

For office use only

File # D14-116-18Received Oct 28, 20 18Considered Complete Oct 28, 20 18MUNICIPALITY of South Huron / COUNTY OF HURON

PLANNING APPLICATION FORM

1. PURPOSE OF THE APPLICATION

Please indicate appropriate APPLICATION TYPE

Application Type	2017 Fee effective Jan 1, 2017	2018 Fees effective Jan 1, 2018	2019 Fees effective Jan 1, 2019	2020 Fees effective Jan 1, 2020	2021 Fees effective Jan 1, 2021
Removal of Holding (H) Symbol - where combined with or following a related planning application, or when the H was imposed by the municipality	\$510 \$0	\$520 \$0	\$530 \$0	\$540 \$0	\$550 \$0
Draft Approval Extension Phasing Final Approval Changes following Draft Approval - to Plan - to Conditions	\$510 \$1,020 for phases over 2 \$510 \$510	\$520 \$1,040 for phases over 2 \$520 \$520	\$530 \$1,060 for phases over 2 \$530 \$530	\$540 \$1,081 for phases over 2 \$540 \$540	\$550 \$1,102 for phases over 2 \$551 \$551
By-law to Deem Lots not in a Plan of Subdivision, or the repeal of such By-law*, - where combined with any other planning application (*in all cases, applicants cover all legal costs & by-law prep)	\$408 \$204	\$416 \$208	\$424 \$212	\$432 \$216	\$440 \$220
Part Lot Control Exemption* - following a related planning application, (*applicants cover all legal costs & by-law prep)	\$2,040 \$1,020	\$2,080 \$1,040	\$2,122 \$1,060	\$2,164 \$1,082	\$2,208 \$1,104
Renewal of Temporary Use Zoning By-law	\$1,377	\$1,404	\$1,432	\$1,461	\$1,490
Natural Heritage Review by County Biologist (if development proposed within 120 m of a Natural Heritage feature) - Comments on planning application - Review of Terms of Reference and EIS	\$204 Variable	\$204 Variable	\$208 Variable	\$212 Variable	\$216 Variable
Agreements - site plan control, subdivision, condominium, development, lot grading & drainage. (Planning costs to be reimbursed like legal and engineering costs.)	Variable Cost recovery for legal, engineering & planning costs. Application fee determined by local municipality.				

2. APPLICANT INFORMATION

Name of Applicant [REDACTED]	Name of Owner <u>Trivitt Memorial</u> <input type="checkbox"/> Check if same as Applicant <u>% Deb Hodge</u>
Telephone Numbers: Home [REDACTED] Work [REDACTED] Fax _____ Email [REDACTED] Address <u>70518 Perr Line</u> <u>Clerdon ON N4M 1B1MO</u>	Telephone Numbers: Home <u>519-235-2565</u> Work _____ Fax _____ Email _____ Address <u>264 Main St PO Box 253</u> <u>Exeter ON N4M 1S6</u>

3. LOCATION OF THE SUBJECT LAND (Complete applicable lines and provide a sketch or diagram)

Municipality: <u>South Huron</u>	Property Roll #: <u>4010 080 023 01600 0000</u>
Ward: <u>Exeter</u>	Lot Number(s): <u>88 Pt 87</u>
Concession: _____	Lot(s) Block(s): _____
Registered Plan: <u>Plan 376</u>	Part Number(s): _____
Reference Plan: _____	Street Number: <u>249 Blair</u>
Name of Street/Road: <u>Andrew St</u>	
Municipal number (911) and address: _____	

