

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

7.

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		
	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		
Close Public Meeting			
Recommendation:			

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

	File # Diu-O9-2017 Submitted Sect 20 Date Application considered complete
	AUNICIPALITY OF South Havon
· 1	Application for Official Plan and/or Zoning By-law Amendment
<u>A. TI</u>	HE AMENDMENT
	YPE OF AMENDMENT? Official Plan [] Zoning By-law No. <u>13-84</u> [X] Both [] Name of Official Plan to be amended: USborne. Name of Zoning By-law to be amended:
2. W 	HAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)? Fulfilling Conditions of B4617 -vezone to Ag4
	ENERAL INFORMATION PPLICANT INFORMATION Registered Owner's Name(s): Brian Miller
,	Address: 41157 Thames Road, R#3, Exeter, NOMISS
	Phone: Home Fax
	Email:Cell
b)	Applicant (Agent) Name(s):
	Address:
	Phone: Home () Work (Fax ()
c)	Email: Cell () Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:
d)	Send Correspondence To? Owner [X] Agent [] Other []

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4.	WHAT AREA DOES THE AMENDMENT COVER?
	a) [V] the "entire" property or
	b) [JK] just a "portion" of the property
5.	PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:
	Municipal Ward: USborne
	911 Address and Road Name: 41167 Line 17
	Roll Number (if available):
	Concession: Registered Plan No.:
	Area: <u>53 hectares</u> Depth: <u>Theg</u> metres Frontage (Width): <u>346 metres</u>
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.
	in onknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if hecessary.
7	PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A PORTION' OF THE PROPERTY:
NA	PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A PORTION' OF THE PROPERTY: Area:
8.	WHAT IS THE CURRENT PLANNING STATUS?
	Official Plan Designation: <u>Agriculture</u>
	Zoning: <u>Aq</u>
9.	
у.	LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION: $A = \frac{1}{2}$
	Agriculture
<u>C.</u>]	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: <u>UNKNOWN</u>
11.	WHAT IS THE "PROPOSED' USE OF THE LAND?
	Severed Dewelling

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

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

Vac	r 1	י ו	r	
Yes			√o [

Ar	e any buildings proposed	to be built on the su	bject land:	Yes []	No []	
a)	Type of Building(s)	Shed & E	ting Sam		Proposed Future	House
b)	Main Building Height			<u>(m)</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	Rear of Lo	ot Line ot Line ot Line5	.5 M .5 M		
EX	STING AND PRO	POSED SERVI	CES			
INI	DICATE THE APPLIC	ABLE WATER SU	IPPLY AND SE	WAGE DISPOSA	AL:	
	Municipal <u>Water</u>	Communal <u>Water</u>	Private <u>Well</u>	Municipal <u>Sewers</u>	Communal <u>Sewers</u>	Private <u>Septic</u>
a) l	Existing []	[]	[]	[]	[]	[]
	Proposed []	[]	[🏏]	[]	[]	[🖉]
» J.A		e than 4500 litres of	f effluent would b	a privately owned be produced per da	and operated indiving as a result of the	vidual or communal development being
Wil	l storm drainage be provi	ded by: Sewers Ditches Swales Other	[] [] [] Sp	ecify		
ls st	orm drainage present or	will it be constructed	LNO.			

<u>D.</u>

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14.	provincial highway
	county roads
	municipal roads, maintained all year
	municipal road, seasonally maintained
	right of way
	water access
Б	OFFICIAL DI AN AMENDAGENT AL A.
<u>E.</u>	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 []
	Delete a policy in the Official Plan Yes [] No [] Unknown []
	Add a policy in the Official Plan Yes [] No [] Unknown []
16.	IE ADDI ICADI E AND KNOWN AT TIME OF ADDI ICATION PROVIDE THE FOLLOWING
10,	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 []
	s) map or proposed new some and and operate page. Rest[] [10[]]
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 Bri	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)		Yes []	No [
c)	New zone name:		
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 ______

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

1977

Yes [] No [X]

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

Yes [] No [X]

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

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

Yes [] No [X]

