



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Tuesday, February 20, 2018, 6:00 p.m.
Council Chambers - Olde Town Hall

1. Call to Order
2. Disclosure of Pecuniary Interest
3. Purpose of Public Meeting
Pursuant to the Planning Act, 1990, Section 34
4. Application for D14-19-2017 Neil (Allen)
 - 4.1 Application 1
 - 4.2 S. Smith, Huron County Planner - Report #D14-19-2017 13
Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-19-2017 - Neil (Allen).
 - 4.3 Written Comments Received
 - 4.4 Comments-Council; Public in Attendance
5. Application for D14-20-2017 2514421 Ontario Inc. (Brown)
 - 5.1 Application 17
 - 5.2 S.Smith, Huron County Planner - Report #D14-20-2017 31
Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-20-2017 - 2514421 Ontario Inc. (Brown).
 - 5.3 Written Comments Received
 - 5.4 Comments-Council; Public in Attendance

6. Application for D14-21-2017 Hamather Motor Products (Brown)

6.1 Application 36

6.2 S.Smith, Huron County Planner - Report #D14-21-2017 Hamather Motor Products (Brown) 50

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-21-2017 - Hamather Motor Products (Brown).

6.3 Written Comments Received

6.4 Comments-Council; Public in Attendance

7. Application for D14-22-2017 Brock

7.1 Application 53

Background information - End-of-life vehicle waste disposal site

7.2 S. Smith, Huron County Planner - Report #D14-22-2017 Brock 73

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-22-2017 - Brock.

7.3 Written Comments Received

7.4 Comments-Council; Public in Attendance

8. Close Public Meeting

Recommendation:

That South Huron Council now closes this Public Meeting at _____ p.m. and reconvenes the Regular Council meeting.

For office use only	File # <u>014-19-2017</u>
	Submitted <u>Dec 18</u> , 20 <u>17</u>
Date Application considered complete	<u>Dec 18</u> , 20 <u>17</u>

MUNICIPALITY OF South Huron
 Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

Official Plan [] Zoning By-law No. R-1984 [☒] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: Township of Stephen

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

Re-zoning of the property from Commercial to industrial
for the purpose of erecting a contractor shop. Village
Commercial Special Provisions for the purpose of erecting
a contractor's shop as a added permitted use. DA

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Jim Neil (Quality Produce Exeter Limited)
 Address: 39298 Kirkton Rd Crediton ON

Phone: Home [REDACTED] Work () Fax ()

Email: [REDACTED] Cell [REDACTED]

b) Applicant (Agent) Name(s): Dale Allen (Albeck Const Inc.)

Address: 50 Snider Cres Exeter ON

Phone: Home () Work [REDACTED] Fax ()

Email: _____ Cell () _____

c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:

d) Send Correspondence To? Owner [] Agent [☒] Other [] _____

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) ☒ the "entire" property or
 b) ☐ just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Municipal Ward: Stephen911 Address and Road Name: 287 Victoria Street

Roll Number (if available): _____

Concession: _____ Lot: Part Lots 73, 76, 77 Registered Plan No.: 203Area: _____ hectares Depth: irreg. 52 metres Frontage (Width): irreg. 30 metres6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☐ Unknown ☒

If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official.

If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:

Area: _____ hectares Depth: _____ metres Frontage (Width): _____ metres

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: UrbanZoning: Commercial VC1

9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

Urban**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

10. WHAT IS THE "EXISTING" USE OF THE LAND?

Vacant

How long have the existing uses continued on the subject land: _____

11. WHAT IS THE "PROPOSED" USE OF THE LAND?

~~Industrial Contractor Shop Village Commercial Special~~
Provisions with Contractors Yard. DA

PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

Are any buildings proposed to be built on the subject land:

Yes [☒] No [☐]

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)		Contractor Shop
b) Main Building Height		5.48 (m)
c) % Lot Coverage		6.76 %
d) # of Parking Spaces		
e) # of Loading Spaces		
f) Number of Floors		1
g) Total Floor Area		111.4 (sq. m)
h) Ground Floor Area (exclude basement)		111.4 (sq. m)
i) Building Dimensions		30 FT x 40 FT
j) Date of Construction		Unknown
k) Setback from Buildings to:		
	Front of Lot Line	5 (m)
	Rear of Lot Line	16 (m)
	Side of Lot Line	4.5 (m) and 16.5 (m)

D. EXISTING AND PROPOSED SERVICES**12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
b) Proposed	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:						
	[<input type="checkbox"/>] a servicing options report; and					
	[<input type="checkbox"/>] a hydrogeological report.					

13. Will storm drainage be provided by:

Sewers	[<input checked="" type="checkbox"/>]
Ditches	[<input type="checkbox"/>]
Swales	[<input type="checkbox"/>]
Other	[<input type="checkbox"/>] Specify

As per grading plan

Is storm drainage present or will it be constructed _____

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- ☐ provincial highway
☐ county roads
☒ municipal roads, maintained all year
☐ municipal road, seasonally maintained
☐ right of way
☐ water access

E. OFFICIAL PLAN AMENDMENT

(Proceed to Section F) if an Official Plan Amendment is not proposed).

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

- | | | | |
|--|---------|--------|-------------|
| Add a Land Use designation in the Official Plan | Yes [] | No [] | Unknown [] |
| Change a Land Use designation in the Official Plan | Yes [] | No [] | Unknown [] |
| Change a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Replace a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Delete a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Add a policy in the Official Plan | Yes [] | No [] | Unknown [] |

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be Changed _____
- b) Text of the proposed new policy attached on a separate page? Yes [] No []
- c) New designation name: _____
- d) Map of proposed new Schedule attached on a separate page? Yes [] No []

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?

Add or change zoning designation in the Zoning By-law	Yes []	No [✓]	Unknown []
Change a zoning provision in the Zoning By-law	Yes [✓]	No []	Unknown []
Replace a zoning provision in the Zoning By-law	Yes []	No [✓]	Unknown []
Delete a zoning provision in the Zoning By-law	Yes []	No [✓]	Unknown []
Add a zoning provision in the Zoning By-law	Yes []	No [✓]	Unknown []

22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes [] No [✓]
- c) New zone name: ~~V/A~~ VCI Special Provisions DA
- d) Map of proposed new Key Map attached on a separate page? Yes [✓] No []

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

Contractor Shop

- date the current owner acquired the subject land _____

24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:

Yes [] No [✓]

25. Is the intent 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: Attach details of the official plan or official plan amendment that deals with the matter.

26. Is the intent of this application to remove land from an area of employment?

Yes [] No [✓]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) of the Planning Act.

Yes [✓] No [] Unknown []

G. SKETCH CHECKLIST

28. **ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- 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 their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of 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;
- d) the current uses of 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 unopened road allowance, a public traveled 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;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

29. **HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	Yes []	No [✓]
Zoning By-law Amendment	Yes []	No [✓]
Minor Variance	Yes []	No [✓]
Plan of Subdivision	Yes []	No [✓]
Consent (Severance)	Yes []	No [✓]
Site Plan Control	Yes []	No [✓]

Application for Official Plan &/or Zoning By-law Amendment

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: _____
 Approval Authority: _____
 Lands Subject to Application: _____
 Purpose of Application: _____
 Status of Application: _____
 Effect on the Current Application for Amendment: _____

I. OTHER SUPPORTING INFORMATION

32. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:
 (e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

See Sketch

J. PUBLIC CONSULTATION STRATEGY

33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:
 (e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).

Role Sing on property

Application for Official Plan &/or Zoning By-law Amendment

K. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).I (we) Don Knoch of the Man of S. Huron County/Region
of Ther City do hereby authorize Alison to act as my agent in the application.

Signature of Owner(s)

Date

Dec 12/17**L. APPLICANT'S DECLARATION**

(This must be completed by the Person Filing the Application for the proposed development site.)

I, Douglas Allan of the Town of Exeter
(Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District Ther solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, 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."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
Region/County/District TherIn the Municipality of South Huron

Signature

This 12th day of Dec, 2017
(Day) (Month) (Year)ROBIN McLEAN, a Commissioner, etc.,
Province of Ontario, for Raymond & McLean,
Barristers and Solicitors
Expires December 9, 2020.

Commissioner of Oaths

Please Print name of Applicant

Douglas Allan

M. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Dale Allen the owner/the authorized applicant, 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 County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.


Signature

Dec 12/2017
Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY

Signature of Commissioner

Date

Application for Official Plan &/or Zoning By-law Amendment

COMPLETE THIS FORM TO DETERMINE IF HEALTH UNIT COMMENTS ARE REQUIRED ON YOUR PLANNING APPLICATION

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit's User Fee Schedule).

Name of Applicant: Albeck Construction INC (Dale Allen)

Name of Owner (if different from the applicant): Quality Produce Exeter Limited (Jim Neil)

Location of Property (Lot, Concession or Registered Plan, and Municipality):
287 Victoria Street, Plan 203, Stephen Mosh

Type of Planning Application(s) submitted with this form:

- | | |
|---|--|
| <input type="checkbox"/> Consent (severance) | <input type="checkbox"/> Minor Variance |
| <input checked="" type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Plan of Subdivision/Condominium |
| <input type="checkbox"/> Official Plan Amendment | |

Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where **SANATARY SEWERS** are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	------------------------------	--

Section B - Where **SEPTIC SYSTEMS** are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proceed to <u>Section C</u> .		

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$177.25	
Rezoning	\$124.75	
Minor Variance	\$124.75	
Severance resulting in 2 lots or fewer	\$262.65	
Severance resulting in 3 lots or more	\$499.00	
Plan of Subdivision/Condominium	\$1037.45	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Name of Owner or Designated Agent

Signature and Date

To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer

~~Rezone to VM1~~ Rezone to VC1 Special Provisions DA





PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-19/17)
Zoning By-law Amendment from Village Commercial (VC1) to Village Commercial Special Provisions (VC1-6).

Location: Plan 203 PT Lot 73 PT Lot 76 Pt Lot 77 (287 Victoria Drive)

Applicant: Dale Allen (Albeck Construction)

Owner: Quality Produce Exeter Limited

This report is submitted to South Huron Council for the Public Meeting on February 20, 2018.

RECOMMENDATION

This rezoning application (#D14-19/17) is consistent with South Huron Official Plan and Township of Stephen Zoning By-law and it is recommended that it **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally as 287 Victoria Drive, Centralia, and legally as Plan 203 PT Lot 73 PT Lot 76 Pt Lot 77, Stephen Ward. The subject lands are currently zoned Village Commercial (VC1) which permits a range of commercial uses. The applicant wishes to construct a future contractors shop and yard for his business and has requested a zone change to a Village Commercial Special Zone (VC1-6) to permit a contractors shop and yard as an added permitted use.

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen

Figure 1: Aerial Photo of Subject Property.



Figure 2. Photo of Subject Property.



Figures 3 and 4. Surrounding Uses.



COMMENTS

Provincial Policy Statement

The Provincial Policy Statement s. 1.1.1b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, institutional, recreation and employment areas including industrial and commercial uses that meet long-term needs. Settlement areas shall be the focus of growth and development and a range of uses and opportunities for intensification and redevelopment are encouraged in these areas. Centralia is located in a designated Settlement Area in the South Huron Official Plan and is an important area for commercial development within the Municipality of South Huron.

South Huron Official Plan

The subject property is located within the Centralia Settlement Boundary and is designated

Urban in the South Huron Official Plan. Centralia is identified as a Primary II Settlement Area with full services. The Official Plan notes that Centralia is predominately residential with churches and commercial uses concentrated in the village.

Lands in Centralia are designated Urban to allow for maximum flexibility in planning and development. Primary II Settlement area policies encourage to provide opportunities for new residential, commercial, and industrial uses to meet the needs of the area. The proposed continued use of the site for Village Commercial uses is consistent with Official Plan Policy for the area of Centralia, and implements a commercial use that is promoted in this area through development of a vacant parcel.

Township of Stephen Zoning By-law (#12-1984)

The subject lands are zoned VC1 (Village Commercial) in the Township of Stephen Zoning By-law which permits a range of commercial uses including service station, general store, office or clinic etc. The subject lands are currently vacant. The applicant seeks approval to add a contractors yard and shop as an added permitted use on this VC1 property to facilitate the establishment of his proposed business.

On review of the site, and through site visit the surrounding area includes existing residential uses, but predominate commercial and industrial uses also exist in this area. The existing structures located south, and northeast of the site appear to be used for like commercial uses. The lands surrounding this property to the south and immediately west are also zoned VC1. The proposed use for a contractor's yard and shop would be compatible with the existing area and uses in this location. Under the VC1 zone, any future buildings or structures on this property would be subject to Site Plan Control as deemed necessary. This would deal with items including building location and design, stormwater, lot grading and drainage, parking, storage, signage, lighting, access etc. Standard zone provisions for lot coverage, height, and building setbacks etc., would also apply as dictated through the VC1 zone provisions. Further, under General Provisions Section 3.28 a buffer strip is required between this property and any abutting lands used and/or zoned for residential purposes. The continued use of this site for commercial use, through a site specific added provision for a contractor's yard or shop is complementary to surrounding uses in this area, and the Urban designation in the Official Plan recognizes this range of uses as well.

