

## Zoning By-law Amendment

<b>B. General information</b>																	
<p>What is the purpose of and reasons for the proposed amendment(s)?</p> <p>To permit the development of the subject lands for multiple uses. This would include the relocation of an existing plumbing, heating and electrical contracting business (Jayden Mechanical) to the site, construction of an office building, conversion of an existing duplex dwelling into a four-plex dwelling and commercial space, conversion of an existing two-bay garage into self storage units, construction of two contractor buildings and three self-service storage buildings. The existing commercial storefront business (retail store) would remain.</p>																	
<p>Name, address, phone of all persons having any mortgage, charge, debenture or encumbrance on the property</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%; text-align: left; padding: 5px;">Name</th> <th style="width: 40%; text-align: left; padding: 5px;">Address</th> <th style="width: 30%; text-align: left; padding: 5px;">Phone</th> </tr> </thead> <tbody> <tr><td style="height: 20px;"> </td><td> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td><td> </td></tr> </tbody> </table>			Name	Address	Phone												
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<p>What area does the amendment cover?</p> <p> <input type="checkbox"/> The "entire" property                 <span style="margin-left: 200px;"><input checked="" type="checkbox"/> Just a "portion" of the property</span> </p>																	
<p>Area (hectares)</p> <p>2.1</p>	<p>Depth</p> <p>229.0 m</p>	<p>Frontage (width)</p> <p>91.4 m</p>															
<p>Is any of the land in wellhead protection area?</p> <p> <input type="checkbox"/> Yes                     <input checked="" type="checkbox"/> No                     <input type="checkbox"/> Unknown                 </p>																	
<p>What is the current planning status?</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Official Plan Designation</p> <p>Agriculture, Natural Environment</p> </td> <td style="width: 50%; padding: 5px;"> <p>Zoning</p> <p>AG4-6 Agriculture Small Holding - Special zone</p> </td> </tr> </table>			<p>Official Plan Designation</p> <p>Agriculture, Natural Environment</p>	<p>Zoning</p> <p>AG4-6 Agriculture Small Holding - Special zone</p>													
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<p>List land uses that are permitted by current Official Plan designation</p> <p>farming of all types, industrial and commercial activities which are primarily related to agriculture, included on-farm diversified uses, residential uses directly related to agriculture, natural features that enhance the area of agriculture practice, ecosystem health and climate change resilience and, sustainable agricultural practices that promote a healthy environment and climate resilience.</p>																	

**C. Existing and proposed land uses and buildings**

What is the "existing" use of the land?  
 commercial, residential, open space

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

What is the "proposed" use of the land?  
 Commercial, residential, open space (refer section 2)

**Provide the following detail for all buildings**

Are any building proposed to be built on subject land?

Yes  No

**Existing****Proposed**

	<b>Existing</b>	<b>Proposed</b>
Type of Building(s)		
Main Building Height		
Lot Coverage		
Number of Parking Spaces		
Number of Loading Spaces		
Number of Floors		
Total Floor Area		
Ground Floor Area (exclude basement)		
Building Dimensions		
	Date of construction for existing building	Date of construction for proposed building

Setback from Buildings to

Front of Lot Line  
 21.15

Rear to Lot Line  
 34+

Side to Lot Line  
 5.78, 12

**D. Existing and Proposed Services**

Indicate the Applicable Water Supply and Sewage Disposal

Type of Disposal		
Municipal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Well	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Municipal Sewers	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Sewers	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed

If the requested amendment would permit development on a privately owned and operated individual or communal septic system, and more than 4500 liters 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.