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

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

Yes [] 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 $[V_{]}$
Zoning By-law Amendment	Yes []	No [V] No [1] No [V] No [V]
Minor Variance	Yes []	No [V]
Plan of Subdivision	Yes []	No [🗸]
Consent (Severance)	Yes [V]	No []
Site Plan Control	Yes []	No [_] No [V]

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: <u>B4617</u>
	Approval Authority: Huron County
	Lands Subject to Application: 41167 Line 17
	Purpose of Application: Four sevened Dewelling
	Status of Application: Approved
	Effect on the Current Application for Amendment: Meet Corrditions

I. OTHER SUPPORTING INFORMATION

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

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

J. PUBLIC CONSULTATION STRATEGY

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

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

discussions wi <u>neighbours</u> Havp all

Page 8 Application for Official Plan &/or Zoning By-law Amendment

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 a	agent in the application.
Signature of Owne	r(s)	Dat	le
(This must be	NT'S DECLARATION completed by the <u>Person Filing the App</u>		
1, <u>Brian</u>	(Name of Applicant)	_ of the <u>USbovi</u> (Name of To	ne Ward-South Huron
apprication and sup	nty/District <u>Hawon</u> porting documentation are true and com that it is of the same force and effect as i	iplete, and I make this sole	are that all of the statements contained in this emn declaration conscientiously believing it to be virtue of the "Canada Evidence Act."
for in this applicatio responsibility of the	on and subsequently found to be necessary	(which may require anothe ity will address only the app	owner/applicant. Anything not requested or applied er application(s) and fee(s)) are the sole plication as applied for, and any items that are not
application. Where	to support this application shall be at the the County/Municipality incurs costs for t y will be reimbursed such costs by the app	the peer review of any cons	d included at the time of submission as a complete ultants' reports or fecs for legal opinions, the
In the event of third		y the County/Municipality,	the applicant may be responsible for some or all of unty/Municipality.
DECLARED befor Region/County/Dis			
In the Municipality	of South Huron		

Signature

Please Print name of Applicant

This 26 day of September, 2017

or tack, Clerk SWORN BEFORE ME AT THE Municipality of Commissioner of Oaths Genevieve South Huron, In the County of Huron and the

Province of Ontario, this day of

/Genevieve 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 Kriam 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

Sept 26/17

36° v) **APPLICATION AND FEE OF \$ RECEIVED BY THE MUNICIPALITY**

enhack enature of Commissioner

Sept. 26, 2017

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: Brian Miller	/	
Name of Owner (if different from the applicant):		
Location of Property (Lot, Concession or Registered Plan, and Municipality): 249-25 N.E.B. Usborne - South Haron		
Type of Planning Application(s) submitted with this form:		
Consent (severance)		
Zoning By-Law Amendment Physical Subdivision/Condominium		
Official Plan Amendment		
Please answer <u>Section A</u> OR <u>Section B</u> , depending on the type of servicing available. In the following the subject property or, in the case of a severance, each of the resulting lots. <u>Section A</u> - Where SANATARY SEWERS are available.	question, '	'property" means
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	🗆 Yes	No No
Section B - Where SEPTIC SYSTEMS are required.	1	JJ
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).	X Yes	🗆 No
Is the property less than .4 hectares (1/acre) in area?	🗆 Yes	K No
Does the property have less than .? hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	🗆 Yes	X No
I am uncertain of the location of the existing septic tank and tile bed on the property.	🗆 Yes	🗆 No
There will be more than one dwelling unit on each lot.	🗆 Yes	X No
An industrial or commercial use is proposed which will require a septic system.	🗆 Yes	X No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	🗆 Yes	DK No
The application is for a new Plan of Subdivision/Condominium	🗆 Yes	DC 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 topof-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.)

