

## ZONING BY-LAW AMENDMENT

File Number ZNPL2016031  
 Related File Number n/a  
 Pre-consultation Meeting On n/a  
 Application Submitted On Jan 21/16  
 Complete Application On Feb 3/16

Application Fee \_\_\_\_\_  
 Conservation Authority Fee \_\_\_\_\_  
 OSSD Form Provided \_\_\_\_\_  
 Sign Issued \_\_\_\_\_

*Alisha*  
1858-  
n/a NORFOLK COUNTY  
n/a RECEIVED

*Feb 09 2016*

This development application must be typed or printed in ink and completed in full. An incomplete or poorly prepared application may not be accepted and could result in processing delays.

**DEVELOPMENT AND  
CULTURAL SERVICES**

**Property assessment roll number: 3310-493-060-24300**

Check whether this development application is for approval of:

Zoning by-law amendment  
 Lifting holding by-law  
 Temporary use extension

**NORFOLK COUNTY  
RECEIVED**

*JAN 21 2016*

**DEVELOPMENT AND  
CULTURAL SERVICES**

**A. APPLICANT INFORMATION**

Name of Applicant 1 Rick Posavad  
 Address 1991 Old Highway 24, RR #1 Wilsonville  
 Town / Postal Code NOE 1Z0

Phone # 1-519-428-1300  
 Fax # n/a  
 E-mail rickposavad@yahoo.ca

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent M.D. McArthur  
 Address MHN Lawyers LLP, 39 Colborne Street North  
 Town / Postal Code Simcoe

Phone # 1-519-426-6763  
 Fax # 1-519-426-2055  
 E-mail mcarthur@mhnlawyers.com

Name of Owner <sup>2</sup> SCWNS CS applicult  
 Address \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_

Phone # \_\_\_\_\_  
 Fax # \_\_\_\_\_  
 E-mail \_\_\_\_\_

<sup>2</sup> It is the responsibility of the owner or applicant to notify the Planner of any changes in ownership within 30 days of such a change.

Please specify to whom all communications should be sent <sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:

n/a

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*FEB - 2 2016*



NORFOLK COUNTY  
LANGTON ADMINISTRATION BUILDING

Revised 10.2012

NORFOLK COUNTY  
LANGTON ADMINISTRATION BUILDING

*FEB - 5 2016*

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*FEB 04 2016*

**DEVELOPMENT AND  
CULTURAL SERVICES**

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## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Charlottville	Urban Area or Hamlet	Vittoria
Concession Number		Lot Number(s)	
Registered Plan Number	Plan 29B	Lot(s) or Block Number(s)	Lot E Block 17
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	178.2'	Depth (metres/feet)	165'
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	0.68 ac / 2371.03 m <sup>2</sup>
Municipal Civic Address	13 & 15 Lamport Street		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto:NorfolkGIS@norfolkcounty.ca).

Are there any easements or restrictive covenants affecting the subject lands?

Yes  No

If yes, describe the easement or covenant and its effect:

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Does the requested amendment implement an alteration to all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality?

Yes  No

If yes, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

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Does the requested amendment remove the subject land from an area of employment?

Yes  No

If yes, please describe its effect including details of the official plan or official plan amendment that deals with the matter:

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### C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary and include the nature and extent of the amendment requested (if additional space is required, please attach a separate sheet):

Additional use is required for bakery operations and this involves an effective transfer of the current use of the business approximately one block away.

Please explain why the zoning by-law amendment is being requested (if additional space is required, please attach a separate sheet):

Present zoning: IC - Community Institutional

Proposed zoning: IC - Community Institutional with additional uses as a bake shop with accessory retail sales and a cafe also permitted.

Present official plan designation: Hamlet

Explain how the application for zoning by-law amendment conforms to the official plan:

Use is compatible with other nearby activities and zoning in Hamlet of Vittoria and continues the use of the business continuing in another nearby location.

Are the subject lands within an area where zoning with conditions apply?

Yes       No

If yes, please describe how the application conforms to the official plan policies relating to zoning with conditions:  
Current Good Bread Company bakery operation location had a zone change to permit a bakery, etc.

Approximate area of lands affected by the proposed amendment:  
Less than 1 acre

### D. PROPERTY INFORMATION

Present use of the subject lands:  
Vacant. Previously was a church.



