



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, January 15, 2018, 6:00 p.m.
Council Chambers - Olde Town Hall

1. Call to Order
2. Disclosure of Pecuniary Interest
3. Purpose of Public Meeting
Pursuant to the Planning Act, 1990, Section 34
4. Zoning By-Law Amendment - D14-15/17 (Miners)
 - 4.1 Zoning Amendment Application - Miners 1
 - 4.2 Planner S. Smith - Report re: D14-15/17 - Miners 15
Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-15/17 - Miners.
 - 4.3 Written Comments Received
 - 4.4 Comments-Council; Public in Attendance
5. Zoning By-Law Amendment - D14-16/17 (McMacker Homes Ltd./MacLean)
 - 5.1 Zoning Amendment Application - McMacker Homes Ltd./MacLean 18
 - 5.2 Planner S. Smith - Report re D14-16/17 McMacker Homes Ltd./MacLean 30
Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law amendment D14-16/17 - McMacker Homes Ltd./MacLean
 - 5.3 Written Comments Received - Dashwood Lock & Key 34
 - 5.4 Comments-Council, Public in Attendance

6. Close Public Meeting

Recommendation:

That South Huron Council now closes this Public Meeting at _____ p.m. and reconvenes the Regular Council meeting.

For office use only	File #	DU-15-2017
	Submitted	Nov 21, 2017
	Date Application considered complete	Nov 30, 2017

MUNICIPALITY OF South Huron
 Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

_____ Official Plan [] Zoning By-law No. 131984 [☒] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: TOWNSHIP OF USBORNE

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

REQUIREMENT CONDITIONS OF CONSENT

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): CAROL MINERS

Address: 70080 ELIMVILLE LINE EXETER, ON N0M 1S5

Phone: Home () Work () Fax ()

Email: _____ Cell [REDACTED]

b) Applicant (Agent) Name(s): JUSTIN MINERS

Address: 702 AMBERLEY AVE. LONDON, ON N6H 2X6

Phone: Home [REDACTED] Work () Fax ()

Email: [REDACTED] Cell [REDACTED]

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

d) Send Correspondence To? Owner [] Agent [] Other [☒] BOTH

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) ☒ the "entire" property or
 b) ☐ just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Municipal Ward: USBORNE911 Address and Road Name: 70080 ELIMVILLE LINERoll Number (if available): 4010010007015000000Concession: 7 Lot: 6 Registered Plan No.: _____

Area: _____ hectares Depth: 413.67 metres Frontage (Width): 100 metres
1005.58 413.67
3M 3M

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 PROPERTY:~~

Area: _____ hectares Depth: _____ metres Frontage (Width): _____ metres

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: AGRICULTUREZoning: AG-1 AND NE1

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

AGRICULTUREC. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. WHAT IS THE "EXISTING" USE OF THE LAND?

DWELLING AND FARM

How long have the existing uses continued on the subject land: _____

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

DWELLING AND FARM

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)	<u>DWELLING</u>	
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	<u>1160 sq ft.</u> (sq. m)	(sq. m)
h) Ground Floor Area (exclude basement)		
i) Building Dimensions		
j) Date of Construction		
k) Setback from Buildings to:		
	Front of Lot Line <u>85 ft.</u>	
	Rear of Lot Line <u>110 ft.</u>	<u>ONCE SEVERED</u>
	Side of Lot Line <u>115 ft.</u>	

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	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]
b) Proposed	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]
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	[<input checked="" type="checkbox"/>]
Swales	[]
Other	[] Specify _____

Is storm drainage present or will it be constructed NO

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- ☐ provincial highway
☐ county roads
☒ municipal roads, maintained all year
☐ municipal road, seasonally maintained
☐ right of way
☐ 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 [] | Unknown [] |
| Change a Land Use designation in the Official Plan | Yes [] | No [] | Unknown [] |
| Change a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Replace a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Delete a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Add a policy in the Official Plan | Yes [] | No [] | 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 []

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 []

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 [] 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 []	No [<input checked="" type="checkbox"/>]	Unknown []
Change a zoning provision in the Zoning By-law	Yes [<input checked="" type="checkbox"/>]	No []	Unknown []
Replace a zoning provision in the Zoning By-law	Yes []	No [<input checked="" type="checkbox"/>]	Unknown []
Delete a zoning provision in the Zoning By-law	Yes []	No [<input checked="" type="checkbox"/>]	Unknown []
Add a zoning provision in the Zoning By-law	Yes []	No [<input checked="" type="checkbox"/>]	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: AG4 AG1-27
- d) Map of proposed new Key Map attached on a separate page? Yes [☒] No []

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

RESIDENTIAL

- date the current owner acquired the subject land 1975

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: Attach details of the official plan or official plan amendment that deals with the matter.

