

For office use only	File # <u>DM-08/18</u>
	Submitted <u>Feb 6</u> , 20 <u>18</u>
	Date Application considered complete <u>Feb 7</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. 12-1984 [x] Both []

- a) Name of Official Plan to be amended: _____
- b) Name of Zoning By-law to be amended: Township of Stephen Zoning By-Law 12-1984

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

Proposed to sever a portion of a lot that contains a residential dwelling and two (2) small storage sheds and retain the remainder of the agricultural lands for farm operations.

Reason for severance is the existing residential dwelling is in surplus to existing property holdings

This will also be a condition of the consent

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

- a) Registered Owner's Name(s): Hayter Turkey Farms Ltd.

Address: 37451 Dashwood Road N0M 1N0

Phone: Home (519) 237-3730 Work () Fax ()

Email: tom.hayter@haytersfarm.com Cell (519) 317-0857

- b) Applicant (Agent) Name(s): Matt Runge

Address: 72824 Cantin Court, Zurich, ON N0M 2T0

Phone: Home () Work () Fax ()

Email: matt@mrengdesign.com Cell (519) 317-0128

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

- d) Send Correspondence To? Owner [x] 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 Township

911 Address and Road Name: 70035 Blackbusj Line

Roll Number (if available): _____

Concession: Concession 15

Lot: Pt Lot 11

Registered Plan No.: _____

Area: 40.5 hectares

Depth: 1,030 metres

Frontage (Width): 405 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): 63.7 metres

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: Agriculture

Zoning: AG1

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

Agriculture Uses

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Vacant Agricultural Land / Residential Dwelling

How long have the existing uses continued on the subject land: 50+ years

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

Dwelling Land for Severed and Agriculture for Retained

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>Residential Dwelling / 2 Storage Sheds</u>	<u>No change</u>
b) Main Building Height	<u>(m)</u>	<u>(m)</u>
c) % Lot Coverage	<u></u>	<u></u>
d) # of Parking Spaces	<u></u>	<u></u>
e) # of Loading Spaces	<u></u>	<u></u>
f) Number of Floors	<u></u>	<u></u>
g) Total Floor Area	<u>(sq. m)</u>	<u>sq. m)</u>
h) Ground Floor Area (exclude basement)	<u></u>	<u></u>
i) Building Dimensions	<u></u>	<u></u>
j) Date of Construction	<u></u>	<u></u>
k) Setback from Buildings to:	<u>Front of Lot Line 36.3m</u> <u>Rear of Lot Line 66.2m new rear line to existing house</u> <u>Side of Lot Line 21.8m (north) to 29.9m to new side line</u>	

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
Ditches	<input checked="" type="checkbox"/>
Swales	<input type="checkbox"/>
Other	<input type="checkbox"/> Specify <u></u>

Is storm drainage present or will it be constructed existing

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- ☐ provincial highway
☒ county roads (field access only)
☒ 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 type="checkbox"/>	No <input checked="" 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: Severed parcel AG4 / Retained Land AG1-1
- d) Map of proposed new Key Map attached on a separate page? Yes ☒ No ☐
- See sketch attached of land to be re-zoned to AG4

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.Severed Parcel Residential use / Retained parcel Agriculture use- date the current owner acquired the subject land 2018**24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**Yes ☐ No ☒ unknown**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 ☐

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

File No. of Application: _____
Approval Authority: Huron County
Lands Subject to Application: Subject Property
Purpose of Application: sewer surplus dwelling
Status of Application: pending approval
Effect on the Current Application for Amendment: required condition

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 site sketch attached

J. PRE-SUBMISSION CONSULTATION

33. Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.
Date of Applicant's consultation meeting with County Planner: February 1, 2018
Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.
Yes ☐ (submit a fee of \$200.00 made payable to the County of Huron) No ☒

K. PUBLIC CONSULTATION STRATEGY

34. 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.).

Tom Hayter will approach the residence owners within required notice distance.

L. 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) Tom Hayter of the Municipality of (Bluewater) South Huron of Dashwood County/Region
do hereby authorize Matt Runge to act as my agent in the application.
February 2, 2018
Date
[Signature]
Signature of Owner(s)

M. APPLICANT'S DECLARATION
(This must be completed by the Person Filing the Application for the proposed development site.)

I, Matt Runge of the Zurich, ON
(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

Huron County

In the Municipality of

South Huron

Signature

[Signature]

This 2 day of February, 2018
(Day) (Month) (Year)

MATT RUNGE
Please Print name of Applicant

[Signature]
Commissioner of Oaths

SWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 2 day of February, 2018
[Signature]
Rebekah Mayya-Collison, Deputy Clerk
Municipality of South Huron
A COMMISSIONER ETC.

N. 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 Matt Runge 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.

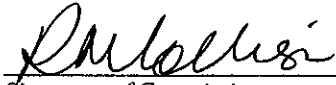
I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.


Signature

February 2, 2018
Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY

If comment fees are required for the Huron Stewardship Coordinator to review this application, (see Section J: Pre-Submission Consultation), please collect a fee of \$200.00 made payable to the County of Huron.


Signature of Commissioner

February 2, 2018
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
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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 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	\$181.00	
Rezoning	\$127.00	
Minor Variance	\$127.00	
Severance resulting in 2 lots or fewer	\$268.00	
Severance resulting in 3 lots or more	\$509.00	
Plan of Subdivision/Condominium	\$1,058.00	

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