



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, March 19, 2018, 6:00 p.m.
Council Chambers - Olde Town Hall

1. Call to Order
2. Disclosure of Pecuniary Interest
3. Purpose of Public Meeting
Pursuant to the Planning Act, 1990, Section 34
4. Application for D14-04/2018 Hayter
 - 4.1 S. Smith, Huron County Planner-Report #D14-04/2018 1

Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-04/2018 - Hayter.
 - 4.2 Written Comments Received
 - 4.3 Comments-Council; Public in Attendance
5. Application for D14-03/2018 Glazier
 - 5.1 Application 4
 - 5.2 S. Smith, Huron County Planner - Report #D14-03/2018 17

Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-03/2018 - Glazier.
 - 5.3 Written Comments Received
 - 5.4 Comments-Council; Public in Attendance
6. Application for D14-07/2018 West Corner Farms Ltd
 - 6.1 Application 23

- 6.2 S. Smith, Huron County Planner - Report #D14-07/2018 33

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-07/2018 - West Corner Farms Ltd.

- 6.3 Written Comments Received

- 6.4 Comments-Council; Public in Attendance

7. Application D14-09/2018 Oakwood (Forrester)

- 7.1 Application 36

- 7.2 S. Smith, Huron County Planner - Report #D14-09/2018 48

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-09/2018 - Oakwood Inn Golf and Country Club (Grand Bend) Inc. (Forrester)

- 7.3 Written Comments Received

- 7.4 Comments-Council; Public in Attendance

8. Application D14-10/2018 Housekeeping Second Units

- 8.1 S. Smith, Huron County Planner - Report #D14-10/2018 52

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-10/2018 - Housekeeping.

- 8.2 Written Comments Received - Karen Rollins-Beneteau 55

- 8.3 Comments-Council; Public in Attendance

9. Close Public Meeting

Recommendation:

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



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

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

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

Applicant: Tom Hayter

Owner: Elaine Hayter and Tom Hayter

This report is submitted to South Huron Council for the Meeting on March 19, 2018.

RECOMMENDATION

That Council receive this report for information and that Third and Final reading be granted to By-law #22-2018.

PURPOSE AND EFFECT

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

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

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

Notice of Public Meeting for Zoning By-law amendment file D14-04-2018 was circulated under Planning Act requirements and held at the March 5, 2018 South Huron Council meeting. At this meeting, South Huron Council also received Planning staff report on consent file #B05-2018 for severance on the subject lands, and recommended to Huron County the consent be approved. South Huron Council reviewed the accompanying Zoning

By-law amendment for zoning file D14-04-2018 and gave first and second reading of the associated Zoning By-law, with third and final reading to follow after conditional approval of consent #B05-2018 was granted by Huron County. Consent file #B05-2018 received conditional approval on March 7th, 2018. Notice of Conditional Approval will be circulated per the Planning Act requirements. This accompanying Zoning By-law amendment is being brought back to South Huron Council for third and final reading of By-law #22-2018.

Figure 1: Aerial of Subject Property. Retained Parcel identified in Yellow. Severed Parcel identified in Red proposed to be rezoned from AG4 to AG2.



COMMENTS

This rezoning application (#D14-04/18) was submitted concurrently with consent file #B05/2018 so the severed parcel reflects the same zoning of the lands to which it is proposed to be added. The severed parcel is proposed to be rezoned from AG4 (Agricultural Small Holding) to AG2 (Restricted Agriculture). The addition of land to an existing AG2 operation meets the policies in the South Huron Official Plan for agricultural development and promotion of Agricultural lands. The rezoning of the severed parcel to AG2 was also made a condition of consent #B05-2018 so this rezoning satisfies a condition of consent.

STAFF AND AGENCY COMMENTS

This report has been prepared to accompany third and final reading of the Zoning By-law. The statutory public meeting for the Zoning By-law amendment was held at the March 5th Council meeting. No further correspondence has been received.

SUMMARY

For the reasons outlined above it is recommended that the rezoning application D14-04-2018 be approved and that third and final reading be given to Zoning By-law #22-2018.

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

A. THE AMENDMENT

Official Plan [] Zoning By-law No. 121984 [✓] Both []

a) Name of Official Plan to be amended: _____

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

7m height From 6m relief of Section 3.11.3
Front yard relief of Section 3.11.2.
Building height relief of Section 12.4.1 For Pool & Gym of 11m.

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Randy Glazier

Address: 36501 DASHWOOD RD.

Phone: Home () Work () Fax ()

Email: [REDACTED] Cell: [REDACTED]

b) Applicant (Agent) Name(s): Same as above,

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____ Cell () _____

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

d) Send Correspondence To? Owner ☒ Agent ☐ Other ☐ _____

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

Municipal Ward: Stephen

911 Address and Road Name: 36501 Pashwood Rd,

Roll Number (if available): 4010 06/002804401 0000

Concession: Can NB E Lot: Pl lot 35 Registered Plan No.: _____

Area: 24.8 ^{Acres,}
~~hectares,~~ Depth: 125.7 metres Frontage (Width): 762 metres
Front Depth

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.

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

Official Plan Designation: Agricultural
Zoning: RC2-1 P NE1

Recreational Trailer Park & Campgrounds

Rec hall, store, Pool coverall, washrooms, Residence.

How long have the existing uses continued on the subject land: _____

Storage Shed & ~~Per~~ Perminet Pool Cover & larger
B. y. m.

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>Hall & Pool.</u>	<u>Work Shed, 80'x50'</u>
b) Main Building Height	_____ (m)	<u>7.</u> (m)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area	_____ (sq. m)	_____ (sq. m)
h) Ground Floor Area (exclude basement)	_____	_____
i) Building Dimensions	_____	_____
j) Date of Construction	_____	_____
k) Setback from Buildings to:		
	Front of Lot Line	<u>123.2'</u>
	Rear of Lot Line	_____
	Side of Lot Line	<u>1.25 m. ?</u>

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

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <u>not app</u>
c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:						
	<input type="checkbox"/>	a servicing options report; and				
	<input type="checkbox"/>	a hydrogeological report.				

13. Will storm drainage be provided by:

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

Is storm drainage present or will it be constructed no

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

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

E. OFFICIAL PLAN AMENDMENT

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

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

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

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

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

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

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

Yes [] No []

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

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

Yes [] No []

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

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

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

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

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

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

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

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes ☐ No ☒
- c) New zone name: Same RC2-1
- d) Map of proposed new Key Map attached on a separate page? Yes ☒ No ☐
see attached.

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.Work Shed & Pool Cover.- date the current owner acquired the subject land 1990.**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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Zoning By-law Amendment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Minor Variance	Yes <input checked="" 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 checked="" type="checkbox"/>	No <input type="checkbox"/>

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:File No. of Application: SP 0208 - A09-08 - A1304 - 44-2007

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

I. OTHER SUPPORTING INFORMATION**32. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:***(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).*See 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: Jan 15 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.).*Doing the Sign.

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

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

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

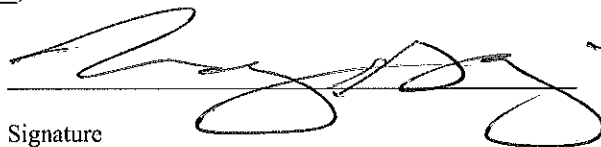
In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
Region/County/Districtof Huron

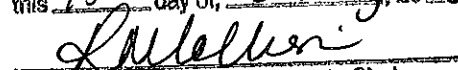
In the Municipality of

South HuronThis 15 day of January, 2018
(Day) (Month) (Year)

Signature

Randy Glazier
Please Print name of Applicant

Commissioner of Oaths

Deputy Clerk, South HuronSWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 15 day of January, 2018Rebekah Muya-Collison, Deputy Clerk
Municipality of South Huron

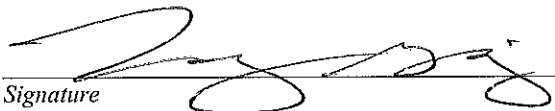
A COMMISSIONER ETC.

