



Municipality of  
**Dutton Dunwich**

## **APPLICATION FOR ZONING BY-LAW AMENDMENT**

**APPLICATION FEE:** \$1,500 or \$2,300 if a condition of a consent application or deposit) if for a temporary use plus \$200 (LTVCA) made payable to the 'Municipality of Dutton Dunwich'.

### **INSTRUCTIONS**

Include the following when submitting this form: deed or offer to Purchase, sketch plan of survey of the subject land, conceptual site plan and any other documents required for the development proposal. Provide as much information as possible, conceptual or draft. One hard copy and one PDF copy are required.

Read and complete the form in full, sign and date. Submit this application form, fee, and required information, document, and/or drawings to Planning, Municipality of Dutton Dunwich, [planning@duttondunwich.on.ca](mailto:planning@duttondunwich.on.ca), 199 Currie Road, Dutton, ON, N0L 1 2204.

### **APPLICATION PROCESS**

Pre-application consultation with the Municipal Planner is mandatory per By-law 1. The Municipal Planner will assist you in determining what information and materials will be required to deem the application complete.

The application is reviewed to ensure all prescribed and required information and documents have been submitted. Administration reserves the right to request additional information. Within 10 days of the receipt of the application, the applicant or agent will be notified in writing if the application is deemed incomplete or complete.

A Notice of the Hearing will be mailed to the applicant, various public agencies and the owner of land within 120 metres of the subject site, not less than 20 days prior to the date the application is to be heard. A sign will also be sent to the applicant prior to the date the application is heard. The sign is to be placed on the land subject to the application at least 10 days prior to the hearing date and is to remain in place until the hearing has been held. The sign is to be placed at the center of the subject parcel, facing the public road and as close as possible to the property line.

**OWNER AND APPLICANT INFORMATION**

Name and Contact Information of Owner(s): waynoorfarm@aol.com

owner W. WOOLLS Farms Inc  
contact WAGNE WOOLLS 31395 TALBOT LINE  
IOWA Station ON NOL IPO 5192818483

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

Name and Contact Information of Agent: None

Correspondence should be sent to: Owner Applicant

**SUBJECT LAND INFORMATION**

Municipal Address: 31395 TALBOT LINE

Lot: P+1920 Concession: 8 and RP 11R7877 Part 1 and RP  
11R8217 Parts 1 and 3 148.62 acres

Legal Description:

Roll Number: 3429 000 008 05600 0000

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

None

Any easements or restrictive covenants affecting the subject lands:

None

Frontage(m): 99

Depth (m): 75

Area (sq.m/ha):

7425 ha

Existing Uses (include length of time):

Residence + Shed - Over 50 Years

Previous Uses:

House was Here For many Years

### PROPOSED DEVELOPMENT INFORMATION

Current Official Plan Designation: \_\_\_\_\_

Ag

Current Zoning By-law Classification: \_\_\_\_\_

A2-9 A3

Zoning Classification Request: \_\_\_\_\_

RS A2

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

Sever OF Excess House (surplus dwelling lot)

Explain why the rezoning is being requested and how it conforms to the Provincial and the Official Plan (County of Elgin and Dutton Dunwich):

I have 2 Horses on the Farm + ~~and~~ I only need 1 Horse, I Plan to move to main Farm

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

↓  
3

House Shed + Storage Building

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

0

Existing uses of abutting properties:

North: TALMOT Line - Road

East: - Farm Land

South: - Farm Land } CROPPING

West: Farm Land

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

- Official Plan Amendment: Yes \_\_\_ No
- Zoning By-law Amendment: Yes \_\_\_ No
- Minor Variance: Yes \_\_\_ No
- Consent/Severance: Yes X - E/24/22 No XXX
- Plan of Subdivision: Yes \_\_\_ No
- Site Plan Control: Yes \_\_\_ No

### 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)
- 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 year-round.

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## 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 __ Ur
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 __ Ur
Has there been petroleum or other fuel stored on the subject land or adjacent lands?	__Yes <input checked="" type="checkbox"/> No __ Ur
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 __ Ur
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 __ Ur
Agricultural Operation including livestock facility or stockyard within 500 m?	<input checked="" type="checkbox"/> Yes __ No __ Ur
Have the lands or adjacent lands ever been used as a weapons firing range?	__Yes <input checked="" type="checkbox"/> No __ Ur
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 __ Ur
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 __ Ur
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 __ Ur
Industrial or Commercial Use (specify users)?	__Yes <input checked="" type="checkbox"/> No __ Ur

**ACKNOWLEDGEMENTS**

I/WE, WAYNE MORLON, solemnly declare that all statements c in this application are true, and I/We make this solemn declaration conscientiously it to be true, and knowing that it is of the same force and effect as if made under by virtue of the Canada Evidence Act.

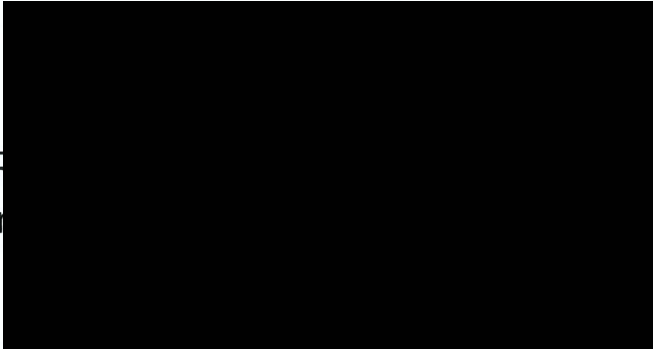
I/WE acknowledge that receipt of this application does not guarantee it to be a application.