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

Yes [] No [☒]

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 [☒] 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 [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Zoning By-law Amendment	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Minor Variance	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Plan of Subdivision	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Consent (Severance)	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]
Site Plan Control	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: B622017
 Approval Authority: Huron County
 Lands Subject to Application: 70080 ELIMVILLE LINE
 Purpose of Application: SEVER A DWELLING
 Status of Application: APPROVED
 Effect on the Current Application for Amendment: REQUIRED CONDITION

I. OTHER SUPPORTING INFORMATION**32. 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).

SEE SKETCH

J. 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.).

CONSULTED NEIGHBOURS

K. 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) Carol miners of the Municipality of South Huron County/Regionof Huron do hereby authorize Justin miners to act as my agent in the application.Carol miners
Signature of Owner(s)Nov 21/17
Date**L. APPLICANT'S DECLARATION**(This must be completed by the Person Filing the Application for the proposed development site.)I, JUSTIN MINERS of the THAMES CENTRE
(Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District MIDDLESEX 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/DistrictHuron County

In the Municipality of

South HuronThis 21 day of November, 2017
(Day) (Month) (Year)Justin Miners
SignatureGenevieve Scharback
Commissioner of OathsJustin miners
Please Print name of ApplicantSWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 21 day of November, 2017Genevieve Scharback
Genevieve Scharback, Clerk
Municipality of South Huron
A COMMISSIONER ETC.

M. 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 JUSTIN MINERS 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.

Justin Miners
Signature

Nov. 21/17
Date

APPLICATION AND FEE OF \$ 1836.00 RECEIVED BY THE MUNICIPALITY

Genevieve Sharback
Signature of Commissioner

Nov. 21, 2017
Date

COMPLETE THIS FORM TO DETERMINE IF HEALTH UNIT COMMENTS ARE REQUIRED ON YOUR PLANNING APPLICATION

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit's User Fee Schedule).

Name of Applicant: _____

Name of Owner (if different from the applicant): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality):

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

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

"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 tile 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.)

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$177.25	
Rezoning	\$124.75	
Minor Variance	\$124.75	
Severance resulting in 2 lots or fewer	\$262.65	
Severance resulting in 3 lots or more	\$499.00	
Plan of Subdivision/Condominium	\$1037.45	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Name of Owner or Designated Agent

Signature and Date

To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer

N

WOODED
AREA

DRAINAGE
CREEK →

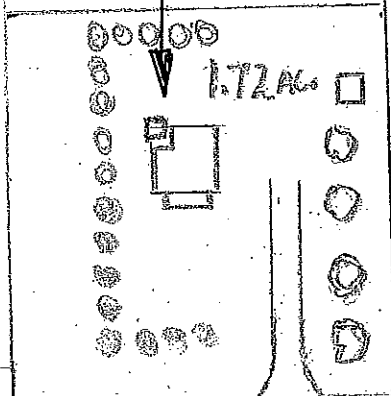
REZONE
AG1-27

LOT. 6
CON. 7
95 AC. WORKABLE

CREDITON RD.

REZONE AG4

← 300' →



↑ 250' ↓

HYDRO
TOWERS →

HYDRO
POLES ↓

ELIMVILLE LINE



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-15/17)
Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-27) and Agricultural Small Holding (AG4).

Location: Lot 6, Concession 7, Usborne Ward (70080 Elimville Line)

Applicant: Justin Miners

Owner: Carol Miners

This report is submitted to South Huron Council for the Public Meeting on January 15, 2018.

