



For office use only

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)?

We are hoping to build a semi-detached home, therefore the R1 designation does not work for our proposed building, thus needing an R2 zonement.

B. General Information

3. Applicant information

JN Reno's & Construction Ltd.

a) Registered Owner's Name(s): _____

86707 Brussels Line, Bluevale

Address: _____

519-335-6613

226-622-1074

Phone: Home _____ Work _____

226-622-1074

Cell _____

Jamie@jamienicholson.ca

Email _____

Roxane Nicholson

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

86707 Brussels Line, Bluevale

Address: _____

519-335-6613

519-335-6613

Phone: Home _____ Work _____

519-357-6292

Cell _____

roxane@jamienicholson.ca

Email _____

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

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:

Brussels Ward

Ward: _____

255 Albert Street

911 Address and Road Name: _____

404044000202310

Roll Number (if available): _____

296-297-2

192

Concession: _____ Lot: 98 Registered Plan No.: _____

Area: _____ hectares Depth: 198' metres Frontage (Width): 62.92' metres

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: Residential

Zoning: R1

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

Single Residential Dwelling

C. Existing and Proposed Land Uses and Buildings

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

Vacant

How long have the existing uses continued on the subject land: _____

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

Semi-detached Residential Building

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

Existing

Proposed

a) Type of Building(s) _____

Semi-detached

b) Main Building Height _____ (m)

6.58 (m)

c) % Lot Coverage _____

32 %

d) # of Parking Spaces _____

4

e) # of Loading Spaces _____

f) Number of floors _____ One _____

g) Total Floor Area _____ (sq m) 125.42 sq m.

h) Ground Floor Area _____ 125.42 sq m.
(exclude basement)

i) Building Dimensions _____ 70' x 53'

j) Date of Construction _____ Spring 2022

k) Setback from Buildings to: Front of Lot Line 9.048 m.
Rear of Lot Line 28.441 m.
Side of Lot Line 1.5 m.

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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proposed	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input 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? _____

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 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Change a Land Use designation in the Official Plan | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Change a policy in the Official Plan | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Replace a policy in the Official Plan | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Delete a policy in the Official Plan | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Add a policy in the Official Plan | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> 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 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Change a zoning provision in the Zoning By-Law | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Replace a zoning provision in the Zoning By-Law | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Delete a zoning provision in the Zoning By-Law | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Add a zoning provision in the Zoning By-Law | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |

22. If applicable and known at time of Zoning Application, provide the following:

- a) Section Number(s) of provisions to be changed: Section 19
- b) Text of proposed new provision attached on a separate page? ☐ Yes ☒ No
- c) New zone name: R2
- d) Map of proposed new Key Map attached on a separate page? ☐ Yes ☒ No

23. List land uses proposed by Zoning amendment.

Semi-detached Residential Building

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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Site Plan Control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

30. If the answer to questions 29 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

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: 1/18/22

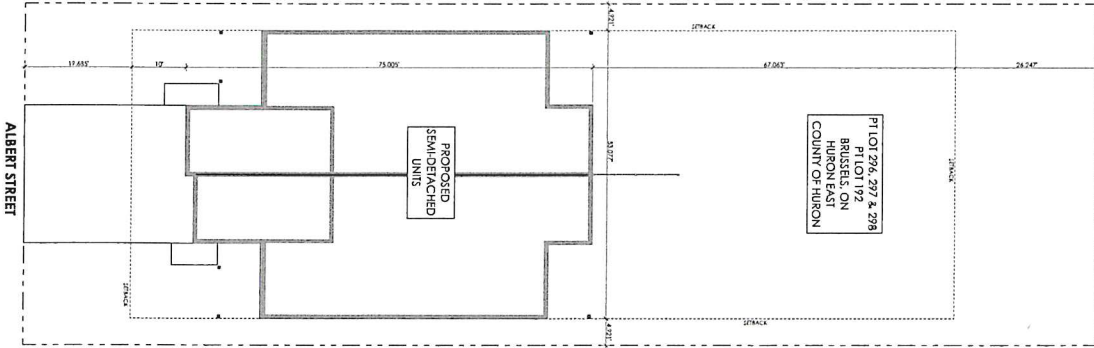
Has the Planner advised the Applicant that this application needs to be reviewed by the County Biologist for comments on Natural Heritage matters?

