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

## Application for Minor Variance or for Permission

*Planning Act, RSO 1990, O. Reg. 200/96, Amended by O.Reg. 432/96 & 508/98*

Minor Variance	2023 Fee effective Jan 1/2023
Minor Variance (1 or 2)	\$1,607.00
Minor Variance (3 or more)	\$2,067.00

**Each application must be accompanied by the application fee in the form of a cheque payable to the local municipality.**

The undersigned hereby applies to the Committee of the Adjustment for the  
 Municipality of Huron East \_\_\_\_\_ (name of Municipality) under

Section 45 of the Planning Act 1990 for relief, as described in this application, from  
 By-law No. 52-2006 (as amended).

1. Name of Owner: Municipality of Huron East  
 Phone Number: 519-525-0160 Email: cao@huroneast.com  
 Address: 72 Main Street South, Box 610, Seaforth

2. Name of Agent (if applicable): \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
 Address: \_\_\_\_\_

**Note: Unless otherwise requested, all communications will be sent to the agent, if any.**

3. Legal Description and address of property:

Ward: Grey Concession: 9  
Lot: Pt Lot 1 Registered Plan #: 22R-4135  
51 CN Road  
911 Address and Road Name: \_\_\_\_\_

**Note: If property legal description and address are approved, all numbers following will need to be changed.**

4. Names and addresses of any mortgages, holders or charges or other encumbrances:

5. Nature and extent of relief applied for:

Expansion of hall to accomodate Huron County EMS station will require relief on rear yard setback from 10 m to 3 m to permit road dedication allowance at rear

6. Why is it not possible to comply with the provisions of the by-law?

Exisiting building location and configuration of the addition to permit ingress and egress for EMS

7. Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number):

Ward: Grey  
Concession: 9 Lot: Pt 1 Registered Plan #: 22R-1435  
404044000103600  
Roll Number: \_\_\_\_\_  
51 CN Road  
911 Address and Road Name: \_\_\_\_\_

8. Is any of the subject 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.

9. Indicate if access to the property is by Provincial Highway, municipal road maintained all year or seasonally, another public road or right of way:  
Access off municipally maintained right of ways that are maintained throughout the year

10. Will this proposal result in adding or changing the location of any driveways/accesses/entrances?  Yes  No

11. Dimensions of Land affected:

Frontage: 56 m Area: 6780 m<sup>2</sup>  
Depth: 121 m Width of Street: 20 m

12. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, number of storeys, width, length, height, etc.):

Existing:

Existing building used for municipal fire hall, single story building, 374 m<sup>2</sup> floor area, 6.7 m building height,

Proposed:

Addition: increase in floor area of 400 m<sup>2</sup>. No other changes to height, number of storeys.

13. Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear and front lot lines)

Existing:

rear yard set back is 23.5 m, right side yard is 10.7 m, left side yard is 31.3 m and front yard is 52 m

Proposed:

New rear yard setback will be approximately 3 m to accommodate road dedication, existing right side yard will be unchanged, left side yard will be 17 m

14. Date of acquisition of subject land: 01-Jan-2000

15. Date of construction of all buildings and structures on subject land:

16. Existing uses of the subject property:

Fire Hall

17. Existing uses of abutting properties:

Road allowances and industrial

18. Length of time the existing uses of the subject property have continued:

at least 23 years

19. Municipal services available: (check all that apply)

- Water – Connected
- Publicly Owned
- Privately Owned
- Communal Well
- Lake
- Sewage Disposal – Connected
- Sanitary Sewers
- Septic System
- Privy
- Storm Drainage – Connected
- Storm Sewers
- Ditches
- Swales
- Other

20. Is this property assessed to a Municipal Drain?       Yes     No

21. Is there a tile drain loan for this property or has an application for a tile drain loan been submitted to the Municipality within the last 90 days?

Yes     No

22. Present Official Plan provisions applying to the land:

CF

23. Present Zoning By-law provisions applying to the land:

CF

24. Has the owner previously applied for relief in respect of the subject property?

Yes  No

If the answer is yes, describe briefly:

25. 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: 02-May-2023

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

Yes-please submit a fee of \$224.00 made payable to the Treasurer, County of Huron

No

26. Is the subject property the subject of a current application for consent or plan of subdivision under the **Planning Act**?

Yes  No If yes, please indicate file number: \_\_\_\_\_

**Notes:**

a) *It is required that \_\_\_ copies of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the plan referred to in Note 2, accommodated by a fee of \$\_\_\_\_\_ in cash or by cheque made payable to the Treasurer of the\_\_\_\_\_.*

*(Name of Municipality/Township)*

b) *Each copy of this application must be accompanied by a plan showing the dimensions of the subject land and all abutting land; the location, size and type of all existing and proposed buildings and structures on the subject land indicating the distance of the buildings from the lot lines; approximate location of all natural and artificial features on the subject and adjacent lands; location, width and name of roads; location of easements; and use of adjacent lands. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.*

**Owner's Authorization**

(This must be completed by the **owner** if the **owner is not filing the application.**)

I/We \_\_\_\_\_, being the registered owner(s) of the subject lands, hereby authorize \_\_\_\_\_ to prepare and submit an application of Minor Variance.

