



**TOWNSHIP OF WOOLWICH
ZONE CHANGE
APPLICATION FORM**

ENGINEERING & PLANNING SERVICES
PHONE: 519-669-1647 / 519-664-2613
FAX: 519-669-4669
 P.O Box 158
 24 Church Street West
 Elmira, ON N3B 2Z6

Pursuant to Section 34 of the Planning Act, R.S.O. 1990 c.p. 13, I/We hereby submit an application for amendment to Zoning By-law 55-86, as amended, of the Township of Woolwich in respect of the lands hereinafter described.

1. Applicant Information:

- a) Registered Owner: Hunder Development Ltd. Telephone#: 519-664-3528
 Mailing Address: c/o Bob Hunsberger RR #1 Breslau, Ont Postal Code: NOB 1M0
 Email address: _____
- b) Authorized Agent: David Sisco, IBI Group Telephone#: 519-745-9455
 Mailing Address: 379 Queen Street South, Kitchener, Ont Postal Code: N2G 1W6
 Email address: david.sisco@ibigroup.com

2. Date of Application to Township: April 8th, 2009

3. Name and address of any mortgagees, charges or other encumbrances of the subject lands.
none

4. Regional Official Policies Plan Designation: Policy 5.1 Agriculture and Policy 5.3 Mineral Aggregates
 Township Official Plan Designation: rural land use and mineral aggregate resource area (same as ROPP)
 Explanation of how the use conforms to the necessary Official Plans (can be provided in a separate planning report: Provided in Planning Report (enclosed in this submission))

5. Existing Zoning: Zone A - Agricultural

6. Nature and extent of the re-zoning requested: boundary.
All the lands both north and south of Hunsberger Road to be rezoned from Agriculture (A) to Extractive (E) with an extension to the permitted uses to permit the importation of clean material only, for the purpose of backfilling sideslopes. In addition to above, that the Phase I extraction area to have an extension out of the permitted uses to permit the importation and processing of recycling material, to be limited to concrete and asphalt.

7. Reason zoning is being requested: Zoning is being requested to permit the proposed use of Extraction. Further detail provided in Planning Report (Section 6.3)

8. Is the subject land within an area where density or height requirements are in place, if so explain?
No. No additional densities or building heights are proposed.

9. Location of Subject Land:
 a) Municipal Address: 1091 Hunsberger Road, Township of Woolwich, Ontario
Part of 128 Katherine Street South, Township of Woolwich, Ontario
 b) Legal Description (as applicable):
Part Lot 5 and 6 East of Grand River. Registered Plan No./Part(s): _____
Tract/Concession: Broken Front Concession, Crook's Tract Lot No.: _____
Township of Woolwich, Region of Waterloo

10. Detail Description of Subject Land
 Frontage 1403 metres; Depth 1233 metres; Area 166.6ha (sq. metres or hectares)
 Total Property Area 1178 metres 741.7 metres 88.3 ha
 Total Licensed Area _____
More detailed description about land use sizes in Planning Report (attached)

11. a) Is the application to implement an alteration to the settlement boundary? Yes or No
 b) If so, provide details of Official Plan (amendment) policies that deals with this matter? _____

12. a) Is the application to remove land from an area of employment? Yes or No
 b) If so, provide details on that Official Plan (amendment) policies that deal with this matter? _____

13. a) Is the property within an area where special zoning conditions may apply: Yes or No

b) If so, explain how the application conforms to those special Official Plan policies: _____

14. a) Access to the property will be via (e.g. Regional Road, Municipal Road, Provincial Highway, Right-of Way, or by water): Main access via Katherine Street South (Municipal Road)

b) Is access maintained seasonally or year round: year round

15. If access to the property is by water only, will parking and docking be used? Provide details of these facilities from nearest public road etc.: N/A

16. Existing Use of the property: Agricultural

17. Are there Existing and Proposed Buildings and Structures on the property? Yes or No
Existing

18. Description of ALL buildings or structures on the subject property:

Building Reference on Sketch	Building type	Height (metres)	Size (metres)	Use	Front yard setback (metres)	Rear yard setback (metres)	Side yard setbacks (metres)	Date constructed
A	Dwelling	Approx 8m	226 sq.m	Residential	44.0m	269.6m	East 323.2m West 1082.3m	Approx. 1930
B	Farm Storage Building	Approx 15m	1173 sq.m	Farm Storage	54.1m	246.5m	East 387.9m West 974.7m	unknown
C	Farm Building	Approx 10m	1195 sq.m	Farm Building	98.7m	189.3m	East 405.7m West 966.2m	unknown
D	Pig Barn	Approx 5m	1021 sq.m	Pig Barn	108.7m	200.6m	East 479.1m West 830.1m	unknown
E	Farm Building	Approx 10m	103 sq.m	Farm Storage	92.8m	229.6m	East 391.2m West 1013.7m	unknown
F	Farm Building	Approx 3.5m	171 sq.m	Farm Storage	92.5m	229.5m	East 342.8m West 1054.8m	unknown

NOTE: ALL BUILDINGS WITHIN ZONE CHANGE LOCATED ON HUNSBERGER PROPERTY AND MEASURED TO HUNSBERGER PROPERTY LOT LINES.

NOTE: all buildings should be noted on the attached site plan showing setbacks from lot lines.