4. DESCRIPTION OF SUBJECT LAND

Frontage: <u>15.3</u>	Depth: _____	Area: <u>768.9 sq m</u>
Existing Use(s) / Building(s) or Structure(s) <u>residential & 3 yr food bank & 2 parking space</u>		
Proposed Use(s) / Building(s) or Structure(s) <u>residential & food bank & 2 parking space</u>		
Type of access: (check appropriate space)		
<input type="checkbox"/> provincial highway	<input type="checkbox"/> county road	<input checked="" type="checkbox"/> municipal road, maintained all year
		<input type="checkbox"/> municipal road, seasonally maintained
Type of water supply proposed: (check appropriate space)		
<input checked="" type="checkbox"/> publicly owned and operated piped water system	<input type="checkbox"/> privately owned and operated communal well	
<input type="checkbox"/> privately owned and operated individual well	<input type="checkbox"/> dug	<input type="checkbox"/> drilled
Type of sewage disposal proposed: (check appropriate space)		
<input checked="" type="checkbox"/> publicly owned & operated sanitary sewage system	<input type="checkbox"/> privy	
<input type="checkbox"/> privately owned & operated individual septic tank	<input type="checkbox"/> privately owned & operated communal septic system	

5. OTHER RELATED PLANNING APPLICATIONS

Has the subject land ever been the subject of an application under the Planning Act?

Yes ☒

No ☐

Unknown ☐

If Yes, and known, provide file number of the application and the decision made on the application.

File Number: D14-20/15

Decision: approval of 3yr food bank zoning

6. OTHER REQUIRED INFORMATION

Please list any supporting or attached documents: (e.g. deeming or part lot control exemption by-laws; a site plan).

supporting letter
authorization
bylaw #73 2015

Only complete section 7 if making application to extend draft plan approval for a plan of subdivision/condominium

7. NATURAL HERITAGE

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 ☐ No ☒

8. DRAFT PLAN APPROVAL EXTENSION OF SUBDIVISION/CONDOMINIUM

The responsibility for fulfilling the conditions of draft approval rests solely with the applicant. The County of Huron has no responsibility to ensure the applicant fulfills the conditions of draft plan approval or obtains final approval.

a) What conditions are outstanding on the plan of subdivision/condominium? Please list and refer to the conditions by name and number. For example: condition #5 – Development Agreement

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

b) What factors/reasons are preventing you from fulfilling the conditions of draft approval of the plan of subdivision/condominium?

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

- c) Attach letters indicating whether the following agencies support the extension of the draft plan of subdivision/condominium. See Appendix 1 for a form letter to have these agencies complete.

☐ Municipality ☐ Conservation Authorities (if applicable) ☐ Huron County Health Unit (if applicable)

Office Use Only – Draft Plan Approval Extension

Date of original approval: _____

Approval authority when approved: _____

Has draft approval been extended previously: _____

If YES, date extension approved: _____

9a) OWNER'S AUTHORIZATION (If the Owner is NOT FILING THE APPLICATION)

(If Multiple Owners – an authorization letter from each owner is required)

If the PERSON filing the application as the Applicant is not the Owner, the registered Owner(s) must complete the following:

I (we) Deb Hodge on behalf of Trivitt Memorial Church being the registered owner(s) of the

Subject lands, hereby authorize Sylvia Hulshof to prepare this application for approval.

Signature: Deb Hodge

9b) APPLICANT'S DECLARATION

This Must be completed by the Person filing the Application for the proposed development site.

I, Sylvia Hulshof of the municipality of South Huron
(name of Applicant) (name of City, Town, Municipality, etc.)

In the Region/County/District of Huron solemnly declare that all of the

Statements contained in this application - temporary use
(description)

And all supporting documents and plans 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".

Declared before me at:

Region/County/District of Huron in the Municipality of South Huron

This 29 day of October, 20 18
(Day) (Month) (Year)

Sylvia Hulshof
Please PRINT name of Applicant

Rebekah Msuya-Collison
Please PRINT name of Commissioner of Oaths

[Signature]
Commissioner of Oaths Signature

SWORN BEFORE ME at the Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 29 day of October, 20 18

Rebekah Msuya-Collison
Rebekah Msuya-Collison, Clerk
Municipality of South Huron
A Commissioner etc.

9c) **APPLICANT'S CONSENT**

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

In submitting this application and supporting documentation, I Sylvia Hulshof, 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 staff of the County and Municipality access the subject property without prior notice for purposes of evaluation of the subject application.