**ZONING BY-LAW AMENDMENT**

Proposed use of the subject lands:  
Additional bakery with retail and cafe

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Present use of adjacent properties:  
Community Institutional and residential

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Is there a site specific zone on the subject lands?  
No

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Are there any existing buildings or structures on the subject lands?

Yes       No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

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Church - basement and main floor.

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House - single story

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Are there any buildings or structures proposed to be built on the subject lands?

Yes       No

If yes, please describe the type of building or structure and in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

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Are any existing buildings on the subject lands designated under the Ontario Heritage Act as being architecturally and/or historically significant?

Yes       No

If yes, identify and provide details of the building:

Elevations(except east), roof line and belfry, pilasters with capitals, entablature, windows (exterior); balustrade of the entrance stair, dado, doors, entrance

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The date the subject lands was acquired by the current owner:  
January 2016

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If known, the date existing buildings or structures were constructed on the subject lands:  
1852

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**ZONING BY-LAW AMENDMENT**

If known, the length of time the existing uses have continued on the subject lands:

1852

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**E. PREVIOUS USE OF THE PROPERTY**

Has there been an industrial or commercial use on the subject lands or adjacent lands?

Yes       No       Unknown

If yes, specify the uses:

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Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

Yes       No       Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

Yes       No       Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

Yes       No       Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

Yes       No       Unknown

Provide the information you used to determine the answers to the above questions:

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If you answered yes to any of the above questions, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed.

Is the previous use inventory attached?

Yes       No

**F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS**

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

Yes       No       Unknown

**ZONING BY-LAW AMENDMENT**

If yes, indicate the following information about **each application**:

File number:

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Land it affects:

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Purpose:

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Status/decision:

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Effect on the requested amendment:

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If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

Yes       No

**G. PROVINCIAL POLICY**

Is the requested by-law amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

Yes       No

If no, please explain:

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Are the subject lands within an area of land designated under any provincial plan or plans?

Yes       No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

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**ZONING BY-LAW AMENDMENT**

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (If yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 100m _____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance

**H. SERVICING AND ACCESS**

Indicate what services are available or proposed:

**Water Supply**

Municipal piped water  
 Communal wells  
 Individual wells  
 Other (describe below)

**Sewage Treatment**

Municipal sewers  
 Communal system  
 Septic tank and tile bed  
 Other (describe below)

**Storm Drainage**

Storm sewers  
 Open ditches  
 Other (describe below)

If other, describe:

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Will the requested amendment permit development on a privately owned and operated individual or communal septic system that produces more than 4500 litres of effluent per day as a result of the development being completed?

Yes  No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes  No

Has the existing drainage on the subject lands been altered?

Yes  No



**ZONING BY-LAW AMENDMENT**

Does a legal and adequate outlet for storm drainage exist?

Yes       No       Unknown

Existing or proposed access to subject lands:

Unopened road       Provincial highway  
 Municipal road       Other (describe below)

If other, describe:

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Name of road/street:      Lamport Street

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**I. OTHER INFORMATION**

Is there a time limit that affects the processing of this development application?

Yes       No

If yes, describe:

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Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

