



**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) 1
 - 4.2 S. Smith, Huron County Planner - Report #D14-17-2017 13
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) 16
 - 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) 31

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

43

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.

For office use only	File #	D14-17-17
	Submitted	Dec 11, 2017
	Date Application considered complete	Dec 11, 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. 1384 [✓] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: W. 1384

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

Condition of severance

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Doug & Cathy Prout

Address: 70562 McTaggart Line Ender ON N0M1S5

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

Email: [REDACTED] Cell ()

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

Address: _____

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: Usborne911 Address and Road Name: 70294 McTaggart LineRoll Number (if available): 4010 01 005 02700Concession: 5 Lot: 15 Registered Plan No.: _____Area: 20.57 hectares Depth: 1005 ^{ft.} metres Frontage (Width): 203 ^{ft.} metres6. 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: AG1

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

Agriculture**C. 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: _____

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

Agriculture and dwelling

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>house + shed</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	<u>7.35 m to garage</u>
	Rear of Lot Line	<u>65.52 m to house</u>
	Side of Lot Line	<u>14.48 m to house</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:						
	<input type="checkbox"/> a servicing options report; and					
	<input type="checkbox"/> a hydrogeological report.					

13. Will storm drainage be provided by:

Sewers	<input type="checkbox"/>
Ditches	<input checked="" type="checkbox"/>
Swales	<input type="checkbox"/>
Other	<input type="checkbox"/> 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 [✓]	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: AG4 and AG1 restricted
- d) Map of proposed new Key Map attached on a separate page? Yes [✓] No []

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

Agriculture + dwelling

- date the current owner acquired the subject land Dec 15 / 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, 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 [<input checked="" type="checkbox"/>]
Zoning By-law Amendment	Yes []	No [<input checked="" type="checkbox"/>]
Minor Variance	Yes []	No [<input checked="" type="checkbox"/>]
Plan of Subdivision	Yes [<input checked="" type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Consent (Severance)	Yes [<input checked="" type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Site Plan Control	Yes []	No [<input checked="" type="checkbox"/>]

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

File No. of Application: B57 17
 Approval Authority: County of Huron
 Lands Subject to Application: 70794 McTaggart Line
 Purpose of Application: Sever a dwelling
 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).

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.).

posting sign

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

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) MA of the _____ County/Region
 of _____ do hereby authorize _____ to act as my agent in the application.

Signature of Owner(s)

Date

L. APPLICANT'S DECLARATION(This must be completed by the Person Filing the Application for the proposed development site.)

I, Doug Prout 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

This

11
(Day)

day of

December, 2017
(Month) (Year)Doug Prout

Please Print name of Applicant

Commissioner of Oaths

Genevieve Scharback

SWORN BEFORE ME AT THE Municipality of
 South Huron, in the County of Huron and the
 Province of Ontario,
 this 11 day of December, 2017

Genevieve Scharback

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

Revised: December 20, 2016

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 Doug Pratt 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


Signature of Commissioner

December 11, 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 within 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

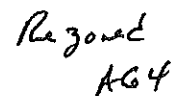
To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer

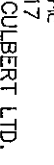


2 - Regored
HCF-Restricted

LOT 14
CONCESSION

LOT 15

SEVERANCE SKETCH A
70794 McTAGGERT LINE
OF PART OF
LOT 15
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF USBORNE
MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON
SCALE 1:5000



Metres

100 300

N

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DATE: MAY 4, 2017

D. GULBERT LTD. **ONTARIO DGL**
 ONTARIO LAND SURVEYOR
 GODDICH, ONTARIO PHONE: 519-524-5321
 LAND SURVEYOR
 DRAMA BY: BDCS DIGITAL FILE: US-17-1 PLAN No: C-5939
 CHECKED BY: DAG FILE No: 05-15-1

DRAWN BY: BDOS
CHECKED BY: DAC

DIGITAL FILE: US1701T
FILE No: US-05-15-1

PLAN No:
G-5939



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.



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 #	014-18/17
	Submitted	Dec 12, 2017
	Date Application considered complete	Dec 12, 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. 121984 [✓] 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 B6717

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): David Morley Hodgins
 Address: 69393 Corbett line - RR#2 DASHWOOD ON NOMINO
 Phone: Home (547) [REDACTED] Work [REDACTED] Cell [REDACTED]
 Email: [REDACTED] Cell [REDACTED]

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

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: 69480 Corbett Stephen Township
 911 Address and Road Name: 69480 Corbett Line RR#2 Dashwood, ON
 Roll Number (if available): 040018002000000
 Concession: 18 Lot: 4 Registered Plan No.: _____
 Area: _____ hectares Depth: _____ metres Frontage (Width): _____ 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: Agriculture
 Zoning: AG1

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

Agriculture.

