



Corporation of the Municipality of South Huron  
Agenda - Public Meeting

Monday, March 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 D14-04/18 Hayter
  - 4.1 Application 1
  - 4.2 S. Smith, Huron County Planner - Report #D14-04/18 15  
**Recommendation:**  
**That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-04/2018 - Hayter**
  - 4.3 Written Comments Received
  - 4.4 Comments-Council; Public in Attendance
5. Application for D14-06/18 - Turnbull
  - 5.1 Application 19
  - 5.2 S. Smith, Huron County Planner - Report #D14-06/18 32  
**Recommendation:**  
**That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-06/2018 - Turnbull**
  - 5.3 Written Comments Received
  - 5.4 Comments - Council; Public in Attendance

6. Close Public Meeting

**Recommendation:**

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

For office use only	File # <u>04-04/18</u>
	Submitted <u>Jun 22</u> , 20 <u>18</u>
Date Application considered complete	_____, 20____

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 [x] Both [ ]

a) Name of Official Plan to be amended: \_\_\_\_\_

b) Name of Zoning By-law to be amended: Township of Stephen Zoning By-Law 12-1984

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

Proposed to sever a lot that is owned by Tom Hayter personally and add the severed portion to an existing lot owned by Hayter's Turkey Farm Ltd. in order to construct a new storage facility.

Existing AG4 zoning does not allow for proposed development, and would like the proposed storage facility to be adjoined to the existing operations located on Hayter's Turkey Farm Ltd.'s land.

**B. GENERAL INFORMATION**

**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): Tom Hayter

Address: 37489 Dashwood Road N0M 1N0

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

Email: [REDACTED] Cell [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:

\_\_\_\_\_

d) Send Correspondence To? Owner [x] 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: Stephen Township

911 Address and Road Name: \_\_\_\_\_

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

Concession: North Boundary Lot Lot: Pt Lot 25 Registered Plan No.: \_\_\_\_\_Area: 1.23 hectares Depth: 173.4 metres Frontage (Width): 70.7 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: 0.72 hectares Depth: 101.8 metres Frontage (Width): 70.7 metres**8. WHAT IS THE CURRENT PLANNING STATUS?**Official Plan Designation: AgricultureZoning: AG4**9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:**Agriculture Uses**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS****10. WHAT IS THE "EXISTING" USE OF THE LAND?**Vacant Agricultural LandHow long have the existing uses continued on the subject land: 50+ years**11. WHAT IS THE "PROPOSED" USE OF THE LAND?**Accessory storage building to existing commercial facility

**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>Residential Dwelling / Garden Shed</u>	<u>Future Storage facility</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>32.6m new rear line to existing house</u> Side of Lot Line _____	

**D. EXISTING AND PROPOSED SERVICES****12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	[ <input checked="" type="checkbox"/> ]	[ <input type="checkbox"/> ]	[ <input type="checkbox"/> ]	[ <input type="checkbox"/> ]	[ <input type="checkbox"/> ]	[ <input checked="" type="checkbox"/> ]
b) Proposed	[ <input checked="" type="checkbox"/> ]	[ <input type="checkbox"/> ]	[ <input type="checkbox"/> ]	[ <input type="checkbox"/> ]	[ <input type="checkbox"/> ]	[ <input checked="" type="checkbox"/> ]
c)	If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:					
	[ <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 Existing Municipal Drain and underground network present for existing buildings / proposed underground network to be constructed to connect proposed development to Municipal Drain.

**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: AG-2
- d) Map of proposed new Key Map attached on a separate page? Yes ☒ No ☐

See sketch attached of land to be re-zoned to AG2

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

Storage Facility

- date the current owner acquired the subject land 1981

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

Yes ☐ No ☒ unknown

### 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 [x]	No [ ]
Minor Variance	Yes [ ]	No [ ]
Plan of Subdivision	Yes [ ]	No [ ]
Consent (Severance)	Yes [ ]	No [ ]
Site Plan Control	Yes [x]	No [ ]



