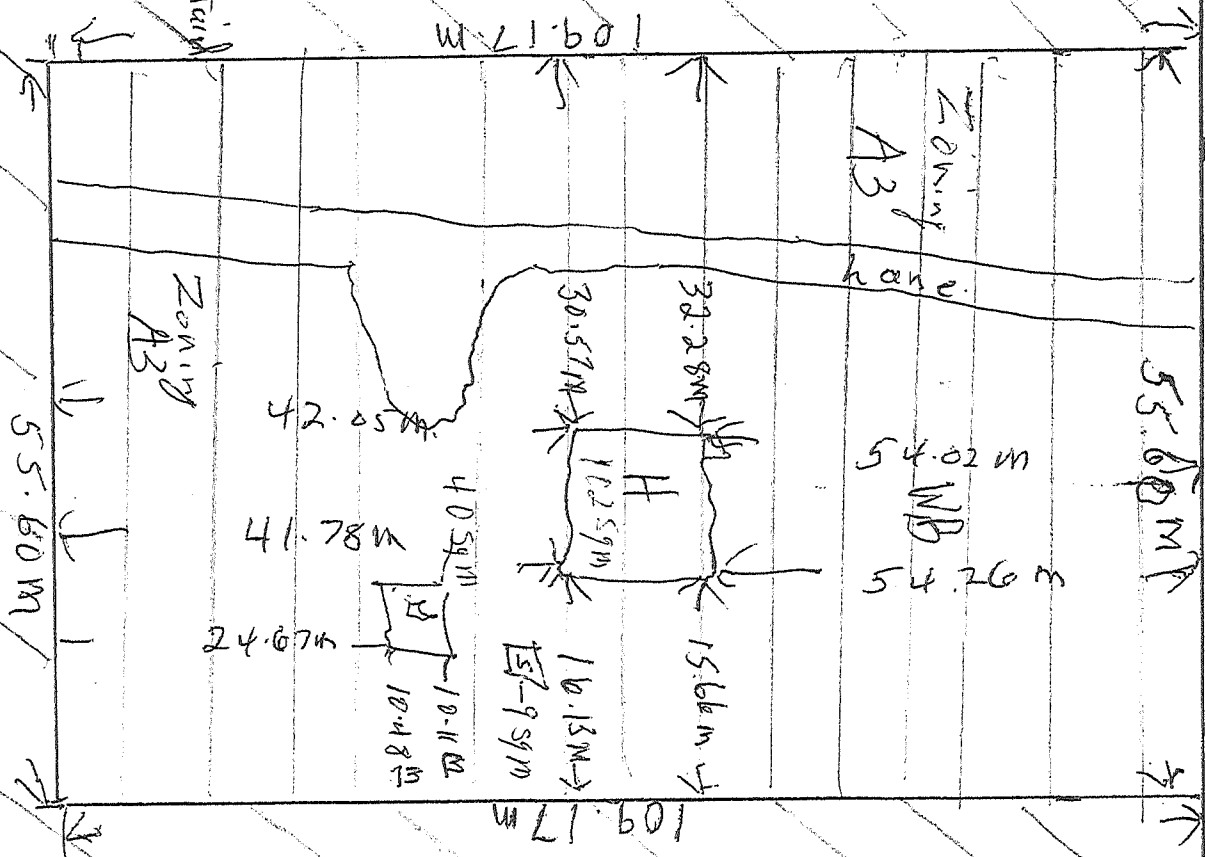
_____ Authenticated Michael J Robinson 02/27/22
Date Signature of Owner

Date Signature of Owner

For Office Use Only

1. Date of Receipt: March 11, 2022
2. Checked By: Bryan Pearce, Planner
3. Approved for Processing: Bryan Pearce, Planner March 11, 2022
name date
4. Application Fee Received: \$1200 Payment Receipt 0110416, dated March 11, 2022
5. Application No: D14 04-2022
6. Assessment Roll No: 3434.000.070.04001
7. Tax Arrears (if any): N/A
8. Outstanding Orders (if any): N/A
9. Additional Information:

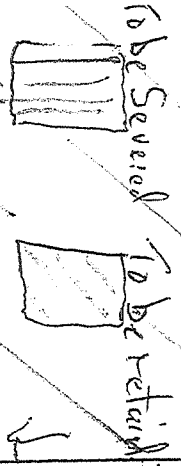
County PD 9
Stalker Line.