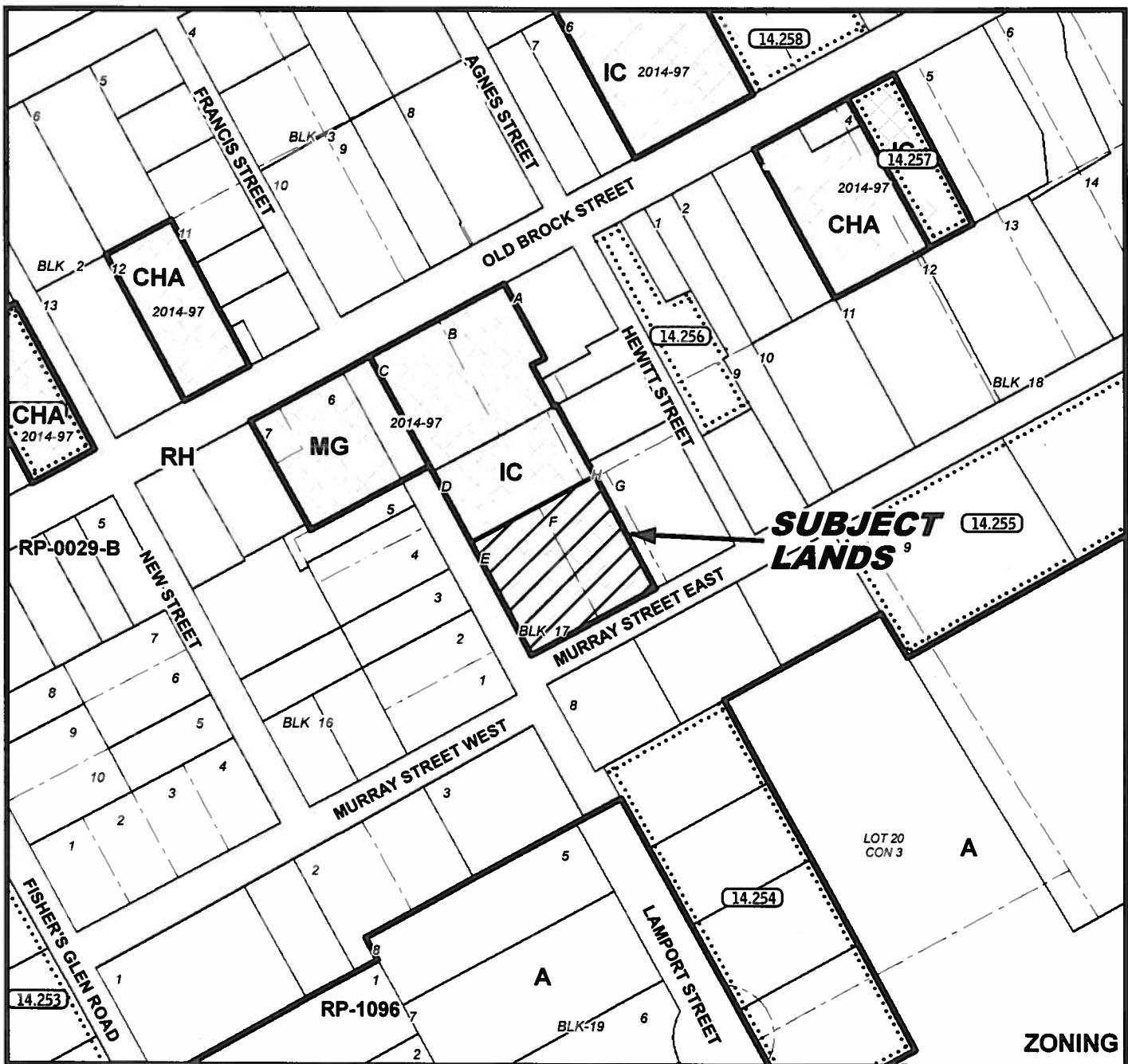
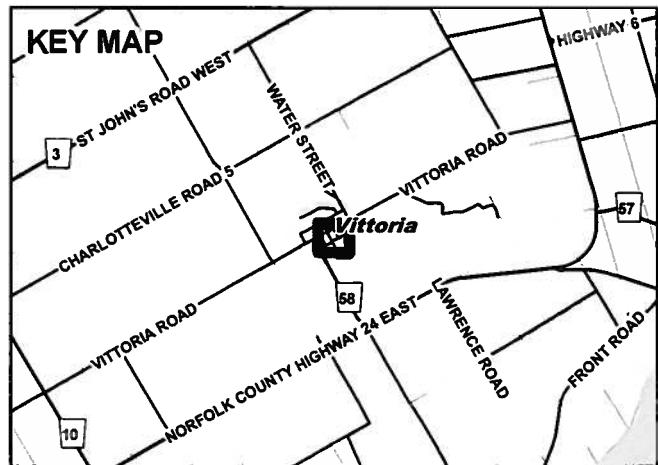
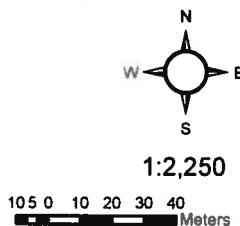
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# MAP 1

