



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, November 6, 2017, 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
4. Zoning By-Law Amendment - Miller
 - 4.1 Zoning Amendment Application for #D14-09/17 - Miller 1
 - 4.2 Planner S. Smith - Report re: Zoning By-Law Amendment - #D14-09/17 13
Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-09/17 - Miller.
 - 4.3 Written Comments Received
 - 4.4 Comments-Council; Public in Attendance
5. Zoning By-Law Amendment - Norman Regier Farms Ltd.
 - 5.1 Zoning Amendment Application for #D14/10/17 - Norman Regier Farms Ltd. 16
 - 5.2 Planner S. Smith - Report re Zoning By-Law Amendment #D14-10/17 - Norman Regier Farms Ltd. 28
Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-10/17 - Norm Regier Farms Ltd.
 - 5.3 Written Comments Received
 - 5.4 Comments - Council; Public in Attendance

6. Zoning By-Law Amendment - Christie

6.1 Zoning Amendment Application for #D14-11/17 - Christie 32

6.2 Planner S. Smith - Report re Zoning By-Law Amendment #D14-11/17 - Christie 46

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment #D14-11/17 - Christie

6.3 Written Comments Received

6.3.1 Upper Thames Conservation Authority 49

6.4 Comments - Council; Public in Attendance

7. 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 #	D14-09-2017
	Submitted	Sept 26, 2017
	Date Application considered complete	Sept 26, 2017

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. 13-84 [X] Both []

a) Name of Official Plan to be amended: Usborne.

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

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

Fulfilling Conditions of B4617
-rezone to Ag 4

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Brian Miller

Address: 41157 Thames Road, R#3, Exeter, N0M1S5

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

Email: [REDACTED] Cell [REDACTED]

b) Applicant (Agent) Name(s): _____

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 [X] Agent [] Other [] _____

4. WHAT AREA DOES THE AMENDMENT COVER?

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

bm

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Municipal Ward: Usborne911 Address and Road Name: 41167 Line 17

Roll Number (if available): _____

Concession: ~~24925~~ N.E.B. Lot: 24925 Registered Plan No.: _____Area: 53 hectares Depth: Illeg metres Frontage (Width): 346 metres6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☒ Unknown ☐

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

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

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

NA

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

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: AgricultureZoning: Ag 1

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

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

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

AgricultureHow long have the existing uses continued on the subject land: unknown

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

Severed Dwelling

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>Shed & Barn</u>	<u>Future House</u>
b) Main Building Height	_____ (m)	_____ (m)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area	_____ (sq. m)	_____ (sq. m)
h) Ground Floor Area (exclude basement)	_____	_____
i) Building Dimensions	_____	_____
j) Date of Construction	_____	_____
k) Setback from Buildings to:		
	Front of Lot Line _____	
	Rear of Lot Line <u>2.5 m</u>	
	Side of Lot Line <u>5.5 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

N.A. ☐ a servicing options report; and
☐ 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

N.A.

(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 BM <input checked="" type="checkbox"/>	No <input checked="" 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 checked="" 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: Ag 4
- d) Map of proposed new Key Map attached on a separate page? Yes ☒ No ☐

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.House- date the current owner acquired the subject land 1977**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 []	No [<input checked="" type="checkbox"/>]
Zoning By-law Amendment	Yes []	No [<input checked="" type="checkbox"/>]
Minor Variance	Yes []	No [<input checked="" type="checkbox"/>]
Plan of Subdivision	Yes []	No [<input checked="" type="checkbox"/>]
Consent (Severance)	Yes [<input checked="" type="checkbox"/>]	No []
Site Plan Control	Yes []	No [<input checked="" type="checkbox"/>]

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

File No. of Application: B4617
 Approval Authority: Huron County
 Lands Subject to Application: 41167 Line 17
 Purpose of Application: For severed Dwelling
 Status of Application: Approved
 Effect on the Current Application for Amendment: meet Conditions

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 Sketch

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.).

Have had discussions with all neighbours

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 _____ of _____ County/Region

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

Signature of Owner(s) _____

Date _____

L. APPLICANT'S DECLARATION(This must be completed by the Person Filing the Application for the proposed development site.)I, Brian Miller of the Usborne Ward - 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/District HuronIn the Municipality of South HuronBrian Miller

Signature

This 26 day of September, 2017
(Day) (Month) (Year)Brian Miller
Please Print name of ApplicantGenevieve Scharback
Commissioner of Oaths Genevieve Scharback, clerkSWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 26 day of September, 2017Genevieve ScharbackGenevieve Scharback, 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 Brian Miller 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.

