

Corporation of the Municipality of South Huron Agenda - Public Meeting

Tuesday, May 22, 2018, 6:00 p.m. Council Chambers - Olde Town Hall

1.	Call to	<u>O Order</u>	
2.	Disclo	osure of Pecuniary Interest	
3.	Purpo	ose of Public Meeting	
	Pursu	ant to the Planning Act, 1990, Section 34	
4.	Applic	cation for D14-Z08-2018 Runge (Hayter Turkey Farms Ltd.)	
	4.1	Application	1
	4.2	S.Smith, Huron County Planner - Report D14-Z08-2018	11
		Recommendation: That South Huron Council receives the report from S. Smith, Huron County Planner re: D14-Z08-2018 Runge (Hayter Turkey Farms Ltd.)	
	4.3	Written Comments Received	
	4.4	Comments-Council; Public in Attendance	
5.	Applio	cation for D14-Z12-2018 Hulshof (Post) Temporary Use Zoning By-law	
	5.1	Application	14
	5.2	S.Smith, Huron County Planner - Report D14-Z12-2018	30
		Recommendation: That South Huron Council receives the report from S. Smith, Huron County Planner re: D14-Z12-2018 Hulshof (Post)	
	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#	DM-08	<u>। छि</u>
Í Si	ıbmitted _	teb 6	
Date Application considered c	omplete	Feb 76	, 20 K

MUNICIPALITY OF South Huron Application for Official Plan and/or Zoning By-law Amendment THE AMENDMENT TYPE OF AMENDMENT? 1. Zoning By-law No. 12-1984 [x] Both [] Official Plan [] 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 WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)? 2. Proposed to sever a portion of a lot that contains a residential dwelling and two (2) small storage sheds and retain the remainder of the agricultural lands for farm operations. Reason for severance is the existing residential dwelling is in surplus to existing property holdings This will also be a condition of the consent GENERAL INFORMATION 3. APPLICANT INFORMATION Registered Owner's Name(s): Hayter Turkey Farms Ltd. a) Address: 37451 Dashwood Road N0M 1N0 Phone: Home (519) 237-3730 Work () Fax () Email: tom.hayter@haytersfarm.com Cell <u>619) 317-0857</u> Applicant (Agent) Name(s): Matt Runge b) Address: 72824 Cantin Court, Zurich, ON N0M 2T0 Phone: Home () Work () Fax () Email: matt@mrengdesign.com Cell (519) 317-0128 Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:

Send Correspondence To? Owner [x] Agent [] Other []

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

4.	WHAT AREA DOES THE AMENDMENT COVER?
	a) [X] 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: 70035 Blackbusj Line
	Roll Number (if available):
	Concession: Concession 15 Lot: Pt Lot 11 Registered Plan No.:
	Area: 40.5 hectares Depth: 1,030 metres Frontage (Width): 405 metres
6.	IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes No W 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): 63.7 metres
8.	WHAT IS THE CURRENT PLANNING STATUS? Official Plan Designation: Agriculture
	Zoning: AG1
9.	LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION: Agriculture Uses
<u>C.</u>	EXISTING AND PROPOSED LAND USES AND BUILDINGS
10.	WHAT IS THE "EXISTING" USE OF THE LAND?
	Vacant Agricultural Land / Residential Dwelling
	How long have the existing uses continued on the subject land: 50+ years
11.	WHAT IS THE "PROPOSED" USE OF THE LAND?
	Dwelling Land for Severed and Agriculture for Retained