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

File No. of Application: D1102-13 A08-01 A06-07  
 Approval Authority: MUNICIPALITY  
 Lands Subject to Application: 37467 DASHWOOD ROAD  
 Purpose of Application: VARIOUS APPLICATIONS  
 Status of Application: APPROVED  
 Effect on the Current Application for Amendment: NONE

**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 site sketch attached  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**J. PRE-SUBMISSION CONSULTATION**

**33. Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.**

Date of Applicant's consultation meeting with County Planner: November 16, 2017

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

Yes ☐ (submit a fee of \$200.00 made payable to the County of Huron) No ☒

**K. PUBLIC CONSULTATION STRATEGY**

**34. 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.).*

Tom Hayter will approach the residence owners within required notice distance.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**L. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER;**(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).I (we) Tom Hayter of the Municipality of South Huron County/Regionof Huron do hereby authorize Fusion Hayter to act as my agent in the application.Thomas Hayter  
Signature of Owner(s)Jan 22/18  
Date**M. APPLICANT'S DECLARATION**(This must be completed by the Person Filing the Application for the proposed development site.)I, Tom Hayter of the Dashwood, ON Township of Stephen  
(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: of Huron  
Region/County/DistrictIn the Municipality of South Huron,Thomas Hayter  
SignatureThis 22 day of January, 2018  
(Day) (Month) (Year)

Signature

Tom Hayter  
Please Print name of ApplicantR. Moller  
Commissioner of OathsSWORN BEFORE ME AT THE Municipality of  
South Huron, in the County of Huron and the  
Province of Ontario,  
this 22 day of January, 2018  
R. Moller  
Rebekah Msuya-Collison, Deputy Clerk  
Municipality of South Huron  
A COMMISSIONER ETC.



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

**L. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:**(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).

I (we) ELAINE HAYTER of the Municipality of South Huron County/Region  
 of Huron do hereby authorize Tom Hayter to act as my agent in the application.

Elaine Hayter  
 Signature of Owner(s)

X Jan 22/18  
 Date

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

I, \_\_\_\_\_ of the \_\_\_\_\_  
 (Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District \_\_\_\_\_ 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 \_\_\_\_\_

In the Municipality of \_\_\_\_\_

\_\_\_\_\_  
 Signature

This \_\_\_\_\_ day of \_\_\_\_\_,  
 (Day) (Month) (Year)

\_\_\_\_\_  
 Please Print name of Applicant

\_\_\_\_\_  
 Commissioner of Oaths

**N. OWNER/APPLICANT'S CONSENT DECLARATION**

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Tom Hayter 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.

Tom Hayter  
Signature

January 22, 2018  
Date

APPLICATION AND FEE OF \$ 1872.<sup>00</sup> RECEIVED BY THE MUNICIPALITY

*If comment fees are required for the Huron Stewardship Coordinator to review this application, (see Section J: Pre-Submission Consultation). please collect a fee of \$200.00 made payable to the County of Huron.*

R. Mollison  
Signature of Commissioner

Jan 22, 2018  
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 **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 <b>Section C</b> .		

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and 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	\$181.00	
Rezoning	\$127.00	
Minor Variance	\$127.00	
Severance resulting in 2 lots or fewer	\$268.00	
Severance resulting in 3 lots or more	\$509.00	
Plan of Subdivision/Condominium	\$1,058.00	

**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

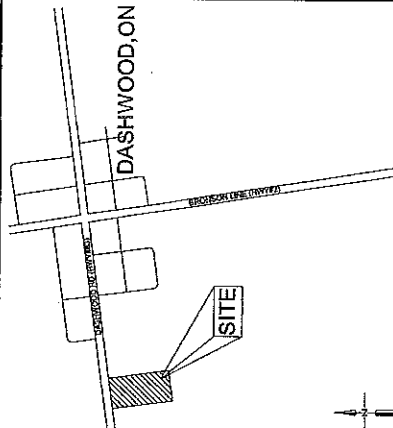
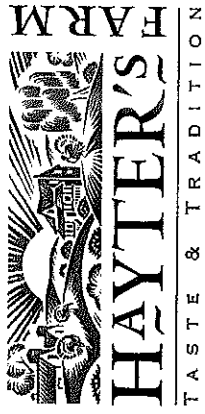
To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

☐ No

Amount: \_\_\_\_\_

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



HAYTER'S TURKEY FARMS LTD.