Brian Miller
Signature

Sept 26/17
Date

APPLICATION AND FEE OF \$ 1836.⁰⁰ RECEIVED BY THE MUNICIPALITY

Genevieve Schenck
Signature of Commissioner

Sept. 26, 2017
Date

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

N.A.

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: Brian Miller

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

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

24925 N.E.B. Usborne - South Huron

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

- ☒ Consent (severance) ☐ Minor Variance
☐ Zoning By-Law Amendment ☐ Plan of Subdivision/Condominium
☐ Official Plan Amendment

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

Section A - Where SANITARY SEWERS are available.

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

Section B - Where SEPTIC SYSTEMS are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input checked="" 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 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 .		

N.A.

"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	\$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.

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

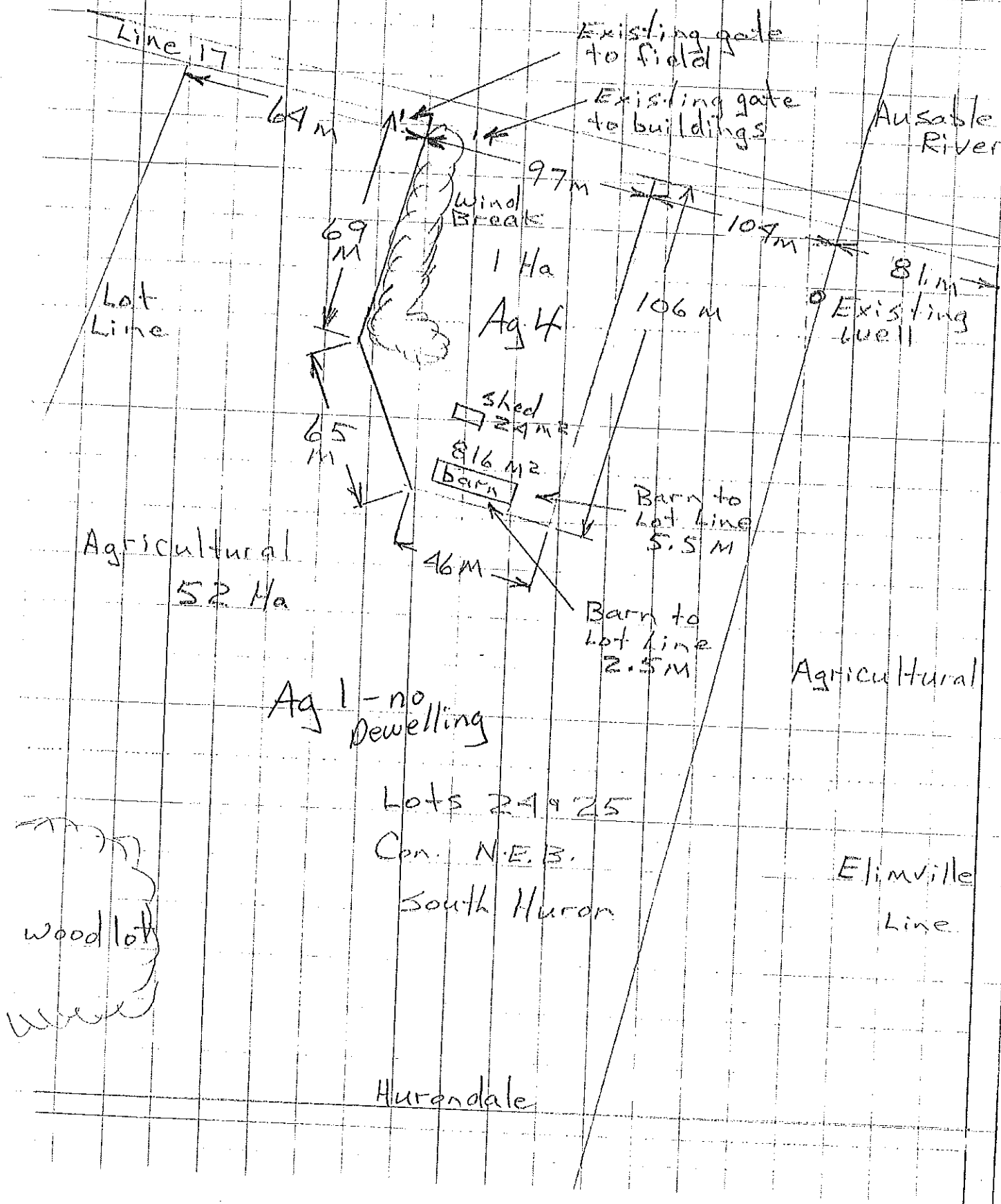
☐ No

Amount: _____

Name of Clerk-Treasurer



41167, 17 Line - Brian Miller
Agricultural





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 (#D14-09/17)
Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-24) and Agricultural Small Holding (AG4).

Location: Conc Northeast BDY Lot 24 Lot 25 (41167 Line 17, Usborne Ward)

Applicant: Brian Miller

Owner: Brian Miller

This report is submitted to South Huron Council for the Public Meeting on November 6, 2017.

RECOMMENDATION

This rezoning application (#D14-09/17) is a condition of consent file #B46/17 which was granted approval with conditions by Huron County. The Department did not support the severance application and **is not supportive of the rezoning** due to there being no existing dwelling on the proposed severed parcel to qualify as a surplus dwelling.

PURPOSE AND EFFECT

The subject property is known as 41167 Line 17, and the legal description of the subject property is Conc Northeast BDY Lot 24 Lot 25, Usborne Ward, Municipality of South Huron.

This rezoning is a condition of severance application B46/2017 which was approved by Huron County Council.

The severed lands require a zone change from General Agriculture (AG1) to Agricultural Small Holding (AG4). The severed parcel is approximately 2.47 acres (1ha) and contains a barn and shed.

The retained lands require a zone change from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-24) in order to prohibit the construction of a new residential building as required by the Provincial Policy Statement and the South Huron Official Plan. The retained vacant farm lands are approximately 128.49 acres (52 hectares) in size and will continue to be used for agricultural purposes. A portion of the retained lands are zoned Natural Environment (NE1) and will remain under this zone.

