

**ZONING BY-LAW AMENDMENT**

File Number	<u>ZNPL2016073</u>	Application Fee	<u>✓</u>
Related File Number	<u>BNPL2015165/BNPL2015179</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting On	<u>March 18/2016</u>	OSSD Form Provided	<u>✓</u>
Application Submitted On	<u>March 31/2016</u>	Sign Issued	<u>✓</u>
Complete Application On	<u>March 31/2016</u>		<u>KR.</u>

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

**Property assessment roll number: 3310 402 010 04100**

Check whether this development application is for approval of:

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

**A. APPLICANT INFORMATION**

2438415 Ontario Limited (Kent Rapley) &

Name of Applicant <sup>1</sup>	<u>Boompay Inc.(Kevin Haywood)</u>	Phone #	<u>1-519-428-4650</u>
Address	<u>173 Hillcrest Road</u>	Fax #	<u>n/a</u>
Town / Postal Code	<u>Simcoe</u>	E-mail	<u>kent@kwic.com</u>

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

Name of Agent	<u>M. D. McArthur</u>	Phone #	<u>1-519-426-6763</u>
Address	<u>39 Colborne Street North, P.O. Box 528</u>	Fax #	<u>1-519-426-2055</u>
Town / Postal Code	<u>Simcoe, Ont. N3Y 3T8</u>	E-mail	<u>mcarthur@mhnlawyers.com</u>

Name of Owner <sup>2</sup>	<u></u>	Phone #	<u></u>
Address	<u></u>	Fax #	<u></u>
Town / Postal Code	<u></u>	E-mail	<u></u>

<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 ☒ xxx 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:  
Not Applicable

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>Woodhouse</u>	Urban Area or Hamlet	<u>Hillcrest</u>
Concession Number	<u>Gore</u>	Lot Number(s)	<u>18</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>155.56 m</u>	Depth (metres/feet)	<u>76.32 m (northerly) 78.78 m (south)</u>
Width (metres/feet)	<u>168.57 m (east)</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>Approx. 3.21 acres</u>
Municipal Civic Address	<u>173 Hillcrest Road, Simcoe</u>		

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      xxx 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      xxx 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      xxx 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):

Severance application has been approved to create 2 parcels subject to zoning approval as follow:

1) Part 1 - Northerly part is to be continued to be used primarily for warehousing, storage, data processing and telecommunications of expanding business known as KWIC Internet along with other associated and compatible uses;

2) Part 2 - Southerly part to be continued as office and related associated uses.

Adjacent boundary adjustment of .25 acres has likewise been granted subject to zoning approval(Part 3).

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

Please refer to attached Planning Justification Report

Present zoning:

Institutional IC

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Proposed zoning:

Please refer to attached Planning Justification Report and draft Bylaw attached

Present official plan designation:

Agricultural.

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

Conformity might also occur if and when the area is brought within Hamlet designation

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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:

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Approximate area of lands affected by the proposed amendment:

3.21 acres approximately

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## D. PROPERTY INFORMATION

Present use of the subject lands:

Institutional – IC

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Proposed use of the subject lands:

Please refer to attached Planning Justification Report

Present use of adjacent properties:

Agricultural

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Is there a site specific zone on the subject lands?

Not Applicable

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

xxx 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:

See sketch attached involving depiction of Part 1 and Part 2

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

☐ Yes xxx 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:

Part 1 – new well to be added and septic bed configured.

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Part 2 – new septic bed to be added

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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:

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

Owned since the 1920's by successive school boards until transferred to current owners recently in 2015

## ZONING BY-LAW AMENDMENT

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

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

At least 25 + years.

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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?

xxx Yes                      No                      ☐ Unknown

If yes, specify the uses:

As per IC zoning

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

☐ Yes                      xxx No                      ☐ Unknown

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

☐ Yes                      xxx No                      ☐ Unknown

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

☐ Yes                      xxx No                      ☐ Unknown

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

☐ Yes                      xxx 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                      Not Applicable

### 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                      xxx 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*?

xxx 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 xxx 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   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Wooded area	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Municipal landfill	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes   x   No	x   Yes <input type="checkbox"/> No   100m distance
Floodplain	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Active railway line	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Erosion	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes   x   No	<input type="checkbox"/> Yes   x   No   ____ distance

## H. SERVICING AND ACCESS

Indicate what services are available or proposed:

### Water Supply

- ☐ Municipal piped water  
☐ Communal wells  
x   Individual wells  
☐ Other (describe below)

### Sewage Treatment

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

### Storm Drainage

- ☐ Storm sewers  
x   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   x   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   x   No

Has the existing drainage on the subject lands been altered?

☐ Yes   x   No

**ZONING BY-LAW AMENDMENT**

Does a legal and adequate outlet for storm drainage exist?