STAF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no comments were received from any agencies or the public. Comments may arise at the public meeting.

I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

This Zoning By-law amendment conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement and it is recommended the request for a site specific permitted use **be approved**.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner

APPLICATION 1

For office use only	File #	014-20117
	Submitted	Dec 18 2017
	Date Application considered complete	Jan 9 2018

MUNICIPALITY OF MUN. OF SOUTH HURON (EXETER)
 Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT**1. TYPE OF AMENDMENT?**

_____ Official Plan [] Zoning By-law No. 13-84 [] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: USBORNE WARD

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

SEVERANCE PARCELS TO MATCH
MERGING LOCATION.

B. GENERAL INFORMATION**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): 2514421 ONTARIO INC.

Address: 70704 LONDON RD. S. EXETER ON H.M.P.

Phone: Home () _____ Work () _____

Email () _____ Cell () _____

b) Applicant (Agent) Name(s): JASON BROWN

Address: 40 1165 THAMES RD. E, EXETER N0M 1S3 ON NORTHLAND DR

Phone: Home () _____ Work () _____ Fax () _____

Email () _____ Cell () _____

c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:

d) Send Correspondence To? Owner [X] Agent [X] Other [] _____

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) ☐ the "entire" property or
 b) ☒ just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Municipal Ward: USBORNE911 Address and Road Name: SEE ATTACHED PARCEL IDENTIFICATION SHEET

Roll Number (if available): _____

Concession: 1 Lot: 14 Registered Plan No.: 22R

Area: SEE APPLICATION KEY PLAN hectares Depth: _____ metres Frontage (Width): NA metres
SEE AGM REF. PLAN ATTACHED

6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☒ Unknown ☐

If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official.

If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:

Area: _____ hectares Depth: _____ metres Frontage (Width): _____ metres

REFER TO ATTACHED SCHEDULES: REFERENCE PLAN AND APPLICATION KEY PLAN

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: HC FRONTING LONDON ROAD + RES. TO EASTZoning: R4 + D

9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

RESIDENTIAL, Commercial**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

10. WHAT IS THE "EXISTING" USE OF THE LAND?

MOBILE HOME AND VACANT AGRICULTURALHow long have the existing uses continued on the subject land: 1960

11. WHAT IS THE "PROPOSED" USE OF THE LAND?

HC, Auto DEALERSHIP, (Future RESIDENTIAL ON retained PARCEL)

PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

Are any buildings proposed to be built on the subject land:

Yes ☐No ☒

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	_____	_____
b) Main Building Height	_____ (m)	_____ (m)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area	_____ (sq. m)	_____ sq. m)
h) Ground Floor Area (exclude basement)	_____	_____
i) Building Dimensions	_____	_____
j) Date of Construction	_____	_____
k) Setback from Buildings to:		
	Front of Lot Line	_____
	Rear of Lot Line	_____
	Side of Lot Line	_____

D. EXISTING AND PROPOSED SERVICES**12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> ON RETAINED LANDS
b) Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:					
	<input type="checkbox"/> a servicing options report; and					
	<input type="checkbox"/> a hydrogeological report.					

13. Will storm drainage be provided by:

Sewers	<input checked="" type="checkbox"/>
Ditches	<input type="checkbox"/>
Swales	<input type="checkbox"/>
Other	<input type="checkbox"/> Specify _____

Is storm drainage present or will it be constructed

N.A.

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- ☒ provincial highway *(ALL WITHIN CONNECTING LINK)*
- ☐ county roads
- ☐ municipal roads, maintained all year
- ☐ municipal road, seasonally maintained
- ☐ right of way
- ☐ water access

E. OFFICIAL PLAN AMENDMENT

(Proceed to Section F) if an Official Plan Amendment is not proposed).

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

Add a Land Use designation in the Official Plan	Yes []	No []	Unknown []
Change a Land Use designation in the Official Plan	Yes []	No []	Unknown []
Change a policy in the Official Plan	Yes []	No []	Unknown []
Replace a policy in the Official Plan	Yes []	No []	Unknown []
Delete a policy in the Official Plan	Yes []	No []	Unknown []
Add a policy in the Official Plan	Yes []	No []	Unknown []

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be Changed _____
- b) Text of the proposed new policy attached on a separate page? Yes [] No []
- c) New designation name: _____
- d) Map of proposed new Schedule attached on a separate page? Yes [] No []

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?

Add or change zoning designation in the Zoning By-law	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
Change a zoning provision in the Zoning By-law	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
Replace a zoning provision in the Zoning By-law	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Delete a zoning provision in the Zoning By-law	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Add a zoning provision in the Zoning By-law	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>

22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:

a) Section Number(s) of provisions to be changed

b) Text of the proposed new provision attached on a separate page? Yes ☐ No ☐c) New zone name: SEE ATTACHED KEY PLAN SCHEDULEd) Map of proposed new Key Map attached on a separate page? Yes ☒ No ☐**23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.**CAR DEALERSHIP- date the current owner acquired the subject land 2015**24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**Yes ☐ No ☒**25. Is the intent 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: Attach details of the official plan or official plan amendment that deals with the matter.

26. Is the intent of this application to remove land from an area of employment?Yes ☐ No ☒

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) of the Planning Act.Yes ☒ No ☐ Unknown ☐

G. SKETCH CHECKLIST

28. **ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- 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 their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of 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;
- d) the current uses of 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 unopened road allowance, a public traveled 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;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

29. **HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	Yes []	No []
Zoning By-law Amendment	Yes []	No []
Minor Variance	Yes []	No []
Plan of Subdivision	Yes []	No []
Consent (Severance)	Yes [✓]	No []
Site Plan Control	Yes []	No []

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application:	B15/17, B16/17, B17/17, B18/17	D1409-15
Approval Authority:	COUNTY MURON	M.O.S.H.
Lands Subject to Application:	SUBJECT PROPERTY	70732 London R.O.S.
Purpose of Application:	MINOR BOUNDARY ADJUSTMENTS	RE-ZONE TO CARLOT
Status of Application:	APPROVED SEPT/17	APPROVED
Effect on the Current Application for Amendment:	CONDITION OF CONSENTS.	

I. OTHER SUPPORTING INFORMATION

32. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:

(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

REFER TO ATTACHED SCHEDULES:
 PARCEL IDENTIFICATION SHEET
 APPLICATION KEY PLAN I
 AGM R-PLAN FILE # L-4685-2

J. PUBLIC CONSULTATION STRATEGY

33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:

(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).

ON-SITE SIGN POSTING SIMILAR TO CONSENT NOTICE

K. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).I (we) WAYNE HAMATHER of the MUN. of SOUTH HURON County/Regionof HURON do hereby authorize JASON BROWN to act as my agent in the application.Wayne Hamather
Signature of Owner(s)Dec/15/2017
Date**L. APPLICANT'S DECLARATION**(This must be completed by the Person Filing the Application for the proposed development site.)I, JASON BROWN of the CITY OF LONDON,
(Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District MIDDLESEX solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, 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."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at: of Huron
Region/County/DistrictIn the Municipality of South Huron[Signature]
SignatureThis 20 day of December, 2017
(Day) (Month) (Year)

Signature

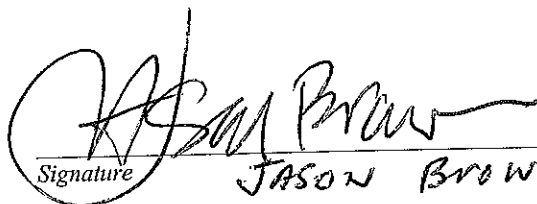
JASON BROWN
Please Print name of ApplicantR. Lallochi
Commissioner of OathsSWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 20 day of December, 2017
R. Lallochi
Rebekah Meuya-Collison, Deputy Clerk
Municipality of South Huron
A COMMISSIONER ETC.

M. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I JASON BROWN the ~~owner~~ the authorized applicant, 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 County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.


Signature JASON BROWN

DEC 15/2017
Date

APPLICATION AND FEE OF \$ 1,836 - RECEIVED BY THE MUNICIPALITY


Signature of Commissioner

DEC 20/17
Date

**COMPLETE THIS FORM TO DETERMINE IF
HEALTH UNIT COMMENTS ARE REQUIRED
ON YOUR PLANNING APPLICATION**

~~For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit's User Fee Schedule).~~

~~Name of Applicant: _____~~

~~Name of Owner (if different from the applicant): _____~~

~~Location of Property (Lot, Concession or Registered Plan, and Municipality): _____~~

Type of Planning Application(s) submitted with this form:

- | | |
|--|--|
| <input type="checkbox"/> Consent (severance) | <input type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Plan of Subdivision/Condominium |
| <input type="checkbox"/> Official Plan Amendment | |

Please answer **Section A** OR **Section B**, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where **SANATARY SEWERS** are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Section B - Where **SEPTIC SYSTEMS** are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proceed to Section C .		

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed; and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$177.25	
Rezoning	\$124.75	
Minor Variance	\$124.75	
Severance resulting in 2 lots or fewer	\$262.65	
Severance resulting in 3 lots or more	\$499.00	
Plan of Subdivision/Condominium	\$1037.45	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Name of Owner or Designated Agent

Signature and Date

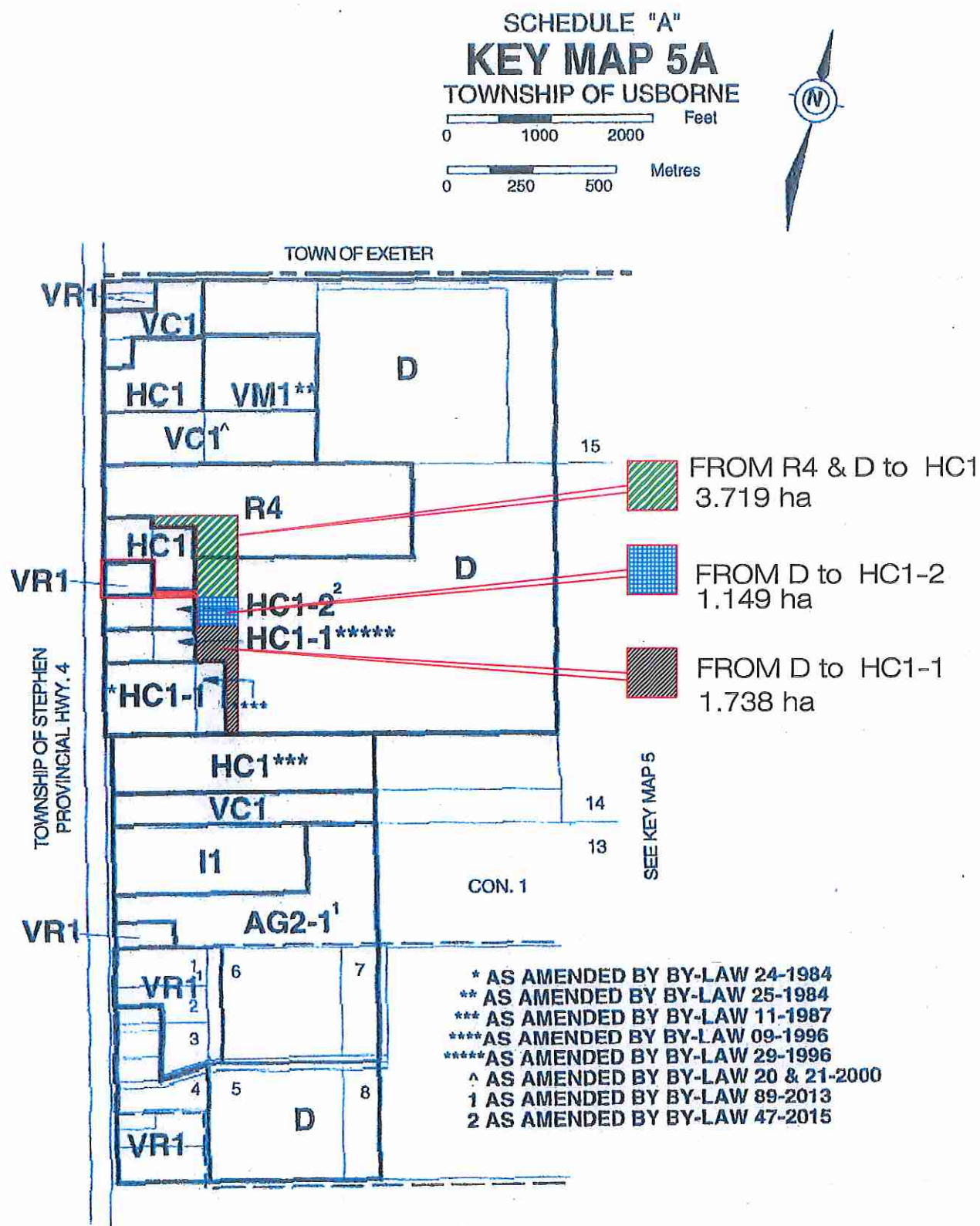
To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