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 Randy Glazier 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

01/15/18
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

Jan 15, 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 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): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality):

Type of Planning Application(s) submitted with this form:

- | | |
|--|--|
| <input type="checkbox"/> Consent (severance) | <input type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Plan of Subdivision/Condominium |
| <input type="checkbox"/> Official Plan Amendment | |

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

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

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Section B - Where **SEPTIC SYSTEMS** are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proceed to Section C .		

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

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$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

PARTIAL SITE PLAN
SCALE 1/32" = 1'-0"
SP1

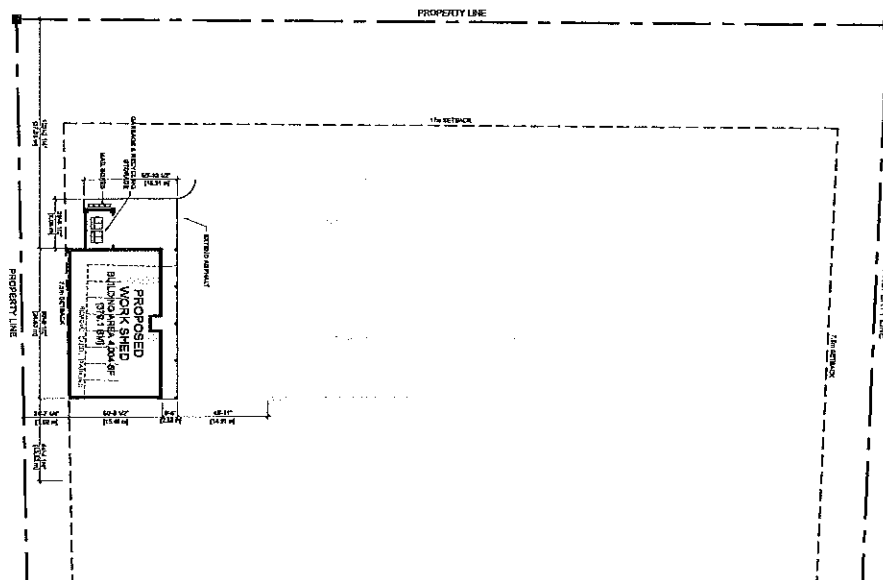
R. RITZ

ARCHITECT

SEE ONTARIO STREET
STRAITFORD, ONTARIO
N6A-3E8 (610) 271-4505

PRODUCT
BIRCHBARK TRAILER PARK
STORAGE SHED
36501 DASHWOOD ROAD
DASHWOOD, ONTARIO

1	Issued for Review	April 7, 20
NO.	REVISION	DATE

[illegible]

CONSTRUCTION NOTES	DETAIL	DESCRIPTION
WALL SCHEDULE		

THE SHARPSTON

15. WILLIAM O. DUNCAN, JR.
 REFUSED TO PUBLISH
 "27" BILL MAGILL, TO
 "SERVANTS OF THE STATE"

THE NATIONAL

- * 1 3/4" GUTTER
- * TO MATCH BRUSH
- * 3/4" WOOD GRAIN
- * METAL LATCHES
- * TONKIE AND BAKER

- DYEING MEDIA
- DYEING OF 11
- BATTING, A
- SINGLES, 11

• For all, replace the

**WATSON EXPL. &
PROD. STAFFING**
• 1700 S. MAIN ST.
SAND HILL
• 707.444.4444
• www.watsonstaffing.com

- * JAMES C. BROWN
- * JOHN F. BROWN
- * RAYMOND L. BROWN
- * WILLIAM L. BROWN
- * WILLIAM L. BROWN

THE STEEL BURN
* 6TH ANNUAL
* 100% RECYCLED

- POL. SCIENCE
- PHYSICS
- PSYCHOLOGY
- PUBLIC AFFAIRS
- RECREATION
- RELIGION
- SCIENCE
- SOCIAL SCIENCES
- SPORTS
- THEATRE
- TRAVEL
- VETERINARY
- WAR
- WEAPONS
- WILDLIFE
- WOMEN
- YOUTH

- * BATT BERRY, a.k.a.
- * B and HOLY WATER
- * WALL, FRANK E.

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• 200 WEST 6TH ST.
• WALL GROUP

THE 2011-2012
- PROCEEDINGS -
- 100th YEAR -

FLOOR SCHEDULE

DETAIL	DESCRIPTION	THE QUAL. NO.

- P. 378 IN M.B.A.
 - INDIAN WYJ.M.
 - P. 378 IN M.B.A.
 - INDIAN WYJ.M.

(max) 100%
 100% 100%
 100% 100%

TYPHEATED.CO

- * 87-7066 390 MPM
- * BETHLEHEM PA 18040
- * RICHMOND WYOMING

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NOTE: ALL OTHERS

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- TO BEA WITH
- LATE ELIMINATE

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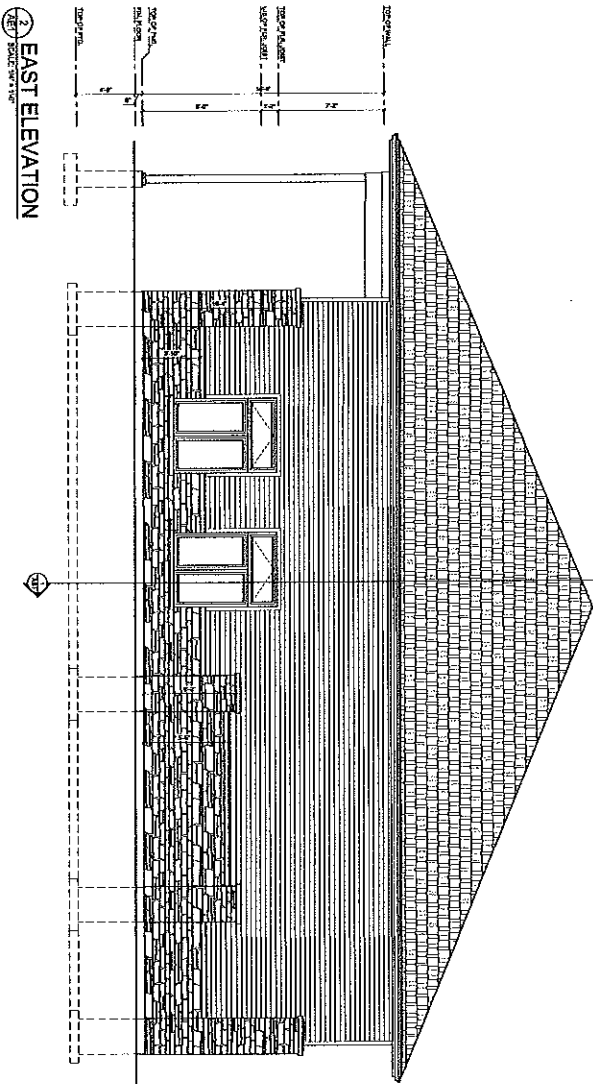
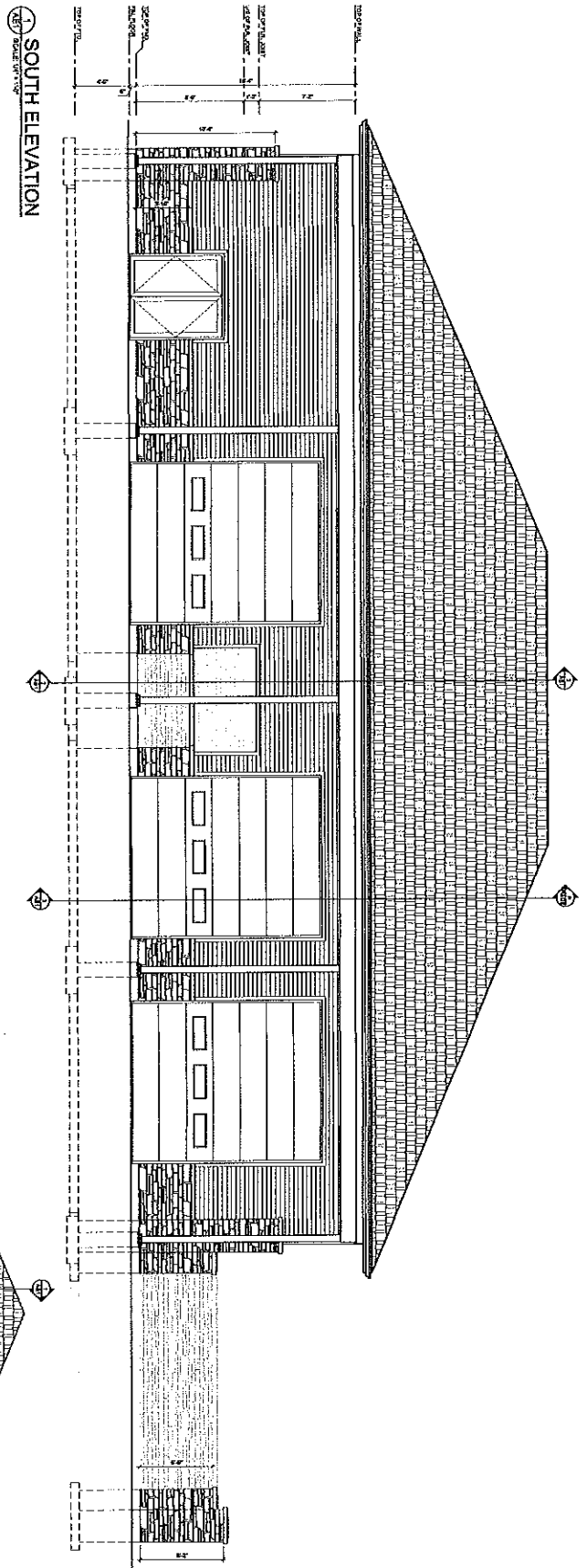
DRAWN BY
QUEST ALBES