This By-law amends zoning by-law #13-1984, of the former Township of Usborne.

Figure 1: Aerial Photo of Subject Property. Proposed retained parcel identified in yellow. Proposed severed parcel identified in red.



Figure 2: Aerial of land to be severed



Figures 3 and 4: Images of proposed severed parcel.



COMMENTS

This Zoning By-law Amendment application is a condition of Consent file B46/2017 that was approved by the County of Huron. The application does not conform with the Provincial Policy Statement, Huron County Official Plan, or South Huron Official Plan requirement that there be an existing dwelling 15 years of age on the proposed severed parcel to qualify as a surplus dwelling. There is no existing dwelling on the subject lands so this is not considered a surplus dwelling under related policies.

OTHERS CONSULTED

No additional comments were received at the time of writing this report.

Sincerely,

“original signed by”

Sarah Smith
Planner

For office use only	File # <u>014-10117</u>
	Submitted <u>Sept 29</u> 20 <u>17</u>
Date Application considered complete	<u> </u> 20 <u> </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: _____

b) Name of Zoning By-law to be amended: Township of Stephen**2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**

- to meet conditions under B37-17
- rezone to residential use

B. GENERAL INFORMATION**3. APPLICANT INFORMATION**a) Registered Owner's Name(s): Norman Regier Farms Ltd.Address: 70521 Goshen Line, RR3 Dashwood, N0M 1N0

Phone: Home () Work () Fax ()

Email: Cell ()

b) Applicant (Agent) Name(s): Barb RegierAddress: same

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 []

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: 37985 Creditor Rd.

Roll Number (if available): _____

Concession: _____ Lot: 10 Registered Plan No.: _____

Area: 98.7 hectares Depth: _____ metres Frontage (Width): 995.21 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: Agriculture

Zoning: A61

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

AGRICULTURE

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

AGRICULTURE

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

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

residential / AGRICULTURE

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>Dwelling + 2 sheds.</u>	<u>none</u>
b) Main Building Height	_____ (m)	_____ (m)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area	_____ (sq. m)	_____ sq. m)
h) Ground Floor Area (exclude basement)	_____	_____
i) Building Dimensions	_____	_____
j) Date of Construction	_____	_____
k) Setback from Buildings to:		
	Front of Lot Line	<u>80 ft</u>
	Rear of Lot Line	<u>145 ft</u>
	Side of Lot Line	<u>156 ft.</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	[✓]	[]	[]	[]	[]	[]
b) Proposed	[] <u>NA.</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:					
	[]	a servicing options report; and				
	[]	a hydrogeological report.				

