



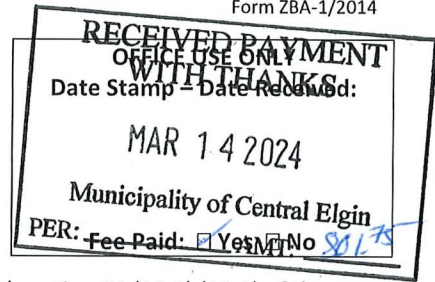
THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW AMENDMENT APPLICATION

Form ZBA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsections (10.1) and (10.2) of Section 34 and any fee under Section 69(1) of the Planning Act), the application will be deemed incomplete and the time periods referred to in sections 34(10.7) and 34(11) of the Act will not begin. Please ensure your submission includes:



- The completed application form and declarations as required under subsection 34 (10.1) (10.2) of the Planning Act.
1 digital copy of sketch/plan showing EXISTING and PROPOSED building(s) and structure(s) on subject lands, where applicable.
Application Fee made payable to "The Municipality of Central Elgin". Application Fee amount: \$ 801.75
A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 7, if the Owner is not filing the application.
Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

Coverletter explains the concurrent submission of a consent for severance (lot addition) and subsequent ZBA

About Pre-Consultation

Prior to submitting this application for a Zoning By-law Amendment to the Municipality of Central Elgin, a proponent is required to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application. Has pre-consultation occurred?: [X] Yes [] No

Date of Pre-Consultation: June 19, 2023

Staff Contact: Kevin McClure

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO: Central Elgin Planning Office Telephone: 519-633-2560 9 Mondamin Street, St. Thomas, Ontario N5P 2T9 Facsimile: 519-633-6581

Personal information is collected under the authority of the Planning Act and will be used only for the purposes of considering and reviewing your application.



THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW AMENDMENT APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for an amendment to the Zoning By-law.

1. Name of applicant: Adam and Valerie Dukelow and Dukelow Medicine
Address: 380 Edith Cavell Boulevard, Port Stanley, N5L 1E6
Telephone (home): 519-852-2641 (cell) (business) 226-658-1176 (home)
E-Mail: dukeemerg@gmail.com and valdukelow@rogers.com

2. Is the applicant the owner of the land? Yes No If no, please provide:
Name of owner: _____
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____
Date Lands Acquired: _____

3. Name of Agent (if any): Stephen Cornwell per Cyril J. Demeyere Limited
Address: 261 Broadway, Tillsonburg, N4G 4H8
Telephone: (home): (226) 888-9911 (business) (519) 688-1000
E-Mail: tbenjamins@cjd leng.com

4. Location of Property ("subject lands"):
Registered Plan No.: 117 Lot No.(s): part of Lot 1 and part of lot 25
Concession No.: _____ Lot No.(s): _____
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: 380,382 and 382A Edith Cavell Boulevard, Port Stanley

5. Name and address of mortgagee, holders of charges, or other encumbrances:
CIBC 1960 Hyde Park Road in London, Ontario N6H5L9

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Residential and Dynamic Beach
Explain how this application conforms to the Official Plan (add additional pages if necessary):
The existing residential use meets the policies of the Official plan and is not proposed to be changed.

7. Current applicable Zoning By-law: Village of Port Stanley Bylaw #1507
Current applicable zone: R1, R-76, OS3, and DBS

8. What is the present use(s) of the subject lands? residential

How long has this use(s) continued on the subject lands? 100+ years

9. What is the proposed use(s) of the subject lands? Residential

Nature and extent of rezoning requested: To reduce minimum side yard setbacks and increase the maximum floor area for an additional residential unit.

Reason(s) for the requested rezoning: To recognize deficiencies related to a proposed conveyance.

10. Dimensions of the subject lands:
Frontage (m): 19 m on Edith Cavell Boulevard Street/Road/Highway
Depth (m): 152 m
Area (m²): 0.38 ha

11. Access to the subject lands is provided by:
 A Provincial highway or municipal road that is maintained year-round or other public road;
 A right of way; or
 By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

12. Is the purpose of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? Yes No If Yes, please provide details of the official plan or official plan amendment that deals with the matter:

13. Is the purpose of this application to remove land from an area of employment? Yes No
If Yes, please provide details of the official plan or official plan amendment that deals with the matter:

14. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

	380	382	382A
<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	Cottage,	Cottage,	Cottage
Length (m):	Varies,	Varies,	Varies
Width (m):	Varies,	Varies,	Varies
Height (m):	2 Storey,	1 Storey,	1 Storey
No. of storeys:	2 Storey,	1 Storey,	1 Storey
Ground floor area (m ²):	138.42 square metres,	83.07 square metres,	117.78 square metres
Gross floor area (m ²):	N.A.		
Parking area (m ²):	+/- 361 square metres,	+/- 168 square metres,	+/- 168 square metres(shared)
Setback, front lot line (m):	37.01m,	27.43m,	1.01m
Setback, rear lot line (m):	+/- 90m,	+/- 105m,	+/-81m
Setback, side lot line (m):	1.15m(west)	0.40m(west)	1.13m(west)
Setback, side lot line (m):	2.53m(east)	+/-18m(east)	1.73m(east)
Date constructed:	2019,	unknown,	unknown,

	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
<u>PROPOSED</u>			
Building type:	_____	_____	_____
Length (m):	_____	_____	_____
Width (m):	_____	_____	_____
Height (m):	_____	_____	_____
No. of storeys:	_____	_____	_____
Ground floor area (m ²):	_____	_____	_____
Gross floor area (m ²):	_____	_____	_____
Parking area (m ²):	_____	_____	_____
Setback, front lot line (m):	_____	_____	_____
Setback, rear lot line (m):	_____	_____	_____
Setback, side lot line (m):	_____	_____	_____
Setback, side lot line (m):	_____	_____	_____

15. Potable water will be supplied to the subject lands through:

- Publicly owned and operated piped water system.
- Privately owned and operated individual or communal well.
- Lake or other water body.
- Other means. Explain: _____

16. Sewage disposal will be supplied to the subject lands through:

- Publicly owned and operated sanitary sewage system.
- Privately owned and operated individual or communal septic system.
- A privy.
- Other means. Explain: _____

17. If sanitary sewage disposal is to be supplied through a privately owned and operated individual or communal septic system, and more than 4500 litres of effluent will be produced per day as a result, the following reports must be provided with this application:

- A servicing options report; and
- A hydrogeological report.

18. Storm drainage will be supplied to the subject lands through:

- Publicly owned and operated storm sewer system.
- Privately owned and operated storm sewer system.
- Ditches and swales.
- Other means. Explain: infiltration

19. Has the subject lands ever been the subject of any of the following matters under the Planning Act:

- (a) For approval of a plan of subdivision under Section 51. Yes No
File No.: _____ Status: _____
- (b) For approval of a consent under Section 53. Yes No
File No.: _____ Status: _____
- (c) For approval of zoning under Section 34. Yes No
File No.: Rezoning for 382a in 2019 Status: Approved
- (d) A Minister's Zoning Order under Section 47. Yes No
O. Reg. No.: _____ Status: _____

20. Is this application for a zoning by-law amendment consistent with policy statements issued under Section 3(1) of the Planning Act? Yes No Explain: _____
PPS Section 1.1.1. _____

21. Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?

- Yes No Unknown If yes, specify the use(s): _____

	Yes	No	Unknown
Has the grading of the subject land been changed by adding earth or other material(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has a gas station been located on the subject land or adjacent land at any time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

What information did you use to determine the answers to the above questions on former uses? Information provided from Owner.

(i) If Yes to any of the above, an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed. Is the inventory of previous uses attached? Yes No
If the inventory is not attached, why not? _____

(ii) If Yes to any of the above, was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed? Yes No
If no, why not? Explain on a separate page, if necessary. _____

22. This application must be accompanied by a digital sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
 - ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it; and
 - (ii) in the applicant's opinion, may affect the application.
 - ✓ The current uses of land that is adjacent to the subject land;
 - ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
 - ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
 - ✓ The location and nature of any easement affecting the subject land.
23. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$801.75**.

PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"

DECLARATION:

I, Stephen Cornwell of the City of Woodstock
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, 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 and by virtue of the Canada Evidence Act.

Declared before me at the
Town of Tiltsburg
In the County of Oxford
this 12th
day of March A.D. 2024
Karla Cyr
A Commissioner, etc.

[Signature]
Signature of Owner or Authorized Agent


Karla Suzanne Cyr, a Commissioner, etc.,
Province of Ontario,
for Cyril J. Demeyere Limited.
Expires March 21, 2025.

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) Adam and Valerie Dukelow and Dukelow Medicine, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize CJDL - (Stephen Cornwell) to prepare and submit an Application for a Zoning By-law Amendment.



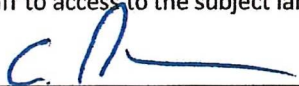
Signature
01 03 2024
Day Month Year

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation. and Dukelow Medicine

In submitting this development application and supporting documentation, I Adam and Valerie Dukelow (please print name) the Owner Applicant Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.



Signature 01 02 2024
Day Month Year