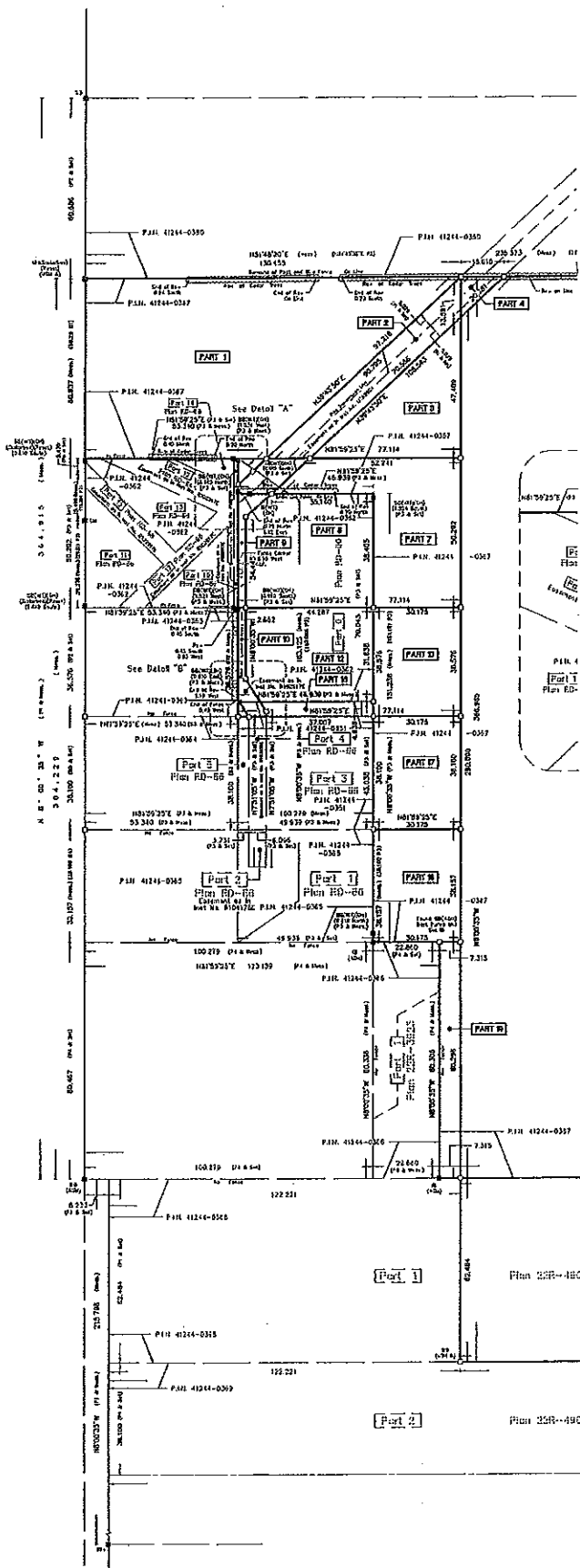
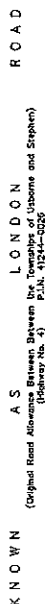
☐ No

Amount: _____

Name of Clerk-Treasurer



ReZoning Application 1



PLAN 22R-

EXERCISE AND REPORTING

BRUCE L BAKER
CHIEF LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
MURDO (116 22)

[illegible]

Page 1, 2, 3, 4, 5, 6, 7, 13, 17, 18, 19, 20 - Compare Ad of P.I.H. #12141-0367
 Page 8, 9, 10, 11 & 12 - Compare Part of P.I.H. #12144-0242
 Page 15, 16 & 17 - Compare Part of P.I.H. #12141-0351
 Part 21 Compare - Part of P.I.H. #12144-0348
 Page 2, 3 & 6 - Subject to Exemption as in Inst. No. UTA8254
 Page 8 & 19 - Subject to Exemption as in Inst. No. M172712
 Part 15 - Subject to Exemption as in Inst. No. A1530356
 Page 1, 2, 3, 4, 5, 6, 7, 13, 17, 18, 19, 20 & 21 -
 Subject to Exemption as in Inst. No. A2254137
 Page 1, 2, 3, 4, 5, 6, 7, 13, 17, 18, 19, 20 & 21
 Subject to Exemption as in Inst. No. A2254137

PLAN OF SURVEY

OF PART OF
LOT 14, CONCESSION 1
(Geographic Township of Usborne)
in THE
MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON

SCALE 1:750

2015
ARCHIBALD, GRAY & McKAY LTD.
ONTARIO LAND SURVEYORS

NOTES AND LEGEND

BEARINGS ARE UTM GRID IN HANDS (CHRS) DERIVED FROM GPS OBSERVATIONS AND THE CARI-NET BASE STATION NETWORK AND ARE ASSIGNED TO THE CENTRAL MICHIGAN BIRD NEST SURVEILLANCE ZONE 12

UTM ZONE 17, NAD83 (C.S.P.S.) GRID CO-ORDINATES TO UTM/IN ACCURACY FOR S. 14(2) OF OREG. 216/10		
POINT ID	NORTHING	EASTING
UTM A	4785667.281	461176.248
UTM B	4786323.314	461356.424
UTM C	4786375.874	461728.593

LINEAR VALUES SHOWN ON THIS PLOT ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRESPONDING SCALE FACTOR OF 0.950127303.

G DOONES DUNN'S MORGANT TOWN
G DOONES DUNN'S MORGANT SET
H DOONES DUNN'S AGRI BAY
H DOONES STANFORD STAINB BAY
H DOONES RIEM RAY
H DOONES RIEMO RIEM BIR
C DOONES OUT CROSS
WET DOONES WINES
DOONES WINDY CANY & WAYS, O.L.S.
G DOONES CRITARIO MENDO
WET DOONES HAWK & PIGWOOD, O.L.S.
P DOONES PLI 228-100
P DOONES PLI OF SURETY 61 JAN-JULY 1917
FALL IN USE OF 127, PLIN 10-2-2010.
DOONES PLI-67
F DOONES PLAN 228-1511
F DOONES PLAN 228-1785
F DOONES INSTUMENT JENSEN 195229
G DOONES INSTRUMENT HARSH 194667
D DOONES INSTRUMENT NABER
G DOONES INSTRUMENT MARSH 193513

ROTATION NOTE

FOR BEARING COMPARISONS: A ROTATION OF 020735" (CLOCKWISE) WAS APPLIED TO PLAYS FD-88, 328-440 AND 228-3289 AND A ROTATION OF 017725" (CLOCKWISE) WAS APPLIED TO PLAY F-2 TO CONVERT TO GRID BEARINGS.

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS.

SURVEYOR'S CERTIFICATE


I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

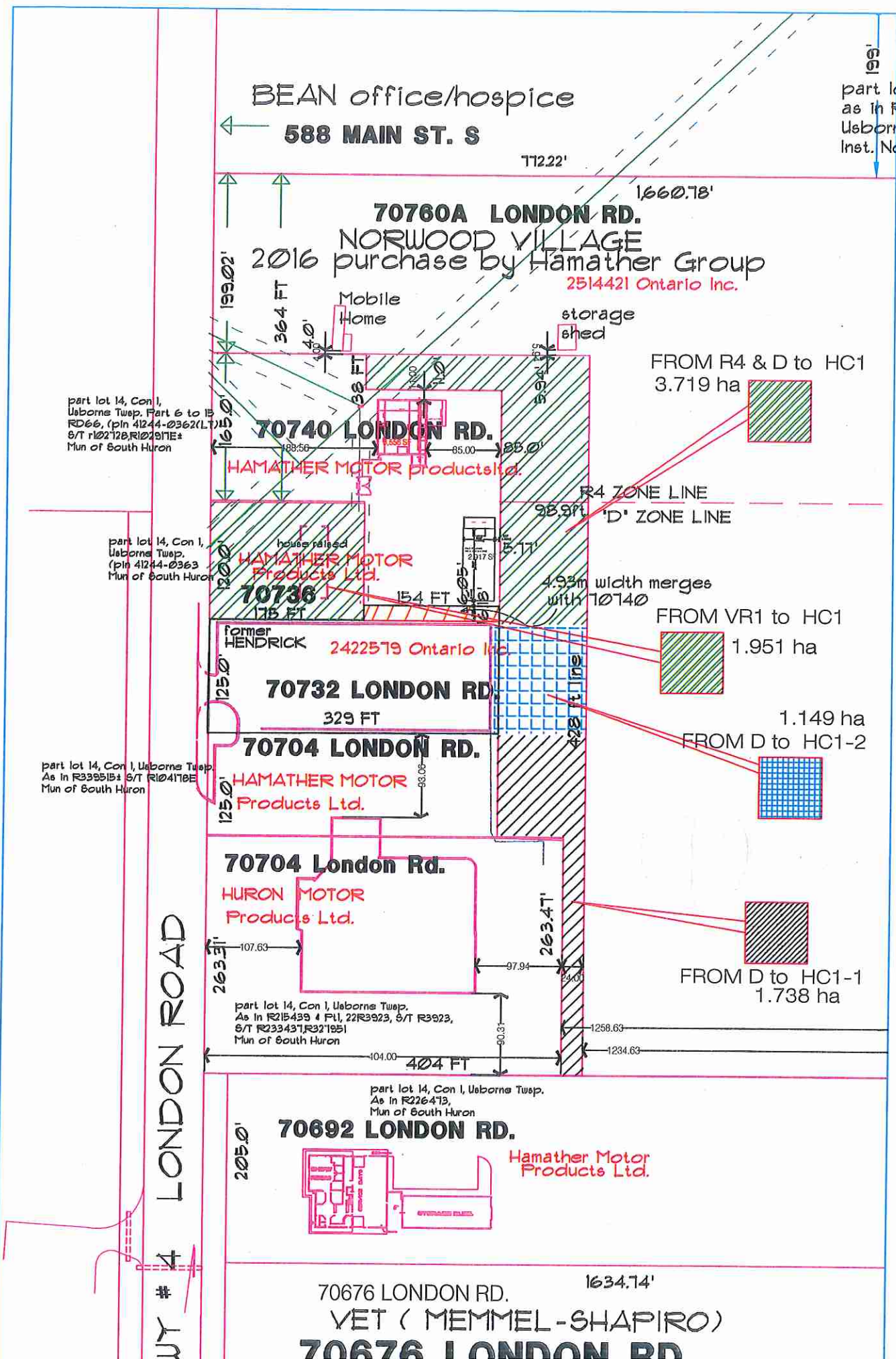
2) THE SURVEY WAS COMPLETED ON THE 3 DAY OF 9, 2022.

LONDON, 27/1/73

BRUCE S. BAYER
CHITRAO LAND SURVEYOR

 AGM PLAN • SURVEY • ENGINEER	ARCHIBALD, GRAY & McKAY LTD. 3511 WHITE OAK ROAD, LONDON, ON, M6E 2Z5 PHONE: 510-846-6300 FAX: 510-867-6300 E-MAIL: info@agm.on.ca WEB: www.agm.on.ca	
	DRAWN BY: DIGNIFY CHECKED BY: D.B.C. DATE: 04/25/2014	DIGITAL FILE: 0510MPF11C.dwg EGGG FILE: 0510MPF11C.dwg FILE NO: 05-01-16-11

F:\FRAN\INVESTING\US-01\VS-01-17\US-01-18-11\CADUSTZOLSPREC.d





PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3
www.huroncounty.ca

Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-20/17)
Zoning By-law Amendment from Development (D) and Residential Mobile Home Park (R4) to Highway Commercial (HC1), Highway Commercial Special Provisions (HC1-1) and Highway Commercial Special Provisions (HC1-2)

Location: Conc 1 PT Lot 14 Subjt to Easement, Usborne Ward (70760A London Road)
Applicant: Jason Brown
Owner: 2514421 Ontario Inc.

This report is submitted to South Huron Council for the Public Meeting on February 20, 2018.

RECOMMENDATION

This rezoning application (#D14-20/17) is a condition of consent file #B15/17, #B17/17 and #B18/17 which were granted approval with conditions by Huron County. This rezoning application will satisfy a condition of each consent. It is recommended that this application for rezoning **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally as 70760A London Road and legally as Conc 1 PT Lot 14 Subjt to Easement, Usborne Ward. Huron County approved three consent applications for boundary adjustment on this parcel which permitted a lot enlargement to the abutting parcels currently in operation as the Hamather Motor Products Auto dealership. As a condition of each consent, the lands that are to be added to the abutting property must be amended to match the zoning on the lands to which they will be added. This rezoning was made a condition of consent of applications #B15/17, #B17/17 and #B18/17 all of which were approved by Huron County.