37467 DASHWOOD ROAD  
DASHWOOD, ON  
NOM 1160

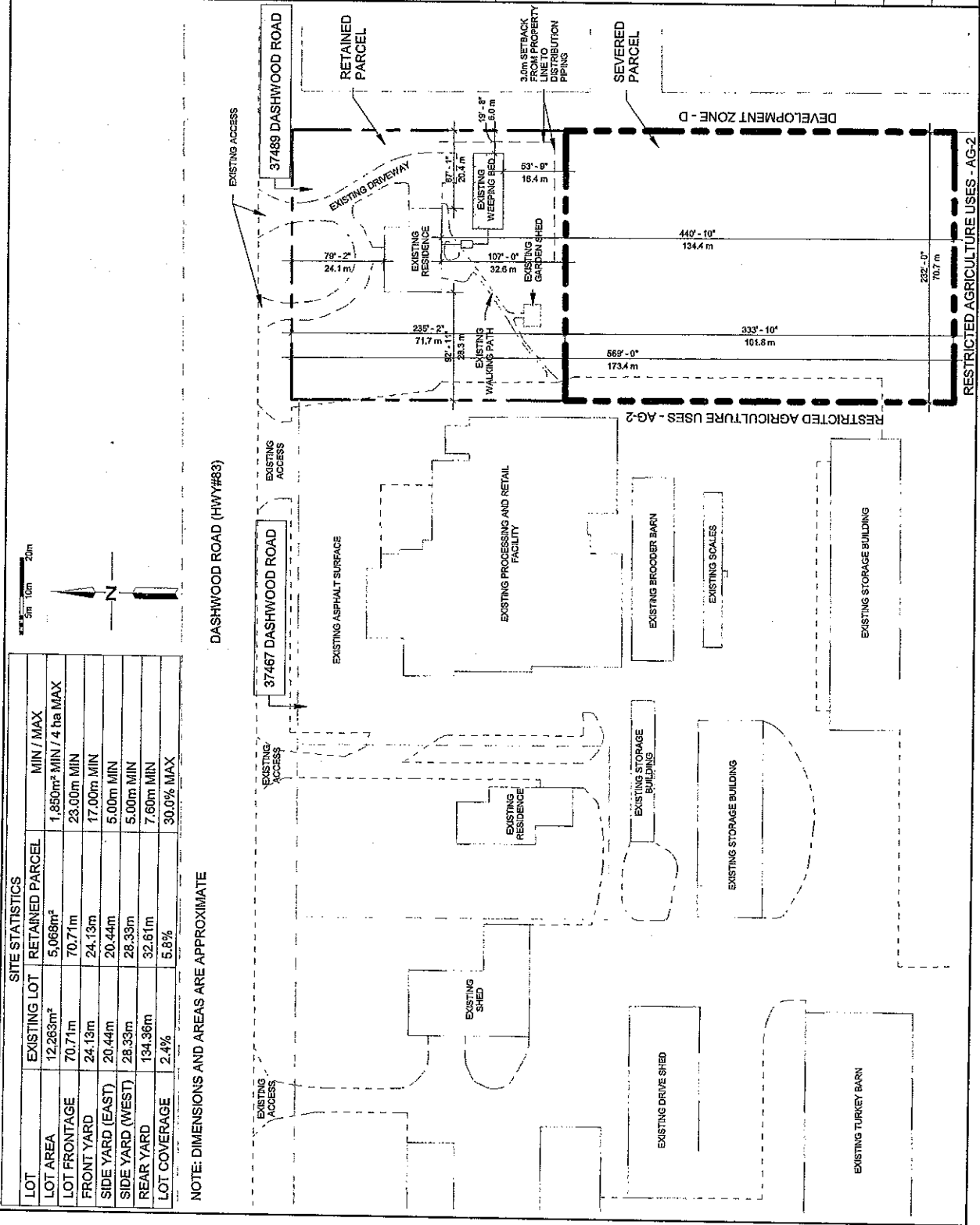
SEVERANCE SKETCH

SCALE:

1:1000

SHEET:

SK-1



SITE STATISTICS			
LOT	EXISTING LOT	RETAINED PARCEL	MIN / MAX
LOT AREA	12,283m <sup>2</sup>	5,068m <sup>2</sup>	1,850m <sup>2</sup> MIN / 4 ha MAX
LOT FRONTAGE	70.71m	70.71m	23.00m MIN
FRONT YARD	24.13m	24.13m	17.00m MIN
SIDE YARD (EAST)	20.44m	20.44m	5.00m MIN
SIDE YARD (WEST)	28.33m	28.33m	5.00m MIN
REAR YARD	134.36m	32.61m	7.60m MIN
LOT COVERAGE	2.4%	5.8%	30.0% MAX





## 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

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Re: Zoning By-law Amendment Application (#D14-04/18)  
Zoning By-law Amendment from Agricultural Small Holding (AG4) to Restricted Agriculture (AG2).

Location: Conc N BDY N PT Lot 25 (37489 Dashwood Road)

Applicant: Tom Hayter

Owner: Elaine Hayter and Tom Hayter

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

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### RECOMMENDATION

It is recommended that this rezoning application (#D14-04/2018) **be approved and that third and final reading not be given to the corresponding By-law until after the approval authority, Huron County, has made a decision on Consent Application file #B05/2018**, which was submitted concurrently with this zoning by-law amendment application.

### PURPOSE AND EFFECT

This By-law affects the property known municipally at 37489 Dashwood Road, and legally as Conc N BDY N PT Lot 25, Stephen Ward. This application was submitted concurrently with a consent application to Huron County, consent file #B05/2018. The concurrent consent application is for a boundary adjustment to add land to the abutting AG2 property which currently operates as the Hayter's Turkey Farm facility. Under this current rezoning application, it is proposed the portion of land to be severed under file #B05/2018 be rezoned from AG4 (Agricultural Small Holding) to AG2 (Restricted Agriculture) to bring the proposed severed parcel into conformity with the zoning of the subject lands to which is to be added to.

The area proposed to be rezoned is approximately 1.77 acres (0.72 ha) of vacant land. This By-law changes the zoning on the severed parcel from Agricultural Small Holding (AG4) to Restricted Agriculture (AG2).

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

**Figure 1: Aerial of Subject Property. Retained Parcel identified in Yellow. Severed Parcel identified in Red.**



**Figure 2: Aerial of Severed Parcel indicating lands to which severed parcel is proposed to be added.**





**Figure 3. View of Subject lands. Lands severed in Red. Retained lands in Yellow. Severed parcel currently vacant. Retained lands include an existing dwelling.**



## COMMENTS

The subject lands under this proposed rezoning are designated Agriculture in the Municipality of South Huron Official Plan. The County of Huron is currently considering consent application #B05/2018 for boundary adjustment that would sever the rear portion of this parcel and add it to the abutting farm operation. South Huron Council will be presented a report for consideration of consent #B05/2018 at their March 5, 2018 meeting. Through this consent the applicant is requesting a boundary adjustment to add land to the abutting AG2 property for the future use as an expansion to the existing Hayter's Turkey Farm Operation.

This rezoning application (#D14-04/18) is proposed to be a standard condition of consent file #B05/2018 so the severed parcel reflects the same zoning of the lands to which it is proposed to be added. The severed parcel is proposed to be rezoned from AG4 (Agricultural Small Holding) to AG2 (Restricted Agriculture). The addition of land to an existing AG2 operation meets the policies in the South Huron Official Plan for agricultural development and promotion of Agricultural lands. The retained lands are proposed to remain under the existing AG4 zone which recognizes the existing residential use in the agricultural designation. The retained lands comply with minim zone provisions in the Township of Stephen Zoning By-law.

This current application for rezoning conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement. Further, if Huron County approves consent application #B05/2018 the rezoning of the severed parcel from AG4 to AG2 Restricted Agriculture is a recommended consent. This rezoning is a requirement of consent application; the applicant has decided to submit concurrently for council consideration.

