

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

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**JUL 22 2021**

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File # \_\_\_\_\_

Received \_\_\_\_\_, 20 \_\_\_\_

Considered Complete \_\_\_\_\_, 20 \_\_\_\_

**MUNICIPALITY OF HURON EAST**

Municipality of Huron East

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

### 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)?

I have put through a severance application. The severance will make the lot slightly below the required minimum frontage. I am therefore completing this application to address the lot frontage deficiency in both of the purposed new lots.

## B. General Information

### 3. Applicant information

a) Registered Owner's Name(s): Christine Welsh

Address: 36 Ann Street South Clifford Ontario N0G 1M0 Box 131

Phone: Home 226-749-2480 Work 226-749-2480

Cell 226-749-2480 Fax: n/a

Email Chrisdawn25@hotmail.com

b) Applicant (Agent) Name(s): N/A

Address: \_\_\_\_\_

Phone: Home \_\_\_\_\_ Work \_\_\_\_\_

Cell \_\_\_\_\_ Fax: \_\_\_\_\_

Email \_\_\_\_\_

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?

a) ☒ the "entire" property or

b) ☐ just a "portion" of the property

### 5. Provide a description of the entire property:

Ward: Brussels

911 Address and Road Name: not assigned

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

Concession: \_\_\_\_\_ Lot: 399 Registered Plan No.: 192

Area: .0505 hectares Depth: 40.233 metres Frontage (Width): 12.573 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.

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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: .0505 hectares Depth: 40.233 metres Frontage (Width): 12.573 metres

8. What is the current planning status?

Official Plan Designation: \_\_\_\_\_

Zoning: R1

9. List land uses that are permitted by current official plan designation:

Residential with accessory apartment

### C. Existing and Proposed Land Uses and Buildings

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

currently being built on half of the land. Severance application in process to sever off an


How long have the existing uses continued on the subject land: new construction

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

Build a residential home with accessory appartment

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>residential home - under co</u>	<u>Sever lot and build home &amp; AA</u>
b) Main Building Height	<u>max 11</u> (m)	<u>max 11</u> (m)
c) % Lot Coverage	<u>35%</u>	<u>35%</u>
d) # of Parking Spaces	<u>4</u>	<u>4</u>
e) # of Loading Spaces	<u>0</u>	<u>0</u>
f) Number of Floors	<u>1</u>	<u>1-2</u>
g) Total Floor Area	<u>1905</u> (sq m)	<u>1905</u> (sq m)
h) Ground Floor Area (exclude basement)	<u>1905</u>	<u>1905</u>
i) Building Dimensions	<u>31.25 x 66.1 feet</u>	<u>Dec 15/2021 or later</u>
j) Date of Construction	<u>Aug 15/2021</u>	<u>Dec 15/2021 or later</u>
k) Setback from Buildings to:		
	Front of Lot Line <u>6 Meters</u> <u>or more</u>	
	Rear of Lot Line <u>8 Meters</u> <u>or more</u>	
	Side of Lot Line <u>1.5 Meters</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 ☐

Swales ☒

Ditches ☐

Other ☐ Specify \_\_\_\_\_

Is storm drainage present or will it be constructed?

14. Type of access (check appropriate space)

\_\_\_\_\_ provincial highway

\_\_\_\_\_ municipal road, seasonally maintained

\_\_\_\_\_ county roads

\_\_\_\_\_ right of way

  x   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) Text of the proposed new policy attached on a separate page?      Yes ☐      No ☒

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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:

To reduce the lot frontage from 15 Meters to 12.573 Meters for both new lots

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 ☐

### 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: \_\_\_\_\_

b) Text of the proposed new provision attached on a separate page? Yes ☐ No ☒

c) New zone name: \_\_\_\_\_

d) Map of proposed new Key Map attached on a separate page? Yes ☐ No ☒

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23. List land uses proposed by zoning amendment.

R1 - Residential

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: attached 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: 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 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):

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

- 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 type="checkbox"/>	No <input type="checkbox"/>
Zoning By-law Amendment	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Minor Variance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Plan of Subdivision	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Consent (Severance)	Yes <input checked="" type="checkbox"/>	No <input 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: to be provided by planning dept

Approval Authority: \_\_\_\_\_

Lands Subject to Application: Lot 399 Plan 192 Brussels - Huron East

Purpose of Application: to reduce lot frontage

Status of Application: \_\_\_\_\_

Effect on the Current Application for Amendment: \_\_\_\_\_

### 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 meet 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.

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Date of Applicant's consultation meeting with County Planner: July 8 2021

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 ☐ – Submit a fee of \$216.00 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: individual contact

*(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).*

### 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) \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_ County/Region  
of \_\_\_\_\_ do hereby authorize \_\_\_\_\_ to act as my agent in the  
application.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



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

## M. Applicant's Declaration

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

I, Christine Welsh of the Clifford- Minto Township Ontario  
(Name of Applicant) (Name of Town, Township, etc.)