Signature of Owner: \_\_\_\_\_

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

**APPLICANT'S DELCARATION**

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

I, Brad McRoberts of the Municipality of Huron East  
(Name of Applicant) (Name of Town, Township etc.)

In the Region/County/District Huron County  
solemnly declares 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 of 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.

Municipality of Huron East

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

Declared before me at:

Huron County

Region/County/District \_\_\_\_\_

Huron East

In the Municipality of \_\_\_\_\_

Signature  \_\_\_\_\_

This 9 day of May, 2023  
(Day) (Month) (Year)

Brad McRoberts

Please Print Name of Applicant \_\_\_\_\_

Commissioner of Oaths  \_\_\_\_\_

**TRICIA THOMPSON, a Commissioner, etc.,  
County of Huron, while Deputy Clerk  
for the Municipality of Huron East**

**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, Municipality of Huron East

\_\_\_\_\_, 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  \_\_\_\_\_

Date May 9, 2023 \_\_\_\_\_

**OFFICE USE ONLY**

**CERTIFICATION**

I, \_\_\_\_\_ for the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_

Certify that the above application is a true copy.

Date this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signature \_\_\_\_\_



GEORGE STREET

TURNBERRY STREET

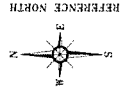
PRINCESS STREET

CN ROAD

EXISTING FIRE HALL

TANKER  
FILL LINE

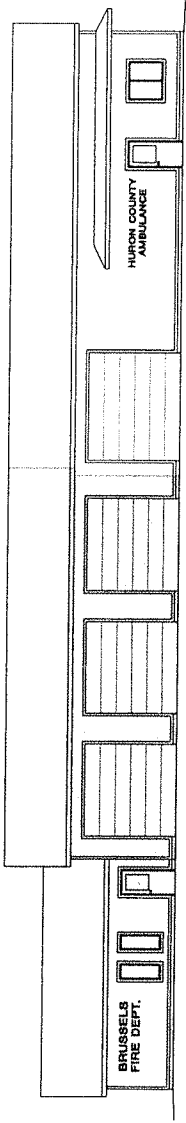
ROAD ALLOWANCE  
77'-3"



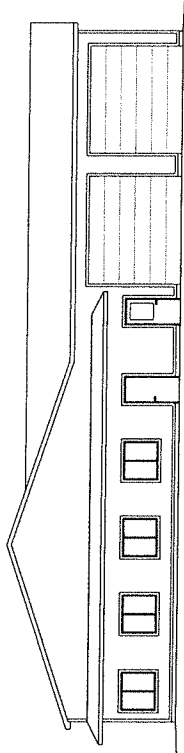
REFERENCE NORTH

HURON EAST  
JOINT OPERATIONS CENTRE  
FIRE HALL / AMBULANCE

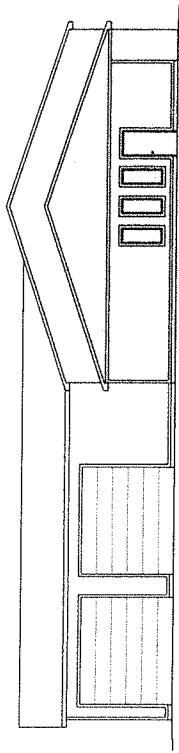
PROJECTS GROUP  
ISSUED FOR DISCUSSION  
DATE 1" = 1/8" = 1/8" = 1/8" = 1/8"  
DWG # SP-1  
DATE APRIL 28, 2023  
1/0



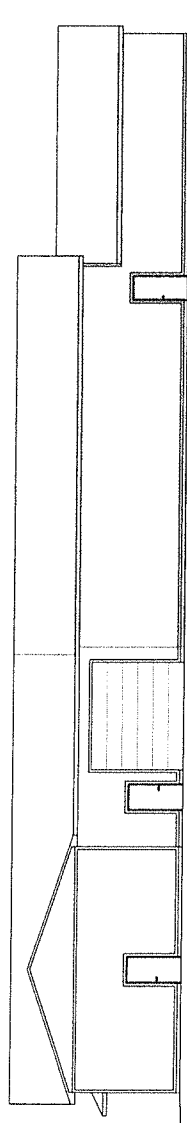
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

**HURON EAST**  
**JOINT OPERATIONS CENTRE**  
**FIRE HALL / AMBULANCE**

ISSUED FOR DISCUSSION		BRUSSELS ON-PAGE	
DATE	1/18/22	DWG #	A-5
BY	JAN 31, 2022	ELEVATIONS	R 0