DATE	DATE
MAR 4, 2018	

SCALE
AS NOTED

FILE NO.
130740_ghind.dwg

1



R. RITZ
ARCHITECT
2774 DUNDAS ST. W.
SUITE 100
TORONTO, ONTARIO
M6H 1B5
(416) 291-4888

PROJECT
BIRCHBARK TRAILER PARK
STORAGE SHED
38501 DASHWOOD ROAD
DASHWOOD, ONTARIO

1.	Revised for Review	2017-07-13
NO.	REVISIONS	DATE

1. Build & existing as the person that has reviewed and taken responsibility for design accuracy.
2. Do not make the drawing.
3. Check and sign all drawings and report any discrepancies, omissions or errors to the architect prior to issuance to the client.
4. Approval is the architect and associated to the Client. Building Code, other applicable codes and provisions, and any other authority having jurisdiction.

THESE ELEVATIONS

DESIGNED BY
D. WETZLAUFER
DATE
MAY 4, 2018
SCALE
1/8" = 1'-0"
PROJECT NO.
18P140, Building
AE1



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3
www.huroncounty.ca

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

Re: Zoning By-law Amendment Application (#D14-03/18)
Zoning By-law Amendment to permit Site Specific Zone Provisions in the Recreational Trailer Park and Campground Special Provisions Zone (RC2-1)

Location: Conc N BDY E PT Lot 35 (36501 Dashwood Road)

Applicant: Randy Glazier

Owner: Randy Glazier

This report is submitted to South Huron Council for the Public Meeting on March 19, 2018.

RECOMMENDATION

This rezoning application (#D14-03/18) conforms to the provisions of the South Huron Official Plan and it is recommend that this application **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally at 36501 Dashwood Road, and legally as Conc N BDY E PT Lot 35, Stephen Ward. The subject lands are zoned Recreational Trailer Park and Campground Special Provisions (RC2-1) which permits a campground and trailer park, as well as accessory uses. The applicant wishes to amend the existing RC2-1 site specific zoning on this property to allow for the construction of an accessory work shed for the campground and is seeking relief from height and location for the accessory structure. The applicant is also requesting site specific zoning to permit main building height of 11 metres for future construction of a permanent roof/building above the existing pool. The applicant is requesting the following through this amendment to the Township of Stephen Zoning By-law:

1. Relief from Section 3.11.2 to permit an accessory structure in the front yard when General Provisions prohibit accessory structures to be located in the front yard.
2. Relief from Section 3.11.3 to permit an accessory structure at a height of 7m when 6m maximum is permitted in the Zoning By-law.
3. Relief from Section 12.4.1 to permit a main building height of 11 metres when main building height is permitted to a maximum of 9 metres.



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

Figure 1: Aerial of Subject Property.



Figure 2: Aerial of subject parcel with approximate areas under this rezoning application identified.



-  Approximate area of proposed accessory shed in front yard with height of 7m.
-  Approximate area of proposed building over existing pool.

Figures 3 and 4: Photos of subject lands with approximate area of proposed work shed shown in blue.



Figure 5: Applicant sketches of proposed work shed building, building location, and building elevations.

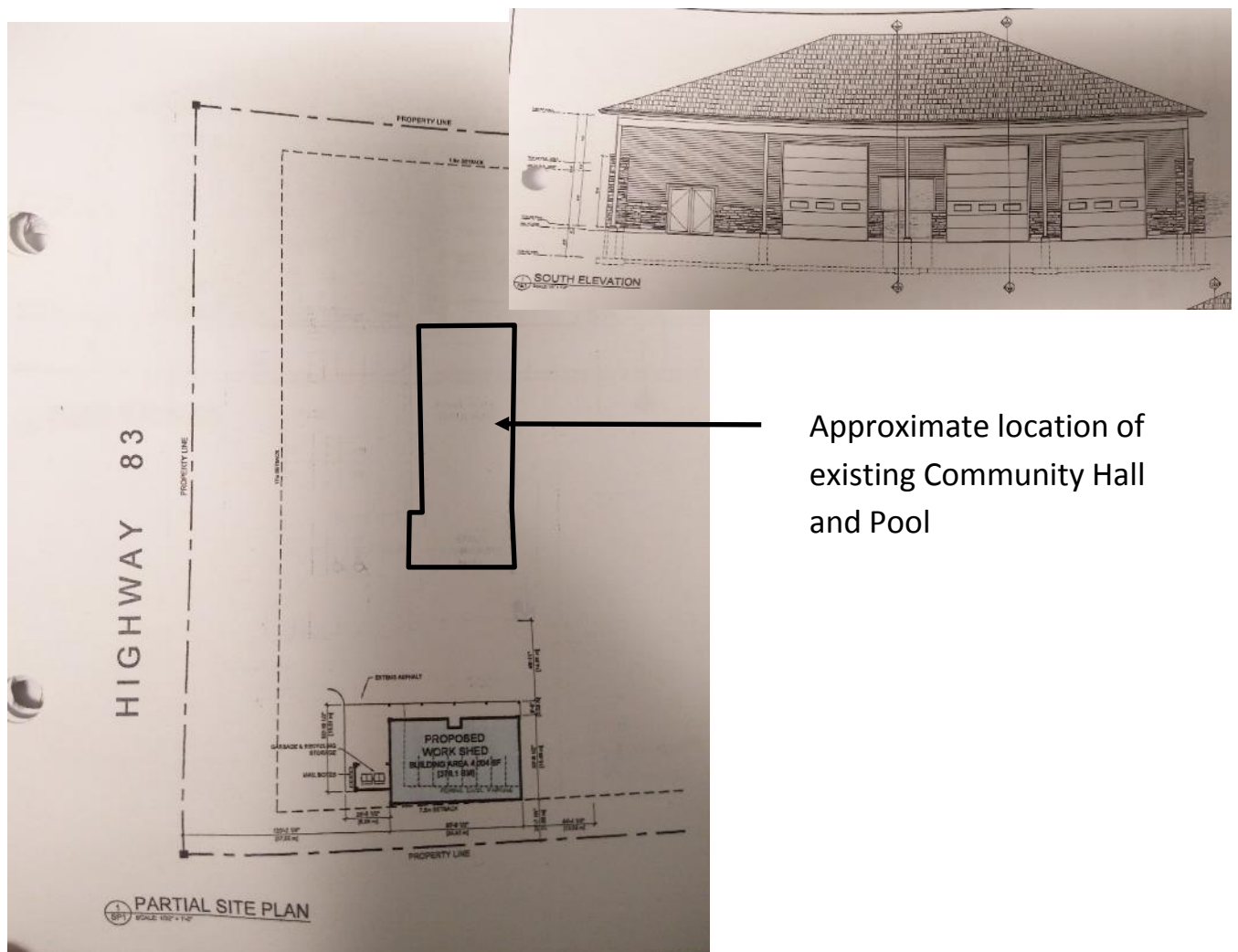


Figure 6: Existing pool cover attached to existing Community Hall. Applicant wishes to erect future building extension over pool.



