



Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills ON L7G 5G2  
www.haltonhills.ca

## OFFICIAL PLAN AMENDMENT AND/OR ZONING BY-LAW AMENDMENT

### Agreement to Post Sign and Permit Site Visits for Development Applications

For the purpose of public notification and staff identification, I agree to erect a sign (2 signs on corner lot) in accordance with the "Town of Halton Hills Sign Requirements" within one (1) week of the date the Town Planner has deemed that the application is **"complete"**.

Furthermore, for the purposes of processing this application, I permit members of the Town of Halton Hills, its various Departments and Committees, and their members/ employees/representatives, to enter into my lands and inspect my property at the following time(s):

Please check one of the following boxes:

Any and all times;

OR

Certain times as specified below:

Days (i.e. Mon. to Fri.) \_\_\_\_\_

Times (i.e. 10:00 am to 4:00 pm) \_\_\_\_\_

OR

By appointment only.



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<b>Office Use Only</b>	
Date Received: _____ (YY/MM/DD)	Date Complete: _____ (YY/MM/DD)
File No(s) Fee(s): _____	Paid: _____

**Application for:**  Local Official Plan Amendment  Zoning By-law Amendment  
 Part Lot Control  Zoning By-law Amendment Remove of Holding "H" Provision

## 1. Applicant Information

1.1 Complete the information below and indicate one contact as the Prime Contact (**PC**).  
**All communications will be directed to the Prime Contact** David Matthews  
 (give name)

### Owner/Applicant Information

Property Owner Information: Check one  Person(s)  Company  
**Registered Land Owner:**  
 Surname: \_\_\_\_\_ First Name: \_\_\_\_\_ Initial: \_\_\_\_\_  
 Name: 2147925 Ontario Inc. Company Officer: Romas Kartavicius  
 (if company)

**Applicant Contact:**  
 Surname: Kartavicius First Name: Romas Initial: \_\_\_\_\_  
 Position: President Address: 1443 Hurontario Street  
 Municipality: Mississauga Province: ON Postal Code: L5G 4H5  
 Email: romas@edenoak.com Fax: 905-274-5050 Tel: 905-274-5500

### Name of Property Purchaser (if applicable)

Surname: N/A First Name: \_\_\_\_\_ Initial: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Municipality: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Email: \_\_\_\_\_ Fax: \_\_\_\_\_ Tel: \_\_\_\_\_

### Agent, Solicitor, or Planning Consultant

Firm Name: Matthews Planning & Management Ltd.  
 Surname: Matthews First Name: David Initial: \_\_\_\_\_  
 Position: President Address: 1470 Hurontario Street  
 Municipality: Mississauga Province: ON Postal Code: L5G 3H4  
 Email: mattplan@pathcom.com Fax: 904-274-1337 Tel: 905-274-1047  
 Legal Name for use with Agreement: 2147325 Ontario Inc.

\* If a numbered company, please give name and phone number(s) of principal owner (or president)



## OFFICIAL PLAN AMENDMENT AND/OR ZONING BY-LAW AMENDMENT

**2. Location of Property** (check an area and complete applicable boxes)

Georgetown   
  Acton   
  401 Corridor   
  Rural Area   
  Niagara Escarp Plan Area  
 Assessment Roll Number: 2415- \_\_\_\_\_ Concession Number(s): 9  
 Lot Number(s): W 1/2 21 Former Township: Township of Esquesing  
 Registered Plan Number: \_\_\_\_\_ Lot(s)/Block(s): \_\_\_\_\_  
 Part(s): \_\_\_\_\_  
 Street Number & Name of Street/Road: \_\_\_\_\_

2.1 Particulars of the Subject Land (in metric units):  
 Frontage: 40m(20m on McMaster + 20m on Meagan) Depth: +/- 185 m Area: 6.886 ha

**3. Existing and Previous Uses of the Subject Lands**

3.1 What is the existing use of the subject lands?  
Vacant

3.2 What were the previous uses of the subject land, if known?  
Vacant

3.3 Potentially Contaminated Sites:

a) Has there been an industrial or commercial use of the site or adjacent land?  
 Yes     No    Last Year of Use: \_\_\_\_\_

b) Has there been fill placed on the site?  
 Yes     No

c) Have any studies been undertaken to determine whether this site has been contaminated?  
 Yes     No    If Yes, give details (on separate page, if necessary)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

d) Is there reason to believe the site may have been contaminated by former uses either on the site or on adjacent sites? (e.g. former industrial use, gas station, petroleum or other fuel stored on site or adjacent site)  
 Yes     No

If Yes, then an environmental audit including all former uses of the site and, if appropriate, the adjacent site, to the satisfaction of the municipality, is required. This study must be prepared by a qualified consultant.  
 Report attached?     Yes

If No, on what basis did you come to this determination?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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3.4 List any existing Buildings or Structures on the Property:

Buildings or Structures*	All Yard Setbacks				Centre line setback from road(s)	No. of Storeys	Building Height	Ground Floor Area
	Front	Rear	Side	Side				

\* Indicate any buildings or structures which are proposed to be removed/demolished

3.5 Is the Subject Land (or Buildings) subject to a Demolition Control By-law or is it either Designated or Identified for possible Designation under the **Ontario Heritage Act**?

Yes  No

**4. Proposed Use of the Subject Lands** (attach any additional information on a separate page)

4.1 What is the Proposed use of the Subject Lands?

Residential subdivision consisting of 32 single detached residential lots and stormwater management facility

4.2 List any proposed Buildings or Structures on the Property:

Buildings or Structures*	All Yard Setbacks				Centre line setback from road(s)	No. of Storeys	Building Height	Ground Floor Area
	Front	Rear	Side	Side				
N/A								

4.3 Indicate Land Uses, Zoning, and existing structures on abutting properties:

North: Agricultural (with associated farm buildings)

East: Low Density Residential

South: Low Density Residential

West: Low Density Residential



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### 5. Type of Proposed Amendment

Check the appropriate boxes and complete the section(s). Depending on the purpose of the proposed plan amendment, more than one box may need to be checked.

5.1  **An Official Plan Amendment that proposes to add new policy or change, delete, or replace approved Official Plan policy.**

A. Describe the purpose of the proposed amendment:  
 N/A

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B. Identify the policy to be changed, replaced, or deleted:

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C. What is the current Official Plan land use designation on the subject property?

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D. What land uses are permitted by the current official plan designation on the subject land?

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E. What land uses would be permitted by the proposed official plan amendment on the subject land?

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5.2  **An official plan amendment that proposes to change or replace the approved Official Plan land use designation on the subject land.**

A. What is the current official plan designation of the subject land?  
 N/A

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B. What land uses are permitted by the current designation on the subject land?

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C. What is the proposed designation on the subject land?

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D. What land uses will be permitted by the proposed designation on the subject land?

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## OFFICIAL PLAN AMENDMENT AND/OR ZONING BY-LAW AMENDMENT

**5.3**  **The Proposed Official Plan Amendment**

- 5.3 (a) The text of the proposed Official Plan Amendment must be included if a policy is being added, or if a policy is being replaced or deleted in the Official Plan. Is the text attached?  
 Yes  No
- 5.3 (b) The proposed schedule must be included if the proposed Official Plan Amendment changes or replaces a schedule in the Official Plan. Is the schedule attached?  
 Yes  No

**6. Zoning Designation** (this section MUST be filled in when applying for Zoning By-law Amendment)

- 6.1 What is the existing Zoning designation on the subject lands? Rural (RU) Zone
- 6.2 What is the proposed Zoning designation on the subject lands? As appropriate to implement draft plan
- 6.3 What land uses will be permitted in the proposed designation? Residential & stormwater management
- 6.4 Complete section 5.2 (a) and (b).

**7. Justification**

Provide justification for this application to amend the Official Plan and/or Zoning By-law. (Attach separate report if necessary) (In the case of an Official Plan Amendment, the applicant is required to provide complete planning evidence outlining the justification for the amendment. This should address, but not be limited to, why the proposed change is desirable and how it relates to the overall goals and objectives of the applicable Official Plan. Further studies may be required by the applicant depending on the nature of the application.)

**8. Status of Other Planning Applications**

- 8.1 Are there any existing, or have there been previous applications made under the Planning Act or the Planning & Development Act: \_\_\_\_\_
- a) That is the subject land?  Yes  No
- b) That is within 120 meters of the subject land?  Yes  No
- c) If Yes to a) or b), and if known, list below or attach on a separate page:  
 The type of application(s) and the file number(s):  
Severance Application - file # not iknown  
Plan of Subdivision - 24T-03002H  
 The legal description of the land that is the subject of the application(s):  
Part of Lot 21, Concession 9  
 \_\_\_\_\_  
 \_\_\_\_\_  
 The purpose of the application(s) and the effect of the application(s) on the proposed Official Plan Amendment:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 The status of the application(s): \_\_\_\_\_



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### 9. Regional Official Plan

- 9.1 What is the current designation of the subject land in the Regional Official Plan?  
Hamlet
- 9.2 Explain how the proposed plan amendment conforms to the above plan, if applicable:  
No amendment required
- 9.3 Has a Regional Official Plan Amendment been applied for?  
 Yes  No