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

Section C - HEALTH UNIT FEES

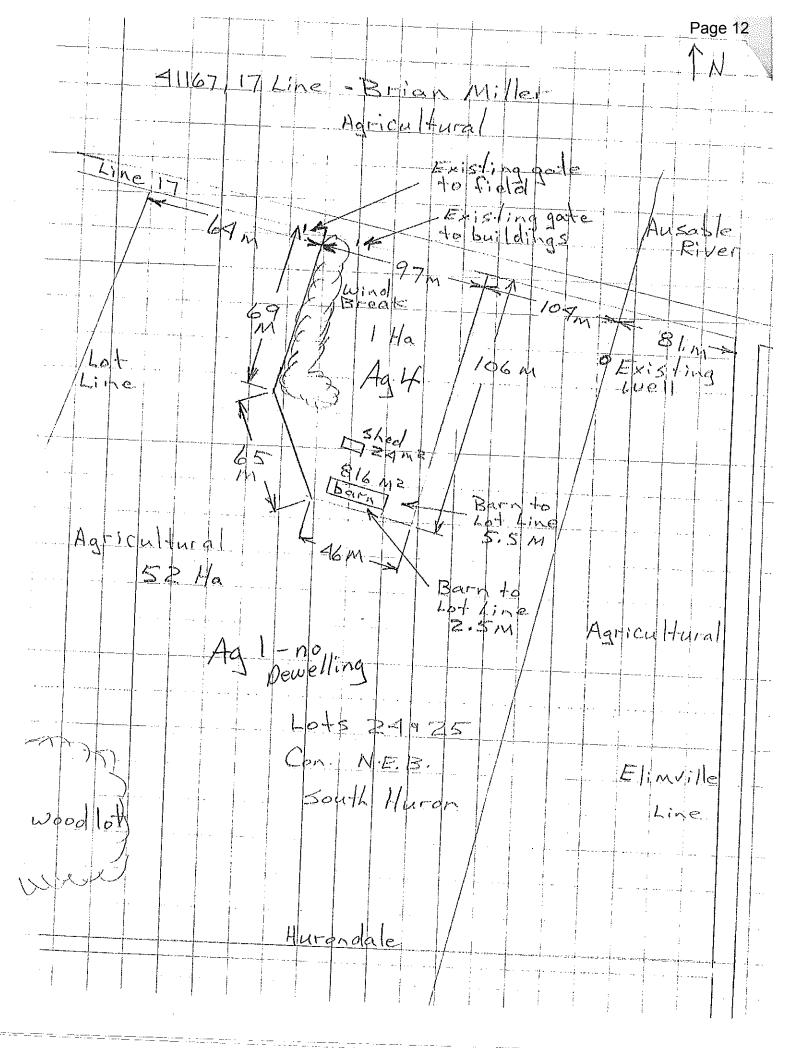
If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	
Official Plan Amendment	\$177.25	Any required Health Unit fee should be added to the application fee and submitted in
Rezoning	\$124.75	one payment to the municipality. Where two
Minor Variance	\$124.75	applications arc being processed together (such as a severance and a rezoning) only one
Severance resulting in 2 lots or fewer	\$262.65	fee will apply, being the higher of the two
Severance resulting in 3 lots or more	\$499.00	fees.
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 2	Agent		Signature and Date
To be completed by Municipal (/ Clerk: Has the H	ealth Unit Fee been of	collected from the applicant? Amount:

Name of Clerk-Treasurer





PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3 www.huroncounty.ca

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

Re: Zoning By-law Amendment Application (#D14-09/17) 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.



"Planning with the community for a healthy, viable and sustainable future."

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 quality 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