2 | 13

Aı	re any	y buildi	ngs proposed	to be bu	ilt on the sub	ject iand:		Y	es[]		140	[x]		
					<u>Existi</u>	ng				Prope	osed			
a)	Ту	pe of B	uilding(s)	Reside	ntial Dwelling /	2 Storage S	heds			No cha	nge			
b)	Ma	ain Buil	ding Height					(m)					.,,	<u>(m</u>
- c)					· · · · · · · · · · · · · · · · · · ·			<u> </u>		- <u></u>		<u>.</u>	····	,
d)			ng Spaces											
e)			ing Spaces				<u> </u>							
f)		umber o												
		otal Floo		•				g. m)				··		sq. n
g)			loor Area											
h)			pasement)				· · · · · ·						·	
i)	Вι	uilding I	Dimensions		<u> </u>	<u> </u>								
j) k)			onstruction om Building	s to:	Rear of Lo	ot Line <u>36</u> ot Line <u>66</u> t Line <u>21</u>	.3m 5.2m nev	w rea						
k)	Se	etback fi	om Building AND PRO	POSE	Front of L Rear of Lo Side of Lo D SERVIO	ot Line 36 ot Line 21 t Line 21	.3m 6.2m nev .8m (no	w rea	<u>29.9</u> i	m to n				
k)	Se	etback fi	om Building AND PRO THE APPLIC	POSE	Front of L Rear of Lo Side of Lo D SERVIO WATER SU	ot Line 36 ot Line 66 t Line 21 CES	.3m 6.2m nev .8m (no	w rea	29.9i	m to n	iew :	<u>s</u> ide li	ne	rate
k)	Se	etback fi	om Building AND PRO	POSE	Front of L Rear of Lo Side of Lo D SERVIO	ot Line 36 ot Line 21 t Line 21	.3m 6.2m nev .8m (no	w rea	29.90 ISPOS	m to n		side li nunal		
k)	Se KIST NDIC	etback fi	om Building AND PRO THE APPLIC Municipal	POSE	Front of L. Rear of Lo Side of Lo D SERVIO WATER SU ommunal	ot Line 36 ot Line 21 t Line 21 CES Private	.3m 6.2m nev .8m (no	w rearth) to	29.90 ISPOS	m to n	communication Sew	side li nunal	ne Priv <u>Se</u> p	
k) EX	Se KIST NDIC Exi Pro	FING CATE To string opposed	AND PRO THE APPLIC Municipal Water []	POSE CABLE C	Front of L. Rear of Lo Side of Lo D SERVIO WATER SU ommunal Water []	ot Line 36 ot Line 21 t Line 21 CES OPPLY AN Private Well [x] [x]	.3m 6.2m nev .8m (nor	w rearth) to	ISPOS cipal ers	m to n	Comm Sew [side li	Priv <u>Sep</u> [>	<u>tic</u> (] (]
k) EX	Se KIST NDIC Exi	FING CATE To string oposed If the reseptic s	AND PRO THE APPLIC Municipal Water []	POSE CABLE C - ndment ore than	Front of L. Rear of Lo Side of Lo D SERVIO WATER SU ommunal Water [] [] would permit 4500 litres o	ot Line 36 ot Line 21 t Line 21 CES OPPLY AN Private Well [x] [x]	.3m 6.2m nev .8m (nor D SEW	w rearth) to	ISPOS cipal ers J	SAL: Contact and ed and e	Comm Sew [[nunal ers l ted ind	Priv <u>Sep</u> [> [>	tic [] [] or comm
k) EX IN a) b)	Se KIST NDIC Exi Pro	FING CATE To string oposed If the reseptic s	AND PRO THE APPLIC Municipal Water [] cquested ame ystem and mated, the applications	POSE CABLE C ndment ore than cant mus	Front of L. Rear of Lo Side of Lo D SERVIO WATER SU ommunal Water [] [] would permit 4500 litres o	ot Line 36 ot Line 21 t Line 21 CES PPLY AN Private Well [x] [x] developm f effluent w	.3m 6.2m nev .8m (nor D SEW	w rearth) to	ISPOS cipal ers]	SAL: Contact and ed and e	Comm Sew [[nunal ers l ted ind	Priv <u>Sep</u> [> [>	tic [] [] or comm
k) EX IN a) b)	Se KIST NDIC Exi	FING CATE To string oposed If the reseptic s comple	AND PRO THE APPLICATION Municipal Water [] cquested ame ystem and meted, the applications	POSE CABLE C Indiment ore than cant musting option	Front of L. Rear of Lo Side of Lo D SERVIO WATER SU ommunal Water [] [] would permit 4500 litres o st submit:	ot Line 36 ot Line 21 t Line 21 CES PPLY AN Private Well [x] [x] developm f effluent w	.3m 6.2m nev .8m (nor D SEW	w rearth) to	ISPOS cipal ers]	SAL: Contact and ed and e	Comm Sew [[nunal ers l ted ind	Priv <u>Sep</u> [> [>	tic [] [] or comm
k) EX In a) b) c)	Se KIST NDIC Exi Pro	FING CATE To string oposed If the respect of septic septices comple []	AND PRO THE APPLIC Municipal Water [] cquested ame ystem and meted, the applicated a hydrogen	POSE CABLE Condend the control of the control options option	Front of L. Rear of Lo Side of Lo Side of Lo D SERVIO WATER SU ommunal Water [] [] would permit 4500 litres o st submit: ons report; an al report.	ot Line 36 ot Line 21 t Line 21 CES PPLY AN Private Well [x] [x] developm f effluent w	.3m 6.2m nev .8m (nor D SEW	w rearth) to	ISPOS cipal ers]	SAL: Contact and ed and e	Comm Sew [[nunal ers l ted ind	Priv <u>Sep</u> [> [>	tic [] [] or comm
k) EX In a) b) c)	Se KIST NDIC Exi Pro	FING CATE To string oposed If the respect of septic septices comple []	AND PRO THE APPLICATION Municipal Water [] cquested ame ystem and meted, the applications	POSE CABLE Condend the control of the control options option	Front of L. Rear of Lo Side of Lo Side of Lo D SERVIO WATER SU ommunal Water [] [] would permit 4500 litres o st submit: ons report; an al report.	ot Line 36 ot Line 66 ot Line 21 CES PPLY AN Private Well [x] [x] developm f effluent well	.3m 6.2m nev .8m (not D SEWA ent on a p yould be p	w rearth) to	ISPOS cipal ers]	SAL: Contact and ed and e	Comm Sew [[nunal ers l ted ind	Priv <u>Sep</u> [> [>	tic [] [] or comm
k) EX In a) b) c)	Se KIST NDIC Exi Pro	FING CATE To string oposed If the respect of septic septices comple []	AND PRO THE APPLIC Municipal Water [] cquested ame ystem and meted, the applicated a hydrogen	POSE CABLE Condend the control of the control options option	Front of Lo Rear of Lo Side of Lo Side of Lo D SERVIO WATER SU ommunal Water [ot Line 36 ot Line 66 ot Line 21 CES PPLY AN Private Well [x] [x] developm f effluent w	.3m 6.2m nev .8m (not D SEWA ent on a p yould be p	w rearth) to	ISPOS cipal ers]	SAL: Contact and ed and e	Comm Sew [[nunal ers l ted ind	Priv <u>Sep</u> [> [>	tic [] [] or comm