Figure 7: Sample elevation drawings of proposed future pool building/structure.



COMMENTS

The portions of the subject property impacted by the proposed special provisions are designated Recreational in the Municipality of South Huron Official Plan. The Recreational Trailer Park and Campground use was permitted on this site through Site Specific Zoning and previous amendment to the Township of Stephen Zoning By-law. The RC2-1 zone includes special provisions that speak to permitted structures, density and development regulations, and site regulations for individual campground units. The applicant requests additional site specific zone provisions to build a work shed for the operation of the campground (Birchbark Trailer Park) in the front yard of the site, and requests a height of 7 metres for this structure. The applicant also requests site specific special provisions for a future building over the existing pool and has requested an increase in permitted height of

this structure to 11 metres. The merits of these additional site specific requests will be evaluated in this report through applicable local policies and documents.

South Huron Official Plan and Township of Stephen Zoning By-law

The South Huron Official Plan recognizes the Birchbark Trailer Park as a Recreational resource, being those that cater to the travelling public and tourists, in addition to local residents. The Plan also establishes the demand for Recreational uses, and the balance between agricultural areas and natural environment features. The proposed work shed, with front yard location and height, and future structure over the pool are permitted uses on this property under the existing Recreational designation of this property.

Accessory Building in Front Yard with Height of 7metres

Under the existing RC2-1 zone, the proposed work shed would be considered an accessory use to the main campground for works and servicing of the property. This shed is permitted under the zone provisions as an accessory use. Under the Township of Stephen Zoning By-law General Provisions, accessory structures are not permitted in the front yard and are capped at a maximum building height of 6 metres.

In review of the request for this structure to be built in the front yard, the overall site and functionality should be reviewed. The main use, and most visible use on the site is the existing Community Hall; this structure is the predominate use on the site and sets the character of the site with frontage along Highway 83. On review of the sketches and proposed building location as submitted by the applicant, the proposed accessory structure is technically in the front yard, but the majority of the structure still maintains a building line behind or in line with the main Community Hall use on this site. The applicant has noted the desire to locate in this area of the site for function and servicing of the overall lot, and to utilize the existing paved parking area/driveway. The submitted sketch also shows the intent to use this building to help hide garbage and recycling storage containers that currently exist in open air on the site, therefore also improving the visual aesthetics of this property.

The request for increased height (7 metres when 6 metres is permitted) is for equipment storage and building design. In support of the application, sample elevation drawings were provided by the applicant and these illustrate a design with enhanced façade features and building materials similar to, and to work in combination with the existing Community Hall on this site. It is evident design measures have been proposed to ensure this storage shed is complementary of the existing site and to work in combination/complementary with the more prominent main building on the site. Allowing one accessory structure at similar setback to the main existing building, and of similar building design should ensure the two remain complementary of one another, and also allows for site servicing and maintenance.

For these reasons, the request for an accessory structure in the front yard, and an increased

height for this structure are deemed supportable.

Main Building Height of 11 metres

The request for increased building height of main building to 11 metres when 9 metres is permitted is requested to accommodate a future proposed building on this site. Based on the plans submitted, it is understood the applicant wishes to extend the existing Community Hall building by removing the current soft cover over the existing pool and constructing a permanent year round building. Although the height is proposed above the permitted maximum, building elevations show the proposed addition will maintain height and massing of the existing Community Hall. Utilizing a more permanent structure with similar building massing, as well as similar building design elements and features should increase the aesthetic presence of this building from Highway 83. One unified built structure with uniform building elements is preferred. Further, with the site in the Agricultural area there are no buildings in immediate proximity that this building would be a hindrance to for height, massing, shadowing or general conflict in design and building façade. A building of 11 metres in height should not cause conflict to adjacent lands as a similar structure exists on the site.

For these reasons, a building height of 11 metres can be deemed suitable for this site.

SUMMARY

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

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

Sincerely,

“original signed by”

Sarah Smith, BES
Planner

For office use only	File # <u>D14-0710</u>
Submitted <u>Feb 6</u>	20 <u>18</u>
Date Application considered complete <u>Feb 13</u>	20 <u>18</u>

MUNICIPALITY OF SOUTH HURON

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

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

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

a) Name of Official Plan to be amended: Agricultural, Water Course, Natural Environment,
Municipality of South Huron

b) Name of Zoning By-law to be amended: _____

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

Requirement of severance application B64-17

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): West Corner Farms Ltd.

Address: 1069 West Corner Drive, RR 3, Parkhill, ON N0M 2K0

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

Email: [REDACTED] Cell [REDACTED]

b) Applicant (Agent) Name(s): Keith I. McLean

Address: 387 Main St S, PO Box 100, Exeter ON N0M 1S6

Phone: Home () Work (519) 235-2234 Fax (519) 235-2671

Email: kin@raymondmclean.ca Cell ()

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

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

4. WHAT AREA DOES THE AMENDMENT COVER?

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

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Municipal Ward: Stephen

911 Address and Road Name: 1069 West Corner Drive, RR 3, Parkhill ON NOM 2K0

Roll Number (if available): _____

Concession: 20 Lot: 9 Registered Plan No.: _____

Area: 340.47 hectares Depth: 1,005.85 metres Frontage (Width): 402 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: Agricultural, water course, natural environment

Zoning: AG1

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

Agricultural

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Agricultural

How long have the existing uses continued on the subject land: Since implementation of the zoning by-law, prior to implementation of the zoning by-law

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

Agricultural

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

Are any buildings proposed to be built on the subject land: Yes [] No [X]

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	Barn, shed, garage, house	
b) Main Building Height	House 40ft, 12.192 m (m)	(m)
c) % Lot Coverage	.005%	
d) # of Parking Spaces	N/A	
e) # of Loading Spaces	N/A	
f) Number of Floors	2	
g) Total Floor Area	192 sq. m. (sq. m)	sq. m)
h) Ground Floor Area (exclude basement)	96 sq. m.	
i) Building Dimensions	12 m. x 8 m.	
j) Date of Construction	Unknown	
k) Setback from Buildings to:		
	Front of Lot Line 86.56 m	
	Rear of Lot Line 200.32 m	
	Side of Lot Line 18.3 m	

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

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

13. Will storm drainage be provided by: Sewers []
Ditches [X]
Swales []
Other [] Specify _____

Is storm drainage present or will it be constructed N/A

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 [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Change a Land Use designation in the Official Plan	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Change a policy in the Official Plan	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Replace a policy in the Official Plan	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Delete a policy in the Official Plan	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Add a policy in the Official Plan	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]

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 [X]	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 AG1
- b) Text of the proposed new provision attached on a separate page? Yes [**X**] No []
- c) New zone name: AG4, AG1 ((special))
- d) Map of proposed new Key Map attached on a separate page? Yes [**X**] No []

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

AG4 residential

- date the current owner acquired the subject land _____

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

Yes [] No [**X**]

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

Yes [] No [**X**]

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

26. Is the intent of this application to remove land from an area of employment?

Yes [] No [**X**]

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

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

Yes [**X**] No [] Unknown []

G. SKETCH CHECKLIST

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

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

A sketch showing in metric units:

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

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

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

H. OTHER RELATED PLANNING APPLICATIONS

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

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

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:File No. of Application: B64/2017Approval Authority: Land Division Committee of the County of HuronLands Subject to Application: Lot 9, Concession 20, Township of Stephen, Municipality of South HuronPurpose of Application: To satisfy severance conditionStatus of Application: Completed

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).*Nil**J. PUBLIC CONSULTATION STRATEGY****33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:***(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).*

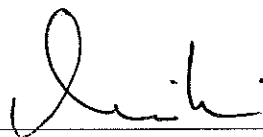
K. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER;(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).I (we) Joris Masschelein of the Municipality of North Middlesex County/Regionof Middlesex do hereby authorize Keith I. McLean to act as my agent in the application.Joris Masschelein
Signature of Owner(s)January 30, 2018
Date**L. APPLICANT'S DECLARATION**(This must be completed by the Person Filing the Application for the proposed development site.)I, Keith I. McLean of the Town of Exeter
(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.