RECOMMENDATION

This rezoning application (#D14-15/17) is a condition of consent file #B62/17 which was granted approval with conditions by Huron County. This rezoning application will satisfy a condition of consent. It is recommended that this application for rezoning **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally as 70080 Elimville Line, and legally as Lot 6, Concession 7, Usborne Ward. Huron County approved an application to sever a surplus dwelling on this property (B62-2017); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 1.72 acres (0.69 hectares) and contains a house and accessory structure. This By-law changes the zoning on the severed parcel from General Agriculture (AG1) to Agriculture Small Holding (AG4) to recognize a residential use in the agricultural area.

The retained lands require a rezoning from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-27) in order to prohibit construction of a new residence as required by the Provincial Policy Statement and the South Huron Official Plan. The retained lands also include a portion of land zoned Natural Environment (NE1) that will remain under this zoning. The retained lands will continue to be used for agricultural purposes.

This By-law amends Zoning By-law #13-1984 of the former Township of Usborne.

Figure 1: Aerial Photo of Subject Property. Existing parcel identified in yellow. Proposed severed parcel identified in red.



Figure 2: Aerial of land to be severed



Figure 3: Photos of structures on land to be severed.



COMMENTS

The portions of the subject lands impacted by the proposed rezoning are designated Agriculture in the Municipality of South Huron Official Plan. The County of Huron has given conditional approval for the severance of a dwelling made surplus through farm consolidation. The proposed rezoning is a condition of consent application #B62/17. The application for rezoning conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement.

It is recommended that that the retained land be rezoned to the appropriate zone (AG1-27) to prohibit a new residence. It is recommended that the lands to be severed be rezoned to Agricultural Small Holding zone (AG4), allowing for an Agricultural Small holding use with a limited number of Nutrient Units permitted on the site. Due to the size of the proposed severed parcel based on the submitted plans (0.7 ha) the severed parcel will be limited to 1 (one) Nutrient Unit.

This report has been prepared in advance of the public meeting. At the time of preparation no comments were received from the public or agencies. Further comments may arise at the public meeting.

SUMMARY

This zoning by-law amendment is a condition of consent #B62/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B62/17.

I will be in attendance at the public meeting to answer questions from Council and the public on this zoning by-law amendment.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner

For office use only	File #	DIU-16/2017
	Submitted	Dec 4, 2017
	Date Application considered complete	Dec 4, 2017

MUNICIPALITY OF South Haven
 Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

_____ Official Plan [] Zoning By-law No. 30-1978 [☒] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: Town of Exeter

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

Wish to rezone for single family
residential - R1st

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): McMACKER HOMES LTD. c/o Jeff MacLean

Address: 30 Leesboro TRAIL Thorndale ont N0M 2P0

Phone: Home () Work () Fax ()

Email: [REDACTED] Cell: [REDACTED]

b) Applicant (Agent) Name(s): _____

Address: SAME

Phone: Home () Work () Fax ()

Email: _____ Cell ()

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

d) Send Correspondence To? Owner [] Agent [☒] Other []

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) ☒ the "entire" property or
 b) ☐ just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Municipal Ward: Exeter911 Address and Road Name: 174 JOHN ST ERoll Number (if available): 4010080043009500000Concession: _____ Lot: 119/48/192 Registered Plan No.: 22R5073Area: 16,027.23 ^{Sq FT.} ~~hectares~~ Depth: 163.61 ^{Feet} ~~metres~~ Frontage (Width): 97.96 ^{Feet} ~~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 PROPERTY:

Area: _____ ~~hectares~~ Depth: _____ ~~metres~~ Frontage (Width): _____ ~~metres~~

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: ResidentialZoning: R3-5

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

Residential**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

10. WHAT IS THE "EXISTING" USE OF THE LAND?

VacantHow long have the existing uses continued on the subject land: N/A

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

Single family Residential

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)	_____	<u>Single family Dwelling.</u>
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 (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	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>] <u>N/A (avail)</u>
b) Proposed	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]

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	[<input checked="" type="checkbox"/>]
Ditches	[<input type="checkbox"/>]
Swales	[<input type="checkbox"/>]
Other	[<input type="checkbox"/>] Specify _____

Is storm drainage present or will it be constructed present.

