

MUNICIPALITY OF South Huron (Exeter)

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

A. THE AMENDMENT**1. TYPE OF AMENDMENT?**_____ Official Plan [] Zoning By-law No. 30-1978 [☒] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: Exeter Zoning By-law**2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**

To permit a Financial Institution
with in the C-5 Zone
See attached Justification Report
Letter.

B. GENERAL INFORMATION**3. APPLICANT INFORMATION**a) Registered Owner's Name(s): Libro Credit Union c/o Fred BlaakAddress: 217 York St., London, ON N6A 5P9Phone: Home () Work (519) 672-0130 Fax ()Email: fred.blaak@libro.ca ^{x 4330} Cell ()b) Applicant (Agent) Name(s): James A. Brown of Gregory M. Ward, ArchitectAddress: Unit 3, 180 Northfield Dr. W., Waterloo, ON N2L0C7Phone: Home () Work (519) 883 6754 Fax ()Email: jabrown@golden.net Cell (519) 569-1621

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

d) Send Correspondence To? Owner [] Agent [☒] Other [] _____

For office use only	File # _____
	Submitted _____, 20____
Date Application considered complete _____	20____

MUNICIPALITY OF _____
Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

_____ Official Plan [☐] Zoning By-law No. _____ [☐] Both [☐]

a) Name of Official Plan to be amended: _____

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

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

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Gerald & Alice MacLean

Address: 12 Shadow Lane Exeter ON N0M1S1

Phone: Home 519 235 1286 Work () Fax ()

Email: gary@macleansexeter.ca Cell ()

b) Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () Work () Fax ()

Email: _____ Cell ()

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

d) Send Correspondence To? Owner [☐] 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: South Huron (Town of Exeter)911 Address and Road Name: 83 Main Street North

Roll Number (if available): _____

Concession: _____ Lot: 804-807 Registered Plan No.: 376Area: 3366.4 ^{m²} ~~hectares~~ Depth: 53.998 metres Frontage (Width): 62.88 metres6. 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: Highway CommercialZoning: C-5

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

Highway Commercial**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

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

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

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

Credit Union (F.I.)

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>2 houses</u>	<u>1 credit union</u>
b) Main Building Height	<u>1 & 2 storey</u> (m)	<u>9.2</u> (m)
c) % Lot Coverage	<u>± 10%</u>	<u>± 9%</u>
d) # of Parking Spaces	<u>3-4</u>	<u>29</u>
e) # of Loading Spaces	<u>—</u>	<u>—</u>
f) Number of Floors	<u>1 and 2</u>	<u>1</u>
g) Total Floor Area	<u>386.5</u> (sq. m)	<u>385</u> (sq. m)
h) Ground Floor Area (exclude basement)	<u>259.8</u>	<u>385</u>
i) Building Dimensions	<u>see survey</u>	<u>—</u>
j) Date of Construction	<u>+ 50 years old</u>	<u>2017</u>
k) Setback from Buildings to:		
	Front of Lot Line	<u>7m</u>
	Rear of Lot Line	<u>6m</u>
	Side of Lot Line	<u>4m</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 checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
b) Proposed	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:						
	[<input type="checkbox"/>]	a servicing options report; and				
	[<input type="checkbox"/>]	a hydrogeological report.				

13. Will storm drainage be provided by:

Sewers	[<input type="checkbox"/>]
Ditches	[<input type="checkbox"/>]
Swales	[<input type="checkbox"/>]
Other	[<input checked="" type="checkbox"/>] Specify <u>SWM</u>

Is storm drainage present or will it be constructed new

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

X E. OFFICIAL PLAN AMENDMENT

(Proceed to Section F) if an Official Plan Amendment is not proposed).

(New Official Plan Pending)

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

Add a Land Use designation in the Official Plan	Yes []	No []	Unknown []
Change a Land Use designation in the Official Plan	Yes []	No []	Unknown []
Change a policy in the Official Plan	Yes []	No []	Unknown []
Replace a policy in the Official Plan	Yes []	No []	Unknown []
Delete a policy in the Official Plan	Yes []	No []	Unknown []
Add a policy in the Official Plan	Yes []	No []	Unknown []

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

- a) Section Number(s) of Policy to be Changed _____
- b) Text of the proposed new policy attached on a separate page? Yes [] No []
- c) New designation name: _____
- d) Map of proposed new Schedule attached on a separate page? Yes [] No []

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?

Add or change zoning designation in the Zoning By-law	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Change a zoning provision in the Zoning By-law	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Replace a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Delete a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Add a zoning provision in the Zoning By-law	Yes [<input 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
- b) Text of the proposed new provision attached on a separate page? Yes [☐] No [☐]
- c) New zone name: C - #
- d) Map of proposed new Key Map attached on a separate page? Yes [☒] No [☐]

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.Retail Financial Institution in C-5 Zone.- date the current owner acquired the subject land Feb. 2017 (Conditional)**24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**Yes [☐] No [☒]**25. Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?**Yes [☐] No [☒]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

26. Is the intent of this application to remove land from an area of employment?Yes [☐] No [☒]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) of the Planning Act.Yes [☐] No [☐] Unknown [☒]

G. SKETCH CHECKLIST

- 28. ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) in the applicant's opinion may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

- 29. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	Yes []	No [<input checked="" type="checkbox"/>]
Zoning By-law Amendment	Yes []	No [<input checked="" type="checkbox"/>]
Minor Variance	Yes []	No [<input checked="" type="checkbox"/>]
Plan of Subdivision	Yes []	No [<input checked="" type="checkbox"/>]
Consent (Severance)	Yes []	No [<input checked="" type="checkbox"/>]
Site Plan Control	Yes []	No [<input checked="" type="checkbox"/>]

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

File No. of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

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).*

- Justification Report Letter

- Key Plans

- Land Survey avail. upon request

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.).*

- Neighbourhood Public Meeting

- Open to other communication options

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).

Gerald Alice

I (we) MACLEAN of the County of Huron County/Region

of South Huron do hereby authorize LIBAO to act as my agent in the application.

x Gerald MacLean
Signature of Owner(s)

April 12/17
Date

L. APPLICANT'S DECLARATION

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

I, _____ of the _____
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District _____ 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 _____

In the Municipality of _____

Signature

This _____ day of _____, _____
(Day) (Month) (Year)

Please Print name of Applicant

Commissioner of Oaths

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) Libro C.U. of the City of London of _____ County/Regionof _____ do hereby authorize Fred Blaak to act as my agent in the application.

Signature of Owner(s)

Fred Blaak

Executive Vice President
Risk & Corporate Services

Date

April 3, 2017**L. APPLICANT'S DECLARATION**(This must be completed by the Person Filing the Application for the proposed development site.)I, James A. Brown of the City of Waterloo
(Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District Waterloo 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/DistrictWaterloo

In the Municipality of

Waterloo

Signature

This 3 day of April, 2017
(Day) (Month) (Year)

Please Print name of Applicant

James A. Brown

Commissioner of Oaths

Eddy Lawrence Boers, a Commissioner, etc.,
Province of Ontario, for Libro Credit Union Limited.
Expires October 11, 2019.

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 James A. Brown 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.

James A. Brown
Signature

Apr. 3, 2017
Date

APPLICATION AND FEE OF \$ 1836 + 204 RECEIVED BY THE MUNICIPALITY

Signature of Commissioner

Date