




Zoning By-law Amendment Application
Under Section 34, 36, or 39 of the Planning Act.

Date Submitted:	<u>October 18 2019</u>	Application Fee Received:	<u>Fee: \$2000.00</u>
Type of amendment:	_____	Date Received Fee:	<u>Deposit: \$1,000.00</u>
Site specific:	<input type="checkbox"/>	File Number:	<u>October 18 2020</u>
Other (specify):	<input checked="" type="checkbox"/>	Roll Number:	<u>Z19-04</u>
	_____		<u>5-04900</u>

Part 1 GENERAL INFORMATION

1. CONTACT INFORMATION

Name	Mailing Address	Contact
Registered Owner(s): <i>Terrell Heard</i>		Telephone: 
		Telephone 2:
		Email: 
		Fax:
Applicant: <i>IBI Group c/o Odete Gomes</i>	<i>410 Albert st # 101 Waterloo, Ont. N2L 3V3</i>	Telephone 1: <i>519 5753435</i>
		Telephone 2: <i>519-585-2255</i>
		Email: <i>Odete.gomes@ibi.group.com</i>
		Fax:
Agent: <i>Same as applicant</i>		Telephone 1:
		Telephone 2:
		Email:
		Fax:

Received
October 18 2019
Town of Erin Building
& Planning Dept.

Primary Contact (all communications will be directed to this contact):

- Owner
- Applicant
- Agent

2. AREA OF AMENDMENT

What portion of the property does the amendment cover?

- The "entire" property
- A "portion" of the property

(This information should be illustrated on the requires drawings under Part 4 Item 17 of this application)

3. LOCATION OF PROEPRTY

Municipal address: Second line + Wellington County Rd 124.

Concession(s): 2 Erin Lot(s): PT, LT 13

Registered Plan Number: As in ms126136 (fourthly) except PT. 1, 6126497, Ospringe, Settlement Area County of Wellington.

4. PROPERTY DIMENSIONS (Entire property)

Area: 32000 m² Depth: _____ m Frontage: _____ m
_____ ac

5. PROPERTY DIMENSIONS (if a portion of the property is being amended)

Area: _____ m² Depth: _____ m Frontage: _____ m
_____ ac

6. ENCUMBRANCES

a. Are there any mortgages, easements, or restrictive covenants affecting the property?

- Yes
- No

b. If yes, provide names and addresses of the holders of any mortgages, charges, or other encumbrances with respect to the land(s).

Part 2 PLANNING FRAMEWORK

7. PROVINCIAL POLICY

a. Explain how the proposed zoning amendment application is consistent with the Policy Statements issued under section 3(1) of the Planning Act (i.e.: the Provincial Policy Statement)?

Please refer to Planning Justification Report for details

b. Is the subject land within an area of land designated under any provincial plans?

Growth Plan for the Greater Golden Horseshoe

- Yes

Greenbelt Plan

- Yes
- No

- c. Provide an explanation of how the application conform or does not conflict with the provincial plan or plans?

Please refer to Planning Justification Report for full details

Feature or Development Circumstance	Onsite or within 500m?		Distance (m) from site.	Potential Considerations
	Yes (x)	No (X)		
Class 1 industry (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess development for residential and other sensitive uses within 70 metres.
Class 2 industry (Medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess development for residential and other sensitive uses within 300 metres.
Class 3 industry (Processing and manufacturing with frequent and intense offsite impacts and a high probability of fugitive emissions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess development for residential and other sensitive uses within 1000 metres
Land Fill Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Address possible leachate, odour, vermin and other impacts
Sewage Treatment Plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess the need for a feasibility study for residential and other sensitive land uses
Waste Stabilization Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess the need for a feasibility study for residential and other sensitive land uses
Active Railway line	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Evaluate impacts within 100 metres of active railway.
Controlled access highways or freeways, including designated future routes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Evaluate impacts within 100 metres
Mineral and petroleum resource areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?
Significant wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Development is not permitted
Significant portions of habitat of endangered species and threatened species	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Development is not permitted
Significant fish habitat, woodlands, valley lands, areas of natural and scientific interest, wildlife habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate no negative impacts

Significant groundwater recharge areas, headwaters and aquifers	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate that these features will be protected
Significant built heritage resources and cultural heritage landscapes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Development should conserve significant built heritage resources and cultural heritage landscapes
Significant archaeological resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess development proposed in areas of medium and high potential for significant archaeological resources. These resources are to be studied and preserved, or, where appropriate, removed, catalogued and analysed prior to development.
Erosion hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams
Floodplains	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Approval from GRCA
Contaminated sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess an inventory of previous uses in areas of possible soil contamination
Propane facility within 1000m	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Address safety considerations
Agricultural operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate compliance with the Minimum Distance Separation Formulae
Mineral aggregate resource areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?
Existing Pits and Quarries	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder continued operation or extraction?
Hazardous sites (property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils or unstable bedrock)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate that hazards can be addressed
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted
Electric transformer station	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Determine possible impacts within 200 metres.

High voltage electric transmission line	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Consult the appropriate electric power service.
Prime agricultural land	<input type="checkbox"/>	<input type="checkbox"/>		Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.

