

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): HAMMATHUR 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 NOMIS3 (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 [x]	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 <b>Section C</b> .		

"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

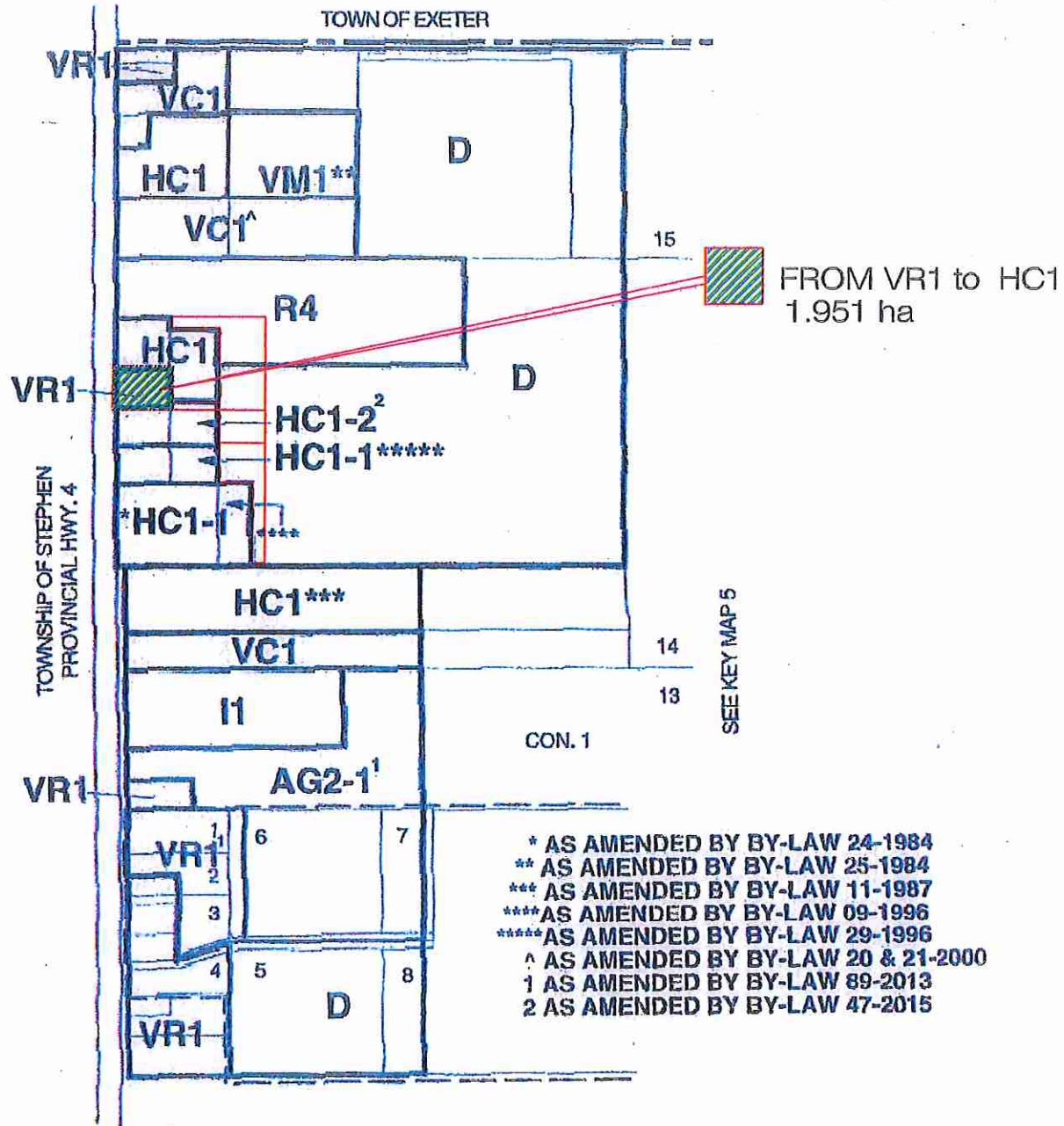
☐ No

Amount: \_\_\_\_\_

\_\_\_\_\_  
Name of Clerk-Treasurer

SCHEDULE "A"  
**KEY MAP 5A**  
 TOWNSHIP OF USBORNE

0 1000 2000 Feet  
 0 250 500 Metres



# ReZoning Application 2





BEAN office/hospice  
588 MAIN ST. S

part lot  
as in R  
Usborne  
Inst. No

70760A LONDON RD.  
NORWOOD VILLAGE  
2016 purchase by Hamather Group  
2514421 Ontario Inc.

part lot 14, Con 1,  
Usborne Twp. Part 6 to 13  
RD66, (p/n 41244-0362(LT))  
S/T R102728, R107917E  
Mun of South Huron

part lot 14, Con 1,  
Usborne Twp.  
(p/n 41244-0363  
Mun of South Huron

part lot 14, Con 1, Usborne Twp.  
As in R339515: S/T R104170E  
Mun of South Huron

Mobile Home  
storage shed

FROM R4 & D to HC1  
3.719 ha

70740 LONDON RD.  
HAMATHER MOTOR products Ltd.

R4 ZONE LINE  
'D' ZONE LINE

house painted  
70736 LONDON RD.  
HAMATHER MOTOR Products Ltd.

4.93m width merges  
with 70740

FROM VR1 to HC1  
1.951 ha

former HENDRICK  
2422579 Ontario Inc

70732 LONDON RD.  
329 FT

1.149 ha  
FROM D to HC1-2

70704 LONDON RD.  
HAMATHER MOTOR Products Ltd.

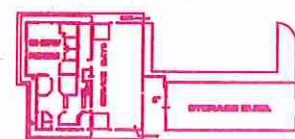
70704 London Rd.  
HURON MOTOR Products Ltd.

FROM D to HC1-1  
1.738 ha

part lot 14, Con 1, Usborne Twp.  
As in R215439 & P/L, 22R3923, S/T R3923,  
S/T R233437, R327951  
Mun of South Huron

part lot 14, Con 1, Usborne Twp.  
As in R226473,  
Mun of South Huron

70692 LONDON RD.  
Hamather Motor Products Ltd.



70676 LONDON RD.  
VET ( MEMMEL-SHAPIRO )  
70676 LONDON RD.

LONDON ROAD  
#4