Signature

(Day)

day of October

(Month)

2018

(Year)

Municipality & Agency Comment Form**Appendix 1: Draft Plan approval Extension for Plan of Subdivision /Condominium**

Note to applicant: It is the sole responsibility of applicant to obtain comments from the Municipality. Also obtain comments from the Conservation Authority and the Huron County Health Unit, if applicable. It is the applicant's responsibility to submit this form with their application from draft plan extension.

Section 1 – To be completed by the Applicant☐ Plan of Subdivision☐ Plan of Condominium

File # 40T _____

Owner

Name _____ Phone _____

Address _____ Fax _____

Postal Code _____

Agent

Name _____ Phone _____

Address _____ Fax _____

Postal Code _____

Section 2 – To be completed by the Municipality or Agency

☐ I _____ on behalf of the _____
(name) (organization)

recommend the County of Huron extend draft plan approval for plan of subdivision/condominium file number _____
(file #)

☐ I _____ on behalf of the _____
(name) (organization)

do not recommend the County of Huron extend draft plan approval for plan of subdivision/condominium file number _____ for the following reasons:
(file #)

Date Signature Municipality/Agency Name

To Whom It May Concern:

With respect to our rezoning extension application for 249 Andrew Street, we kindly ask you to take into consideration the fact that the Food Bank has co-existed with its neighbors very well for the past three years and has only received positive feedback.

In addition, please consider the following points as it relates to "8 parking spots" suggested requirement in the by-laws.

It is our opinion that 8 privately-owned spots is excessive and unnecessary because there is adequate parking at 249 Andrew (2 spots) plus available parking on Baldwin Street. This side street is, for the most part, used for access to Trivitt Memorial Church and rectory (located at 267 Andrew), as well as the property at 249 Andrew. The traffic flow on this street is very minimal because of the nature of this "part/short" street and location of the street to the proximity of Gidley Street.

For the most part the clients of the Food Bank don't drive and therefore walk to the Food Bank for their pre-arranged appointment. This is also why the central location is ideal for this service.

The hours of operation are Wednesday morning 9am-11:30am & Thursday evening 6pm - 8pm therefore a single parking spot would be utilized minimally over a 2-day period during any given week.

There are 2 privately owned spots available. It was felt one spot would be designated for the residential unit and one spot for the Food Bank, with any potential overflow using the road side parking (of which there is ample).

If there is a concern about large trucks making deliveries, we have one delivery from Huron County Distribution Centre every other week in a cube van. This takes 15-20 minutes max twice a month.

We also respectfully ask your consideration to the importance and positive impact the Food Bank has to this Community of South Huron by both supplying food and networking with 211, Huron County Health Unit, Ontario Works, United Way, and various other governmental services that apply to our clients. To truly demonstrate compassion & offer dignity to those individuals who find themselves requiring the use of this service it is important to appreciate this central but discreet location (i.e. 249 Andrew with access from Baldwin) as being ideal.

Please note the Food Bank is concerned with keeping the outer appearance of the building as a residence. We value our neighbors and the efforts they make to keep this area pleasant for all of us and will continue to endeavor to be a positive addition to that atmosphere.

As a final point, the Food Bank does not operate with a lineup of people at the door when it is about to open for its clients. It operates quietly and encourages privacy for those clients who find themselves in need.

Thank you for your consideration and continued support.