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T	HEAMENDMENT
	YPE OF AMENDMENT?
-	Official Plan [] Zoning By-law No. 12-1984 [/] Both []
a)) Name of Official Plan to be amended:
bj) Name of Zoning By-law to be amended: Township of Stephen
	WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?
	-to meet conditions under B37-17
r.	ezone to residential use
	, <u>·</u>
G	INFRAT. INFORMATION
	ENERAL INFORMATION
AI	PPLICANT INFORMATION
	PPLICANT INFORMATION Registered Owner's Name(s): Norman Regier Farms Ltd
AI	PPLICANT INFORMATION Registered Owner's Name(s): <u>Norman Regier Farms Ltd</u> Address: 70521 Goshen Line RR3 Dashwood, Nom IND
AI	PPLICANT INFORMATION Registered Owner's Name(s): <u>Norman Regier Farms Ltd</u> Address: 70521 Goshen Line <u>RR3 Dashwood</u> , <u>Nom IND</u> Phone: Home <u>Work</u> <u>Work</u> <u>Fax</u> (_)
AI	PPLICANT INFORMATION Registered Owner's Name(s): <u>Norman Regier Farms Ltd</u> Address: 70521 Goshen Line RR3 Dashwood, Nom IND
AI	PPLICANT INFORMATION Registered Owner's Name(s): <u>Norman Regier Farms Ltd</u> Address: 70521 Goshen Line <u>RR3 Dashwood</u> , <u>Nom IND</u> Phone: Home <u>Work</u> <u>Work</u> <u>Fax</u> (_)
Al a)	PPLICANT INFORMATION Registered Owner's Name(s): <u>Norman Regier Farms Ltd</u> Address: 70521 Goshen Line <u>RR3 Dashwood</u> <u>Nom IND</u> Phone: Home <u>Work</u> <u>Work</u> <u>Fax</u> <u>Cell</u>
Al a) b)	PPLICANT INFORMATION Registered Owner's Name(s): Norman Register Address: 70521 Goshen Line RR3 Dashwood Phone: Holine Work (_) Email: Cell (_) Applicant (Agent) Name(s): Barb Register
Al a) b)	PPLICANT INFORMATION Registered Owner's Name(s): Norman Regier Farms Ltd Address: 70521 Goshen Line , RR3 Dashwood , Nom INO Phone: Home Work (_) Fax (_) Email: Cell (_) Applicant (Agent) Name(s): Barb Regier

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4.	WHAT AREA DOES THE AMENDMENT COVER? a) [] the "entire" property or b) [] into "entire" afthe arguments
	b) [] just a "portion" of the property
5.	PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:
	Municipal Ward: _Stephen
	911 Address and Road Name: 37985 Crediton Rd.
	Roll Number (if available):
	Concession:Lot: CRegistered Plan No.:
	Area: <u>98.7</u> hectares Depth: <u>metres</u> Frontage (Width): <u>995. 21 metres</u>
6.	IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes No Verson Unknown I 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:
8.	WHAT IS THE CURRENT PLANNING STATUS? Official Plan Designation: Agriculturg. Zoning: AGI
9.	LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:
<u>C.</u>	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	ľ]	No [/]

		Existing		Proposed	
a)	Type of Building(s)	Dwelling + 2.	sheds.	none	
b)	Main Building Height		<u>(m)</u>		<u>(m</u>)
c)	% Lot Coverage		· · · · · · · · · · · · · · · · · · ·		
d)	# of Parking Spaces				
e)	# of Loading Spaces				
f)	Number of Floors	· · · ·			
g)	Total Floor Area		<u>(sq. m)</u>	× <u></u>	<u>sq. m</u>)
h)	Ground Floor Area (exclude basement)				
i)	Building Dimensions				
j)	Date of Construction				
k)	Setback from Buildings	to: Front of Lot Line	80 ft		
		Rear of Lot Line			
		Side of Lot Line	156ft.		,

D. EXISTING AND PROPOSED SERVICES

12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Watery	Communal Water	Private Well	Municipal Sewers	Communal Sewers	Private <u>Septic</u>
a) Existing	[]	[]	[]		[]	[]
b) Proposed	[]NA	• []	[]	[]	[]	[]

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 \underline{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							
OFFICIAL PLAN AMENDMENT							
(Proceed to Section F) if an Official Plan Amendment is no	t proposed).						
DOES THE PROPOSED OFFICIAL PLAN AM	ENDMENT]	DO THE F	OLLO	OWING?			
Add a Land Use designation in the Official Plan	Yes []	No []	Unknown []		
Change & 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 [J		
Add a policy in the Official Plan	Yes []	No [].	Unknown []		
\mathbf{X}							
IF APPLICABLE AND KNOWN AT TIME OF	APPLICATI	ON, PROV	'IDE '	THE FOLLO	VING:		
a) Section Number(s) of Policy to be Changed							
b) Text of the proposed new policy attached on a su	eparate page?	Yes []	No []			
c) New designation name:							
				••••			
	<u></u>						
d) Map of proposed new Schedule attached on a se	eparate page?	Yes []	No []			
LIST PURPOSE OF AMENDMENT AND LANI AMENDMENT:	D USES THA	T WOULI) BE I	PERMITTED	BY TH	E PROP	POSED
		\backslash					
	of the hound		a of a	attlamont in a r		ality on a	stablish a
Does the requested amendment alter all or any part new area of settlement in a municipality?	of the bounda	ry of an are		ettiement in a i	numerp	inty of es	stautisti a
Yes [] No []						
If yes: Attach the curre	-	n policies, i	f any,	dealing with the	ne altera	tion or e	stablishment
of an area of set	ttlement.			\backslash			
Does the requested amendment remove the subject		area of em	ploym	ient?			
Yes [] No [£	de altrelet et		unt after	d from
If yes: Attach the curre area of employr		n policies, i	1 any,	dealing with the	ie remo	vai of lan	d from an
					I.	\mathbf{i}	
Is the requested amendment consistent with the Prov.	incial Policy	Statement is	sured 1	under Section ?	(1) of	the Plane	ing Act
Yes [] No [Jnknown [ander Beettoll .		are i idille	