19. Proposed use of the subject land: Extractive use with special zoning provisions as listed above.

20. Are any new buildings or structures proposed? Yes or No

21. If the answer to Question 20. is yes, for each building and/or structure proposed provide the following information:

Building type	Height (metres)	Size (metres)	Use	Front yard setback (metres)	Rear yard setback (metres)	Side yard setbacks (metres)
NO PROPOSED BUILDINGS OR STRUCTURES						

Hunsberger Farm: 1948

22. a) Date current owner acquired the property: Snyder Farm: 1965

b) Length of Time Existing Use Has Continued: Since obtaining property

23. Type of water supply (check appropriate space)

provided	proposed
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

- Municipally-owned & operated piped water supply
- Lake, stream, river
- Well - private
- Well - communal
- Other (specify)

24. Type of sewage disposal:

provided	proposed
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

- Municipally-owned & operated sanitary sewers
- Septic Tank
- Pit Privy
- Other (specify)

25. For an application on privately owned or communal septic systems where more than 4500 litres of effluent would be produced per day on the property as a result of the development the following reports are required.

- a) a servicing options report – attached Yes or No
b) a hydrogeological report – attached Yes or No

26. Type of storm drainage provided/ proposed:

- | | | |
|-------------------------------------|-------------------------------------|---------|
| provided | proposed | |
| <input type="checkbox"/> | <input type="checkbox"/> | Sewers |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ditches |
| <input type="checkbox"/> | <input type="checkbox"/> | Other |

27. If known, has the property ever been subject to:

- a) an application for a plan of subdivision, or consent? Yes or No
If yes, application number and status of the application? _____
b) an application for zone change (Section 34 of the Act) Yes or No
If yes, application number and status of the application? _____
c) a Minister's Zoning Order? Yes or No
If yes, the Ontario Regulation Number for the same? _____

28. Provide a sketch, in metric units, showing:

- a) the boundaries and dimensions of the subject land;
b) the location, size, and type of all existing and proposed buildings and structures on the subject land, indicating the distance from the front lot line, rear lot line, and side lot lines;
c) approximate location of natural and artificial features (e.g., buildings, railways, roads, watercourses, drainage ditches, banks of river or stream, wetlands, wooded areas, wells, and septic tanks) that
i. are located on the subject land and land that is adjacent to it, and
ii. in the applicant's opinion may affect the application;
d) the current uses of the land that is adjacent to the subject land;
e) the location, width, and name of any roads within or abutting the subject land, indicating whether it is an open or unopened road allowance, a public travelled road, a private road or a right of way;
f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
g) the location and nature of any easement affecting the subject land.

Sketch must be scaled and legible on an 8.5 by 11 paper.

29. Provide information as to whether the application is consistent with the applicable Provincial Policy Statements? Application is consistent with Section 2.5 of the PPS.

The proposed project is located in very close proximity to the market in need (Region of Waterloo). Environmental, Hydrogeological, Dust Study, Acoustical Assessment, Traffic Study, and Cultural Heritage Assessment were all completed to ensure a feasible, safe, healthy and environmentally sound design for the long term future for the public interest. The proposed use is found within a "prime agricultural area" and upon completion and surrendering of the license, the site will be brought back to an agricultural use as shown on the Rehabilitation Plan.

30. The property is subject to a provincial plan or plans through the Places to Grow plan. In respect to this, does the application conform or conflict with the applicable provincial plan? _____

The proposed extractive development is subject to the Ministry of Natural Resources Category 3 - Class A Pit Above Water.
The property does not fall under the Places to Grow Act as it is planned beyond the built boundary and is not proposing a use that is relevant to intensification as the site will be brought back to an agricultural use after the proposed interim use of extraction is completed.

BE ADVISED THAT ALL APPLICATIONS AND ACCOMPANYING REPORTS ARE CONSIDERED PUBLIC DOCUMENTS AND ARE MADE AVIALABLE TO THE PUBLIC. THIS WILL INCLUDE PROVIDING COPIES OF THE SAME ON THE TOWNSHIP WEBSITE.

BY MAKING AN APPLICATION TO THE TOWNSHIP UNDER THE PLANNING ACT YOU ACKNOWLEDGE THAT YOU ARE GRANTING TOWNSHIP STAFF OR ANY NECESSARY AGENCIES THE RIGHT TO ENTER ONTO THE LANDS TO REASONABLY REVIEW THE PROPERTY IN TERMS OF THE PROPOSED APPLICATION DURING REGULAR BUSINESS HOURS FOR THE PURPOSES OF THE APPLICATION AT HAND.

I, David Sisco of the Township of Wilmot in the Regional Municipality of Waterloo solemnly declare that all the statements contained in this application are true, and I make this my 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.

David Sisco
Signature of Applicant/ Agent

APPOINTMENT OF AUTHORIZED AGENT/SOLICITOR

I, Robert Hunsberger hereby appoint David Sisco of IBI Group to act as my Agent in this application.

Signed: *Robert Hunsberger*
Dated: *April 6, 2009*

Witness: *Betty Anne White*
Dated: *April 6, 2009*

FOR OFFICE USE ONLY

Necessary reports provided: Yes or No Necessary sketch provided: Yes or No
Date Received: *April 7/09* Received By: *mail - M*
GRCA Fee received: *No*
Township Fees: Appl: *8000.-* Sign Dep: *37200 \$600* Advertising: *\$350*
Receipt Number: *124173* Roll Number: *3029- 2-1-113, 2-1-115 & 2-1-11510*
Date Application Deemed Complete: _____