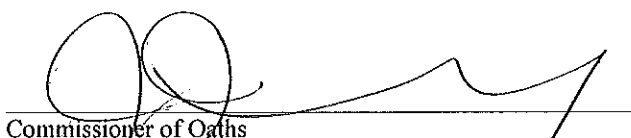
All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will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

Signature

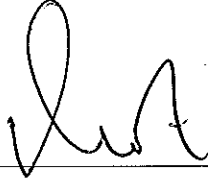
This 30th day of January, 2018
(Day) (Month) (Year)
Commissioner of OathsJANET LYNN JEFFERY, a Commissioner, etc.,
Province of Ontario, for Raymond & McLean,
Barristers and Solicitors.
Expires December 9, 2020.Keith I. McLean
Please Print name of Applicant

M. OWNER/APPLICANT'S CONSENT DECLARATION

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

In submitting this development application and supporting documentation, I Keith I. McLean 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

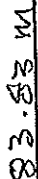
Date January 30, 2018

APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY

Signature of Commissioner

Date

48.77 m



2

Balance of lot AG1
subject to prohibition - no
residence situate thereon.

AG 4

27.58 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

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

Re: Zoning By-law Amendment Application (#D14-07/18)
Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-1) and Agricultural Small Holding (AG4).

Location: Lot 9, Concession 20, Stephen Ward (69860 Grand Bend Line)

Applicant: Keith McLean

Owner: West Corner Farms

This report is submitted to South Huron Council for the Public Meeting on March 19, 2018.

RECOMMENDATION

This rezoning application (#D14-07/2018) is a condition of consent file #B64-2017 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 69860 Grand Bend Line, and legally as Lot 9, Concession 20, Stephen Ward. Huron County approved an application to sever a surplus dwelling on this property (#B64-2017); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 3.98 acres (1.61 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. Severed Parcel identified in Red. Retained Parcel identified in Yellow.



Figure 2: Aerial of Severed Parcel.



Figures 3 and 4: Photos of dwelling and accessory building on land to be severed



COMMENTS

The portions of the subject lands impacted by the proposed rezoning are designated Agriculture in the Municipality of South Huron Official Plan. The County of Huron has given conditional approval for the severance of a dwelling made surplus through farm consolidation. The proposed rezoning is a condition of consent application #B64/17. The application for rezoning conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement.

It is recommended that that the retained lands be rezoned to the appropriate zone (AG1-1) to prohibit a new residence. It is recommended that the lands to be severed be rezoned to Agricultural Small Holding zone (AG4), allowing for an Agricultural Small holding use with a limited number of Nutrient Units permitted on the site. Due to the size of the proposed severed parcel based on the submitted plans (1.614 ha) the severed parcel will be limited to 4 (four) 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 #B64/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B64/17.

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

Sincerely,

“original signed by”

Sarah Smith, BES
Planner

For office use only

File #

Submitted

Date Application considered complete

014-ca/18
 Feb 12, 2018
 Feb 12, 2018

MUNICIPALITY OF SOUTH HURON

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

A. THE AMENDMENT**1. TYPE OF AMENDMENT?**

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

a) Name of Official Plan to be amended: _____

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

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

~~Zoning amendment required to complete a severance of the property as set out in Application B57/2015 in order for the severed parcel currently zoned RC3 to correspond to the parcel to which it is being added, which is zoned RC1-2~~

B. GENERAL INFORMATION**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): OAKWOOD GOLF & COUNTRY CLUB (GRAND BEND) INC.

Address: C/O Applicant's agent below

Phone: Home () Work () Fax ()

Email: Cell ()

b) Applicant (Agent) Name(s): MICHAEL G. FORRESTER

Address: 82 Ontario St. S., Grand Bend, Ont., N0M 1T0

Phone: Home () Work (519) 238-5297 Fax ()

Email: michael_forresterlaw.ca Cell ()

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

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

4. WHAT AREA DOES THE AMENDMENT COVER?

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

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:Municipal Ward: Stephen911 Address and Road Name: not assigned

Roll Number (if available): _____

Concession: _____ Lot: Pt. Block A Registered Plan No.: 129

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

6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☒ Unknown ☐

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

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

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

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

8. WHAT IS THE CURRENT PLANNING STATUS?Official Plan Designation: ResidentialZoning: RC3**9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:**

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**10. WHAT IS THE "EXISTING" USE OF THE LAND?**Vacant Land/Part of Oakwood Inn golf courseHow long have the existing uses continued on the subject land: +25 years**11. WHAT IS THE "PROPOSED" USE OF THE LAND?**The proposed use of the land is that it is to be added toan existing cottage owner's residential property zoned RC1-2

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

Are any buildings proposed to be built on the subject land: Yes [] No [X]

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>vacant</u>	<u>vacant</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></u> Rear of Lot Line <u></u> Side of Lot Line <u></u>	

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

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

13. Will storm drainage be provided by:

Sewers	[X]
Ditches	[]
Swales	[]
Other	[] Specify <u></u>

Is storm drainage present or will it be constructed

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- _____ provincial highway
 _____ county roads
 X 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 [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Change a Land Use designation in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Change a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Replace a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Delete a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |
| Add a policy in the Official Plan | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] | Unknown [<input type="checkbox"/>] |

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

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

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

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?Yes [☐] No [☐]

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

19. Does the requested amendment remove the subject land from any area of employment?Yes [☐] No [☐]

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

20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.Yes [☐] No [☐] Unknown [☐]

F. ZONING BY-LAW AMENDMENT

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

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

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

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

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes ☐ No ☐
- c) New zone name: RC1-2
- d) Map of proposed new Key Map attached on a separate page? Yes ☐ No ☒

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.Residential- date the current owner acquired the subject land 1993**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 type="checkbox"/>]
Zoning By-law Amendment	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]
Minor Variance	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]
Plan of Subdivision	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]
Consent (Severance)	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]
Site Plan Control	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]

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

File No. of Application: B57/2015

Approval Authority: County of Huron

Lands Subject to Application: _____

Purpose of Application: Severance

Status of Application: Granted November 2, 2017

Effect on the Current Application for Amendment: _____

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

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

J. PUBLIC CONSULTATION STRATEGY**33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:**

(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).

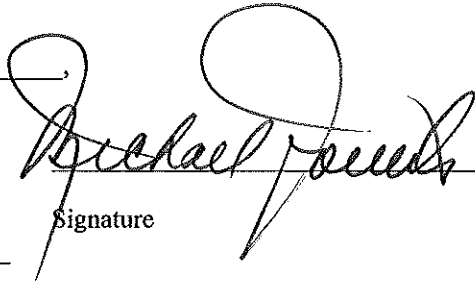

K. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER;*(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).*I (we) _____ of the Municipality of South Huron County/Regionof Huron do hereby authorize Michael G. Forrester to act as my agent in the application._____
Signature of Owner(s)February, 2018
Date**L. APPLICANT'S DECLARATION***(This must be completed by the Person Filing the Application for the proposed development site.)*I, Michael G. Forrester of the Municipality of Lambton Shores
(Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District Lambton 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 LambtonIn the Municipality of Lambton Shores
SignatureThis 7th day of February, 2018,
(Day) (Month) (Year)Michael G. Forrester
Please Print name of Applicant
Commissioner of OathsNancy Jill Forrester,
a Commissioner, etc., County of Lambton,
for Michael G. Forrester, Barrister and Solicitor.
Expires May 6, 2020.

