



Haldimand County

Application for Zoning By-law Amendment

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. **PLZ-HA** _____
 Roll No. _____
 Date Submitted _____
 Date Received _____
 Sign Issued _____
 Planner's Initials _____

A. APPLICANT INFORMATION

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

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: _____



B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

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

C. PURPOSE OF APPLICATION

1. Please explain what you propose to do on the land/premises which makes this application necessary and the nature and extent of the zoning amendment requested. (If additional space is required, please attach a separate sheet):

The proposed development of the subject lands is to construct fourteen (14) single detached lots, comprised of thirteen (13) lots for new construction and one (1) lot that will have the retained existing dwelling.

2. Current zoning: "A" Agricultural

3. Which zoning by-law is proposed to be amended? Zoning By-law No. 1-DU 80

4. What is the proposed zoning? "RH" Hamlet

5. What is the approximate area of land affected by the proposed amendment? 3.82 hectares

6. Is there a time limit that affects the processing of this application? _____

Yes No

If yes, please describe _____



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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	174.98	3.82ha

2. Present use of the subject land:

Agriculture with one existing single dwelling.

3. The date the subject land was acquired by the current owner: _____

4. Number and type of EXISTING buildings and structures on the subject land which are to be retained, demolished/removed: One (1) single detached dwelling and one (1) barn will be retained.

5. The date existing buildings or structures were constructed on the subject land: _____

6. The length of time the existing uses have continued on the subject land: _____

7. Number and type of PROPOSED buildings and structures on the subject land: _____

Thirteen (13) lots are proposed for future single detached dwellings.

8. 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"/>						



9. Existing or proposed access to the subject land:

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

Please specify name of road/street: Rainham Road to the south

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

Yes No

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

Yes No Unknown

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

Yes No Unknown

E. PREVIOUS USE OF THE PROPERTY & ADJACENT LANDS

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

Yes No Unknown

If yes, specify the uses _____

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

Yes No Unknown

If yes, specify the uses _____



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

Yes No Unknown

16. What information did you use to determine the answers to questions 13 through 15 above?

17. If you answered yes to any of questions 13 through 15, 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

18. 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.

19. 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.



20. 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

21. 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 _____

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

Yes No Unknown

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

File No. New application Status Running concurrently

23. Has this property ever been the subject of a previous application for a zoning amendment?

Yes No Unknown

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

File No. _____ Status _____

24. Is this property also the subject of an application for approval of consent?

Yes No Unknown

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

File No. _____ Status _____

25. If the consent/severance application has been approved, what is the lapsing date of the approval?



26. Do you have any other development applications within 400 feet (120 metres) of the subject land?

Yes No

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

File No. _____ Status _____

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

Yes No

If yes, please describe _____

H. OTHER INFORMATION

28. Is there any other information that you think may be useful in the review of this application? If so, please explain below or attach on a separate page: See the Planning Justification Report.



I. 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. Supporting Sketch: a sketch (on a 8.5 x 11 inches paper) drawn to scale showing the following must be included:

<input type="checkbox"/>	The area and dimensions of the property
<input type="checkbox"/>	The topographical features
<input type="checkbox"/>	The location of all features, including but not limited to, pipelines, gas wells, watercourses, ditches, wetlands, wooded areas
<input type="checkbox"/>	The location of any wells, septic systems and tile beds
<input type="checkbox"/>	The location, name, status and width of any road, lanes, highways, railways, driveways or encroachments, both existing and proposed
<input type="checkbox"/>	The location and nature of any easements
<input type="checkbox"/>	Outlines of all buildings, including building setbacks, building dimensions, height and groupings for each building existing and proposed on the site
<input type="checkbox"/>	Outlines of all planting beds, buffer planting, lawn areas, areas to be seeded and sodded and any other landscaping or site improvements
<input type="checkbox"/>	Location and dimensions of off-street parking, parking structures and aisles, the number of parking spaces to be provided and location of accesses
<input type="checkbox"/>	Any pylon signs, fascia signs, etc., any lighting facilities and their location
<input type="checkbox"/>	Any proposed subdivision of the property
<input type="checkbox"/>	The nature of existing uses of adjacent lands
<input type="checkbox"/>	The legal description of the property in question (Lot, Concession, Registered Plan No., Geographic Township)
<input type="checkbox"/>	Location of outside storage, refuse storage and disposal facilities
<input type="checkbox"/>	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



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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.

J. 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.

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.

K. 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.

DocuSigned by:

9/30/2020

028C2E885A4B402

Owner/Applicant/Agent Signature(s)

Date



**Haldimand
County**

L. DECLARATION

I/we Diana Morris of City of Stoney 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

D Morris

this 28th day of

Owner/Applicant/Agent Signature (s)

September A.D., 20 20

U. Krugel

A Commissioner, etc.

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



M. 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. 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:

026C2E60344D102

9/30/2020

Signature (s)

Date