13. Will storm drainage be provided by:

Sewers	[]
Ditches	[✓]
Swales	[]
Other	[] 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 []	No [<input checked="" type="checkbox"/>]	Unknown []
Change a zoning provision in the Zoning By-law	Yes [<input checked="" type="checkbox"/>]	No []	Unknown []
Replace a zoning provision in the Zoning By-law	Yes []	No [<input checked="" type="checkbox"/>]	Unknown []
Delete a zoning provision in the Zoning By-law	Yes []	No [<input checked="" type="checkbox"/>]	Unknown []
Add a zoning provision in the Zoning By-law	Yes []	No [<input checked="" type="checkbox"/>]	Unknown []

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

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes [] No [☒]
- c) New zone name: AG4 AG1 Restrictions
- d) Map of proposed new Key Map attached on a separate page? Yes [☒] No []

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

- recognize a residential use
- date the current owner acquired the subject land 2017

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 checked="" type="checkbox"/>]	No [<input type="checkbox"/>]
Site Plan Control	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]

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

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

File No. of Application: B-37-17

Approval Authority: County of Huron

Lands Subject to Application: 37985 Crediton

Purpose of Application: sefer dwelling

Status of Application: been approved

Effect on the Current Application for Amendment: fulfilling a condition.

I. OTHER SUPPORTING INFORMATION

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

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

see sketch.

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.).

- discussions with neighbours.

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) NORM Regier of the Municipality of South Huron County/Region
of Huron do hereby authorize Barb Regier to act as my agent in the application.

Norm Regier
Signature of Owner(s)

Sept 27/17
Date

L. APPLICANT'S DECLARATION

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

I, Barb Regier 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: Huron County
Region/County/District

In the Municipality of South Huron

Barb Regier
Signature

This 28 day of September, 2017
(Day) (Month) (Year)

Barbara Regier
Please Print name of Applicant

Rebekah M. Colson
Commissioner of Oaths
Rebekah M. Colson
Deputy Clerk
Municipality of South Huron

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 Norm Regier 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.

Norm Regier
Signature

Sept 27, 2017
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: _____

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

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

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

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

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

Section A - Where SANITARY SEWERS are available.

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

Section B - Where SEPTIC SYSTEMS are required.

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

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

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?

