

Corporation of the Municipality of South Huron Agenda - Public Meeting

Monday, February 5, 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. Application for D14-17-2017 Prout
  - 4.1 Application (Prout)
    4.2 S. Smith, Huron County Planner Report #D14-17-2017
    Recommendation: That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-17-2017 - Prout.
    4.3 Written Comments Received
    4.4 Comments-Council; Public in Attendance

## 5. Application for D14-18-2017 Hodgins

5.1 Application (Hodgins)
5.2 S. Smith, Huron County Planner - Report #D14-18-2017
28 Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-18-2017 Hodgins.

- 5.3 Written Comments Received
- 5.4 Comments-Council; Public in Attendance
- 6. Application for D14-02-2018 McCann
  - 6.1 Application (McCann)

43

6.2 S. Smith, Huron County Planner - Report #D14-02-2018

## Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-02-2018 McCann.

- 6.3 Written Comments Received
- 6.4 Comments-Council; Public in Attendance
- 7. Close Public Meeting

## Recommendation:

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

Page 1

For office use only File # DU-17-17 Submitted Dec 11 2017. Date Application considered complete Dec 11, 2017.

# MUNICIPALITY OF <u>South Hunn</u> Application for Official Plan and/or Zoning By-law Amendment

#### A. THE AMENDMENT

### 1. TYPE OF AMENDMENT?

Official Plan [ ]·	Zoning By-law No. 1384	_[ ] Both [ ]
a) Name of Official Plan to be amended:		

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

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

Cond	stion.	° t	severance

### **B. GENERAL INFORMATION**

<ul> <li>a) Registered Owner's Name(s): <u>Doug + Cathy</u> <u>Prowt</u></li> <li>Address: <u>70562</u> <u>McTaggart Line</u> <u>Ender ON</u> <u>NOM</u></li> <li>Phone: Hom</li> <li>Work (_)</li> <li>Fax (_)</li> <li>Cell (_)</li> <li>b) Applicant (Agent) Name(s):</li> <li>Address:</li> <li>Phone: Home (_) Work (_)</li> <li>Fax (_)</li> <li>Email:</li> <li>Cell (_)</li> <li>Cell (_)</li> <li>Email:</li> <li>Cell (_)</li> <li>Cell (_)</li> </ul>	() Fax ()
Phone: Hom       Fax ()         Email:       Cell ()         b)       Applicant (Agent) Name(s):         Address:	() Fax ()
Email:       Cell ()         b)       Applicant (Agent) Name(s):         Address:	
b) Applicant (Agent) Name(s):	Cell (
Address:	
Phone: Home ( Work ( Fax (         Bmail: Cell ()	
Email: Cell ( )	
Email: Cell (	( Fax (
c) Name, Address Phone of all persons having any mortgage, charge or encumbrance on the property	Cell ()
· · · · · · · · · · · · · · · · · · ·	gage, charge or encumbrance on the property:

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

4.	WHAT AREA DOES THE AMENDMENT COVER? a) [1] the "entiro" property or
	b) [ ] just a "portion" of the property
	b) [ ] just a portion of the property
5.	PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:
	Municipal Ward: Usborne
	911 Address and Road Name: 76794 McTaggart Lie
	Roll Number (if available): 4610 01 005 02300
	Concession: <b>5</b> Lot: <b>15</b> Registered Plan No.:
	Concession:       5       Lot:       15       Registered Plan No.:         Area:       20.57       hectares       Depth:       1005       54       Frontage (Width):       203       metres       F4
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:
	Area: nectares Depth: riomage (width) nectes
8.	WHAT IS THE CURRENT PLANNING STATUS?
	Official Plan Designation:
	Official Plan Designation: <u>ASI</u> Zoning: <u>ASI</u>
9.	LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:
	agriculture
<u>C.</u>	EXISTING AND PROPOSED LAND USES AND BUILDINGS
10.	WHAT IS THE "EXISTING" USE OF THE LAND?
	agriculture
	How long have the existing uses continued on the subject land:
	WHAT IS THE "PROPOSED' USE OF THE LAND?
11.	agriculture and duilling

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

Are any buildings proposed	to be built of	n the subject land:
----------------------------	----------------	---------------------

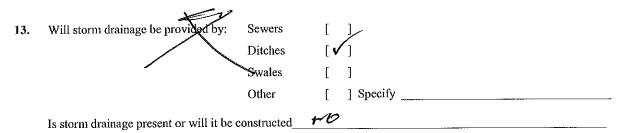
Yes [] No  $[\mathcal{V}]$ 

		Existing			Proposed	
a)	Type of Building(s)	house + shed	<u></u>			
b)	Main Building Height		<u>(m)</u>			<u>(m)</u>
c)	% Lot Coverage					
d)	# of Parking Spaces					
c)	# of Loading Spaces					
f)	Number of Floors		· · · · · · · · · · · · · · · · · · ·			
g)	Total Floor Area		(sq. m)			<u>sq. m</u> )
h)	Ground Floor Area (exclude basement)					
i)	Building Dimensions		<b>_</b>		•	
j)	Date of Construction		<u> </u>			
k)	Setback from Buildings to:	Front of Lot Line	7,35 m	40	garege	
		Rear of Lot Line	65.52 m	10	hence	
		Side of Lot Line _	14.48m	to	house	
EX	ISTING AND PROPO	SED SERVICES				
IN	DICATE THE APPLICAB	LE WATER SUPPLY A	AND SEWAGE DI	SPOS	AL:	
	Municipal Water	Communal Priva <u>Water</u> Well		-	Communal Sewers	Private <u>Septic</u>
a)	Existing [ ]	[][]	í (	]	[ ]	[ ]
b)	Proposed [ ]	] []	] [	]	[]	[ ]

c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 500 thres 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.



<u>D.</u>

12.

