

For office use only	File # <u>D14-0710</u>
Submitted <u>Feb 6</u>	20 <u>18</u>
Date Application considered complete <u>Feb 13</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 [ ] Both [ ]

a) Name of Official Plan to be amended: Agricultural, Water Course, Natural Environment,  
Municipality of South Huron

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

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

Requirement of severance application B64-17  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. GENERAL INFORMATION**

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): West Corner Farms Ltd.

Address: 1069 West Corner Drive, RR 3, Parkhill, ON NOM 2K0

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

Email: [REDACTED] Cell [REDACTED]

b) Applicant (Agent) Name(s): Keith I. McLean

Address: 387 Main St S, PO Box 100, Exeter ON NOM 1S6

Phone: Home ( ) Work (519) 235-2234 Fax (519) 235-2671

Email: kin@raymondmclean.ca Cell ( )

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

d) Send Correspondence To? Owner [ ] 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: Stephen911 Address and Road Name: 1069 West Corner Drive, RR 3, Parkhill ON NOM 2K0

Roll Number (if available): \_\_\_\_\_

Concession: 20 Lot: 9 Registered Plan No.: \_\_\_\_\_Area: 340.47 hectares Depth: 1,005.85 metres Frontage (Width): 402 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: Agricultural, water course, natural environmentZoning: AG1**9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:**Agricultural**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS****10. WHAT IS THE "EXISTING" USE OF THE LAND?**AgriculturalHow long have the existing uses continued on the subject land: Since implementation of the zoning by-law, prior to implementation of the zoning by-law**11. WHAT IS THE "PROPOSED" USE OF THE LAND?**Agricultural

**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 [ X]

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	Barn, shed, garage, house	
b) Main Building Height	House 40ft, 12.192 m (m)	(m)
c) % Lot Coverage	.005%	
d) # of Parking Spaces	N/A	
e) # of Loading Spaces	N/A	
f) Number of Floors	2	
g) Total Floor Area	192 sq. m. (sq. m)	sq. m)
h) Ground Floor Area (exclude basement)	96 sq. m.	
i) Building Dimensions	12 m. x 8 m.	
j) Date of Construction	Unknown	
k) Setback from Buildings to:		
	Front of Lot Line 86.56 m	
	Rear of Lot Line 200.32 m	
	Side of Lot Line 18.3 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	[ X ]	[ ]	[ ]	[ ]	[ ]	[ ]
b) Proposed	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
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 [ X]  
 Swales [ ]  
 Other [ ] Specify \_\_\_\_\_

Is storm drainage present or will it be constructed N/A

**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 [ X]	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 AG1
- b) Text of the proposed new provision attached on a separate page? Yes [ X] No [ ]
- c) New zone name: AG4, AG1 ((special))
- d) Map of proposed new Key Map attached on a separate page? Yes [ X] No [ ]

**23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.**

AG4 residential

- 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 [ X]

**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 [ X]

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 [ X]

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 [ X] 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: B64/2017

Approval Authority: Land Division Committee of the County of Huron

Lands Subject to Application: Lot 9, Concession 20, Township of Stephen, Municipality of

Purpose of Application: To satisfy severance condition

Status of Application: Completed

**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).

Nil

## **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.).

**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) Joris Masschelein of the Municipality of North Middlesex County/Regionof Middlesex do hereby authorize Keith I. McLean to act as my agent in the application.Joris Masschelein  
Signature of Owner(s)January 30, 2018  
Date**L. APPLICANT'S DECLARATION***(This must be completed by the Person Filing the Application for the proposed development site.)*I, Keith I. McLean of the Town of Exeter  
(Name of Applicant) (Name of Town, Township, etc.)

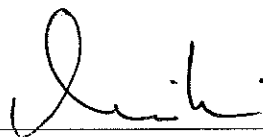
In the Region/County/District of Huron solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made 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.

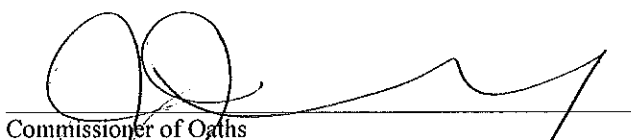
All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will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

Signature

This 30<sup>th</sup> day of January, 2018  
(Day) (Month) (Year)  
Commissioner of Oaths

JANET LYNN JEFFERY, a Commissioner, etc.,  
Province of Ontario, for Raymond & McLean,  
Barristers and Solicitors.  
Expires December 9, 2020.

