



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 Order

2. Disclosure of Pecuniary Interest

3. Purpose of Public Meeting

Pursuant to the Planning Act, 1990, Section 34

4. Application 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. Application 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 #	<u>DM-08/18</u>
	Submitted	<u>Feb 6</u> , 20 <u>18</u>
	Date Application considered complete	<u>Feb 7</u> , 20 <u>18</u>

MUNICIPALITY OF South Huron

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

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

_____ Official Plan [] Zoning By-law No. 12-1984 [x] Both []

a) Name of Official Plan to be amended: _____

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

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

Proposed to sever a 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

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Hayter Turkey Farms Ltd.

Address: 37451 Dashwood Road N0M 1N0

Phone: Home (519) 237-3730 Work () Fax ()

Email: tom.hayter@haytersfarm.com Cell (519) 317-0857

b) Applicant (Agent) Name(s): Matt Runge

Address: 72824 Cantin Court, Zurich, ON N0M 2T0

Phone: Home () Work () Fax ()

Email: matt@mrengdesign.com Cell (519) 317-0128

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

d) Send Correspondence To? Owner [x] Agent [] Other [] _____

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) ☒ the "entire" property or
 b) ☐ just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:Municipal Ward: Stephen Township911 Address and Road Name: 70035 Blackbusj Line

Roll Number (if available): _____

Concession: Concession 15Lot: Pt Lot 11

Registered Plan No.: _____

Area: 40.5 hectaresDepth: 1,030 metresFrontage (Width): 405 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): 63.7 metres**8. WHAT IS THE CURRENT PLANNING STATUS?**Official Plan Designation: AgricultureZoning: AG1**9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:**Agriculture Uses**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS****10. WHAT IS THE "EXISTING" USE OF THE LAND?**Vacant Agricultural Land / Residential DwellingHow 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

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

Are any buildings proposed to be built on the subject land:

Yes ☐No ☒

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>Residential Dwelling / 2 Storage Sheds</u>	<u>No change</u>
b) Main Building Height	<u>(m)</u>	<u>(m)</u>
c) % Lot Coverage	<u></u>	<u></u>
d) # of Parking Spaces	<u></u>	<u></u>
e) # of Loading Spaces	<u></u>	<u></u>
f) Number of Floors	<u></u>	<u></u>
g) Total Floor Area	<u>(sq. m)</u>	<u>sq. m)</u>
h) Ground Floor Area (exclude basement)	<u></u>	<u></u>
i) Building Dimensions	<u></u>	<u></u>
j) Date of Construction	<u></u>	<u></u>
k) Setback from Buildings to:	Front of Lot Line <u>36.3m</u> Rear of Lot Line <u>66.2m new rear line to existing house</u> Side of Lot Line <u>21.8m (north) to 29.9m to new side line</u>	

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

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:					
	<input type="checkbox"/> a servicing options report; and					
	<input type="checkbox"/> a hydrogeological report.					

13. Will storm drainage be provided by:

Sewers	<input type="checkbox"/>
Ditches	<input checked="" type="checkbox"/>
Swales	<input type="checkbox"/>
Other	<input type="checkbox"/> Specify <u></u>

Is storm drainage present or will it be constructed existing

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

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

E. OFFICIAL PLAN AMENDMENT

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

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

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

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

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

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?

Yes [] No []

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

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

Yes [] No []

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

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

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

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

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

Add or change zoning designation in the Zoning By-law	Yes <input checked="" type="checkbox"/>]	No []	Unknown []
Change a zoning provision in the Zoning By-law	Yes []	No <input checked="" type="checkbox"/>]	Unknown []
Replace a zoning provision in the Zoning By-law	Yes []	No <input checked="" type="checkbox"/>]	Unknown []
Delete a zoning provision in the Zoning By-law	Yes []	No <input checked="" type="checkbox"/>]	Unknown []
Add a zoning provision in the Zoning By-law	Yes []	No <input checked="" type="checkbox"/>]	Unknown []

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

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes [] No ☒]
- c) New zone name: Severed parcel AG4 / Retained Land AG1-1
- d) Map of proposed new Key Map attached on a separate page? Yes ☒] No []
- See sketch attached of land to be re-zoned to AG4

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.Severed Parcel Residential use / Retained parcel Agriculture use- date the current owner acquired the subject land 2018**24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**Yes [] No ☒] unknown**25. Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?**Yes [] No ☒]

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

26. Is the intent of this application to remove land from an area of employment?Yes [] No ☒]

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

27. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) of the Planning Act.Yes ☒] No [] Unknown []

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

File No. of Application: _____
 Approval Authority: Huron County
 Lands Subject to Application: Subject Property
 Purpose of Application: sewer surplus dwelling
 Status of Application: pending approval
 Effect on the Current Application for Amendment: required condition

I. OTHER SUPPORTING INFORMATION

32. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:
(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

See site sketch attached

J. PRE-SUBMISSION CONSULTATION

- 33.** Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.
- Date of Applicant's consultation meeting with County Planner: February 1, 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.).

