

**A. The Amendment**

Type of Amendment

 Official Plan Amendment
  Zoning By-law Amendment
  Both

What is the purpose of and reason for the proposed amendment(s)?

To move Future Development designated area from prime agricultural lands to an area not threatened by erosion in keeping with the goals and policies of the ACW Official Plan.

**B. General information**

Name, address, phone of all persons having any mortgage, charge, debenture or encumbrance on the property

Name	Address	Phone
Arthur Simpson	85645 Forest Lane N7A 3X9	
		-1

What area does the amendment cover?

 The "entire" property
  Just a "portion" of the property

Area (hectares)

2.26

Depth

110.0 m

Frontage (width)

200.0 m

Is any of the land in wellhead protection area?

 Yes
  No
  Unknown

What is the current planning status?

Official Plan Designation

Agricultural

Zoning

AG1

List land uses that are permitted by current Official Plan designation

Agricultural use, general, Conservation

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

What is the "existing" use of the land?

Recreation

How long have the existing uses continued on the subject land?

30 years

What is the "proposed" use of the land?

Recreation

**Provide the following detail for all buildings**

Are any building proposed to be built on subject land?

 Yes  No

	Existing	Proposed
Type of Building(s)	shed	None
Main Building Height	3.0 m	0.0 m
Lot Coverage	0 %	0 %
Number of Parking Spaces	0	-1
Number of Loading Spaces	0	-1
Number of Floors	0	0
Total Floor Area	15.0 m <sup>2</sup>	0.0 m <sup>2</sup>
Ground Floor Area (exclude basement)	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>
Building Dimensions	3m x 5m	0
	Date of construction for existing building 1960-06-06	Date of construction for proposed building 1960-06-06

Setback from Buildings to

Front of Lot Line

010

rear to Lot Line

010

Side to Lot Line

010

**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 type="checkbox"/> Existing	<input 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 type="checkbox"/> Existing	<input 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?

- Sewers    Ditches  
 Swales    Other

Is storm drainage present or will it be constructed?

- Present    Will be constructed

Type of Access (check appropriate box)

- Provincial Highway    Municipal Road, seasonally maintained    County Roads  
 Right of Way    Municipal Roads, maintained all year    Water Access  
 Private road

**E. Official Plan Amendment**

Proceed to Section F if an Official Plan Amendment is not proposed

Does the proposed Official plan amendment add a Land Use designation in the Official Plan?

 Yes  No  Unknown

Does the proposed Official plan amendment change a Land Use designation in the Official Plan?

 Yes  No  Unknown

Does the proposed Official plan amendment change a policy in the Official Plan?

 Yes  No  Unknown

Does the proposed Official plan amendment replace a policy in the Official Plan?

 Yes  No  Unknown

Does the proposed Official plan amendment delete a policy in the Official Plan?

 Yes  No  Unknown

Does the proposed Official plan amendment add a policy in the Official Plan?

 Yes  No  Unknown

If applicable, and known at time of application, please provide the following information:

Section Number(s) of Policy to be changed

Has the text of the proposed new policy been uploaded to this application as an attachment?

 Yes  NoName of new designation  
Future Development

Has a map of the proposed new Schedule been uploaded to the application as an attachment?

 Yes  No

List purpose of amendment and land uses that would be permitted by the proposed amendment

To swap Future Development designated area from prime agricultural lands within the 100 year erosion line, to an area not threatened by erosion and more amenable to Future Development, in keeping with the goals and policies of the ACW Official Plan. The proposed amendment would permit the area to remain a treed area for causal private recreation.

Does the requested amendment alter 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

Does the requested amendment remove the subject land from any area of employment?

 Yes  No

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 '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?

 Yes  No  Unknown

Does the proposed Zoning By-law amendment change a zoning provision in the Zoning By-Law?

 Yes  No  Unknow

Does the proposed Zoning By-law amendment replace the zoning provision in the Zoning By-Law?

 Yes  No  Unknow

Does the proposed Zoning By-law amendment delete a zoning provision in the Zoning By-Law?

 Yes  No  Unknow

Does the proposed Zoning By-law amendment add a zoning provision in the Zoning By-Law?

 Yes  No  Unknown

If applicable and known at the time of Zoning Application, provide the following information:

Section Number(s) of provision to be changed

Has the text of the proposed new policy been uploaded to this application as an attachment?

 Yes  No

Name of new zone

Has a map of the proposed new Key Map been uploaded to the application as an attachment?

