

OWNER AND APPLICANT INFORMATION

Name and Contact Information of Owner(s):

Katrina van Breuk
R.R.#1 Fingert Ontario N0L 1K0

Name and Contact Information of Applicant(s) (if different from Owner):

Same

Name and Contact Information of Agent:

John Hogan

Correspondence should be sent to: ☒ Owner ☐ Applicant ☐ Agent

SUBJECT LAND INFORMATION

Municipal Address:

Lot: SE 1/4 Lot 22 Concession: 9
32058 Erin Line

Legal Description: Con 9 SE 1/4 Lot 22 RPIR 8044 Part 1 and 2

Roll Number: 34 29 000 007 057 68

Name and Address of any mortgagees, charges or other encumbrances:

None

Any easements or restrictive covenants affecting the subject lands:

Ontario Hydro Easement on retained portion
Part 2 11R 8044

Frontage(m):

Depth (m):

Area (sq.m/ha):

	Frontage(m)	Depth (m)	Area (sq.m/ha)
Retained	264	713.8	21.3 ha
Severed	54.7	177.43	9705.4 m ²

Existing Uses (include length of time):

Agricultural

Previous Uses:

Agricultural

PROPOSED DEVELOPMENT INFORMATION

Current Official Plan Designation:

Agricultural

Current Zoning By-law Classification:

Agricultural A1

Zoning Classification Request:

Rural Residential on Severed Portion
Special Agricultural on retained portion

Describe the purpose of the rezoning of the subject lands that is being requested by this application:

To allow for the severance of a Surplus Farm Residence

Explain why the rezoning is being requested and how it conforms to the Provincial Policy, 2020 and the Official Plan (County of Elgin and Dutton Dunwich):

Condition of Severance E 81-24 is accordance with section 2.3.4.1 of 2020 P.P.S.

Number and type(s) of buildings or structures **existing** on the subject land:

House and Pool on severed portion

None on retained portion

Number and type(s) of buildings or structures **proposed** to be built on the subject land:

No new buildings proposed at this time

Existing uses of abutting properties:

North: Agricultural
East: Agricultural
South: Agricultural and Residential
West: Agricultural

Have the subject lands ever been subject to any of the following applications (provide file number and status):

- Official Plan Amendment: Yes ☐ No ☒
- Zoning By-law Amendment: Yes ☐ No ☒
- Minor Variance: Yes ☐ No ☒
- Consent/Severance: Yes ☒ No ☐
- Plan of Subdivision: Yes ☐ No ☒
- Site Plan Control: Yes ☐ No ☒

AVAILABLE SERVICES

Water is supplied to the subject property by the following:

- ☒ Publicly owned and operated piped water system on Severed Portion
- ☐ Private well
- ☐ Communal well (privately owned/operated)

Sewage disposal is provided to the subject property by the following:

- ☐ Publicly owned and operated sewage disposal system
- ☒ Private sewage system on Severed Portion
- ☐ Communal system (privately owned/operated)
- ☐ Other _____

Storm drainage is provided to the subject property by the following:

- ☐ Sewers
- ☐ Ditches
- ☐ Swales
- ☒ Other Natural Drainage

Access is provided to the subject property by the following:

- ☐ Provincial Highway
- ☒ Municipal Road (yearly maintenance)
- ☐ Municipal Road (seasonal maintenance)
- ☐ County Road
- ☐ Right-of-Way
- ☐ Other _____

If access to subject land is by private road or right-of-way, please indicate the name of the owner of the land or road, who is responsible for its maintenance and whether it is seasonal or year-round.

SKETCH INSTRUCTIONS

Attach a sketch showing, in metric units:

1. the boundaries, zoning matrix and dimensions of the subject lands;
2. the location, size and type of all existing buildings or structures on the subject land, including their distance from the front lot line, rear lot line and side lines;
3. the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion, may affect the application;
4. the current uses of all land that is adjacent to the subject land;
5. 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;
6. if access to the subject land will be water only, the location of the parking and docking facilities to be used; and
7. the location and nature of any easement affecting the subject land.

