



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: Frederick Zenger Telephone#: 519-742-4727
Mailing Address: Box 4, 55 River Street, Bloomingdale Postal Code: N0B 1K0
Email address: pfzenger@sympatico.ca
- b) Authorized Agent: IBI Group (Douglas W. Stewart) Telephone#: 519-745-9455
Mailing Address: 379 Queen St. S., Kitchener, Ontario Postal Code: N2G 1W6
Email address: douglas.stewart@ibigroup.com

2. Date of Application to Township: _____

3. Name and address of any mortgagees, charges or other encumbrances of the subject lands.
Private mortgage with Marie Zenger.

4. Regional Official Policies Plan Designation: Adopted: Countryside Settlements; Approved: Bloomingdale Settlement #33, Map 6
Township Official Plan Designation: Bloomingdale – Urban Area
Explanation of how the use conforms to the necessary Official Plans (can be provided in a separate planning report: See Planning Summary Report – Proposal to create two (2) additional residential lots on private services within the Bloomingdale Urban Area.

5. Existing Zoning: Portion – Zoned "R-1" Settlement Residential + 26.1.66 and Agricultural "A" + R-1(f).

6. Nature and extent of the re-zoning requested: Zone A to R-1 and reduction in lot frontage (one existing parcel with residence and two (2) new residences).

7. Reason zoning is being requested: Implement Official Plan, provide public road for turn around and to create two (2) new lots.

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

9. Location of Subject Land:

- a) Municipal Address: 55 River Street, Bloomingdale
- b) Legal Description (as applicable):
Reference Plan No./Part(s): _____ Registered Plan No./Part(s): Pt. Lt. 35, RP592
Tract/Concession: James Wilson Tract Lot No.: Pt. Lot 5

10. Detail Description of Subject Land

Frontage 12.2 metres; Depth Irregular metres; Area 1.5 ha approx. (sq. metres or hectares)

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: None with Official Plan By-Law 26.1.66 provides for a reduction of two existing residences.

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

b) Is access maintained seasonally or year round: Yes

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: Existing residence plus gardens

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

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

Building type	Height (metres)	Size (metres)	Use	Front yard setback (metres)	Rear yard setback (metres)	Side yard setbacks (metres)	Date constructed
House	1 storey	7.3 x 12.2	residence				1959
Garage/Shed	1 storey	9.8 x 7.3	garage				2004
Legal Non-Conforming Cottage	1 storey	6.1 x 6.1	Occasional use				

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

19. Proposed use of the subject land: Single Detached Residential

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: To Be Determined After Zoning By-Law and Future Consent Application.

Building type	Height (metres)	Size (metres)	Use	Front yard setback (metres)	Rear yard setback (metres)	Side yard setbacks (metres)

22. a) Date current owner acquired the property: 2000

b) Length of Time Existing Use Has Continued: Since 1959

23. Type of water supply (check appropriate space)

provided	proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Municipally-owned & operated piped water supply
<input type="checkbox"/>	<input type="checkbox"/>	Lake, stream, river
<input type="checkbox"/>	<input type="checkbox"/>	Well - private
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Well - communal
<input type="checkbox"/>	<input type="checkbox"/>	Other (specify)

24. Type of sewage disposal:

provided	proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Municipally-owned & operated sanitary sewers
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tank
<input type="checkbox"/>	<input type="checkbox"/>	Pit Privy
<input type="checkbox"/>	<input type="checkbox"/>	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 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? See Planning Summary Report.

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?

See Planning Summary Report

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, DOUGLAS STEWART of the CITY OF WATERLOO 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. Douglas W. Stewart
Signature of Applicant/ Agent

APPOINTMENT OF AUTHORIZED AGENT/SOLICITOR

I, FRED ZENGER hereby appoint IBI GROUP - DOUGLAS W. STEWART of CITY OF WATERLOO to act as my Agent in this application.

Signed: Fred Zenger
Dated: OCTOBER 20, 2010

Witness: Charly Hoen
Dated: OCTOBER 20, 2010

FOR OFFICE USE ONLY

Necessary reports provided: Yes or No Necessary sketch provided: Yes or No

Date Received: July 13/11 Received By: _____

GRCA Fee received: \$ 380.-

Township Fees: Appl: 2080.- Sign Dep: \$ 200 Advertising: 500

Receipt Number: 132689 Dec 19/11 Roll Number: 3029- 3-2-034

Date Application Deemed Complete: Dec 19/2011 3-2-036.

D15 12/2011

Sign Pick up Jan 4/12. - Rae.