

May 22, 2018

Municipality of South Huron
322 Main Street South
Box 759
Exeter, Ontario
N0M 1S6

Our file: 13-2820

Attention: Sarah Smith
County of Huron Planner

Reference: Proposed Residential Development: Exeter Golf Course (Jeff Kints)
Part Lot 11, Concession 2, Usborne Ward, Municipality of South Huron, ON
Official Plan and Zoning By-Law Amendment Applications

Monteith Brown Planning Consultants ("MBPC") is pleased to submit an application on behalf of 1803531 Ontario Ltd. & Jeffery Kints for an Official Plan Amendment and Zoning By-Law Amendment with respect to the above noted lands. The attached application form has been completed in accordance with the requirements outlined in the Pre-Consultation Meeting with Municipal and County staff on 10 January 2018 as well as the Guidelines which accompany the Planning Application Document.

The purpose of the application is to amend the South Huron Official Plan to permit single unit detached dwellings on seven existing lots of record, notwithstanding the policies of the Plan which do not otherwise provide for, or allow, dwellings to be erected on such lots on lands designated 'Recreational'. At the same time, a re-zoning of the subject lands is also being applied for from Rural Golf Course (AG5) to "site-specific" Rural Golf Course (AG5-#). This zoning would restrict the permitted use of the lots for residential purposes and accessory uses.

We do wish to note that an Official Plan Amendment and Zoning By-law Amendment were originally filed with the Municipality in 2014. Council refused the applications. For the application now at hand, the most significant difference from the application for an OPA filed in 2014 is the proposal to now change the OP designation to 'Recreational – Exeter Golf Course Special Policy Area' as opposed to 'Agricultural'.

For your review and consideration, please find enclosed the following:

- 1 copy of the Authorization as Agent form
- 1 copy of the Application for Official Plan &/or Zoning By-law Amendment

- 1 Combined Official Plan and Zoning By-Law Amendment application fee in the amount of \$4,578 and the health unit review fee of \$177.25 for a total of \$4,755.25 made payable to the Municipality of South Huron
- 3 copies of the Planning Justification Report (May 2018) prepared by Monteith Brown Planning Consultants
- 1 copy each of On-Site Sewage Servicing Letter and Concept Plan, BOS Engineering (May 27, 2014); Well Yield Potential Letter, Wilson Associates (May 30, 2014) and Well Record, W.D. Hopper & Sons (May 28, 2014).

We trust that the enclosed information is satisfactory to address your submission requirements and look forward to receiving confirmation that the application is deemed 'complete' such that the Municipality can commence with circulation and proceed to schedule it for consideration at the next available public meeting.

If you have any questions regarding this matter or require any additional information, please do not hesitate to contact myself or Dan Smith at our offices in London.

Respectfully Submitted,

MONTEITH BROWN PLANNING CONSULTANTS



Jay McGuffin BA, MCIP, RPP
Principal Planner

jmcguffin@mbpc.ca

/enc

cc: Jeff Kints

AUTHORIZATION OF AGENT

I/We authorize **MONTEITH BROWN PLANNING CONSULTANTS** as our agent in connection with all required municipal planning approvals, including but not limited to applications for Official Plan Amendment and Zoning By-law Amendment with respect to the development of the lands legally known as **PART LOT 11, CONCESSION II, Usborne Ward Municipality of South Huron.**

Jeffery Kints

Owners Name(s)

Please print

Signature of Owner(s)

I have the Authority to Bind the Corporation

May 15, 2018

Date

Application for Official Plan &/or Zoning By-law Amendment

Guidelines

Introduction: The submission of an application to the municipality to amend the Official Plan or Zoning By-law is regulated by in the Ontario Planning Act. As such, this form must be completed and accompanied with the required fee prior to consideration by Council or a committee of Council. The purpose of these Guidelines is to assist persons in completing the application to amend the Official Plan or Zoning By-law.

Assistance: You can contact the Clerk at the local municipal office or contact the Planner responsible for your municipality at 519-524-8394 ext. 3 (Huron County Planning Department).

Application: Each application must be accompanied by the application fee in the form of a cheque payable to the local municipality.

	2016 Fee effective Jan 1/16	2017 Fee effective Jan 1/17	2018 Fees effective Jan 1/18	2019 Fees effective Jan 1/19	2020 Fees effective Jan 1/20	2021 Fees effective Jan 1/16
Official Plan Amendment (OPA) - County OPA, local OPA	\$3,500	\$3,570	\$3,641	\$3,714	\$3,788	\$3,864
Zoning By-law Amendment (ZBLA)	\$1,800	\$1,836	\$1,872	\$1,909	\$1,947	\$1,986
Combined Applications						
Local OPA & ZBL	\$4,400	\$4,488	\$4,578	\$4,669	\$4,762	\$4,857
County OPA & local OPA	\$5,800	\$5,916	\$6,034	\$6,154	\$6,277	\$6,403
County OPA, local OPA & ZBLA	\$6,750	\$6,885	\$7,023	\$7,163	\$7,306	\$7,452

Authorization: If the applicant (agent or solicitor) is not the owner of the subject land, a written statement by the owner must accompany the application which authorizes the applicant to act on behalf of the owner as it relates to the subject application.

Drawing: All applications for Official Plan or Zone change must include an accurate to scale drawing, preferably by a qualified professional, showing the items listed below:

- 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.

NOTE: Additional information may be required by the municipality, County, local and provincial agencies in order to evaluate the proposed amendment. This information is often a requirement of the local Official Plan, the County Official Plan, Provincial policies and/or applicable regulations. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal and storm water management.

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.

Copies: One copy of the application

One copy of the drawing (no larger than 11" x 17")

Three copies of any supporting documentation

Official Plan Amendment Process in Huron County

Guidelines Cont.

1. Pre-consultation meeting (municipal staff, county planning staff and affected agencies).
2. If applicable to the subject property, a Restricted Land Use Permit may be required to be obtained from the Risk Management Official PRIOR to the submission of application and fee.
3. Submission of application and fee to the Municipality with any required reports (i.e. Environmental Impact Study, Comprehensive review, etc.)
4. Staff may request additional information from the applicant.
5. Application received by Municipal Council and Municipal Council will determine whether the application is complete.
6. Circulation of notice of completeness and notice of public meeting 20 days prior to the public meeting. Notices are circulated to the County of Huron, neighbouring municipalities, agencies, provincial ministries and abutting land owners within 120 metres.
7. The Municipality and Huron County Planning Department staff reviews application for conformity to Official Plan, Zoning By-law and Provincial Interests, Planning Act. Comments from local agencies, provincial ministries and neighbours are taken into consideration.
8. A public meeting held at local Municipality. Municipal council may adopt, deny or defer the official plan or official plan amendment.
9. If the official plan or official plan amendment is adopted locally, the Clerk of the Municipality sends a record of information, along with the application to the County of Huron, as the County of Huron is the approval authority. The Municipality circulates a notice of adoption.
10. If an Official Plan Amendment is undisputed (no unresolved concerns), it can be approved by the Manager of Planning. Disputed Official Plan Amendments (having unresolved concerns), and new Official Plans or 5 year Reviews of Official Plans are scheduled on the next available Committee of the Whole and County Council meetings for a decision (i.e. approve, modify and approve, deny, defer).
11. Notice of decision sent within 15 days of decision.
12. The 20 day appeal period begins the day after the notice of decision is mailed.
13. If no appeal is received by the Huron County Clerk after 20 days, the official plan or official plan amendment is in full force and effect. If the official plan or official plan amendment is appealed, the application is forwarded to the Ontario Municipal Board, who will make a final decision on the application.

Zoning By-Law Amendment Process in Huron County

1. Pre-consultation meeting (municipal staff, county planning staff and affected agencies).
2. If applicable to the subject property, a Restricted Land Use Permit may be required to be obtained from the Risk Management Official PRIOR to the submission of application and fee.
3. Submission of application and fee to the Municipality with any required reports (i.e. Environmental Impact Study, Traffic Impact Study, etc.)
4. Staff may request additional information from the applicant.
5. Application received by Municipal Council and Municipal Council will determine whether the application is complete.
6. Circulation of notice of completeness and notice of public meeting 20 days prior to the public meeting. Notices are circulated to the County of Huron, neighbouring municipalities, agencies, provincial ministries and abutting land owners within 120 metres.
7. The Municipality and Huron County Planning Department staff reviews application for conformity to Official Plan, Zoning By-law and Provincial Interests, Planning Act. Comments from local agencies, provincial ministries and neighbours are taken into consideration.
8. A public meeting held at local Municipality. Municipal council may approve, deny or defer the zoning by-law amendment.
9. Notice of decision sent to those who requested to be notified of Council's decision within 15 days of the decision of Municipal Council. A 20 day appeal period begins the day after the notice of decision is mailed.
10. If no appeal is received by the Municipality within the 20 days, the zoning by-law amendment is in full force and effect. If the zoning by-law amendment is appealed, the application is forwarded to the Ontario Municipal Board, who will make a final decision on the application.

For office use only

File #

Submitted

Date Application considered complete

SHU 014-214-18

SHU OPA 14

May 22, 2018

August, 2018

Revised December 12/18.
by applicant.

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. _____ [] Both [X]

- a) Name of Official Plan to be amended: South Huron
- b) Name of Zoning By-law to be amended: Municipality of South Huron (revised Dec 2018)

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

Lands comprise part of Lot 11, Con 2 (Usborne), being 7 undeveloped lots of record created in 1970 on the west side of Morrison Line, north of Kirkton Road. The lands are cultivated and zoned RC3-1 (revised Dec 2018), as is the remainder of Lot 11 which is occupied by the Exeter Golf Club, purchased by Mr. Kints in 2013. He proposes to develop the lands for the purposes of single-detached dwellings. There are no buildings or structures on the lands. The application includes a re-zoning to 'site-specific' AG4-# zone (revised Dec 2018) to permit the use of the subject lots for residential and accessory uses only.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

- a) Registered Owner's Name(s): 1803531 Ontario Ltd. & Jeffery Kints
- Address: P.O. Box 880, Exeter, ON N0M 1S6
- Phone: Home () _____ Work () 519-235-2652 Fax () _____
- Email: jeff.kints@suntasticfresh.com Cell () _____
- b) Applicant (Agent) Name(s): Monteith Brown Planning Consultants, c/o J. McGuffin
- Address: 610 Princess Avenue, London ON M6B 2B9
- Phone: Home () _____ Work () 519 686-1300 Fax () 519 681-1680
- Email: jmcguffin@mbpc.ca Cell () _____
- c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:
- Union Gas line crossing Part 33
- 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: Exeter
 911 Address and Road Name: No 911 address - Morrison Line
 Roll Number (if available): Refer to attached
 Concession: 2 Lot: 11 Registered Plan No.: R.D No. 52
 Area: 1.66 hectares Depth: 61 metres Frontage (Width): 271.3 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: Recreational
 Zoning: 'site-specific' Recreational Commercial RC3-1 (revised Dec 2018)

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

Golf course and associated recreational uses; Accessory Dwelling Unit; Agricultural use, limited.

