

The purpose of these Guidelines is to assist persons in completing the Zoning By-law Amendment Application form. Please contact the Municipal Office directly if you require clarification on any matter covered by this application form.

1. Before submitting your application, it is strongly recommended that you submit a request for a pre-consultation to discuss submission requirements.
2. Please submit this application form to the Senior Planner, Corporation of the Town of Erin, 5684 Trafalgar Road, Hillsburgh ON N0B 1Z0.
3. Application fees payable to the Town of Erin upon submission of the application are as per the Fee Schedule. Please note the deposit taken is used to pay all legal, planning and other associated costs with respect to the processing of the subject application. If additional costs are encountered by the Town through the processing of your application, you will be responsible for all said costs.
4. Studies and plans submitted with an application will be available to the public for review and may be reproduced for public use.
5. If the applicant (agent or solicitor) is not the owner of the subject land, Section 1 of the application must be filled out by the owner, which authorizes the applicant to act on behalf of the owner as it relates to the subject application.

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.

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.	<ul style="list-style-type: none"> • Servicing options report • Hydrogeological report 	Town of Erin
Fronting onto a Provincial Highway	<ul style="list-style-type: none"> • Traffic Impact Study 	Ministry of Transportation
Fronting onto a Town or County Road	<ul style="list-style-type: none"> • Traffic Impact Study 	Town of Erin County of Wellington
Within area of min/max density or min/max height requirements	<ul style="list-style-type: none"> • Statement meeting how requirements will be met 	Town of Erin/County of Wellington
Within/near flood plain or hazard zone	<ul style="list-style-type: none"> • As requested 	Credit Valley Conservation or Grand River Conservation
Altering boundary of settlement area	<ul style="list-style-type: none"> • Statement of compliance with Official Plan 	County of Wellington/Town of Erin
Within area of zoning conditions	<ul style="list-style-type: none"> • Statement of compliance with zoning conditions 	Town of Erin

Within/near natural heritage area	<ul style="list-style-type: none"> • Natural Heritage Impact Study 	Credit Valley Conservation or Grand River Conservation
Within Source Water Protection Area/Wellhead Protection Area	<ul style="list-style-type: none"> • Applicable policies of Source Water Protection Plan, as approved 	Wellington Source Water Protection risk management officer
Application-dependent studies	<ul style="list-style-type: none"> • 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

Site Plan Requirements

1. All applications must include an accurate and to scale drawing (in metric) with the following information:
 - all property boundaries and dimensions of the subject lands
 - all existing/proposed structures and their sizes
 - the distance between all existing/proposed structures and the property lines
 - all measurements
 - showing the boundary and dimensions of the subject property, and all existing and proposed buildings and structures
 - easements, restrictive covenants
 - natural features (i.e. water body and associated hazard lands, wetlands)
 - north arrow and scale
 - public/private road allowances and right-of-ways
 - if water access, the location of parking and docking facilities
 - any additional details requested by staff.

For further information, please contact:

Planning@erin.ca



Zoning By-law Amendment Application

<i>For Office use:</i>	Application Fee Received:
	Date Received:
	File Number:
	Date Complete Application Filed:
	Roll Number:

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

A. General Information

Applicant Information		
a) Owner (Full name and address of Owner(s), whether a Corporation/Individual, must be provided)		
Owner(s): EC (Erin) GP Inc. C/O Daniel Guizzetti		
Address: 125 Villarboit Cres.		Municipality: Vaughan
Phone: 905-307-8102	E-Mail: DGGUIZZETTI@EMPIRECOMMUNITIES.COM	Postal Code: L4K 4K2
Note: Authorization is required if the applicant is <u>not</u> the owner (See Page 7)		
b) Agent *** If different from above***		
Name: Armstrong Planning and Project Management C/O Carleigh Oude-Reimerink		
Address: 1600 Steeles Avenue West, Suite 318		Municipality: Vaughan
Phone: 416-444-3300 x3005	E-Mail: carleigh@armstrongplan.ca	Postal Code: L4K 4M2
c) Name of Mortgagee or Holders of Charges:		
Name: 5021820 ONTARIO INC. c/o Domenic Carnevale		
Address: 70 Haist Avenue, Woodbridge, ON		Municipality:
Phone: 905-851-7600	E-Mail:	Postal Code: L4L 5V4
d) Send correspondence to the following: (Please specify)		
Owner: <input type="checkbox"/>	Agent: <input checked="" type="checkbox"/>	Other: _____
e) Proof of ownership		
Copy of Registered Deed or Transfer: <u>Provided</u>		
Other (please specify): _____		
(Copy of document indicated above must be attached hereto)		
f) Area of Amendment		
What portion of the property does the amendment cover?		
<input checked="" type="checkbox"/> The "entire" property		
<input type="checkbox"/> A "portion" of the property		
(This information should be illustrated on the requires drawings under Part 4 Item 17 of this application)		