How will storm drainage be provided? <input type="checkbox"/> Sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input checked="" type="checkbox"/> Other	If other, please specify See functional servicing report	Is storm drainage present or will it be constructed? <input type="checkbox"/> Present <input checked="" type="checkbox"/> Will be constructed
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Type of Access (check appropriate box)		
<input checked="" type="checkbox"/> Provincial Highway	<input type="checkbox"/> Municipal Road, seasonally maintained	<input type="checkbox"/> County Roads
<input type="checkbox"/> Right of Way	<input type="checkbox"/> Municipal Roads, maintained all year	<input type="checkbox"/> Water Access
<input type="checkbox"/> Private Road		

F. Zoning By-law Amendment		
Proceed to 'Section H. Related Planning Applications' if a Zoning By-Law Amendment is not proposed		
Does the proposed Zoning By-law amendment add or change zoning designation in the Zoning By-Law? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Does the proposed Zoning By-law amendment change a zoning provision in the Zoning By-Law? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Does the proposed Zoning By-law amendment replace the zoning provision in the Zoning By-Law? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Does the proposed Zoning By-law amendment delete a zoning provision in the Zoning By-Law? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Does the proposed Zoning By-law amendment add a zoning provision in the Zoning By-Law? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	
If applicable and known at the time of Zoning Application, provide the following information:		
Section Number(s) of provision to be changed 6.11.6	Has the text of the proposed new policy been uploaded to this application as an attachment? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Name of new zone AG4-Special	Has a map of the proposed new Key Map been uploaded to the application as an attachment? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
List land uses proposed by Zoning amendment All uses permitted in AG4-6 + commercial storage warehouse, commercial use, contractors yard, multiple dwelling, office		
Has there been a previous application for rezoning under Section 34 of the Planning Act affecting the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is the intent of this application to implement an alteration to the boundary of an area settlement or to implement a new area of settlement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is the intent of this application to remove land from an area of employment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**G. Sketch Checklist**

ACCURATE, TO SCALE, DRAWING OR PROPOSAL:

⇒ Please attach 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:

<input type="checkbox"/> The boundaries and dimensions of the subject land;	<input type="checkbox"/> 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;	<input type="checkbox"/> The current uses of land that is adjacent to the subject land;
<input type="checkbox"/> 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, or a private road or a right-of-way;	<input type="checkbox"/> If access to the subject land will be by water only, the location of the parking and docking facilities to be used;	<input type="checkbox"/> The location and nature of any easement affecting the subject land;
<input type="checkbox"/> The approximate location of all natural and artificial features that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion may affect the application		

Examples of natural and artificial features: buildings, railways, roads, watercourses, drainage ditches, banks of river or streams, wetlands, wooded areas, wells and septic tanks

**The drawings should show: (please use a survey if available)**

- property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to the lines
- Easements or restrictive covenants
- Building dimensions and location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of neighbouring properties
- Public roads, allowances, right 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**

**Has the applicant or owner made application for any of the following, either on or within 120 meters 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

If the answer to the question above is YES, please provide the following information:

File number of application 12019	Approval authority ACW
Lands subject to application 82522 Bluewater Hwy	Status of application Approved
Purpose of application • to permit the sale of alcohol in the General Store • to permit one (1) portable food outlet eating establishment, at a minimum of 30 metres setback from the front lot line and a minimum of 30 metres setback from either side lot lines.	
Effect on the current application for amendment Additional uses	

**I. Other supporting information**

Please list the titles of any supporting documentation that has been attached to this application. (It is recognized that the applicant meets with planning staff to attempt to determine the supporting documents that will be required)  
Planning Justification Report, Transportation Impact Study, Functional Servicing Report

**J. Pre-submission consultation**

Applicants are to contact the County to speak/meet with the Planner assigned to the Municipality before submitting an application.

Date of Applicant's consultation meeting with County Planner 2024-05-09	
Has the Planner advised the Applicant that this application needs to be reviewed by the County Biologist for comments on Natural Heritage matters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please submit a fee of \$220.00 made payable to the Treasurer, County of Huron

**K. Public Consultation Strategy**

Please outline your proposed strategy for consulting with the public with the respect to this amendment request  
None, sufficient public consultation will occur as part of the required notification and meeting under the Planning Act RSO 1990 as amended

## Septic comments

Please answer Section A OR Section B, depending on the type of servicing available. In the following questions, "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 meters (600 feet) of an abattoir (slaughter house)?