 Yes  No

List land uses proposed by Zoning amendment

To swap Future Development designated area from prime agricultural lands within the 100 year erosion line, to an area not threatened by erosion and more amenable to Future Development, in keeping with the goals and policies of the ACW Official Plan. The proposed amendment would permit the area to remain a treed area for casual private recreation.

Has there been a previous application for rezoning under Section 34 of the Planning Act affecting the subject property?

 Yes  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?

 Yes  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?

 Yes  No

Is the intent of this application to remove land from an area of employment?

 Yes  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 checked="" type="checkbox"/> The boundaries and dimensions of the subject land;   | <input checked="" 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 checked="" type="checkbox"/> the current uses of land that is adjacent to the subject land;      |
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> the location and nature of any easement affecting the subject land; |
| <input checked="" type="checkbox"/> the approximate location of all natural and artificial features that, are located on the subject land and 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	Approval authority
Lands subject to application N/A	Status of application N/A
Purpose of application N/A	Effect on the current application for amendment

**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)

N/A

**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

2024-05-30

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

Yes  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

Individual contact

**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



## Affidavit

Cloudpermit application number  
CA-3540063-P-2024-10

### Pre-consultation information

Pre-submission consultation with the County Planner assigned to the Municipality is to determine what supporting information is required, verify fees payable, and review the process.

### Applicant

Last name Simpson	First name Arthur	Corporation or partnership
Street address 85645 Forest Lane	Unit number	Lot / Con.
Municipality ACW	Postal code N7A 3X9	Province ON
Other phone +1 5195297017	Mobile phone +1 5195256017	
Fax	Email catherine.simp@gmail.com	

### Subject Land Information

Address	Legal description	Roll number
CON FRONT NTP PT LOT 16 (Primary)	CON FRONT NTP PT LOT 16	4070640039002000000

### Notes:

- a) This must be completed by the person filing the application for the proposed development site.
- b) If the owner is filing the application, then all registered owners must sign the application.
- c) Where the owner is a firm or corporation, the person signing this declaration on behalf of the corporation shall provide documentation to demonstrate that he/she has authority to bind the corporation.

### Authorization by Owner for Applicant to make the application and provide personal information

If the Applicant is someone other than the owner, please download this form and have it signed by the property owner and attached to the workspace:


<https://www.huroncounty.ca/wp-content/uploads/2024/03/Owners-Authorization-form.pdf>

## Affidavit and signatures

### Applicant

I/We, Arthur Simpson, solemnly declare that:

1. All of the statements contained in this application and supporting documentation are true and complete, and I/we 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."
2. As the applicant, I/we hereby acknowledge and accept all requirements and costs associated with this application.
3. 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 will only address the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.
4. 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.
5. 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.
6. In the event of third-party appeals to applications approved by the County, 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.
7. I/we acknowledge that it is my sole responsibility as the applicant to comply with the provisions of all applicable federal, Provincial, County, and Municipal laws/by-laws related to this application. I/we further acknowledge that any Planning Act approval given by the County does not absolve me from meeting these requirements.
8. In accordance with the provisions of the Planning Act, it is the policy of the County Planning & Development Department to provide the public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I/we hereby acknowledge the said 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/ourselves, my/our agents, consultants and solicitors, will be part of the public record and will also be available to the general public.
9. I/we hereby authorize the County of Huron staff, municipal staff and council members of both the County and the municipality to have access to the subject site for purposes of evaluation of the application.
10. I/we acknowledge that if the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.

 Digitally signed on June 10, 2024 at 1:17:51 p.m. EDT by Arthur Simpson.

**Sworn Declaration of Applicant**

Complete in the presence of a Commissioner for taking affidavits

1. All of the statements contained in this application and supporting documentation are true and complete, and I/we 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."
2. As the applicant, I/we hereby acknowledge and accept all requirements and costs associated with this application.
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9. I/we hereby authorize the County of Huron staff, municipal staff and council members of both the County and the municipality to have access to the subject site for purposes of evaluation of the application.
10. I/we acknowledge that if the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)



