



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Tuesday, April 3, 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 D14-11/2018 Gnutti Carlo Canada Ltd.

4.1 Application 1

4.2 S. Smith, Huron County Planner - Report D14-11/2018 16

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County planner re: Zoning By-Law Amendment D14-11/2018 - Gnutti Ltd.

4.3 Written Comments Received

4.4 Comments-Council; Public in Attendance

5. Close Public Meeting

Recommendation:

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

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: 404 Canada Avenue, Huron Park ON
Roll Number (if available): 4010040038045000000
Concession: 3 Lot: 6&7, 20-33, 79-82 Registered Plan No.: 22R5240
Area: 7.06 hectares Depth: 136.18 metres Frontage (Width): 300.08 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: Commercial / Industrial / Community Facility
Zoning: VM1-1

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

Industrial

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Industrial Building

How long have the existing uses continued on the subject land: Gnutti Carlo Canada purchased year 2006

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

Industrial / Manufacturing

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)	Qty 3 Industrial Buildings	Qty 3 Industrial Buildings
b) Main Building Height	8 (m)	20 (m)
c) % Lot Coverage	17%	75%
d) # of Parking Spaces	1 stall / 50 sq.m	1 stall / 140 sq.m
e) # of Loading Spaces	2	3
f) Number of Floors	2	2
g) Total Floor Area	11,141 (sq. m)	31,652 sq. m)
h) Ground Floor Area (exclude basement)	9,422 sq. m	29,013 sq. m
i) Building Dimensions	Bldg 1: 4,780 m2, Bldg 2: 2,233 m2, Bldg 3: 2,409 m2	Bldg 1: 4,780 m2, Bldg 2: 2,233 m2, Bldg 3: 22,000 m2
j) Date of Construction	1946-2004	Proposed
k) Setback from Buildings to:	Front of Lot Line	See Appendix A
	Rear of Lot Line	See Appendix A
	Side of Lot Line	See Appendix A

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 checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
b) Proposed	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
c)	If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:					
	[<input type="checkbox"/>]	a servicing options report; and to be included within Site Plan Application				
	[<input type="checkbox"/>]	a hydrogeological report.				

13. Will storm drainage be provided by:
- | | |
|---------|--|
| Sewers | [<input checked="" type="checkbox"/>] |
| Ditches | [<input type="checkbox"/>] |
| Swales | [<input type="checkbox"/>] |
| Other | [<input type="checkbox"/>] Specify _____ |

Is storm drainage present or will it be constructed through formal Site Plan _____

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: Village Industrial Special Provisions
- d) Map of proposed new Key Map attached on a separate page? Yes [] No []

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

Industrial

- date the current owner acquired the subject land 2006

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 type="checkbox"/>]	No [<input checked="" 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: _____
 Approval Authority: _____
 Lands Subject to Application: _____
 Purpose of Application: _____
 Status of Application: _____
 Effect on the Current Application for Amendment: _____

I. OTHER SUPPORTING INFORMATION

32. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:

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

See accompanying documents: Appendix A - List of Reliefs and Appendix B - Proposed Site Plan

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: February 27th, 2018

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.).

Sign will be posted on property

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) Paul Buchanan of the Middlesex of London County/Region

of ONTARIO do hereby authorize MARIO COMITO to act as my agent in the application.

[Signature]
Signature of Owner(s) I have authority to bind the Corporation

MAR. 8, 2013
Date

M. APPLICANT'S DECLARATION

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

I, Mario Comito of the City of London
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Middlesex solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at: Huron
Region/County/District

In the Municipality of South Huron

This 9th day of March, 2013
(Day) (Month) (Year)

Signature

Mario Comito
Please Print name of Applicant

[Signature]
Commissioner of Oaths

SWORN BEFORE ME at the Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 9 day of March, 2013
[Signature]
Rebekah Msuya-Collison, Clerk
Municipality of South Huron
A Commissioner etc.