B. Location of Subject Lands

a) Provide a description of the entire property:			
Street Address: 5525, Eighth Line		City/Town: Town of Erin	Municipality:
Concession:	Lot: 19	Registered Plan #: 686	
Width of Road Allowance (if known): 26.0 m at Eighth Line			
Road or Street Providing access to subject property: Eighth Line			
Lot Frontage: 535 m (Approx.)	Lot Depth: 408 m (Approx.)	Lot Area: 13.86 Hectares	
b) Encumbrances			
Are there any easements or restrictive covenants affecting the property?			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
If yes, provide the names and addresses of the holders of any mortgages, charges, or other encumbrances with respect to the land(s).			
Instrument number ROS211740 registered December 19, 1978 is a Transfer of Easement granted by Colossus Development Corporation Limited in favour of the Corporation of the Village of Erin for the purposes of a run off ditch. The Village of Erin has the right to drain storm water from the streets on Plan 652, in, over, along and upon the lands. The subject land being purchased is Part 4 on Plan 61R21828. The easement is over all of the lands on the R Plan.			
c) Please indicate what the access to the subject property is:			
Provincial Highway	<input type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Seasonally Maintained Municipal Road	<input type="checkbox"/>	Right-of-way	<input checked="" type="checkbox"/>
Continually Maintained Municipal Road	<input type="checkbox"/>	Water Access	<input type="checkbox"/>
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:			

C. Dates regarding subject property

Date of acquisition of subject property:	October 4, 2021
Date of Construction of all buildings on subject property:	+/-1950

D. Municipal Services Provided:

Please indicate the applicable water supply and sewage disposal:								
Building	Municipal Water	Communal Water	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
Existing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please indicate what the storm drainage is provided by:								
Sewers	<input checked="" type="checkbox"/>				Swales	<input type="checkbox"/>		
Ditches	<input type="checkbox"/>				Other Means			

E. Planning Framework

1. Provincial Policy						
<p>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)?</p> <p>Lands are within Erin Settlement Boundary and Built Boundary and designated as Residential (Please see attached Planning Justification Report)</p>						
2. Is the subject lands within an area of land designated under any provincial plan?						
<table border="0"> <tr> <td>Growth Plan for the Greater Golden Horseshoe</td> <td><input checked="" type="checkbox"/> Yes</td> <td><input type="checkbox"/> No</td> </tr> <tr> <td>Greenbelt Plan</td> <td><input checked="" type="checkbox"/> Yes</td> <td><input type="checkbox"/> No</td> </tr> </table>	Growth Plan for the Greater Golden Horseshoe	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Greenbelt Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Growth Plan for the Greater Golden Horseshoe	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
Greenbelt Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
3. Provide an explanation of how the application conform or does not conflict with the provincial plan or plans?						
<p>Lands are within Erin Settlement Boundary and Built Boundary and designated as Residential (Please see attached Planning Justification Report)</p>						

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 checked="" type="checkbox"/>	<input type="checkbox"/>	+/- 30 m	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 checked="" type="checkbox"/>	<input type="checkbox"/>	+/- 30 m	Demonstrate no negative impacts
Significant groundwater recharge areas, headwaters and aquifers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On site	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 checked="" type="checkbox"/>	<input type="checkbox"/>	+/- 30 m	Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams
Floodplains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	+/- 50 m	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 checked="" type="checkbox"/>	<input type="checkbox"/>	+/- 30 m	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 checked="" type="checkbox"/>	Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.

4. Town of Erin Official Plan

- List the current designation(s) of the subject lands in the Town of Erin Official Plan.
- If an amendment to the Town Official Plan is required, please provide basic details of the amendment, including the proposed change.
- Explain how the proposed Zoning By-law Amendment conforms to the current Town Official Plan.

a: Lands are within Built Boundary and designated as Residential
b: Official Plan amendment is not required
c: Please see attached Planning Justification Report

5. County of Wellington Official Plan

- List the current designation(s) of the subject land in the County of Wellington Official Plan.
- If an amendment to the County Official Plan is required, please provide basic details of the amendment, including the proposed change.
- Explain how the proposed Zoning By-law Amendment conforms to the current County Official Plan.

a: Lands are within Built Boundary and designated as Urban Centre
b: Official Plan amendment is not required
c: Please see attached Planning Justification Report

6. Town of Erin Zoning By-law

- Current zone(s) of the subject property:

Future Development Zone (FD) and Village Environmental Protection Zone (EP1)

7. Source Protection Plan

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.