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

	county roads
	municipal roads, maintained all year
	municipal road, seasonally maintained
	right of way
	water access
	C THE AND AND AND ADDRESS
<u>E.</u>	OFFICIAL PLAN AMENDMENT (Proceed to Section F) an Official Plan Amendment is not proposed).
	DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?
15.	Add a Land Use designation in the Official Plan Yes [] No [] Unknown []
	Add a Land Use designation in the Official Control of the
•	Change a Land Use designation in the Oriolar Film Fost [ ]
	Change a policy in the Official Fian
	Replace a policy in the Official stati
	Delete a policy in the Official Flat
	Add a policy in the Official Plan Yes [ ] No [ ] Onknown [ ]
	IF APPLICABLE AND KNOWN AT TYME OF APPLICATION, PROVIDE THE FOLLOWING:
16.	
	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:
	b. Man of memored new Schedule attached on a separate page? Yes [] No []
	d) Map of proposed new Schedule attached on a separate page? Yes [] No []
	LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED
17.	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
10.	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.
40	Does the requested amendment remove the subject land from any area of employment?
19.	Does the requested antenance in the subject and y 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 []

TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

\_\_\_\_\_ provincial highway

14.

## Revised: December 20, 2016 T:\A\51\PD\Planners\Planning Application Documents\

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

21.	DOES THE PROPOSE	D ZONING BY-	LAW AMENDM	IENT DO THE FOI	LOWING?	
	Add or change zoning de	signation in the Z	oning By-law	Yes [ ]	No [ 🖌 ]	Unknown [ ]
	Change a zoning provision	on in the Zoning E	y-law	Yes 🚺	No [ ]	Unknown [ ]
	Replace a zoning provisi	on in the Zoning I	3y-law	Yes [ ]	No [🗸 ]	Unknown [ ]
	Delete a zoning provision	n in the Zoning By	/-law	Ycs [ ] Yes [ ]	No [ • ]	Unknown [ ]
	Add a zoning provision i	n the Zoning By-l	aw	Yes [ ]	No [ 🖌]	Unknown [ ]
22.	IF APPLICABLE AND	KNOWN AT TI	ME OF ZONIN	G APPLICATION,	PROVIDE TH	IE FOLLOWING:
	a) Section Number(s) of	of provisions to be	changed			/
	<ul><li>b) Text of the proposed</li><li>c) New zone name:</li></ul>				No [🖌	1
	d) Map of proposed new				No [	]
23.	LIST LAND USES PRO			MENT.		
	- date the current owner			-15/2017		
24.	HAS THERE BEEN A ACT AFFECTING TH		OPERTY:	R REZONING UNI	DER SECTION	<b>34 OF THE PLANNING</b>
25.	Is the intent of this applic of settlement?	ation to implement	nt an alteration to	the boundary of an a	rea of settlemen	t or to implement a new area
		Yes [ ]	No [ 🖌			
		If yes: Attach	details of the off	icial plan or official j	plan amendmen	t that deals with the matter.
26.	Is the intent of this applic			of employment?		
		Yes [ ]	No [ 🖌 ]			
		If yes: Attack	details of the off	icial plan or official <sub>l</sub>	olan amendmen	t that deals with the matter.
27.	Is the application for an a of the Planning Act.	mendment to the	zoning by-law co	nsistent with provinc	ial policy staten	nent issued under Section 3 (1)
		Ycs [	No [ ]	Unknown [ ]		

F. ZONING BY-LAW AMENDMENT (Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

### 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 lancs
- 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 [ 1]
Minor Variance	Yes [ ]	
Plan of Subdivision	Yes [	No [ 🖌 ]
Consent (Severance)	Yes [ Yes []	No [ }
Site Plan Control	Yes [ ]	No [ ]

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

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION: File No. of Application: <u>B5717</u> Approval Authority: <u>Canty ut Heuron</u> Lands Subject to Application: <u>70794</u> <u>McTaggart Lim</u> Purpose of Application: <u>Sevene a dwelling</u> Status of Application: <u>approved</u> Effect on the Current Application for Amendment: <u>Condition</u>

### 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).

calith See

### 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.).

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endment

	Application for Official Plan &/or Zoning By-law Amendment
$\sim$	
	D TO FOR OWNER
K. AUTHORIZATION FOR AGENT/SOLICITO (If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf,	the Owner's written authorization below <u>must</u> be completed).
(I) applaavie (K) is signed by a signed by a	
I (we) of the	ofCounty/Region
	to act as my agent in the application.
of do hereby authorize	to act as my agent in the uppression
Signature of Owner(s)	Pate
C	
L. APPLICANT'S DECLARATION (This must be completed by the Person Filing the Application)	on for the proposed development site.)
I, Dous Pront of th	ne <u>Manacharally of South Huron</u>
(Name of Applicant)	(Name of Form, Consumption)
In the Region/County/District Heron	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
time and knowing that it is of the same force and effect as II mad	e under oath, and by virtue of the
Please be advised the responsibility for filing a complete application for in this application and subsequently found to be necessary (whic	rests solely with the owner/applicant. Anything not requested or applied h may require another application(s) and fee(s)) are the sole
in the set the annou/applicant The Collinity/Viumicipanty with	raduress only the apparent in
included in the application are not the responsibility of the County/	
application. Where the County/Municipality incurs costs for the pe	
County/Municipality will be reimbursed such costs by the applicant	County/Municipality, the applicant may be responsible for bonne of
In the event of third-party appeals to applications approved by the the legal and other costs incurred by the County/Municipality, at th	e discretion of the County/Municipality.
DECLARED before me at:	
DECLARED before me at: Region/County/District	
In the Municipality of South Huron	
	$n \ell r$
	- Ony kut
	Signature
This day of <u>Accember</u> , <u>201</u> (Month) (Year)	1
(Day) (Month) (Year)	
	Doug Pront Please Print name of Applicant
al - cl llh	
Senemeter Sourbick	SWORN BEFORE ME AT THE Municipality of South Huron, In the County of Huron and the
Commissioner of Oaths	Province of Ontario,

this.

