

# ZONING BY-LAW AMENDMENT

**OWNER AND APPLICANT INFORMATION**

**Name and Contact Information of Owner(s):**

David Harold Durham and Mary Helen Durham  
2634 Sandra Post Crescent, London ON N6K 5R4 dave@ddfarms.ca

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

Littlejohn Family Farms Inc. c/o James and Peter Littlejohn  
29751 Lakeview Line, Wallacetown ON, N0L 2M0 peter.j.littlejohn@gmail.com

**Name and Contact Information of Agent:**

Zelinka Priamo Ltd. Attention: Harry Froussios  
318 Wellington Road, London ON N6C 4P4 harry.f@zpplan.com

Correspondence should be sent to:  Owner  Applicant  Agent

**SUBJECT LAND INFORMATION**

Municipal Address: 31556 Pioneer Drive

Lot: Parts 20, 21, 22 Concession: 5

Legal Description: Part Lots 20, 21, 22, Concession 5

Roll Number: 3429 000 005 10000 0000, 3429 000 005 10100 0000,  
3429 000 006 06600 0000, 3429 000 006 06800 0000

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

n/a

Any easements or restrictive covenants affecting the subject lands: n/a

Frontage(m): 1,662.31 m      Depth (m): 625.403 m      Area (sq.m/ha): 109.703 ha

Existing Uses (include length of time): Agricultural - unknown

Rural residential - since 2003

Previous Uses:      unknown

**PROPOSED DEVELOPMENT INFORMATION**

Current Official Plan Designation: Agriculture

Current Zoning By-law Classification: A1 & A2-12

Zoning Classification Request: Exception - Special Agricultural (A2-12) &

Exception - Special Rural Residential (RS-X)

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

To allow the creation of a new agricultural lot and the subsequent creation of a surplus dwelling farm lot.

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):

See attached Planning Justification Report

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

Surplus Farm Lot - single detached dwelling and two drive sheds

Retained lands - 7 grain bins

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

n/a

Existing uses of abutting properties:

North: Agricultural

East: Agricultural

South: Agricultural

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
- 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
- Communal system (privately owned/operated)
- Other \_\_\_\_\_

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

- Sewers
- Ditches
- Swales
- Other \_\_\_\_\_

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.

---

## 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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 type="checkbox"/> Unknown
Has there been petroleum or other fuel stored on the subject land or adjacent lands?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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 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 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 type="checkbox"/> Unknown
Have the lands or adjacent lands ever been used as a weapons firing range?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input 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 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 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 type="checkbox"/> Unknown
Industrial or Commercial Use (specify users)? AGRICULTURAL	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Natural Heritage Feature on or within 120 metres of subject land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Flood Plain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Active Railway within 500 m?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown

**ACKNOWLEDGEMENTS**

I/WE, Harry Froussios, 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 31st day of October, 2022

  
\_\_\_\_\_  
Signature of Applicant  
(owner or authorized agent)

**AUTHORIZATION (complete only if Owner is not the Applicant)**

I/WE, David Harold Durham & Mary Helen Durham, hereby authorize Harry Froussios to act on my behalf regards to the above application.

Dated this \_\_\_\_\_ day of October, 2022

DocuSigned by: David Durham  
Signature of Owner

DocuSigned by: Mary Durham  
298BC119C35D44B

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

I/WE, Harry Froussios, 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) City of London

Dated this 4th day of November, 2022



DAVID JOHN HANNAM, a Commissioner, etc.,  
Province of Ontario, for Zelinka Priamo Ltd.  
Expires September 21, 2024.

Signature of Commissioner

For Office Use:

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