14.	TYPE OF ACCESS (CHECK APPROPRIATE SP provincial highway	ACE)					
	X county roads (field access only)						
	X municipal roads, maintained all year						
	municipal road, seasonally maintained						
	right of way						
	water access						
<u>E.</u>	OFFICIAL PLAN AMENDMENT (Proceed to Section F) if an Official Plan Amendment is not	proposed).	*.				
4 /4	DOES THE PROPOSED OFFICIAL PLAN AME			THE FO	LLO	WING?	
15.	Add a Aand Use designation in the Official Plan	Yes [1	No [] .	Unknown [
	Change a Land Use designation in the Official Plan	Yes [1	No [1	Unknown []	
	Change a polic kin the Official Plan	Yes [1	No []	Unknown []	
	Replace a policy in the Official Plan	Yes [1	No []	Unknown []	
	Delete a policy in the Official Plan	Yes []	No []	Inknown []	
	Add a policy in the Official Plan	Yes []	No [1/	Unknown[]	
	Add a poney in the Chieff	-					
16.	IF APPLICABLE AND KNOWN AT TIME OF A	APPLICA	TIOI	i, PRO	IDE 1	THE FOLLOWING:	
	a) Section Number(s) of Policy to be Granged						
•	b) Text of the proposed new policy attached on a se	eparate pa	ge?	Yes [1	No[]	
	c) New designation name:						
	C) Non designation	\					
	d) Map of proposed new Schedule attached on a se	parate pu	ge?	Yes []	No []	
17.	LIST PURPOSE OF AMENDMENT AND JANI	USES T	HAT	WOULI	BE	PERMITTED BY THE PRO	POSED
	AMENDMENT:						
	AMENDMENT:						
18.	AMENDMENT: Does the requested amendment after all or any part						
18.	Does the requested amendment after all or any part new area of settlement in a municipality? Yes [] No [of the bot	ındary	y of an are	ea of s	extlement in a municipality or	establish a
18.	Does the requested amendment after all or any part new area of settlement in a municipality? Yes [] No [If yes: Attach the curre	of the bot I ent officia	ındary	y of an are	ea of s		establish a
18.	Does the requested amendment after all or any part new area of settlement in a municipality? Yes [] No [of the bot I ent officia	ındary	y of an are	ea of s	extlement in a municipality or	establish a
	Does the requested amendment after all or any part new area of settlement in a municipality? Yes [] No [If yes: Attach the curre of an area of se	of the bot I ent officia ttlement.	ındary 1 plan	of an are	ea of s	ettlement in a municipality or , dealing with the alteration or	establish a
18.	Does the requested amendment after all or any part new area of settlement in a municipality? Yes [] No [If yes: Attach the curre of an area of settlement amendment remove the subject	of the bot I ent officia ttlement. land from	ındary 1 plan	of an are	ea of s	ettlement in a municipality or , dealing with the alteration or	establish a
	Does the requested amendment after all or any part new area of settlement in a municipality? Yes [] No [If yes: Attach the curre of an area of settlement remove the subject Yes [] No [of the bore I ent officia ttlement. land from I ent officia	ındary 1 plan	of an are policies,	ea of s	ettlement in a municipality or , dealing with the alteration or	establish a establishment
	Does the requested amendment after all or any part new area of settlement in a municipality? Yes [] No [If yes: Attach the curre of an area of settlement remove the subject Yes [] No [If yes: Attach the curre of an area of settlement remove the subject Yes [] No [If yes: Attach the curre of the subject Yes [] No [If yes: Attach the curre of the subject Yes [] No [of the bor I ent officia ttlement. land from I ent officia ment.	Indary I plan I any a	policies,	if any	ettlement in a municipality or , dealing with the alteration or ment?	establish a establishment and from an

F.	ZONING BY-LAW AN (Proceed to Question 29 (Drawin	IENDMEN g) if a Zoning By	<u>F</u> y-law Amendm	ent is not propose	d).			
41	DOES THE PROPOSED 2					LOWING?		•
21.	Add or change zoning design					No []	Unknown []	
	Change a zoning provision i			Yes	•	No [x]	Unknown[]	
	Replace a zoning provision i			Yes [_	No [X]	Unknown []	
	Delete a zoning provision in			Yes [-	No[x]	Unknown []	
	Add a zoning provision in the			Yes [-	No [X]	Unknown []	
22.	a) Section Number(s) of p b) Text of the proposed ne c) New zone name: Sev d) Map of proposed new k See sketch attache LIST LAND USES PROP Severed Parcel Resid	ew provisions to be ew provision attaced parcel Cey Map attached of land to let one of l	changed tached on a se AG4 / Reta ed on a separa be re-zoned NING AME Retained p	eparate page? ined Land AG ate page? d to AG4 NDMENT. arcel Agricult	Yes [] 31-1 Yes [X]	PROVIDE THE No [X] No []		
24.	HAS THERE BEEN A PI ACT AFFECTING THE	REVIOUS API SUBJECT PR	PLICATION OPERTY:	FOR REZON	ING UNI	DER SECTION	34 OF THE PLA	ANNING
		Yes []	No [x]	unknown				
25.	Is the intent of this applicat of settlement?	ion to impleme	nt an alteratio	on to the bounda	ry of an a	rea of settlement	or to implement	a new area
		Yes[]	No[X]					
		If yes: Attac	h details of th	e official plan o	r official j	plan amendment	that deals with th	e matter.
26.	Is the intent of this applicat	ion to remove	land from an a	area of employn	ent?			
		Yes []	No [x]					
		If yes: Attac	h details of th	ie official plan o	r official	plan amendment	t that deals with th	ne matter,
27.	Is the application for an arr of the Planning Act.	nendment to the	zoning by-la		th provinc	cial policy staten	nent issued under	Section 3 (1)
		M M						