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- ☐ provincial highway
☐ county roads
☒ municipal roads, maintained all year
☐ municipal road, seasonally maintained
☐ right of way
☐ 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 [] | Unknown [] |
| Change a Land Use designation in the Official Plan | Yes [] | No [] | Unknown [] |
| Change a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Replace a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Delete a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Add a policy in the Official Plan | Yes [] | No [] | 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 []

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 []

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 [] 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 []	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
- b) Text of the proposed new provision attached on a separate page? Yes [] No [✓]
- c) New zone name: R-1
- d) Map of proposed new Key Map attached on a separate page? Yes [✓] No []

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

Single family Dwelling

- date the current owner acquired the subject land 2017

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: Attach details of the official plan or official plan amendment that deals with the matter.

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

Yes [] No [✓]

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 [✓] 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, ANST'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 [✓]
Zoning By-law Amendment	Yes []	No [✓]
Minor Variance	Yes []	No [✓]
Plan of Subdivision	Yes []	No [✓]
Consent (Severance)	Yes []	No [✓]
Site Plan Control	Yes []	No [✓]

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**32. 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).**See sketch attached**See Sample building elevation***J. 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.).**Wishing to Consult With neighbours.*

K. 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) Jeff MacLean of the town of Exeter County/Region

of Huron do hereby authorize Jeff MacLean to act as my agent in the application.

[Signature]
Signature of Owner(s)

Nov 24/17
Date

I have authority to bind the company.

Please also include info of who is signing authority. i.e. individual
able to bind the company.

L. APPLICANT'S DECLARATION

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

I, Jeff MacLean of the Municipality of South Huron
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Huron 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

In the Municipality of

South Huron

[Signature]

Signature

This 4 day of December 2017
(Day) (Month) (Year)

[Signature]
Commissioner of Oaths

Jeff MacLean
Please Print name of Applicant

SWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 4 day of December 2017


[Signature]
Genevieve Scharback, Clerk
Municipality of South Huron
A COMMISSIONER ETC.

M. 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.

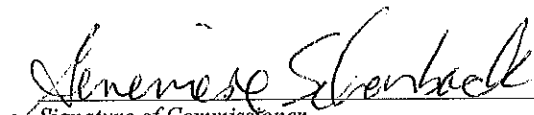
In submitting this development application and supporting documentation, I Jeff MacLean the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the 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

Sept 5 2017
Date

APPLICATION AND FEE OF \$ 1836 RECEIVED BY THE MUNICIPALITY


Signature of Commissioner

Dec. 4, 2017
Date

**COMPLETE THIS FORM TO DETERMINE IF
HEALTH UNIT COMMENTS ARE REQUIRED
ON YOUR PLANNING APPLICATION**

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit's User Fee Schedule).

Name of Applicant: _____

Name of Owner (if different from the applicant): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality): _____

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

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

"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 tile 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.)

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$177.25	
Rezoning	\$124.75	
Minor Variance	\$124.75	
Severance resulting in 2 lots or fewer	\$262.65	
Severance resulting in 3 lots or more	\$499.00	
Plan of Subdivision/Condominium	\$1037.45	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Name of Owner or Designated Agent