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) HEINER HOLLAND of the SOUTH HURON of HURON County/Region
 of ONTARIO do hereby authorize MARIO COMITO to act as my agent in the application.

Signature of Owner(s)

Date

MAR 1 2018

I HAVE AUTHORIZATION TO BIND THE CORPORATION.

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

I, Mario Comito of the City of London
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Middlesex solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

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DECLARED before me at:
 Region/County/District

Huron

In the Municipality of

South Huron

This 9th day of March, 2018
(Day) (Month) (Year)

Signature



Mario Comito
 Please Print name of Applicant

[Signature]
 Commissioner of Oaths

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 South Huron, in the County of Huron and the
 Province of Ontario,
 this 9 day of March, 2018
[Signature]
 Rebekah Msuya-Collison, Clerk
 Municipality of South Huron
 A Commissioner etc.

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

File No. of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

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

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

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: _____

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.).

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 Mario Comito 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.

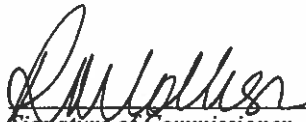


Signature

March 9, 2018
Date

APPLICATION AND FEE OF \$ 1872.00 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.



Signature of Commissioner

March 9, 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 SANITARY SEWERS are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" 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	\$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

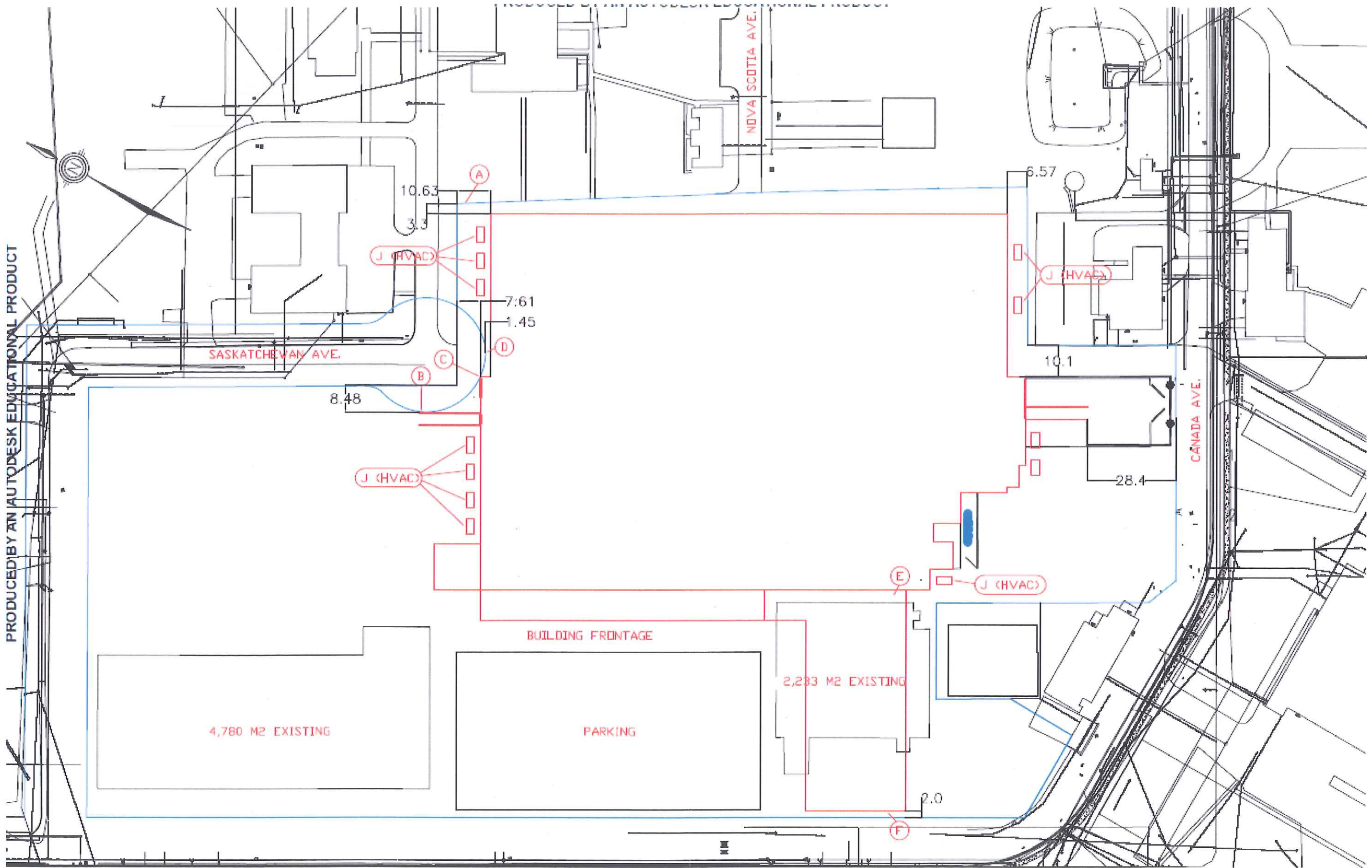


Topic	Gnutti Carlo Canada – Appendix A - Application for Zoning By-Law Amendment
Prepared by	Mario Comito
Date	03/08/2018

	<i>Item</i>	<i>Current By-Law</i>	<i>Request</i>	<i>Supporting Comments</i>
	In concert with the Zoning By-Law Amendment Application, below are the sought after reliefs:			
A	Rear Yard Depth	7.5 m	3.3 m	See Item "A" on Appendix B Site Plan. This relief is only for the Northeast corner. This setback extends to a distance of 8.8 m towards the south which allows the east elevation to be fully accessible.