Yes  No

### 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 dew dwelling (other than a new dwelling on a farm)

Yes  No

Is the property less than .4 hectares (1 acre) in area?

Yes  No

Does the property have less than .2 hectares (1/2 acre) of "usable land" for a septic tank and tile bed? See definition of "usable land" below

Yes  No

"Usable land" means an area of land 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 is at least 3 meters (10 feet) from any property line, at least 15 meters (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)

I am uncertain of the location of the existing septic tank and tile bed on the property?

Yes  No

Will there be more than one dwelling unit on each lot?

Yes  No

An industrial or commercial use is proposed which will require a septic system?

Yes  No

Is the property within 183 meters (600 feet) of an abattoir (slaughter house)?

Yes  No

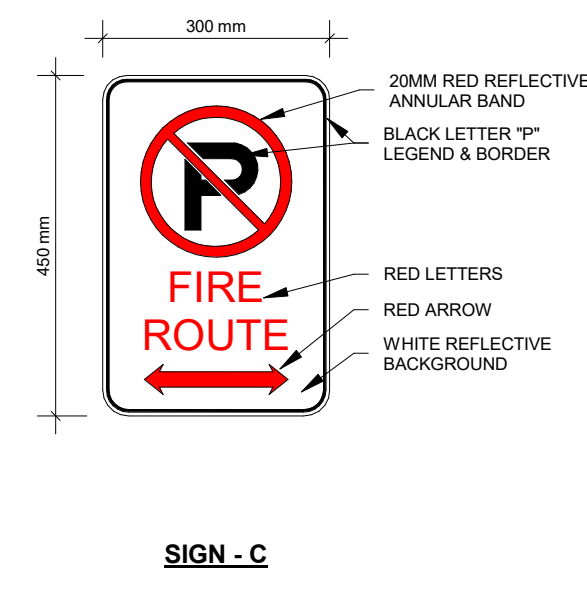
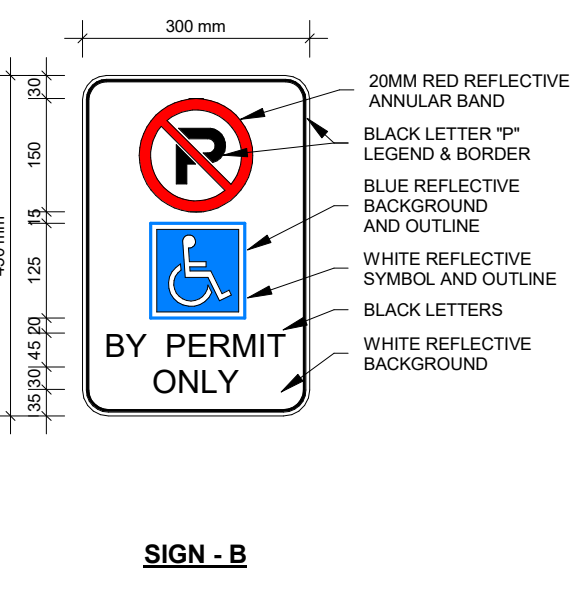
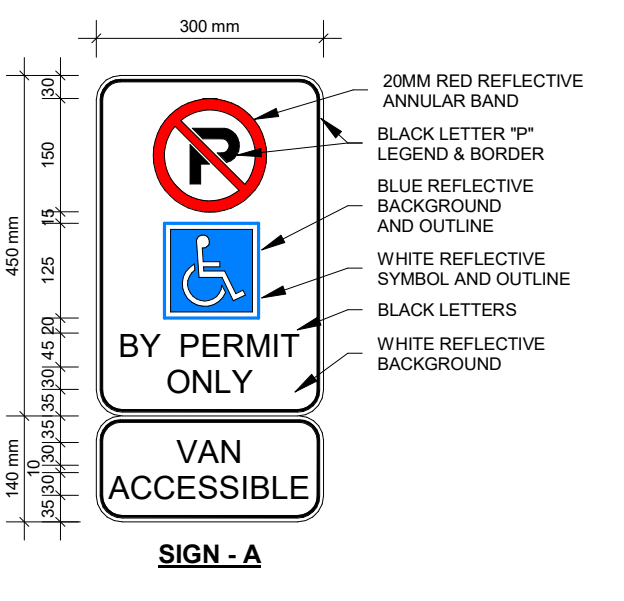
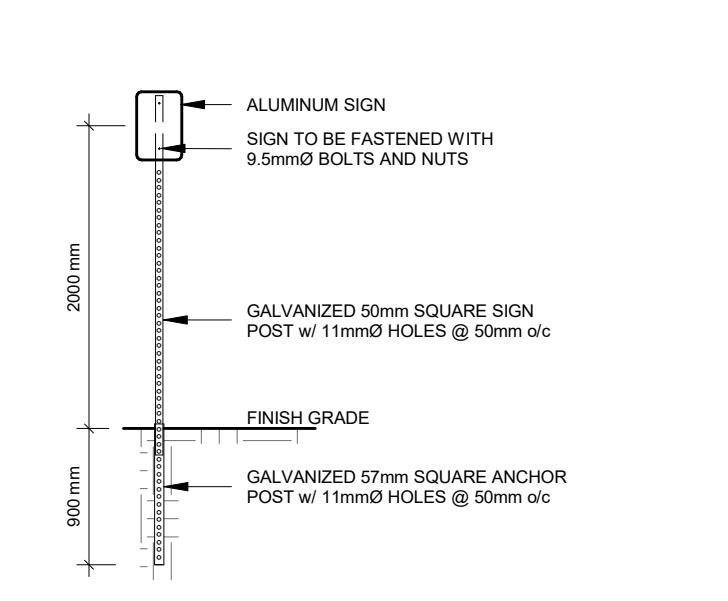
Is the application for a new Plan Subdivision/Condominium?