M. OWNER/APPLICANT'S CONSENT DECLARATION

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

In submitting this development application and supporting documentation, I Michael G. Forrester 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

February 7, 2018

Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY

Signature of Commissioner

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: Oakwood Inn & Golf Club (Grand Bend) Inc.

Name of Owner (if different from the applicant): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality):

Pt. Block A, Plan 129

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 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 tie bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$177.25	
Rezoning	\$124.75	
Minor Variance	\$124.75	
Severance resulting in 2 lots or fewer	\$262.65	
Severance resulting in 3 lots or more	\$499.00	
Plan of Subdivision/Condominium	\$1037.45	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Michael G. Forrester

Name of Owner or Designated Agent

 Feb 7/18
Signature and Date

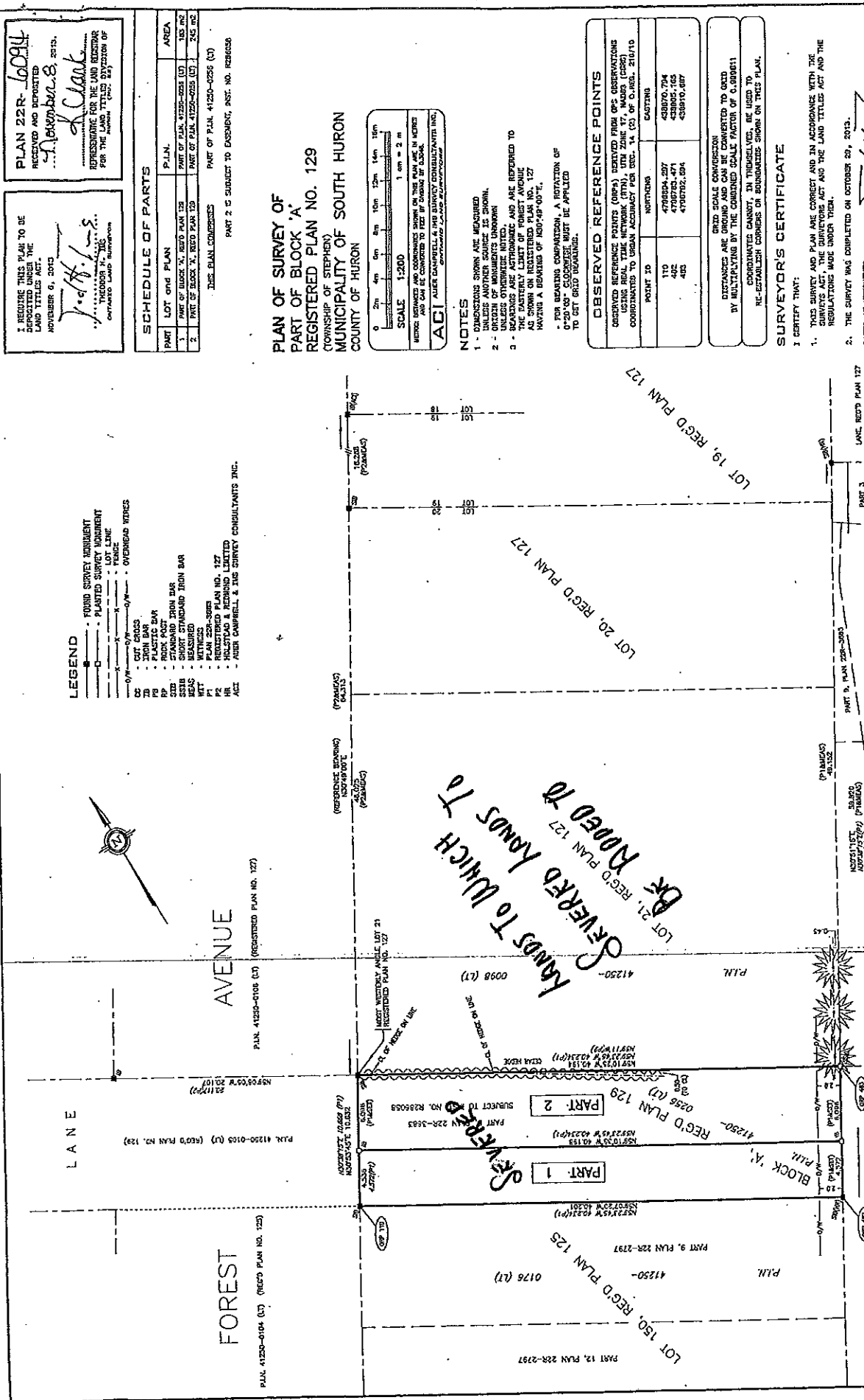
To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ 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 (#D14-09/18)
Zoning By-law Amendment from Recreational Commercial (RC3) to Recreational Residential Special Provisions (RC1-2).

Location: Stephen Con LRW Pt Lots 2; and 3 Plan 125 PT Lots 143; to 145 187 188 196 to 200; Plan 127 PT BLK C Plan 129; PT BLK a RP 22R2797 Parts 3 (70671 Bluewater Highway)

Applicant: Michael Forrester

Owner: Oakwood Inn Golf and Country Club (Grand Bend) Inc.

This report is submitted to South Huron Council for the Public Meeting on March 19, 2018.

RECOMMENDATION

This rezoning application (#D14-09/2018) is a condition of consent file #B57/2015 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 as 70671 Bluewater Highway, and legally as Stephen Con LRW Pt Lots 2; and 3 Plan 125 PT Lots 143; to 145 187 188 196 to 200; Plan 127 PT BLK C Plan 129; PT BLK a RP 22R2797 Parts 3, Stephen Ward. Huron County approved an application for boundary adjustment on this parcel to add lands to an abutting property (#B57/2015); the severed parcel must be rezoned to match the zoning of the lands to which it is to be added to. This rezoning was made a condition of consent #B57/2015.

By way of this zoning by-law amendment, the lands to be severed are proposed to be rezoned from RC3 (Recreational Commercial) to RC1-2 (Recreational Residential Special Provisions) to match the zoning of the recreation residential parcel to which the lands will be added.