B	Rear Yard Depth	7.5 m	0 m	See Item "B" on Appendix B Site Plan. This relief is for an abutment to the cul de sac property line. This is to allow the placement of a truck levelling dock flanking Canada Ave. A driveway joining this dock to the flanking street is requested.
C	Interior Side Yard Depth	4.5 m	0 m	See Item "C" on Appendix B Site Plan. This relief is for an abutment to the cul de sac property line at a single corner of the proposed structure. Full accessibility is available to the North elevation of the proposed structure. A driveway joining this overhead door to the flanking street is requested.
D	Interior Rear Yard Depth	7.5 m	1.4 m	See Item "D" on Appendix B Site Plan. This relief is for proximity to the cul de sac property line at maximum extent to proposed structure. Rear Yard Depth minimum as stipulated within By-Law along is achieved as the proposed structure extends to the east.
E	Distance Between Buildings	9.0 m	As per OBC	See Item "E" on Appendix B Site Plan. Seeking relief of the 9.0 m distance. Will maintain compliance to Occupational Building Code.
F	Exterior Side Yard Depth	20 m	2.0 m	See Item "F" on Appendix B Site Plan. Seeking relief of west elevation of proposed structure.
G	Building Height	12 m	20 m	This roof height is required to accommodate production machinery and ancillary equipment within the structure to support this equipment.
H	Parking (Industrial)	1 stall/ 90 m ² of structure	1 stall/140 m ² of structure	Due to a highly automated process, the quantity of direct labour is reduced not requiring higher building occupancy.
I	Lot Coverage	40%	75%	This relief to Lot Coverage is being sought to ensure we have sufficient capacity to construct new buildings to meet customer demands.
J	Ancillary Equipment (Height)	6 m	12 m	See Item "J" on Appendix B Site Plan. This relief is required to accommodate the use of HVAC systems required to support manufacturing processes.
End				



Topic	Gnutti Carlo Canada – Appendix B - Application for Zoning By-Law Amendment
Prepared by	Mario Comito
Date	03/08/2018





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 (#D14-11/18)
Zoning By-law Amendment to permit Site Specific Zone Provisions in the Village Industrial (VM1) Zone

Location: Stephen Con 3 Pt Lots 6 and; 7 RP 22R5240 Parts 20 to 33; 79 to 82, and
Stephen CON 3 Pt Lots 6 and; 7 RP 22R5240 Parts 37 to 49; and 91 (404A
Canada Avenue)

Applicant: Gnutti Carlo Canada Ltd. c/o Mario Carlo

Owner: Gnutti Ltd.

This report is submitted to South Huron Council for the Public Meeting on April 3, 2018.

RECOMMENDATION

This rezoning application (#D14-11/18) conforms to the provisions of the South Huron Official Plan and it is recommend that this application **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally as 404A Canada Avenue, and legally as Stephen Con 3 Pt Lots 6 and; 7 RP 22R5240 Parts 20 to 33; 79 to 82, and Stephen CON 3 Pt Lots 6 and; 7 RP 22R5240 Parts 37 to 49; and 91 (404A Canada Avenue) Stephen Ward. The subject lands are currently zoned Village Industrial Special Provisions (VM1-1 and VM1-2) and Institutional Special Provisions (I1-1). The subject lands permit a range of industrial uses and establishments. The applicant wishes to construct a future industrial building on this site as an expansion of the existing industrial operation and is requesting a number of site specific zone provisions to construct the proposed building. The applicant is requesting the following through this amendment to the Township of Stephen Zoning By-law:

1. Relief from Section 20.4.6 to permit rear yard depth abutting the rear property line of 3.3 metres when 7.5 metres is required.
2. Relief from Section 20.4.6 to permit rear yard depth abutting the west side of flanking street Canada Avenue of 0 metres when 7.5 meters is required.
3. Relief from Section 20.4.4 to permit a side yard depth abutting the south side of flanking street Canada Avenue of 0 metres when 4.5 metres is required.
4. Relief from Section 20.4.4 to permit a side yard depth abutting the southeast side of flanking street Canada Avenue of 1.4 metres when 4.5 metres is required.

5. Relief from Section 20.7.1.1 to exempt site from required minimum distance between buildings. The required minimum under the current zone is 9 metres; the applicant wishes to remove this provision.
6. Relief from Section 20.4.3 to permit front yard depth of 2 metres when 5 metres is required.
7. Relief from Section 20.5 to permit a building height of 20 metres when 12 metres is the permitted maximum.
8. Relief from Section 20.4.7 to permit lot coverage of 75% when 40% is the permitted maximum.
9. Relief from Section 3.11.3 to permit height of accessory structures of 12 metres when 6 metres is the permitted maximum.
10. Relief from Section 3.12.1 to recognize one (1) parking space for each 140 sq. metres or fraction thereof of building on the lot for an Industrial Use when the by-law currently requires one (1) parking space for each ninety (90) sq. metres or fraction thereof of building on the lot.

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen. Maps showing the general location of the lands to which this proposed zoning by-law amendment applies are shown on the following pages.