ZONING BY-LAW AMENDMENT F.

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

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

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	1
b)	Text of the proposed new provision attached on a separate page? Yes []	No [🗸]
c)	New zone name: AG4 AGI Restrictions	·
d)	Map of proposed new Key Map attached on a separate page? Yes $[]$	No []

LIST LAND USES PROPOSED BY ZONING AMENDMENT. 23.

a residential use - recognize

- 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:

No [1 Yes []

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

> No [/] Yes []

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?

> No[√] Yes []

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:

d)

- 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;
 - 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 [√] No [√] No [√]
Minor Variance	Yes []	No [🎝]
Plan of Subdivision	$\frac{\text{Yes}\left[}{\text{Yes}\left[\sqrt{\right]}\right]}$	No [🦨]
Consent (Severance)	Yes [🖌]	No []
Site Plan Control	Yes []	No [🖌]

30.	IF THE ANSWER TO QUESTION 29 (ab	bove) 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: <u>Sever cluselling</u>
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.

	Application for Official Plan &/or Zoning By-law Amendment
K. AUTHORIZATION FOR AGENT/SOLICITO (If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, I (we) NORM Regier of the MWWUPAW of HWY OM do hereby authorize Bach Regi Mary Regin Signature of Owner(s)	the Owner's written authorization below <u>must</u> be completed). <u>M</u> of <u>SOUK</u> <u>HWOK</u> County/Region
L. APPLICANT'S DECLARATION (This must be completed by the <u>Person Filing the Application</u>	In for the proposed development site.)
In the Region/County/District	solemnly declare that all of the statements contained in this and I make this solemn declaration conscientiously believing it to be
for in this application and subsequently found to be necessary (which responsibility of the owner/applicant. The County/Municipality will included in the application are not the responsibility of the County/M	rests solely with the owner/applicant. Anything not requested or applied a may require another application(s) and fee(s)) are the sole address only the application as applied for, and any items that are not Iunicipality.
All studies required to support this application shall be at the expens application. Where the County/Municipality incurs costs for the pee	e of the applicant and included at the time of submission as a complete r review of any consultants' reports or fees for legal opinions, the

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

DECLARED before me at: Region/County/District

Huron County South Huron

Ember, 2017

In the Municipality of

day of

This _28

Barb Kegur

Signature

qler Please Print name of Applican

Commissioner of Oaths Rebekah MShiya - Collison Deputy Clerk Municipality of South Huron

M. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the <u>Planning Act</u>, 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 <u>Norm</u> <u>Kequer</u> 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 provide 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

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 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).