	TOP OWNER:
L. AUTHORIZATION FOR AGENT/SOLICITED IN A STATE OF THE ST	FOR TO ACT FOR OVICE to must be completed).
I. AUTHORIZATION FOR AGENT/Solicitor on Owner's be	half, the Owner's Written South Howon
(If affidavit (K) is signed by an Agent/Solicitor on Owner's be MUNICIPAL Tom Hayter of the Town	for TO ACT FOR OWNER; half, the Owner's written authorization below must be completed). fy What Dashwood County/Region
I (we) _Tom Hayter of the _Town	
1 (we) Matt Run	qe to act as my agent in the application.
of Huron do hereby authorize Matt Run	February 2, 2018
01 1100	- Date
Jane He Hends	- Dute
Signature of Owner(s)	
M. APPLICANT'S DECLARATION (This must be completed by the Person Filing the App.	Cartha proposed development site.)
M. APPLICANT'S DECLARATION M. APPLICANT'S DECLARATION Person Filing the Application of	plication for the proposes
(This must be completed by the	Zurich, ON
	of the Zurich, ON (Name of Town, Township, etc.)
- Matt Runde	
	solemnly declare that all of the statements contained in this mplete, and I make this solemn declaration conscientiously believing it to be mplete, and I make this solemn declaration conscientiously believing it to be mplete, and I make this solemn declaration conscientiously believing it to be make the sole with the owner/applicant. Anything not requested or applied the solemn rests solely with the owner/applicant and fee(s)) are the sole
In the Region/County/District Huron	- 1. Taridence Aug
In the Region/County/Distance true and county/Distance true and county/Distance and supporting documentation are true and effect as	s if made under oath, and by virtue of the
application and say	olication rests solely with the owner/application(s) and fee(s)) are the sole
for in this application and subsequenty tours. The County/Municip	ality will address only. County/Municipality.
responsibility	be expense of the applicant and trante reports or fees for legal op-
included in the appropriate included in the application shall be at the application sh	or the peer review of any constitution
application. Where the County/Municipanty Months application where the County/Municipanty Months application.	County/Municipality. the expense of the applicant and included at the time of submission as a compensation of the applicant and included at the time of submission as a compensation of the expense of the applicant of the county/Municipality, the applicant may be responsible for some or all of the county/Municipality.
County/Municipality will be remarks applications approve	bd by the County/Municipality
application. Where the County have application. Where the County Municipality will be reimbursed such costs by the County/Municipality appeals to applications approve the legal and other costs incurred by the County/Municipality and other costs incurred by the County Municipality and other costs in current costs and costs	for the peer review of any consultants repeated for the peer review of any consultants repeated applicant. I so the peer review of any consultants repeated applicant may be responsible for some or all of applicant. The County/Municipality. I so the discretion of the County/Municipality.
fue legat mita	
DECLARED before me at: Region/County/District	in Fig.
DECLARED before me at: Hugh Con	art g
Region/County/District	
South K	L. COM
South K	Furo.
In the Municipality of	
	Signature/
This day of	20%
day of Worth ()	(Year)
(Day)	MAIT KUNGE
	Print name of Applicant
0 1 1	TOOK WE AT THE Municipality of
SWORNE SWORNE	BEFORE ME AT THE Municipality of Fundament the country of Huron and the country of Huron 20 15
South Mill	of Ontario. G bruay, 20 B.
Commissioner of Oaths Proving	day of the comment
	Assurance Country of Huron and the country of Huron and the country of Huron and the country of Assurance Country of Huron and the Country of Assurance Collison, Deputy Clerk
Pour Practices	Mauya Collison, Deputy Clerk
anetop) Golnuki	h Risuya- ally of South Huron MISSIONER ETC. Revised: December 28,
ACOM	MISSIONER ETC. Revised: December 28, TO A SUPPLY Planners Planning Application Documents of the Property of

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. Matt Runge In submitting this development application and supporting documentation, I 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. February 2, 2018 Date APPLICATION AND FEE OF \$ 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. Flbrary 2, 2018

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

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

Name	of Applicant:	-	***************************************	
Name	of Owner (if different from the applicant):		****	
Locat	ion of Property (Lot, Concession or Registered Plan, and Municipality):			
Туре	of Planning Application(s) submitted with this form:			
	Consent (severance)			
	Zoning By-Law Amendment Plan of Subdivision/Condominium			
	Official Plan Amendment			
the su	e answer <u>Section A</u> OR <u>Section B</u> , depending on the type of servicing available. In the following bject property or, in the case of a severance, each of the resulting lots. On A - Where SANATARY SEWERS are available.	g question, "	'property" me	eans
Is th	e property within 183 metres (600 feet) of an abattoir (slaughter house)?	☐ Yes	□ No	
Secti	on B - Where SEPTIC SYSTEMS are required.			
	application is for the creation of a new lot for which the primary use will be a new dwelling (other a new dwelling on a farm).	☐ Yes	□ No	
Is the	e property less than .4 hectares (1 acre) in area?	☐ Yes	□ No	
Does See o	the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? definition of "useable land" below.	☐ Yes	□ No	
I am	uncertain of the location of the existing septic tank and tile bed on the property.	☐ Yes	□ No	
Ther	e will be more than one dwelling unit on each lot.	☐ Yes	□ No	
An iı	ndustrial or commercial use is proposed which will require a septic system.	☐ Yes	□ No	
Is the	property with 183 metres (600 feet) of an abattoir (slaughter house)?	☐ Yes	□ No	
The a	application is for a new Plan of Subdivision/Condominium	□ Yes	□ No	
Proce	eed to Section C.			
ree of eplace	ole Land" means an area of land with suitable original soil for the installation of a Class 4 subsurfactory buildings, structures swimming pools, etc. and such land is or will be used solely for a septic targement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 k of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive are	k and tie be metres (15	d and any fut feet) from a t	ture

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
Official Plan Amendment	\$181.00	should be added to the application
Rezoning	\$127.00	fee and submitted in the payment to
Minor Variance	\$127.00	the municipality. Where two
Severance resulting in a lots or fewer	\$268.00	applications are being processed
Severance resulting in 3 lets or more	\$509.00	together (such as a severance and a rezoning) only one fee will apply,
Plan of Subdivision/Condominium	\$1,058.00	being the higher of the two fees.

d

Jame of Owner or Designated Agent	Signature and Date
o be completed by Municipal Clerk: Has the Health Unit	Fee been collected from the applicant?
\square Yes \square	No Amount:
ame of Clerk-Treasurer	



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

www.huroncounty.ca

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

Re: Zoning By-law Amendment Application (#SHu D14-Z08/18)

Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture Special

Provisions (AG1-1) and Agricultural Small Holding (AG4).

Location: Part Lot 11, Concession 15, Stephen Ward (70035 Blackbush Line)

Applicant: Matt Runge

Owner: Hayter Turkey Farms Ltd.

This report is submitted to South Huron Council for the Public Meeting on May 22, 2018.

RECOMMENDATION

This rezoning application (#SHu D14-Z08/18) is a condition of consent file #C14/18 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 70035 Blackbush Line, and legally as Part Lot 11, Concession 15, Stephen Ward. Huron County approved an application to sever a surplus dwelling on this property (#C14/18); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 1.93 acres (0.87 ha) and contains a house and accessory structures. This By-law changes the zoning on the severed parcel from General Agriculture (AG1) to Agriculture Small Holding (AG4) to recognize a residential use in the agricultural area.

The retained lands require a rezoning from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-1) in order to prohibit construction of a new residence as required by the Provincial Policy Statement and the South Huron Official Plan. The retained lands will continue to be used for agricultural purposes.

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

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



Figure 3. Street view of subject parcel dwelling proposed 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 #C14/18. 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 (0.87 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 #C14/18. If approved, this zoning By-law amendment will satisfy a condition of consent #C14/18.