ENVIRONMENTAL SITE SCREENING QUESTIONNAIRE

Use or Feature	On Subject Land
Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Has there been petroleum or other fuel stored on the subject land or adjacent lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been applied as pesticides and/or sewage sludge applied to the lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Agricultural Operation including livestock facility or stockyard within 500 m?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Have the lands or adjacent lands ever been used as a weapons firing range?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private waste disposal site, landfill or dump?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Industrial or Commercial Use (specify users)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Natural Heritage Feature on or within 120 metres of subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Flood Plain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Active Railway within 500 m?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown

ACKNOWLEDGEMENTS

I/WE, H. Van BREUK, solemnly declare that all 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.

I/WE acknowledge that receipt of this application does not guarantee it to be a complete application.

I/WE hereby authorize staff of the Municipality of Dutton Dunwich to enter upon the subject lands and premises described in the application form for the purpose of evaluating the merits of this application.

I/WE shall assume responsibility for all costs related to the said application and understand and agree that the payment of said costs shall be a condition of this signed application. I/We also agree to accept all costs as rendered.

I/WE further acknowledge that pursuant to the provisions of the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act, this application and all material and information provided with this application are made available to the public.

Dated this 30 day of April, 19 2025



Signature of Applicant
(owner or authorized agent)

AUTHORIZATION (complete only if Owner is not the Applicant)

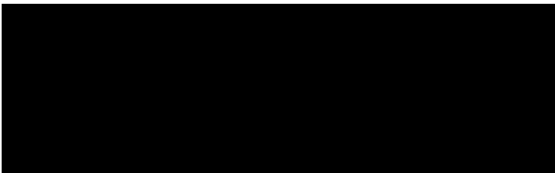
I/WE, _____, hereby authorize _____
to act on my behalf regards to the above application.

Dated this _____ day of _____, _____

Signature of Owner

SWORN DECLARATION (complete in the presence of a Commission for Taking Affidavits)

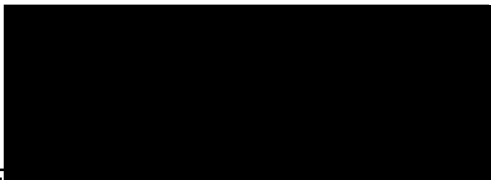
I/WE, K. VAN BREUK, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.



Signature of Applicant
(owner or authorized agent)