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nome

Genevieve Scharback, Clerk Municipality of South Huron A COMMISSIONER ETC. T:\A\51\PD\Planners\Planning Application Documents\

,20/1

day of December

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

### M. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the <u>Planning Act</u>, 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 **Drug Khorf** 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

11/12/2017 Date

APPLICATION AND FEE OF \$  $1836^{-00}$ 

RECEIVED BY THE MUNICIPALITY

Commissioner

December 11, 2017

## 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 you application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee\* must be submitted with you 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):		
Cype of Planning Application(s) submitted with this form:		
Consent (severance)		
Zoning By-Law Amendment 🗆 Plan of Subdivision/Condominium		
Official Plan Amendment		
Please answer <u>Section A</u> OR <u>Section B</u> , depending on the type of servicing available. In the following the subject property or, in the case of a severance, each of the resulting lots.	ng question, '	'property'' n
Section A - Where SANATARY SEWERS are available.		<u>,                                     </u>
Section A - Where SANATARY SEWERS are available. Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	🗆 Yes	🗆 No
	🗆 Yes	🗆 No
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new tot for which the primary use will be a new dwelling (other	Yes     Yes	No No
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?		
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)? 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). Is the property less than .4 hectares (1 acre) in area? Does the property have less than .2 hectares (1/2 acre) of "uscable land" for a septic tank and tile bed?	□ Yes	□ No
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new tot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	Yes     Yes	No     No
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new for for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? 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. I am uncertain of the location of the existing septic tank and tile bed on the property.	Image: Provide state       Image: Provide state <td>No     No     No     No     No</td>	No     No     No     No     No
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new tot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? 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.	Image: Provide state   Yes     Image: Provide state   Yes     Image: Provide state   Yes     Image: Provide state   Yes	□ No □ No □ No □ No
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new tot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? Does the property have less than .2 hectares (1/2 acre) of "uscable land" for a septic tank and tile bed? See definition of "uscable land" below. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot.	Image: Provide state     Yes	No     No     No     No     No     No     No     No     No
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new for for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? 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. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septie system.	Image: Provide state of the	No     No     No     No     No     No     No     No     No     No

"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 topof-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	m fee)
Official Plan Amendment	\$177,25	Any required Health Unit fee should be added to the application fee and submitted in
Rezoning	\$124.75	one payment to the municipality. Where two
Minor Variance	\$124.75	applications are being processed together
Severance resulting in 2 lots or fewer	\$262.65	(such as a severance and a rezoning) only one fee will apply, being the higher of the two
Severance resulting in 3 lots or more	\$499.00	fecs.
Plan of Subdivision/Condominium	\$1037.45	7

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.

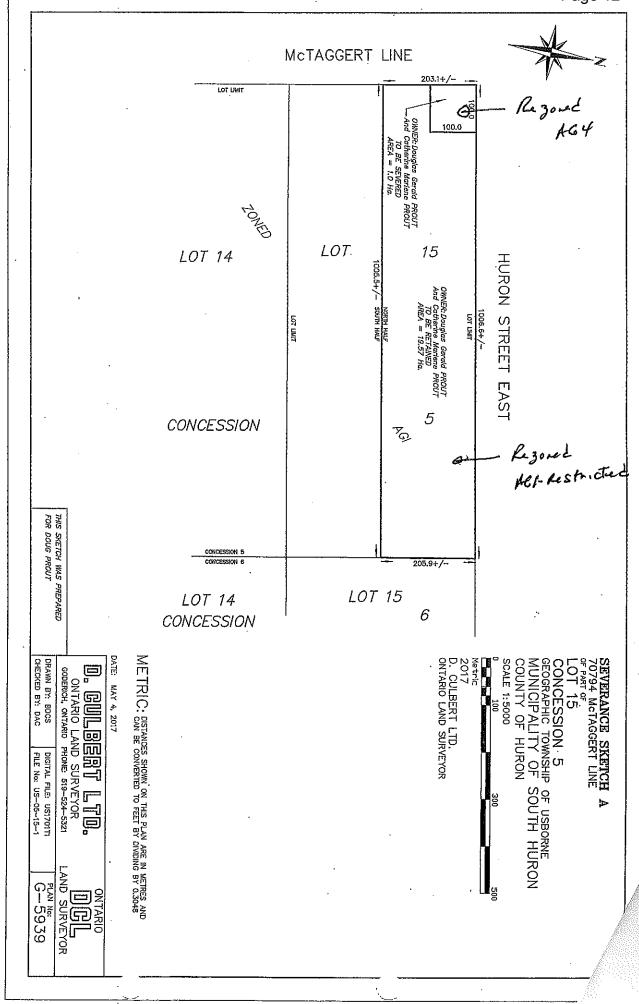
Name of Owner or Designated Agent

Signature and Date

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

' 7 Yes 🗇 No Amount: Name of Clerk-Treasurer







## **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 (#D14-17/17) Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-28) and Agricultural Small Holding (AG4).

Location: North Part Lot 15, Concession 5, Usborne Ward (70794 McTaggart Line) Applicant: Doug and Cathy Prout Owner: Doug and Cathy Prout

This report is submitted to South Huron Council for the Public Meeting on February 5, 2018.

## RECOMMENDATION

This rezoning application (#D14-17/17) is a condition of consent file #B57/17 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 at 70794 McTaggart Line, and legally as North Part Lot 15, Concession 5, Usborne Ward. Huron County approved an application to sever a surplus dwelling on this property (B57-2017); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 2.47 acres (1.0 ha) 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 (AG1-28) 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 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



Figures 3 and 4: Photos of structures on land to be severed.



"Planning with the community for a healthy, viable and sustainable future."

## 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 #B57/17. 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 (AG1-28) 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 (1.0 ha) the severed parcel will be limited to 2 (two) Nutrient Units.

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 #B57/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B57/17.