Yes  No

**SITE LEGEND**

CB	CATCH BASIN
DICB	DITCH INLET CATCH BASIN
FH	FIRE HYDRANT
GWY	GUY WIRE
HP	HYDRO POLE
IB	IRON BAR
INV	INVERT
MH	MAINTENANCE HOLE
RWL	ROOF WATER LEADER
SAN	SANITARY SEWER
SSB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
STM	STORM SEWER
TIG	TOP OF GRATE
WS	WATER SERVICE
WV	WATER VALVE
	EXISTING ELEVATION
190.00 m	PROPOSED ELEVATION
190.00 m	ELEVATION CONTOUR
1.0%	DIRECTION AND SLOPE OF OVERLAND WATER FLOW
	PROPOSED SWALE
	ROOF WATER LEADER
h <sup>A</sup>	SIGN AND POST
1	# OF PARKING SPACES
BENCHMARK	ELEVATION 214.08 m
TOP OF IRON BAR	LOCATED AT THE SOUTH WEST CORNER OF THE SUBJECT SITE.

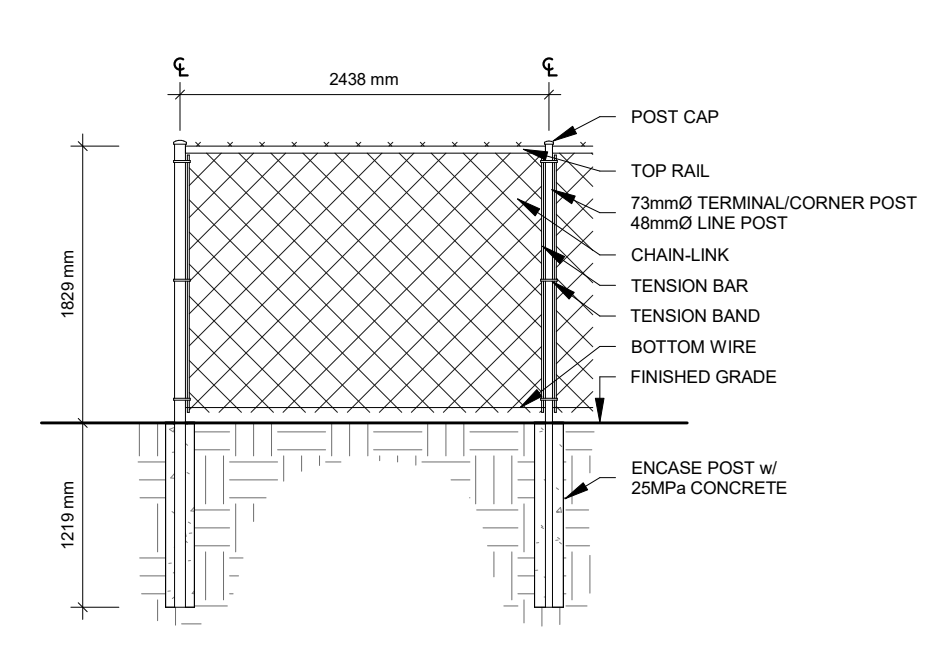
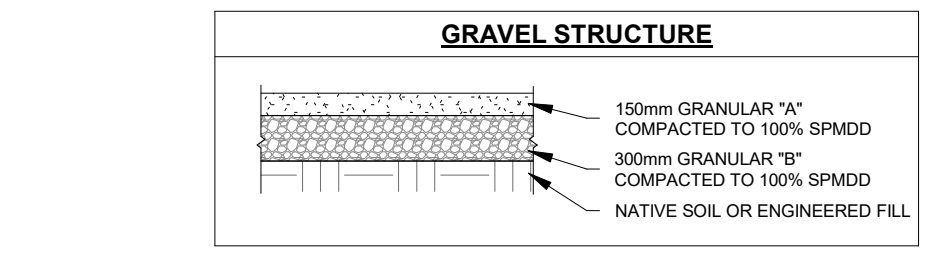
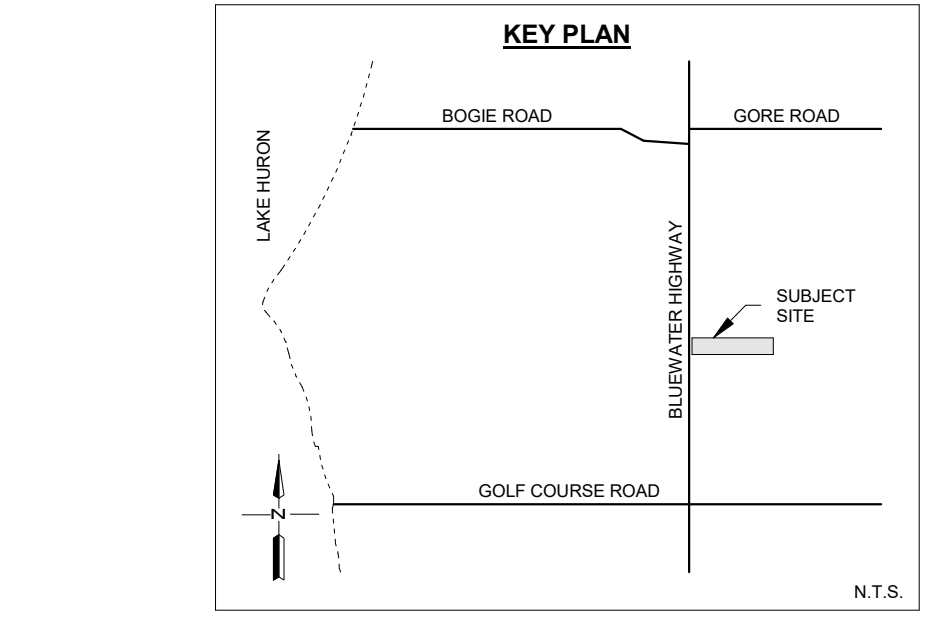
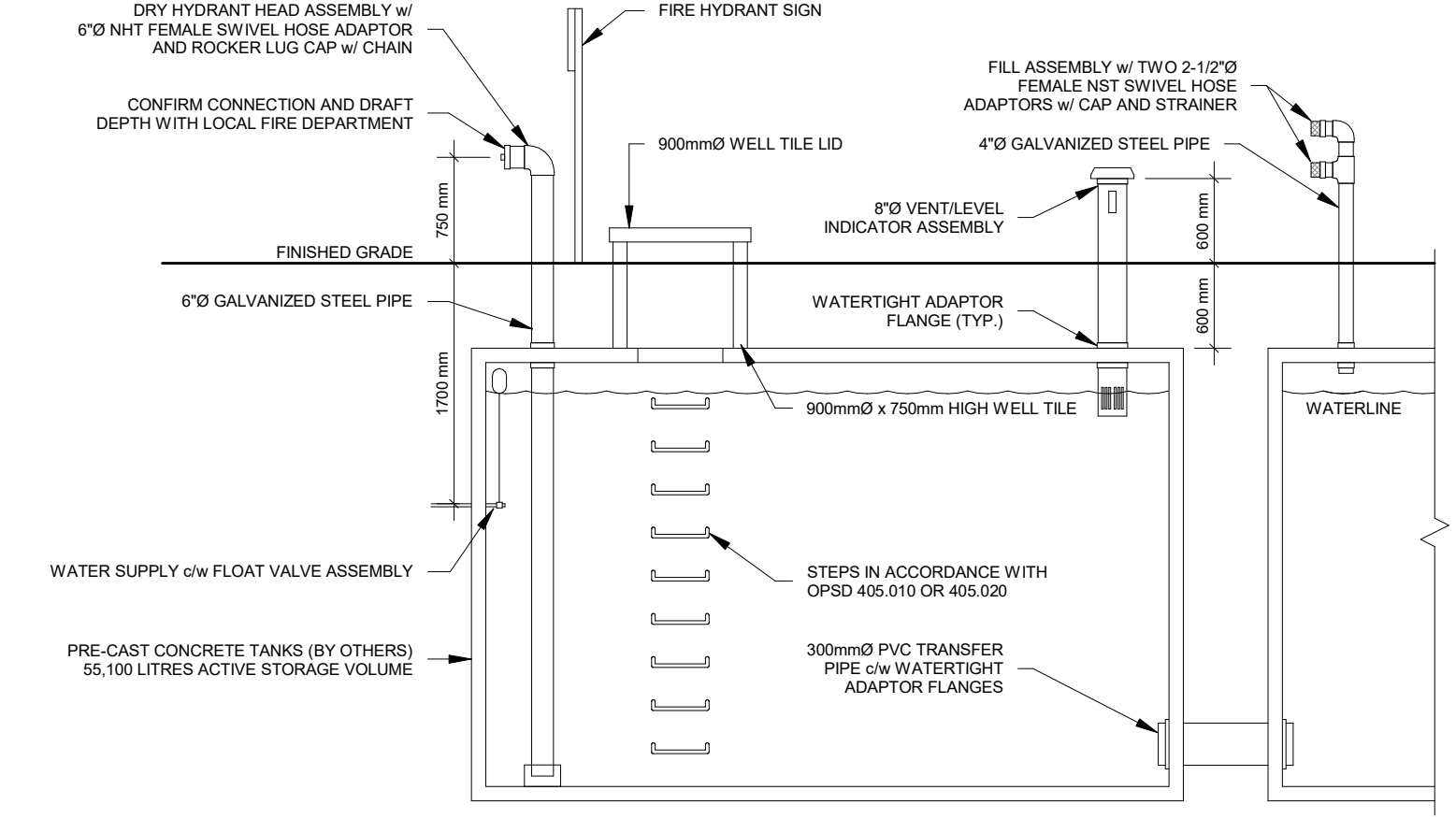
- GENERAL NOTES:**
- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
  - THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS TO OBTAIN ALL UTILITY LOCATES, NOT ALL EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY MAY BE SHOWN.
  - ALL WORKS ON THE MUNICIPAL RIGHT-OF-WAY TO BE APPROVED BY THE MUNICIPALITY AND LOCAL ROADS AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ALL BOLLIVARD AREAS.
  - CONTRACTOR TO PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 (LATEST EDITION) FOR ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPALITY ENGINEER FOR REVIEW PRIOR TO COMMENCING WITH CONSTRUCTION.
  - ALL EXTERIOR LIGHTING TO BE CONFINED TO THE BUILDING FACE, LANES AND PARKING AREAS SO AS NOT TO CAST A GLARE ONTO THE STREET OR ADJACENT PROPERTIES.
  - ALL EXTERIOR LIGHTING TO BE IN CONFORMANCE WITH THE JOINT ILLUMINANCE MODEL LIGHTING ORDINANCE (M.L.O.) LIGHTING ZONE L22 PRESCRIPTIVE METHOD (HANDSCAPE AREA METHOD) ALLOWABLE LUMENS: 2.5/500 FT. SITE ALLOWED TOTAL INITIAL LUMENS: 233,876