The lands under this rezoning include three separate segments which require rezoning to match the lands they will be added to. Mapping indicating the areas under this zoning by-law change are shown on the following pages. The applicant proposes to change zoning on portions of the subject lands including the following:

1. Rezone from Development (D) and Residential Mobile Home Park (R4) to Highway Commercial (HC1)
2. Rezone from Development (D) to Highway Commercial Special Provisions (HC1-2)

3. Rezone from Development (D) to Highway Commercial Special Provisions (HC1-1)

The retained lands as a result of consent B15/17, B17/17 and B18/17 will remain under the existing Development (D) and Residential Mobile Home Park (R4) zoning. The intent of rezoning to HC1, HC1-1 and HC1-2 is to facilitate use of the subject lands in association with the existing automobile dealership.

This By-law amends Zoning By-law #13-1984 of the former Township of Usborne.

Figure 1: Aerial Photo of Subject Property.






-  Zone Change from D (Development) and R4 (Mobile Home Park) to HC1 (Highway Commercial).
Lands severed under previously approved consent application B15-17. Rezoning made condition of this consent.
-  Zone Change from D (Development) to HC1-2 (Highway Commercial Special Provisions)
Lands severed under previously approved consent application B17-17. Rezoning made condition of this consent.
-  Zone Change from D (Development) to HC1-1 (Highway Commercial Special Provisions)
Lands severed under previously approved consent application B18-17. Rezoning made condition of this consent.

Figure 2: View of lands under Re-zoning application.



COMMENTS

Provincial Policy Statement

The Provincial Policy Statement s. 1.1.1b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, institutional, recreation and employment areas including industrial and commercial uses that meet long-term needs. Settlement areas shall be the focus of growth and development and a range of uses and opportunities for intensification and redevelopment are encouraged in these areas. This area of London Road is located in a designated Settlement Area in the South Huron Official Plan and is an important area for commercial development within the Municipality of South Huron.

South Huron Official Plan

The subject lands are designated Highway Commercial in the South Huron Official Plan. This property is located in the London Road District of South Huron which encourages planned development as designated Highway Commercial areas with land uses that primarily serve the travelling public and regional economy. Highway Commercial uses are developed to not compete with or undermine the core commercial functions, and act to complement these uses by providing larger scale uses that cannot be accommodated in the Downtown Core.

By way of this Zoning By-law Amendment the subject lands will come into conformity with the Official Plan designation existing on this property and ensure the subject lands are both designated and zoned for Highway Commercial uses. This rezoning will also satisfy a condition of Huron County approved consent applications #B15/17, #B17/17 and #B18/17.

Township of Usborne Zoning By-law

The subject lands are currently zoned D (Development) and Residential Mobile Home Park (R4) in the Township of Usborne Zoning Bylaw. The area of land under rezoning is currently vacant. The applicant received approval of consent #B15/17, #B17/17 and #B18/17 which included boundary adjustments to remove portions of land on this parcel and add them to the abutting lands currently operating as an automobile dealership. The lands to be severed will be added to the abutting properties and are intended to function as part of this automobile dealership. This rezoning application was submitted as a condition of consent #B15/17, #B17/17 and #B18/17 which requires that the land under the boundary adjustment be rezoned accordingly to match the lands to which each area of severed parcel is to be added.

The application proposes a rezoning of these areas to Highway Commercial and Highway Commercial Special Provisions (HC1-1 and HC1-2) per Figure 1 on previous page. Under the Highway Commercial (HC1) zone, an automotive sales and service establishment is a permitted use. Highway Commercial lands are subject to Site Plan Control for any future development proposed on the affected parcels.

Similar Highway Commercial uses predominate in this area with an existing automotive sales and service establishment on the west side of London Road, opposite this property, and the existing HMP dealership to which the proposed severed and current lands under subject rezoning are proposed to be added, and function in conjunction with. The proposed rezoning to Highway Commercial (HC1), Highway Commercial Special Provisions (HC1-1) and Highway Commercial Special Provisions (HC1-2) is compatible with surrounding areas and meet the intention of the Highway Commercial Zone. Further, this rezoning will satisfy a condition of consent under application #B15/17, #B17/17 and #B18/17.

STAF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no comments were received from any agencies or the public. Comments may arise at the public meeting.

I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

This zoning by-law amendment is a condition of consent #B15/17, #B17/17 and #B18/17. If approved, this zoning By-law amendment will satisfy a condition of consent and bring the subject lands into conformity with the existing zoning on the lands to which these to be severed parcels are to be added. It is recommended this rezoning **be approved**.

I will be in attendance at the public meeting to answer questions from Council and the public on this zoning by-law amendment.

Sincerely,

“original signed by”

Sarah Smith
Planner

APPLICATION 2

For office use only	File # <u>D14-2117</u>
Submitted <u>Dec 16</u>	20 <u>17</u>
Date Application considered complete <u>Jan 9</u>	20 <u>18</u>

MUNICIPALITY OF South Huron
 Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT**1. TYPE OF AMENDMENT?**

_____ Official Plan [] Zoning By-law No. 13-84 [] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: USBORNE WARD

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

VR1 LAND FRONTING LONDON ROAD
TO MERGE WITH ADJACENT LAND (SUBJECT TO
SEVERANCE B15/17)
ZONING AMENDMENT REQUEST TO HC1

B. GENERAL INFORMATION**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): HAMMATH MOTOR PRODUCTS LTD.

Address: 70704 London Rd. E. Exeter % H.M.P.

Phone: Home () _____

Work _____

Email: _____

Cell () _____

b) Applicant (Agent) Name(s): JASON BROWN

Address: % 165 THAMES RD. E EXETER N0M1S3 (NORTHLANDER)

Phone: Home () _____

Work _____

Email: _____

Cell _____

c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:

d) Send Correspondence To? Owner [X] Agent [X] Other [] _____

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) ☐ the "entire" property or
 b) ☒ just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Municipal Ward: US BORNE911 Address and Road Name: SEE ATTACHED PARCEL IDENTIFICATION SHEET

Roll Number (if available): _____

Concession: 1 Lot: 14 Registered Plan No.: 22RArea: 1.95 hectares Depth: 53.340 metres Frontage (Width): 36.576 metres
SEE APPLICATION KEY PLAN6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☒ Unknown ☐

If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official.

If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:

Area: 1.95 hectares Depth: 53.340 metres Frontage (Width): 36.576 metres

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: HCZoning: VR1

9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

Commercial**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

10. WHAT IS THE "EXISTING" USE OF THE LAND?

RESIDENCE (DEMOLISHED/REMOVED)How long have the existing uses continued on the subject land: 50 YRS plus ESTIMATED

11. WHAT IS THE "PROPOSED" USE OF THE LAND?

HC, Auto DEALERSHIP

PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

Are any buildings proposed to be built on the subject land:

Yes ☐ No ☒

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	_____	_____
b) Main Building Height _____ (m)	_____ (m)	_____ (m)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area _____ (sq. m)	_____ (sq. m)	_____ (sq. m)
h) Ground Floor Area (exclude basement)	_____	_____
i) Building Dimensions	_____	_____
j) Date of Construction	_____	_____
k) Setback from Buildings to:		
Front of Lot Line	_____	
Rear of Lot Line	_____	
Side of Lot Line	_____	

D. EXISTING AND PROPOSED SERVICES**12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:						
	<input type="checkbox"/>	a servicing options report; and				
	<input type="checkbox"/>	a hydrogeological report.				

13. Will storm drainage be provided by:

Sewers	<input checked="" type="checkbox"/>
Ditches	<input type="checkbox"/>
Swales	<input type="checkbox"/>
Other	<input type="checkbox"/> Specify _____

Is storm drainage present or will it be constructed P.D.C. TO STREET

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- ☒ provincial highway *(ALL WITHIN Connecting Link)*
- ☐ county roads
- ☐ municipal roads, maintained all year
- ☐ municipal road, seasonally maintained
- ☐ right of way
- ☐ water access

~~F. OFFICIAL PLAN AMENDMENT~~~~(Proceed to Section F) if an Official Plan Amendment is not proposed).~~**15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?**

- | | | | |
|--|---------|--------|-------------|
| Add a Land Use designation in the Official Plan | Yes [] | No [] | Unknown [] |
| Change a Land Use designation in the Official Plan | Yes [] | No [] | Unknown [] |
| Change a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Replace a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Delete a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Add a policy in the Official Plan | Yes [] | No [] | Unknown [] |

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be Changed _____
- b) Text of the proposed new policy attached on a separate page? Yes [] No []
- c) New designation name: _____
- d) Map of proposed new Schedule attached on a separate page? Yes [] No []

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?

Add or change zoning designation in the Zoning By-law	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
Change a zoning provision in the Zoning By-law	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
Replace a zoning provision in the Zoning By-law	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Delete a zoning provision in the Zoning By-law	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Add a zoning provision in the Zoning By-law	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>

22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes ☐ No ☐
- c) New zone name: HCI
- d) Map of proposed new Key Map attached on a separate page? Yes ☒ No ☐

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.CAR DEALERSHIP- date the current owner acquired the subject land 2015**24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**Yes ☐ No ☒**25. Is the intent 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: Attach details of the official plan or official plan amendment that deals with the matter.

26. Is the intent of this application to remove land from an area of employment?Yes ☐ No ☒

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) of the Planning Act.Yes ☒ No ☐ Unknown ☐

G. SKETCH CHECKLIST

- 28. ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- 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 their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of 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;
- d) the current uses of 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 unopened road allowance, a public traveled 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;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

- 29. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	Yes []	No []
Zoning By-law Amendment	Yes []	No []
Minor Variance	Yes []	No []
Plan of Subdivision	Yes []	No []
Consent (Severance)	Yes [<input checked="" type="checkbox"/>]	No []
Site Plan Control	Yes []	No []

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: B15/17, B16/17, B17/17, B18/17
 Approval Authority: COUNTY HURON
 Lands Subject to Application: PART OF NEWLY ENLARGED PARCEL BY
 Purpose of Application: MINOR BOUNDARY ADJUSTMENTS
 Status of Application: APPROVED SEPT. 17
 Effect on the Current Application for Amendment: RELATED TO CONSENT

I. OTHER SUPPORTING INFORMATION

32. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:

(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

PARCEL IDENTIFICATION SHEET
APPLICATION KEY PLAN 2
AGM REFERENCE PLAN FILE NO. L-4685-2

J. PUBLIC CONSULTATION STRATEGY

33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:

(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).

ON-SITE SIGN POSTING SIMILAR TO CONSENT
APPLICATIONS

K. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER;(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).I (we) TIM HAMATHER
WAYNE HAMATHER of the MUN. of SOUTH HURON County/Regionof HURON do hereby authorize JASON BROWN to act as my agent in the application.Wayne Hamather
Signature of Owner(s)Dec 15/2017
Date**L. APPLICANT'S DECLARATION**(This must be completed by the Person Filing the Application for the proposed development site.)I, JASON BROWN of the CITY OF LONDON
(Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District MIDDLESEX solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, 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."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
Region/County/Districtof Huron

In the Municipality of

South HuronJason Brown
SignatureThis 20 day of December, 2017
(Day) (Month) (Year)

Signature

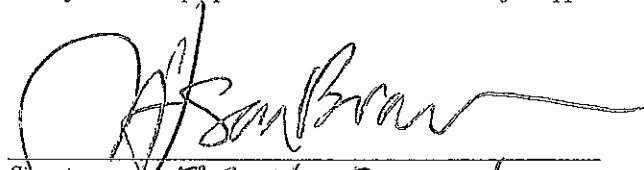
Jason Brown
Please Print name of ApplicantRubelher
Commissioner of OathsSWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 20 day of December, 2017
Rubelher
Rebekah Msuya-Collison, Deputy Clerk
Municipality of South Huron
A COMMISSIONER ETC.

M. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I _____ the owner/the authorized applicant, 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 County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.


Signature JASON BROWN

DEC 15 / 2017
Date

APPLICATION AND FEE OF \$ 1,836 - RECEIVED BY THE MUNICIPALITY


Signature of Commissioner

Dec 20 / 2017
Date

**COMPLETE THIS FORM TO DETERMINE IF
HEALTH UNIT COMMENTS ARE REQUIRED
ON YOUR PLANNING APPLICATION**

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit's User Fee Schedule).

Name of Applicant: _____

Name of Owner (if different from the applicant): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality): _____

Type of Planning Application(s) submitted with this form:

- | | |
|--|--|
| <input type="checkbox"/> Consent (severance) | <input type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Plan of Subdivision/Condominium |
| <input type="checkbox"/> Official Plan Amendment | |

Please answer **Section A** OR **Section B**, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where SANATARY SEWERS are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Section B - Where SEPTIC SYSTEMS are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proceed to Section C .		

