

**For office use only** File # ACW Z07-21 1142059 Ontario Ltd

Received: May 12, 2021

Considered Complete: June \_ 2021

MUNICIPALITY OF Ashfield Colborne Wawanosh

## Application for Official Plan and/or Zoning By-law Amendment

### **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)?**

The subject property is designated in the Official Plan as "Extractive" and "Natural Environment" . The current zoning is "Agriculture" (AG1) and Natural Environment (NER1). The proposed amendment would rezone the "Agriculture" area to "Extractive Resource" (ER1) in order to permit a proposed sand and gravel pit operation (Little Lakes Road Gravel Pit). There is no change proposed to the area that is currently zoned NER1.

**B. GENERAL INFORMATION**

**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): 1142059 Ontario Limited  
Address: 7074 Nauvoo Road, Warwick township, Ontario N0N iJ4  
Phone: Home ( ) Work ( ) Fax ( )  
Email: jeff@vanbree.ca Cell ( 519 ) 521-0463

b) Applicant (Agent) Name(s): Esher Planning Inc.  
Address: 133 Ayton Cres., Woodbridge, Ontario L4L 7H6  
Phone: Home ( ) Work ( ) Fax ( )  
Email: melanie@esherpplanning.com Cell ( 416 ) 709-4046

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d) Send Correspondence To? Owner [ ] Agent [ X ] Other [ ] \_\_\_\_\_

**4. WHAT AREA DOES THE AMENDMENT COVER?**

- a) [ ] the entire property
- b) [ X ] just a "portion" of the property

**5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:**

Ward: \_\_\_\_\_

911 Address and Road Name: Little Lakes Road

Roll Number (if available): \_\_\_\_\_

Concession: 2 Lot: Part 14 & 15 Registered Plan No.: \_\_\_\_\_

Area: 30.8 hectares Depth: 503 metres Frontage (Width): 962 metres

**6. IS ANY OF THE 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.

**7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERT** (Please refer to Site Plan for dimensions of area)

Area: 22.9 hectares Depth: varies metres Frontage (Width): varies metres

**8. WHAT IS THE CURRENT PLANNING STATUS?**

Official Plan Designation: Extractive and Natural Environment

Zoning: Agriculture (AG1) and Natural Environment (NE1)

**9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:**

Agricultural uses

**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: unknown

**11. WHAT IS THE "PROPOSED" USE OF THE LAND?**

Sand and gravel extraction (above and below water), processing, shipping. No change proposed to NE1 zone

**PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)**

Are any buildings proposed to be built on the subject land:            Yes [  ]            No [  ]

|  | <u>Existing</u>         | <u>Proposed</u> |
|--|-------------------------|-----------------|
| a) Type of Building(s)                     | _____                   | _____           |
| b) Main Building Height                    | _____ (m)               | _____ (m)       |
| c) % Lot Coverage                          | _____                   | _____           |
| d) # of Parking Spaces                     | _____                   | _____           |
| e) # of Loading Spaces                     | _____                   | _____           |
| f) Number of Floors                        | _____                   | _____           |
| g) Total Floor Area                        | _____ (sq. m)           | _____ sq. m)    |
| h) Ground Floor Area<br>(exclude basement) | _____                   | _____           |
| i) Building Dimensions                     | _____                   | _____           |
| j) Date of Construction                    | _____                   | _____           |
| 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:**

|  | <u>Municipal Water</u> | <u>Communal Water</u>           | <u>Private Well</u> | <u>Municipal Sewers</u> | <u>Communal Sewers</u> | <u>Private Septic</u> |
|--|------------------------|---------------------------------|---------------------|-------------------------|------------------------|-----------------------|
| a) Existing  | [ ]                    | [ ]                             | [ X ]               | [ ]                     | [ ]                    | [ X ]                 |
| b) Proposed  | [ ]                    | [ ]                             | [ X ]               | [ ]                     | [ ]                    | [ X ]                 |
| c) 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 [ ]
- Ditches [ ]
- Swales [ X ]
- Other [ ] Specify \_\_\_\_\_

