



Zoning By-law Amendment Application

PURSUANT TO SECTION 34 OF THE PLANNING ACT

205-2024

1. Applicant information	
Registered owner(s) of the subject land	
Name: Ron Vanos	
Address: 8545 ⁸⁶⁰³ Rawlings Road <i>RV</i>	
Town: Lambton Shores	Postal Code: N0N 1J2
Phone: 519-786-4285	Cell: 519-330-1505
Fax:	Email: vanjanron@yahoo.com
Authorized agent (authorized by the owner to file the application, if applicable)	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:

2. The date of the application: 2024/01/16

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.	
Name: Ron Vanos	
Address: 8603 Rawlings road	
Town: Lambton Shores	Postal Code: N0N 1J2
Phone: 519 786 4285	Cell: 519 330 1505
Fax:	Email: vanjanron@yahoo.com

4a. Current Official Plan land use designation: Agriculutre
b. Please explain how this application conforms to the Official Plan?
Section 4.3 of the Offical Plan states: The creation of a new lot for an exisiting farm residence rendered surplus to a farm operation may be perimitted as a result of farm consolidation, subject to the farm parcel being zoned to prohibit the construction of a new dwelling and MDS separation requirements being met.

5a. Current Zoning: A1
b. Please explain the nature and extent of the rezoning?
Top prohibit a dwelling from being put on the balance of the farm (retained) after severing.

c. Please provide the reason why the rezoning is requested?
Surplus house to farming operation.

6. Description of subject land		
Geographic Township: Bosanquet	Concession(s): 14	Lot(s): 14
Registered Plan:	Lot(s):	
Reference Plan:	Part(s):	
Street Address: 8545 Rawlings Road	Municipal Roll Number: 3845-460-010-04900-0000	

7. Dimensions of subject land (in metric units)		
Frontage: 402.3m	Depth: 1014.75m	Area: 40 Hectares

8. Access to subject land (please provide information for only those that apply to this property)	
Provincial Highway: HWY 21	County Road:
Municipal Road:	Other Public Road:
Right of Way: Required farm access (wind turbine)	Water:

Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.
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9. Describe all existing uses of the subject land?
Farm / Residential

10. Please indicate whether there are any existing buildings or structures on the subject land?						
Yes*	<input checked="" type="checkbox"/>	No	<input 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
House	1990	32m	974.34 (proposed lot =47.86)	206.5	3m / 1story	96m ²

11. Describe all proposed uses of the subject land?
Residential / Farm

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

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

2005

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

19 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 type="checkbox"/>	publicly owned and operated sanitary sewage system	<input type="checkbox"/>	privy
<input checked="" 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 type="checkbox"/>	storm sewers	<input type="checkbox"/>	swales
<input checked="" 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		
Density		

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 _____	Yes* <input type="checkbox"/>	No <input checked="" 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 _____	Yes* <input type="checkbox"/>	No <input checked="" 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 checked="" type="checkbox"/>	No <input 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 ontario.ca/page/land-use-planning)?		
Section 2.3.4.1 states that a new lot may be created for: a residence surplus to a farming operation as a result of farm consolidation, provided that:		
1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and		
2. the planning ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance		

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.
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> The boundaries and dimensions of the subject land. <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. <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) <input checked="" type="checkbox"/> The current uses on land that is adjacent to the subject land. <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. <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. <input checked="" type="checkbox"/> The location and nature of any easements affecting the subject land.

MUNICIPAL COSTS
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>Ron Vanos</u> , (the applicant) acknowledge that I will pay all legal/engineering/planning expenses the municipality incurs as outlined above.
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  <hr style="width: 100%;"/> Signature </div> <div style="text-align: center;"> 2024/01/16 <hr style="width: 100%;"/> Date Feb 6 /24 </div> </div>

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

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

this application for zoning by-law amendment, hereby authorize _____
(Agent)

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

Dated this _____ day of _____ 20 ____

Owner

STATUTORY DECLARATION

I, Ron Vanos of the Municipality of Lambton Shores
(Name) (Name of City, Town, Township, Municipality, etc.)

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

SOLEMNLY DECLARE THAT

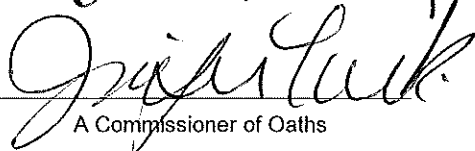
The information provided in this application as required under Section 34 of the *Planning Act* and Ontario Regulation 546/06 is true.

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

this 6th day of February 2024

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


A Commissioner of Oaths


Applicant or Authorized Agent*