☐ Yes      ☐ No      x Unknown

Existing or proposed access to subject lands:

☐ Unopened road      ☐ Provincial highway  
x Municipal road      ☐ Other (describe below)

If other, describe:

Name of road/street:

Hillcrest Road and Regional Road 1(West Street)

**I. OTHER INFORMATION**

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

Yes      x No

If yes, describe:

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.

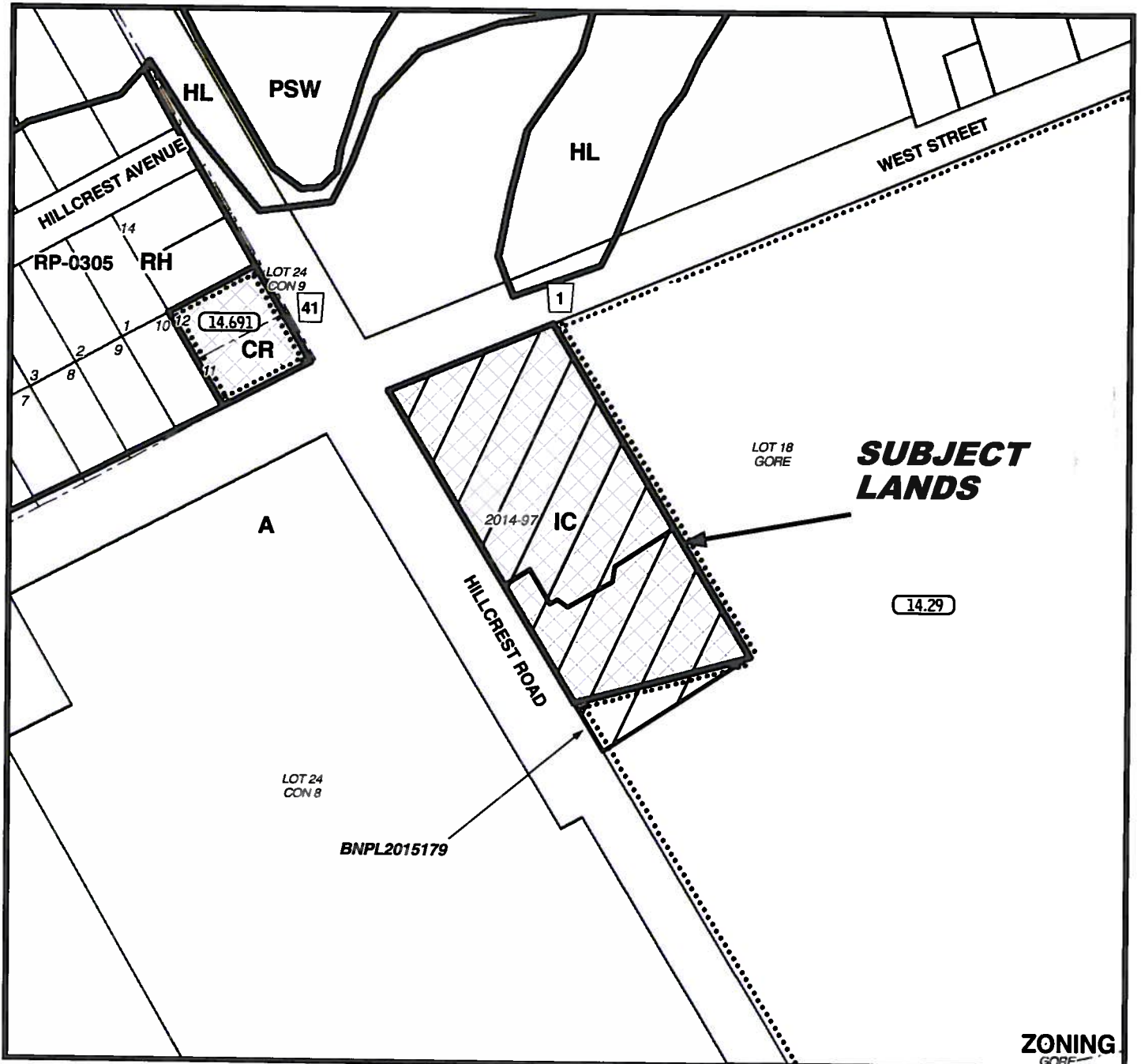
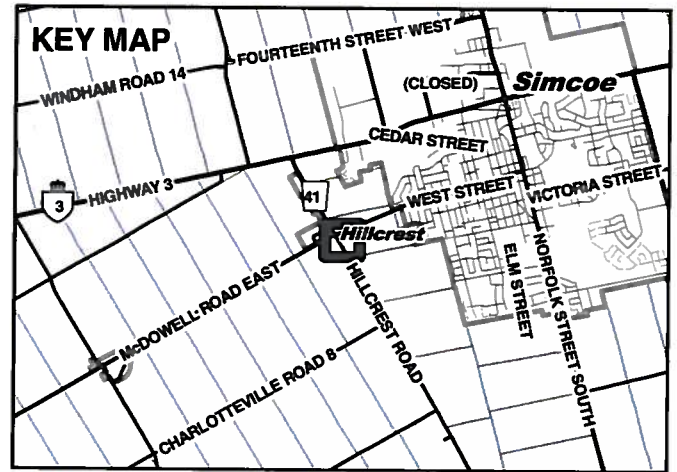
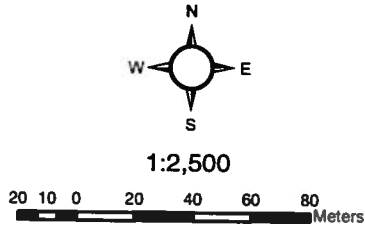
We are also requesting and supporting as a part of the Official Plan review, that this property be included in the Hamlet designation during the upcoming review as are the associated lands in to the northeast in the Hillcrest Hamlet currently designated.