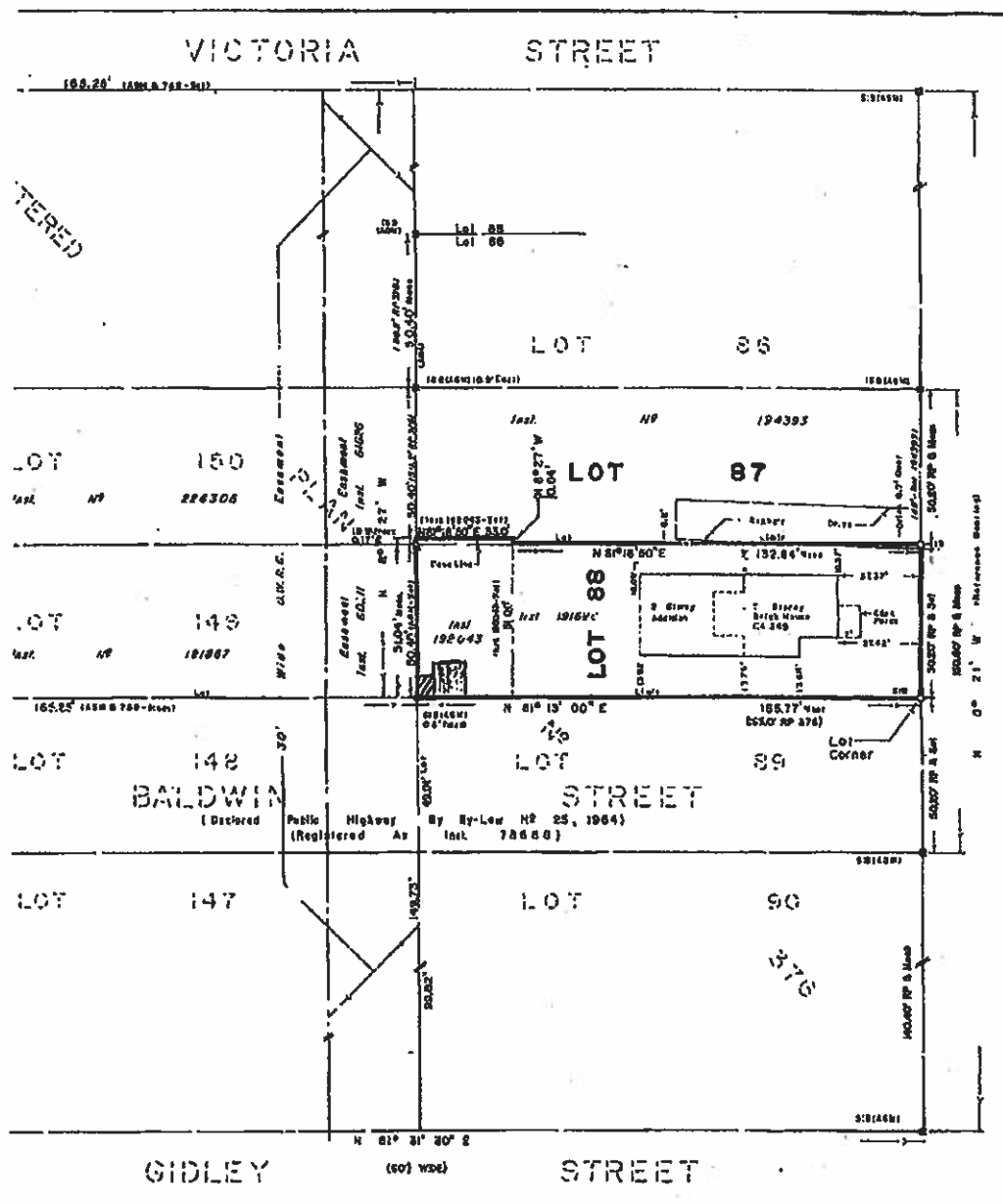
Regards,

Trivitt Memorial Church



Exeter Community Food Bank







264 Main Street, P.O. Box 253
Exeter, Ontario N0M 1S6
519-235-2565

September 26, 2018

Authorization of Signing Officer

To Whom It May Concern,

This letter is to confirm that Deb Hodge is authorized to sign any necessary forms related to the rezoning extension application, on behalf of Trivitt Memorial Church, Exeter, Ontario.

If you require additional information, please feel free to call the church at 519-235-2565 or Reverend Jim Innes at 519-280-7795.


We trust this letter will meet your needs.

Regards,



Reverend Jim Innes,
Trivitt Memorial Church
Rector

/dh



Marion Astle
People's Warden

RECEIVED
Sept 27, 18



RECEIVED
DEC 24 2015

THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

BY-LAW # 73 - 2015

To amend By-Law #30-78, Zoning By-law for the former Town of Exeter, for lands known as Plan 376, Lot 88, PT Lot 87, Exeter Ward, Municipality of South Huron to permit the temporary use of a Food Bank.