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

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

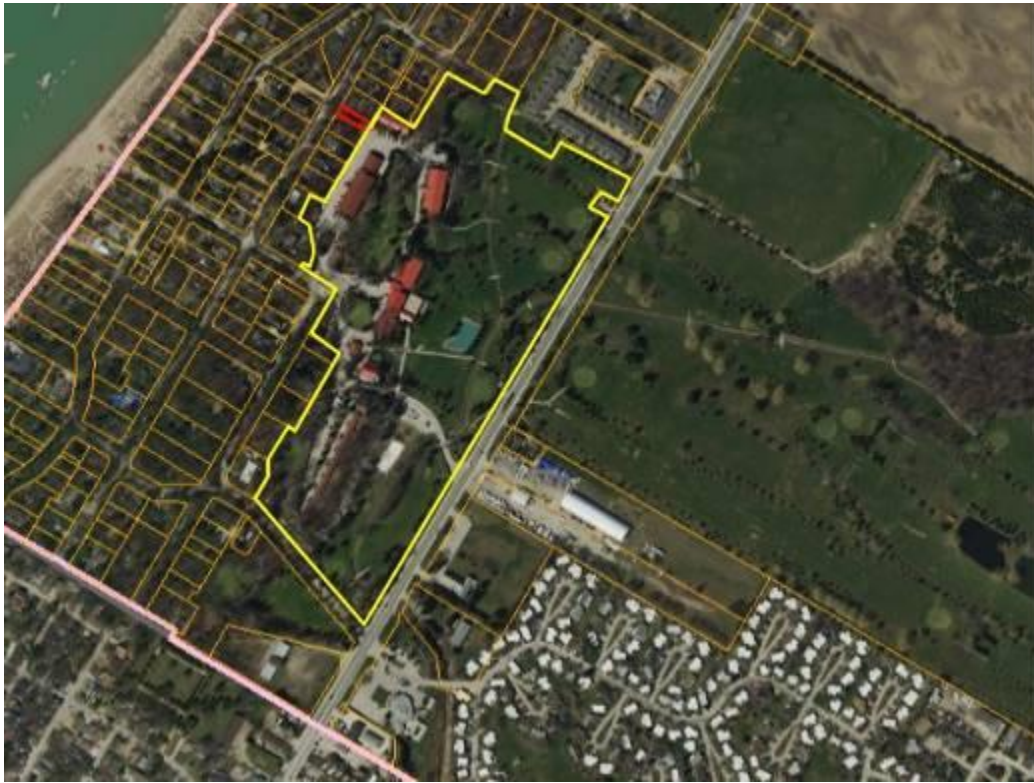
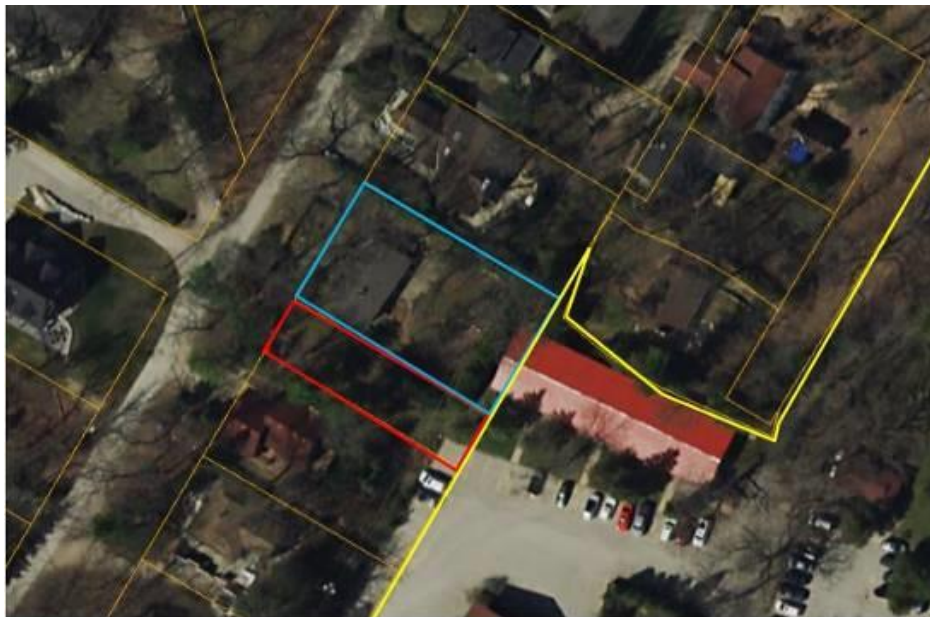


Figure 2: Aerial of Severed Parcel.



Severed
 Retained
 Lands to which Severed is to be added

Figure 3: Photos of severed parcel. View facing West.



Figure 4 and 5: View of Subject Lands/severed parcel facing east. Lands severed parcel is to be added to on left of image.



COMMENTS

The subject lands at 70671 Bluewater Highway are currently designated Recreational in the South Huron Official Plan. The lands to which the severed parcel will be added, 34 Forest Avenue are designated Lakeshore Residential in the South Huron Official Plan. Under General Interpretation Section 14.3.1 of the South Huron Official Plan, the lands to be severed can automatically be changed to the Lakeshore Residential designation to match the designation of the parcel the severed piece is to be added to. This will not require a formal application to amend the South Huron Official Plan.

The subject lands at 70671 Bluewater Highway are currently zoned RC3 (Recreational

Commercial). The lands to which the severed parcel are proposed to be added to are zoned Recreational Residential Special Provisions (RC1-2). A rezoning from RC3 to RC1-2 to recognize a residential use is in keeping with the zoning of the lands to which the severed parcel will be added to, and also meets a condition of consent #B57/2015.

This report has been prepared in advance of the public meeting. At the time of preparation no comments were received from the public or agencies. Further comments may arise at the public meeting.

SUMMARY

This zoning by-law amendment is a condition of consent #B57/2015. If approved, this zoning By-law amendment will satisfy a condition of consent #B57/2015.

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



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 Housekeeping Amendment (#D14-10/18)
Housekeeping – Second Units
Town of Exeter Zoning By-law # 30-1978

This report is submitted to South Huron Council for the Public Meeting on March 19, 2018.

RECOMMENDATION

That the Municipality of South Huron enact a housekeeping amendment to the Town of Exeter Zoning By-law #30-1978 to implement town wide policies related to second dwelling units, and that the related by-law **be approved**.

BACKGROUND

The Planning Act, through changes made by Bill 140 Strong Communities through Affordable Housing Act 2011, outlines tools designed to implement affordable housing options in Ontario. The Ministry of Municipal Affairs and Housing identifies affordable housing as a “fundamental need” and that providing access to safe, affordable and adequate housing is essential in developing communities. Through Bill 140, the provincial government adopted legislation requiring municipalities to develop or enhance policies in their Official Plans and Zoning By-laws to provide for secondary dwelling units.

The South Huron Official Plan, which was implemented in 2014 includes policies from this directive by recognizing Second Residential Units. The Town of Exeter Zoning By-law #30-1978 does not include policies for secondary dwelling units; this Housekeeping amendment proposes the implementation of this provincial directive into the Town of Exeter Zoning By-law.

COMMENTS

Second Units are self-contained residential units with a private kitchen, bathroom facilities and sleeping areas within dwellings, or within structures ancillary to a dwelling. Some of the key community benefits from secondary dwelling units identified by the Ministry include:

- Providing homeowners an opportunity to earn additional income to help meet the cost of home ownership;
- Supporting changing demographics by providing more housing options for extended family or elderly parents, or for a live-in caregiver;

- Increasing stock of rental units in an area;
- Maximizing densities and helping create income-integrated communities, which can support and enhance public transit, local businesses and the local labour market, as well as make more efficient use of infrastructure;
- Creating jobs in the construction/renovation industry

Under the Planning Act Section 16(3), the Ministry requires municipal official plans to authorize second units in: detached, semi-detached and row houses if an ancillary building or structure does not contain a second unit; and in a building or structure ancillary to these housing types provided that the primary dwelling does not contain a second unit. Section 35.1 requires that each local municipality ensure that its zoning by-law gives effect to the policies described in Section 16.3. The Ministry further acknowledges that municipalities are responsible for determining where secondary dwelling units shall be located. Municipalities could account for any inherent constraints, which may mean that it would not be appropriate to allow second units in some areas. The Huron County Planning Department has implemented Policies in Official Plans and Zoning By-laws for other Huron County Municipalities to permit Second Units. The South Huron Official Plan has these policies currently per the 2014 South Huron Official Plan. There has been recognized demand for this provincially mandated use, and it is recommended the Town of Exeter Zoning By-law be amended to permit these uses in the Exeter Primary Settlement area.

To implement second units, an accompanying zoning by-law has been prepared for adoption. The amendments to By-law #30-1978 included in the accompanying zoning by-law reflect standard provisions implemented in Huron County, and it is recommended they be approved. The approach recommended in this report and accompanying Housekeeping by-law is consistent with legislative changes introduced by the Province. Secondary dwellings represent a type of affordable housing not currently provided for in the Town of Exeter. Adoption of this Housekeeping amendment will bring the Town of Exeter Zoning By-law into conformity with provincially mandated legislation through *Bill 140 Strong Communities through Affordable Housing Act*.

The attached By-law outlines a new definition for “Secondary Unit”, permits second units in the R1, R2, and R3 zones of the Town of Exeter, and implements General Policies in the Residential Zones of Exeter for Second Units. Please refer to accompanying Housekeeping Zoning By-law.

SUMMARY

As the Strong Communities through Affordable Housing Act has acknowledged the need for affordable housing in Ontario Municipalities, it is recommended South Huron Council undertake a Housekeeping Amendment to the Town of Exeter Zoning By-law #30-1978 to implement Second Units, and that the accompanying By-law be approved.