	e of Applicant:		
Nam	e of Owner (if different from the applicant):		
Loca	tion of Property (Lot, Concession or Registered Plan, and Municipality):		
Туре	of Planning Application(s) submitted with this form:		<u> </u>
	Consent (severance)		
	Zoning By-Law Amendment		
	Official Plan Amendment		
	 ibject property or, in the case of a severance, each of the resulting lots. ion A - Where SANATARY SEWERS are available. 	1	1
Is th	e property within 183 metres (600 feet) of an abattoir (slaughter house)?	🗆 Yes	D No
Sect	te property within 183 metres (600 feet) of an abattoir (slaughter house)?	C Yes	□ No
Sect The		Yes Yes	□ No
Sect The thar	ion B - Where SEPTIC SYSTEMS are required. application is for the creation of a new lot for which the primary use will be a new dwelling (other]
Sect The thar Is the Doe	ion B - Where SEPTIC SYSTEMS are required. application is for the creation of a new lot for which the primary use will be a new dwelling (other a new dwelling on a farm).	□ Yes	D No
Sect The thar Is th Doe See	ion B - Where SEPTIC SYSTEMS are required. application is for the creation of a new lot for which the primary use will be a new dwelling (other a new dwelling on a farm). he property less than .4 hectares (1 acre) in area? the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed?	Yes Yes	No No
Sect The than Is the Doe See I an	<u>ion B</u> - Where SEPTIC SYSTEMS are required. application is for the creation of a new lot for which the primary use will be a new dwelling (other a new dwelling on a farm). he property less than .4 hectares (1 acre) in area? as the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? definition of "useable land" below.	□ Yes □ Yes	No No No No
Sect The than Is th Doe See I an The	ion B - Where SEPTIC SYSTEMS are required. application is for the creation of a new lot for which the primary use will be a new dwelling (other a new dwelling on a farm). he property less than .4 hectares (1 acre) in area? is the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? definition of "useable land" below. h uncertain of the location of the existing septic tank and tile bed on the property.	 Yes Yes Yes Yes Yes Yes 	□ No □ No □ No □ No
Sect The than Is th Doe See I an The An	ion B - Where SEPTIC SYSTEMS are required. application is for the creation of a new lot for which the primary use will be a new dwelling (other a new dwelling on a farm). the property less than .4 hectares (1 acre) in area? the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? definition of "useable land" below. In uncertain of the location of the existing septic tank and tile bed on the property. The will be more than one dwelling unit on each lot.	 Yes Yes Yes Yes Yes Yes Yes 	No No No No No No No No
Sect The than Is th Doe See I an The An Is th	ion B - Where SEPTIC SYSTEMS are required. application is for the creation of a new lot for which the primary use will be a new dwelling (other a new dwelling on a farm). the property less than .4 hectares (1 acre) in area? as the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? definition of "useable land" below. In uncertain of the location of the existing septic tank and tile bed on the property. re will be more than one dwelling unit on each lot. industrial or commercial use is proposed which will require a septic system.	 Yes Yes Yes Yes Yes Yes Yes Yes 	No No No No No No No No No

"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

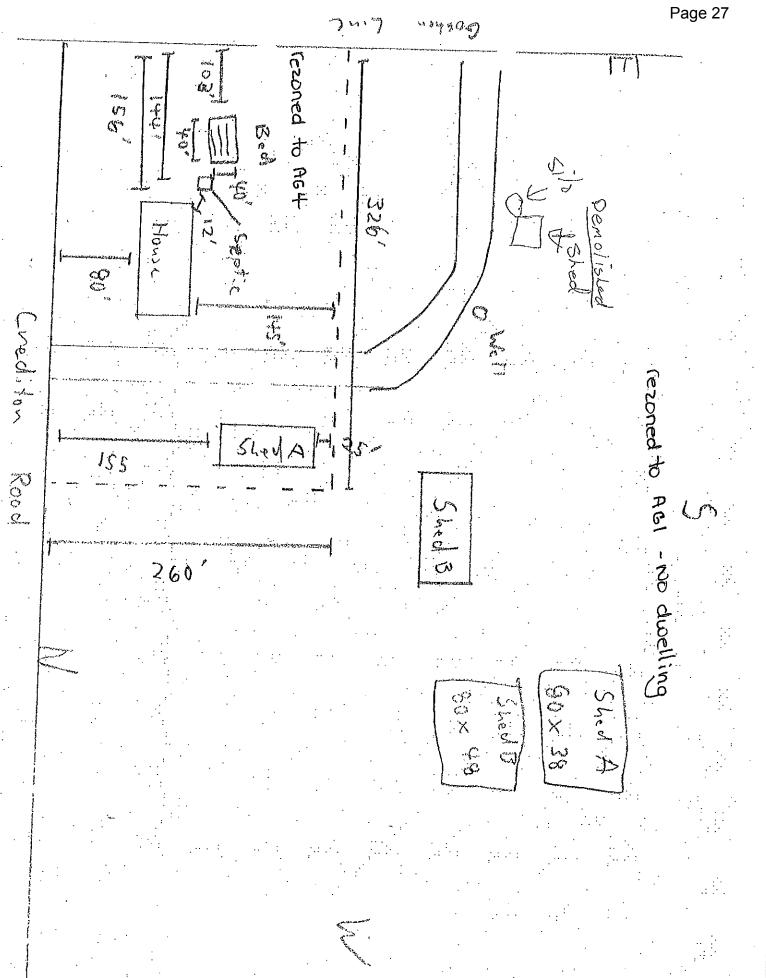
If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	
Official Plan Amendment	\$177.25	Any required Health Unit fee should be added to the application fee and submitted in
Rezoning	\$124.75	one payment to the municipality. Where two
Minor Variance	\$124.75	applications are being processed together (such as a severance and a rezoning) only one
Severance resulting in 2 lots or fewer	\$262.65	fee will apply, being the higher of the two
Severance resulting in 3 lots or more	\$499.00	fees.
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 Do	ate
To be completed by Municipal Clerk: Has th	e Health Unit Fee been	collected from the appli-	cant?
🗇 Yes	🗆 No	Amount:	
Jame of Clerk-Treasurer			