Signature and Date

To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

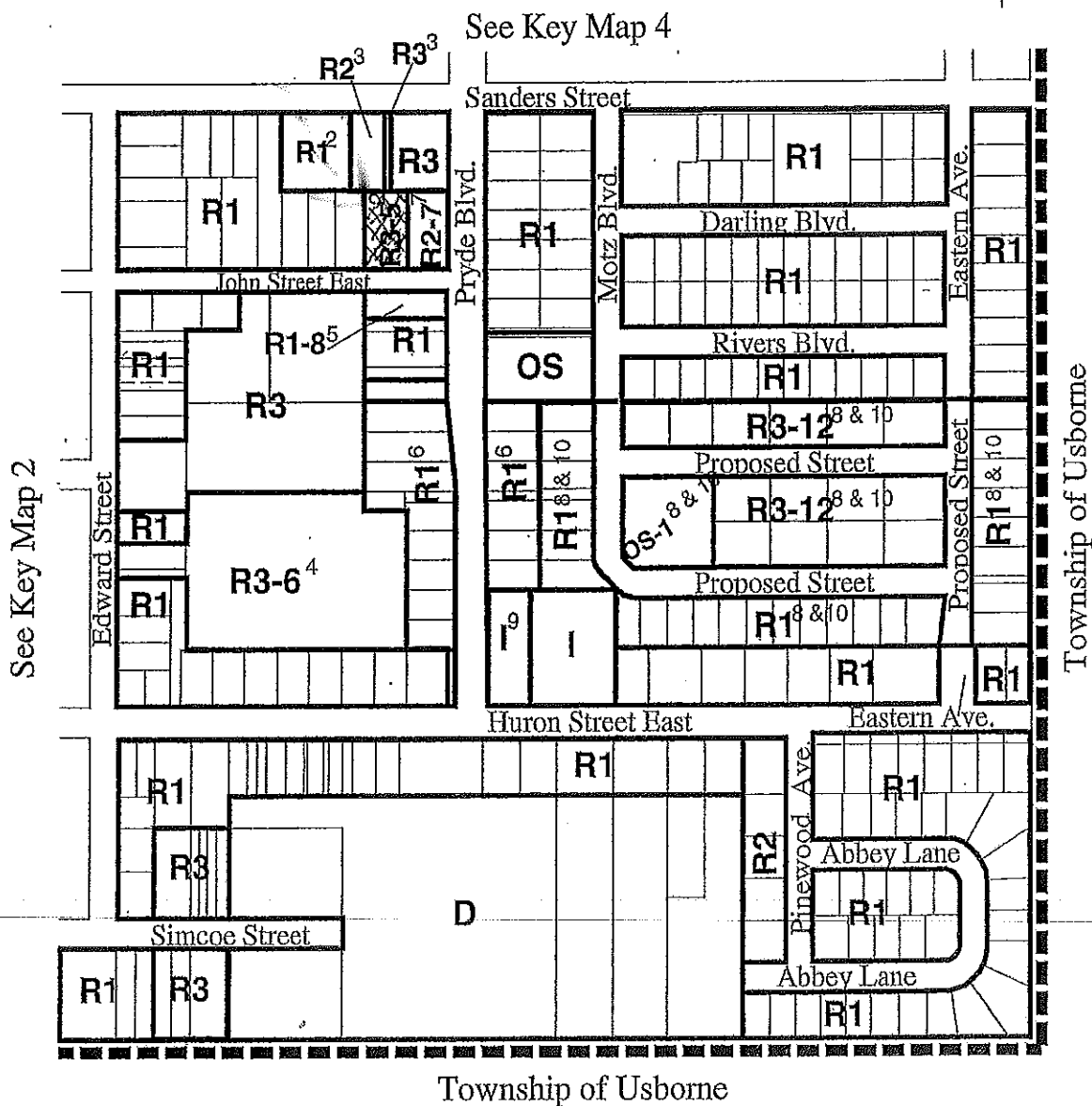
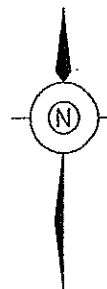
☐ No

Amount: _____

Name of Clerk-Treasurer

SCHEDULE 'A'
KEY MAP 1
TOWN OF EXETER

0 100 200 400 FEET



Rezone to R1

- 1 AMENDED BY BY-LAW 08-1994
- 2 AMENDED BY BY-LAW 12-1995
- 3 AMENDED BY BY-LAW 06-1996
- 4 AMENDED BY BY-LAW 17-1997
- 5 AMENDED BY BY-LAW 11-1999
- 6 AMENDED BY BY-LAW 24-2001
- 7 AMENDED BY BY-LAW 39-2004
- 8 AMENDED BY BY-LAW 19-2006
- 9 AMENDED BY BY-LAW 100-2010
- 10 AMENDED BY BY-LAW 58-2014



PLANNING & DEVELOPMENT

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www.huroncounty.ca

Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-16/17)
Zoning By-law Amendment from Village Commercial (VC1) to Village Residential (VR1)

Location: Plan 376 PT Lts 1191 1192 RP; 22R5073 Part 5, Exeter Ward (174 John Street East)

Applicant: Jeff MacLean

Owner: McMacker Homes Ltd. c/o Jeff MacLean

This report is submitted to South Huron Council for the Public Meeting on January 15, 2018

RECOMMENDATION

This rezoning application (#D14-16/17) is consistent with the Provincial Policy Statement and South Huron Official Plan, and it is recommended that it **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally as 174 John Street East, and legally as Plan 376 PT Lts 1191 1192 RP; 22R5073 Part 5, Exeter Ward. The subject lands front on the north side of John Street East in the Town of Exeter, Municipality of South Huron. The property is currently designated Residential in the South Huron Official Plan and zoned Residential High Density Special Provisions (R3-5) in the Town of Exeter Zoning By-law. The R3-5 zone would permit a range of high density uses including apartment and multi-residential.

The applicant has submitted this rezoning application to request the zoning on the subject parcel be changed from Residential High Density Special Provisions to Residential Low Density (R1) to permit a single residential dwelling as the main permitted use. It is the intent of the applicant to construct a future single residential dwelling on the subject lands.

This By-law amends zoning by-law #30-1978 of the former Town of Exeter.

Figure 1: Aerial Photo of Subject Property.



Figure 2: View of subject lands.



Figures 3 and 4: Views of surrounding residential uses.



COMMENTS

Provincial Policy Statement

The Provincial Policy Statement s. 1.1.1b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. Further, Settlement Areas shall be the focus of growth and development, and a range of uses and opportunities for intensification are encouraged, as well as ensuring that their viability and regeneration shall be protected. The subject lands are located in a designated Settlement Area in the South Huron Official Plan and are located in an existing neighbourhood. Although the PPS does encourage intensification and high density, it also recognize a range of uses low density as a primary form of residential development.

South Huron Official Plan

The subject property is located within the Exeter Settlement Boundary and is designated Residential in the South Huron Official Plan. Residential uses include a mix of low, medium and high density housing forms. Residential uses are encouraged that provide a wide variety of housing types and prices to satisfy housing demand, create walkable communities, encourage integration of residential uses in existing areas, and ensure varied housing forms.

Surrounding lands are also designated residential, this is a residential neighbourhood and area of the Town of Exeter. The Official Plan states through policy that the integration of new residential development into established neighbourhoods is encouraged, through consideration of and sensitivity to the character, context and design of the surrounding area. This surrounding area is predominately low density so the proposed low density use would be in line with the official Plan policies and also be complementary of the surrounding area.

Town of Exeter Zoning By-law (#30-1978)

The subject lands are zoned R3-5 (High Density Residential Special Provisions) in the Town of Exeter Zoning By-law. Under this zone, a range of residential uses with higher density and unit count are permitted. The subject lands are currently vacant. A request for rezoning to R1 (Residential Low Density) is proposed to recognize and permit a future single residential dwelling as the main permitted use on the site.

On review of the rezoning request, the existing lot meets minimum R1 zone requirements for lot frontage, lot depth and lot area. Any future structures permitted under the proposed R1 zone would be required to meet minimum setbacks of the respective R1 Zone. The site has frontage on John Street which is a municipal road. Municipal water and sewer services exist on this block.

Similar low density R1 residential uses exist in the immediate area; a cluster block of lots immediately west and south are currently zoned R1 and used for existing low density

residential development. Although high density development is encouraged through policies at the provincial and local level, the surrounding area and existing uses need to be considered. The request to change the site zoning to recognize low density uses would be in compliance with policy and the surrounding area.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no formal comments were received from any agencies or the public. Comments may arise at the public meeting.

I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

This Zoning By-law amendment conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement. The proposed Zoning By-law amendment will recognize low density residential uses on the site and permit a future single residential use, a use reflective of existing uses in this area. It is recommend this rezoning request from R3-5 to R1 be approved.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner

RECEIVED
DEC 15 2017**DASHWOOD LOCK & KEY**

156. John St East

EXETER, ON NOM 1S1

FAX: 529-235-3933

dashwoodlock@hotmail.com

Att: clerk

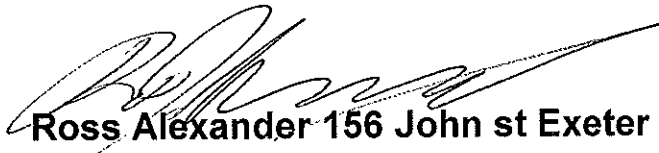
Municipality of South Huron.

Re: application D14-16/17 As Jeff Mclean

I approve the application to revert to single family residential.

1 With reserved Stipulations that it is for single family only and not converted at any time to a group home residence.

2 that the build plan, lot layout and lot grading conforms in appearance and size with like residences along the north side of john street.



Ross Alexander 156 John st Exeter