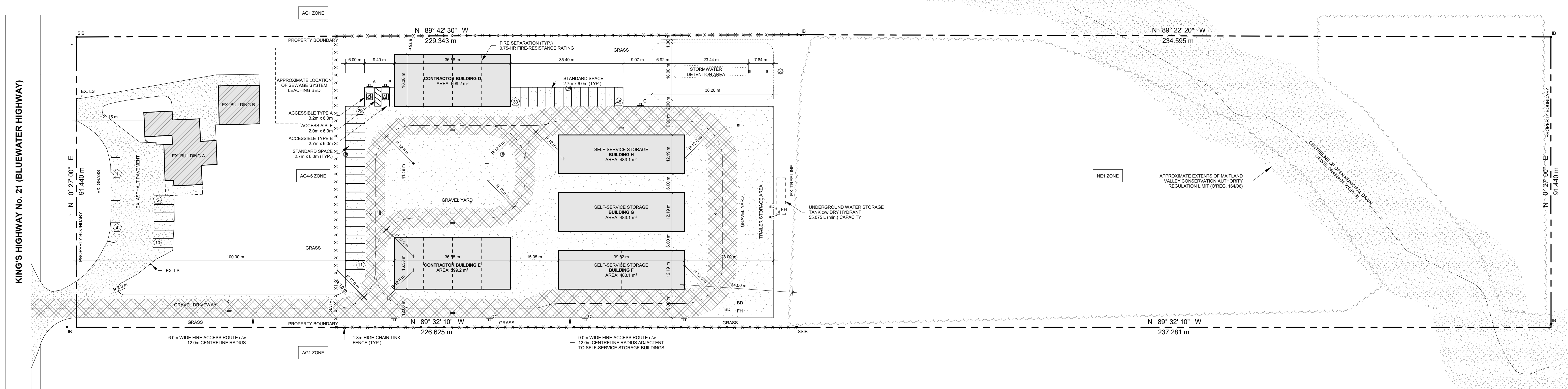
2 SIGN POST DETAIL  
1:50

3 SITE SIGNAGE  
1:10

4 TYPICAL DRY HYDRANT / WATER CISTERN DETAIL  
1:50



5 TYPICAL CHAIN-LINK FENCE DETAIL  
1:50



1 SITE PLAN  
1:600

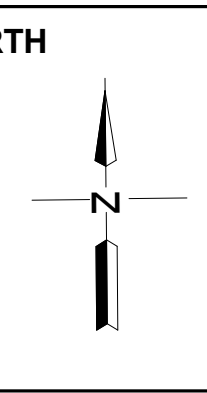
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH  
ZONING BY-LAW 32-2008  
AGRICULTURAL SMALL HOLDING ZONE (AG4-6) (ZONE MAP 12)