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**10. WHAT IS THE "EXISTING" USE OF THE LAND?**

field crop

How long have the existing uses continued on the subject land: 100 +/- years

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

residential - single detached dwellings

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)	vacant land	single detached dwelling
b) Main Building Height	N/A (m)	max 12 (m)
c) % Lot Coverage	N/A	max 30%
d) # of Parking Spaces	N/A	min 1 space
e) # of Loading Spaces	N/A	N/A
f) Number of Floors	N/A	N/A
g) Total Floor Area	N/A (sq. m)	min 84 sq m sq. m)
h) Ground Floor Area (exclude basement)	N/A	N/A
i) Building Dimensions	N/A	N/A
j) Date of Construction	N/A	N/A
k) Setback from Buildings to:	Front of Lot Line min 17 m	
	Rear of Lot Line min 7.6 m	
	Side of Lot Line min 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	[]	[]	[]	[]	[]	[]	N/A
b) Proposed	[]	[]	[X]	[]	[]	[X]	
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 []
Swales [X]
Other [] Specify _____

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 [<input type="checkbox"/>] | No [<input checked="" type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Change a Land Use designation in the Official Plan | Yes [<input checked="" type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Change a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input checked="" type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Replace a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input checked="" type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Delete a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input checked="" type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Add a policy in the Official Plan | Yes [<input checked="" type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
- (associated with the Special Policy
Area which would apply)

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be Changed Section 10.0 Recreational
- b) Text of the proposed new policy attached on a separate page? Yes [☒] No [☐] N/A
- c) New designation name: 'Recreational - Exeter Golf Course Special Policy Area'
-
- 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: To re-designate the subject lands to 'Recreational - Exeter Golf Course Special Policy Area, permitting residential use of seven (7) existing lots of record.

- 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 checked="" type="checkbox"/>]	No [<input 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 Section 17.7
- b) Text of the proposed new provision attached on a separate page? Yes [☒] No [☐]
- c) New zone name: 'site-specific' Agricultural Small Holding AG4-# (revised Dec 2018)
- d) Map of proposed new Key Map attached on a separate page? Yes [☐] No [☒]
 (refer location map in Planning Justification Report)

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.-single detached dwellings and accessory buildings and structures- date the current owner acquired the subject land 2013**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 [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]
Zoning By-law Amendment	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]
Minor Variance	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Plan of Subdivision	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Consent (Severance)	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Site Plan Control	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]

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

File No. of Application: OPA #12 and ZBA #D14-04/14
 Approval Authority: Municipality of South Huron
 Lands Subject to Application: Part Lot 11, Concession II Usborne Ward South Huron
 Purpose of Application: change OPA designation to 'Agricultural'
 Status of Application: denied
 Effect on the Current Application for Amendment: none

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).

Planning Justification Report, Monteith Brown Planning Consultants, May 2018

PREVIOUSLY PROVIDED:

On-Site Sewage Servicing Letter and Concept Plan, Bos Engineering (May 27, 2014)

Well Yield Potential Letter, Wilson Associates (May 30, 2014)

Well Record, W.D Hopper & Sons (May 28, 2014)

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.).

- consultation may include individual contact and/or email contact
to explain our proposal

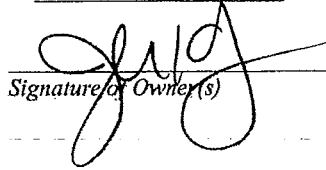
- statutory public meeting

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) Jeff Kints of the Municipality of South Huron County/~~Region~~

of Huron do hereby authorize Monteith Brown Planning Consultants to act as my agent in the application.


Signature of Owner(s)

May 22, 2018
Date

L. APPLICANT'S DECLARATION

(This must be completed by the Person Filing the Application for the proposed development site.)

I, Jay McGuffin 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: Middlesex
~~Region/County/District~~

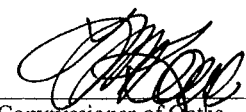
In the Municipality of London,

This 23rd day of May, 2018
(Day) (Month) (Year)


Signature

Jay McGuffin

Please Print name of Applicant


Commissioner of Oaths

LINDA ROWE, a Commissioner for taking Affidavits and Oaths, Middlesex County, while a deputized Clerk of The Corporation of the City of London.