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 Council of The Corporation of the Municipality of South Huron considers it appropriate to pass a temporary use by-law as a temporary amendment to Zoning By-law 30-1978 of the Town of Exeter, in 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:

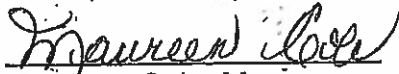
1. THAT this temporary use shall apply to the lands legally described as Plan 376, Lot 88, Pt Lot 87, Town of Exeter (249 Andrew Street) as identified on the attached Schedule B.
2. The temporary use permitted by this by-law is as follows:
Notwithstanding any provisions of Section 4.2 of this By-law to the contrary, a Food Bank with two (2) existing off-street parking spaces shall be permitted as an accessory use on the property described as Plan 376, Lot 88, Pt Lot 87, Town of Exeter, Municipality of South Huron (249 Andrew Street) for a period of three (3) years from the day of passing of this By-law. All other applicable provisions of By-law 30-1978 shall apply.
3. 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. Council of the Corporation of the Municipality of South Huron may by by-law grant further periods of not more than three years each, during which the temporary use set out in paragraph 2 of this by-law is authorized.
5. Key Map 5 shall be amended to indicate that there is a temporary use By-law in effect on the property described in paragraph 1. Upon expiry of the temporary use By-law, Key Map 28 shall be amended to note the expiry of the temporary use By-law.
6. Upon the expiry of the time period, during which the authorization of the temporary use described in paragraph #2 is in effect, Section 34(9)(a) of the Planning Act, RSO 1990,

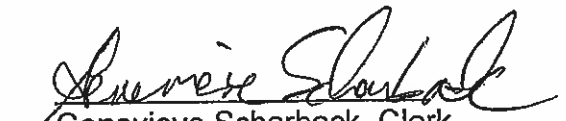
does not apply so as to permit the continued use of the land, buildings or structures for the temporary use.

7. All other provisions of By-law 30-1978 remain in effect.
8. THAT this By-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990.

Read a first and second time this 14th day of December, 2015.

Read a third time and finally passed this 14th day of December, 2015.


Maureen Cole, Mayor


Genevieve Scharback, Clerk

SCHEDULE "A" TO BY-LAW 73- 2015

CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

By-Law 73- 2015 has the following purpose and effect:

The purpose of this By-law is to permit a Food Bank with two (2) existing off-street parking spaces as a temporary use on the lands municipally known as 249 Andrew Street.

The property is zoned Residential Low Density (R1) in the town of Exeter Zoning By-law and designated Historic Core in the South Huron Official Plan.

The temporary by-law would allow a Food Bank to operate for a period of up to three (3) years after which the owner may apply to extend the temporary use for a further 3 years. Council may choose to extend or terminate permission of the temporary use.

For the purposes of this temporary use by-law a Food Bank is defined as a place where stocks of food, typically basic provisions and non-perishable items, are supplied free of charge to people in need.

This By-law amends zoning by-law #30-1978, of the Town of Exeter. Maps showing the general location of the lands to which this zoning by-law amendment applies are shown on the following pages.