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

L. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).

I (we) Tom Hayter of the Municipality of (Bluewater) South Huron of Dashwood County/Region

do hereby authorize Matt Runge to act as my agent in the application.

[Signature]
Signature of Owner(s)

February 2, 2018
Date

M. APPLICANT'S DECLARATION

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

I, Matt Runge of the Zurich, ON
(Name of Applicant) (Name of Town, Township, etc.)

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

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

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

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

DECLARED before me at:
Region/County/District

Huron County

In the Municipality of

South Huron

Signature

This 2 day of February, 2018
(Day) (Month) (Year)

MATT RUNGE
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 2 day of February, 2018
[Signature]
Rebekah Mayya-Collison, Deputy Clerk
Municipality of South Huron
A COMMISSIONER ETC.

N. OWNER/APPLICANT'S CONSENT DECLARATION

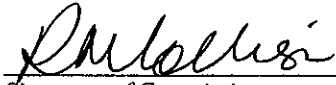
In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Matt Runge 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.


SignatureFebruary 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.


Signature of CommissionerFebruary 2, 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 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



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 # D14-12-18Submitted April 9, 2018Date Application considered complete April 16, 2018MUNICIPALITY OF South Huron

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

A. THE AMENDMENT**1. TYPE OF AMENDMENT?**_____ Official Plan [] Zoning By-law No. 12-1984 [☒ Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: Township of Stephen**2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**To create temporary garden suite for
aging parents.**B. GENERAL INFORMATION****3. APPLICANT INFORMATION**a) Registered Owner's Name(s): Henry + Sadie PostAddress: 70518 Parr Line

Phone: Home _____

Work () _____

Fax () _____

Email: _____

Cell: _____

b) Applicant (Agent) Name(s): Sylvia + Rick HulshofAddress: PO Box 181 68 Sanders St E Exeter ON

Phone: Home _____

Work (☒) _____Fax (☒) _____

Email: _____

Cell () _____

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

n/ad) Send Correspondence To? Owner [] Agent [] Other [☒] Sylvia Hulshof (daughter)

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: Stephen911 Address and Road Name: 70518 Parr LineRoll Number (if available): 401004000602305Concession: 6 Lot: 17 Registered Plan No.: _____Area: 2.07 hectares Depth: 180 metres Frontage (Width): 115 metres6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☒ Unknown ☐

If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official.

If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:

Area: _____ hectares Depth: _____ metres Frontage (Width): _____ metres

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: AgricultureZoning: AG1

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

agriculture**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

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

agricultureHow long have the existing uses continued on the subject land: 20+

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

adding a garden suite

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

Are any buildings proposed to be built on the subject land:

Yes ☒ No ☐

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>see attached</u>	
b) Main Building Height	_____ (m)	_____ (m)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area	_____ (sq. m)	_____ sq. m)
h) Ground Floor Area (exclude basement)	_____	_____
i) Building Dimensions	_____	_____
j) Date of Construction	_____	_____
k) Setback from Buildings to:		
	Front of Lot Line _____	
	Rear of Lot Line _____	
	Side of Lot Line _____	

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

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	[]	[]	<input checked="" type="checkbox"/>	[]	[]	<input checked="" type="checkbox"/>
b) Proposed	[]	[]	<input checked="" type="checkbox"/>	[]	[]	<input checked="" type="checkbox"/>
c)	If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:					
	<input checked="" type="checkbox"/>	a servicing options report; and				
	<input type="checkbox"/>	a hydrogeological report.				

13. Will storm drainage be provided by:

Sewers	[]
Ditches	<input checked="" type="checkbox"/>
Swales	[]
Other	[] Specify _____

Is storm drainage present or will it be constructed present

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: n/a
- d) Map of proposed new Key Map attached on a separate page? Yes [] No [✓]

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

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;
- 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).

-septic report

-drawings of property

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: April 9 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.).