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

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

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

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:

Region/County/District Huron

In the Municipality of North Huron

Christine Welsh  
Signature

This day of 21st July 2021  
(Day) (Month) (Year)

Christine Welsh  
Please Print name of Applicant

John William Shepek  
Commissioner of Oaths  
John W. Shepek  
Signature of Commissioner

July 21/2021  
Date

**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  
Christine Welsh 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.

Christine Welsh  
Signature

July 21-2021  
Date

**Application and Fee of \$** 1986 - **Received by the Municipality**

*If comment fees are required for the Huron Stewardship Coordinator to review this application, (see Section J: Pre-Submission Consultation), please collect a fee of \$216.00 made payable to the Treasurer, County of Huron.*

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

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 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 your Planner to determine).

Name of Applicant: Christine Welsh

Name of Owner (if different from the applicant): \_\_\_\_\_

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

Lot 399 Plan 192 Brussels Ontario - Huron East

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 **SANITARY SEWERS** are available.

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

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"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.)

Christine Welsh

Name of Owner or Designated Agent

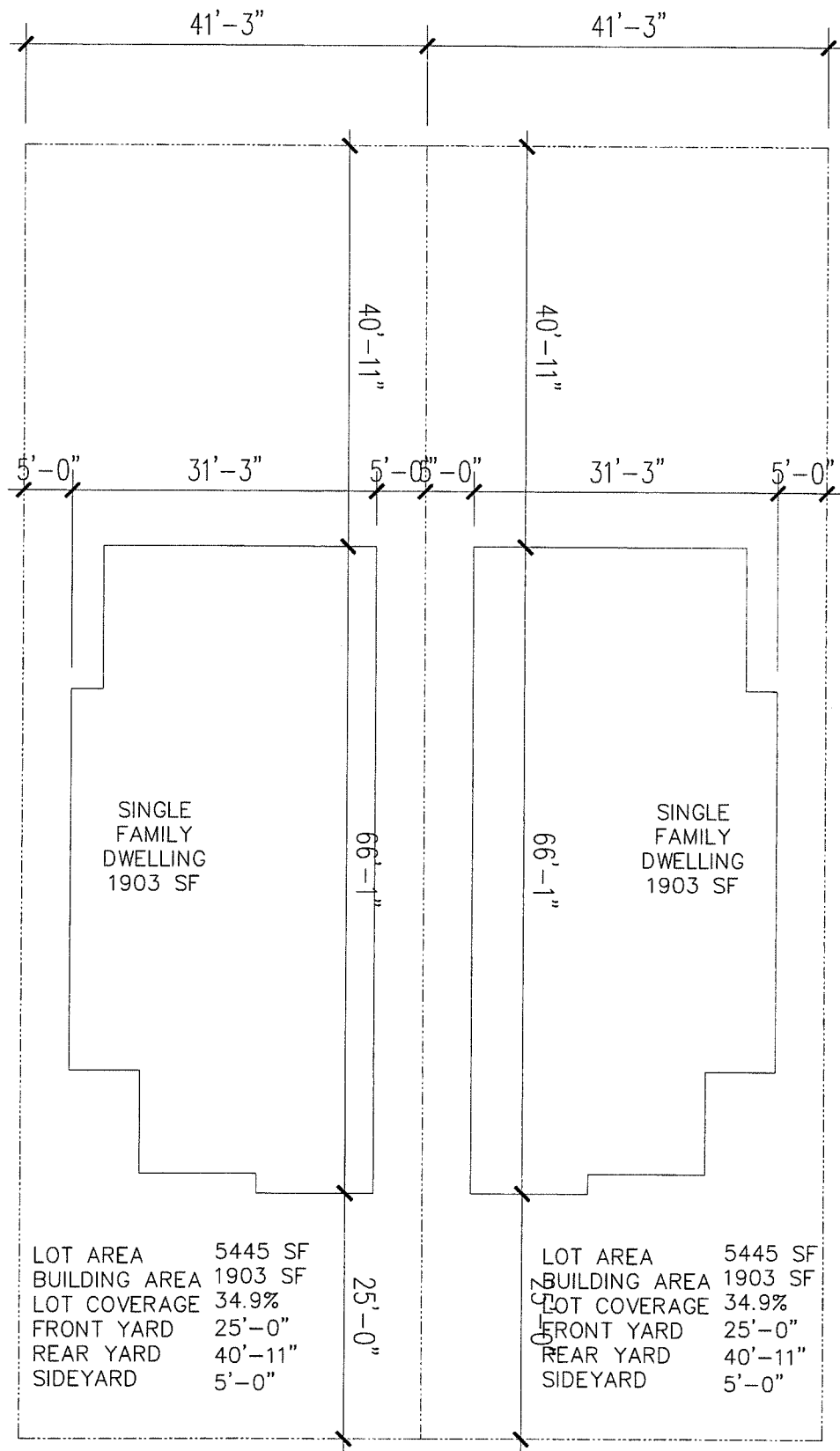
Signature and Date

*Christine Welsh July 21/21*

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: n/a

Name of Clerk-Treasurer





# Municipality of Huron East Map