F. Existing Use, Proposed Use and Abutting Properties

1. What is the existing use(s) of the land?

Golf Course

2. Location of existing buildings and structures on the subject land. (specify distance from side, rear and front lot lines on submitted plan in metric)		
Building(s): _____ 5 buildings _____ # of parking spaces: 20+ # of loading spaces: 0 To be demolished? 5 buildings	Height of Building/Structures: _____ m Dimensions of Floor Area: _____ Total Floor Area: _____ sq. m. Lot coverage: ___% # of floors: ___	Front yard: _____ m Rear yard: _____ m Side yards: _____ m & _____ m
3. What is the existing use of:		
A) The Subject Property:	Golf course	
B) The Abutting Property:	Agricultural, Recreational, Residential and Natural Areas	
C) How long have the existing uses continued on the subject property:	+/- 70 years	

G. Proposal

1. Explain the rationale for the purpose of the application		
Please see attached Planning Justification Report		
2. 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 see attached Planning Justification Report		
3. Location of proposed buildings and structures on the subject land. (specify distance from side, rear and front lot lines on submitted plan in metric)		
Type of Building: _____ # of parking spaces: _____ # of loading spaces: _____ Various-Please see attached Planning Justification Report	Height of Building/Structure: ___ m Dimensions of Floor Area: _____ Total Floor Area: _____ sq. m. Lot coverage: ___% # of floors: ___	Front yard: _____ m Rear yard: _____ m Side yards: _____ m & _____ m
Type of Building: _____	Height of Building/Structure: ___ m	Front yard: _____ m

# of parking spaces: _____ # of loading spaces: _____	Dimensions of Floor Area: _____	Rear yard: _____ m
	Total Floor Area: _____ sq. m. Lot coverage: ____% # of floors: ____	Side yards: _____ m & _____ m

H. Other related planning 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	Yes	No	File Number:	File Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>		
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>		
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown at time of application-filed concurrently	
Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/>		
Building Permit	<input type="checkbox"/>	<input type="checkbox"/>		
Consent (Land Division Committee)	<input type="checkbox"/>	<input type="checkbox"/>		
Previous Minor Variance Application	<input type="checkbox"/>	<input type="checkbox"/>		

I. Authorization for Agent/Solicitor to Act for Owner

If affidavit is signed by an Agent/Solicitor on Owner's behalf, and/or the Agent will act on behalf of the Owner with regards to this application, the Owner's written authorization below must be completed.

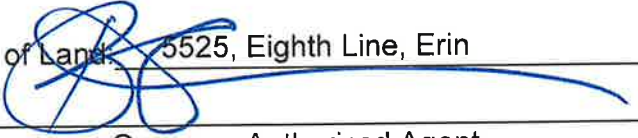
I (we) EC (Erin) GP Inc. C/O Daniel Guizzetti, of the Town of Erin, County of Wellington do hereby authorize Armstrong Planning and Project Management to act as my agent in this application. C/O Carleigh Oude-Reimerink

Signature of Owner(s)  Date May 17, 2022

I. Permission to Enter

Owner or Authorized Agent:

I EC (Erin) GP Inc. C/O Daniel Guizzetti, of the Town of Erin, County of Wellington do hereby authorize the members of the Committee of Adjustment and members of the staff of the Town of Erin to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

Location of Land: 5525, Eighth Line, Erin
Signed:  Date: May 17, 2022
Owner or Authorized Agent

Print Name: Daniel Guizzetti

J. Affidavit:

This affidavit must be signed in the presence of a Commissioner.

I (we) Armstrong Planning and Project Management
C/O Carleigh Oude-Reimerink of the Town of Erin, County of Wellington, do solemnly declare that all the statements contained in this application are 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.

This 17 day of May, 2022.



Signature of Owner or Authorized Solicitor/Agent

May 17, 2022

Date

Declared before me at the Town of Erin in the County of Wellington:



Signature of Commissioner

Stephen Gregory Armstrong, a
Commissioner, etc., Province of Ontario, for
Armstrong Planning & Project Management
Expires September 12, 2023

May 17, 2022

Date

Stamp:



Complete Application Public Consultation Strategy 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)

Statutory Public Meeting

Dated this 17 day of May, 2022

Armstrong Planning and Project Management
C/O Carleigh Oude-Reimerink

Please print name



Signature (applicant / agent / owner)

Please return the completed Zoning By-law Amendment application and this form to planning@erin.ca