Keith I. McLean  
Please Print name of Applicant

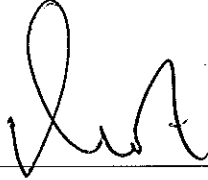


**M. OWNER/APPLICANT'S CONSENT DECLARATION**

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 Keith I. McLean 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*

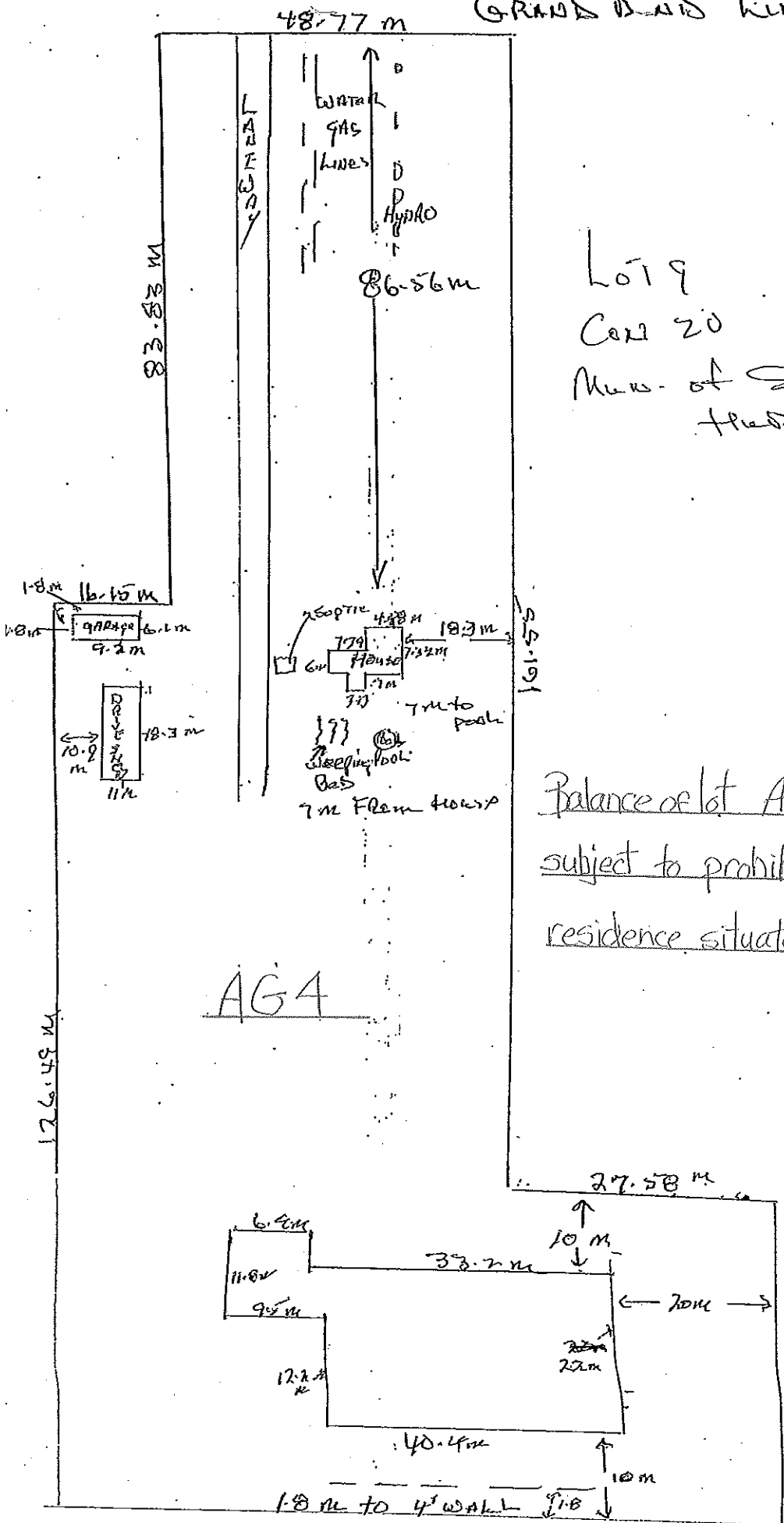
January 30, 2018  
*Date*

APPLICATION AND FEE OF \$ \_\_\_\_\_ RECEIVED BY THE MUNICIPALITY

*Signature of Commissioner*

*Date*

# GRAND DAND KINE



Lot 9

Cont 20

Mun. of Service  
H2000

N

Balance of lot AG1

subject to prohibition - no  
residence situate thereon.

AG4