



Haldimand County

Application/Exemption for Subdivision and Condominium

Note:

This application must be typed or printed in ink and completed in full.

An incomplete or improperly prepared application may not be accepted and could result in processing delays.

For Office Use Only

File No.	PL28--_____
Roll No.	_____
Date Submitted	_____
Date Received	_____
Sign Issued	_____
Planner's Initials	_____

A. APPLICANT INFORMATION

- | | | | |
|----|---|-------------|---|
| 1. | Owner (s) <u>Riverside Walk Inc. c/o Rob Lucchetta and Ed Lucchetta</u> | Phone No. | <u>Rob Lucchetta - 905-658-1687</u>
<u>Ed Lucchetta - 905-658-1703</u> |
| | Address <u>426 Highway #8, Stoney Creek, Ontario</u> | Fax No. | _____ |
| | _____ | Postal Code | <u>L8G 1G2</u> |
| | | E-Mail | <u>rob@lucchettahomes.com</u>
<u>ed@lucchettahomes.com</u> |
| | | | |
| 2. | Agent <u>T. Johns Consulting Group Ltd. c/o Diana Morris</u> | Phone No. | <u>905-547-1993 x202</u> |
| | Address <u>310 Limeridge Road West, Suite 6, Hamilton, Ontario</u> | Fax No. | _____ |
| | _____ | Postal Code | <u>L9C 2V2</u> |
| | | E-Mail | <u>dmorris@tjohnsconsulting.com</u> |

Please specify to whom all communications should be sent: Owner Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

4. Are there any easements or restrictive covenants affecting the property?

Yes No

If Yes, please describe the easement or covenant and its effect: _____



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B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

Geographic Township	<u>Dunnville</u>	Urban Area/Hamlet	<u>Byng</u>
Concession Number	<u></u>	Lot Number	<u>Part of Lot 29</u>
Registered Plan Number	<u>14472</u>	Lot(s) Block(s)	<u></u>
Reference Plan Number	<u></u>	Part Numbers	<u></u>
Property Address	<u>7253 Rainham Road, Dunnville</u>		

C. PURPOSE OF APPLICATION

1. Check whether this application is for approval of:

a plan of subdivision a condominium description

exemption for a plan of condominium

2. What is the existing Official Plan designation of the subject lands? Hamlet

3. What is the existing zoning of the subject lands? "A" Agricultural

(If required, assistance from Planning staff is available to answer questions 2 & 3 above)



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4. Complete the following table about PROPOSED land use on the subject land:

<i>Proposed Land Use</i>	<i>Number of Units or Dwellings</i>	<i>Number of Lots and/or Blocks on the Draft Plan</i>	<i>Area (ha.)</i>	<i>Density (Units/Dwellings per hectare)</i>	<i>Number of Parking Spaces</i>
A. Residential: Single family	13	13	3.82		
Two family					
Multiple family					
Apartment					
Seasonal					
Mobile Home					
Other (describe)					
B. Commercial					
C. Industrial					
D. Park, Open Space	nil			nil	
E. Institutional (describe)					
F. Roads	nil			nil	
G. Other (describe)					
Totals	13	13	3.82		



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D. PROPERTY DIMENSIONS, ACCESS, SERVICING

1. Dimensions of the subject lands in *metric units*:

Frontage (m.)	Depth (m.)	Width (m.)	Area (ha.)
144.50m	244.34m	174.98m	3.82ha

2. Present use of the subject land:

Agriculture with one existing single dwelling.

3. Existing or proposed access to the subject land:

Existing/Proposed	Provincial Hwy	Municipal Road	Unopened Road	Other
Existing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If other, please specify name of road/street: _____

4. Servicing: Please indicate what services are AVAILABLE and/or PROPOSED:

Water Supply			Sewage Treatment			Storm Drainage		
Type	Avail.	Prop.	Type	Avail.	Prop.	Type	Avail.	Prop.
Municipal Water	<input type="checkbox"/>	<input type="checkbox"/>	Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>	Storm Sewers	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>	Communal System	<input type="checkbox"/>	<input type="checkbox"/>	Open Ditches	<input type="checkbox"/>	<input type="checkbox"/>
Individual Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tank & Tile Bed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>	<input type="checkbox"/>
Cistern	<input type="checkbox"/>	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	<input type="checkbox"/>			
Unknown	<input type="checkbox"/>	<input type="checkbox"/>						



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5. Have you consulted with Public Works Department concerning storm-water management?