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

Section C. HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$177.25	
Rezoning	\$124.75	
Minor Variance	\$124.75	
Severance resulting in 2 lots or fewer	\$262.65	
Severance resulting in 3 lots or more	\$499.00	
Plan of Subdivision/Condominium	\$1037.45	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Name of Owner or Designated Agent

Signature and Date

To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

☐ No

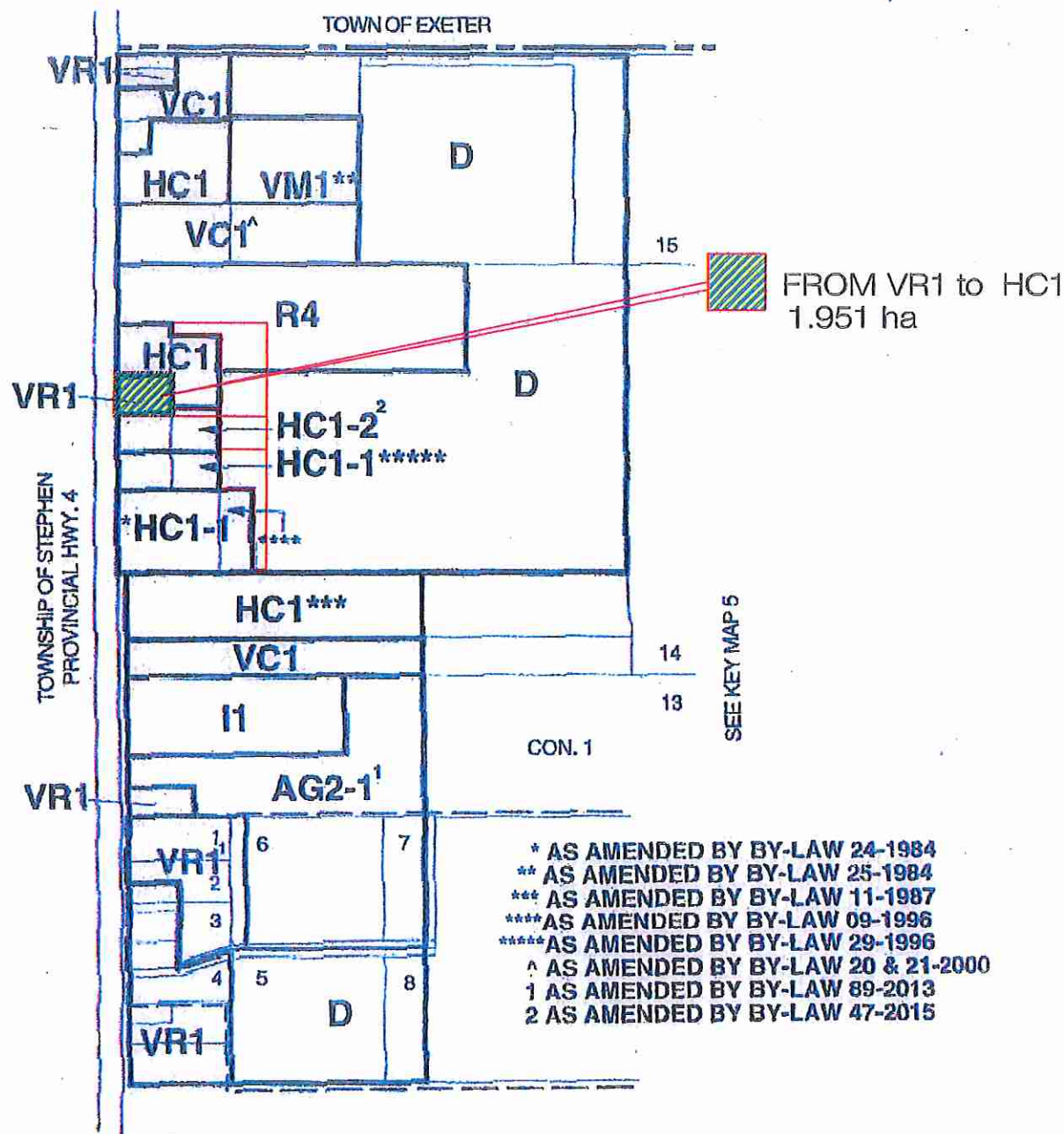
Amount: _____

Name of Clerk-Treasurer

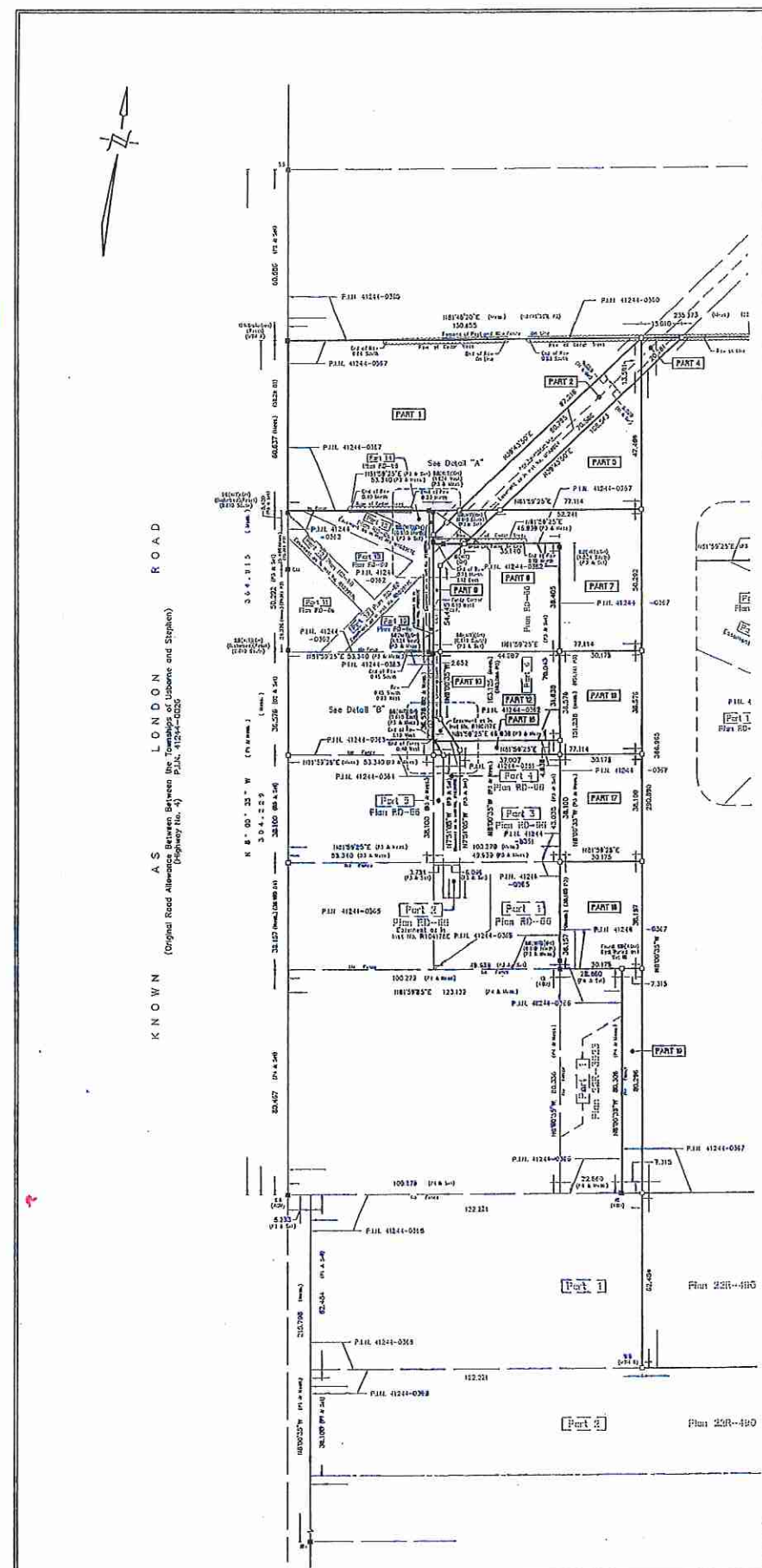
SCHEDULE "A"
KEY MAP 5A
 TOWNSHIP OF USBORNE

0 1000 2000 Feet


0 250 500 Metres



ReZoning Application 2



PLAN OF SURVEY
OF PART OF
LOT 14, CONCESSION 1
(Geographic Township of Osborne)
IN THE
MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON
SCALE 1:750



2015
ARCHIBALD, GRAY & McKay L.T.D.
ONTARIO LAND SURVEYORS

NOTES AND LEGEND

BEARINGS ARE UTM, GRID R114003 (C.S.R.'S) DERIVED FROM G.P.S. OBSERVATIONS AND THE CELL-JET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 8100° WEST LONGITUDE, ZONE 17.

UTM ZONE 17, NAD83 (C.S.P.S) GRID CO-ORDINATES TO 10M/1M ACCURACY PER §. 1(2) OF OREG. 21E/10		
POINT ID	NORTHING	EASTING
UTM A	4788467.741	461178.246
UTM B	4788325.114	461356.424
UTM C	4788375.676	461228.572

LINEAR VALUES SHOWN IN THIS PLAN ARE GROUND LEVEL DISTANCES AND
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTION
SCALE FACTOR OF 0.99997151.

- M DOONES SOUTHERN INDEPENDENT FOUND
 N DOONES DUNNELL INDEPENDENT SET
 N DOONES STANFORD REEL 14M
 SDO DOONES SOUTHERN STANFORD REEL BAKK
 N DOONES SOUTH STANFORD
 N DOONES SOUTH REEL 14M
 CC DOONES OUT CROSS
 NT DOONES WILKES
 N DOONES RECHARDSON, GRAY & HUNTER, O.L.S.'S
 CC DOONES OUTSIDE INTERO
 N DOONES HUNTERMAN & HUNTER, O.L.S.'S
 U DOONES PLAIN 25-110
 P DOONES PLAIN 25-110
 P2 DOONES PLAIN 25-110 SURVEY BY JOHN DUNN JULY 1890, 1971
 PL PLAIN 10-15-2, PLAIN 10-2-2, 20-2, 20-10
 N DOONES PLAIN 25-110
 CC DOONES PLAIN 25-20-23
 N DOONES PLAIN 25-20-23
 CC DOONES WESTHURST HANCOCK 8349987
 CC DOONES WESTHURST HANCOCK 8349987
 CC DOONES WESTHURST HANCOCK 8349987
 CC DOONES WESTHURST HANCOCK 8349987

ROTATION NOTE

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

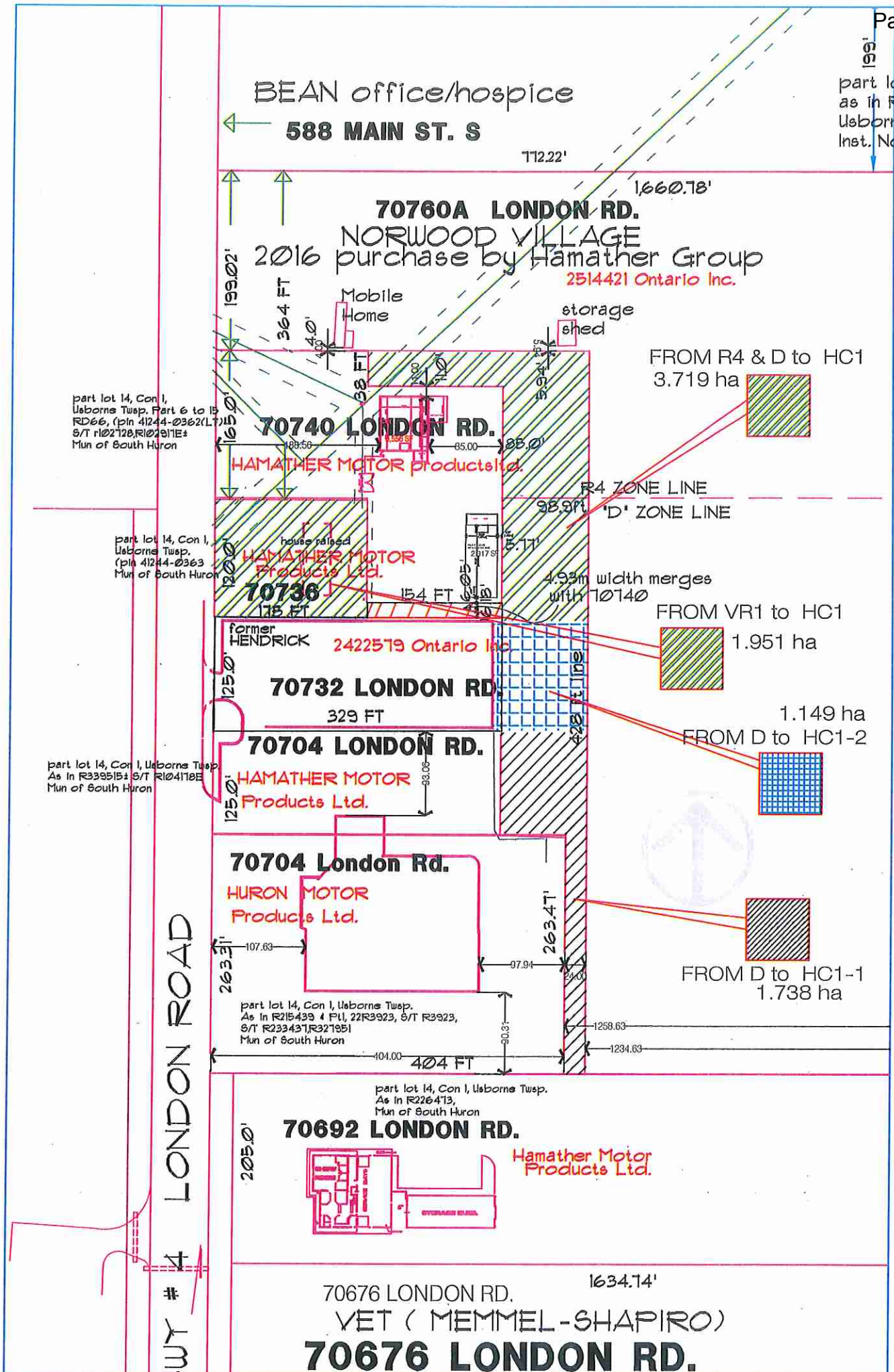
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

2) THE SURVEY WAS COMPLETED ON THE 7 DAY OF 9, 2017.