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 Jeff Kints 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

May 22, 2018

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: Monteith Brown Planning Consultants c/o Jay McGuffin

Name of Owner (if different from the applicant): 1803531 Ontario Ltd. & Jeffery Kints

Location of Property (Lot, Concession or Registered Plan, and Municipality):

Part Lot 11, Concession 2 Parts 33 to 39 Plan RD No. 52

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. N/A

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). <u>seven existing lots of record</u>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input checked="" 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 tie 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.

Jeff Kints

Name of Owner or Designated Agent


Signature and Date

May 22, 2018

To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

☐ No

Amount: _____

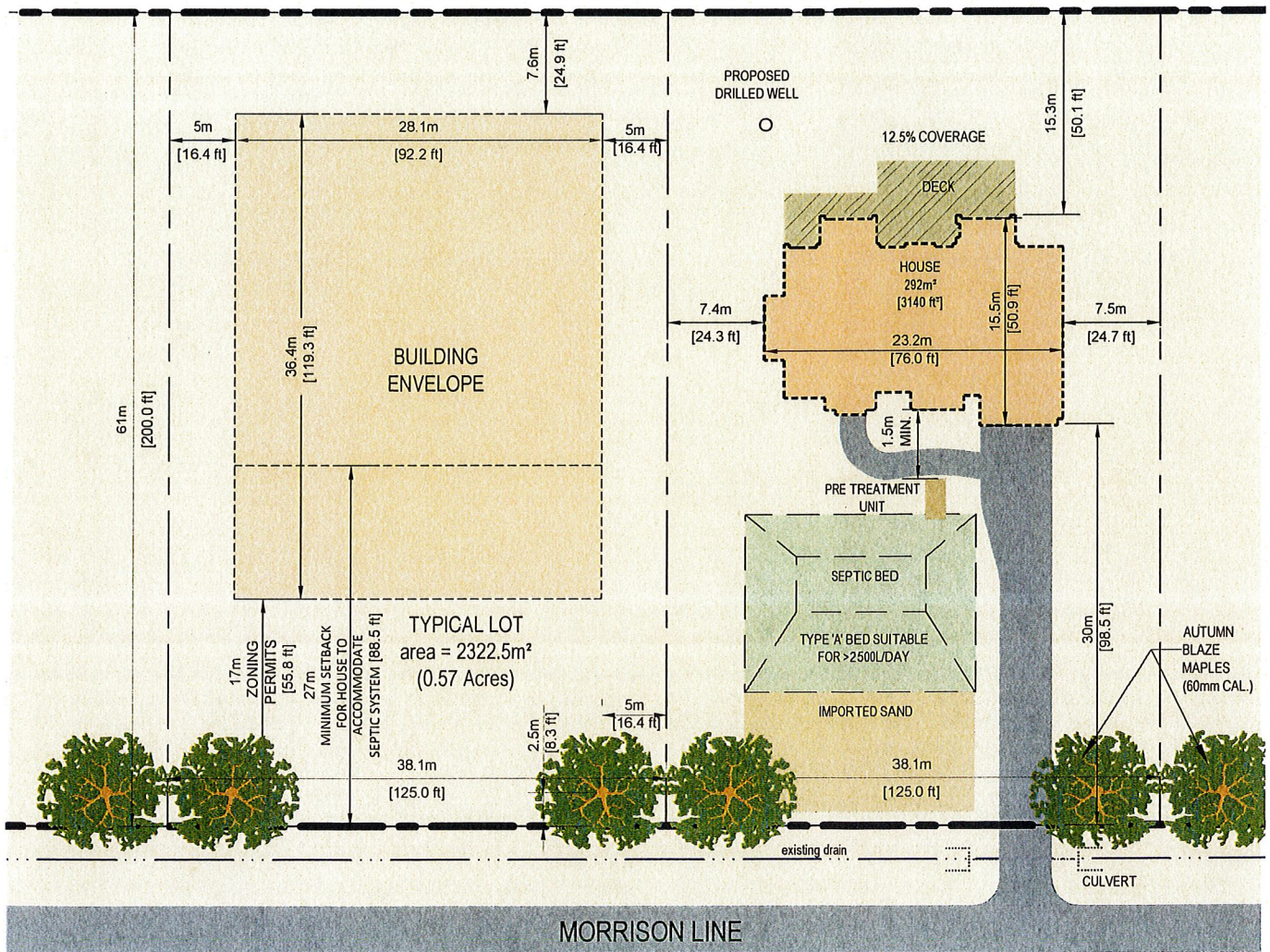
Name of Clerk-Treasurer

Summary of Roll Numbers

<u>Legal Description</u>	<u>Roll Number</u>
Part 33 Plan RD No. 52	401001000201233
Part 34 Plan RD No. 52	401001000201234
Part 35 Plan RD No. 52	401001000201235
Part 36 Plan RD No. 52	401001000201236
Part 37 Plan RD No. 52	401001000201237
Part 38 Plan RD No. 52	401001000201238
Part 39 Plan RD No. 52	401001000201239

TOWNSHIP OF USBORNE ZONING BY LAW
AGRICULTURAL SMALL HOLDING

AG4 ZONE	REGULATIONS	TYPICAL
LOT AREA	1850m ² Min. 4Ha Max.	2322m ²
LOT FRONTAGE	23m Min.	38.1m
FRONT YARD	17m Min.	30m
SIDE YARD	5m Min.	7.4m
EXTERIOR SIDE YARD	17m Min.	N/A
REAR YARD	7.6m Min.	15.3m
LOT COVERAGE	30% Max.	12.5%
BUILDING HEIGHT	12m Max.	1 STOREY
DWELLING UNIT FLOOR AREA	84m ² Min.	292m ²
LOT SIZE WITH HOME OCCUPATION OR HOME INDUSTRY	2023m ² Min.	N/A



NOT A LEGAL SURVEY

SCALE
1 : 500
0 2 4 6 8 10m

DRAWN BY B.S.