-talk with neighbours

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) _____ of the _____ of _____ County/Region

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

Signature of Owner(s)_____
Date**M. APPLICANT'S DECLARATION***(This must be completed by the Person Filing the Application for the proposed development site.)*I, Sylvia Hulshof of the South Huron
(Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District of Huron solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

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

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

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

DECLARED before me at:
Region/County/DistrictHuron County

In the Municipality of

South Huron

This

9
(Day)


day of

April
(Month)2013
(Year)

Signature



Please Print name of Applicant

Sylvia Hulshof
Commissioner of OathsSWORN BEFORE ME at the Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 9 day of April, 2013

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) Henry & Sadie Post of the municipality of South Huron County/Regionof Huron do hereby authorize Sylvia & Rick Hubert to act as my agent in the application.

x Henry [Signature]
 Signature of Owner(s)
 x Sadie [Signature]

Apr 10/18
 Date

M. APPLICANT'S DECLARATION*(This must be completed by the Person Filing the Application for the proposed development site.)*I, _____ of the _____
(Name of Applicant) (Name of Town, Township, etc.)

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

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

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

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

DECLARED before me at:
 Region/County/District _____

In the Municipality of _____,

 Signature

This _____ day of _____, _____
(Day) (Month) (Year)

 Please Print name of Applicant

 Commissioner of Oaths

N. OWNER/APPLICANT'S CONSENT DECLARATION

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

In submitting this development application and supporting documentation, I Sylvia Hulshof 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

April 9 2018

Date

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.



Signature of Commissioner

Apr. 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 checked="" type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Plan of Subdivision/Condominium |
| <input type="checkbox"/> Official Plan Amendment | |

Please answer **Section A OR Section B**, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where **SANATARY SEWERS** are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input checked="" 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 checked="" type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input checked="" 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?