File Number: ZNPL2016031  
 Geographic Township of  
**CHARLOTTEVILLE**



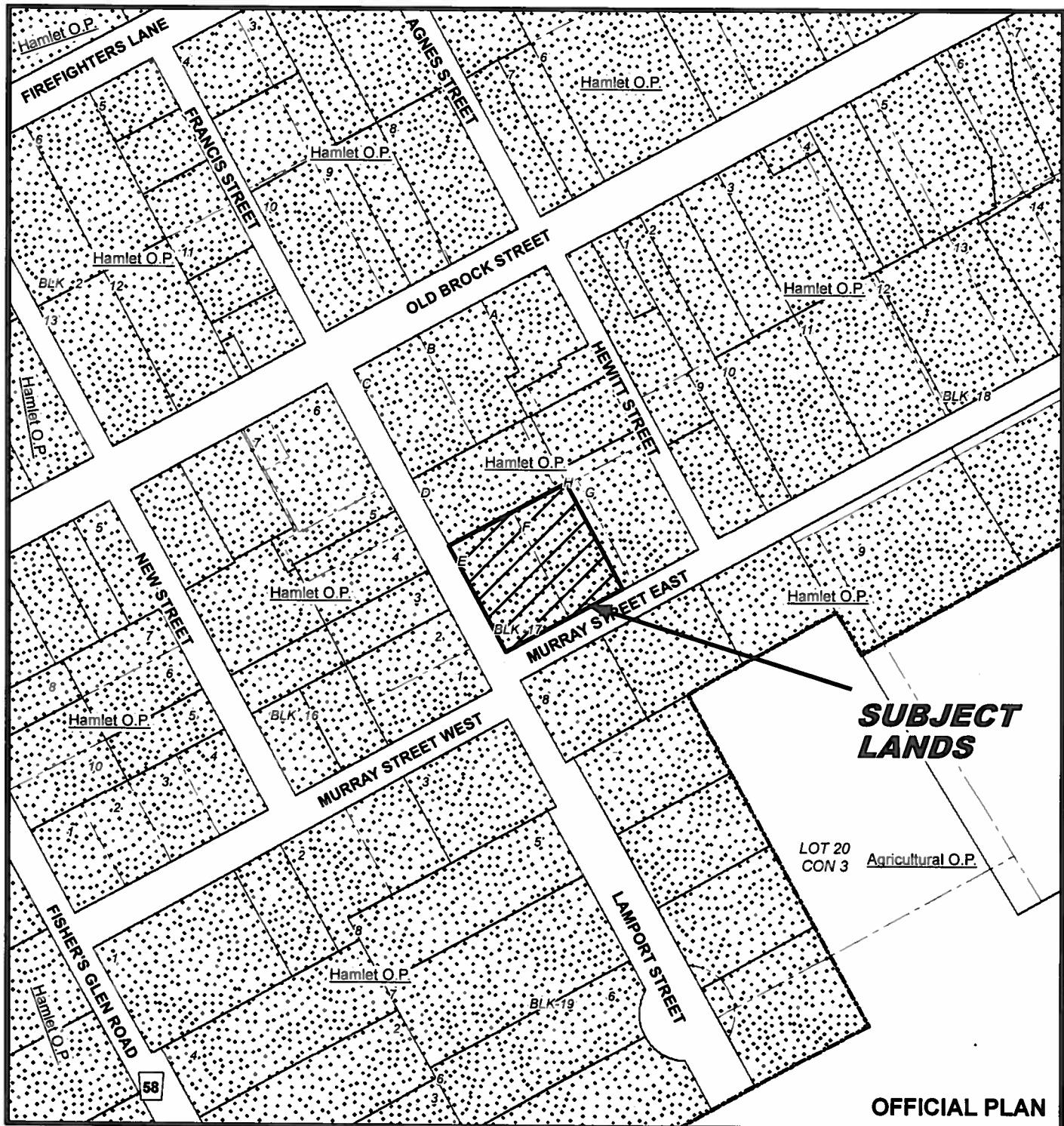
## MAP 2

File Number: ZNPL2016031

Geographic Township of CHARLOTTEVILLE



1:2,250



OFFICIAL PLAN

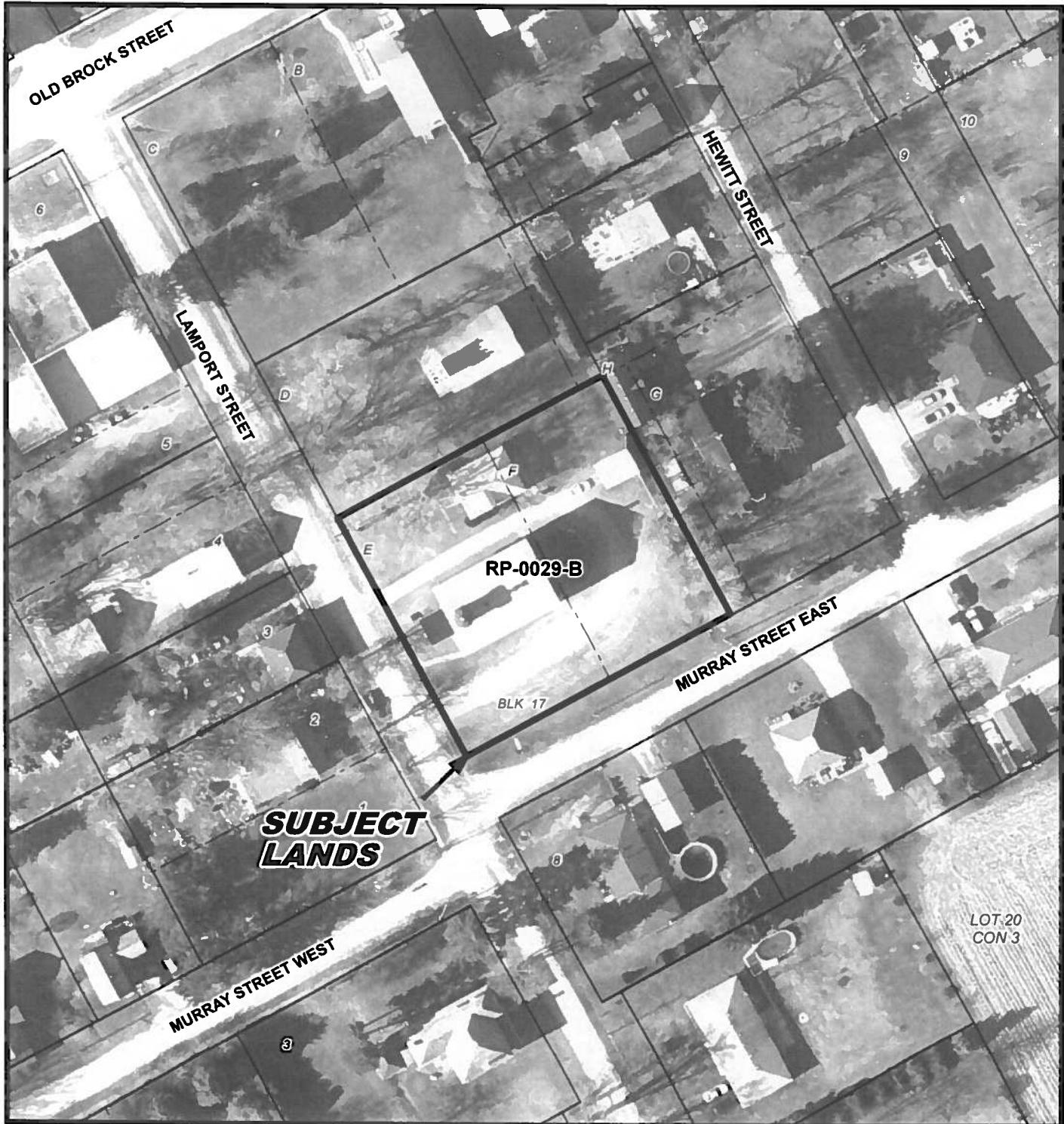
**MAP 3**

**File Number: ZNPL2016031**

**Geographic Township of CHARLOTTEVILLE**



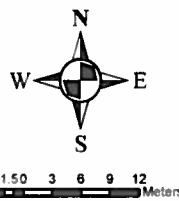
1:1,000



## MAP 4

File Number: ZNPL2016031

Geographic Township of CHARLOTTEVILLE



1:750