Yes No

6. Does a legal and adequate outlet for storm drainage exist?

Yes No Unknown

7. Has the existing drainage on the subject land been altered?

Yes No Unknown

8. If servicing problems are foreseen, what are they? _____

9. What solutions to any servicing problems are proposed? _____

See FSR and SWM Report

E. PREVIOUS USE OF THE PROPERTY & ADJACENT LANDS

1. Has there been an industrial or commercial use on the subject land or adjacent lands?

Yes No Unknown

If yes, specify the uses _____

2. Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

3. Has there been petroleum or other fuel stored on the subject land or adjacent lands at any time?

Yes No Unknown

If yes, specify _____



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4. Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes No Unknown

5. What information did you use to determine the answers to questions 1 through 4 above?

Environmental site assessment

6. If you answered yes to any of questions 1 through 4, a previous use inventory showing all known former uses of the subject land, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached?

Yes No

F. PROVINCIAL POLICY

1. Is the proposal consistent with Provincial Policy Statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O. as amended?

Yes No

Please explain: See the Planning Justification Report.

2. Is the subject land within an area of land designated under any provincial plan(s)?

Yes No

If yes, does the application conform to the applicable provincial plan(s)?

Yes No

Please explain: See the Planning Justification Report.



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3. Are any of the following uses or features located on the subject land or within 500 metres (1,640 feet) of the subject land? Please check the appropriate boxes, if any apply. (If required, assistance from Planning staff is available to answer these questions)

<i>Use or Feature</i>	<i>On the Subject Land</i>	<i>Within 500 metres (1,640') of subject land</i> <i>(Indicate distance)</i>
An agricultural operation, including livestock facility or stockyard	✓	
A municipal landfill		
A sewage treatment or waste stabilization plant		
A Provincially significant wetland (Class 1,2 or 3 wetland) or other environmental feature		
Floodplain	✓	
A rehabilitated mine site		
A non-operating mine site within 1 kilometre		
An active mine site		
An industrial or commercial use (specify the use)		
An active railway line		
Seasonal wetness of land		
Erosion		
Abandoned gas wells		

Note: If there are any livestock operations within 500 metres (1,640 feet) of the subject land, please complete Form 3 which is available upon request.



G. STATUS OF OTHER PLANNING APPLICATIONS

1. Is this property also the subject of a proposed Official Plan amendment that has been submitted for approval?

Yes No Unknown

If yes, indicate the file number and the status of the application.

File No. _____ Status _____

2. Is this property also the subject of an application for a preliminary approval of a plan of subdivision?

Yes No Unknown

If yes, indicate the file number and the status of the application.

File No. _____ Status _____

3. Has this property ever been the subject of a previous application for a consent/severance, minor variance, site plan approval, zoning amendment or minister's zoning order?

Yes No Unknown

If yes, indicate the file number and the status of the application.

File No. _____ Status _____

4. Is there any other application on this property that would affect this application?

Yes No

If yes, please describe New Zoning By-law Amendment Application

H. ADDITIONAL INFORMATION (For Condominium Applications Only)

1. Has a site plan for the proposed condominium been approved?

Yes No



2. Had a site plan agreement been entered into?

Yes No

3. Has a building permit for the proposed condominium been issued?

Yes No

4. Has construction of the development started?

Yes No

5. If construction is completed, indicate the date of completion

6. Is this a conversion of a building containing rental residential units?

Yes No

If yes, please indicate the number of units to be converted:

I. OTHER INFORMATION

1. Give a brief description of the existing land use, vegetation, topography and drainage on the property.

Existing agricultural uses, one (1) existing single detached dwelling, one (1) existing barn. Generally

flat land.

2. Potential Environmental Effects: What measures have been taken to eliminate any adverse environmental effects from the development on the surrounding area (e.g. traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) and to eliminate any adverse effects from the adjacent area on the proposed development (e.g. buffering, berms, setbacks, etc.)? In agricultural areas, refer to the Minimum Distance Separation Formula. Where potential environmental effects are foreseen, consultation with the appropriate Ministry is recommended.

See environmental site assessment.

3. Is there any other information that you think may be useful in the review of this application? If so, explain below or attached on a separate page.

See Planning Justification Report submitted with this application

J. SUPPORTING MATERIAL TO BE SUBMITTED WITH THE APPLICATION

In order for your application to be considered complete, the following must be included as part of this application (*all figures must be provided in bold numerals, black ink, and metric units*):

1. A draft plan of subdivision, drawn to scale, showing the following in accordance with Section 51 of the

Planning Act, R.S.O., 1990, as amended:

<input type="checkbox"/>	Ten (10) copies of the draft plan of subdivision. FOLDED to 215 mm x 275 mm (8 ½" x 11")
<input type="checkbox"/>	Two copies of the draft plan on 8 ½" x 11" paper
<input type="checkbox"/>	Three copies of any information/reports indicated in the application form
<input type="checkbox"/>	The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor
<input type="checkbox"/>	The locations, width and names of the proposed roads within the proposed subdivision and
<input type="checkbox"/>	existing highways/roads on which the proposed subdivision abuts
<input type="checkbox"/>	On a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land
<input type="checkbox"/>	adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has
<input type="checkbox"/>	an interest, every subdivision adjacent to the proposed subdivision and the relationship of the
<input type="checkbox"/>	boundaries of the land to be subdivided to the boundaries of the adjacent lot or other original
<input type="checkbox"/>	grant of which the land forms the whole or part.
<input type="checkbox"/>	The intended use of the proposed lots
<input type="checkbox"/>	The existing use(s) of all adjacent lands
<input type="checkbox"/>	The approximate dimensions and layout of the proposed lots
<input type="checkbox"/>	Natural and artificial features such as buildings or other structures or installations, railways, highways/roads, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided to the land proposed to be subdivided



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<input type="checkbox"/>	The availability and nature of domestic water supplies
<input type="checkbox"/>	The nature and porosity of the soil
<input type="checkbox"/>	Existing contours or elevations as may be required to determine the grade of the highways/roads and the drainage of the land proposed to be subdivided
<input type="checkbox"/>	The municipal services available or to be available to the land proposed to be subdivided
<input type="checkbox"/>	The nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements
<input type="checkbox"/>	Where applicable, the location, size and distances to buildings and property lines of any existing sewage system treatment units (septic tanks) and distribution piping (septic beds) on the subject lands

2. Public Consultation Strategy – Standard Form or Complex Information/Commitment Form

3. Application fee (see Fee Schedule at page 13).

4. Conservation Authority fee, if applicable (Information available from staff. Conservation Authority fee schedules are also available at these websites: Niagara Peninsula Conservation Authority: www.conservation-niagara.on.ca; Grand River Conservation Authority: www.grandriver.ca; and Long Point Region Conservation Authority: www.lprca.on.ca).

Note: In case other documentation/supporting material become necessary, you will be asked to submit that prior to processing of your application.

K. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to easily locate your land, you will be given a sign to indicate the intent and purpose of your application. It is your responsibility to:

- 1. Post sign as soon as you receive it.**
- 2. Post one sign per frontage in a visible location on the subject property.**
- 3. Ensure one sign is posted at the front of the property at least three feet above ground level.**
- 4. Notify the Planner when the sign is in place in order to avoid processing delays.**
- 5. If the sign is not posted in accordance with the above, your application may be deferred.**
- 6. Maintain the sign until notice of decision is received and thereafter removed.**



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For the purposes of this application, the Owner/Applicant/Agent grants permission to the relevant County staff to enter upon the said property for inspection purposes, and the owner will not be held responsible or liable if any accident or injury occurs.

L. FREEDOM OF INFORMATION

For the purposes of the Freedom of Information and *Freedom of Information and Protection of Privacy Act*, I authorize and consent to use by or disclosure to any person or public body of any information that is collected under the authority of the *Planning Act* or any supporting information/consultant studies submitted for the purposes of processing of this application.

[Signature] 9/30/2020

Owner/Applicant/Agent Signature(s)

Date

M. DECLARATION

I/we Diana Morris of City of Stony Creek solemnly declare that:

all of the above statements and the 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.

Declared before me in

TO BE SIGNED IN THE PRESENCE OF A
COMMISSIONER FOR TAKING AFFIDAVITS

City of Hamilton
in the Province of Ontario

this 28th day of

September A.D., 20 20

[Signature]

[Signature]

Owner/Applicant/Agent Signature (s)

A Commissioner, etc.

URSULA KRUGEL,
a Commissioner, etc., Province of Ontario,
for T. Johns Consulting Group Ltd.
Expires January 7, 2023.

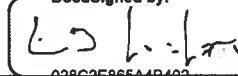


N. AUTHORIZATION

If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed by the owner.

AUTHORIZATION OF OWNER (S)

I/we Riverside Walk Inc. c/o Rob Lucchetta
or Ed Lucchetta am/are the owner(s) of the land that is the subject of this zoning application.
 I/we authorize T. Johns Consulting Group c/o Diana Morris to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application.

DocuSigned by:

 039C2C865A4D400

9/30/2020

Signature (s)

Date

O. SCHEDULE OF FEES

Notes:

1. Please make cheques for application fee payable to Haldimand County.
2. A separate cheque payable to the relevant Conservation Authority is also required for applications that fall within that Conservation Authority's watershed.

<i>Fee Category</i>	<i>Fee (\$)</i>
A. Subdivision/Condominium Fee:	
i) Minimum fee	5,217.00
ii) Fee per lot (in addition to Minimum Fee)	
a) First ten lots/units	74.00
b) Each additional lot/unit	29.00
B. Sewage System Assessment Review Fee/lot	317.00