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 will be made a condition of consent #B05/2018 currently under review by Huron County. If approved, this Zoning By-law amendment will satisfy a condition of consent #B05/2018. It is recommended the rezoning receive first and second reading, and that third and final reading of the corresponding by-law not be given until the related consent #B05/2018 is approved by Huron County.

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>04-06-2018</u>
	Submitted <u>Jan 30</u> 20 <u>18</u>
	Date Application considered complete <u>Feb 5</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. 121984 N 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)?**

Meet conditions of consent - B70-2017

**B. GENERAL INFORMATION**

**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): TIM + JOANNE TURNBULL

Address: 70606 B-LINE GRAND BEND, ON. N1M 1T0

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: Stephen  
 911 Address and Road Name: 70606 B-Line  
 Roll Number (if available): 401004002500200000  
 Concession: B Lot: 2 Registered Plan No.: \_\_\_\_\_  
 Area: 61 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 & water course  
 Zoning: AG-1

**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?**

Dwelling w agriculture  
 How long have the existing uses continued on the subject land: \_\_\_\_\_

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

Agrie

**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 [X]

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>House + Shed</u>	<u>NO</u>
b) Main Building Height _____ (m)	_____ (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)	_____ (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>130' To House</u> Rear of Lot Line <u>160' To SHED</u> Side of Lot Line <u>60' To SHED</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	[X]	[ ]	[ ]	[ ]	[ ]	[X]
b) Proposed	[ ]	[ ]	[ ]	[ ]	[ ]	[ ] <u>NA</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	[X]
Swales	[ ]
Other	[ ] Specify _____

Is storm drainage present or will it be constructed NO



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

- ☐ provincial highway  
☐ county roads  
☒ municipal roads, maintained all year  
☐ municipal road, seasonally maintained  
☐ right of way  
☐ water access

**E. OFFICIAL PLAN AMENDMENT**

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

**15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?**

Add a Land Use designation in the Official Plan	Yes [ ]	No [ ]	Unknown [ ]
Change a Land Use designation in the Official Plan	Yes [ ]	No [ ]	Unknown [ ]
Change a policy in the Official Plan	Yes [ ]	No [ ]	Unknown [ ]
Replace a policy in the Official Plan	Yes [ ]	No [ ]	Unknown [ ]
Delete a policy in the Official Plan	Yes [ ]	No [ ]	Unknown [ ]
Add a policy in the Official Plan	Yes [ ]	No [ ]	Unknown [ ]

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

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

**17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:****18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?**

Yes [ ] No [ ]

If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

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

Yes [ ] No [ ]

If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

**20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.**

Yes [ ] No [ ] Unknown [ ]

**F. ZONING BY-LAW AMENDMENT**

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

**21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?**

Add or change zoning designation in the Zoning By-law	Yes [ ]	No [X]	Unknown [ ]
Change a zoning provision in the Zoning By-law	Yes [X]	No [ ]	Unknown [ ]
Replace a zoning provision in the Zoning By-law	Yes [ ]	No [X]	Unknown [ ]
Delete a zoning provision in the Zoning By-law	Yes [ ]	No [X]	Unknown [ ]
Add a zoning provision in the Zoning By-law	Yes [ ]	No [X]	Unknown [ ]

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

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes [ ] No [X]
- c) New zone name: AG 4 + AG 1-1
- d) Map of proposed new Key Map attached on a separate page? Yes [X] No [ ]

**23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.**Dwelling - Agriculture- date the current owner acquired the subject land 1989**24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**

Yes [ ] No [X]

**25. Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?**

Yes [ ] No [X]

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 [X]

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

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

Yes [X] No [ ] Unknown [ ]

## G. SKETCH CHECKLIST

- 28. ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
  - i) are located on the subject land and on land that is adjacent to it, and
  - ii) in the applicant's opinion may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land

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

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

## H. OTHER RELATED PLANNING APPLICATIONS

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

Official Plan Amendment	Yes [ <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: B70 2017  
 Approval Authority: County of Huron  
 Lands Subject to Application: 70606 B-LINE  
 Purpose of Application: SEVER DWELLING  
 Status of Application: RECIEVED CONDITIONAL APPROVAL  
 Effect on the Current Application for Amendment: REQUIRED CONDITION

**I. OTHER SUPPORTING INFORMATION****32. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:**

(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

See the 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.).