# MAP 1

File Number: ZNPL2016073

Geographic Township of  
**WOODHOUSE**



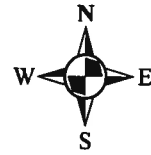
**ZONING**  
GORE

22/04/2016

## MAP 2

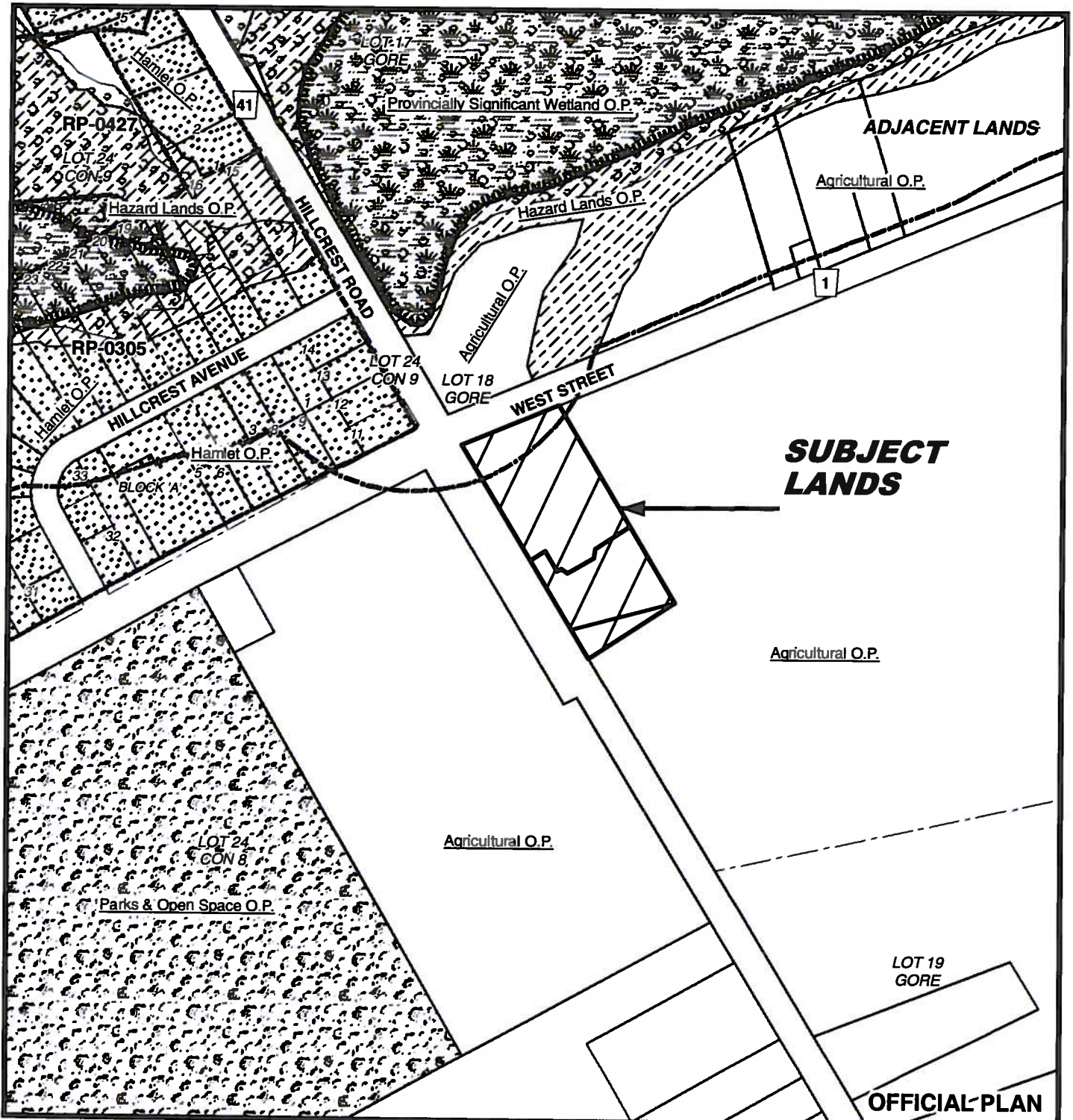
File Number: ZNPL2016073

Geographic Township of WOODHOUSE



100 10 20 30 40  