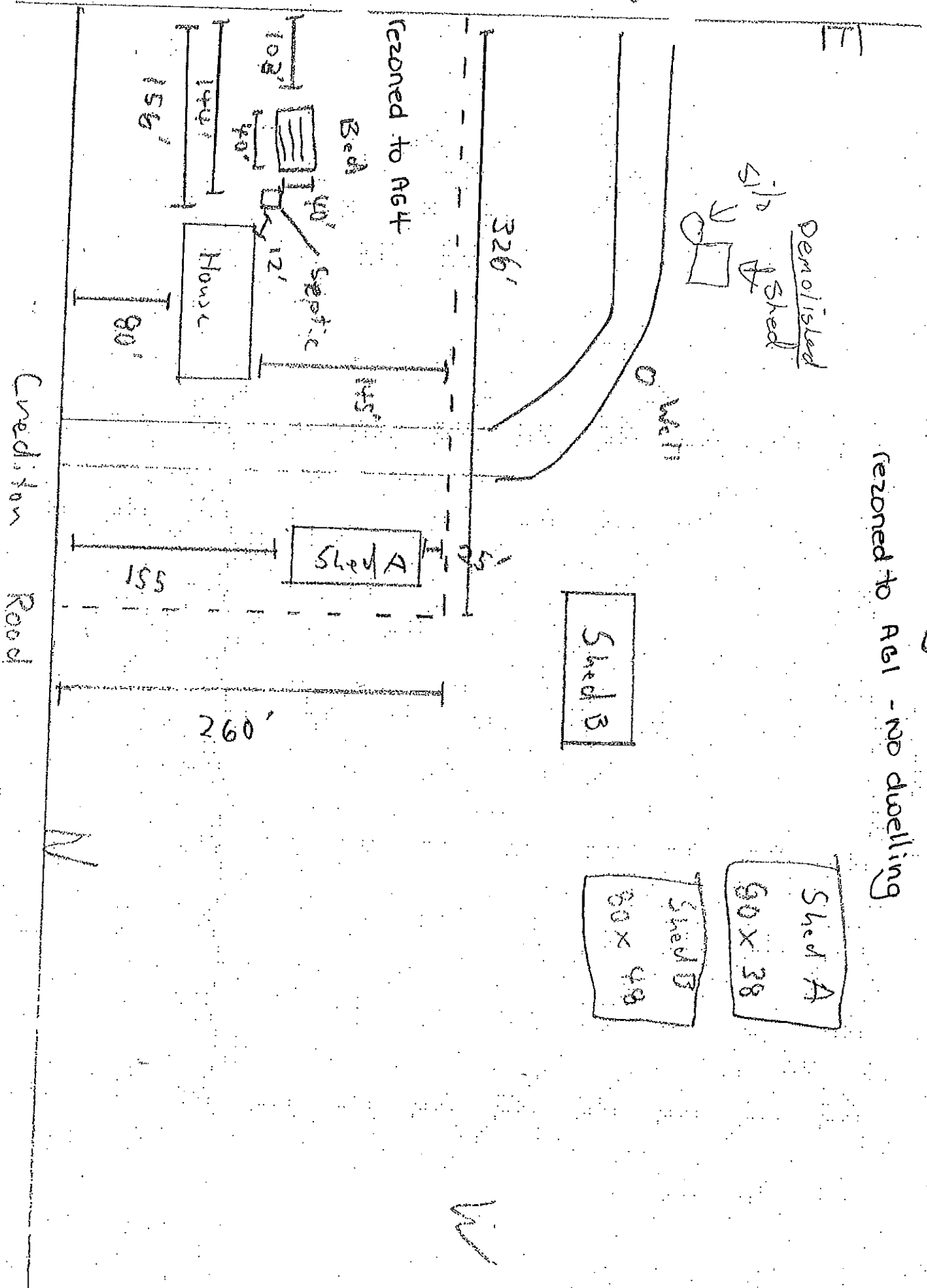
☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer

Bottom Line





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 (#D14-10/17) – Severed Dwelling
 Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-1) and Agricultural Small Holding (AG4).

Location: Concession 11, Lot 10, Stephen Ward (37985 Crediton Road)

Applicant: Norman Regier

Owner: Norman Regier Farms Ltd

This report is submitted to South Huron Council for the Public Meeting on November 6, 2017.

RECOMMENDATION

This rezoning application (#D14-10/17) is a condition of consent file #B37/17 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

The subject property is known as 37985 Crediton Road, and the legal description of the subject property is Concession 11, Lot 10, Stephen Ward, Municipality of South Huron.

This By-law proposes to change the zoning from General Agriculture (AG1) to Agriculture – Special Provisions (AG1-1) and Agricultural Small Holding (AG4). The County of Huron approved an application to sever a surplus dwelling on this property (File B37/17); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 1.94 acres (0.79 ha) and contains a residence and an accessory structure. This by-law proposes to change the zoning on the severed parcel from General Agriculture (AG1) to Agricultural Small Holding (AG4) to recognize a residential use.

This by-law proposes to change the zoning on the retained lands (96.77 acres, 39.16 hectares) from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-1) to prohibit the construction of a new residence as required by the Provincial Policy Statement and South Huron Official Plan.

This By-law amends zoning by-law #12-1984, of the former Township of Stephen.

Figure 1: Aerial Photo of Subject Property. Proposed retained parcel identified in yellow. Proposed severed parcel identified in red.



Figure 2: Aerial of land to be severed



Figures 3 and 4: Severed dwelling and shed on proposed severed parcel.



Figure 5: Structures since demolished, and structure on proposed retained parcel.



COMMENTS

The subject lands of 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 #B37/17. The application for rezoning conforms with the policies of the South Huron Official Plan and the Provincial Policy Statement.

This report has been prepared in advance of the public meeting. No comments have been received by any agency, and no public comments have been received.