Do the circulation under the  
planning act

**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, Joanne Turnbull 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 DB  
Municipality

In the Municipality of South Huron

Joanne Turnbull  
 Signature

This 30th day of January, 2018  
(Day) (Month) (Year)

Joanne Turnbull  
 Please Print name of Applicant

DLBt  
 Commissioner of Oaths

SWORN BEFORE ME AT THE Municipality of  
 South Huron, in the County of Huron and the  
 Province of Ontario,  
 this 30th day of January, 2018

DLBt  
 Dan Best, Deputy Clerk  
 Municipality of South Huron



**L. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:**(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).

I (we) Tim Turnbull of the Municipality of South Huron County/Region  
 of Huron do hereby authorize Tenne Turnbull act as my agent in the application.

x Tim sign  
 Signature of Owner(s)

x JAN 30 2018  
 Date

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

I, \_\_\_\_\_ of the \_\_\_\_\_  
 (Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District \_\_\_\_\_ 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 \_\_\_\_\_

In the Municipality of \_\_\_\_\_

Signature \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
 (Day) (Month) (Year)

**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 JOANNE TURNBULL 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

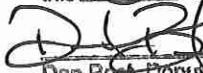
Jan. 30, 2018  
Date

APPLICATION AND FEE OF \$ 1872.<sup>xx</sup>/<sub>100</sub> RECEIVED BY THE MUNICIPALITY

  
Signature of Commissioner

2018/01/30  
Date

SWORN BEFORE ME AT THE Municipality of  
South Huron, in the County of Huron and the  
Province of Ontario,  
this 30 day of January, 2018

  
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 <b>Section C</b> .		

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

**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

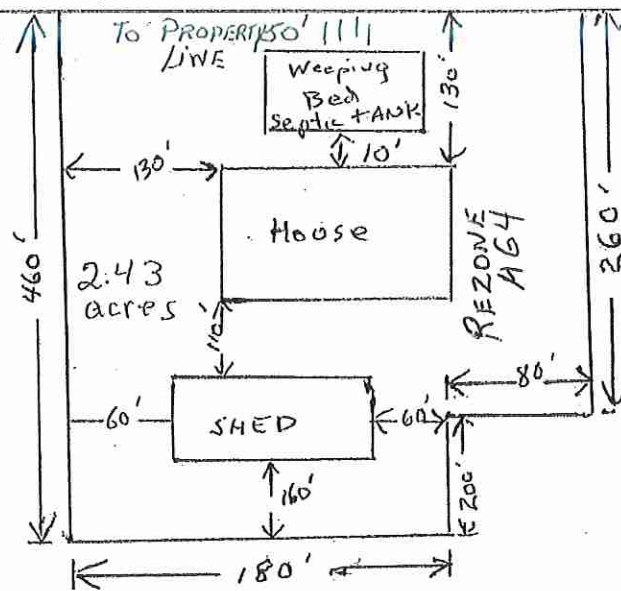
To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

☐ No

Amount: \_\_\_\_\_

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



REZONE AG1-1

61.0 acre

37.5 acre





## 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 (#D14-06/18)  
Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-1) and Agricultural Small Holding (AG4).

Location: Lot 2, Concession B, Pt Lot 17, Concession 19 (70606 B Line)

Applicant: Joanne Turnbull

Owner: Tim and Joanne Turnbull

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

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### RECOMMENDATION

This rezoning application (#D14-06/18) is a condition of consent file #B70/17 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 70606B Line, and legally as Lot 2, Concession B, PT Lot 17, Concession 19, Stephen Ward. Huron County approved an application to sever a surplus dwelling on this property (B70-2017); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 2.43 acres (0.98 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 of Subject Property. Severed Parcel identified in Red. Retained Parcel identified in Yellow. The applicant did provide confirmation that the retained parcel is considered one with lands abutting to the east.**



**Figure 2: Aerial of Severed Parcel.**





**Figures 3, 4 and 5: Photos of dwelling and accessory building 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 #B70/17. 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 lands 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 (0.98 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 #B70/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B70/17.

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