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#	ાવનાજીવ	
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## MUNICIPALITY OF <u>South</u> Huran \_\_\_\_\_ Application for Official Plan and/or Zoning By-law Amendment

### A. THE AMENDMENT

#### 1. TYPE OF AMENDMENT?

Official Plan [ ]	Zoning By-law No.	12	1984	_[ ] Both [ ]
a) Name of Official Plan to be amended:		-		
b) Name of Zoning By-law to be amended:	Township	of	Stephen	

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

# Required Condition of consent 136717

## **B. GENERAL INFORMATION**

3.	API	PLICANT INFORMATION
	a)	Registered Owner's Name(s): Davie Morley Hodyins Address: <u>69393 Corbett line</u> RA#ZDAGhwood ON NOMINO Phone: Home (Standing Works Con Con Contraction
	b)	Applicant (Agent) Name(s):
		Phone: Home ( Work ( Plax (Plax (_Plax (Plax (_Plax
		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 [ ]

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

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

- a)  $[\checkmark]$  the "entire" property or
- b) [ ] just a "portion" of the property

5.	PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:
	Municipal Ward: <u>69480 Corbett</u> Stephen Township
	911 Address and Road Name: 69480 Corbett line RA#Z Pashwood row
	Roll Number (if available): 0400 1800 200 00 00
	Concession: 18 Lot: 4 Registered Plan No.:
	Area:hcctares Depth:heres Frontage (Width):metres
6.	IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes No Unknown I 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: <u>Agriculture</u> Zoning: <u>AGI</u>
9.	LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:
<u>C.</u>	EXISTING AND PROPOSED LAND USES AND BUILDINGS
10.	WHAT IS THE "EXISTING" USE OF THE LAND?
	Agriculture
	How long have the existing uses continued on the subject land: $100^{+}$ years
11.	what is the "proposed" use of the land? Residential & Agri Witure.

					Existing	5				<u> </u>	roposed			
a)	Type of	Building(s)	Ho	050	- 72	She	65		-		<u></u>	<u>\ر</u>		
	••	uilding Height						(m)						<u>(n</u>
b)		-												
c)		Coverage							-	_				
d)		king Spaces							-					
c)	# of Lo	ading Spaces								_				
f)	Numbe	r of Floors							-	_		<u>_</u>		
g)	Total F	loor Area						<u>(sq. m)</u>	<u>l</u>				··	<u>sq.</u> 1
h)		l Floor Area le basement)		. <u> </u>					_	-				
i)	Buildin	g Dimensions	<del>.                                    </del>						-	-				
j)	Date of	f Construction					. <u></u> ,			_	. <u></u>	. <u>.</u> .	<u> </u>	<u> </u>
k)		k from Building		B	Front of Lot Rear of Lot Side of Lot	Line	.2. Z	in tr	<u>55</u> fro	hed m Ho				
EŽ	XISTIN	k from Building <mark>G AND PRC</mark> E THE APPLI	<u>)POS</u>	B S SED S	Rear of Lot Side of Lot SERVIC	Line Line ES PPLY Al	ND S	<u>in fr</u> <u>in 5 m</u> SEWAGE	<u>ی ک</u> <del>مک</del> DI	<u>m Ha</u> SPOSA	ັ້. ເວລິ <b>ເ</b> L:		D	
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## PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

#### 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).

		/				
QOES THE PROPOSED OFFI	CIAL PLAN AME	INDMEN	T ĐO	) THE F(	OLLO	OWING?
Add a Land Use designation in th	e Official Plan	Yes [	]	No [	]	Unknown [ ]
Change a Land Use designation is	n the Official Plan	Yes [	]	No [	]	Unknown [ ]
Change a policy in the Official Pl	an	Yes [	]	No [	]	Unknown [ ]
Replace a policy in the Official P	lan	Yes [	]	No [	]	Unknown [ ]
Delete a policy in the Official Pla	n	Yes [	]	No [	]	Unknown [ ]
Add a policy in the Official Plan		Yes [	]	No [	]	Unknown [
IF APPLICABLE AND KNOW	N AT TIME OF A	<b>PPLICA</b>	TION	i, prov	IDE '	THE FOLLOWING:
a) Section Number(s) of Policy	to be Changed					
b) Text of the proposed new pol	icy attached on a se	parate pa	ge?	Yes [	]	No [ ]
c) New designation name:						
					<i>r</i>	
AMENDMENT:						
		,				
Does the requested amendment a new area of settlement in a muni		of the bou	ndary	of an are	a of s	ettlement in a municipality or establis
Yes	[] No[	]				$\backslash$
If ye	s. Attach the curren of an area of set		plan p	olicies, i	f any,	dealing with the alteration or establis
		1.0		~		
Does the requested amendment r Yes	•		any ar	ea of emp	ployn	nent?
		-	nlen r	olicies :	fany	dealing with the removal of land from
ii ye	area of employm		քուս ք	oneica, i	i any,	dealing with the removal of falld from
						$\backslash$
Is the requested amendment consi	stent with the Provi	ncial Poli	cy Sta	tement is	sued	under Section 3 (1) of the Planning A
			•			

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

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#### ZONING BY-LAW AMENDMENT F.

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

#### DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING? 21. No [**X**] Unknown [ ] Add or change zoning designation in the Zoning By-law Yes [ ] No [ Unknown [ Yes [ 1 Change a zoning provision in the Zoning By-law Unknown [ No [x] Yes [ ] Replace a zoning provision in the Zoning By-law Unknown [ ] No [~] Yes [ ] Delete a zoning provision in the Zoning By-law Unknown [ ] No 🖍 Yes [ ] Add a zoning provision in the Zoning By-law

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

	a) Section Number(s) of provisions to be changed			
	b) Text of the proposed new provision attached on a separate page?	Yes [ ]	Νο [X]	
	c) New zone name: <u>AGG AGI-I</u>			
	d) Map of proposed new Key Map attached on a separate page?	Yes [ ]	No [ ]	
23.	LIST LAND USES PROPOSED BY ZONING AMENDMENT.			
23.	hesidential			
	The second second and 2017			

- date the current owner acquired the subject land

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

- No [**X**] Yes [ ]
- Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area 25. of settlement?