Meters

1:4,000





# MAP 3

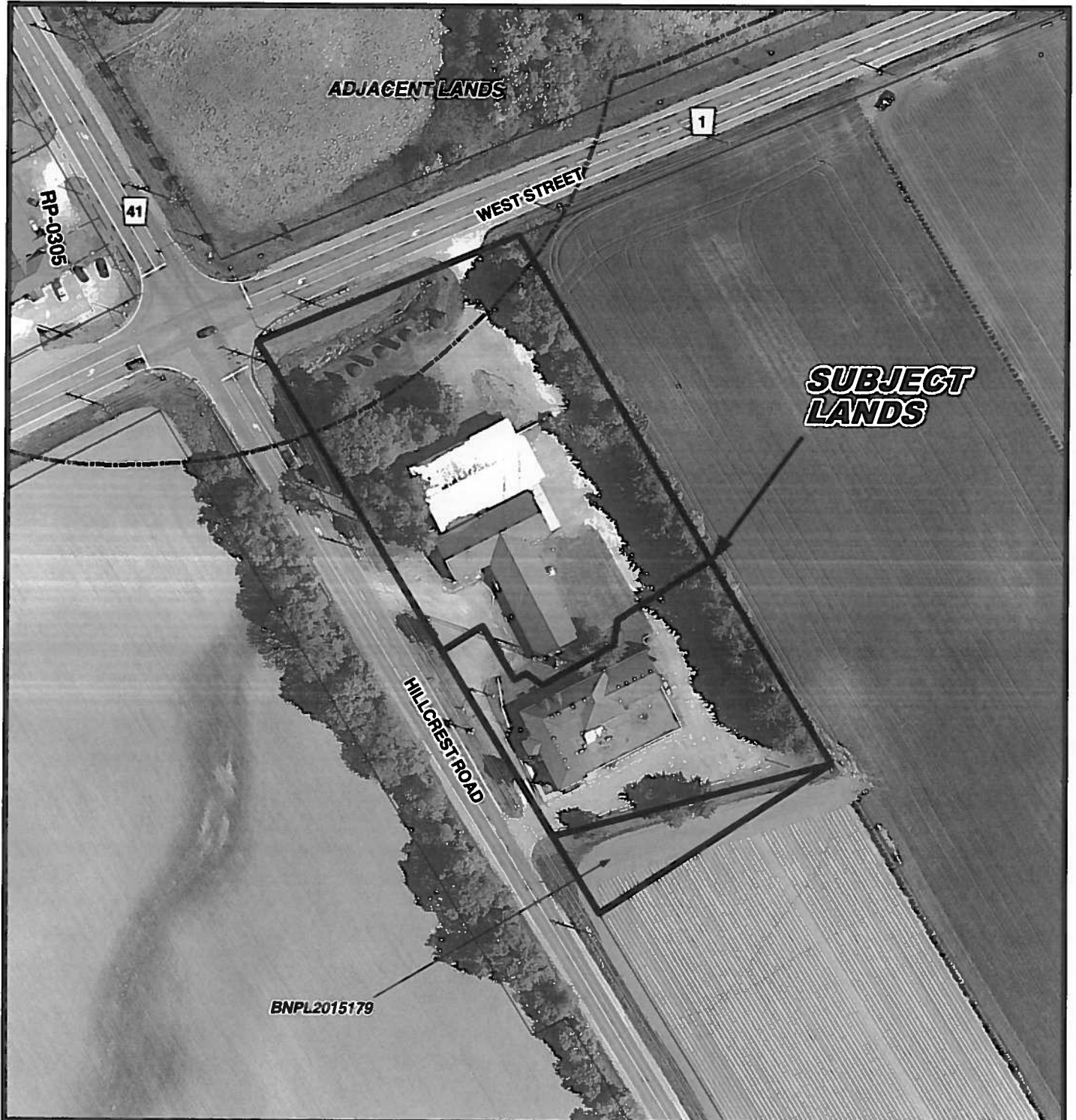
File Number: ZNPL2016073

Geographic Township of WOODHOUSE



6 3 0 6 12 18 24 Meters

1:1,500



# MAP 4

File Number: ZNPL2016073

Geographic Township of WOODHOUSE



4 2 0 4 8 12 16 Meters

1:1,000