LEONARD BENTLEY

BRUCE S. BAYER
JAMES H. BAYER

I-AGM		ARCHIBALD, GRAY & McKAY LTD.	
		9511 WHITE OAK ROAD, LOCKPORT, OH, 44626	
PLAN • SURVEY • ENGINEER		PHONE 818-686-8300 FAX 811-686-8311	
		E-MAIL: info@agm.us WEB: www.agm.us	
DRAWN BY: SHORTLE		DIGITAL FILE: US10S01P1EG.dwg	
CHECKED BY: DDC		CADD FILE: US10S01P1EG.dwg	
PLOT DATE: 8/25/2015		PLOT FILE: US-01-16-11	
		PLAN No: L-4685-Z	





PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-21/17)
Zoning By-law Amendment from Village Residential Low Density (VR1) to Highway Commercial Special Provisions (HC1)

Location: Conc 1 Pt Lot 14, Usborne Ward (70736 London Road)

Applicant: Jason Brown

Owner: Hamather Motor Products

This report is submitted to South Huron Council for the Public Meeting on February 20, 2018.

RECOMMENDATION

This rezoning application (#D14-21/17) is consistent with South Huron Official Plan and Township of Usborne Zoning By-law and it is recommended that it **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally at 70736 London Road, and legally as Conc 1 Pt Lot 14, Usborne Ward. The subject lands are currently zoned Village Residential (VR1) which permits low density residential uses. The applicant wishes to use this lot as part of the surrounding Hamather Motor Products Automobile dealership which is a commercial use, and is therefore requesting a rezoning to Highway Commercial (HC1) to permit an automobile dealership as a permitted use.

This By-law amends Zoning By-law #13-1984 of the former Township of Usborne.

Figure 1: Aerial Photo of Subject Property. Dwelling demolished since aerial image taken.



Figure 2. View of Subject Lands facing southeast and southwest.



COMMENTS

Provincial Policy Statement

The Provincial Policy Statement s. 1.1.1b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, institutional, recreation and employment areas including industrial and commercial uses that meet long-term needs. Settlement areas shall be the focus of growth and development and a range of uses and opportunities for intensification and redevelopment are encouraged in these areas. This area of London Road is located in a designated Settlement Area in the South Huron Official Plan and is an important area for commercial development within the Municipality of South Huron.

South Huron Official Plan

The subject lands are designated Highway Commercial in the South Huron Official Plan and located in the London Road district of South Huron which includes a range of Highway Commercial areas with land uses that primarily serve the travelling public and regional economy. Highway Commercial uses act to complement the downtown Exeter core, and provide larger scale uses that cannot be accommodated in the Downtown Core.

By way of this Zoning By-law Amendment the subject lands will come into conformity with the Official Plan designation existing on this property and ensure the subject lands are both designated and zoned for Highway Commercial uses.

Township of Usborne Zoning By-law

The subject lands are currently zoned VR1 (Village Residential Low Density) in the Township of Usborne Zoning Bylaw. Uses permitted in this zone include a range of residential uses and uses accessory to the permitted uses. The lands are currently vacant following the demolition of a dwelling.

The applicant intends to use this property as part of the existing automotive dealership located on existing parcels surrounding the subject lands. This site will be used as a parking lot for the display and sale of motor vehicles, specifically trucks and other uses associated with the automobile use. Under the Highway Commercial zone (HC1), an automotive sales and service establishment is a permitted use. As defined in the Township of Usborne Zoning By-law, an automotive sales and service establishment includes “a building and/or lot used for the display and sale of new or used motor vehicles”. The proposed use of this site associated with the existing automobile dealership would be permitted under this zone.

Lands under the HC1 zone are subject to a Site Plan Control; a parking lot use, or any proposed buildings and structures proposed for this site would be subject to review under the Municipal Site Plan Control process.

Similar uses predominate in this area; use of this site associated with an automobile dealership is compatible with surrounding area and meets the intention of the Highway Commercial Zone. Further, this rezoning will bring the subject lands into conformity with the South Huron Official Plan so the zoning and designation are consistent.

STAF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no comments were received from any agencies or the public. Comments may arise at the public meeting.

I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

This Zoning By-law amendment conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement. The proposed automotive sales use is permitted in the Highway Commercial Zone and provides for the expansion of an existing South Huron business. Specific site details can be dealt with during a formal Site Plan review. This Zoning By-law amendment will also bring the subject land zoning into conformity with the designation in the South Huron Official Plan and ensures compatibility with similar uses in the surrounding area.

Sincerely,

“original signed by”

Sarah Smith
Planner

For office use only

File #

Submitted

2017

Date Application considered complete

Jan 2018

2018

MUNICIPALITY OF South Huron

Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT**1. TYPE OF AMENDMENT?**_____ Official Plan [] Zoning By-law No. 12-1984 [] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: _____

Stephen no 12-1984**2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**Further extension of 10 years to 46-2018.**B. GENERAL INFORMATION****3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): _____

John Orville Brock

Address: _____

39074 Mount Carmel Drive

Phone: Home () _____

Work () _____

Fax () _____

Email: _____

Cell () _____

b) Applicant (Agent) Name(s): _____

Same as owner

Address: _____

Phone: Home () _____

Work () _____

Fax () _____

Email: _____

Cell () _____

c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property: _____

d) Send Correspondence To? Owner [☒] Agent [] Other [] _____

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) ☐ the "entire" property or
 b) ☒ just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Municipal Ward: South half lot 9 Con South Boundary911 Address and Road Name: 39074 Mount Carmel DriveRoll Number (if available): 40-10-040 - 027 - 06801 - 0000Concession: South boundary Lot: South half lot 9 Registered Plan No.: _____Area: 8.31 hectares Depth: _____ metres Frontage (Width): 209.31 metres6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☐ Unknown ☐

If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official.

If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:

Area: _____ hectares Depth: 83 metres Frontage (Width): 94 metres
- see sketch.

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: AgricultureZoning: C4-1, AG-1

9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

agriculture, and salvage yard.C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. WHAT IS THE "EXISTING" USE OF THE LAND?

salvage yard, used car salesHow long have the existing uses continued on the subject land: 47 years (1970's)

11. WHAT IS THE "PROPOSED" USE OF THE LAND?

temporary use for cars storage.

PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

Are any buildings proposed to be built on the subject land:

Yes [] No []

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>dwelling, shop.</u>	<u>none</u>
b) Main Building Height	_____ (m)	_____ (m)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area	_____ (sq. m)	_____ (sq. m)
h) Ground Floor Area (exclude basement)	_____	_____
i) Building Dimensions	_____	_____
j) Date of Construction	_____	_____
k) Setback from Buildings to:		
	Front of Lot Line	_____
	Rear of Lot Line	_____
	Side of Lot Line	_____

D. EXISTING AND PROPOSED SERVICES**12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]
b) Proposed	[]	[]	[]	[]	[]	[] <u>N/A</u>
c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:						
	[] a servicing options report; and					
	[] a hydrogeological report.					

13. Will storm drainage be provided by:

Sewers	[]
Ditches	[<input checked="" type="checkbox"/>]
Swales	[]
Other	[] Specify _____

Is storm drainage present or will it be constructed _____

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- ☐ provincial highway
☒ county roads
☐ municipal roads, maintained all year
☐ municipal road, seasonally maintained
☐ right of way
☐ water access

F. OFFICIAL PLAN AMENDMENT

(Proceed to Section F) if an Official Plan Amendment is not proposed).

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

- | | | | |
|--|----------------------------------|---------------------------------|--------------------------------------|
| Add a Land Use designation in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Change a Land Use designation in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Change a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Replace a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Delete a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Add a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be Changed _____
- b) Text of the proposed new policy attached on a separate page? Yes [☐] No [☐]
- c) New designation name: _____
- d) Map of proposed new Schedule attached on a separate page? Yes [☐] No [☐]

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?Yes [☐] No [☐]

If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment?Yes [☐] No [☐]

If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.Yes [☐] No [☐] Unknown [☐]

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

Add or change zoning designation in the Zoning By-law	Yes []	No [X]	Unknown []
Change a zoning provision in the Zoning By-law	Yes []	No [X]	Unknown []
Replace a zoning provision in the Zoning By-law	Yes []	No [X]	Unknown []
Delete a zoning provision in the Zoning By-law	Yes []	No [X]	Unknown []
Add a zoning provision in the Zoning By-law	Yes []	No [X]	Unknown []
A temporary use	yes [X]		

a) Section Number(s) of provisions to be changed

b) Text of the proposed new provision attached on a separate page? Yes [] No [☒]

c) New zone name: none

d) Map of proposed new Key Map attached on a separate page? Yes [☒] No []

Salvage yard, car storage

- date the current owner acquired the subject land 1970

Yes [☒] No [☐]

Yes [] No [X]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

Yes [] No [☒]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

Yes [☒] No [☐] Unknown [☐]

G. SKETCH CHECKLIST

28. **ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- 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 their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of 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;
- d) the current uses of 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 unopened road allowance, a public traveled 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;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

29. **HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	Yes []	No [X]
Zoning By-law Amendment	Yes [X]	No []
Minor Variance	Yes []	No [X]
Plan of Subdivision	Yes []	No [X]
Consent (Severance)	Yes []	No [X]
Site Plan Control	Yes [X]	No []

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:File No. of Application: By-law 38-1985, 46-2015, 45-2015

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

I. OTHER SUPPORTING INFORMATION**32. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:***(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).*see sketch

J. PUBLIC CONSULTATION STRATEGY**33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:***(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).*posting sign

K. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER;*(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).*

I (we) _____ of the _____ of _____ County/Region

of _____ do hereby authorize _____ to act as my agent in the application.

Signature of Owner(s)_____
Date**L. APPLICANT'S DECLARATION***(This must be completed by the Person Filing the Application for the proposed development site.)*I, X JOHN BROCK of the Municipality of South Huron
(Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District Huron solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, 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."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
Region/County/District HuronIn the Municipality of South Huron

This

18
(Day)

day of

December 2017
(Month) (Year)

Signature

X John Brock

Please Print name of Applicant

JOHN BROCKSWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 18 day of December, 2017Genevieve Scharback
Commissioner of OathsGenevieve Scharback
Genevieve Scharback, Clerk
Municipality of South Huron
A COMMISSIONER ETC.

M. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I John Brock the owner/the authorized applicant, 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 County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

John Brock
Signature

Dec 18/017
Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY

Signature of Commissioner

Date

COMPLETE THIS FORM TO DETERMINE IF HEALTH UNIT COMMENTS ARE REQUIRED ON YOUR PLANNING APPLICATION

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit's User Fee Schedule).

Name of Applicant: _____

Name of Owner (if different from the applicant): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality): _____

Type of Planning Application(s) submitted with this form:

- | | |
|--|--|
| <input type="checkbox"/> Consent (severance) | <input type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Plan of Subdivision/Condominium |
| <input type="checkbox"/> Official Plan Amendment | |

Please answer **Section A** OR **Section B**, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where SANITARY SEWERS are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Section B - Where SEPTIC SYSTEMS are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proceed to Section C .		

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$177.25	
Rezoning	\$124.75	
Minor Variance	\$124.75	
Severance resulting in 2 lots or fewer	\$262.65	
Severance resulting in 3 lots or more	\$499.00	
Plan of Subdivision/Condominium	\$1037.45	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Name of Owner or Designated Agent

Signature and Date

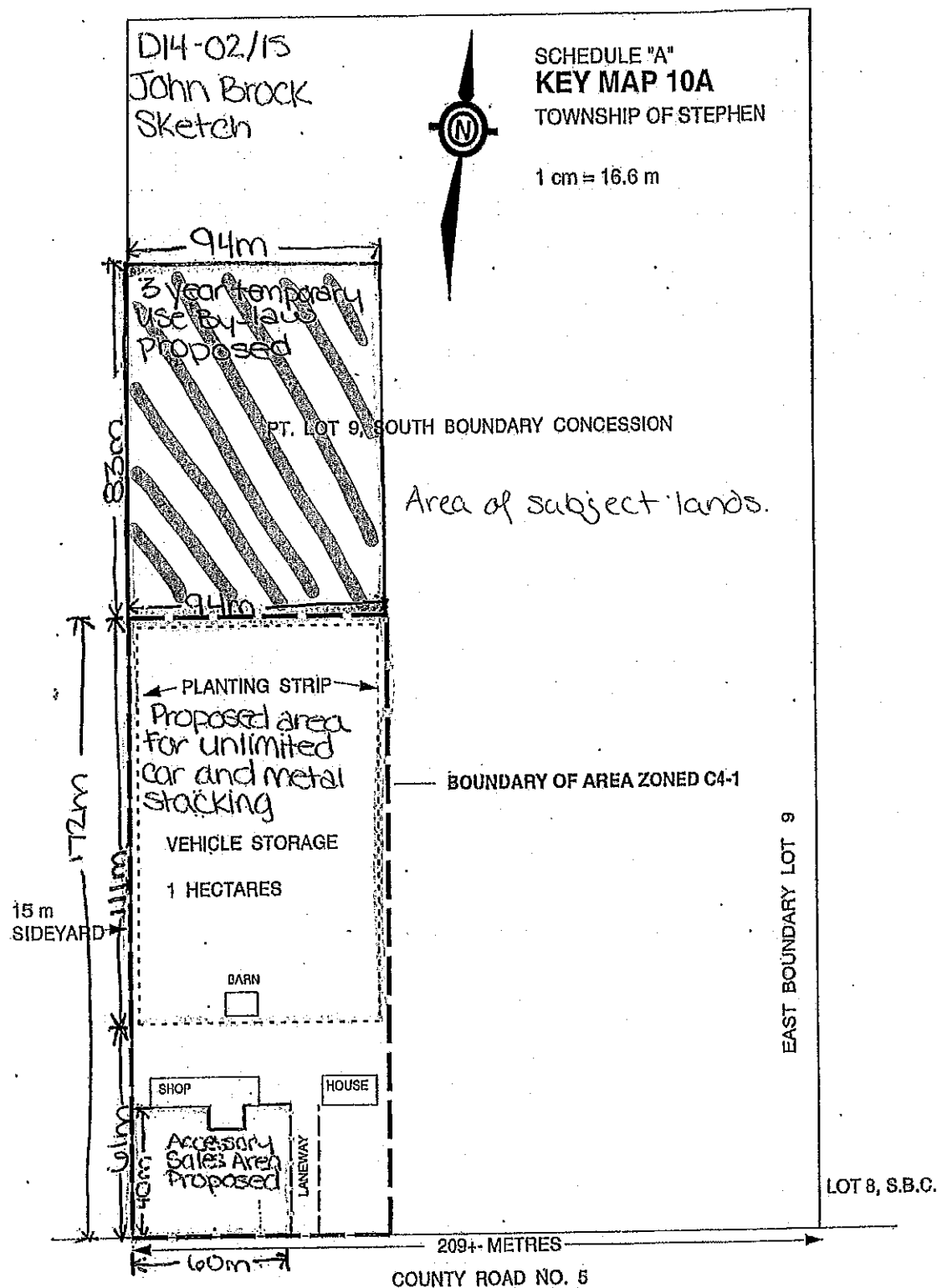
To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer



① unable to remove vehicles because

- weather
- stinging Nettle plants - was sprayed by airplane.
- end of vehicle permit required to move cars
- prepare cars to move requires ~~to~~ removal of fluids - please see attached document for end of vehicle life.

② please see photos showing car removal

③ Based on the End of Life requirements I can only process 50 ^{cars} ~~cars~~ a year. Again see end of life attachment.

**Authorization of Applicant for Accommodations: Completion of Temporary Zoning By-law
Amendment Form and Preparation of Sketch**

I, John Brock of the Municipality of South Huron, County of Huron, do hereby confirm that I am aware that South Huron staff have completed a planning application form according to my wishes. The information contained within is the information I directed South Huron staff to include.

I understand that South Huron staff have used reasonable efforts to be consistent with the principles of dignity, independence, integration, and equal opportunity. I have trouble reading and completing the forms provided. A South Huron staff member has accommodated me by completing the Temporary Zoning By-law Amendment form according to my wishes and preparing the sketch based on measurements taken before me and agreed to by me.

This letter was read to, agreed to and signed by me on December 18, 2017.

Sincerely,

John Brock



THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

BY-LAW # 46 - 2015

To amend By-Law #12-84, being the Zoning By-Law for the former Township of Stephen, to rezone lands described as Con S BDY S PT Lot 9, Stephen Ward, Municipality of South Huron (39074 Mt Carmel Drive) to permit a temporary use.

WHEREAS Section 39 of the Planning Act, RSO 1990 authorizes a Municipality to pass a by-law under Section 34 of the Planning Act, RSO 1990, for the purpose of authorizing the temporary use of lands, buildings, or structures for a purpose otherwise prohibited by the by-law; and

WHEREAS the Council of The Corporation of the Municipality of South Huron considers it advisable to pass a temporary use by-law as a temporary amendment to Zoning By-Law #012-84, of the former Township of Stephen, now Stephen Ward, Corporation of the Municipality of South Huron;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Municipality of South Huron ENACTS as follows:

1. THAT this temporary use shall apply to Conc S BDY S PT Lot 9, Stephen Ward, Municipality of South Huron.
2. THAT the temporary use permitted by this by-law is as follows:

To permit a three (3) year time frame to remove vehicles stored outside the permitted vehicle C4-1 vehicle storage area. The lands included in this temporary use area represent an approximate width of 94 metres by a depth of 83 metres and abut the north boundary of the designated C4-1 zone.

To permit, during a three (3) year time frame, equipment and storage containers on a temporary basis to support the clean-up work on site. All other provisions of By-law 12-1984 shall apply.

3. THAT the temporary use authorized by this by-law shall be in effect for a period of up to three (3) years from the day of the passing of this by-law.
4. THAT Key Map 10 shall be amended to indicate that there is a Temporary Use By-law in effect on the property described in paragraph #1 for the portion of the property as described in paragraph #2 and illustrated in Schedule "C" attached to and forming part of this by-law. Upon the expiry of the Temporary Use By-law, Key Map 10 shall be amended to note the expiry of the Temporary Use By-law.
5. THAT the purpose and effect of this amendment, identified as Schedule "A", attached hereto, forms an integral part of this by-law.

6. THAT the Township of Stephen Location Map, identified as Schedule "B", attached hereto, forms an integral part of this by-law.
7. THAT this By-Law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act, 1990*.

Read a first and second time this 20th day of July, 2015.

Read a third time and finally passed this 20th day of July, 2015.

Maureen Cole, Mayor

Genevieve Scharback, Clerk

SCHEDULE "A" TO BY-LAW 46- 2015**CORPORATION OF THE MUNICIPALITY OF SOUTH HURON**

By-Law 46- 2015 has the following purpose and effect:

This By-law amendment affects the property municipally known as 39074 Mr Carmel Drive. The legal description of the subject lands is Conc S BDY S PT Lot 9, Stephen Ward, Municipality of South Huron.

The subject lands are currently zoned AG1 (General Agriculture) and C4-1 (Salvage Yard Special Provisions) in the Township of Stephen Zoning By-law. The subject lands are designated Agriculture in the South Huron Official Plan. The entire property is approximately 20.54 acres (8.31 hectares) in size. The applicant currently operates a salvage yard on the south west portion of this property, zoned C4-1. A dwelling, shop and shed are located on the subject lands.

At present the applicant has extended the area of the permitted salvage yard boundary and related vehicle storage area beyond the permitted C4-1 zone boundaries into the AG1 zone and is therefore in contravention to the Township of Stephen Zoning By-law. A separate zoning by-law amendment address issues with vehicle storage and display through amendment to the C4-1 Special Provision text.

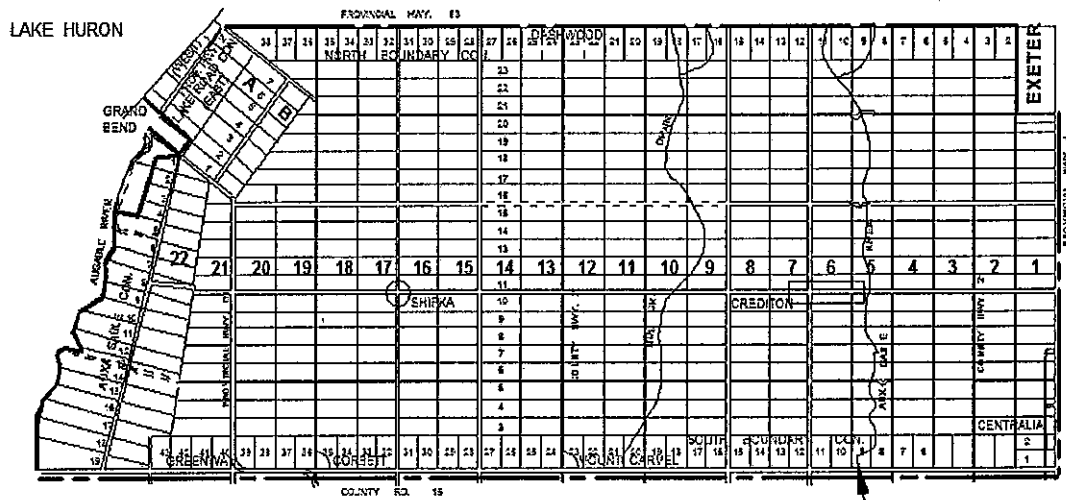
The purpose and effect of this temporary use by-law is to permit under a three (3) year time period the removal of vehicles currently outside the permitted C4-1 regulated boundary to come into compliance with the Township of Stephen Zoning By-law.

This Temporary Use By-law amends Zoning By-law #012-84, of the Township of Stephen. Maps showing the general location of the lands to which this temporary use by-law apply are shown on the following pages.

SCHEDULE "B" TO BY-LAW # 46- 2015

CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

Schedule 'A'
STEPHEN WARD
 Location Map



Property to which this temporary use
 zoning by-law amendment applies.

**Schedule "C" – Showing the Area Subject to the Amendment
CORPORATION OF THE MUNICIPALITY OF SOUTH HURON
Bylaw 46-2015**





SCHEDULE "A"

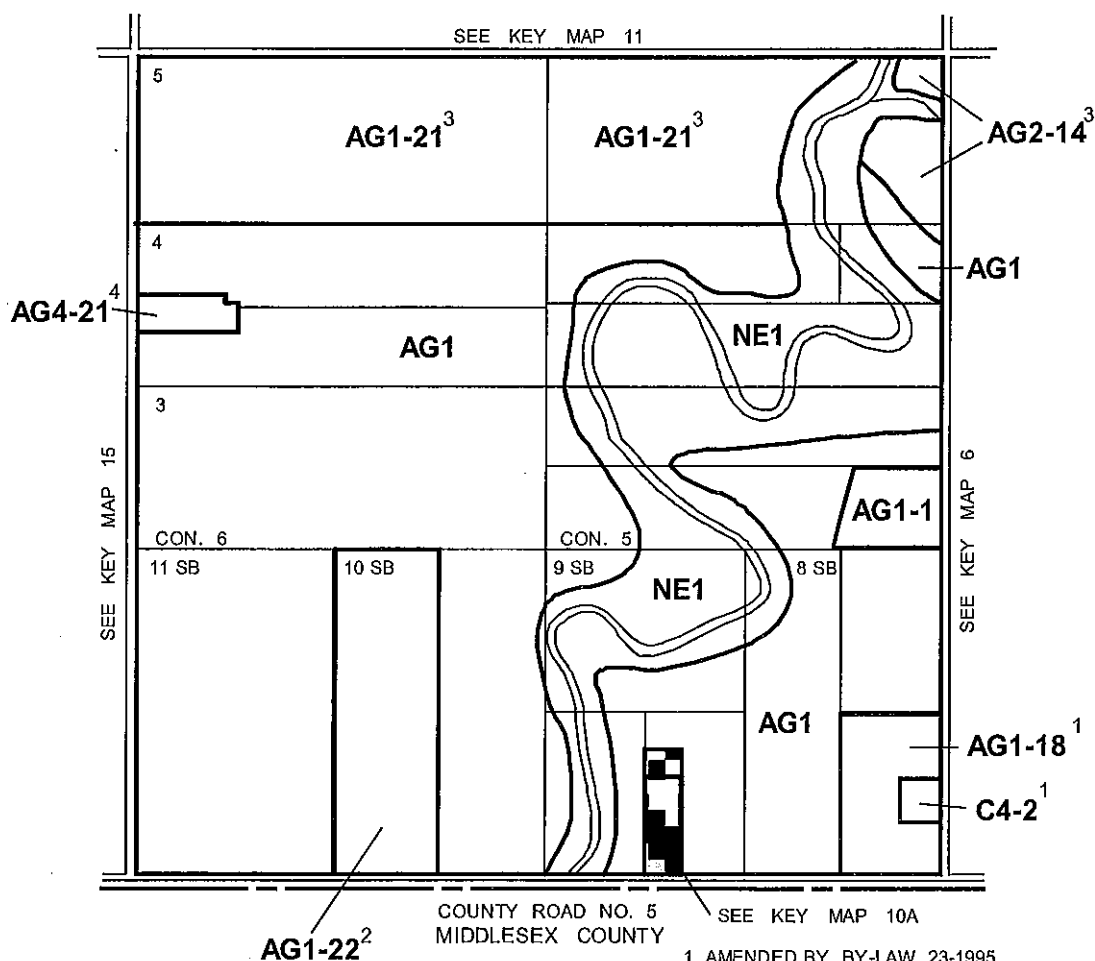
KEY MAP 10

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET

-  Property Zoned C4-1
-  Area to which this Temporary Use By-law Applies



- 1 AMENDED BY BY-LAW 23-1995
- 2 AMENDED BY BY-LAW 27-1996
- 3 AMENDED BY BY-LAW 42-1996
- 4 AMENDED BY BY-LAW 50-2006



PLANNING & DEVELOPMENT

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Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Temporary Zoning By-law Amendment Application (#D14-22/17)