Is storm drainage present or will it be constructed n/a

**14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)**

- |  |   |
|--|---|
| _____ provincial highway                       | _____ municipal road, seasonally maintained |
| _____ county roads                             | _____ right of way                          |
| <u>XX</u> 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    | Yes [ ] | No [ X ] | Unknown [ ] |
| Change a Land Use designation in the Official Plan | Yes [ ] | No [ X ] | Unknown [ ] |
| Change a policy in the Official Plan               | Yes [ ] | No [ X ] | Unknown [ ] |
| Replace a policy in the Official Plan              | Yes [ ] | No [ X ] | Unknown [ ] |
| Delete a policy in the Official Plan               | Yes [ ] | No [ X ] | Unknown [ ] |
| Add a policy in the Official Plan                  | Yes [ ] | No [ X ] | Unknown [ ] |

**16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:**

- a) Section Number(s) of Policy to be changed \_\_\_\_\_
- b) Text of the proposed new policy attached on a separate page? Yes [ ] No [ ]
- c) New designation name \_\_\_\_\_
- d) Map of 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 [ X ]

If yes: Attach 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 [ X ]

If yes: Attach 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 [ X ] No [ ] Unknown [ ]

**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 [ X ] | No [ ]   | Unknown [ ] |
| Change a zoning provision in the Zoning By-law        | Yes [ ]   | No [ X ] | Unknown [ ] |
| Replace a zoning provision in the Zoning By-law       | Yes [ ]   | No [ X ] | Unknown [ ] |
| Delete a zoning provision in the Zoning By-law        | Yes [ ]   | No [ X ] | Unknown [ ] |
| Add a zoning provision in the Zoning By-law           | Yes [ ]   | No [ X ] | Unknown [ ] |

**22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:**

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes [ ] No [ ]
- c) New zone name: Rezone AG1 to ER1 - No change proposed to NE1 zone
- d) Map of proposed new Key Map attached on a separate page? Yes [ ] No [ ]

**23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.**

- date the current owner acquired the subject land 2020 02 10

**24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**

Yes [ ] No [ X ]

**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 [ ] if yes, attached details of the Official Plan or Official Plan Amendment No [ X ]

**26. IS THE INTENT OF THIS APPLICATION TO REMOVE LAND FROM AN AREA OF EMPLOYMENT?**

Yes [ ] No [ X ]

If yes: 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 [ X ] No [ ] Unknown [ ]

## **G. SKETCH CHECKLIST**

**28. ACCURATE, TO SCALE, DRAWING OR PROPOSAL: (In the space below or on a separate page(s), please provide 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).**

The 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 structures 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 rivers 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 drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, 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 | Yes [ ] | No [ X] |
| Zoning By-law Amendment | Yes [ ] | No [ X] |
| Minor Variance          | Yes [ ] | No [ X] |
| Plan of Subdivision     | Yes [ ] | No [ X] |
| Consent (Severance)     | Yes [ ] | No [ X] |
| Site Plan Control       | Yes [ ] | No [ X] |

**30. IF THE ANSWER TO QUESTION 29 (above) 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 meet with planning staff to attempt to determine the supporting documents that will be required).*

The following documents have been prepared to support the related application under the Aggregate Resources Act:

- Natural Environment Report (Riverstone)
- Hydrogeology Report (Groundwater Science Corp.)
- Archaeology Report (AECOM); Noise Report (HGC Engineering)

**J. PRE-SUBMISSION CONSULTATION**

**32. 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:  
 Sep 26, 2019 and May 7, 2021

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

Yes  (submit a fee of \$212.00 made payable to the Treasurer, County of Huron) No

**K. PUBLIC CONSULTATION STRATEGY**

**33. 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 & inviting questions/comments, website/internet, etc.).*

As part of the related ARA application, landowners within 120 metres of the property were advised in writing of the proposal. A sign was placed on the property and an advertisement was placed in the Goderich Signal Star. The applicant will be hosting a public information session on May 25th 2021 to provide additional information about the application. This session will be held virtually due to the current covid restrictions on public gatherings.