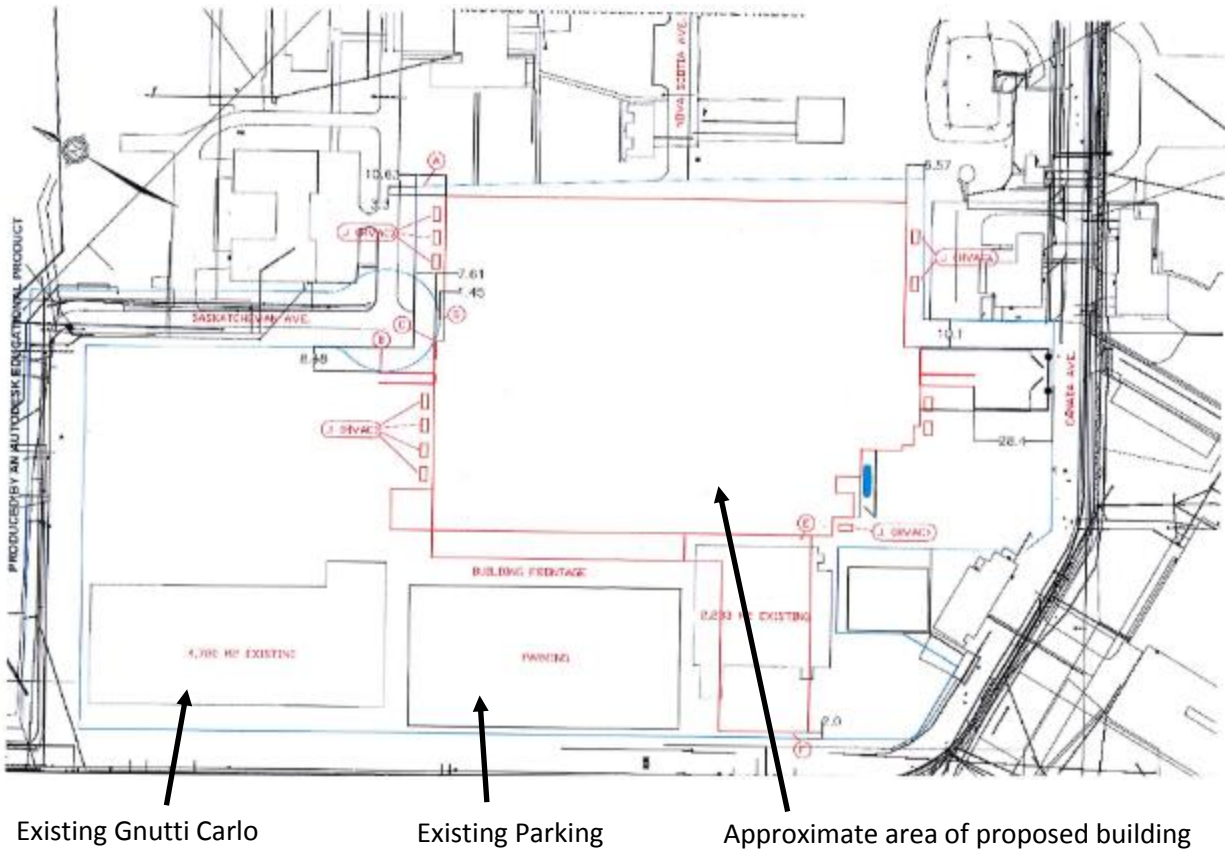
Figure 1: Aerial of Subject Application



Figure 2: Aerial view with approximate location of future proposed building. Existing building to be demolished.



Figure 3: Applicant Sketch showing approximate building area in red.



Note: This image is provided by the applicant for illustrative purposes only. Full materials and drawings will be required at time of formal building permit.

Figures 4 and 5: Photos of subject lands being approximate area of proposed future work. Applicant proposes to demolish existing building in view.



COMMENTS

Applicable Planning Policies

The Provincial Policy Statement s. 1.1.1b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, institutional, recreation and employment areas including industrial and commercial uses that meet long-term needs. Settlement areas shall be the focus of growth and development and a range of uses and opportunities for intensification and redevelopment are encouraged in these areas. Huron Park is a designated Settlement Area in the South Huron Official Plan and is an important area for infrastructure and employment within the Municipality of South Huron. The proposed use is an industrial operation of similar size and scale as existing uses in this area and would be complementary of the existing industrial uses in Huron Park.

The South Huron Official Plan designates this property as Commercial/Industrial/Community Facility. Industrial uses are encouraged in the South Huron Official Plan, including the goals of maintaining a sufficient industrial land reserve, while also encouraging the expansion of established industrial uses and related industrial growth. The plan encourages similar industrial uses to be grouped together and promotes appropriate site planning and design to prevent conflict between incompatible uses in the industrial area. This rezoning application will facilitate an expansion of an existing industrial business and does not require expansion to the Huron Park Settlement Area.

