



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, October 16, 2017, 6:00 p.m.
Council Chambers - Olde Town Hall

1. Call to Order
2. Disclosure of Pecuniary Interest
3. Purpose of Public Meeting
4. Zoning By-law Amendment Application for #D14-08-2017 WVRH Holdings Inc. (Barton)

- | | | |
|-----|--|----|
| 4.1 | Application #D14-08-2017 WVRH Holdings Inc. (Barton) | 1 |
| 4.2 | Report S Smith, Huron County Planner D14-08-2017 | 14 |

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-08/17 - WVRH Holdings Inc. (Barton)

- | | |
|-----|--|
| 4.3 | Written Comments Received |
| 4.4 | Comments-Council; Public in Attendance |

5. Close Public Meeting

Recommendation:

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

For office use only	File #
Submitted	20
Date Application considered complete	20

MUNICIPALITY OF South Huron
 Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

_____ Official Plan [] Zoning By-law No. By-law 13-1984 [☒ Both []

a) Name of Official Plan to be amended: N/A

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

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

The purpose is to rezone this property
from institutional to AG 4 with the
intention to build a single residence

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): WVRH Holdings Inc

Address: 39995 Harvest Road Exeter, ON N0M 1S3

Phone: Home (519) 617-3314 Work (519) 617-3314 Fax (519) 235-1939

Email: fwinters@hurontractor.com Cell (519) 617-3314

b) Applicant (Agent) Name(s): Cam + Lindsay Barton

Address: 485 Pinewood Ave Exeter, ON N0M 1S1

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

Email: cbarton@hurontractor.com Cell [REDACTED]

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

N/A

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: Usborne911 Address and Road Name: 40507 Huron Street EastRoll Number (if available): 4010010 003 02200 0000Concession: 3 Lot: 15 Registered Plan No.: _____Area: 3.553 hectares Depth: 142 metres Frontage (Width): 142 metres
- Irregular Shape**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 N/A**8. WHAT IS THE CURRENT PLANNING STATUS?**Official Plan Designation: AgricultureZoning: Institutional (I1)**9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:**Ag designations / uses**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS****10. WHAT IS THE "EXISTING" USE OF THE LAND?**Vacant public schoolHow long have the existing uses continued on the subject land: Zoned Institutional and used as a school from 1964-2012. Vacant since 2012.**11. WHAT IS THE "PROPOSED" USE OF THE LAND?**AG 4 Zoning with a single residence

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>Vacant School</u>	<u>Future Residence</u>
b) Main Building Height	_____ (m)	<u>Single story</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	_____
	Rear of Lot Line	_____
	Side of Lot Line	_____

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

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

N/A

13. Will storm drainage be provided by:

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

Is storm drainage present or will it be constructed - Present

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

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

E. OFFICIAL PLAN AMENDMENT

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

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

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

N/A

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

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

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

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

Yes [] No []

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

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

Yes [] No []

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

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

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

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

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

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

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

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

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

Single Residence - 1 Story

- date the current owner acquired the subject land 2013

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

Yes [] No [✓]

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

Yes [] No [✓]

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

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

Yes [] No [✓]

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

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

Yes [✓] No [] Unknown []

G. SKETCH CHECKLIST

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

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

A sketch showing in metric units:

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

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

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

H. OTHER RELATED PLANNING APPLICATIONS

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

Official Plan Amendment	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Zoning By-law Amendment	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Minor Variance	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Plan of Subdivision	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Consent (Severance)	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Site Plan Control	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]

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

File No. of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

N/A

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).

- Sketch

- Letter of Authorization

- E-Mail Confirmation re Record of Site Condition

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.).

- Verbal consultation with neighbors

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) Frank Winter of the Municipality of Blue Water County/Regionof Huron do hereby authorize Cam Lindsay Barton to act as my agent in the application.

