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|------------------------------------|--------------|
| <b>For office use only</b>         | File # _____ |
| Received _____, 20 ____            |              |
| Considered Complete _____, 20 ____ |              |

## Application for Official Plan and/or Zoning By-Law Amendment

Municipality of Huron East

### A. The Amendment

1. Type of Amendment

Official Plan Amendment       Zoning By-law Amendment       Both

2. What is the purpose of and reasons for the proposed amendment(s)?

The County of Huron conditionally approved the severance of a parcel of land described as Concession 1, Part Lots 69 and 70, Grey Ward, Municipality of Huron East on or about September 1, 2021 (C60-2021). This application is made to fulfill conditions 5 and 6 of that decision:

5. The retained lands are rezoned to recognize the deficient AG1 lot area, to the satisfaction of the Municipality.

6. The severed lands are rezoned to AG3-11, to the satisfaction of the Municipality.

Note: retained parcel to be kept by the Menzies, with the severed parcel be bought by Marcrest Holdings Inc. Where an answer for each parcel is required, they are provided in the following format: retained / severed

## B. General Information

### 3. Applicant information

Ron and Carrie Menzies / Marcrest Holdings Inc.

a) Registered Owner's Name(s): \_\_\_\_\_

Address: 89707 Road 172, Con. 1 / 45415 Perth County Line 86, Listowel ON N4W 3G6  
\_\_\_\_\_

Phone: Home 519-291-9892 / 519-887-9910 Work \_\_\_\_\_

Cell \_\_\_\_\_

Email ronmenzies1970@gmail.com / mark@balebaron.com  
\_\_\_\_\_

b) Applicant (Agent) Name(s): Madorin, Snyder LLP (attn: Rebecca Little)  
\_\_\_\_\_

Address: 55 King St. W., Kitchener ON  
\_\_\_\_\_

Phone: Home \_\_\_\_\_ Work 519-744-4491 x 274

Cell \_\_\_\_\_

Email rlittle@kw-law.com  
\_\_\_\_\_

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

N/A

d) Send Correspondence To?  Owner  Agent  Other \_\_\_\_\_

4. What area does the amendment cover?

the "entire" property or

just a "portion" of the property

5. Provide a description of the entire property:

Ward: Grey  
\_\_\_\_\_

911 Address and Road Name: 89707 Road 172  
\_\_\_\_\_

Roll Number (if available): 4040-420-001-09300  
\_\_\_\_\_

Concession: 1 Lot: Pts. 69/70 Registered Plan No.: 22R-6519  
\_\_\_\_\_

Area: 6 / 4 hectares Depth: varies metres Frontage (Width): 414 / vary metres  
see sketch see sketch

6. Is any of the land in wellhead protection area?

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

Zoning: AG1-41

9. List land uses that are permitted by current Official Plan designation:

Agricultural related uses

## C. Existing and Proposed Land Uses and Buildings

10. What is the "existing" use of the land?

Agricultural/residential

How long have the existing uses continued on the subject land: \_\_\_\_\_

11. What is the "proposed" use of the land?

Retained parcel will continue as agricultural/residential. / Severed parcel will have a building added for paint facilities

**Provide the following details for all buildings: (Use a separate page if necessary)**

Are any buildings proposed to be built on subject land:  Yes  No Proposed building is still in planning stages

|                                   | <u>Existing</u>                       | <u>Proposed</u>                        |
|-----------------------------------|---------------------------------------|--|
| a) Type of Building(s)            | <u>Residence / N/A (see attached)</u> | <u>N/A / Proposed Paint Facilities</u> |
| b) Main Building Height _____ (m) | _____ (m)                             | _____ (m)                              |
| c) % Lot Coverage _____           | _____                                 | _____                                  |
| d) # of Parking Spaces _____      | _____                                 | _____                                  |
| e) # of Loading Spaces _____      | _____                                 | _____                                  |

