



FOR OFFICE USE ONLY  
DATE RECEIVED: Dec 7/23  
MEETING DATE: \_\_\_\_\_

## Zoning By-law Amendment Application

PURSUANT TO SECTION 34 OF THE PLANNING ACT

<b>1. Applicant information</b>	
Registered owner(s) of the subject land	
Name: Larry Wellington, Vaughan Wellington, 2275368 Ontario Inc., and 2275369 Ontario Inc.	
Address: 6372 Townsend Line	
Town: Forest	Postal Code: N0N 1J0
Phone: 519-786-2934	Cell: 519-384-2279
Fax: 519-786-6777	Email: jake@wellingtonbuilders.com
Authorized agent (authorized by the owner to file the application, if applicable)	
Name: B.M. Ross and Associates Ltd. (c/o Jordan Fohkens)	
Address: 2695 Hamilton Road	
Town: Brights Grove	Postal Code: N0N 1C0
Phone: 519-908-9564	Cell: 226-402-1951
Fax:	Email: jfohkens@bmross.net
<b>2. The date of the application: November 23, 2023</b>	
<b>3. If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land. Provide a separate sheet where needed.</b>	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:
<b>4a. Current Official Plan land use designation: Residential</b>	
<b>b. Please explain how this application conforms to the Official Plan?</b>	
The Residential designation permits single detached dwellings and a compact urban form is encouraged (subsection 5.3), provided it is compatible with the surrounding area (subsection 5.3) and has regard for the stormwater management policies in subsection 13.4 of the Plan. The proposed lot coverage would allow the lands to be developed within the density targets established by the Plan and would conform with the stormwater management policies, as identified in the attached stormwater management brief.	
<b>5a. Current Zoning: Residential 1.9 (R1-9)</b>	
<b>b. Please explain the nature and extent of the rezoning?</b>	
To permit maximum lot coverage of 40% for single detached dwellings, whereas a maximum lot coverage of 30% is permitted under Subsection 7.3 i) h) of By-law 1 of 2003.	

<b>c. Please provide the reason why the rezoning is requested?</b>
Increased lot coverage of 40% is requested to provide greater flexibility for housing designs, without the need to modify the lot configuration in the subdivision, which would reduce the number of lots and density of the development. The development would comply with all other provisions of the By-law, including setbacks and landscaping regulations.

<b>6. Description of subject land</b>		
Geographic Township:	Concession(s):	Lot(s):
Registered Plan: 25M56	Lot(s): Block 25	
Reference Plan:	Part(s):	
Street Address: Fraser Cres. and Van Rooyen Crt.	Municipal Roll Number: 384538003034685	

<b>7. Dimensions of subject land (in metric units)</b>		
Frontage: > = 18m	Depth: > = 34m	Area: > = 700 sq m

<b>8. Access to subject land (please provide information for only those that apply to this property)</b>	
Provincial Highway:	County Road:
Municipal Road: Fraser Cres. and Van Rooyen Crt.	Other Public Road:
Right of Way:	Water:

Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.

<b>9. Describe all existing uses of the subject land?</b> The subject lands are currently vacant.
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<b>10. Please indicate whether there are any existing buildings or structures on the subject land?</b>						
Yes*	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
*If yes, please complete the following table indicating the types of buildings and structures, including date of construction, that currently exist on the lot and the specified measurements (in metric units):						
Type of Building / Structure	Date of construction	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area

<b>11. Describe all proposed uses of the subject land?</b> The subject lands are approved to be developed with 50 single detached dwellings, each on separate lots.
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12. Please indicate whether any buildings or structures are proposed to be built on the subject land?

Yes\*  No

\*If yes, please indicate the type of buildings or structures proposed on the subject land and the specified measurements (in metric units):

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
Single Detached Dwelling	> = 6m	> = 7m	> = 1m	< = 11m	Unknown

13. Please indicate the date when the subject land was acquired by the current owner?

> 10 years

14. Please indicate the length of time that the existing uses of the subject land have continued?

The lands have been vacant for over 20 years.

15. Water Supply: Water supply will be provided via?

<input checked="" type="checkbox"/>	publicly owned and operated piped water system	<input type="checkbox"/>	lake or other water body
<input type="checkbox"/>	privately owned well or communal well	<input type="checkbox"/>	other (please specify) _____

16. Sewage Disposal: Sewage disposal will be provided via?

<input checked="" type="checkbox"/>	publicly owned and operated sanitary sewage system	<input type="checkbox"/>	privy
<input type="checkbox"/>	privately owned individual or communal septic system	<input type="checkbox"/>	other (please specify) _____

17. Please indicate if the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed.

Yes\*  No

\*If yes, have the following reports been submitted as part of the requested amendment?