DETAIL	REQUIRED	PROPOSED	COMMENTS
LOT AREA	0.4 ha - 4.0 ha	4.2 ha	42,584.4 m <sup>2</sup>
PROPERTY FRONTAGE	23 m (min.)	91.44 m	---
FRONT YARD	25 m (min.)	21.15 m	---
INTERIOR SIDE YARD	5 m (min.)	5.78 m	---
REAR YARD	7.5 m (min.)	34.00 m	---
LOT COVERAGE	30 % (max.)	15.1 %	AG4-6 ZONE
BUILDING HEIGHT	12 m (max.)	8.5 m	---
PARKING SPACES	40 SPACES (min.)	45 SPACES	SEE NOTE 1.

- NOTE:
- ON-SITE PARKING REQUIREMENTS
    - a. MULTIPLE UNIT DWELLINGS (E.G. APARTMENT) = 1.5 PER DWELLING UNIT (8 SPACES)
    - b. BUSINESS OR PROFESSIONAL OFFICE = 1 PER 30m<sup>2</sup> (4 SPACES)
    - c. INDUSTRIAL = 3 SPACES FOR EVERY 4 EMPLOYEES (30 SPACES)

**NOTES:**

@	AT	OVERHEAD DOOR
Ø	COMPLETE WITH DIAMETER	P.T. PRESSURE TREATED
FRR	FIRE-RESISTANCE RATING	RFW REINFORCED WITH SLIDE GATE
FDN	FOUNDATION	T&G TONGUE AND GROOVE
EW	EACH WAY	TOP OF TYPICAL
EX	EXISTING	TOP OF HIGH HORIZONTAL
H	HOUR	UNDERSIDE
HR	HOUR	VERTICAL
LLV	LONG LEG VERTICAL	WITH
LVL	LAMINATED VANEER LUMBER	W WIDE
max	MAXIMUM	W WELDED WIRE MESH
min	MINIMUM	
OC	ONTARIO BUILDING CODE	
OC	ON CENTER	



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	MR	1.	ISSUED FOR APPROVAL	09/21/23	MR
CHECKED	MR	2.	DRIVEWAY LOCATION	02/23/24	MR
APPROVED	MR				
DATE	FEBRUARY 2024				

CONSULTANT

ENGINEERING AND DESIGN LTD.  
CIVIL-COMMERCIAL-AGRICULTURAL

145 Thames Road, West, Unit 4, Exeter, ON, N0M 1S3  
Telephone: (519)-317-0126  
Email: admin@mrngdesign.com

CONTRACTOR

JAYDEN'S MECHANICAL

LICENSED PROFESSIONAL ENGINEER

02/23/24

M. W. RUNGE  
100162955

PROVINCE OF ONTARIO

82522 BLUEWATER HIGHWAY  
GODERICH, ON  
N7A 3X9

JAYDEN'S MECHANICAL

SITE PLAN

PROJECT No.  
MR23-064

SHEET No.  
C2

SCALE  
As indicated

PART LOT 8  
CONCESSION LAKE ROAD EAST  
IN THE GEOGRAPHIC TOWNSHIP OF COLBORNE  
MUNICIPALITY OF ASHFIELD-COLBORNE-WAWANOSH  
COUNTY OF HURON

NOTES:

- PROPERTY BOUNDARIES FROM SURVEYOR'S REAL PROPERTY REPORT, PLAN No. 3A-5429, DATED APRIL 5, 2023, BY ARCHIBALD, GRAY & MCKAY LTD., ONTARIO LAND SURVEYOR, LONDON, ONTARIO.
- EXISTING STRUCTURES AND FEATURES FROM TOPOGRAPHIC SURVEY COMPLETED BY MR ENGINEERING AND DESIGN LTD., DATED MAY 15, 2023.
- SITE SKETCH IS CONCEPTUAL. FINAL SITING BY OTHERS.
- THIS IS NOT A LEGAL SURVEY.