- f) Number of floors \_\_\_\_\_
- g) Total Floor Area \_\_\_\_\_ (sq m) approx. 20-30,000 square feet
- h) Ground Floor Area \_\_\_\_\_  
(exclude basement)
- i) Building Dimensions \_\_\_\_\_
- j) Date of Construction \_\_\_\_\_
- k) Setback from Buildings to: Front of Lot Line \_\_\_\_\_  
Rear of Lot Line \_\_\_\_\_  
Side of Lot Line \_\_\_\_\_

## D. Existing and Proposed Services

12. Indicate the Applicable Water Supply and Sewage Disposal

| Type of Disposal | Municipal Water       | Communal Water        | Private Well                     | Municipal Sewers      | Communal Sewers       | Private Septic                   |
|------------------|-----------------------|-----------------------|----------------------------------|-----------------------|-----------------------|----------------------------------|
| Existing         | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Proposed         | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |

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       Swales
- Ditches       Other: Please specify: \_\_\_\_\_

Is storm drainage present or will it be constructed? Will be constructed - working with GM Blueplan

14. Type of access: (check appropriate box)

- Provincial Highway
- Municipal Road, seasonally maintained
- County Roads
- Right of Way
- Municipal Roads, maintained all year
- 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) Is the text of the proposed new policy attached on a separate page?  Yes  No~~

~~c) New designation name: \_\_\_\_\_~~

~~d) Is a map of the 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, attached 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, attached 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~~

## 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  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: AG1-41
- b) Text of proposed new provision attached on a separate page?  Yes  No
- c) New zone name: N/A
- d) Map of proposed new Key Map attached on a separate page?  Yes  No  
Key Map #4

23. List land uses proposed by Zoning amendment.

Agricultural, agricultural industrial

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, please attach details of the Official Plan or Official Plan Amendment.

26. Is the intent of this application to remove land from an area of employment?

- Yes  No

If yes, please 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



## G. Sketch Checklist

28. Accurate, to scale, drawing or proposal:

In the space below or on a separate page(s), please provide a 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.

This 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 structure 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 river 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 drawings should show: (please use a survey if available)

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structure to lot lines
- Easements or restrictive covenants
- Building dimensions and location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, 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 | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Zoning By-Law Amendment | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Minor Variance          | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Plan of Subdivision     | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Consent (Severance)     | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Site Plan Control       | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

30. If the answer to questions 29 is Yes, please provide the following information:

File No. of Application: C60-2021, B45-2016, ZB LA90-2016

Approval Authority: Huron County/Huron East

Lands Subject to Application: 86707 Rd. 172, 86713-86715 Rd. 172

Purpose of Application: Addition to lot to expand Marcrest Manufacturing

Status of Application: Approved

Effect on the Current Application for Amendment: C60-2021 conditional on re-zoning

## I. Other Supporting Information

31. 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 meets with planning staff to attempt to determine the supporting documents that will be required.)*

## J. Pre-Submission Consultation

Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.

Date of Applicant's consultation meeting with County Planner: 3/14/22

Has the Planner advised the Applicant that this application needs to be reviewed by the County Biologist for comments on Natural Heritage matters?

Yes - Submit a fee of \$220.00 made payable to the Treasurer, County of Huron

No



## K. Public Consultation Strategy

32. 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 and inviting questions/comments, website/internet, etc.)*

Spoke with neighbours when applying for a consent. Will reach out to neighbour who expressed concerns previously.

## L. Authorization for Agent/Solicitor to Act for Owner

*(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed.)*

I (we) Mark Horst (Marcrest) of the Municipality of Huron East County/Region of Huron do hereby authorize Rebecca Little/Madorin, SnyderLLP to act as my agent in the application.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## L. Authorization for Agent/Solicitor to Act for Owner

*(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed.)*

I (we) Ron and Carrie Menzies of the Municipality of Huron East County/Region of Huron do hereby authorize Rebecca Little/Madorin, SnyderLLP to act as my agent in the application.