<input checked="" type="checkbox"/>	servicing options report	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input checked="" type="checkbox"/>	hydrogeological report	Yes <input type="checkbox"/>	No <input type="checkbox"/>

18. Storm Drainage: Storm drainage will be provided via?

<input checked="" type="checkbox"/>	storm sewers	<input type="checkbox"/>	swales
<input type="checkbox"/>	municipal drainage ditches	<input type="checkbox"/>	other (please specify) _____

19. Indicate the minimum and maximum density and height requirements if applicable:		
	Minimum	Maximum
Height	N/A	11m
Density	N/A	20 uph

20. Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement: (please use a separate sheet)		

21. Does this application remove land from an area of employment?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment: (please use a separate sheet)		

22. Are the subject lands within an area where zoning with conditions applies?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions: (please use a separate sheet)		

23. If known, has the subject land ever been the subject of:		
An application for an amendment to the Official Plan under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status <u>In effect</u>	Yes* <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A Minister's zoning order under the <i>Planning Act</i> ? *If yes, provide the following: Reg. No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status <u>Final Approval</u>	Yes* <input checked="" type="checkbox"/>	No <input type="checkbox"/>
An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>

24. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at <a href="http://ontario.ca/page/land-use-planning">ontario.ca/page/land-use-planning</a> )?		
The PPS states that Settlement Areas shall be the focus of growth and development and that appropriate development standards should be promoted which facilitate compact form. The proposed development is in a Settlement Area that would facilitate compact form. For these reasons, the proposed development is consistent with the PPS.		

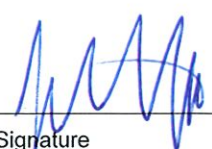
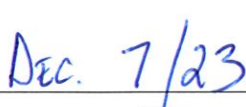
  

25. Is the subject land within an area of land designated under any provincial plan or plans?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan or plans.		

26. Does your proposed strategy for consulting with the public regarding the subject application exceed the <i>Planning Act's</i> minimum requirements?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, elaborate on the additional consultation proposed.		

Items 30 and 31 to the Schedule of Ontario Regulation 546/06 apply only if the subject land is within an area of land designated under any provincial plan or plans.

27. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in procession the application. Please fill out the checklist below to ensure you have included all the required information.
<p><input checked="" type="checkbox"/> The boundaries and dimensions of the subject land.</p> <p><input checked="" type="checkbox"/> The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines.</p> <p><input checked="" type="checkbox"/> The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks)</p> <p><input checked="" type="checkbox"/> The current uses on land that is adjacent to the subject land.</p> <p><input checked="" type="checkbox"/> The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.</p> <p><input checked="" type="checkbox"/> If access to the subject land will be by water only, the location of the parking and docking facilities to be used.</p> <p><input checked="" type="checkbox"/> The location and nature of any easements affecting the subject land.</p>

<b>MUNICIPAL COSTS</b>	
Please be advised that the municipality may incur expenses associated with obtaining outside legal/engineering/planning review/assistance from its consultants, relating to your application. Any expenses that the municipality incurs in this regard will be forwarded to you, the applicant, for payment.	
I, <u>JAKE WELLINGTON</u> , (the applicant) acknowledge that I will pay all legal/engineering/planning expenses the municipality incurs as outlined above.	
 _____ Signature	 _____ Date

**AGENT AUTHORIZATION** (\*Please complete for an agent to act on behalf of the owner of the subject land.)

I, JAKE WELLINGTON (Name), being the owner of the property described in Section 1 of

this application for zoning by-law amendment, hereby authorize B.M. Ross and Associates (Agent)

to act as my agent in matters related to this application for zoning by-law amendment.

Dated this 7<sup>th</sup> day of DECEMBER 20 23

  
Owner

**STATUTORY DECLARATION**

I, Jake Wellington (Name) of the Municipality Lambton Shores (Name of City, Town, Township, Municipality, etc.)

in the County of Lambton (Name of County, Region or District)

**SOLEMNLY DECLARE THAT**

The information provided in this application as required under Section 34 of the *Planning Act* and Ontario Regulation 546/06 is true.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that is of the same force and effect as if made under oath.

Declared before me at the Municipality of Lambton Shores in the County of Lambton

**Jennifer Turk, DEPUTY-CLERK**  
**Municipality of Lambton Shores**  
**County of Lambton**  
**Commissioner, R.S.O. Chapter C.17**

this 7<sup>th</sup> day of December 20 23

  
A Commissioner of Oaths

  
Applicant or Authorized Agent\*