

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: Stephen  
911 Address and Road Name: 287 Victoria Street  
Roll Number (if available): \_\_\_\_\_  
Concession: \_\_\_\_\_ Lot: Part Lots 73, 76, 77 Registered Plan No.: 203  
Area: \_\_\_\_\_ hectares Depth: irreg. 52 metres Frontage (Width): irreg. 30 metres

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

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: Urban  
Zoning: 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: VII 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:

- the boundaries and dimensions of the subject land;
- 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;
- 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,
  - are located on the subject land and on land that is adjacent to it, and
  - in the applicant's opinion may affect the application;
- the current uses of land that is adjacent to the subject land;
- 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;
- if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- 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: \_\_\_\_\_  
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 Singe on property



**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 Ham of S. Huron County/Region  
of Ham 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, Doreen Allen of the Town of Exeter  
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Exeter 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 Exeter

In the Municipality of Exeter

Signature

This 12<sup>th</sup> 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

Doreen Allen



**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

# **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:

- ☐ Consent (severance) ☐ Minor Variance
- ☒ Zoning By-Law Amendment ☐ Plan of Subdivision/Condominium
- ☐ 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
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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