8. TOWN OF ERIN OFFICIAL PLAN

- a. List the current designation(s) of the subject lands in the Town of Erin Official Plan.

Hamlet Area

- b. Explain how the proposed Zoning By-law Amendment application conforms to the current Town of Erin Official Plan.

Refer to Planning Justification Report for details

- c. If an amendment to the Town of Erin Official Plan is also required, please provide basic details of the amendment, including the proposed change.

No Official Plan Amendment is required

9. COUNTY OF WELLINGTON OFFICIAL PLAN

- a. List the current designation(s) of the subject land in the County of Wellington Official Plan.

Hamlet Area

- b. Explain how the proposed Zoning By-law Amendment application conforms to the current County Official Plan.

Please refer to Planning Justification Report for details

- c. If an amendment to the County Official Plan is also required, please provide basic details of the amendment, including the proposed changes.

No amendment is required

10. TOWN OF ERIN ZONING BY-LAW NO. 07-67

- a. The current zone(s) of the subject property:

Agricultural

- b. Date the subject land was acquired by current owner: Sept. 2019
- c. Existing uses of the land: Residential / agricultural
- d. Existing building or structures on the land: yes
- e. List all buildings/structures for the property:
- i) Type of Building/Structure: farm house (vacant)
 Yard Setbacks (m): 10m
 Building Dimensions: _____
 Ground Floor Area (m²): _____
 Gross Floor Area (m²): _____
 Height (m): one storey
- ii) Type of Building/Structure: _____
 Yard Setbacks (m): _____
 Building Dimensions: _____
 Ground Floor Area (m²): _____
 Gross Floor Area (m²): _____
 Height (m): _____
- f. Length of time that the existing uses have continued on the land: 1800'S
- g. Does the registered owner own the abutting lands?
 Yes
 No
- i. If yes, please provide the civic address or legal description of these properties.

- h. What land uses are adjacent to the subject land(s)?
- i. North: Residential + Commercial
- ii. South: Agricultural + Residential
- iii. East: Residential + Commercial
- iv. West: woodlot, Agricultural + institutional

Part 3 SITE SPECIFICATIONS

11. PROPOSED AMENDMENT

- a. Explain the rationale for the purpose of the application:
Please refer to Planning Justification Report
for full details
- _____
- _____

- b. Explain the proposed amendment of the Zoning By-law, including any proposed changes, deletion, replacement or addition to the regulations or mapping. Please list additional permitted uses and Zoning By-law sections numbers (where applicable):

Please refer to Planning Justification Report
for full details

12. PROPOSED BUILDINGS

List all proposed buildings/structures for the property:

- a. Type of Building/Structure: Single detached (13)
 Yard Setbacks (m): 7.5m
 Building Dimensions: unknown
 Ground Floor Area (m²): unknown
 Gross Floor Area (m²): unknown
 Height (m): 1 to 2 storeys

- b. Type of Building/Structure: _____
 Yard Setbacks (m): _____
 Building Dimensions: _____
 Ground Floor Area (m²): _____
 Gross Floor Area (m²): _____
 Height (m): _____

- c. Type of Building/Structure: _____
 Yard Setbacks (m): _____
 Building Dimensions: _____
 Ground Floor Area (m²): _____
 Gross Floor Area (m²): _____
 Height (m): _____

Number of EXISTING parking stalls: 0

Number of EXISTING loading stalls 0

13. SITE ACCESS

a.

Provincial Highway	[]	Continually maintained municipal road	[]	Right-of-way	[]
County Road	[<input checked="" type="checkbox"/>]	Seasonally maintained municipal road	[]	Water access	[]

- b. What is the name of the road or street that provides access to the subject property?

Second Line (Wellington Rd 125)

- c. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road. (This information should be illustrated on the required drawing under Part 4 section 17).

14. SERVICING

a. Water supply is provided via:

Municipal Servicing

Private Well(s) Specify individual or communal well: Private well

Other Specify: _____

b. Sewage disposal is provided via:

Municipal Servicing

Private Septic System Specify individual or communal septic system: Private Septic

Other Specify: _____

c. Storm drainage is provided via:

Sewer Natural

Ditches Other specify & explain swm pond (refer to swm Report)

Swales

d. Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of an approved Source Protection Plan in effect?

YES

NO

If yes, please complete the Source Water Protection form and submit with your application.

Part 4 ADDITIONAL INFORMATION

15. OTHER APPLICATIONS

List any applications made under the Planning Act for the subject lands, or lands within 120m of the subject lands. If a decision has been made on an application for the subject lands, please provide some information below.

Application Type	File Number	Purpose	Status
Official Plan Amendment			
Zoning By-law Amendment			
Site Plan Control			
Minor Variance			
Plan of Subdivision/Condominium	✓	create 13 single detached lots	Submitted
Consent/Severance			

16. CONSIDERATIONS

These factors may apply to the application and should be considered. To determine if additional technical studies are required, applicants should contact Town staff or the appropriate agency, as listed. Please provide all studies in both digital (pdf) and hard copy.