Signature: Ron Menzies Carrie Menzies

Date: \_\_\_\_\_

# M. Applicant's Declaration

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

I, Ron Menzies, Carrie Menzies, Mark Horst of the Huron East  
(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.

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.

In addition to the application fee, where the County/Municipality requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all legal and consulting fees incurred by the County/Municipality, at the County/Municipality's actual cost. Depending on the amount of such fees, which the County/Municipality expects to incur on any given application, the County/Municipality may also require the applicant to enter into an agreement with respect to the payment of such fees and may, where appropriate, require security to be posted.

I/we Mark Horst hereby agree to pay all fees incurred by the County/Municipality related to the review of this application.

Declared before me at: Huron East  
Region/County/District Grey Twp. In the Municipality of Huron Cty.

Signature Ron Menzies Carrie Menzies

This 25 of July, 2022.  
(day) (month) (year)

Name of Applicant: (please print) \_\_\_\_\_

Commissions of Oaths R.W. Scriver Signature of Commissioner 

Date July 28/22

## N. Owner/Applicant's Consent Declaration

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

In submitting this development application and supporting documentation, I,

Rebecca Little, on behalf of

\_\_\_\_\_, 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 Rebecca Little

Date July 27, 2022

### **Application and Fee of \$ \_\_\_\_\_ Received by the Municipality**

*If comment fees are required for the County Biologist to review this application, (see Section J: Pre-Submission Consultation), please collect a fee of \$220.00 made payable to the Treasurer, County of Huron.*

# Complete This Form to Determine If Septic Comments Are Required on Your Planning Application

For certain planning applications, comments are required from local municipal staff to assist the municipality in its decision on your application. This sheet will determine if comments are required from local staff, and if so, the appropriate fee\* must be submitted with your application and paid to the local municipality (\*based on the local municipality's Fee Schedule – consult with your Planner to determine).

Name of Applicant: Marcrest Holdings Inc. (Mark Horst)

Name of Owner (if different from the applicant): Ron and Carrie Menzies

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

Pt Lt 69 Con 1 Grey; Pt Lt 70 Con 1 Grey as in R152160, except pt 1, 22R1636,

HWP2231 & Pt 1, 22R6519; Municipality of Huron East

Type of Planning Application(s) submitted with this form:

- Consent (Severance)
- Zoning By-Law Amendment
- Official Plan Amendment
- Minor Variance
- Plan of Subdivision/Condominium

Please answer Section A or Section B, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A – Where *Sanitary Sewers* are available

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?

Yes  No

Section B – Where *Septic Systems* are required

1. The application is for the creation of a new lot for which the primary use will be a dew dwelling (other than a new dwelling on a farm).

Yes  No

2. Is the property less than .4 hectares (1 acre) in area?

Yes  No


3. 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.

Yes  No

4. I am uncertain of the location of the existing septic tank and tile bed on the property.  
 Yes  No
5. There will be more than one dwelling unit on each lot.  
 Yes  No
6. An industrial or commercial use is proposed which will require a septic system.  
 Yes  No
7. Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?  
 Yes  No
8. The application is for a new Plan of Subdivision/Condominium  
 Yes  No

“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.)

Name of Owner or Designated Agent Rebecca Little

Signature 

Date July 27, 2022

**To be completed by Municipal Clerk:** Has the Septic Review Fee, made payable to the local municipality, been collected from the applicant?

*\*Please note type of application and file # on the cheque.*

Yes  No      Amount: \_\_\_\_\_

Name of Clerk-Treasurer \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**AG1-41.** Notwithstanding the provisions of Section 4.1 to the contrary, on the lands zoned AG1-41, the lot area resulting from Consent Files B45/2016 and C60/2021 shall be deemed to comply with the lot area provisions of the AG1 zone. All other applicable provisions shall apply. (Grey, N Pt Lt 69 and 70, Conc. 1, Key Map 4, ZBLA 90-201