Signature of Owner(s)

Date

5/Sept/17**L. APPLICANT'S DECLARATION**(This must be completed by the Person Filing the Application for the proposed development site.)I, Cam Barton of the Town of Exeter
(Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District Huron solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

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

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

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

DECLARED before me at:

Region/County/District

Huron

In the Municipality of

SOUTH HURON

This

5TH

day of

September 2017

(Day)

(Month)

(Year)

Signature

x Cam BartonCam Barton
Please Print name of ApplicantSWORN BEFORE ME AT THE Municipality of
South Huron, In the County of Huron and theProvince of Ontario,
Commissioner of Oathsthis 5TH day of Sept., 2017[Signature]Dan Best, Deputy Clerk
Municipality of South Huron
A COMMISSIONER ETC.

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 Cameron Barton 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 Cameron Barton

Date 5/Sept/17

APPLICATION AND FEE OF \$ 1836 RECEIVED BY THE MUNICIPALITY

Signature of Commissioner [Signature]

Date Sept 5/2017

SWORN BEFORE ME AT THE Municipality of
South Huron, In the County of Huron and the
Province of Ontario,
this 5th day of Sept, 2017

[Signature]
Dan Best, Deputy Clerk
Municipality of South Huron
A COMMISSIONER ETC.

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

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on 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: Cameron Barton

Name of Owner (if different from the applicant): WVRH Holdings Inc

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

40507 Huron Street East

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

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

Cameron Barton

Name of Owner or Designated Agent

Pam Zolt 5/Sept/17

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

Aug, 2017

WVRH Holdings
39995 Harvest Road
Exeter, Ontario
N0M1S3

Re: Application for Rezoning of the former Usborne School Property

To Whom It May Concern:

The intent of this letter is to authorize Cam & Lindsay Barton or a holding company owned by Cam and/or Lindsay Barton to submit any applications required by the Municipality of South Huron or County of Huron relating to the property owned by WVRH Holdings Inc at 40507 Huron Street East. Part of Lot 15, concession 3 Township of Usborne.

A purchase agreement is in place between WVRH Holdings & Barton's for the above property conditional on favorable municipal approvals.

