

OWNER AND APPLICANT INFORMATION

Name and Contact Information of Owner(s):

James Stuart Simpson 519-657-6496
R.R. # 1, Glencoe, ON N0L 1M0 jssimpsonfs@xplornet.com

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

Name and Contact Information of Agent:

Joseph M. Hentz, Lerners LLP 519-640-6307
53 Front Street West, Strathroy, ON N7G 1X6 jhentz@lerners.ca

Correspondence should be sent to: Owner Applicant Agent

SUBJECT LAND INFORMATION

Municipal Address: 29420 Thamesview Line, Dutton Dunwich

Lot: **Concession:**

Legal Description: Lot 11, Concession 1 Broken Front Dunwich; Lot 11-12 Concession B Broken Front Dunwich; Part Lot 12, Concession A Broken Front Dunwich as in E367095, Dutton/Dunwich

Roll Number:

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

Farm Credit Corporation, 1133 St. George Blvd., Suite 200
Moncton, New Brunswick E1E 4E1

Any easements or restrictive covenants affecting the subject lands:

Frontage(m): 80 m

Depth (m): 120 m

Area (sq.m/ha): 0.72 ha

Existing Uses (include length of time): agricultural

rural residential

Previous Uses: agricultural
rural residential

PROPOSED DEVELOPMENT INFORMATION

Current Official Plan Designation: Agriculture

Current Zoning By-law Classification: Large Lot Agriculture (A3)

Zoning Classification Request: Special Rural Residential (RS) / Special Agricultural (A2)

Describe the purpose of the rezoning of the subject lands that is being requested by this application: to change the zoning of the severed lot from Large Lot Agriculture (A3) to Special Rural Residential (RS)

to change the zoning of the retained lot from Large Lot Agriculture (A3) to Special Agricultural (A2) to prohibit residential uses

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):

to comply with Condition of Consent Application # 27-21

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

one one-storey dwelling
one frame shed

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

none

Existing uses of abutting properties:

North: Agricultural

East: Agricultural

South: Thamesville Line - Agricultural to the south of Thamesville Line

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 X
- Zoning By-law Amendment: Yes _____ No X
- Minor Variance: Yes _____ No X
- Consent/Severance: Yes X No _____ CONCURRENT E 27-21
- Plan of Subdivision: Yes _____ No X
- Site Plan Control: Yes _____ No X

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) THAMESVIEW LINE
- 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.

n/a

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown sand fill around house / stone, recycled cement & A gravel for laneway
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 type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Agricultural Operation including livestock facility or stockyard within 500 m?	<input checked="" type="checkbox"/> Yes <input 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)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Natural Heritage Feature on or within 120 metres of subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Flood Plain?	<input type="checkbox"/> Yes <input 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

horse barn

horse barn

ACKNOWLEDGEMENTS

I/WE, JAMES STUART SIMPSON, 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 3 day of December, ~~November~~, 2021



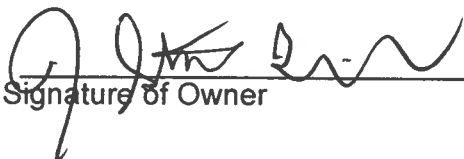
Signature of Applicant
(owner or authorized agent)

AUTHORIZATION (complete only if Owner is not the Applicant)

I/WE, JAMES STUART SIMPSON, hereby authorize Joseph M. Hentz

to act on my behalf regards to the above application.

Dated this 3 day of December, ~~November~~, 2021



Signature of Owner

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

I/WE, JAMES STUART SIMPSON, 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) Dutton

Dated this 3 day of November ~~December~~, 2021


Signature of Commissioner

For Office Use:

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