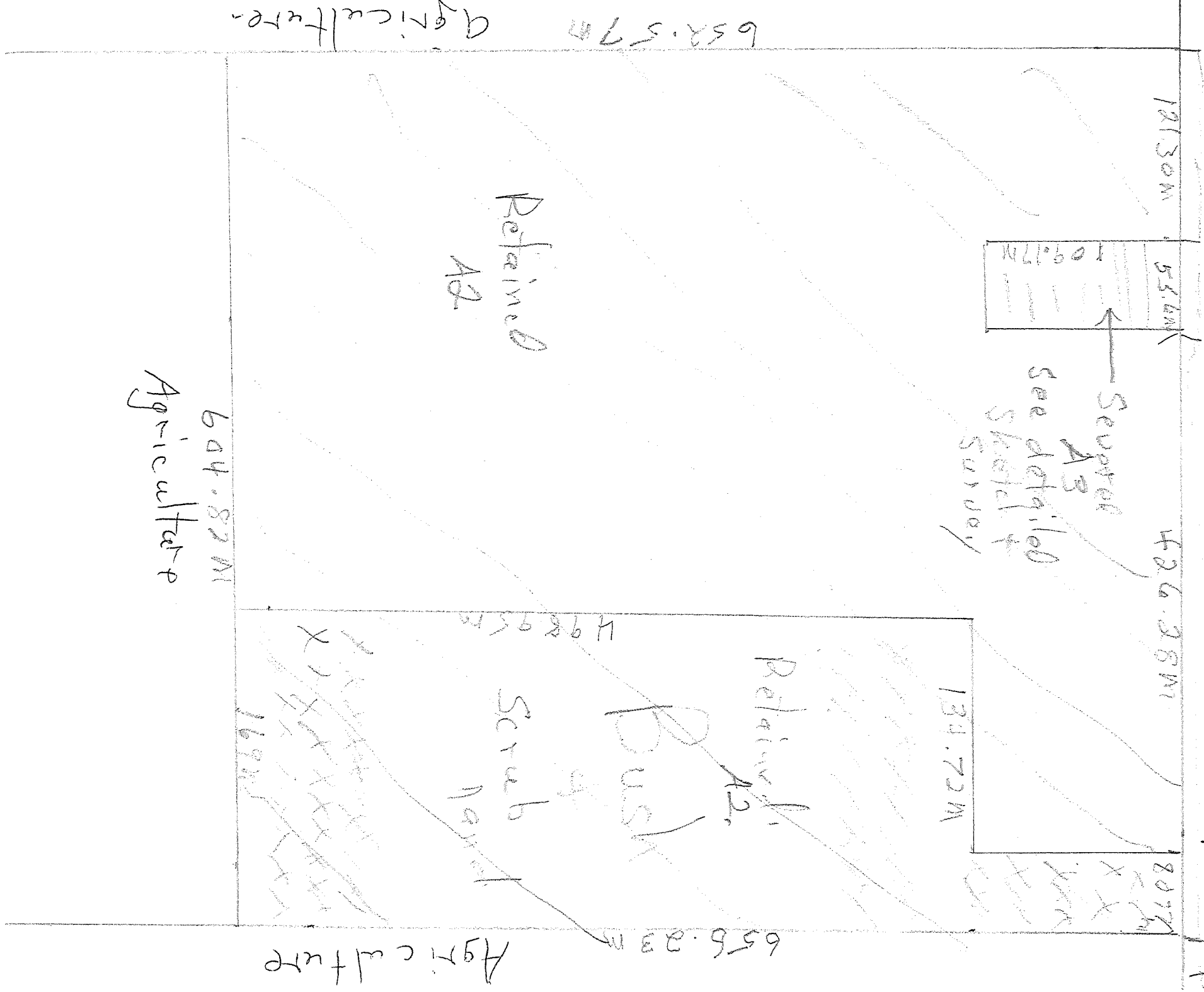
A2
Agriculture

A2
Agriculture

- H House
- S Shed
- MB Garage
- X New Weeping Bed
- Tree



Stalker Line. County Rd



ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3
 COUNTY ROAD 9 (KNOWN AS STALKER LINE)

LOT 22, CONCESSION 3

LOT 23, CONCESSION 3
 TO BE RETAINED

AGRICULTURAL

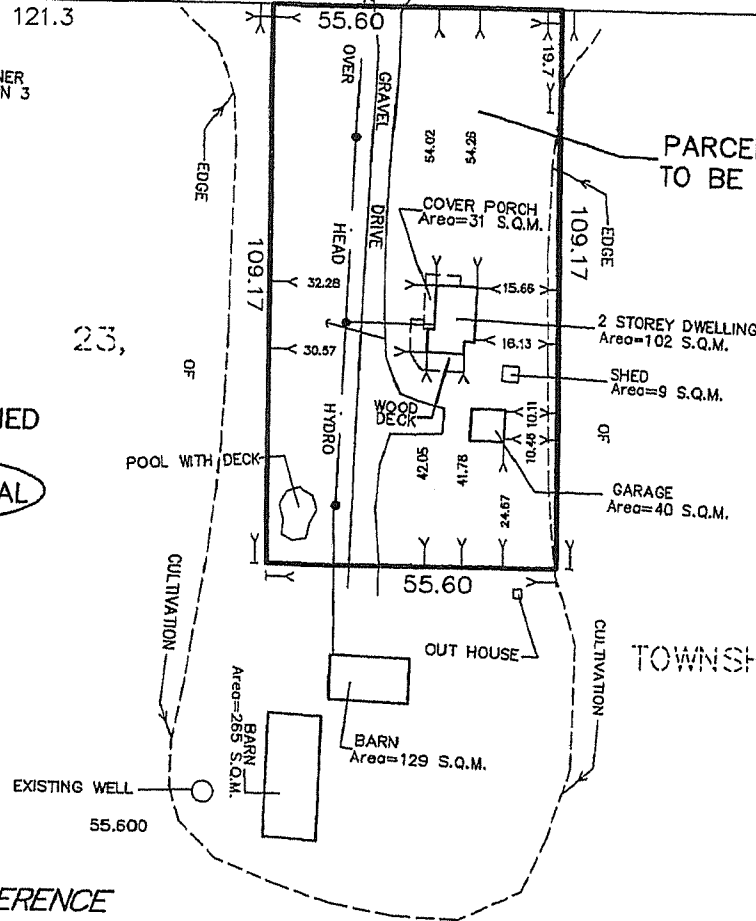
GEOGRAPHIC

PARCEL "A"
 TO BE SEVERED

CONCESSION 3
 TO BE RETAINED

AGRICULTURAL

TOWNSHIP OF ALDBOROUGH



SKETCH FOR PROPOSED SEVERENCE

PART OF LOT 23
 CONCESSION 3

GEOGRAPHIC TOWNSHIP OF ALDBOROUGH

MUNICIPALITY OF WEST ELGIN

COUNTY OF ELGIN

KIM HUSTED SURVEYING LTD.

NOT TO SCALE

TO BE RETAINED

AGRICULTURAL

AREA OF PARCEL "A"
 TO BE SEVERED = 6070.0 SQUARE METRES
 NEW WELL AND SEPTIC TO BE INSTALLED

- DENOTES HYDRO POLE
- DENOTES GUY WIRE
- S.Q.M. DENOTES SQUARE METERS

KIM HUSTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
 PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 21-16733 REFERENCE: HF1