Declared before me at the (Municipality/City) _____

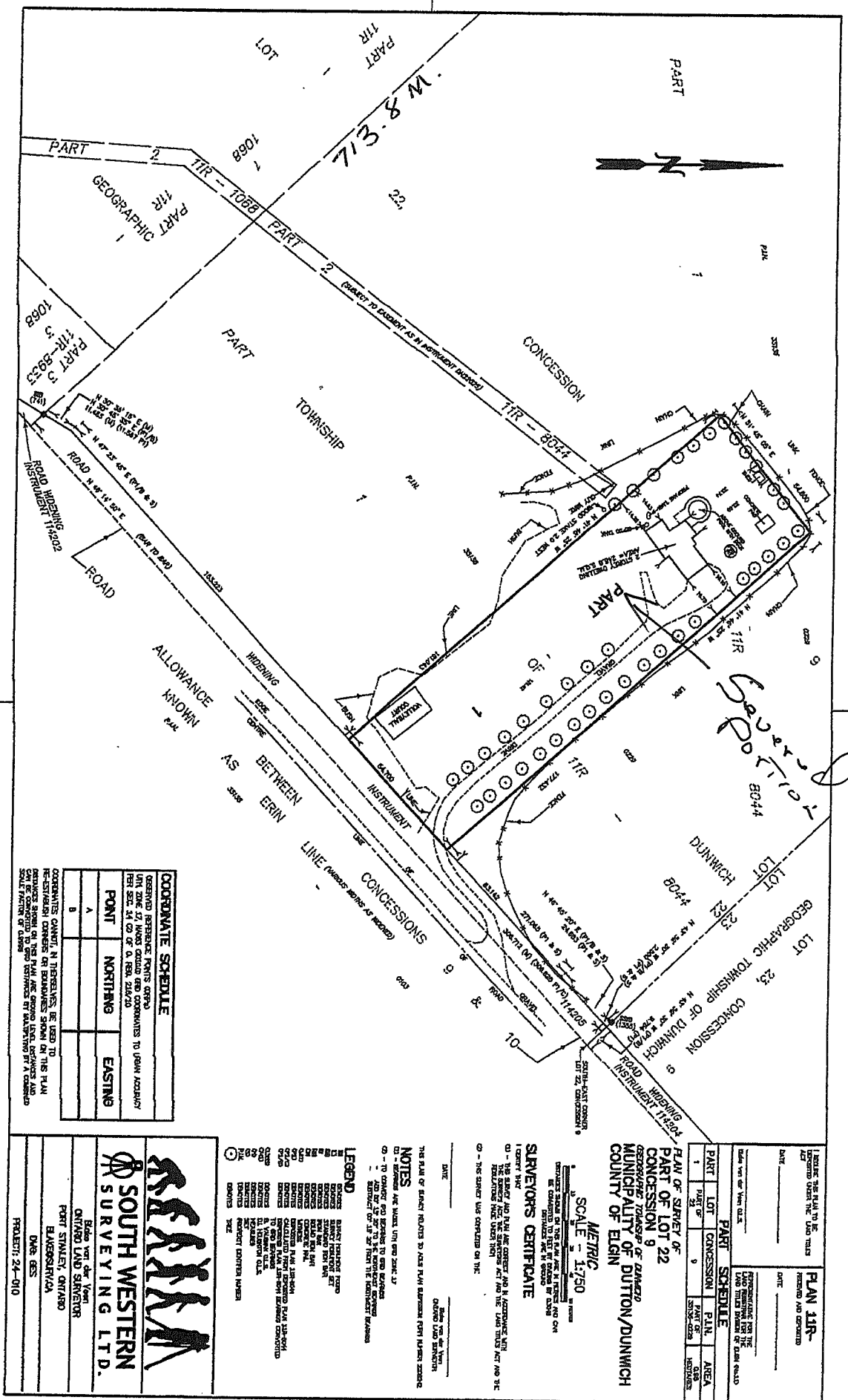
Dated this 30 day of April 2025, _____.