Further comments may arise at the public meeting.

SUMMARY

This zoning by-law amendment is a condition of consent #B37/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B37/17.

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
Planner

“original signed by”

Laura Schreiner
Planner

RECEIVED
NOV 5 13

For office use only

File # D11-11-2017Submitted Oct 5, 2017

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. 13-1984 [☒] Both []

a) Name of Official Plan to be amended: _____

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

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

fulfilling condition of B-47/17
severed lot AG4
retained limit a dwelling

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): John & Betty Anne ChristieAddress: 42667 Perth Line 20Phone: Home [REDACTED] Work () Fax ()Email: [REDACTED] Cell ()

b) Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () Work () Fax ()

Email: _____ Cell ()

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

Nod) 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: Usborne
911 Address and Road Name: 42667 Perth Line 20
Roll Number (if available): 401001001603300
Concession: _____ Lot: Pt Lot 25 + 26 Registered Plan No.: 22R 233
Area: 130 ~~acres~~ 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: Agriculture
Zoning: AG1

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

Agriculture

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Agriculture
How long have the existing uses continued on the subject land: 40 years approx.

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

Severed Dwelling - Farmland as retained

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

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

Yes []

No [✓]

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>house, shed, grain bin</u>	<u>None</u>
b) Main Building Height	_____ (m)	_____ (m)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area	_____ (sq. m)	_____ (sq. m)
h) Ground Floor Area (exclude basement)	_____	_____
i) Building Dimensions	_____	_____
j) Date of Construction	_____	_____
k) Setback from Buildings to:		
	Front of Lot Line	<u>35.97m</u>
	Rear of Lot Line	<u>4.57m</u>
	Side of Lot Line	<u>4.5m</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	[]	[]	[<u>✓</u>]	[]	[]	[<u>✓</u>]
b) Proposed	[]	[]	[]	[]	[]	[] <u>N/A</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:						
	[] a servicing options report; and					
	[] a hydrogeological report.					

13. Will storm drainage be provided by:

Sewers	[]
Ditches	[<u>✓</u>]
Swales	[]
Other	[] 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 []	No [<input checked="" type="checkbox"/>]	Unknown []
Change a zoning provision in the Zoning By-law	Yes [<input checked="" type="checkbox"/>]	No []	Unknown []
Replace a zoning provision in the Zoning By-law	Yes []	No [<input checked="" type="checkbox"/>]	Unknown []
Delete a zoning provision in the Zoning By-law	Yes []	No [<input checked="" type="checkbox"/>]	Unknown []
Add a zoning provision in the Zoning By-law	Yes []	No [<input checked="" type="checkbox"/>]	Unknown []

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

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes [] No [☒]
- c) New zone name: AG-4 AGI-25
- d) Map of proposed new Key Map attached on a separate page? Yes [☒] No []

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

Severed Dwelling / Retained Farm land

- date the current owner acquired the subject land 2014

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 *Done*

- 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 [✓]	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: B47-17
 Approval Authority: County of Huron
 Lands Subject to Application: 42667 Perth Line 20
 Purpose of Application: Severed Dwelling
 Status of Application: Approved
 Effect on the Current Application for Amendment: Meeting a Condition

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

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

See Attached Sketch

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.).

talked with neighbours. -

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 _____ of _____ County/Region

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

Signature of Owner(s)

Date

L. APPLICANT'S DECLARATION

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

I, ^(We) ^(Jack) John & Betty Anne Christie 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/District

Huron

In the Municipality of

South Huron

Betty Anne Christie
Signature

This 5 day of October, 2017
(Day) (Month) (Year)

John (Jack) Christie / Betty Anne Christie
Please Print name of Applicant

M. Lollis
Commissioner of Oaths

SWORN BEFORE ME AT THE Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 5 day of October, 20 17
M. Lollis
Rebekah Meuya-Collison, 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 Betty Anne Christie 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.

Betty Anne Christie
Signature

Oct 3/2017
Date

APPLICATION AND FEE OF \$ 1,836.00 RECEIVED BY THE MUNICIPALITY

[Signature]
Signature of Commissioner

Oct 5, 2017
Date

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

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

Name of Applicant: _____

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

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

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

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

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

Section A - Where SANITARY SEWERS are available.