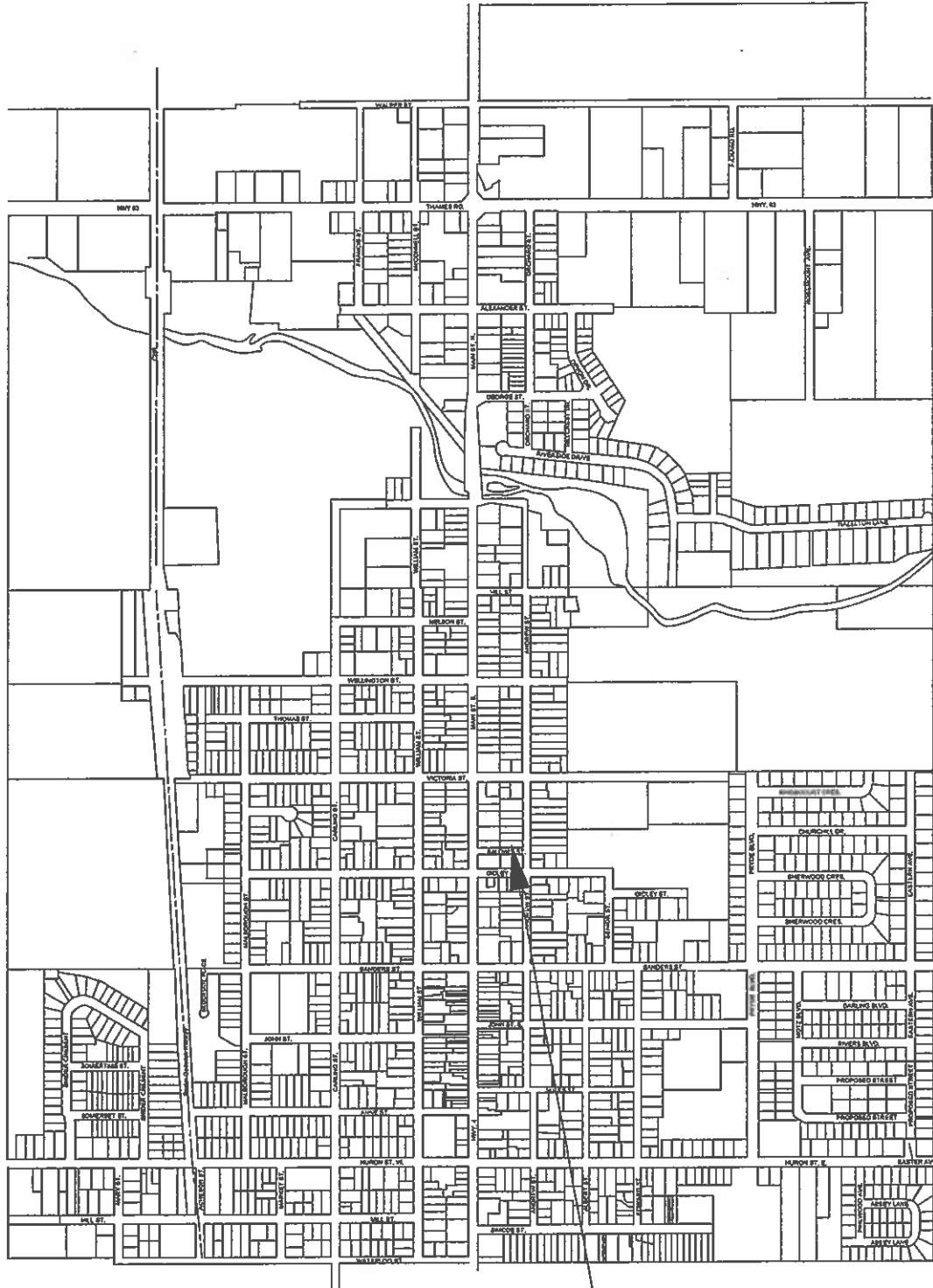
SCHEDULE "B" TO BY-LAW # 73- 2015

CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

MUNICIPALITY OF SOUTH HURON

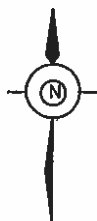
WARD 2 (FORMER TOWN OF EXETER)