I have the authority to bind the corporation

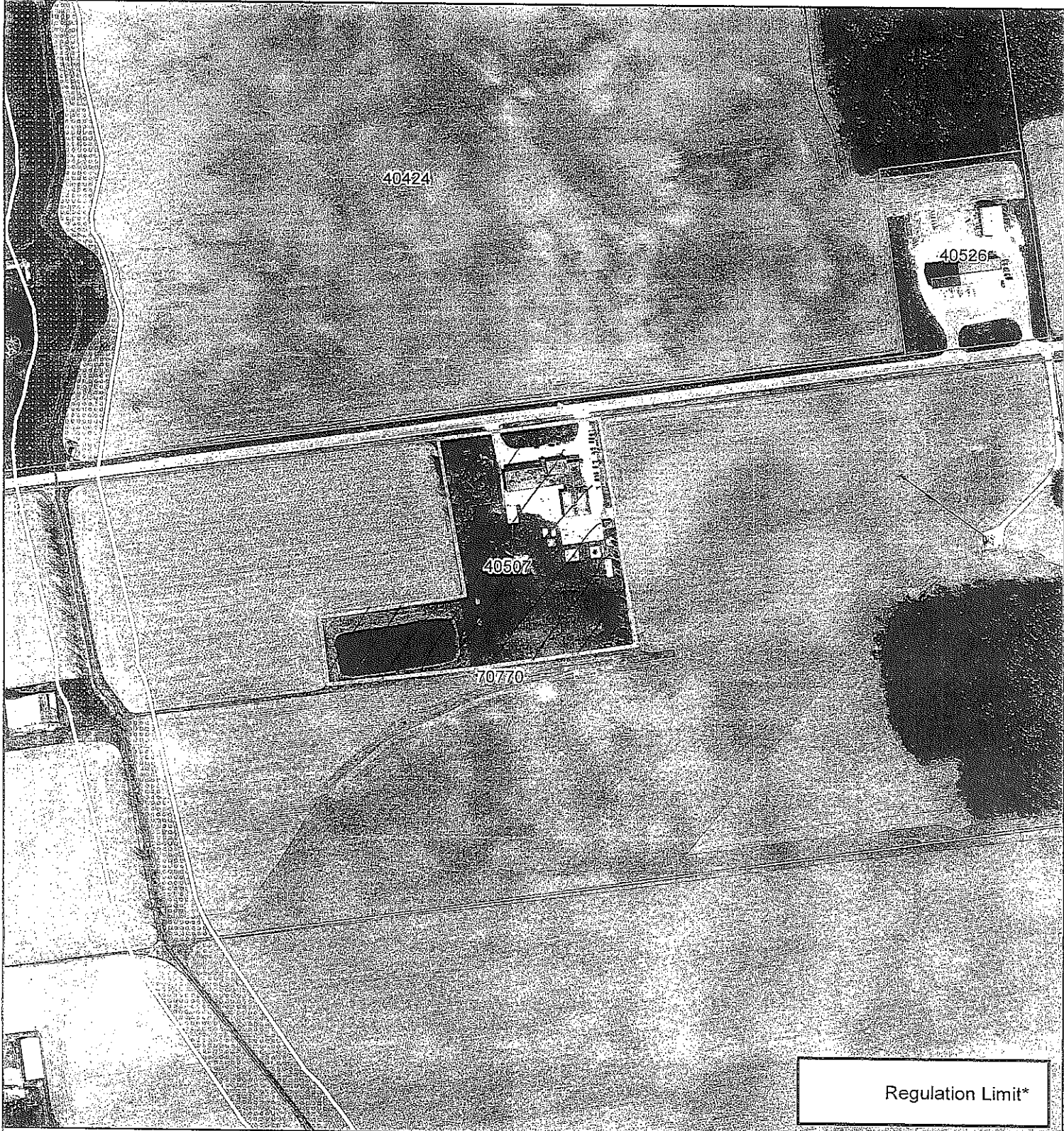


Frank Winters
President
WVRH Holdings Inc

Rezone From Institutional I1
to Ag 4 C-38



Ausable Bayfield Conservation Authority, Ontario Regulation
147/06 - Regulation of Development, Interference with Wetlands
and Alterations to Shorelines and Watercourses *



Regulation Limit*

* The Regulation Limit was prepared for use in conjunction with Ontario Regulation 147/06 and was determined from available studies, information and mapping. Please refer to the text of the regulation for a full legal description of all regulated lands. In case of conflict the description of the regulation limit in Ontario Regulation 147/06 shall prevail over that shown on this map. The Regulation Limit depicted on this map is subject to change. Property boundaries are a representation only and are not a legal survey.



0 50 100 200 Metres

Produced by ABCA GIS Services using ABCA data, data layers supplied by the Land Information Ontario warehouse under OGDE license and sublicense agreements, and data sublicensed from member municipalities. Air Photo flown Spring 2010 property of Ontario Ministry of Natural Resources. Copyright



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 (#D14-08/17)
 Zoning By-law Amendment from Institutional (I1) to Agricultural Small Holding (AG4)

Location: Conc 3 PT Lot 15, Usborne Ward (40507 Huron Street)
 Applicant: Cam and Lindsay Barton
 Owner: WVRH Holdings Inc.

This report is submitted to South Huron Council for the Public Meeting on October 16, 2017

RECOMMENDATION

It is recommended rezoning application (#D14-08/17) **be approved.**

PURPOSE AND EFFECT

This rezoning application affects the property known legally as Conc 3 PT Lot 15, Usborne Ward. The property is currently zoned I1 (Institutional) which permits a range of institutional uses including an assembly hall, church, public clinic, school etc.

The purpose of this rezoning request is to change the zoning from I1 to AG4 (Agricultural Small Holding) to permit a residential use as the main permitted use on the site. The subject lands currently house a vacant school that is no longer in operation. The intent is to remove this existing structure and construct a new residential dwelling on the subject lands.