The parcel under this application would be subject to Site Plan Control as deemed necessary. This would deal with items including building location and design, stormwater, lot grading and drainage, parking, storage, signage, lighting, access etc. This Municipal review process will ensure the lands are developed with concern for existing uses and compatibility, services and access, site usability and function.

This application is considered to conform to the planning direction contained within the Provincial Policy Statement and South Huron Official Plan. By maintaining the Industrial zoning on the property and allowing the existing use to expand through construction of a new industrial building the goals for industrial development in South Huron and Huron Park specifically are achieved. This proposed expansion contributes to the overall industrial land stock in the Municipality of South Huron.

Zoning

The subject lands are currently under a dual zone designation with lands zoned VM1-1 (Village Industrial with Special Provisions) VM1-2 (Village Industrial Special Provisions) and I1 (Institutional). The applicant has requested special zone provisions for the subject site to allow the proposed future build.

The applicant has made a number of site specific requests through this zoning by-law amendment application to facilitate the proposed build, each of which are outlined below with the request and a planning review (some requests are discussed mutually with one another due to the nature of the request).

Applicant Request	Planning Review/Comments
Rear yard depth abutting internal property line: 3.3 metres when 7.5 metres is required.	The various requests sought for reduction in yards on the site are noted by the applicant to facilitate placemat of truck docking, driveway access, building design and internal movement, size and operation flow of internal workings and office equipment.
Rear yard depth abutting west side of flanking street, Canada Avenue: 0 metres when 7.5 metres is required.	Those setbacks proposed at 3.3m, 1.4m and 2m respectively still provide adequate access around the building to adjacent property lines for servicing and maintenance. Further, sightlines/daylight triangle areas are maintained.
Side Yard depth abutting the south side of flanking street, Canada Avenue: 0 metres when 4.5 metres is required.	The two requests made for 0m setback are adjacent to a current Municipal road. Through discussion with Municipal staff it is understood these setbacks are satisfactory. The request for 0m setback along an abutting street is preferable to that of an interior lot line between an adjacent property(ies) therefore not posing issue to an abutting neighbour. As comparison, there are zones in the Town of Exeter and Township of Stephen Zoning By-law that do permit 0m setback to roads so this is a common occurrence in the Municipality.
Side yard depth abutting the southeast side of flanking street, Canada Avenue: 1.4 metres when 4.5 metres is required.	Further, each of the reduced yard requests can be considered appropriate for the site in question given the industrial use of the property itself and the surrounding

<p><i>and</i></p> <p>Front yard depth abutting Canada Avenue: 2 metres when 5 metres is required.</p>	<p>uses. Like buildings in the immediate proximity are of similar setback, massing and scale. Many buildings in the area are close to the property line, larger in size and required for the operation of the business. Please refer to images below, Figures 6, 7 and 8 which illustrate similar buildings in the immediate Huron Park area.</p> <p>For these reasons, the requests for reduced yard setback can be viewed as supportable for the property and proposal in question.</p>
<p>Exempt site from required minimum distance between buildings: seeking no minimum distance when 9 metres is noted as required.</p>	<p>This was included as a special provision in the VM1-1 zone in Huron Park. Standard setback distances are determined through the Ontario Building Code and will be reviewed at formal time of permit. It is viewed supportable to remove this requirement for this site and address setback and separation issues at the building permit stage as is standard practice.</p> <p>For these reasons, the request for removal of minimum separation distance between buildings can be viewed as supportable for the property and proposal in question.</p>
<p>Building height of 20 metres when 12 metres is the permitted maximum.</p> <p><i>and</i></p> <p>Accessory building height of 12 metres when 6 metres is the permitted maximum.</p>	<p>The applicant has requested increased building height for the main building and for accessory structures/buildings. The applicant noted the request is to accommodate production machinery and ancillary equipment sizes within the main proposed structure. The request for accessory building has also been done to address manufacturing needs on the site and size of equipment in use.</p> <p>The Huron Park area is the prime industrial area in South Huron and larger buildings dominate in this area. The proposed height would be in keeping with other similar buildings in the immediate area. As surrounding uses are also Industrial there is no concern with compatibility issues to low and medium density residential uses or other similar more sensitive uses. Although increased height is proposed, the proposed location of the building will still provide some open area abutting streets and main thoroughfares to maintain sightlines and access. Speaking to increased height for accessory structures, in this industrial zone buildings usually tend to function and act as a cluster each supporting and working in conjunction with the main use of the site and can be viewed as supportive of each other. Other sites in this area have multiple</p>