LOCATION MAP



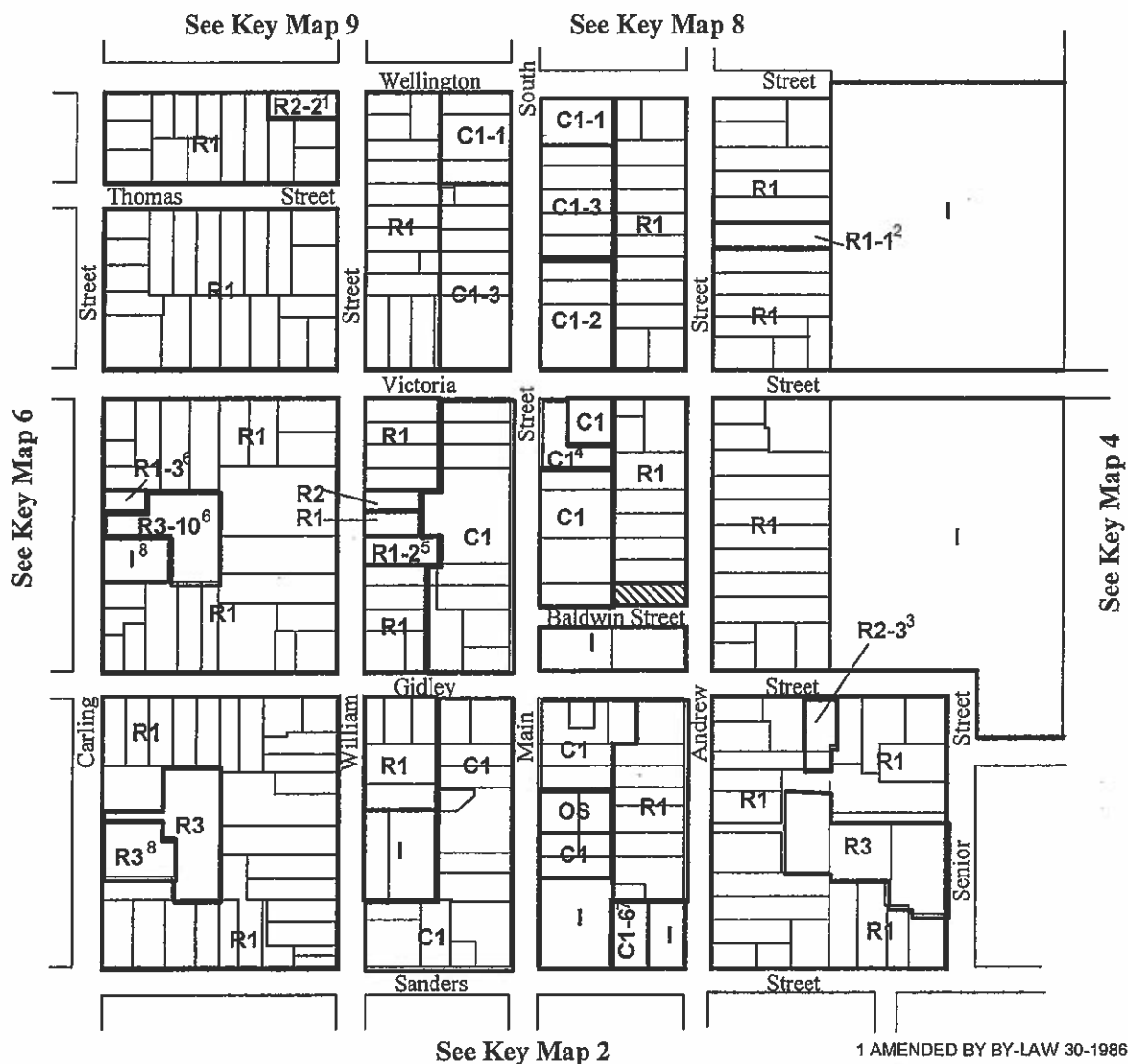
Property to which this temporary use zoning by-law
amendment applies

**Schedule "C" – Showing the Area Subject to the Amendment
CORPORATION OF THE MUNICIPALITY OF SOUTH HURON
By-law 73-2015**



SCHEDULE 'A'
KEY MAP 5
TOWN OF EXETER

0 100 200 400
FEET



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

- 1 AMENDED BY BY-LAW 30-1986
- 2 AMENDED BY BY-LAW 24-1987
- 3 AMENDED BY BY-LAW 15-1988
- 4 AMENDED BY BY-LAW 64-1988
- 5 AMENDED BY BY-LAW 25-1989
- 6 AMENDED BY BY-LAW 08-1990
- 7 AMENDED BY BY-LAW 04-1996
- 8 AMENDED BY BY-LAW 100-2010