This By-law amends Zoning By-law 13-1984 of the former Township of Usborne. The effect of this application if approved, permits the use of the site for residential purposes as the main permitted use.

Figure 1: Aerial Photo of Subject Property.



Figure 2: View of subject lands.



COMMENTS

South Huron Official Plan

The South Huron Official Plan designates the property as Agriculture. Agricultural areas predominate in the Municipality of South Huron and the primary use of this land is for farming of all types, sizes and intensities, including related uses and on farm diversified uses. The Agricultural designation recognizes a range of agricultural uses including General Agriculture and farming, livestock, and crop production. The agricultural designation also recognizes and permits rural residential uses on small lots that are appropriately zoned.

The subject lands are an existing lot of record with an old school that is currently vacant. The applicant is interested in a future residential use on this site which is approximately 8.78 acres (3.5 hectares) in size. Under Section 4.4.3 in the South Huron Official Plan, policies are set out for residential uses in lands designated agriculture. The plan states that existing lots less than 4 hectares in size may be permitted a residence subject to a rezoning to an Agricultural Small Holding Zone (i.e. AG4 as is requested by the applicant through this application) permitting one dwelling and limiting the number of nutrient units on the property.

Under this policy in the Official Plan, the applicant will also have to demonstrate and/or seek approvals from the Municipality for public and/or private services for building permit and must obtain safe access onto an open public road. Based on preliminary review: the lands are an existing lot that meets the Official Plan policy size for residential use; the conversion of lands from a previous Institutional use (primary school) to a Residential use does not require a Record of Site Condition; the lands are not regulated by a local Conservation Authority; and there is existing access to this property. The construction of a proposed residential dwelling at this site should also have limited to no impact on Minimum Distance Separation Setback (MDS) for livestock operations as through the application submission it was demonstrated no livestock uses exist in the immediate area, nor are there any buildings or structures capable of housing livestock. If a future livestock use were to be proposed in proximity to this site a residential use would pose no additional setback requirements than what exists today. There are also existing dwellings and an Institutional use in close proximity (Municipal works yard) that would also be limiting factors for livestock development in this area. A new residential development on a pre-existing small agricultural parcel should have no negative impacts on the surrounding agricultural area as rural residential uses are permitted and recognized throughout the Municipality, and are a common occurrence in South Huron.

The rezoning of this parcel would be in line with the provisions set out for residential uses in Agricultural areas in South Huron Official Plan.

Township of Usborne Zoning By-law (#13-1984)

The current I1 (Institutional) zoning on the property permits an Institutional use; the intent of this rezoning request is to permit future residential uses under an AG4 zone. On review of the AG4 zone provisions, the subject lands at 3.5 hectares (8.78 acres) meet the

minimum lot area of 1,850 sqm (0.45 acres) and are below the maximum permitted AG4 lot size of 4 hectares (9.8 acres). The existing lot also meets AG4 zone provisions for minimum lot frontage of 23 metres as the lot frontage exists at approximately 142 metres. Therefore the related AG4 zone provisions would be met if the subject lands were rezoned to AG4, and as noted above the Official Plan recognizes small agricultural lots under the AG4. If reconstruction occurs on this property for residential purposes it also removes a currently vacant and underutilized property in the Municipality.

In siting a future residential dwelling, the applicant would need to meet zone provisions in the AG4 zone for building setbacks, height, lot coverage and related provisions for accessory buildings and structures. The applicant will be required to submit any necessary permits to the building department for use and/or development of this site and obtain appropriate approvals as deemed necessary.

STAFF AND AGENCY COMMENTS

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

I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

The proposed zoning by-law amendment conforms to the South Huron Official Plan and reflects similar rural residential uses in the Agricultural area. The current lot meets AG4 zone provisions and any future dwelling will be required to maintain AG4 zone provisions. It is recommended this rezoning application **be approved**.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner