

OWNER AND APPLICANT INFORMATION

Name of Owner(s):

Ron and Heather Lehman

Address:

7 Wallace St Wallacetown

Telephone, Fax, Email:

519-870-4306 rlehman@switchinsurance.ca

Name of Applicant:

Ron and Heather Lehman

Address:

7 Wallace St Wallacetown

Telephone, Fax, Email:

519-870-4306 rlehman@switchinsurance.ca

Correspondence should be sent to: Owner Applicant Both

SUBJECT LAND INFORMATION

Municipal Address: 7 Wallace St, Wallacetown

Plan 44, Lot 9, Pt Lots 8 & 10, Pt Blk B,
Lot:

Concession:

Legal Description:

Plan 44, Lot 9, Pt Lots 8 & 10, Pt Blk B,
RP 11R7277, Part 2 containing 0.48 acres, 7 Wallace Street, in the Municipality of
Dutton Dunwich, Roll #34-29-000-001-11501-0000

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

None

Any easements or restrictive covenants affecting the subject lands:

None

Frontage(m): Approx 50 Depth (m): Approx 50 Area (sq.m/ha): Approx .48 acres

Existing Uses (include length of time): Vacant building lot to date

Previous Uses: Same

PROPOSED DEVELOPMENT INFORMATION

Current Official Plan Designation: _____

Current Zoning By-law Classification: _____

Zoning Classification Request: _____

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

To allow for extra living space to accomodate elderly in-laws of homeowners.

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):

Request allowance of a second residential unit incorporated within new proposed 24x50ft garage to accomodate parents

of the homeowner, where presumably a second residential is an allowable use within Dutton Dunwhich, and

while anticipating Provincial regulations will also allow for additional living space use, for most residential properties in the near future,

as is described at least, under the Provincial Policy 1.1.1 b. as 'accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)' to which this proposed additional residential unit incorporates numerous points within this clause.

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

0

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

1 residential ranch style house, 1- 24x50 foot garage attached to house by breezeway, 1 detached 20x24 ft garage.

Existing uses of abutting properties:

North: Farm field

East: Shed/Work-shop

South: Residence

West: Shed/Work-shop

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

- | | | |
|----------------------------|-----------------|----------------|
| • Official Plan Amendment: | Yes <u>un/k</u> | No <u> </u> |
| • Zoning By-law Amendment: | Yes <u>un/k</u> | No <u> </u> |
| • Minor Variance: | Yes <u>un/k</u> | No <u> </u> |
| • Consent/Severance: | Yes <u>un/k</u> | No <u> </u> |
| • Plan of Subdivision: | Yes <u>un/k</u> | No <u> </u> |
| • Site Plan Control: | Yes <u>un/k</u> | No <u> </u> |

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.

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?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Has there been petroleum or other fuel stored on the subject land or adjacent lands?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?	__Yes __ 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?	__Yes __ No <input checked="" type="checkbox"/> Unknown
Agricultural Operation including livestock facility or stockyard within 500 m?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Have the lands or adjacent lands ever been used as a weapons firing range?	__Yes __ 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?	__Yes <input checked="" type="checkbox"/> No __ 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)?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Industrial or Commercial Use (specify users)?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Natural Heritage Feature on or within 120 metres of subject land?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Flood Plain?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Active Railway within 500 m?	__Yes <input checked="" type="checkbox"/> No __ Unknown