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

Sincerely,

"original signed by"

Sarah Smith, BES Planner

For office use only	File #	DIU-	7-18
	Submitted	Aonl	9 , 20 (8
Date Application consid-	ered complete	April	16 . 20 18

		MUNICIPALITY OF South Huron
	A	Application for Official Plan and/or Zoning By-law Amendment
<u>A.</u>	TH	IE AMENDMENT
1.	T	YPE OF AMENDMENT?
	_	Official Plan [] Zoning By-law No. 12-1984 [+Both []
	a)	Name of Official Plan to be amended:
	b)	Name of Zoning By-law to be amended: Township of Stephen
2.		HAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?
		To create temporary gorden suite for
		aging parents.
	_	
	-	
В.	GE	NERAL INFORMATION
3,	AP	PLICANT INFORMATION
	a)	Registered Owner's Name(s): Henry Sodie Post
		Address: 70518 Por Line
		Phone: Home Work () Fax ()
		Email
		SIN ARK HILLS
	b)	Applicant (Agent) Namc(s): Sylvice + Kick Hulshot.
		Address: PO Box 181 68 Sanders StE Exeter ON
		Phone: Home Work () Fax ()
	c)	Email: Cell () Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:
		<u>Ala</u>
	d)	Send Correspondence To? Owner [] Agent [] Other [V] Sylvic Hulshof (duplied)
		The state of the s

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: 70818 Porr Line	
	Roll Number (if available): 401004000602305	
	Concession: Lot: Registered Plan No.:	
	Area: 2.07 hectares Depth: 180 metres Frontage (Width): 115 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: Associative Zoning: AG1	
9.	LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:	
	agriculture	
<u>C.</u>	EXISTING AND PROPOSED LAND USES AND BUILDINGS	
10.	WHAT IS THE "EXISTING" USE OF THE LAND?	
	agranture	
	How long have the existing uses continued on the subject land:	
11.	WHAT IS THE "PROPOSED' USE OF THE LAND?	
	adding a garden suite	

Existing Type of Building(s) See attack b) Main Building Height (m) c) % Lot Coverage d) # of Parking Spaces e) # of Loading Spaces f) Number of Floors				be built on the sub		DINGS: (Use a se Yes [cessary)
a) Type of Building(s) b) Main Building Height (m) (n c) % Lot Coverage d) # of Parking Spaces e) # of Loading Spaces f) Number of Floors g) Total Floor Area (sq.m) sq. n h) Ground Floor Area (exclude basement) i) Building Dimensions j) Date of Construction k) Setback from Buildings to: Front of Lot Line Rear of Lot Line Side of Lot Line Building Dimensions Front of Lot Line Side of Lot Li		and the same	, proposed to t			res[
b) Main Building Height	== 1	\			ng	1 1	Proposed	
c) % Lot Coverage d) # of Parking Spaces e) # of Loading Spaces f) Number of Floors g) Total Floor Area (sq. m) sq. n h) Ground Floor Area (exclude basement) i) Building Dimensions j) Date of Construction k) Setback from Buildings to: Front of Lot Line Rear of Lot Line Side of Lot Line Side of Lot Line Side of Lot Line Side of Lot Line Building Dimensions j) Date of Construction k) Setback from Buildings to: Front of Lot Line Rear of Lot Line Side of Lot Line Side of Lot Line Side of Lot Line D. EXISTING AND PROPOSED SERVICES 12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Sewers Sewers Septic a) Existing [] [] [] [] []	a)	5.27		SEE	OFFILE	wa		
d) # of Parking Spaces e) # of Loading Spaces f) Number of Floors g) Total Floor Area (sq. m) sq. n h) Ground Floor Area (exclude basement) i) Building Dimensions j) Date of Construction k) Setback from Buildings to: Front of Lot Line Rear of Lot Line Side of Lot Line Rear of Lot Line	b)) Main Buildi	ng Height			<u>(m)</u>		(m)
e) # of Loading Spaces f) Number of Floors g) Total Floor Area	c)) % Lot Cover	rage					
f) Number of Floors g) Total Floor Area (sq. m) sq. n h) Ground Floor Area (exclude basement) i) Building Dimensions j) Date of Construction k) Setback from Buildings to: Front of Lot Line Rear of Lot Line Side of Lot Line Side of Lot Line D. EXISTING AND PROPOSED SERVICES 12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Water Well Sewers Sewers Septic a) Existing [] [] [] [] []	d)) # of Parking	Spaces					
g) Total Floor Area (sq. m) sq. n h) Ground Floor Area (exclude basement) i) Building Dimensions j) Date of Construction k) Setback from Buildings to: Front of Lot Line Rear of Lot Line Side of Lot Line Building Dimensions j) Date of Construction Rear of Lot Line Side of Lot Line Side of Lot Line D. EXISTING AND PROPOSED SERVICES 12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Municipal Communal Sewage Disposal: Municipal Water Well Sewers Sewers Septic a) Existing [] [] [] [] []	e)) # of Loading	g Spaces					
h) Ground Floor Area (exclude basement) i) Building Dimensions j) Date of Construction k) Setback from Buildings to: Front of Lot Line Rear of Lot Line Side of Lot Line Side of Lot Line D. EXISTING AND PROPOSED SERVICES 12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Water Water Well Sewers Sewers Septic a) Existing [] [] [] [] []	f)	Number of F	loors					
i) Building Dimensions j) Date of Construction k) Setback from Buildings to: Front of Lot Line Rear of Lot Line Side of Lot Line Side of Lot Line D. EXISTING AND PROPOSED SERVICES 12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Water Water Well Sewers Sewers Septic a) Existing [] [] [] [] []	g)) Total Floor	Area			(sq. m)		sq. m)
j) Date of Construction k) Setback from Buildings to: Front of Lot Line Rear of Lot Line Side of Lot Line D. EXISTING AND PROPOSED SERVICES 12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Water Water Well Sewers Sewers Septic a) Existing [] [] [] [] []	h)							
k) Setback from Buildings to: Rear of Lot Line	i)	Building Din	nensions					
Rear of Lot Line Side of Lot Line D. EXISTING AND PROPOSED SERVICES 12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Water Well Sewers Sewers Septic a) Existing [] [] [] [] []	j)	Date of Cons	struction	200				
Rear of Lot Line Side of Lot Line D. EXISTING AND PROPOSED SERVICES 12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Water Well Sewers Sewers Septic a) Existing [] [] [] [] []	k)) Setback from	n Buildings to:	Front of Lo	t Line			
D. EXISTING AND PROPOSED SERVICES 12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Water Well Sewers Sewers Septic a) Existing [] [] [] [] []								
12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Water Well Sewers Sewers Septic a) Existing [] [] [] [] []								
12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL: Municipal Communal Private Municipal Communal Private Water Well Sewers Sewers Septic a) Existing [] [] [] [] []								
Municipal Communal Private Municipal Communal Private Water Well Sewers Sewers Septic a) Existing [] [] [] [] []	<u>D. EX</u>	KISTING AN	ND PROPO	SED SERVIC	<u>ES</u>			
Water Well Sewers Sewers Septic a) Existing [] [] [] [] []	12. IN	NDICATE THI	E APPLICAB	LE WATER SUI	PPLY AND SI	EWAGE DISPOSA	AL:	
a) Existing [] [] []			A CONTRACTOR OF THE PARTY OF TH					Date (91)
b) Proposed [] [] [] []	a)	Existing	[]	[]		2 40	[]	
	b)	Proposed	[]	[]		[]	[]	
c) If the requested amendment would permit development on a privately owned and operated individual or commuseptic system and more than 4500 litres of effluent would be produced per day as a result of the development be completed, the applicant must submit:	c)	septic syste	em and more th	an 4500 litres of	levelopment or effluent would	a privately owned be produced per da	and operated indivity as a result of the	vidual or communa development being
a servicing options report; and		N IV	a servicing or	otions report; and				
[] a hydrogeological report.	O O	744 TH	a hydrogeolog	gical report.				
13. Will storm drainage be provided by: Sewers []	d	I J						
Ditches [1	13. W		ge be provided	by: Sewers				
Swales []	13. W		ge be provided					
Other [] Specify	13. W		ge be provided	Ditches				
Is storm drainage present or will it be constructed Present	13. W		ge be provided	Ditches Swales	[] [] s _j	necify	-	