C. 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 & Agriculture.

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>House + 2 Sheds</u>	<u>None</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 <u>1.25m to shed.</u> Side of Lot Line <u>21.5m from House.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:					
	<input type="checkbox"/> a servicing options report; and					
	<input checked="" type="checkbox"/> a hydrogeological report.					

13. Will storm drainage be provided by:

Sewers	<input type="checkbox"/>
Ditches	<input checked="" type="checkbox"/>
Swales	<input type="checkbox"/>
Other	<input type="checkbox"/> 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 [<input checked="" type="checkbox"/>]	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 AG1-1
- 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 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, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

- 29. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	Yes []	No [X]
Zoning By-law Amendment	Yes []	No [X]
Minor Variance	Yes []	No [X]
Plan of Subdivision	Yes []	No [X]
Consent (Severance)	Yes [X]	No []
Site Plan Control	Yes []	No [X]

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

File No. of Application: B6717
 Approval Authority: Huron County
 Lands Subject to Application: 69480 Corbettline.
 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).

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.).

Talk to Neighbors

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) _____ of the _____ of _____ County/Region

of _____ do hereby authorize _____ to act as my agent in the application.

Signature of Owner(s)

Date

L. APPLICANT'S DECLARATION*(This must be completed by the Person Filing the Application for the proposed development site.)*I, David Hodgins 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."

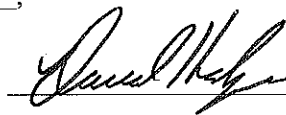
Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. 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/DistrictHuron


In the Municipality of

South Huron

Signature

This 12th day of December, 2017
(Day) (Month) (Year)David Hodgins
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 12th day of December, 2017

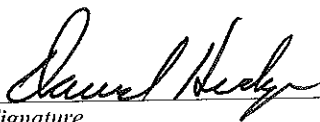

Dan Best, Deputy Clerk
Municipality of South Huron
A COMMISSIONER ETC.

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 DAVID M HODGINS 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

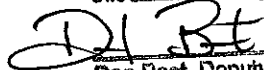
Dec 12/17
Date

APPLICATION AND FEE OF \$ 1836.⁰⁰/₁₀₀ RECEIVED BY THE MUNICIPALITY

Signature of Commissioner

Date

SWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 12th day of December, 2017



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 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 **SANATARY 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

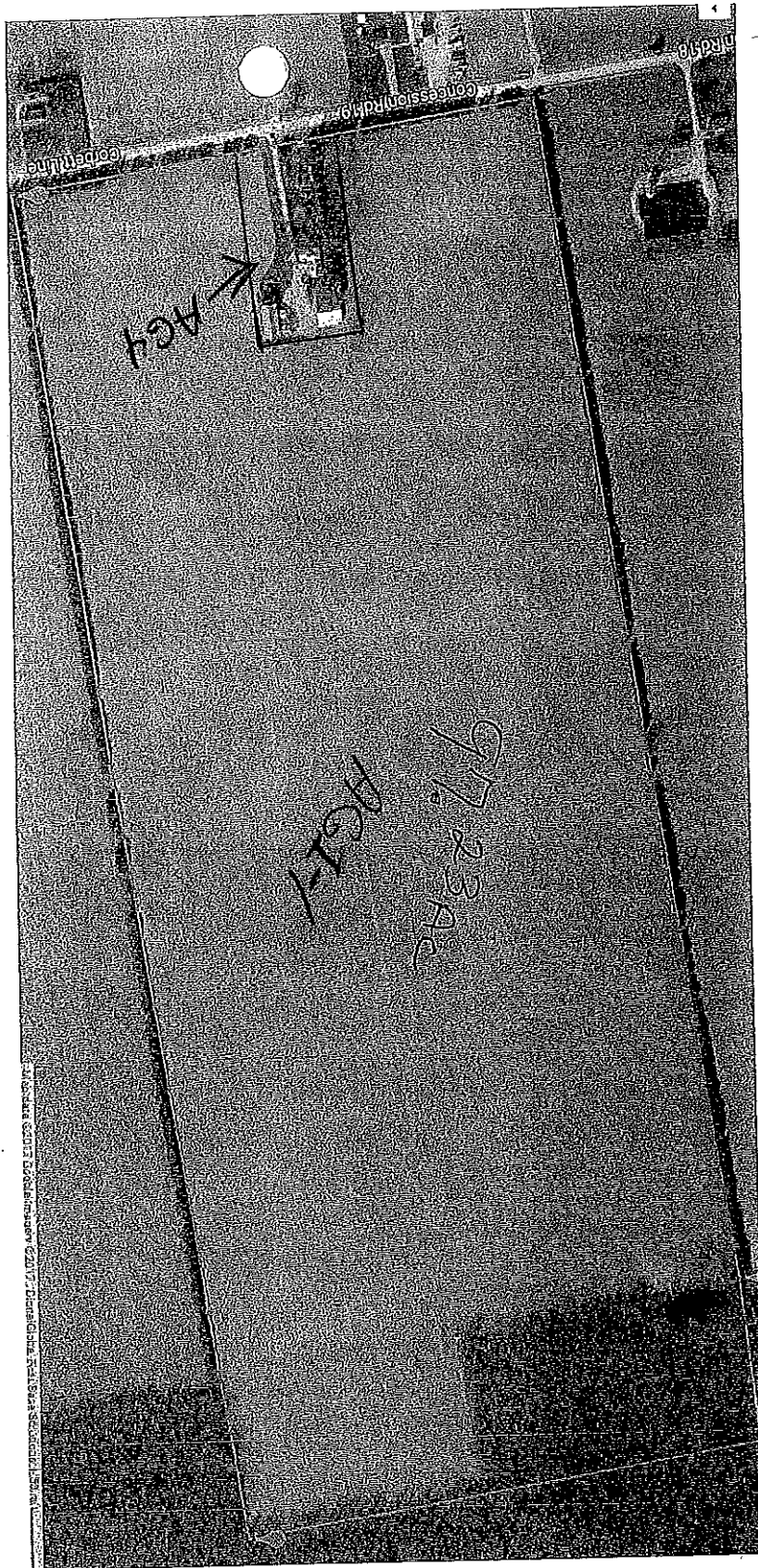
To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer



69480 Corbett Line
RR#2 Dashwood
NOM 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 # <u>D14-02/18</u>
	Submitted <u>January 8, 2018</u>
Date Application considered complete	<u>1</u> , 20 <u>18</u>

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. 12-1984 [☒] Both []

a) Name of Official Plan to be amended: N/A

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)?

To meet conditions under consent B52/17
Rezone to AG4 & AG1 restricted

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Lawrence McCann, Barbara McCann

Address: 35393 Lieury Rd. RR8 Parkhill ON N0M2K0

Phone: Home () Work () Fax ()

Email: [REDACTED]

b) Applicant (Agent) Name(s): same as above

Address: _____

Phone: Home () Work () Fax ()

Email: _____ Cell ()

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

N/A

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: South Huron, Township of Stephen
 911 Address and Road Name: 69949 Grand Bend Line
 Roll Number (if available): 040021009000000
 Concession: 21 Lot: 5 1/2 Lot 10 Registered Plan No.: _____
 Area: 19.5 hectares Depth: _____ metres Frontage (Width): _____ 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: Agriculture
 Zoning: A61

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

Agriculture

C. 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: 1970's

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

dwelling & retained farm land

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>2 storey dwelling & detached garage</u>	<u>none</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 <u>106.08 m</u> Rear of Lot Line <u>20.76 m to garage</u> Side of Lot Line <u>3.11 to house</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	[]	[]	[✓]	[]	[]	[✓]
b) Proposed	[]	[]	[]	[]	[]	[] <u>N/A</u>
c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:						
	[]	a servicing options report; and				
	[]	a hydrogeological report.				

13. Will storm drainage be provided by:

Sewers	[]
Ditches	[✓]
Swales	[]
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 [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Change a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Replace a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Delete a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Add a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]

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 restricted
- d) Map of proposed new Key Map attached on a separate page? Yes [☒] No [☐]

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

residential & agriculture

- date the current owner acquired the subject land 2014

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: B52-2017
 Approval Authority: Huron County
 Lands Subject to Application: 69949 Grand Bend Line
 Purpose of Application: To sever a dwelling
 Status of Application: approved
 Effect on the Current Application for Amendment: to meet condition of rezoning

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.).

met and discussed with
affected 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) _____ of the _____ of _____ County/Region

of _____ do hereby authorize _____ to act as my agent in the application.

Signature of Owner(s)_____
Date**L. APPLICANT'S DECLARATION***(This must be completed by the Person Filing the Application for the proposed development site.)*I, Barbara McCann of the Municipality of North Middlesex
(Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District of 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/District HuronIn the Municipality of South HuronBarb McCann
SignatureThis 8th day of JANUARY, 2018,
(Day) (Month) (Year)Barbara McCann
Please Print name of ApplicantDan BestCommissioner of Oaths
SWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 8th day of JANUARY, 2018D. BestDan Best, Deputy 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 Barbara McCann 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.