I/WE hereby authorize staff of the Municipality of Dutton Dunwich to enter upon the lands and premises described in the application form for the purpose of evaluating th of this application.

I/WE shall assume responsibility for all costs related to the said application and un and agree that the payment of said costs shall be a condition of this signed applicat also agree to accept all costs as rendered.

I/WE further acknowledge that pursuant to the provisions of the Planning Act Municipal Freedom of Information and Protection of Privacy Act, this application material and information provided with this application are made available to the p

Dated this 10 day of JANUARY, 2024

Sign \_\_\_\_\_  
(own \_\_\_\_\_  


**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 \_\_\_\_\_,

## SKETCH INSTRUCTIONS

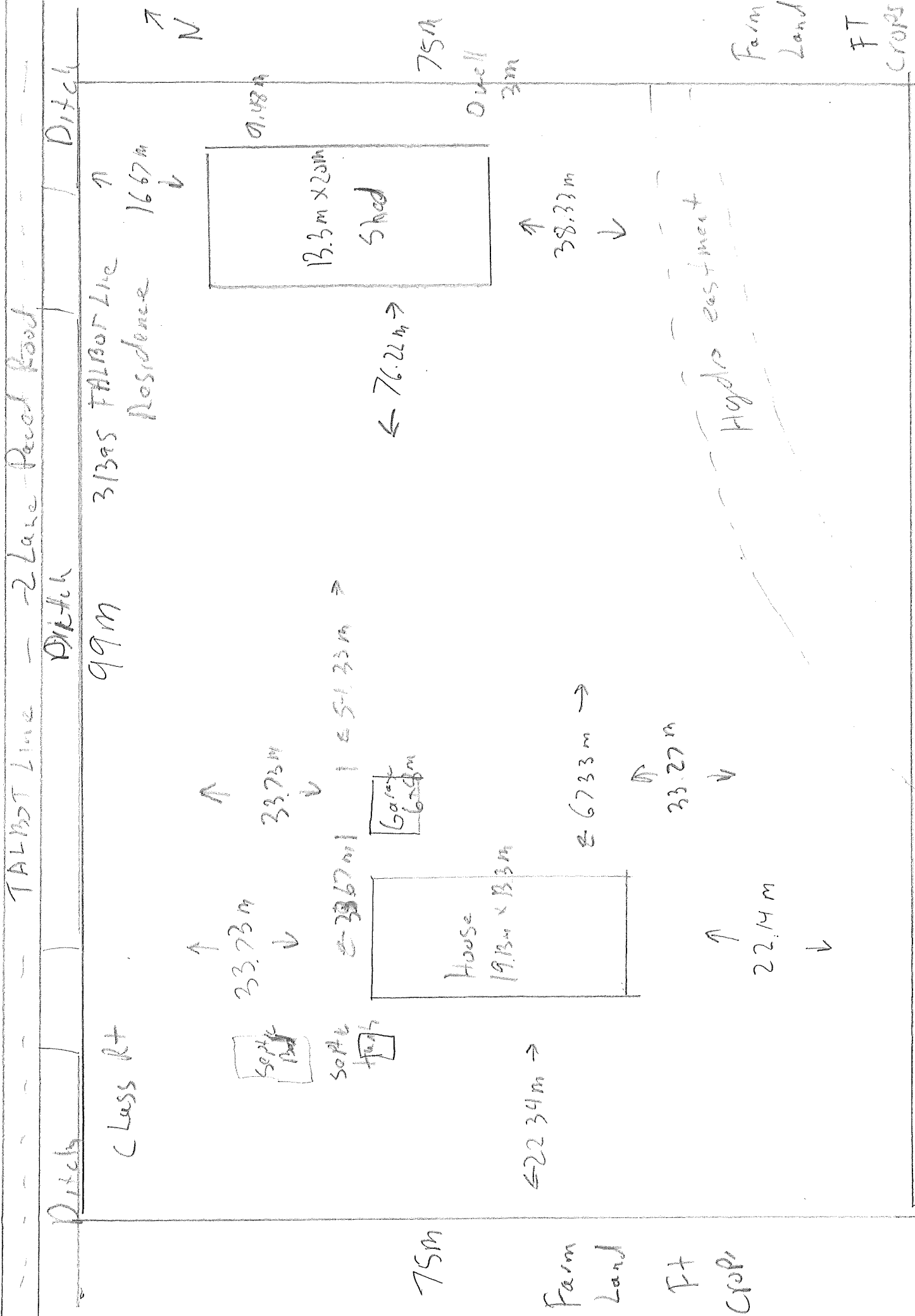
Attach a sketch showing, in metric units:

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 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 railways, roads, watercourses, drainage ditches, banks of rivers or streams, wooded areas, wells and septic tanks) that are located on the subject 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 whether it is an unopened road allowance, a public travelled road, a private road or of way;
6. if access to the subject land will be water only, the location of the parking facilities to be used; and *None*
7. the location and nature of any easement affecting the subject land.

*Hydro One*



MAP OF 31395 TALBOT LINE



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

I/WE, WAYNE WORLCO, 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 Dunwich

Dated this 10<sup>th</sup> day of January, 2024.



TRACY JOHNSON, Treasurer,  
Corporation of the Municipality  
of Dutton Dunwich, Commissioner  
for taking Affidavits, County of Elgin.

For Office Use:

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