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

☒ No

Commercial, (Brussels Agromant

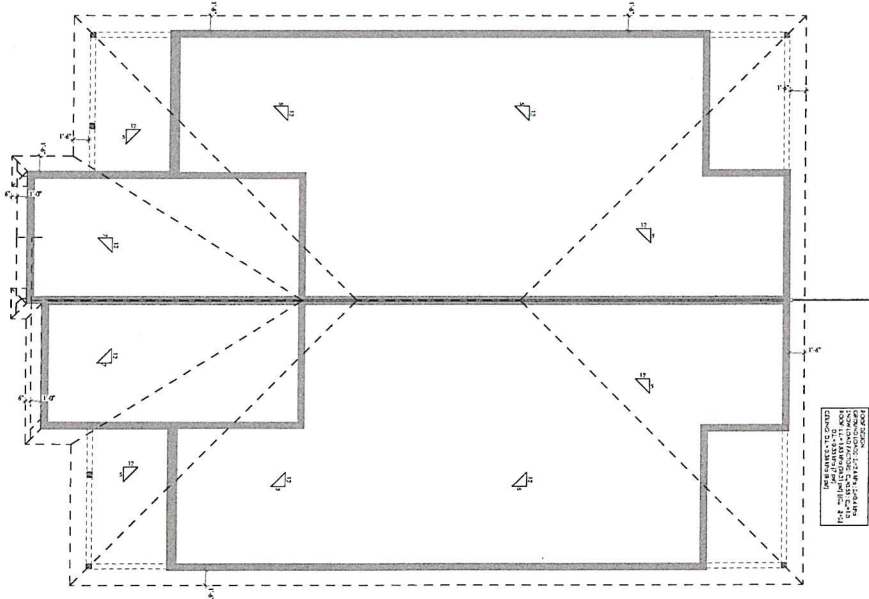
SITE PLAN
SCALE: 1/8" = 1'-0"



Residential



ROOF PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES

- BIRK'S DRAFTING SOLUTIONS ADVISES THAT THE CONTRACTOR / OWNER REVIEWS ALL DRAWINGS BEFORE COMMENCEMENT OF WORK. CONTRACTOR / OWNER TO ADVISE THE ABOVE STATED IF ANY ERRORS OR OMISSIONS ARE FOUND ON DRAWINGS BEFORE WORK COMMENCES.
- ALL WORK MUST CONFORM TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE, LOCAL BY-LAWS AND HEALTH & SAFETY REGULATIONS.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- ALL STUD WALL MEASUREMENTS ARE TO FRAMING WITH AN ALLOWANCE OF 1/2".
- FROM THE SPAN BOOK, OWNER RESPONSIBILITY TO HAVE ANY REQUIRED STRUCTURAL OR ARCHITECTURAL DESIGN REVIEWED BY A QUALIFIED PROFESSIONAL AS OUTLINED IN THE O.B.C.

DATE	REVISION / ISSUE
12/07/2021	- PRELIMINARY LAYOUTS (P1)
12/07/2021	- PRELIMINARY LAYOUTS (P1)
12/07/2021	- DRAWINGS REVISED FOR FINAL REVIEW
01/03/2022	- FINAL DRAWINGS SUBMITTED FOR FINAL APPROVAL

I, CHAD BIRK, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 32.2 OF DIVISION C OF THE ONTARIO BUILDING ACT AND THAT I AM NOT PROVIDING THE SERVICES IN THE APPROPRIATE CLASSES / CATEGORIES.

DATE: 1/9/2022
SIGNATURE: *Chad Birk*

CHAD BIRK, BCIN 22332
BIRK'S DRAFTING SOLUTIONS, BCIN 31271

CLIENT: JAMIE NICHOLSON

PROJECT NAME: NEW SEMI-DETACHED

204 ALBERT ST.,
BRUSSELS, ON

DRAWING NAME: SITE / ROOF PLAN



52 MARR DRIVE
E. ORA, ON, N0B 1S0
PHONE: (519) 291-7118
info@birkdrafting.com

DRAWN BY: C. BIRK
SCALE: 1/8" = 1'-0"

DATE: 2/23/22
PROJECT No: 21-1413

A4

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.)

Made a telephone call to Doug Koch(part owner of Brussels Agromart) to discuss our plan to rezone the lot next to their business.

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: _____

Date: _____

M. Applicant's Declaration

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

I, Roxane Nicholson of the Bluevale, Township of Morris/Turnberry
(Name of Applicant) (Name of Town, Township, etc.)

of Huron County
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.

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 Roxane Nicholson hereby agree to pay all fees incurred by the County/Municipality related to the review of this application.

Declared before me at:

Region/County/District County of Huron In the Municipality of Huron East

Signature Roxane Nicholson

This 20th of January, 2022
(day) (month) (year)

Name of Applicant: (please print) Roxane Nicholson

Commissions of Oaths Jessica Rudy Signature of Commissioner J Rudy

Date January 20, 2022

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,

Roxane Nicholson

_____, 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 Roxane Nicholson

Date January 20, 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.

\$2,026 Paid Jan 20/2022
Chq # 395 es.

GENERAL NOTES

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- ALL WORK MUST CONFORM TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE, LOCAL BY-LAWS AND HEALTH & SAFETY REGULATIONS.
- ALL DIMENSIONS MUST BE TO FACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS MUST BE TO FACE UNLESS OTHERWISE NOTED.

V2	WALL SECTION2
V4	211E \ ROOF PTN
V3	ELEVATIONS
V5	FOUNDATION PTN
V1	MAIN FLOOR PTN
V0	COVER SHEET
ID	Name

SHEET INDEX

I, CHAD BIRK, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 32.4 OF DIVISION C, OF THE ONTARIO BUILDING ACT, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS / CATEGORY.

DATE 1/9/2022 SIGNATURE 