Barb McCann
Signature

January 8, 2018
Date

APPLICATION AND FEE OF \$ 1872.00 RECEIVED BY THE MUNICIPALITY

D. Best
Signature of Commissioner

Jan 8/18
Date

SWORN BEFORE ME AT The Municipality of
South Huron, in the County of Huron and the
Province of Ontario,

this 8th day of January, 2018

Dan Best
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 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

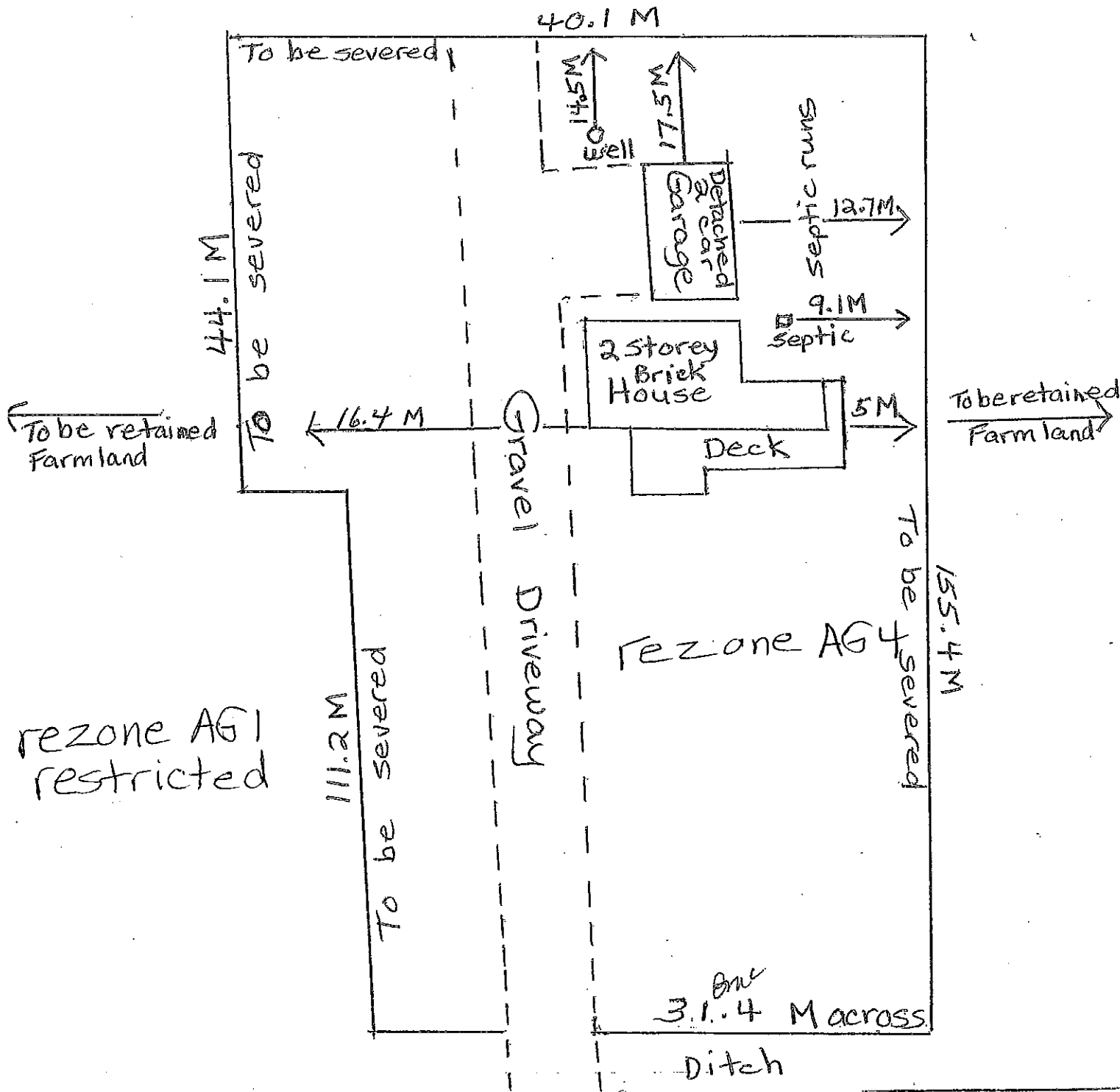
☐ No

Amount: _____

Name of Clerk-Treasurer

69949 Grand Bend ne
 CON 21 S 1/2 LOT 10
 48.25 acres = 19.526 hectares
 19 hectares to be retained
 .526 hectare to be severed

To be retained
 Farmland



Highway 81

Grand Bend 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 (#D14-02/18)
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