CHECKED BY T.H.

PROJECT No. 13-2810

PLDT: Jun 16, 2014 - 1:31pm

TYPICAL LOT & BUILDING FOOTPRINT
CONCESSION 2, LOT 11
MUNICIPALITY OF SOUTH HURON
FORMER TOWNSHIP OF USBORNE
COUNTY OF HURON

mbpc

Monteith + Brown
planning consultants

610 PRINCESS AVENUE
LONDON, ONTARIO
N6B 2B9

Tel. (519) 686-1300

Fax: (519) 681-1690

E-mail: mbpc@mbpc.ca

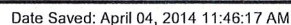
**SOUTH HURON OFFICIAL PLAN
PROPOSED NEW POLICY**

Section 10.0 Recreational is amended by the addition of the following subsection:

“10.8 ‘RECREATIONAL – EXETER GOLF COURSE SPECIAL POLICY AREA

Notwithstanding the policies of Section 10.0 to the contrary, lands comprising seven “lots of record” located in part of Lot 11, Concession II (Part 33 through Part 39 inclusive, Plan RD No. 52) as shown on Schedule ‘B’ Land Use Plan and Schedule ‘B2’ Land Use Plan Usborne Ward, may be used for residential purposes and accessory uses as more specifically set out in the Zoning By-law.”

0 1.5 3 Kilometers
1:70,000



**MUNICIPALITY OF SOUTH HURON ZONING BY-LAW - PROPOSED NEW
PROVISION (revised Dec 2018)**

That Section 7.7, being Special Zones of the Agricultural Small Holding (AG4) Zone, is amended by the addition of the following subsection:

“7.7.30 AG4-30 (per By-law No. _____)

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, permitted uses shall be limited to a single detached dwelling and uses accessory to the permitted uses.

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, accessory uses shall be limited to a bed and breakfast establishment (maximum of 4 guest rooms), a home industry and a home occupation.

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, permitted structures shall be limited to 1 single detached dwelling, buildings and structures for the permitted uses and buildings and structures accessory to the permitted uses.”