



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)?

Meet requirements of severance file # C25/21, and maintain Ag1 zoning.
Recognize reduced lot size. C 25-2021
Lot size is now 3.9 Hectares.

B. General Information

3. Applicant information

Brian and Ruth Westelaken

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

72418 Morrison Line Hensall, ON

Address: _____

519 673 9298

Phone: Home _____ Work _____

519 673 9298

Cell _____

brwest@tcc.on.ca

Email _____

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

Address: _____

Phone: Home _____ Work _____

Cell _____

Email _____

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

Libro Credit Union 87 Main st. North Exeter, Ontario N1M 1S3

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:

Tuckersmith Twp.

Ward: _____

72418 Morrison Line

911 Address and Road Name: _____

4040-160-023-03000-0000

Roll Number (if available): _____

3

part Lot 1

Plan 22R-7087

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

Area: 3.9 hectares Depth: 221.285 metres Frontage (Width): 203.506 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: Agriculture

Zoning: AG1

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

Agriculture

C. Existing and Proposed Land Uses and Buildings

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

Agricultural

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

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

Agricultural

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

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>House</u>	_____
b) Main Building Height	<u>5</u> (m)	_____ (m)
c) % Lot Coverage	<u>0.2%</u>	_____
d) # of Parking Spaces	<u>4</u>	_____
e) # of Loading Spaces	<u>na</u>	_____

f) Number of floors 1

g) Total Floor Area 116.125 (sq m)

h) Ground Floor Area 116.125
(exclude basement)

i) Building Dimensions 7.62 x 15.24 m

j) Date of Construction 1991

k) Setback from Buildings to: Front of Lot Line unchanged
Rear of Lot Line 73.0 m
Side of Lot Line unchanged

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 type="radio"/>	<input 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: unchanged

Is storm drainage present or will it be constructed? na

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:

required to meet severance conditions - Agricultural

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: 4.11
- b) Text of proposed new provision attached on a separate page? Yes No
- c) New zone name: AG1-Special
- d) Map of proposed new Key Map attached on a separate page? Yes No

23. List land uses proposed by Zoning amendment.

Agricultural

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 type="checkbox"/> No |
| Zoning By-Law Amendment | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Minor Variance | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Plan of Subdivision | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Consent (Severance) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Site Plan Control | <input 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: C25-2021
County of Huron

Approval Authority: _____
Same

Lands Subject to Application: _____
Minor lot addition

Purpose of Application: _____
Conditionally approved

Status of Application: _____
Condition for final approval

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: 2/2/23

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 \$224.00 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.)

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 Municipality of
Huron East County/Region of Huron 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.)

Brian & Ruth Westelaken Municipality of Huron East
I, _____ of the _____
(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.

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.

Brian & Ruth Westelaken
I/we _____ 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 Huron In the Municipality of Huron East

Signature Brian Westelaken, Ruth Westelaken

This 7th of February, 2023
(day) (month) (year)

Name of Applicant: (please print) Brian & Ruth Westelaken

Commissions of Oaths Brad McRoberts Signature of Commissioner 

Date February 7, 2023

BRAD McROBERTS,
a Commissioner, etc.,
County of Huron, while Deputy Clerk
for the Municipality of Huron East

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,

Brian&Ruth Westelaken

, 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

Brian Westelaken Ruth Westelaken

Date

February 7th 2023

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 \$224.00 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: Brian & Ruth Westelaken

Name of Owner (if different from the applicant): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality):
Part Lot 1 Con 3 Tuckersmith

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

Severance / Re-zoning Application C25-2021			
Existing		Proposed	
Type of Building	Shed	Type of Building	na
Height	7.62	Height	
% of lot coverage	0.47%	% of lot coverage	
# of Parking spaces	12	# of Parking spaces	
# of Loading spaces	na	# of Loading spaces	
Number of floors	1	Number of floors	
Total floor area	390	Total floor area	
Building Dimensions	15.24x26.82	Building Dimensions	
Date of Construction	2000	Date of Construction	

This outlines the proposed "To enlarge property", approximately 7.83 acres



This outlines the proposed "Subject property" after severance, approximately 8.9 acres