No [ ] Yes [ ]

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

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

No [X] Yes [ ]

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

Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) 27. of the Planning Act.

Unknown [ ] No[] Yes [ ]

#### 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 [ 🎢
Zoning By-law Amendment	Yes [ ]	No []
Minor Variance	Yes [ ]	No [1]
Plan of Subdivision	Yes [ ]	No [1]
Consent (Severance)	Yes [🗡]	No [ ]
Site Plan Control	Yes [ ]	No [+]

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

30.	IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:
	File No. of Application:B6717
	Approval Authority: Huron County
	Lands Subject to Application: 69480 Carbettline.
	Purpose of Application: Sever House
	Status of Application: Approved
	Effect on the Current Application for Amendment: 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).

Sket P

### 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.).

Talk	40	Neighbors		
		0		

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

	,	igeni/solicitor on Ow	ner's behalf, the Owner's v	ritten authorization	below <u>must</u>	be completed).
I (we)		of the	of		County/Reg	gion
of	do here	by authorize	to act as	my agent in the a	pplication.	
			$\leq$	Date		
Signature of Own	ier(s)			Dale		
		DATION				
	ANT'S DECLA		Application for the pro	posed developmen	t site.)	
						- 11
I Sha	od Ha	bains	of the Hunt	CIPKLITY	OF	St JT to Hun
", <u> </u>	(Name of Applicant)	0	(Na	ne of Town, Township, etc	)	
	~ (I					
In the Region/Co	unty District <u>H</u>	JRON	solemnly	declare that all o	f the statem	ents contained in this
application and su	upporting documen a that it is of the sai	mation are true and offect	as if made under oath,	is solemn declaration of the	e "Canada"	ntiously believing it to be Evidence Act."
	_					ng not requested or applied
for in this applicat	tion and subsequent	ly found to be necess	ary (which may require	another applicatio	n(s) and fee(	(s)) are the sole
responsibility of th	he owner/applicant.	The County/Munici	pality will address only (	he application as a	pplied for, a	and any items that are not
· ·		-	County/Municipality.			
All studies require	ed to support this ap	plication shall be at	the expense of the applic for the peer review of an	ant and included a v consultants' reno	t the time of rts or fees fi	f submission as a complete
		sed such costs by the		, consummer repo		
In the event of this	rd-party appeals to	applications approve	ed by the County/Munici	pality, the applicar	t may be re	sponsible for some or all of
the legal and other	r costs incurred by t	the County/Municips	lity, at the discretion of	the County/Munici	pality.	
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## M. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the <u>Planning Act</u>, 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 **DAUID MHODGIMS** 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.

Allea Signature

Dec 13/17 Date

APPLICATION AND FEE OF \$  $\frac{1636}{100}$  RECEIVED BY THE MUNICIPALITY

Date

Signature of Commissioner SWORN BEFORE ME AT THE Municipality of South Huron, In the County of Huron and the Provinçe of Ontario day of this

an at the dark being a second where

Dan Best, Deputy Clerk Municipality of South Huron A COMMISSIONER ETC.

### 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 you application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fec\* must be submitted with you application and paid to the municipality (\*based on the Health Unit's User Fee Schedule).

	of Applicant:					
Name	of Owner (if different from the applicant): _					
Locati	on of Property (Lot, Concession or Registere	d Plan, a	nd Municipality):			
Tyne	of Planning Application(s) submitted with thi	s form:	· · · · · · · · · · · · · · · · · · ·		***	
	Consent (severance)		Minor Variance			
	Zoning By-Law Amendment		Plan of Subdivision/Condominium			
	Official Plan Amendment					
the su	bject property or, in the case of a severance, on A - Where SANATARY SEWERS are	each of th				
<i>.</i>		<b>`</b>				NT.
	e property within 183 metres (600 feet) of an	<b>`</b>		🗆 Yes		No
Is th		abattoir		□ Yes		No
Is th Secti The	on B - Where SEPTIC SYSTEMS are rec	abattoir uired.		Yes     Yes	I	No No
Is th Secti The than	on B - Where SEPTIC SYSTEMS are rec application is for the creation of a new lot for	abattoir uired.	(slaughter house)?			]
Is th Secti The than Is th Doc	on <u>B</u> - Where SEPTIC SYSTEMS are recapplication is for the creation of a new lot for a new dwelling on a farm). e property less than .4 hectares (1 acre) in arc	abattoir uired. • which t	(slaughter house)?	□ Yes		No
Is th Secti The than Is th Doc See	on B - Where SEPTIC SYSTEMS are rec application is for the creation of a new lot for a new dwelling on a farm). e property less than .4 hectares (1 acre) in are to the property have less than .2 hectares (1/2	abattoir uired. which the ca? acre) of '	(slaughter house)? he primary use will be a new dwelling (other "useable land" for a septic tank and tile bed?	Yes   Yes		No No
Is th Secti The than Is th Doc See I am	on B - Where SEPTIC SYSTEMS are rec application is for the creation of a new lot for a new dwelling on a farm). e property less than .4 hectares (1 acre) in are s the property have less than .2 hectares (1/2 definition of "useable land" below.	abattoir uired. which t ea? acre) of ' ic tank an	(slaughter house)? he primary use will be a new dwelling (other "useable land" for a septic tank and tile bed?	Yes   Yes   Yes		No No No
Is th Secti The than Is th Doc See I am	on B - Where SEPTIC SYSTEMS are rec application is for the creation of a new lot for a new dwelling on a farm). e property less than .4 hectares (1 acre) in are the property have less than .2 hectares (1/2 definition of "useable land" below. uncertain of the location of the existing sept	abattoir uired. which t ea? acre) of ' ic tank an h lot.	(slaughter house)? he primary use will be a new dwelling (other "useable land" for a septic tank and tile bed? nd tile bed on the property.	<ul> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>Yes</li> </ul>		No No No
Is th Secti The than Is th Doc See I am The An i	on <u>B</u> - Where <b>SEPTIC SYSTEMS</b> are rec application is for the creation of a new lot for a new dwelling on a farm). e property less than .4 hectares (1 acre) in arc is the property have less than .2 hectarcs (1/2 definition of "useable land" below. uncertain of the location of the existing sept re will be more than one dwelling unit on cac	abattoir uired. which the ca? acre) of ' ic tank and h lot. ch will re	(slaughter house)? The primary use will be a new dwelling (other "useable land" for a septic tank and tile bed? and tile bed on the property.	<ul> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>Yes</li> </ul>		No No No No
Is th Secti The than Is th Doc See I am The An i Is th	on B - Where SEPTIC SYSTEMS are rec application is for the creation of a new lot for a new dwelling on a farm). e property less than .4 hectares (1 acre) in are s the property have less than .2 hectares (1/2 definition of "useable land" below. uncertain of the location of the existing sept e will be more than one dwelling unit on cac industrial or commercial use is proposed which	abattoir uired. which t ca? acre) of ' ic tank an h lot. ch will re battoir (s	(slaughter house)? The primary use will be a new dwelling (other "useable land" for a septic tank and tile bed? and tile bed on the property. Equire a septic system.	<ul> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>Yes</li> </ul>		No No No No No

"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 topof-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

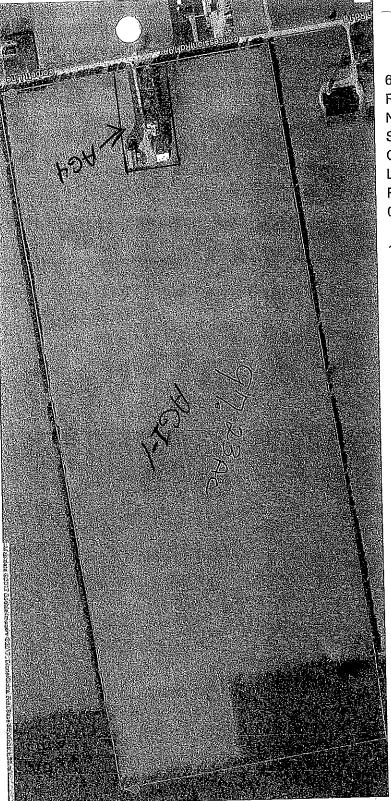
If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	
Official Plan Amendment	\$177.25	Any required Health Unit fee should be added to the application fee and submitted in
Rezoning	\$124.75	one payment to the municipality. Where two
Minor Variance	\$124.75	applications are being processed together
Severance resulting in 2 lots of fewer	\$262.65	<ul> <li>(such as a severance and a rezoning) only one</li> <li>fee will apply, being the higher of the two</li> </ul>
Severance resulting in 3 lots or more	\$499.00	fees.
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 Design	ated Agent		Signature and Date
To be completed by Munic	ipal Clerk: Has the H	lealth Unit Fee been	collected from the applicant?
	🗆 Yes	🗆 No	Amount





69480 Corbett Line RR#2 Dashwood N0M 1N0 South Huron Consession #18 Lot #4 Roll# 040018002000000

100 Acres



## 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 (#D14-18/17) Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-1) and Agricultural Small Holding (AG4).

Location: Lot 4, Concession 18, Stephen Ward (69480 Corbett Line) Applicant: David Hodgins Owner: David Hodgins

This report is submitted to South Huron Council for the Public Meeting on February 5, 2018.

## RECOMMENDATION

This rezoning application (#D14-18/17) is a condition of consent file #B67/17 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 at 69480 Corbett Line, and legally as Lot 4, Concession 18, Stephen Ward. Huron County approved an application to sever a surplus dwelling on this property (B67-2017); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 2.77 acres (1.12 ha) and contains a house and accessory structures. 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 (AG1-1) 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 will continue to be used for agricultural purposes.

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen.

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

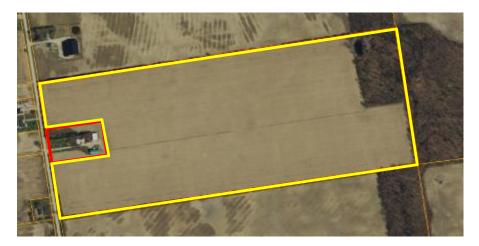


Figure 2: Aerial of land to be severed



Figures 3, 4 and 5: 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 #B67/17. 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 (AG1-1) 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 (1.12) the severed parcel will be limited to 2 (two) Nutrient Units.

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 #B67/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B67/17.

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 #       Submitted     January 8, 20182       Date Application considered complete     3, 20
	MUNICIPALITY OF <u>South</u> Application for Official Plan ar	luron Id/or Zoning By-law Amendment
<u>A. '</u>	THE AMENDMENT	
1.	TYPE OF AMENDMENT?	
	$\frac{1}{2} Official Plan [] Zoning Ba) Name of Official Plan to be amended: N/A$	y-law No. 12-1984 [1 Both []
		nship of Stephen
2.	what is the purpose of and reasons for <u>To meet condition</u> <u>Rezone</u> to AG4 o	ns under consent B 52/17
<u>B. (</u>	SENERAL INFORMATION	<u>.</u>
3.	APPLICANT INFORMATION	
:		<u>nce McCann, Barbara McCann</u> <u>U. RR8 Parkhill ON NOMako</u>
	Phone: Home (	k ( Fax ()
t	b) Applicant (Agent) Name(s):SQMC	as above
	Address:	
	Phone: Home ( Wor	
c	Email: Name, Address, Phone of all persons having any mo N/A	Cell ()
đ	l) Send Correspondence To? Owner [1/] 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: South Huron, Township of Stephen
	911 Address and Road Name: 69949 Grand Bend Line
	Roll Number (if available): 04002100900000
	Concession: <u>21</u> Lot: <u>51/2 Lot 10</u> Registered Plan No.:
	Area: <u>19.5 hectares</u> Depth: <u>metres</u> Frontage (Width): <u>metres</u>
6.	IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes No Unknown I 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:
8.	WHAT IS THE CURRENT PLANNING STATUS?
	Official Plan Designation: <u>Agriculture</u>
	Official Plan Designation: <u>Agriculture</u> Zoning: <u>A</u> 51
9.	LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:
<u>C.</u>	EXISTING AND PROPOSED LAND USES AND BUILDINGS
10.	WHAT IS THE "EXISTING" USE OF THE LAND?
	cash crops
	How long have the existing uses continued on the subject land:
11.	what is the "proposed' use of the LAND? dwelling q retained Farmland

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

					Puede u mee.	
Are	e any buildings proposed	l to be built on the su	bject land:	Yes [ ]	No [1]	
		Exist	ing		Proposed	
a)	Type of Building(s)	2 storey detache	dwellin	gt -	none	,
b)	Main Building Height	Jetache	La gaia	<u>(m)</u>		<u>(m</u> )
c)	% Lot Coverage					
d)	# of Parking Spaces					
c)	# of Loading Spaces	·				
f)	Number of Floors	·····		<del>-</del>		
g)	Total Floor Area			<u>(sq. m)</u>		<u> </u>
h)	Ground Floor Area (exclude basement)					
i)	Building Dimensions				·······	
j)	Date of Construction					
k)	Setback from Building	s to: Front of L	ot Line/	6.08m		
		Rear of Lo	ot Line 2	20.76 m	to garag	e
		Side of Lo	t Line	20.76 m 3.11	to hou	se
	I <u>STING AND PRO</u> DICATE THE APPLIC			WAGE DISPOSA	L:	
	Municipal <u>Water</u>	Communal <u>Water</u>	Private Well	Municipal <u>Sewers</u>	Communal Sewers	Private <u>Septic</u>
<b>a</b> )	Existing [ ]	[]	[1]	[]	[]	
<b>b</b> )	Proposed [ ]	[]	[]	[]	[]	I IN/A
c)	If the requested ame septic system and mo completed, the appli	ndment would permit ore than 4500 litres of cant namst submit:	development on feffluent would	a privately owned be produced per da	and operated indiv y as a result of the	vidual or communal development being
	[] aservici	ng options report; and	1			

a hydrogeological report.

Ĺ

<u>D.</u>

12.

13. Will storm drainage be provided by: Sewers [] Ditches [V] Swales [] Other [] Specify
Is storm drainage present or will it be constructed NO

14.	TYPE OF	ACCESS	(CHECK	APPROPRIA	TE SPACE)
-----	---------	--------	--------	-----------	-----------

provincial	

<u>county</u> 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. DQES 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 $[J_i]$	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	1
b)	Text of the proposed new provision attached on a separate page? Yes [ ]	No [√]
c)	New zone name: AG4 & AG1 restricted	
d)	Map of proposed new Key Map attached on a separate page? Yes $\left[\sqrt{\right]}$	No [ ]

## 23. LIST LAND USES PROPOSED BY ZONING AMENDMENT. <u>residential & agriculture</u>

- date the current owner acquired the subject land  $\frac{2014}{2}$ 

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

Yes [ ] No [ 1]

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  $[\sqrt{}]$ 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 [ ]	No [ 1
Zoning By-law Amendment	Yes [ ]	No [1]
Minor Variance	Yes [ ]	No [ 🗸 ]
Plan of Subdivision	Yes [ ]	No [/]
Consent (Severance)	Yes [ ] Yes [ / ]	No [ ]
Site Plan Control	Yes [ ]	No [ 🗸 ]

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

#### **OTHER SUPPORTING INFORMATION** 1.

#### 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). sketch see

\_\_\_\_\_

J.	PUBLIC	CONSULTA	ATION ST	RATEGY

#### PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT 33. TO THIS AMENDMENT REQUEST:

(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).

discussed with and me neighbours ected  $\mathcal{A}$ 

# 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 <u>must</u> be completed).

I (we)	of the	_of	County/Region
of	do hereby authorize	to act as n	ny agent in the application.
Signature of Own	er(s)		Date
L. APPLICA (This must b	<b>NT'S DECLARATION</b> e completed by the <u>Person Filing the Application</u>	for the propo	osed development site.)
1, <u>Bark</u>	Name of Applicant)	Munia	cipality of North Middle
application and su	pporting documentation are true and complete, and that it is of the same force and effect as if made up	l I make this	solemn declaration conscientiously believing it to be
Please be advised t for in this applicati responsibility of th	he responsibility for filing a complete application res ion and subsequently found to be necessary (which n e owner/applicant. The County/Municipality will ad	ts solely with ay require an dress only the	the owner/applicant. Anything not requested or applied
All studies required application. Where	blication are not the responsibility of the County/Mu d to support this application shall be at the expense o e the County/Municipality incurs costs for the peer r ity will be reimbursed such costs by the applicant.	f the applican	nt and included at the time of submission as a complete consultants' reports or fees for legal opinions, the
In the event of thir			ality, the applicant may be responsible for some or all of e County/Municipality.
DECLARED befo Region/County/Di	istrict HURON	_	
In the Municipalit	y of SOUTH HURON		
		Ba	vil Mygen
This $\underline{\langle \zeta \rangle}_{(Day)}$	day of JANUARY, 2013 (Month) (Year)	Signature	
			bara MCCann t name of Applicant
	ME AT THE Municipality of		
Province of Ontario, this day o	County of Huron and the 1. JANNAN 2018		
Dan Best, Deputy C Municipality of South	ned net of the last of the net net on the state of the st		

A COMMISSIONER ETC.

### M. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the <u>Planning Act</u>, 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 <u>Barbara</u> <u>McCann</u> 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.