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

Section B - Where SEPTIC SYSTEMS are required.

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

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

Section C - HEALTH UNIT FEES

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

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

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?

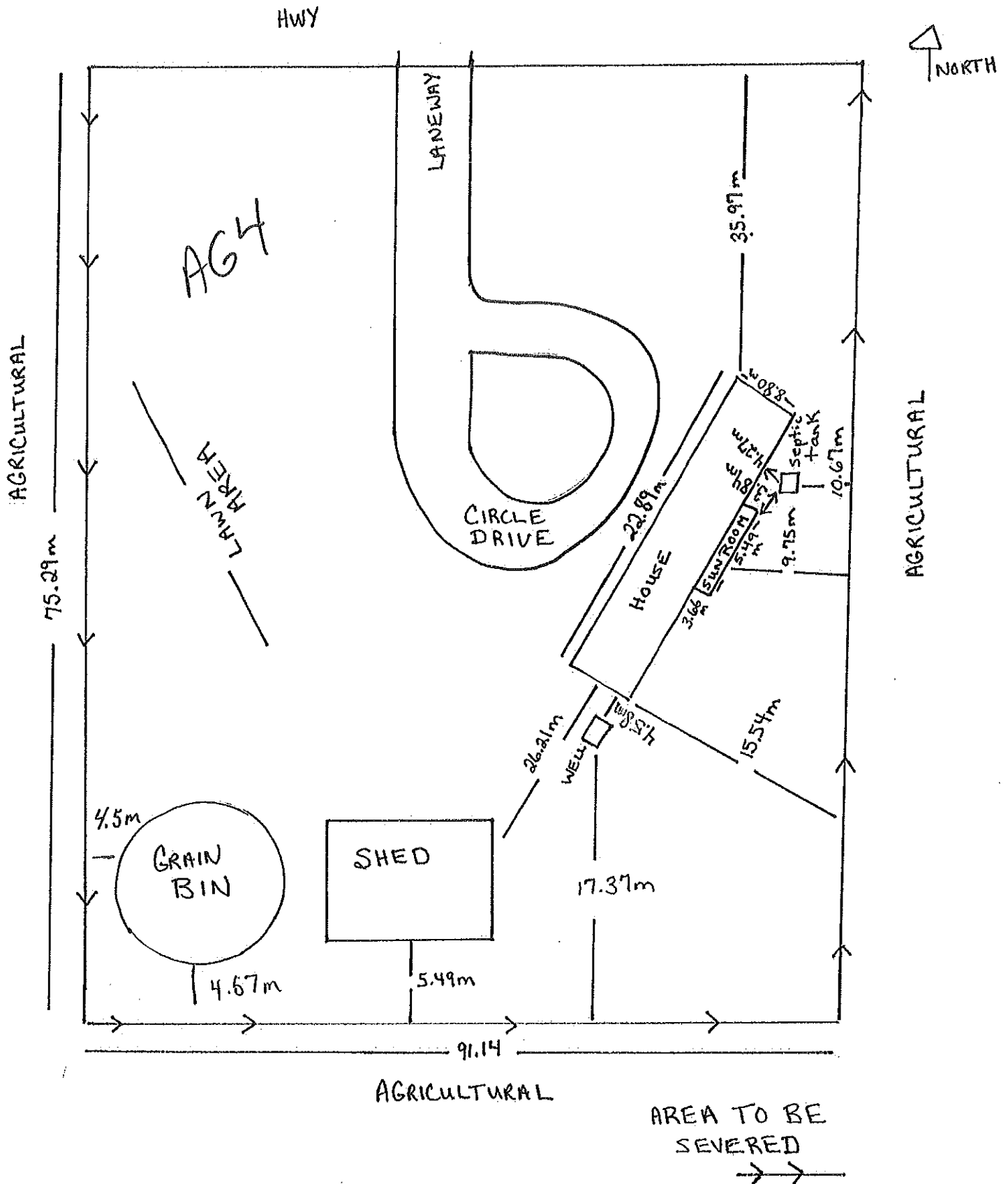
☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer

Distance to livestock facility 599 feet
" to Mobile Storage 64 feet



HWY 88 PERTH LINE 20

Severed
AG4

Retained
AG1-25

HWAY 88 PERTH LINE 20

Severed
AG4

Retained
AG1-25



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

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

Re: Zoning By-law Amendment Application (#D14-11/17) – Severed Dwelling
Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-25) and Agricultural Small Holding (AG4).

