

OWNER AND APPLICANT INFORMATION

Name of Owner(s): Estate of Larry Albert Hull

Address: 29548 Pioneer Line, Dutton, ON, N0L 1J0

Telephone, Fax, Email: N/A

Name of Applicant: Mike Hull - Executor

Address: 29528 Pioneer Line, Dutton, ON, N0L 1J0

Telephone, Fax, Email: 519-702-5279

Correspondence should be sent to: _____ Owner Applicant Both

SUBJECT LAND INFORMATION

Municipal Address:

Lot: Part of Lot 12 Concession: 5 North of Conc. A

Legal Description:

Part of Lot 12, Concession 5, North of A, Municipality of Dutton Dunwich

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

Any easements or restrictive covenants affecting the subject lands: No

Frontage(m): 54m Depth (m): 18m (east irregular) Area (sq.m/ha): 972 sq.m/ha

Existing Uses (include length of time): Agricultural - over 35 years

Previous Uses: same as above

PROPOSED DEVELOPMENT INFORMATION

Current Official Plan Designation: Industrial

Current Zoning By-law Classification: Village Industrial (M4)

Zoning Classification Request: Residential

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

Rezoning sought to add to the adjoining residential lot to the south.

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):

Rezoning required as a condition of the Consent Application E17-20 passed by the County of Elgin on July 22, 2020

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

None

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

One storage shed

Existing uses of abutting properties:

North: cash crop

East: house

South: house

West: house

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

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

AVAILABLE SERVICES

Water is supplied to the subject property by the following:

- X 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
- X Private sewage system
- ___ Communal system (privately owned/operated)
- ___ Other _____

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

- ___ Sewers
- X 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 <input type="checkbox"/> Unknown <input type="checkbox"/>
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 <input type="checkbox"/> Unknown <input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or adjacent lands?	__ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?	__ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
Agricultural Operation including livestock facility or stockyard within 500 m?	__ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
Have the lands or adjacent lands ever been used as a weapons firing range?	__ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
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 <input type="checkbox"/> Unknown <input type="checkbox"/>
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 <input type="checkbox"/> Unknown <input type="checkbox"/>
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 <input type="checkbox"/> Unknown <input type="checkbox"/>
Industrial or Commercial Use (specify users)?	__ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
Natural Heritage Feature on or within 120 metres of subject land?	__ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
Flood Plain?	__ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
Active Railway within 500 m?	__ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>

ACKNOWLEDGEMENTS

I/WE, Mike Hull, 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.

Dated this 6th day of August, 2020



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, _____, 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.

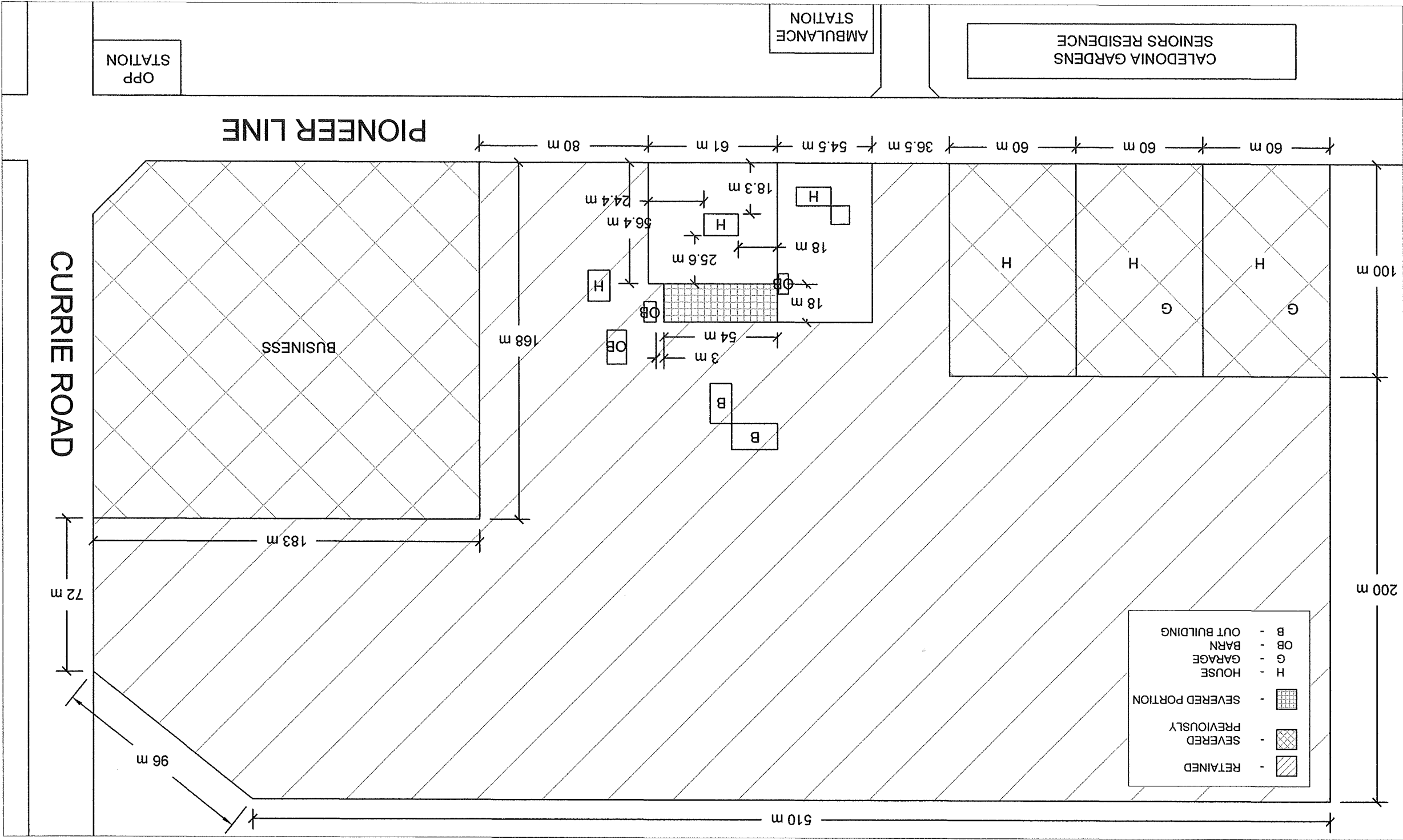
Signature of Applicant
(owner or authorized agent)

Declared before me at the (Municipality/City) _____

Dated this _____ day of _____.

Signature of Commissioner

<p>For Office Use:</p> <ul style="list-style-type: none">• Pre-Application Consultation Date:• Complete Application Date Received:• File Number:• Amount Received and Receipt No:
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OPP
STATION

AMBULANCE
STATION

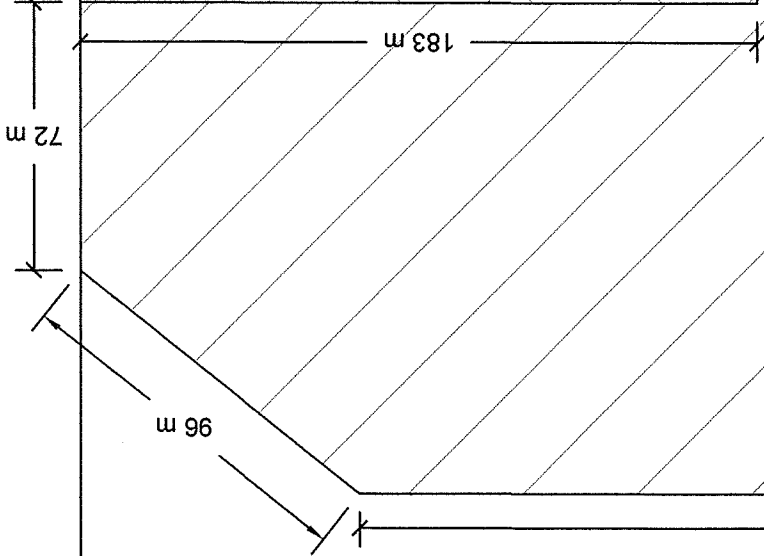
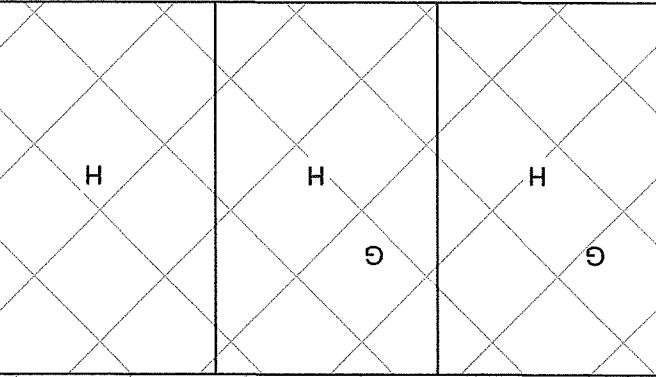
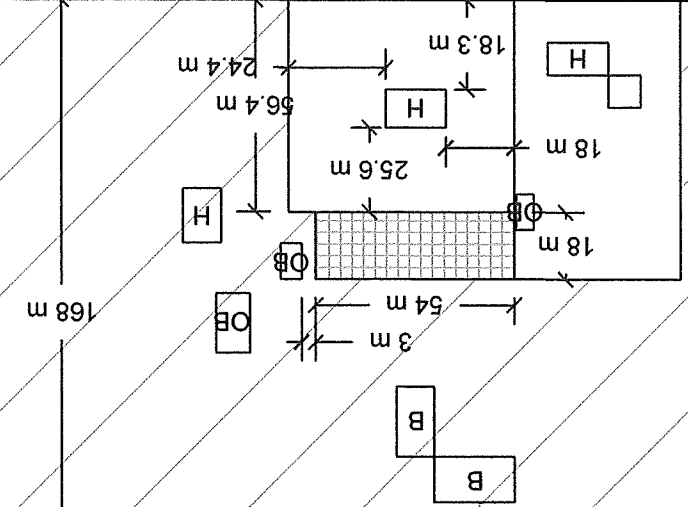
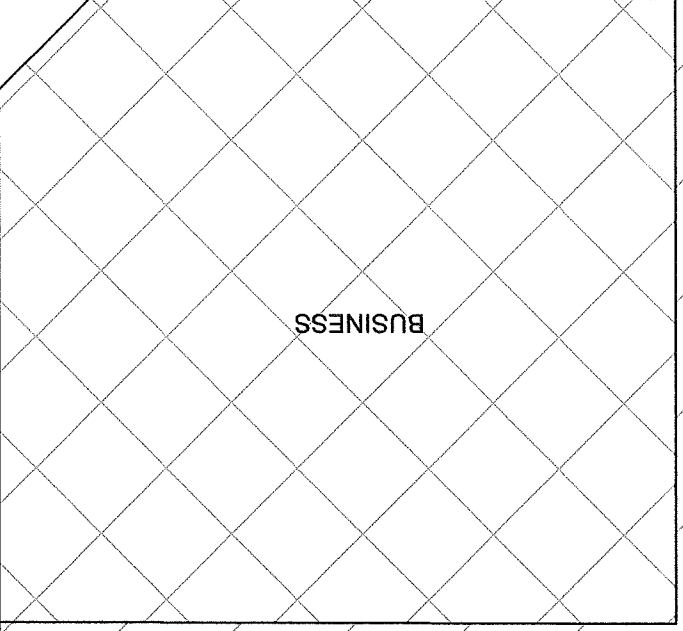
SENIORS RESIDENCE
CALLEDONIA GARDENS

PIONEER LINE

CURRIE ROAD

BUSINESS

- RETAINED
- SEVERED
- PREVIOUSLY SEVERED PORTION
- HOUSE
- GARAGE
- BARN
- OUT BUILDING



80 m 61 m 54.5 m 36.5 m 60 m 60 m 60 m

100 m 200 m

510 m