13.

14.	TYPE OF ACCESS (CHECK APPROPRIATE SP	PACE)						
	provincial highway							
	county roads						.5	
	municipal roads, maintained all year							
	municipal road, seasonally maintained							
	right of way							
	water access							
10	OFFICIAL DIAN AMENDATENTE							
<u>E.</u>	OFFICIAL PLAN AMENDMENT (Proceed to Section F) if an Official Plan Amendment is not proceed to Section F) when the proceedings of the procedure of the proceedings of the procedure of the proceedings of the proceedings of the procedure	proposed).						
4.5		T (T) (T)		mun ne	N T (NATA CO		
15.	DOES THE PROPOSED OFFICIAL PLAN AME		924		_		97	
	Add a Land Use designation in the Official Plan	Yes [1]		J	
	Change a Land Use designation in the Official Plan	Yes [J]	Unknown []	
	Change a policy in the Official Plan	Yes [1	No [1	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 []	
					24			
16.	IF APPLICABLE AND KNOWN AT TIME OF A							
	a) Section Number(s) of Policy to be Changed							
	b) Text of the proposed new policy alleched on a se			Yes [No []		
			J	4		E 4		
	c) New designation name:						1	
	d) Map of proposed new Schedule attached on a sep	arate pag	e?	Yes []	No []		
17.	LIST PURPOSE OF AMENDMENT AND LAND	USEST	HAT	WOULD	BE I	PERMITTED	BY THE PROPOSED	ĺ
	AMENDMENT:							
	·		-/				4	
18.	Does the requested amendment alter all or any part of	of the bou	ndary	of an area	ofse	ettlement in a n	nunicipality or establish	a
	new area of settlement in a municipality? Yes [] No [ì		•	/			
	If yes: Attach the curren		nlan i	olicies i	Fany	Anling with th	e alteration or establish	ment
	of an area of sett		Pian I	onicics, i	any,	doning with th	ic afteration of establish	mont
19.	Does the requested amendment remove the subject la	and from	any ai	ea of em	oloyn	nent?		
	Yes [] No [
	If yes: Attach the currer	nt official	plan p	olicies, i	fany,	dealing with th	e removal of land from	an
	area of employm	nent.						
20.	Is the requested amendment consistent with the Provin					under Section 3	(1) of the Planning Ac	t.
	Yes [] No [Unl	cnown []			

н.	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 [1							
	c) New zone name:							
	d) Map of proposed new Key Map attached on a separate page? Yes [] No [
23.	garden suite							
	- date the current owner acquired the subject land 16 years (2002)							
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;
- 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;
- 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;
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land

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

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

H. OTHER RELATED PLANNING APPLICATIONS

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

Official Plan Amendment	Yes []	No [/]
Zoning By-law Amendment	Yes []	No [1
Minor Variance	Yes []	No [🗸]
Plan of Subdivision	Yes []	No [🗸]
Consent (Severance)	Yes []	No [/]
Site Plan Control	Yes []	No [1

30.	IF THE ANSWER TO QUESTION 29 (aboye) 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:
<u>I.</u>	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). —Septic report —drowings of property
	-drowlngs of property
	· · · · · · · · · · · · · · · · · · ·
20	
<u>J.</u>	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: April 9 2018
	Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinato for comments on Natural Heritage matters.
	Yes ☐ (submit a fee of \$200.00 made payable to the County of Huron) No ☐
<u>K.</u>	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.).
	-talk with neighbors
	·
	· · · · · · · · · · · · · · · · · · ·
	