Location: Part Lots 25 & 26, South Thames Road Concession, Usborne Ward (42667 Perth Line 20)

Applicant: John and Betty Anne Christie

Owner: John and Betty Anne Christie

This report is submitted to South Huron Council for the Public Meeting on November 6, 2017.

RECOMMENDATION

This rezoning application (#D14-11/17) is a condition of consent file #B47/17 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

The subject property is known as 42667 Perth Line 20, and the legal description of the subject property is Part Lots 25 & 26, South Thames Road Concession, Usborne Ward, Municipality of South Huron.

This By-law proposes to change the zoning from General Agriculture (AG1) to Agriculture – Special Provisions (AG1-25) and Agricultural Small Holding (AG4). The County of Huron approved an application to sever a surplus dwelling on this property (File B73/15); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 1.6 acres (0.64 ha) and contains a residence and accessory structures. This by-law proposes to change the zoning on the severed parcel from General Agriculture (AG1) to Agricultural Small Holding (AG4) to recognize a residential use.

This by-law proposes to change the zoning on the retained lands (128.4 acres, 52 hectares) from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-25) to prohibit the construction of a new residence as required by the Provincial Policy Statement and South Huron Official Plan. The retained lands also include an area zoned Natural Environment (NE1) which will remain under this zone. The retained lands will continue to

be used for agricultural purposes.

This By-law amends zoning by-law #13-1984, of the former Township of Usborne.

Figure 1: Aerial Photo of Subject Property. Existing parcel identified in yellow. Proposed severed parcel identified in red.



Figure 2: Aerial of land to be severed



Figure 3: Photos of structures on land to be severed.



COMMENTS

The portion 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 #B47/17. The application for rezoning conforms with the policies of the South Huron Official Plan and the Provincial Policy Statement.

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

When the original consent application #B47/2017 was circulated, comments were received from the Upper Thames Conservation Authority noting no concern with the proposed severance.

SUMMARY

This zoning by-law amendment is a condition of consent #B47/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B47/17.

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

“original signed by”

Laura Schreiner
Planner

UPPER THAMES RIVER

CONSERVATION AUTHORITY

"Inspiring a Healthy Environment"



June 30, 2017

Huron County: Planning & Development Dept.
57 Napier Street, 2nd Floor
Goderich, ON
N7A 1W2

Attention: Mrs. Senga Smith, Land Division Secretary: (sent via e-mail ssmith@huroncounty.ca)

Dear Ms. Smith:

Re: Application for Consent B47/17
Owner/Applicant: John & Betty Ann Christie
Property Description: Pt. Lots 25 & 26, South Thames Road Concession, Usborne Ward, South Huron in the County of Huron, ON

The Upper Thames River Conservation Authority (UTRCA) has reviewed the subject application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The Upper Thames River Source Protection Area Assessment Report has also been reviewed in order to confirm whether the subject property is located within a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.

PROPOSAL

The purpose of this application is for the creation of a new lot under the surplus farm residence policies. The land to be severed is approximately 1.6ac (0.65ha) and contains a house, shed and grain bin. The vacant agricultural land to be retained is approximately 128.4ac (52ha).

CONSERVATION AUTHORITIES ACT

The subject lands are not affected by any regulations made pursuant to Section 28 of the *Conservation Authorities Act*.

DRINKING WATER SOURCE PROTECTION

Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Mapping which identifies these areas is available at: http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

Upon review of the current assessment report mapping, we wish to advise that there are *no vulnerable areas* identified for this area.

RECOMMENDATION

The UTRCA can advise that we have no objection to the proposed application for consent. The foregoing comments are provided as information for the Land Division Committee, the applicant and the Planning Department.

UTRCA REVIEW FEES

At this time, when the subject property is not affected by any natural hazards or natural heritage features, no fee will be charged.

Thank you for the opportunity to comment. If you have any questions, please contact the undersigned at extension 228.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY



Spencer McDonald
Land Use Planner
SM/sm

c.c. Sarah Martin, Planner, Huron County Planning Department (via e-mail smartin@huroncounty.ca)
John & Betty Ann Christie, Owners (via e-mail: banchristie@quadro.net)