Sart myan Signature

January 8,2018

APPLICATION AND FEE OF \$ 1872.60 received by the municipality

Signature of Commissioner

Jan 8/18 Date

Dan Best, Doputy Clark Municipality of South Huron A COMMISSIONEN ETC

## 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 you application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee\* must be submitted with you application and paid to the municipality (\*based on the Health Unit's User Fee Schedule).

Name	e of Applicant:		
Name	e of Owner (if different from the applicant):		
Locat	tion of Property (Lot, Concession or Registered Plan, and Municipality):		
Туре	of Planning Application(s) submitted with this form:		
	Consent (severance)		
	Zoning By-Law Amendment		
	Official Plan Amendment		
the su	e answer <u>Section A</u> OR <u>Section B</u> , depending on the type of servicing available. In the following ibject property or, in the case of a severance, each of the resulting lots.	question,	property mea
Is th	e property within 183 metres (600 feet) of an abattoir (slaughter house)?	🗆 Yes	🗆 No
Sect	ion 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).			□ No
Is the property less than .4 hectares (1 acre) in area?			🗆 No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and the bed? See definition of "useable land" below.			□ No
I am uncertain of the location of the existing septic tank and tile bed on the property.			□ No
There will be more than one dwelling unit on each lot.			🗆 No
An industrial or commercial use is proposed which will require a septic system.			🗆 No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?			🗆 No
The	application is for a new Plan of Subdivision/Condominium	🗆 Yes	No No
Proc	ceed 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 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 topof-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

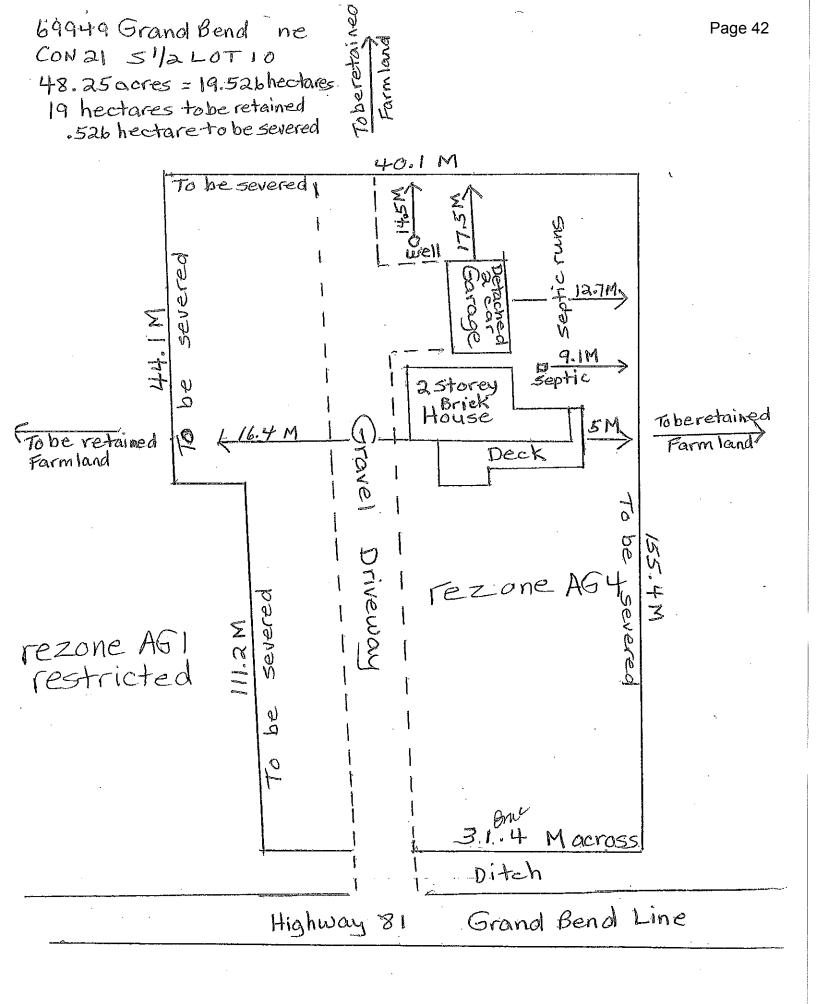
If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)		
Official Plan Amendment	\$177.25	Any required Health Unit fee should be added to the application fee and submitted in	
Rezoning	\$124.75	one payment to the municipality. Where two	
Minor Variance	\$124.75	applications are being processed together	
Severance resulting in 2 lots or fewer	\$262.65	(such as a severance and a rezoning) only one fee will apply, being the higher of the two	
Severance resulting in 3 lots or more	\$499.00	fees.	
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 l	Health Unit Fee been	collected from the applic	ant?
🗇 Yes	[] No	Amount:	

Name of Clerk-Treasurer





## 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 (#D14-02/18) Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-1) and Agricultural Small Holding (AG4).

Location: Conc 21 S 1/2 Lot 10, Stephen Ward (69949 Grand Bend Line) Applicant: Barbara McCann Owner: Larry and Barbara McCann

This report is submitted to South Huron Council for the Public Meeting on February 5, 2018.

## RECOMMENDATION

This rezoning application (#D14-02/18) is a condition of consent file #B52/17 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 at 69949 Grand Bend Line, and legally as Conc 21 S 1/2 Lot 10, Stephen Ward. Huron County approved an application to sever a surplus dwelling on this property (B52-2017); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 1.24 acres (0.5 ha) 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 (AG1-1) 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 will continue to be used for agricultural purposes.

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen.

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

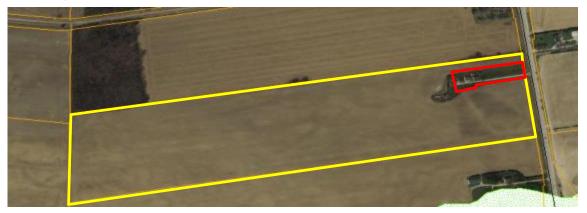


Figure 2: Aerial of land to be severed



Figure 3: Photo 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 #B52/17. 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 (AG1-1) 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 (0.5 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 #B52/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B52/17.

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