I will be in attendance at the public meeting to answer questions that might arise from Council and the public on this Housekeeping amendment.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner



How Tiny Houses Strengthen Communities:

by Karen Rollins-Beneteau

This article is to address the tiny house issue in Ontario as it applies to the *Strong Communities through Affordable Housing Act* that was passed in 2011. This act requested that all Ontario municipalities amend their bylaws to allow for garden suites and second units. By definition a garden suite may be considered synonymous with a tiny houses on a foundation. On May 4, 2011 the planning act was amended to address garden suites and in January of 2012 the planning act was amended to address second units. To make it clear, here are definitions of garden suites and secondary units as taken from the planning act:

Garden suites are defined in section 39.1 of the *Planning Act* as one-unit detached residential structures containing bathroom and kitchen facilities that are ancillary to existing residential structures and that are designed to be portable. Garden suites are also commonly known as granny flats. They provide an affordable housing option that supports changing demographics, allows for aging in place, and provides opportunities for some of the most reasonably priced accommodation.

Second units — also known as accessory or basement apartments, secondary suites and in-law flats — are self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings (such as above lane way garages)

Implementing this act in every community will benefit every community. First off let us analyze the title "Strong communities through affordable housing" What kind of a municipality does not want to strengthen their community? The intention of this article is to give 10 examples of how the tiny house movement in association with granny suites and second units will strengthen communities. The second part of this phrase, "affordable housing" leads most of us to think of the kind of neighbourhood with derogatory nick names. We all know what kind of communities I'm referring to and the general consensus is "not in my back yard". In respect to tiny houses as garden suites and second units it would be better to rephrase the "affordable housing" part of this phrase and call it "appropriate housing"

Appropriate housing is the right kind of housing for the right person or persons.

We send off our young adult children to University or College and their school provides, at a cost, appropriate housing in the form of an 8 x 10 room with a shared kitchen and a shared bathroom. We as a society have accepted this as appropriate housing for that stage of life. When our elderly family members can no longer care for themselves and we have exhausted all ways to help them, we put them in appropriate housing in the form of a nursing home or a retirement home sometimes with a 8 x 10 room with a shared bathroom and a common eating area. We as a society have accepted this as appropriate housing for this stage of life. What about the in between stages of life. The typical home in today's age is 3-5 bedrooms and rarely just one bathroom. I don't consider this as appropriate housing for a single person who only needs enough space for a single bed, one living room chair, and a table for one, but still wants to own a home with a back yard, vegetable garden and a driveway. Please take note that we are not talking about affordable housing but instead appropriate housing. I am very much aware that some people live in 2,000 sq ft homes all by themselves and pay to heat them and spend time caring for them. Everyone can make their own choices on what kind of house to live in but appropriate housing should be available.

Making tiny houses in the form of secondary units and garden suites will provide appropriate housing for more people. A person may choose to buy a house to rent out and put up a garden suite in their yard that meets their own simplified needs.

Let's get back to how the tiny house movement through garden suites and second units can strengthen a community.

1. Create great personal investment strategies: If you built a garden suite in your back yard for approximately \$40,000 and rented it out for \$400 per month, you would get a pretty good return on your investment, better than any bank or GIC.

The advantages of having this kind of rental in the community is the fact that the landlord would be living on the same property so there would not be an absent landlord problem. This results in the property being better taken care of than if the landlord was in a different neighbourhood or city. Building a garden suite in your backyard may be a better investment than buying a rental property on its own lot because when it comes time to sell your primary residence along with your rental there won't be capital gains tax with the sale since it is included on the same lot as your personal residence and cannot be sold separately. However, selling a property that is not on the same lot as your primary residence will incur capital gains tax.

2. Keeping seniors in the community longer: Second units and Garden suites keep seniors out of long term care longer by either moving into a tiny house and subsequently decreasing the size of their residence making up keep easier or by moving someone into the tiny house who can gradually take over more care of the property and then become a care giver. It's a lot easier to bring Granny's hot dinner to her house that is a few steps out the back door than travelling across town or bringing a weeks supply of frozen dinners to her in another community. Having family close by strengthens families. The longer seniors stay out of high cost long term care, the less chances of running out of money and falling in to long term care that is publicly funded with the tax payers footing the full bill.

3. Financially assisting homeowners: Due to a volatile housing market, high unemployment and under employment rates, and increases in cost of living, having an option of renting out a portion or all of your home or garden suite for added income can bring added financial security to help people who are living pay check to pay check. This will assist them if loss of employment happens and save the banks from enforcing foreclosure.

4 Boomerang children: Life often takes unexpected changes and it is so nice to have a safety net to fall back into when life starts falling apart. Many of today's young adults move back home after being out on their own which is difficult for parents and for the young adult. Having a separate home in your back yard or an apartment in your house keeps some degree of independence and peace for all family members. Adult children may also move back after a divorce or losing their spouse. In some cases they may be returning with their young children. They are boomerang children who need multi generational housing.

5. Multi-generational housing: Second units and garden suites create multi-generational housing. Young parents can live in close proximity to extended family, Active grandparents can help their adult children balance career and family by being involved in their grandchildren's lives and providing child care and light house work while the parents are working. It's also a great way for siblings to live on the same lot to share child care of both their young families. Strong families who support each other create strong communities.

6 Student housing: University and college residences are not right for every student, some prefer to be removed from the party environment and would like to live in appropriate sized housing. Spreading students throughout a community dilutes student population in student housing neighbourhoods and reduces the problems that concentrated student housing causes.

7. Relatives with Special Needs: Building a tiny house on a foundation in your backyard allows you to meet the needs of someone with special needs who wants independence but still needs help occasionally. Light fixtures and plugs can be put at the right heights from the start. Doorways can be made the right width, and the bathroom can be structured to allow for independence. Counter top heights can be put at the most optimal height. This is an affordable option for families to care for their loved ones with dignity and respect.

8. Minimalism: Allow people to adopt a minimalist lifestyle when it comes to housing. Minimalism is not for everyone but many people are trying it out and they should legally be allowed to do it. It is a great opportunity to become debt free and focus on the important people in your life and be able to free up finances and time to focus on a bucket list or to seek adventure or travel. Some people find it is a good fit and decide not to go back to their old ways, and others use minimalism to get debt free or to save for a better lifestyle.

9 Millennial housing: Millennials are having a difficult time entering the work force and finding jobs that will support themselves and pay back student debt. In many cases, to get entry level jobs in their field they have to leave their home towns and start fresh in another community without family support. Having options to rent a tiny house at a lower price than an apartment will help to pay off student debt and get them on their feet faster. They generally don't have things to furnish a standard apartment and this helps them with reducing extra costs involved with living on their own for the first time. It also prevents them from being in subsidized housing with tax payers helping with housing costs. Young people should have an option to be self supportive.

10. Co-parenting housing: Although most of us consider the "good divorce" to be a myth, many couples live in the same community as their ex in order to make it easier on their children. If emotions can be set aside wouldn't it be better for children to grow up with both parents on the same lot. An example of this kind of co-parenting is demonstrated on the television program Chicago PD, where Detective Olinsky lives in his garage. He explains to his co-workers that he lives there to be close to his daughter.

In closing, all of the instances listed here in favour of tiny houses in the form of garden suites and second units are not examples of poverty housing but instead appropriate housing. In fact none of these options scream out a knee jerk reaction of "not in my backyard". Instead these are examples of families helping family and giving people help with housing while maintaining dignity and respect. To me it seems like a way to strengthen communities. When you find a way to create appropriate housing in a way that brings more income to some citizens and reduces expenses to other citizens reduces subsidized housing, group homes and all types of public funded housing and creates a larger tax base in your community everyone wins. The advantages of the tiny house movement are many and with extended insight perhaps this movement should not be on hold until it is a community driven movement but instead driven forward by municipalities. It is a lot of work to amend the bylaws in any municipality but so worth it to become a stronger community. London, Ottawa and Barrie have amended their bylaws already and many other municipalities are working towards welcoming tiny houses in the form of garden suites and second units. I hope that the municipality of South Huron will be added to the growing list of communities accepting garden suites and second units as outlined in the "Strong Communities Through Affordable Housing" act.

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