Factor	Potential Requirements	Agency Contact (if applicable)
Development on privately owned septic system with more than 4,500 litres of effluent produced daily as a result of development.	-Servicing options report -Hydrogeological report	Town of Erin
Fronting onto a Provincial Highway	-Traffic Impact Study	Ministry of Transportation

Fronting onto a Town or County Road	-Traffic Impact Study	Town of Erin County of Wellington
Within area of min/max density or min/max height requirements	-Statement meeting how requirements will be met	Town of Erin/County of Wellington
Within/near flood plain or hazard zone	-As requested	Credit Valley Conservation or Grand River Conservation
Altering boundary of settlement area	-Statement of compliance with Official Plan	County of Wellington/Town of Erin
Within area of zoning conditions	-Statement of compliance with zoning conditions	Town of Erin
Within/near natural heritage area	-Natural Heritage Impact Study	Credit Valley Conservation or Grand River Conservation
Within Source Water Protection Area/Wellhead Protection Area	-Applicable policies of Source Water Protection Plan, as approved	Wellington Source Water Protection risk management officer
Application-dependent studies	-Geotechnical Study -Stormwater management study -Servicing report -Contaminated Site assessment -Planning Justification Report -Noise Impact Study -Archaeological Assessment -Vibration Study -Visual Impact Study - others as required	Town of Erin County of Wellington

17. REQUIRED DRAWINGS

Please provide all accurate drawings in both digital and hardcopy. All drawings must be drawn to metric scale (including measurements) and prepared by a qualified professional.

Drawings must include the following information:

- Owner's/applicant's name;
- Legal description of the property;
- Boundaries and dimensions of the subject property and its current land use;
- Dimensions of the area of amendment (if not, the entire property);
- The size and use of all abutting lands;
- All existing and proposed parking and loading areas, driveways and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any municipal drains or award drains;
- Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain and all natural watercourses (rivers, stream banks, etc.);
- The location, size and type of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- The name, location and width of each abutting public or private road, unopened road allowance or right-of-way;
- If access to the subject lands by water only, provide the location of the parking and docking facilities to be used; and
- Other features both on site and nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits).

*The drawing should include the scale, north arrow and date when the drawing was prepared.

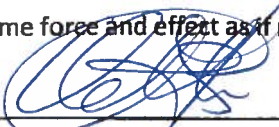
Part 5 AFFIDAVIT

I/We Odete Gomes
(Applicant/Owner/Agent Name)


of the City of Kitchener
(Name of Local Municipality)

in the County/Region of Waterloo
(Name of County/Region)

solemnly declare that all the statements contained in this application are true, and that the information contained in the documents that accompany this application is true, and 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.


Signature of Agent/Applicant

Oct 15/19
Date


Signature of Commissioner
David Robert Steco, a Commissioner, etc.,
Province of Ontario, for IBI Group
Expires October 23, 2021

Oct. 15, 2019
Date

Part 6 APPLICATION AUTHORIZATION FORM

I/We [Redacted]
(Owner Name/Signing Authority)

the registered owner(s) of
PT LT 13 CONA 2 ERIN AS IN M5126136 (fourthly) Except PT 1, 61R6497
opening settlement (Municipal Address or Legal Description of the Property)
Area County of Wellington

hereby authorize
IBI Group - Odete Gomes
(Applicant/Agent Name)

as an officer/employee of IBI Group to act
(Company Name)

as agent for the Application to Amend a Zoning By-law which relates to the above-noted lands.


Signature of Owner/Signing Authority

Sept 16, 2019
Date

TOWN  OF **Complete Application Public Consultation Strategy**
ERIN Requirement
 Zoning By-law Amendment Applications

As per O. Reg 545/06, as amended, a strategy for consulting with the public is required to be submitted by the proponent of a Zoning By-law Amendment application before it can be deemed "complete" as defined by the *Planning Act*. Please discuss your proposal with Town/County Planning staff prior to the submission of any applications.

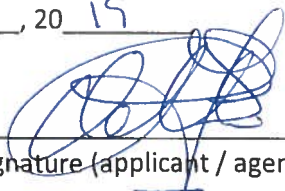
The *Planning Act* requires that your application be circulated to property owners within 120 m of the subject lands, a notice sign be posted on the property and a public meeting be held regarding the proposal.

Please select any and all forms of further public consultation that you, as the applicant / agent / owner intend to undertake, if any, beyond the formal notification requirements of the *Planning Act* outlined above.

- Planning Act* requirements provide sufficient notification and consultation;
- Speak to adjacent landowners directly about proposed development;
- Post signs within a common area (for multi-residential buildings and developments);
- Provide additional advertisement of the proposal and public meeting in a local newspaper (Please discuss with County planning staff prior to initiating);
- Host an open house regarding the proposal;
- Other measures (please elaborate)

Dated this 15 day of Oct, 20 19

Odete Gomes
 Please print name


 Signature (applicant / agent / owner)

Please return the completed Zoning By-law Amendment application and this form to:

Town of Erin
 5684 Trafalgar Road
 Hillsburgh, ON NOB 1Z0
 T 519.855.4407
 F 519.855.4821

www.erin.ca