Signature of Commissioner for taking affidavits



Municipality

Township of Ashfield-Colborne  
Wawanosh

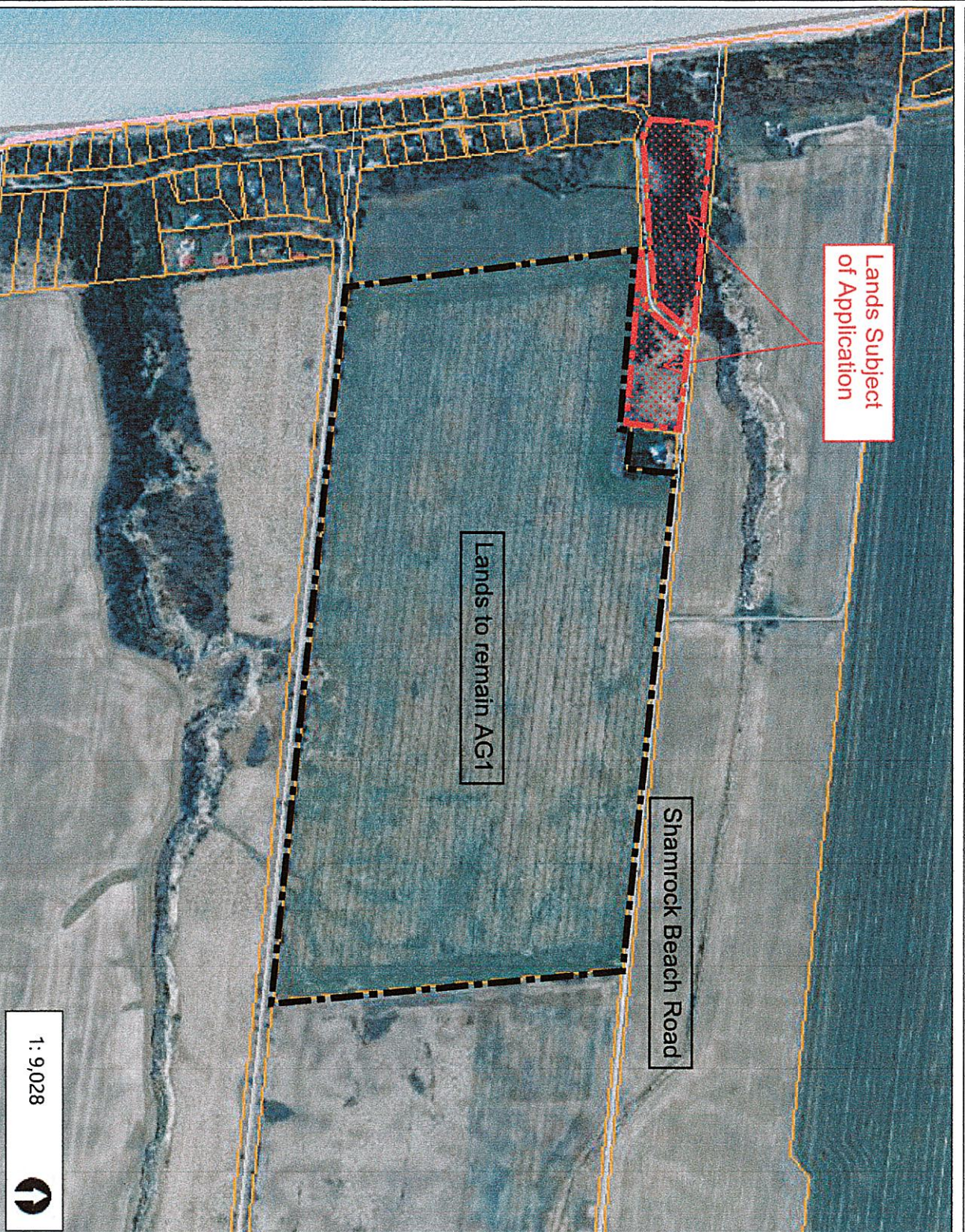
Day, month, year

11, June, 2024

Place an imprint of your stamp below

**Kelly Thomson, Deputy Clerk**  
Township of  
**Ashfield-Colborne-Wawanosh**  
Commissioner for taking Oaths etc.





Lands Subject of Application

Lands to remain AG1

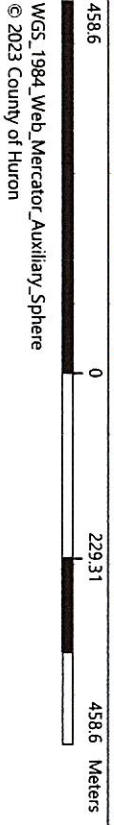
Shamrock Beach Road

1:9,028



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS 1984 Web Mercator Auxiliary Sphere  
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Legend

- Parcel Fabric
- Parcel
- Condominium
- Road Allowance
- Lots and Concessions
- Municipal Boundary
- County Boundary

Lot: 16  
 Con: Front NTP  
 Municipality:  
 Ashfield-Colborne-Wawanosh  
 Roll No.:  
 4070640039002000000

Notes