

DeJong 160-022-03515



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)?

Currently we run an automotive repair shop at this location but would like to include car sales in the future.

B. General Information

3. Applicant information

Darrell & Christina DeJong

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

40319 Mill Rd. Brucefield ON N0M 1J0

Address: _____

519-233-5071

Phone: Home _____ Work _____

519-525-2210 (Darrell)

Cell 519-525-2070 (Christi) _____

dejongauto@tcc.on.ca

Email _____

as above

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:

Scotiabank 44 The Square, Goderich
519-524-4129

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

Ward: _____

40319 Mill Rd.

911 Address and Road Name: _____

4040-160-022-03515-0000

Roll Number (if available): _____

2

PT LOT

Concession: _____ Lot: 30 Registered Plan No.: _____

Area: 4.83 hectares Depth: 640.8 metres Frontage (Width): 328 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: AG74

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

automotive repair

C. Existing and Proposed Land Uses and Buildings

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

residential with accessory home industry (automotive repair)

How long have the existing uses continued on the subject land: 14 dwelling/11 accessory & storage

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

Permit motor vehicle sales to a maximum of 10 vehicles and expand the area permitted to be used for a home industry to a maximum of 1 acre.

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>SEE Appendix C attached</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) _____
- h) Ground Floor Area _____
(exclude basement) _____
- i) Building Dimensions _____
- j) Date of Construction 2009 _____
- 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 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: _____

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

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: AG4
- b) Text of proposed new provision attached on a separate page? Yes No
- c) New zone name: AG4-7 or otherwise assigned
- d) Map of proposed new Key Map attached on a separate page? Yes No

23. List land uses proposed by Zoning amendment.

permits the sale of motor vehicles up to a maximum of 10 vehicles

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

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 checked="" 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 checked="" 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

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 type="checkbox"/> Yes | <input 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: 3/7/23

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 _____ 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.)

Darrell & Christi DeJong Municipality of Huron East
I, _____ of the _____
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Huron County 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.

Darrell & Christi DeJong
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 [Signature]

This 7th of March, 2023 TRICIA THOMPSON, a Commissioner, etc.,
(day) (month) (year) County of Huron, while Deputy Clerk
for the Municipality of Huron East

Name of Applicant: (please print) Christie DeJong

Commissions of Oaths Tricia Thompson Signature of Commissioner [Signature]

Date March 7/2023

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,

Darrell & Christi DeJong

_____, 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 _____

Application and Fee of \$ 2067 — Received by the Municipality

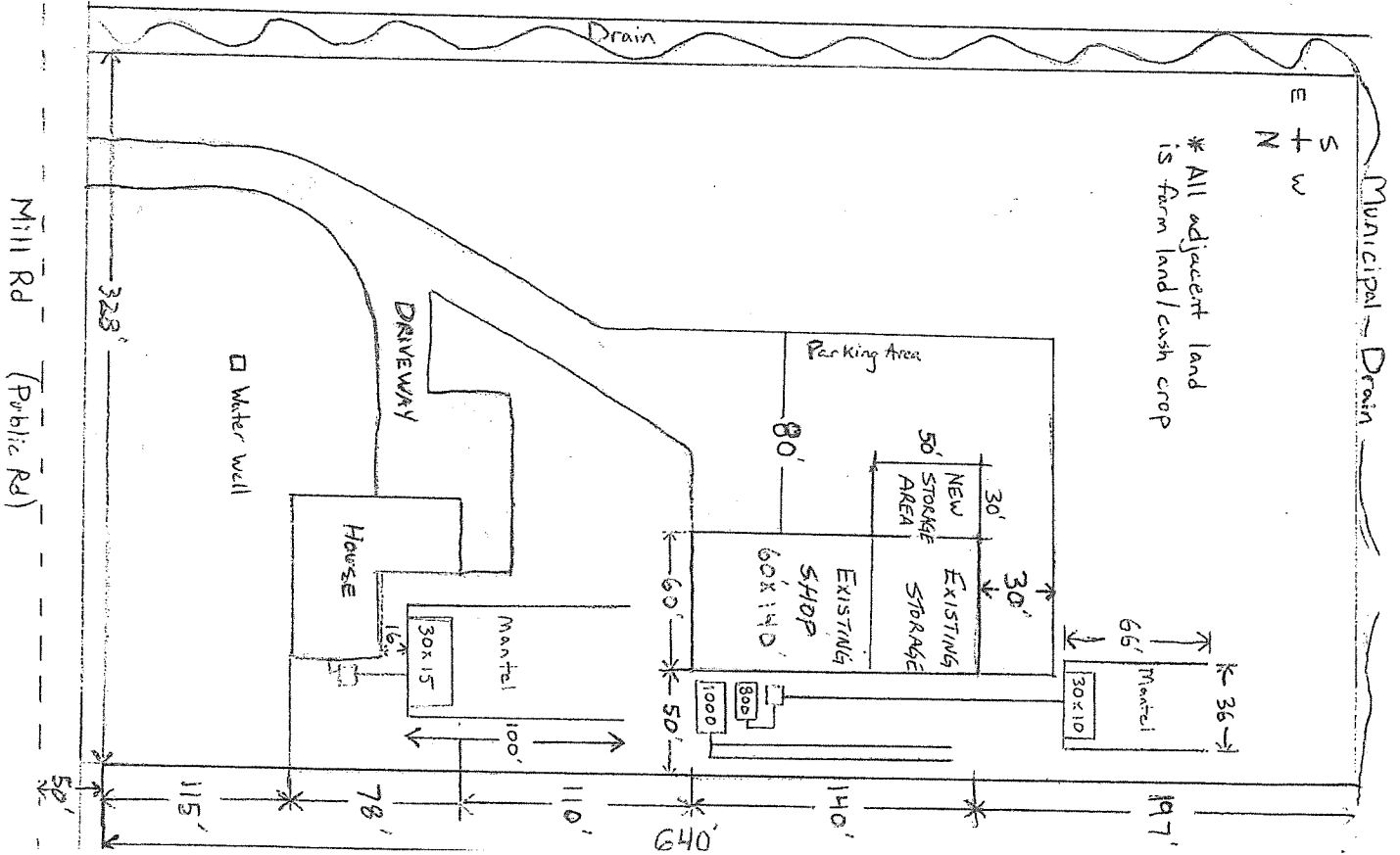
If comment fees are required for the County Biologist to review this application, (see Section J: Pre-Submission Consultation), please collect a fee of \$224.00 made payable to the Treasurer, County of Huron.

PAID

MAR 07 2023

MUNICIPALITY OF HURON EAST

Concession 2 LRS, Part 1 of 30
 40319 Mill Rd, Brucefield
 328 ft frontage 640.80 ft Depth



Type of Buildings	Existing – Dwelling	Existing – Accessory (Repair Shop)	Existing – Personal Storage	Proposed
Building Height	2.6m	5.2m	5.2m	
% Lot Coverage				
# parking spaces	2	12	n/a	
# loading spaces	n/a	0	n/a	
Number of Floors	1	1	1	
Total Floor Area (sq m)	580 **	501	279	
Ground Floor Area sq m (exclude basement)	340 **	501	971	
Building Dimensions	21m x 19m	26.5m x 18m	16.1m x 18.2m	
Date of Construction	2008	2012	2012	
Setback from bldgs to front	35m	92m	118m	
Rear	136m	75m	60m	
East Side	62m	66m	66m	
West Side	15m	15m	15m	

Appendix C to Official Plan and/or Zoning by-law amendment process in Huron County

**Total floor area & ground floor area measurements of Dwelling include the attached garage