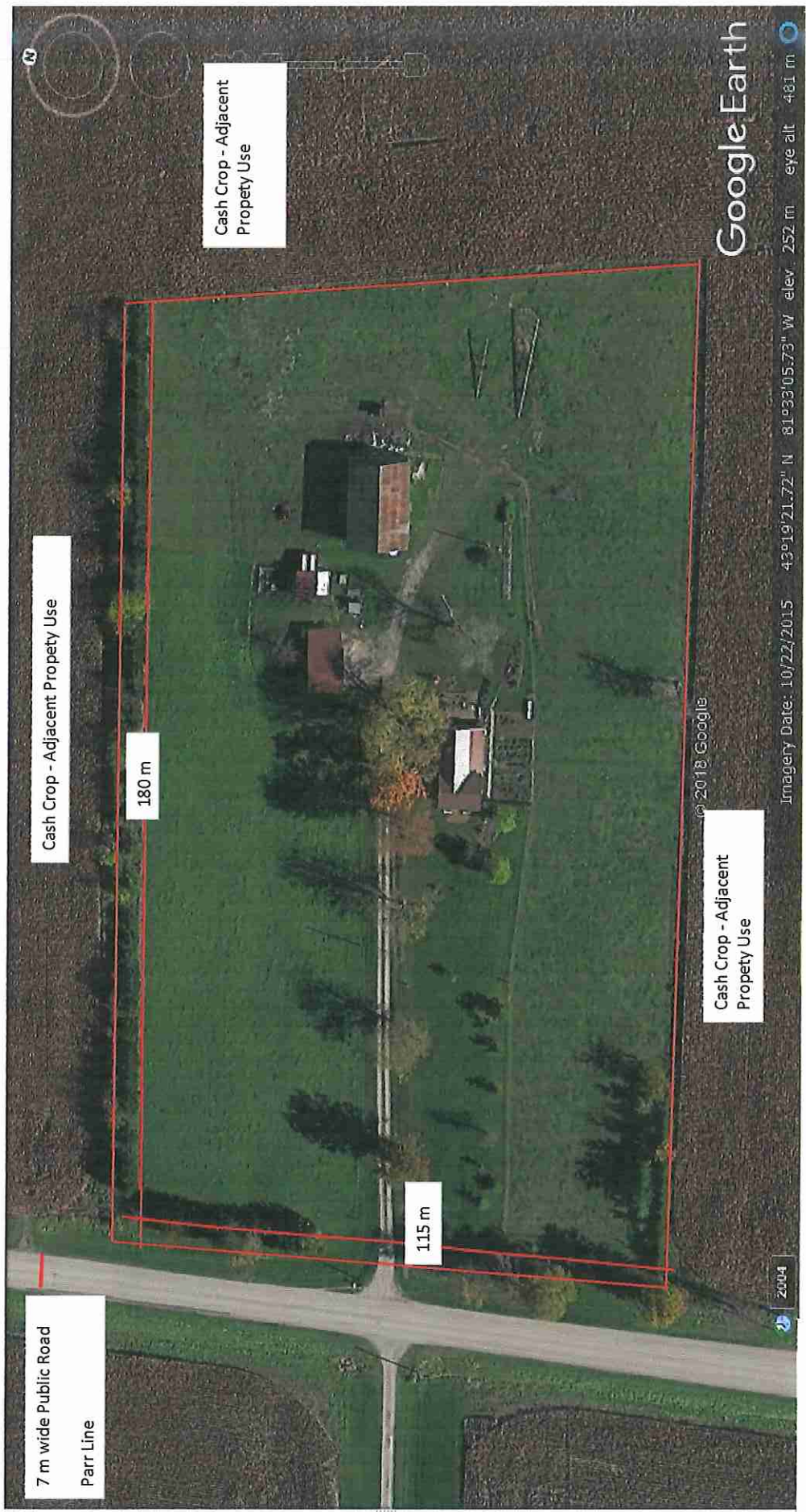
☐ Yes

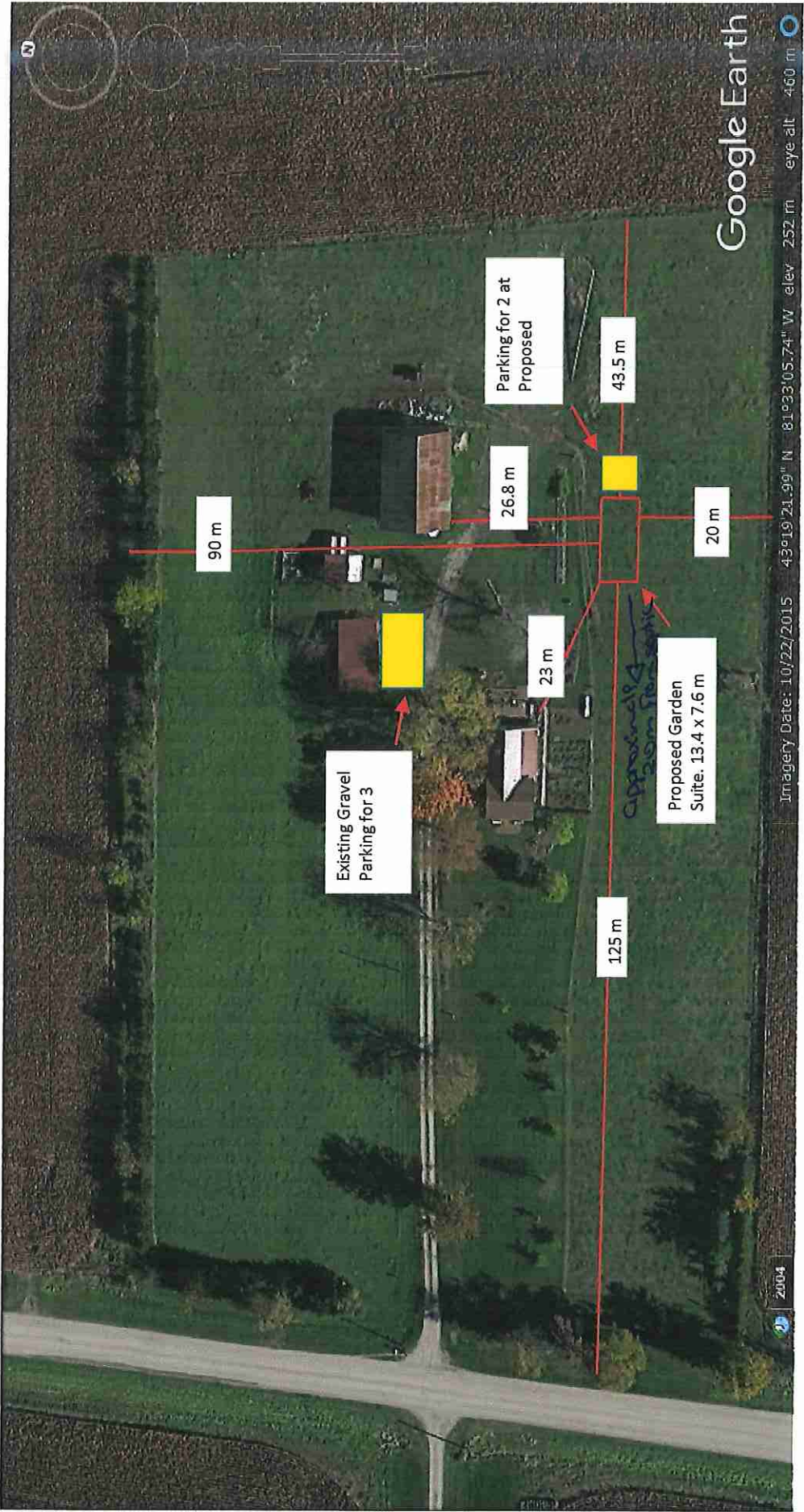
☐ No

Amount: _____

Name of Clerk-Treasurer

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

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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