Location: Conc S BDY S PT Lot 9, Stephen Ward (39074 Mt Carmel Drive)

Applicant: John Orville Brock

Owner: John Orville Brock

This report is submitted to South Huron Council for the Public Meeting on February 20, 2018.

RECOMMENDATION

It is recommended this rezoning application for a temporary use **be approved for a three (3) year period.**

PURPOSE AND EFFECT

This Temporary Use By-law amendment affects the property known municipally as 39074 Mr Carmel Drive. The legal description of the subject lands is Conc S BDY S PT Lot 9, Stephen Ward, Municipality of South Huron.

At present the applicant has extended the area of the permitted salvage yard boundary and related vehicle storage area beyond the permitted C4-1 (Salvage Yard Special Provisions) zone boundaries into the AG1 zone and is therefore in contravention to the Township of Stephen Zoning By-law. The applicant received a temporary use by-law (By-law # 46-2015) to allow temporary use of this land and facilitation of removal of vehicles in the area that has extended beyond the zoned C4-1 area. This temporary use expires in July 2018. The applicant is requesting an extension to this Temporary Use to provide time to remove the cars that have encroached beyond the C4-1 zone area, noting issues with timing required to prepare vehicles so they can be removed from the site. The property owner has requested an extension for a ten (10) year period.

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen.

COMMENTS

Background

Based on aerial photography dating back to 1978 the subject lands were once used for an agricultural farm operation which included cropped land; structures on the site included a dwelling and shed. In 1984, Mr. John Brock signed an agreement with the former Township of Stephen to operate a salvage yard on the premises. Under this agreement, the Township added specific perils to adhere by to ensure an orderly operation of his business.

Since this agreement was signed Mr. John Brock has indicated that his business has expanded to include towing, and the number of vehicles on the site has increased to approximately 1200. With this expansion, the area used for the vehicle storage has expanded beyond the permitted Salvage Yard Special Provisions (C4-1 Zone) vehicle storage area in the 1984 agreement, and has encroached into the lands zoned General Agriculture (AG1).

Figures 1 and 2 show the area included in the C4-1 zoning and the area of vehicle storage that has encroached beyond the permitted boundaries. The area identified in Figure 1 in Blue, is the lands under the Temporary Zoning By-law #46-2015 and the area under this current request for additional Temporary Use.

Figure 1

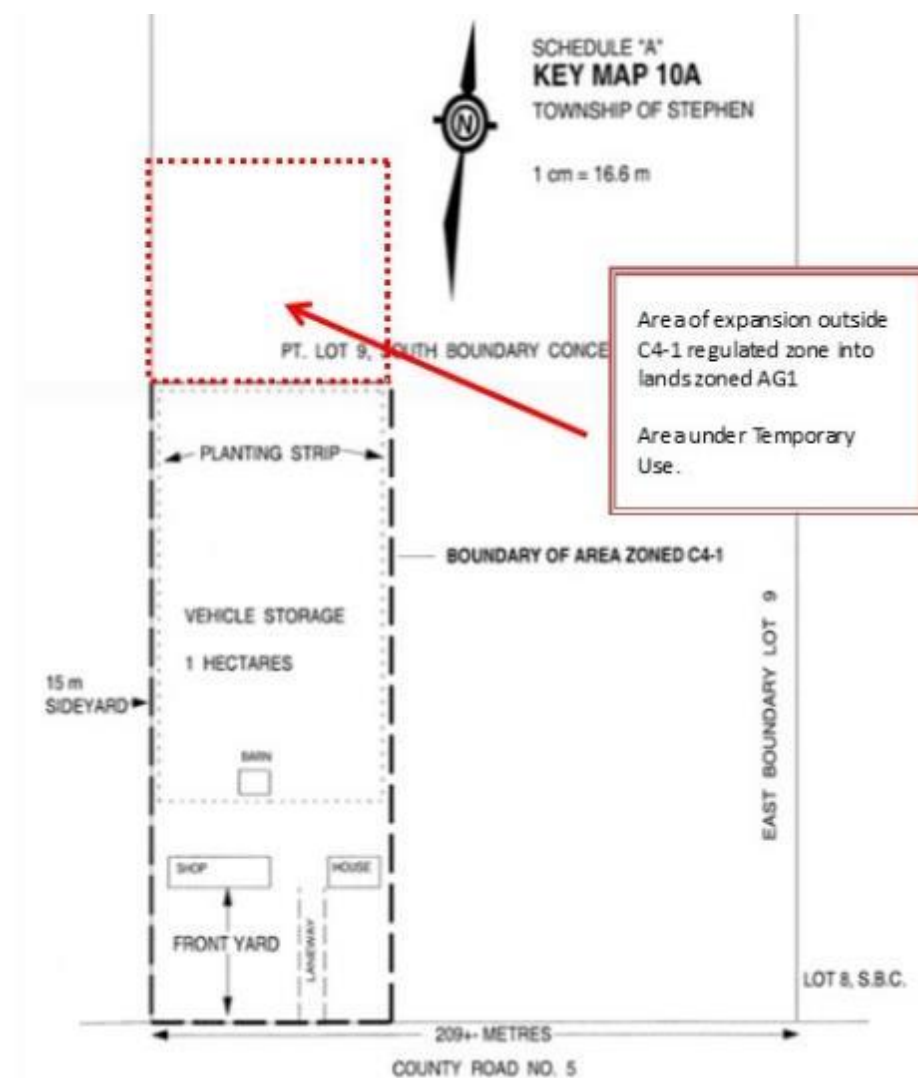


Area in BLUE indicates the area of vehicle storage that has encroached beyond the permitted C4-1 zone and into General Agricultural (AG1) Zone. **Area under Temporary Use.**

Area in RED indicates the Vehicle Storage area as permitted with in the Stephen Zoning By-Law and specified in Key Map 10A

Area in YELLOW indicates the Specified are that is Zoned C4-1 as permitted with in the Stephen Zoning By-Law and specified in Key Map 10A

Figure 2. Zone Map showing area under Temporary Use.



South Huron Official Plan

The South Huron Official Plan designates the property as Agriculture. Agricultural areas predominate in the Municipality of South Huron and the primary use of this land is for farming of all types, sizes and intensities, including related uses and on farm diversified uses. In 1984 Mr. John Brock negotiated an agreement to operate his salvage yard on his lands designated Agriculture. This use is existing and is permitted based on the agreements made between the former Township of Stephen and Mr. John Brock. This current application seeks to extend the temporary use to provide time to remove vehicles that have extended beyond the permitted C4-1 zone provisions to ensure his property and business come into compliance with zoning provisions.

Township of Stephen Zoning By-law

The subject lands are currently zoned AG1 (General Agricultural) and C4-1 (Salvage Yard

Special Provisions) in the Township of Stephen Zoning By-law. The entire property is approximately 20.54 acres (8.31 hectares) in size. The applicant currently operates a salvage yard on the south west portion of this property, in the area zoned C4-1. A dwelling, shop and shed are located on the subject lands. The area of vehicle storage has extended beyond the permitted C4-1 boundaries and is encroaching into the AG1 Zone. A previous three (3) year temporary use was granted through By-law # 46-2015 to provide the owner time to remove these vehicles; this By-law will expire in July 2018. The applicant has submitted this application to request additional time to remove these vehicles, and has requested a temporary use for a further ten (10) years.

Under the Planning Act, Councils are permitted to allow a use of a property on a temporary basis. Extension of a temporary use is evaluated based on the merits and evidence submitted by the applicant to show how they have worked to meet the requirements of the temporary use, and/or provide justification as to why additional time is required or an extension should be granted.

Note per the applicant request for a ten (10) year extension to Temporary Use:

Under Planning Act Section 39, Council is entitled to permit a by-law authorizing a temporary use for a period of time, which shall not exceed three years from the day of the passing of the by-law.

*Further, Section 39(3) allows for an extension to a temporary use, in that “the Council may by by-law grant further periods of not more than **three years** each during which the temporary use is authorized”.*

The request of 10 years has been made by the applicant; Under the Planning Act, Council is entitled to permit an extension to a temporary use by-law of not more than three (3) years.

Application Review

In support of this application, the applicant/owner included a letter outlining the reasons he is unable to move the vehicles in the time allotted under the current three year use. Please see next page.

Figure 3. Applicant Letter.

- ① unable to remove vehicles because
- weather
 - stinging Nettle plants - was sprayed by airplane.
 - end of vehicle permit required to move cars
 - prepare cars to move requires ~~to~~ removal of fluids - please see attached document for end of vehicle life.
- ② please see photos showing car removal.
- ③ Based on the End of Life requirements I can only process 50 ^{cars} ~~cars~~ a year. Again see end of life attachment.

Figure 4 and 5. Photos of site car removal. Applicant notes photos taken in 2016.





Based on applicant letter, Point #3 and “End of Life Requirements”, below are a few points taken from documentation included with the application from the Ontario Government Website regarding “End-of Life vehicle waste disposal site user guide for Environmental Activity and Sector Registry”:

- “An ELV is a motor vehicle or motor vehicle hulk that has been abandoned, or is being managed for the purposes of recycling it, reusing it for a purpose other than an operable motor vehicle, or disposal. ELV waste disposal sites are where ELVs are managed. The management of ELVs includes collecting, handling, transporting, storing, processing and disposing of it. ELV has replaced the term ‘derelict motor vehicle’”;
- “Any person who engages in an activity prescribed by O. Reg. 85/16 must ensure that all fluids have been removed and collected from all material permitted to be managed at the site prior to shearing, crushing or shredding (see paragraph 1 of subsection 7 (1)).”
- “O. Reg. 85/16 sets out the types of records that must be created and retained for two years. The owner or operator of an ELV waste disposal site is required to retain records and be able to make the records available for inspection upon request by a provincial officer.”
- If using a crusher or shearer, “you use or operate a crusher or shearer for 50 days or less a year” or certain limiting factors, i.e. minimum distance to a nearest noise receptor are met.

Planning Recommendation

On review of the above, the applicant has provided some valid reasons to demonstrate that works have taken place on the property to remove the encroaching vehicles. It is therefore recommended that the applicant be provided a further three (3) year extension through

temporary use to allow for continued removal of vehicles beyond the C4-1 zone area to come into compliance with the related zone provisions for this site.

It is recommended the following provisions make up the Temporary Use By-law, which are included in the attached Temporary Use Zoning By-law Amendment for Council consideration:

1. To permit a three (3) year time frame to remove vehicles stored outside the permitted C4-1 vehicle storage area. The lands included in this temporary use area represent an approximate width of 94 metres by a depth of 83 metres and abut the north boundary of the designated C4-1 zone.
2. To permit, during a three (3) year time frame, equipment and storage containers on a temporary basis to support the clean-up work on site.

STAF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no comments were received from any agencies or the public. Comments may arise at the public meeting.

I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

It is recommended the applicant be granted a further three (3) year temporary use to allow time to remove vehicles that have encroached beyond the permitted C4-1 salvage yard zone area.

Sincerely,

“original signed by”

Sarah Smith
Planner