### 10. Servicing

- 10.1 Does the proposal conform to the approved servicing and phasing policies or servicing schedule in the Official Plan?  
 Yes  No
- 10.2 Indicate the proposed servicing type for the subject land.
- A. Water Supply**  
 Municipal  Private Well  Other, Specify
- B. Sewage Disposal**  
 Municipally Serviced  On-site Sewage Disposal System  Other, Specify
- C. Road Access and/or Frontage**  
 Please Specify Road Type  
 (e.g. Open Municipal Road, Regional Road, Provincial Highway, Private Road)  
 Name of the Road: Open municipal Road (McMaster St. & Meagan Drive)
- D. Storm Drainage**  
 Indicate the proposed Storm Drainage System (e.g. sewers, ditches, swales):  
Sewers
- 10.3 Is the proposed plan amendment consistent with the recommendations of the watershed plan, if any?  
 Yes  No
- 10.4 Does the proposed plan amendment conform to the master drainage, sub-watershed or shoreline management plan, if any?  
 Yes  No

### 11. Regard for Provincial Policy Statement

Information and supporting documentation is to be provided to indicate that the applicant has had regard for the Provincial Policy Statements, as required by the Planning Act. Attach under separate cover as needed.



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### Significant Features Checklist

Features or Development Circumstances	a) if a feature, is it on site or within 500m OR b) if a development circumstance, does it apply		If a feature, specify distance in metres	Potential Information Needs
	Yes	No		
Non-farm development near designated urban areas or rural settlement areas				Demonstrate sufficient need for 20 yr. projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry		X	metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry		X	metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry within 1000 meters		X	metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site		X	metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant		X	metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilisation pond		X	metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway line		X	metres	Evaluate impacts within 100 metres.
Controlled access highways or freeways, including designated future ones		X	metres	Evaluate impacts within 100 metres.
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater		X	metres	Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
High voltage electric transmission line		X	metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors		X		Will the corridor be protected?
Prime agricultural land		X		Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations	X		metres	Development to comply with the Minimum Distance Separation Formulae.





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Features or Development Circumstances	a) if a feature, is it on site or within 500m OR b) if a development circumstance, does it apply		If a feature, specify distance in metres	Potential Information Needs
	Yes	No		
Mineral aggregate resource		X		Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations		X	metres	Will development hinder continuation of extraction?
Existing pits and quarries		X	metres	Will development hinder continued operation or expansion?
Significant wetlands		X	metres	Demonstrate no negative impacts.
Significant portions of habitat of endangered and threatened species		X	metres	Demonstrate no negative impacts.
Significant fish habitat, valleylands, areas of natural and scientific interest, wildlife habitat		X	metres	Demonstrate no negative impacts.
Sensitive groundwater recharge areas, headwaters and aquifers		X		Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant built heritage resources and cultural heritage landscapes		X		Development should conserve significant built heritage resources and cultural heritage landscapes
Significant archaeological resources		X		Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.
Erosion hazards		X		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains		X		Where one-zone flood plain management is in effect, development is not permitted within the flood plain.
Hazardous sites and rehabilitated mine sites		X	metres	For development on rehabilitated mine sites, an application for approval from the Ministry of Northern Development and Mines should be made concurrently.
Contaminated sites		X		Assess an inventory of previous uses in areas of possible soil contamination.



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### 14. Affidavit or Sworn Declaration

#### Declaration

I/we David Matthews of the City of Mississauga in the Region of Peel, solemnly declare that all the statements contained in this application are true and I/we 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.

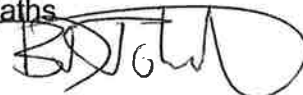
#### Declare before me at the

City \_\_\_\_\_ of Mississauga in the Region of Peel

this 22nd day of may 2009.

  
 \_\_\_\_\_  
 Signature of Applicant/Authorized Agent

**Brian David Johnston, a Commissioner, etc.**  
**Regional Municipality of Peel, for**  
**Matthews Planning & Management Ltd.**  
 Commissioner of Oaths  
 Expires **February 15, 2012.**



1 Copy Required (with original signature)



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**Owner Authorization** (Required only if party other than owner is making this application)

File No.: \_\_\_\_\_

I/we 2147325 ONTARIO INC

the owner(s) of the land being subject to this Application to the Town of Halton Hills ~~Committee of Adjustment~~ do hereby authorize and appoint:

MATTHEWS PLANNING & MANAGEMENT LTD.

as my/our agent to make this application on/our behalf and to conduct all communications on my/our behalf respecting same.

Location of Land: W 1/2 LOT 21, CONC. 9

Signature(s):   
 X

ROMAS KARTAVICIUS  
 (print name including company, if applicable)

X  
 \_\_\_\_\_  
 (print name including company, if applicable)

Date: 2009/05/22  
 (YY/MM/DD)

**Note:**

- It is required that persons signing this authorization on behalf of companies/corporations have the necessary authority to bind those corporation(s).
- If the owner is an incorporated company, the Company Seal shall be applied.