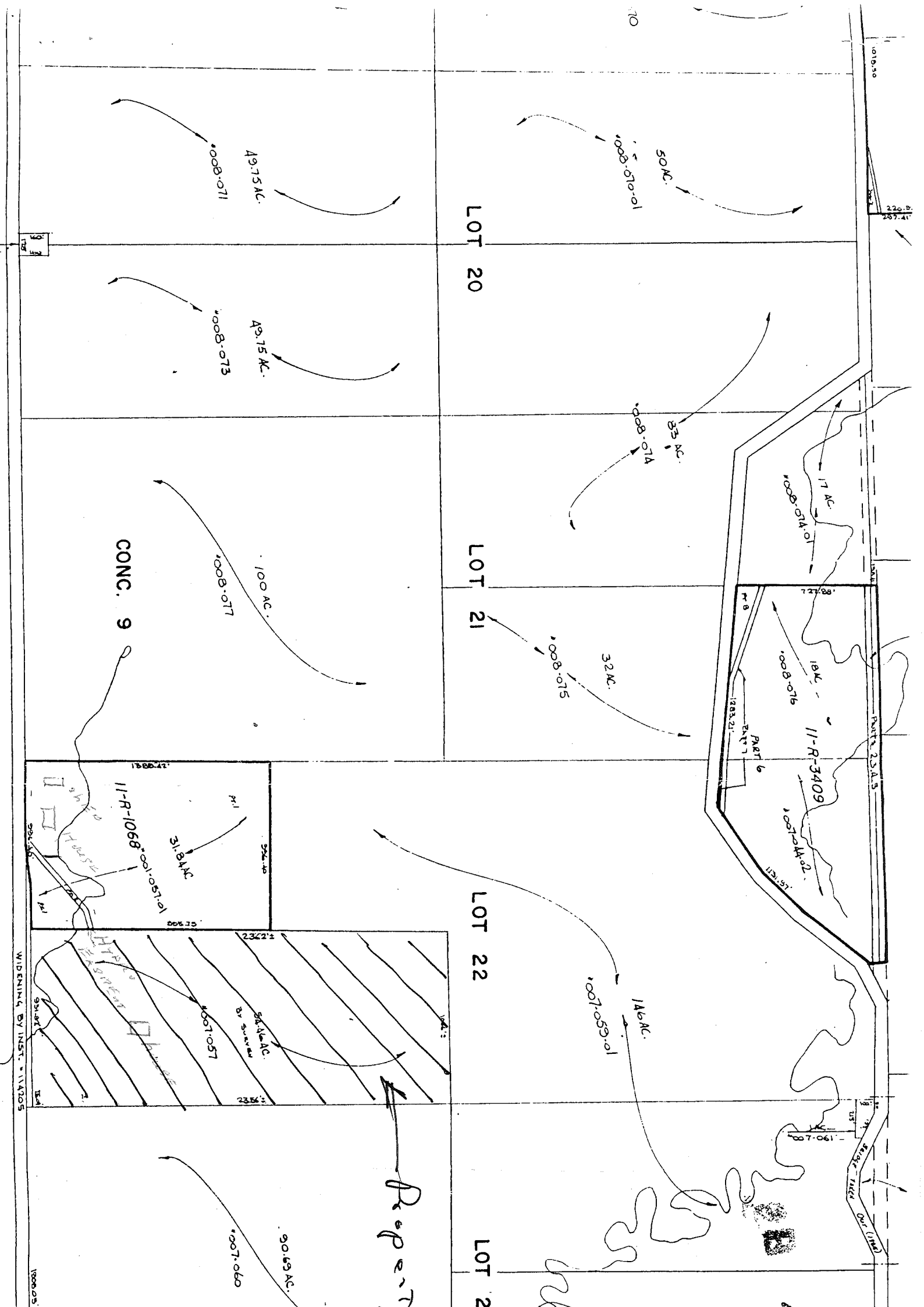


Signature of Commissioner

For Office Use:

- Pre-Application Consultation Date:
- Complete Application Date Received:
- File Number:
- Amount Received and Receipt No:





See Schedule A -
Map No. 11

See Schedule A - Map No. 12

Property To
be rezoned

See Schedule A - Map No. 15

Township of Southwold

Lake Erie

**MUNICIPALITY OF
DUTTON-DUNWICH
SCHEDULE A
MAP NO. 16**

0 250 500 1,000
Metres

LEGEND

AGRICULTURE (A1)	SPECIAL RURAL RESIDENTIAL (RS)	ENVIRONMENTAL PROTECTION (EP)	VILLAGE GENERAL COMMERCIAL (VC1)
SPECIAL AGRICULTURE (A2)	LIMITED SERVICE RESIDENTIAL (LSR)	OPEN SPACE (OS)	VILLAGE LOCAL COMMERCIAL (VC2)
LARGE LOT AGRICULTURE (A3)	LAKE SHORE RECREATION (LR)	PARK LAND (P)	PROVINCIAL SIGNIFICANT WETLAND
VILLAGE RESIDENTIAL ZONE 1 (VR1)	FARM INDUSTRIAL/COMMERCIAL (M1)	INSTITUTIONAL (I)	LTCA REGULATION LIMIT
VILLAGE RESIDENTIAL ZONE 2 (VR2)	RURAL INDUSTRIAL (M2)	PUBLIC UTILITY (U)	
HAMLET RESIDENTIAL (HR)	EXTRACTIVE INDUSTRIAL (M3)	HAMLET COMMERCIAL (HC)	
RURAL RESIDENTIAL (RR)	VILLAGE INDUSTRIAL (M4)	HIGHWAY COMMERCIAL (C1)	



Official Receipt

Municipality Of Dutton Dunwich
199 Currie Road
Dutton, ON N0L 1J0

Receipt Number: 0323347
Receipt Date: 04/30/2025
Receipt Amount: 1,500.00

REIN VAN BRENK

Description	Item Amount	Qty	Amount
General			
RE-ZONING FEE	1,500.00	1.00000	1,500.00
zoning amendment E81-24			
		Receipt Amount:	1,500.00
		PAYMENT BY DEBIT	1,500.00

Official Receipt

Per 
Tax Reg.:87078 6936 RT001

Note: This receipt is not valid until the payment has cleared.