Application for Official Plan &/or Zoning By-law Amendment

**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) DIANNE SOETERANS of the TOWNSHIP of WARWICK County/Region  
of EDGE LAMSTON do hereby authorize Esher Planning to act as my agent in the application.

  
Signature of Owner(s)

Jan 4/21  
Date



**M. APPLICANT'S DECLARATION**

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

I, Melanie Horton of the City of Vaughan  
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Region of York 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. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

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.

DECLARED before me at:  
Region/County/District HURON COUNTY

In the Municipality of A-C-W

This 12<sup>th</sup> day of May, 2021  
(Day) (Month) (Year)

[Signature]  
Signature

Melanie Horton  
Please Print name of Applicant

**Florence Witherspoon, Clerk**  
**Township of**  
**Ashfield-Colborne-Wawanosh**  
Commissioner for taking Oaths etc.

[Signature]  
Signature of Commissioner

May 12, 2021  
Date

# Application for Official Plan &/or Zoning By-law Amendment

## **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

DIANNE SOETEMANS 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.

Dianne Soetemans  
Signature

Jan 4/21  
Date

### **APPLICATION AND FEE OF \$ \_\_\_\_\_ RECEIVED BY THE MUNICIPALITY**

*If comment fees are required for the Huron Stewardship Coordinator to review this application, (see Section J: Pre-Submission Consultation). Please collect a fee of \$212.00 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 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 your Planner to determine).

Name of Applicant: Esher Planning Inc.

Name of Owner (if different from the applicant): 1142059 Ontario Limited

Location of Property (Lot, Concession or Registered Plan, and Municipality):  
Part Lots 14 & 15, Concession 2

Type of Planning Application(s) submitted with this form:

- Consent (severance)                       Minor Variance  
 Zoning By-Law Amendment               Plan of Subdivision/Condominium  
 Official Plan Amendment

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)? | <input type="checkbox"/><br>Yes | <input checked="" type="checkbox"/><br>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 new dwelling (other than a new dwelling on a farm).          | <input type="checkbox"/><br>Yes | <input checked="" type="checkbox"/><br>No |
| Is the property less than .4 hectares (1 acre) in area?   | <input type="checkbox"/><br>Yes | <input checked="" type="checkbox"/><br>No |
| 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. | <input type="checkbox"/><br>Yes | <input checked="" type="checkbox"/><br>No |
| I am uncertain of the location of the existing septic tank and tile bed on the property.  | <input type="checkbox"/><br>Yes | <input checked="" type="checkbox"/><br>No |
| There will be more than one dwelling unit on each lot.  | <input type="checkbox"/><br>Yes | <input checked="" type="checkbox"/><br>No |
| An industrial or commercial use is proposed which will require a septic system.   | <input type="checkbox"/><br>Yes | <input checked="" type="checkbox"/><br>No |
| Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?  | <input type="checkbox"/><br>Yes | <input checked="" type="checkbox"/><br>No |
| The application is for a new Plan of Subdivision/Condominium  | <input type="checkbox"/><br>Yes | <input checked="" type="checkbox"/><br>No |
| Proceed to <b>Section C</b> .   |                                 |   |

"Useable Land" means an area of land with 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 at least 3 metres (10 feet from any property line, at least 15 metres (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.)

Name of Owner or Designated Agent \_\_\_\_\_ Signature and Date \_\_\_\_\_

To be completed by Municipal Clerk: Has the Septic Review Fee, made payable to the local municipality, been collected from the applicant? \*Please note type of application and file # on the cheque.

Yes       No      Amount: \_\_\_\_\_

\_\_\_\_\_  
Name of Clerk-Treasurer