I (we)	of the	of	County/Region
of	do hereby authorize	to act as my a	gent in the application.
Signature of Ow	ner(s)	Date	e
M. APPLIC	ANT'S DECLARATION		
	be completed by the <u>Person Filing the App</u>	Municipal	1 1-1
application and s	ounty/District Of Juvon supporting documentation are true and coming that it is of the same force and effect as it	plete, and I make this sole	are that all of the statements contained in this emn declaration conscientiously believing it to be virtue of the "Canada Evidence Act."
for in this applica responsibility of t included in the ap All studies requir application. Whe	ation and subsequently found to be necessary the owner/applicant. The County/Municipalic oplication are not the responsibility of the Cou red to support this application shall be at the	(which may require another will address only the appunty/Municipality. expense of the applicant and per review of any cons	owner/applicant. Anything not requested or applied or application(s) and fee(s)) are the sole plication as applied for, and any items that are not an included at the time of submission as a complete cultants' reports or fees for legal opinions, the
In the event of thi	200 000	the County/Municipality,	, the applicant may be responsible for some or all of ounty/Municipality.
DECLARED bet Region/County/I		sunty	
In the Municipal	ity of South Hu	ron.	
		2 Simulana	
This(Day)	day of $\frac{1000}{1000}$, $\frac{20}{(Ye)}$	Signature Signature	
Dul	MILEN SWORN RESOREMS		me of Applicant
Commissioner of	SWORN BEFORE ME a South Huron, in the Cou Province of Ontario, this day of	Athe Municipality of on the office of the of	
	Rebekah Msuya-Collison Municipality of South Hurd	Olusvi Clerk	

L. AUTHORIZATION FOR AGENT/SOLICITOR (If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, to	
I (we) Henry Sodie Post of the minispally	of South Hulon County/Region
of Huran do hereby authorize Sylvis & Rick H	to act as my agent in the application.
Henry Abs Signature of Owner(s)	Date Cyp. 10/18
Signature of Owner(s) X Sadle La die Pasa	Date / 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 application and supporting documentation are true and complete, an true, and knowing that it is of the same force and effect as if made u	_ solemnly declare that all of the statements contained in this d I make this solemn declaration conscientiously believing it to be nder oath, and by virtue of the "Canada Evidence Act."
Please be advised the responsibility for filing a complete application res for in this application and subsequently found to be necessary (which n responsibility of the owner/applicant. The County/Municipality will ad included in the application are not the responsibility of the County/Mu	nay require another application(s) and fee(s)) are the sole ldress only the application as applied for, and any items that are not
All studies required to support this application shall be at the expense of application. Where the County/Municipality incurs costs for the peer is County/Municipality will be reimbursed such costs by the applicant.	of the applicant and included at the time of submission as a complete
In the event of third-party appeals to applications approved by the Couthe legal and other costs incurred by the County/Municipality, at the di	inty/Municipality, the applicant may be responsible for some or all of iscretion of the County/Municipality.
	r "
DECLARED before me at: Region/County/District	
· ·	
In the Municipality of	_, \
	Signature
This day of,(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 Shake Husber 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.

APPLICATION AND FEE OF \$ 1872 - 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.

APPLICATION AND FEE OF \$ 2018

APPLICATION AND FEE OF \$ 200.00 made payable to the County of Huron.

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

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

Zoning By-Law Amendment Plan of Subdivision/Condominium Official Plan Amendment Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" resulting lots.	Name of Applicant:							
Type of Planning Application(s) submitted with this form: Consent (severance)	Name o	f Owner (if different from the applicant):						
Consent (severance)	Locatio	n of Property (Lot, Concession or Registered	l Plan, an	d Municipality):				
Zoning By-Law Amendment Plan of Subdivision/Condominium Official Plan Amendment Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" resulting lots. Section A - Where SANATARY SEWERS are available. Is the property within 183 metres (600 feet) of an abattoir (slaughter house)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septic system.	Type of	Planning Application(s) submitted with this	form:					
Official Plan Amendment Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" refere 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)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septic system.		Consent (severance)		Minor Variance				
Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" resubject 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)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septic system.	W.	Zoning By-Law Amendment		Plan of Subdivision/Condominium				
he 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)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septic system.		Official Plan Amendment						
Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septic system.	the subject property or, in the case of a severance, each of the resulting lots. Section A - Where SANATARY SEWERS are available.							
The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septic system.	Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?							
The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septic system.	Section B - Where SEPTIC SYSTEMS are required.							
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septic system.	The application is for the creation of a new lot for which the primary use will be a new dwelling (other							
See definition of "useable land" below. I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septic system.	Is the j	property less than .4 hectares (1 acre) in area	□ Yes	No				
There will be more than one dwelling unit on each lot. An industrial or commercial use is proposed which will require a septic system.			□ Yes	□No				
An industrial or commercial use is proposed which will require a septic system.	I am u	□ Yes	□ No					
	There	will be more than one dwelling unit on each	Yes	□ No				
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	An inc	lustrial or commercial use is proposed which	□ Yes	□ No				
	Is the	property with 183 metres (600 feet) of an aba	attoir (sla	ughter house)?	☐ Yes	□ No		
The application is for a new Plan of Subdivision/Condominium	The ap	pplication is for a new Plan of Subdivision/Co	ondomin	ium	□ Yes	□ No		
Proceed to Section C.	Procee	ed to <u>Section C</u> .						

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and 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

Name of Clerk-Treasurer

through the planning process. In these cases, the relevant fee shall apply.

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	
Official Plan Amendment	\$181.00	fee and submitted in one payment to	
Rezoning	\$127.00	the municipality. Where two	
Minor Variance	\$127.00	applications are being processed	
Severance resulting in 2 lots or fewer	\$268.00	together (such as a severance and a	
Severance resulting in 3 lots or more	\$509.00	rezoning) only one fee will apply,	
Plan of Subdivision/Condominium	\$1,058.00	being the higher of the two fees.	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified

Name of Owner or Designated Agent

Signature and Date

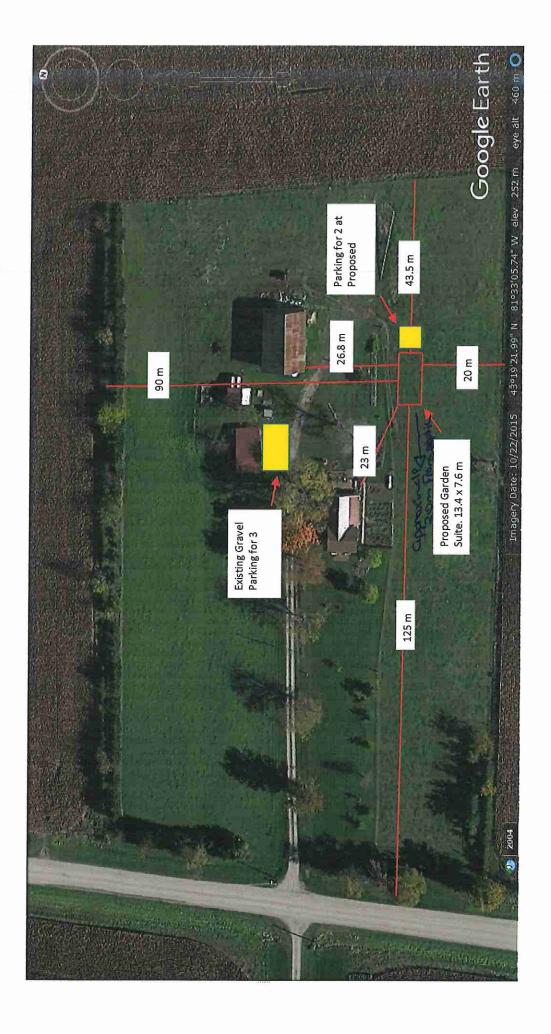
To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

Yes

No Amount:

Tune of Building		B		ChJ	*
Type of Building	Main House	Barn	Garage	Shed	Proposed Trailer
Building Height	6.5 m	10 m	4 m	3 m	4 m
% Lot Coverage	0.52%	0.88%	0.36%	0.09%	0.49%
# of Parking Spaces	0	0	3	0	2
# of Loading Spaces	0	0	0	0	0
Number of Floors	1.5	2	1	1	1
Total Floor Area	173 sq m	376 sq m	74.75 sq m	18 sq m	101.84 sq m
Ground Floor Area	108 sq m	183 sq m	74.75 sq m	18 sq m	101.84 sq m
Building Dimensions	13.5 x 8 m	15 x 12.2 m	11.5 x 6.5 m	4.5 x 4 m	13.4 x 7.6 m
Date of Costruction	80+	80+	2012	80+	2018
Setback from:					
Front Lot Line	86 m	133 m	106 m	125 m	125 m
Back Lot Line	80 m	33 m	63 m	52 m	43.5 m
Side Lot Line	73 m	51.5 m	44 m	42 m	90 m
Side Lot Line	38 m	56.5 m	68 m	74.5 m	20 m









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

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

Re: Temporary Zoning By-law Amendment to Permit a Garden Suite (#SHu D14-Z12/18)

Location: Concession 6, Lot 17, Stephen Ward, Municipality of South Huron (70518 Parr

Line)

Applicant: Sylvia and Rick Hulshof Owner: Henry and Sadie Post

This report is submitted to South Huron Council for the Public Meeting on May 22, 2018.

RECOMMENDATION

It is recommended that the Municipality of South Huron enter into the attached agreement with the owners or applicant of the subject property regarding the placement, maintenance and removal of the Garden Suite.

Provided all parties (South Huron and owner or applicant) enter into the attached agreement and have it registered on title of the subject property, it is confirmed that this application conforms to the provisions of the South Huron Official Plan, the Provincial Policy Statement and the Planning Act, and it is therefore recommended that South Huron Council **approve** this application.

PURPOSE AND EFFECT

The proposed temporary use by-law affects a property described as Concession 6, Lot 17, Stephen Ward, Municipality of South Huron. The subject lands are municipally known as 70518 Parr Line. The property is currently designated Agriculture in the South Huron Official Plan and zoned Agricultural Small Holding (AG4) in the former Township of Stephen Zoning By-law.

The applicant wishes to permit as a temporary use, permission from the Municipality of South Huron to place a garden suite (in the form of a mobile home) on their property as a form of secondary housing for a relative.

COMMENTS

Applicable Planning Policies

Section 39 of the Planning Act allows for Council to pass a by-law to permit the establishment of a temporary use. Temporary use provisions have been used to allow for the establishment of a "garden suite" where it is required as a second residential unit by parents and relatives on a rural property. Under the provisions of the Planning Act, a "Garden Suite" is considered as a one unit detached residential structure containing bathroom and kitchen facilities which is ancillary to an existing residential structure and which is designed to be portable. Section 7.4.4 of the South Huron Official Plan allows the Municipality to permit a Garden Suite to be located on an agricultural property in the form of a mobile home under temporary use provisions.

Figure 1. Aerial view of Subject Lands



Figure 2. Aerial view of location of proposed Garden Suite as provided by applicant.



Figure 3 and 4. Approximate location of Garden suite. Primary dwelling located on left in Figure 4.





Section 39(3) establishes that a temporary by-law may permit a Garden Suite to be established for a period of up to 20 years. After this 20 year period, Council may by-law grant further periods of not more than three years each during which the temporary use is authorized.

The subject lands include an approximate 4 ha parcel area with an existing residence and accessory structures. The applicant's propose the garden suite, in the form of a mobile home to be located approximately 125m from the road, 20m from the south side yard, and 43.5m from the year yard. It is understood the mobile home will be used by the parents of the applicant who currently reside in the dwelling. The applicant will be moving into the existing dwelling to take care of the parents.

When considering the application, Council should ensure that the use is of a temporary nature and can be removed when no longer required for its intended purpose. The application should have no negative impact on the surrounding area with regard to type of parking and access. The mobile home will use existing water and hydro services; a new septic system is proposed to be installed to service both the dwelling and the proposed temporary use.

The Planning Act permits Council to require the owner or applicant of the Garden Suite to enter into an agreement with the Municipality dealing with such matters including:

- a) The installation, maintenance and removal of the garden suite;
- b) The period of occupancy of the garden suite;
- c) Security that Council may require for actual or potential costs to the Municipality related to the Garden Suite.

It is recommended that Council require the owner or applicant to enter into such an agreement. By entering into an agreement, it is further assurance to Council that the use is temporary and there are provisions in place that deal with the removal of the Garden Suite when it is no longer required or the use permitted expires. Please find attached a copy of

an agreement drafted by our office that deals with this matter.

STAFF AND AGENCY COMMENTS

South Huron staff were circulated on the original application and proposed zoning amendment. 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

It is recommended this application for a temporary use in the form of a garden suite be approved subject to an agreement between the Municipality and the owner or applicant.

Sincerely,

"original signed by"

Sarah Smith Planner