	<p>buildings and this represents a common nature and character of the industrial area.</p> <p>Please refer to images below, Figures 6, 7 and 8 which illustrate similar buildings in the immediate Huron Park area.</p> <p>For these reasons, the request for increased main and accessory building height can be viewed as supportable for the property and proposal in question.</p>
Lot coverage of 75% when 40% is the permitted maximum.	<p>The applicant has requested increased lot coverage to facilitate a larger building on the site for production equipment, processing and operation needs of the industrial building and to meet demands of this growing business.</p> <p>As noted previously for other requests sought at this site, the surrounding area includes large scale industrial buildings and like uses. This area is industrial dominant with large production and manufacturing buildings. Increased density, massing and scale are common in this industrial area and an increased lot coverage should pose minimum impacts to the function of the site, or the Huron Park area as a whole. The site is industrial dominate, no adjacent residential or other sensitive uses will be impacted by this site.</p> <p>For these reasons, the request for increased lot coverage can be viewed as supportable for the property and proposal in question.</p>
Recognize one (1) parking space for each 140 sq. metres or fraction thereof of building on the lot for an Industrial Use when the by-law currently requires one (1) parking space for each ninety (90) sq. metres or fraction thereof of building on the lot	<p>The applicant has requested a reduced parking calculation for the subject site recognizing the nature of the business and limited parking requirements.</p> <p>Under the Township of Stephen Zoning By-law parking spaces are calculated by building area or use; with Industrial uses based on building area. Although the size of the building proposed is large and therefore stipules a larger parking requirement, the owner has noted that the building size pertains to the equipment and functioning of the operation, not to accommodate employee numbers. They have noted that due to a highly automated process the quantity of labour is reduced, therefore reducing building occupancy/employee numbers and reduced</p>

	<p>parking needs. Existing visitor parking is also provided on site, as well as some designated handicapped parking spaces. Additional accessibility spaces may be determined under Site Plan as deemed necessary.</p> <p>Due to the demands and operation of this business, it can be seen that building size may not be an accurate parking indicator based on the functioning and operation of this specific site. For this reason, the request in parking reduction is deemed acceptable.</p>
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Existing zone provisions in the current VM1-1 zone notes that an industrial use as defined in Section 2.82 shall be a permitted use. It is recommended this zone provision be maintained under this site specific zone.

Figures 6, 7 and 8 which illustrate similar buildings with mass, setbacks, height and size to that proposed under this zoning by-law amendment.



Based on the above, the requests sought in this application can be deemed suitable on this specific site, and for the related needs of the business. An accompanying Zoning By-law has been prepared with site specific zone provisions for this site for Council review.

STAFF AND AGENCY COMMENTS

South Huron staff were circulated on the original application and proposed zoning amendment. South Huron staff have also had development meetings with the applicant to discuss their proposal and proposed build. This report has been prepared in advance of the public meeting. No formal comments were received from public or commenting agencies. Comments may arise at the public meeting. I will be in attendance at the public meeting to answer questions from Council and the public on this zoning by-law amendment.

SUMMARY

This Zoning By-law Amendment is consistent with the South Huron Official Plan and Township of Stephen Zoning By-law, it is recommended it **be approved**.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner

KEY MAPS

Schedule 'A' STEPHEN WARD Location Map