.



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3 www.huroncounty.ca

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

Re: Zoning By-law Amendment Application (#D14-10/17) – 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"

"original signed by"

Sarah Smith Planner Laura Schreiner Planner



, 1	<u>E AMENDMENT</u>
	PE OF AMENDMENT?
	Official Plan [] Zoning By-law No. 13-1984 [1] Both []
	Name of Official Plan to be amended:
	Name of Zoning By-Jaw to be amended: Usborne
	HAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?
	fulfilling condition of B.47/17
	Severed lot AG4
	retained limit a dwelling
	NERAL INFORMATION
. (NERAL INFORMATION PLICANT INFORMATION Registered Owner's Name(s): John & Betty Anne Christie. Address: 42667 Perth Line 20
	Registered Owner's Name(s): John & Betty Anne Christie.
	PLICANT INFORMATION Registered Owner's Name(s): John & Betty Anne Christie. Address: 42667 Perth Line 20
	PLICANT INFORMATION Registered Owner's Name(s): <u>John & Betty Anne Christie</u> . Address: <u>42667</u> Perth Line 20 Phone: Home Work() Fax()
	PLICANT INFORMATION Registered Owner's Name(s): John & Betty Anne Christie. Address: 42667 Perth Line 20 Phone: Home Work (
	PELICANT INFORMATION Registered Owner's Name(s):
	PLICANT INFORMATION Registered Owner's Name(s):
	PLICANT INFORMATION Registered Owner's Name(s):
	PLICANT INFORMATION Registered Owner's Name(s):

Revised: December 20, 2016 T:\A\51\PD\Planners\Planning Application Documents\

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: /30 heetares Depth: metres Frontage (Width): metres
6.	IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes No Vunknown I 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:
8.	WHAT IS THE CURRENT PLANNING STATUS?
	Official Plan Designation: Agriculture
	Official Plan Designation: <u>Agriculture</u> Zoning: <u>AGI</u>
9.	LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:
<u>C.</u>	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:
11.	WHAT IS THE "PROPOSED' USE OF THE LAND?
	Severed Dwelling - Formland as retained

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

AI	e any buildin										
				<u>Existin</u>	g		-	Proposed			
a)	Type of Bu	ilding(s)	bo	<u>ر محرم المح</u>	hed, a	grainbi	in_	N	1000		
b)	Main Build			,	,	~	_				<u>(m</u>)
c)	% Lot Cove										
d)	# of Parkin										
е)	# of Loadin										
c) f)	Number of										
					<u></u>	(sq. m)	-				sq. m)
g)	Total Floor			. <u></u>		<u>(sq. in)</u>		<u> </u>			<u>, , , , , , , , , , , , , , , , , , , </u>
h)	Ground Flo (exclude ba						-				
i)	Building D	imensions									
j)	Date of Co										
k)	Setback fro			Front of Lot	+1 :00	35.97	Im				
				Rear of Lot Side of Lot		4.5 ~	~				
	ISTING A		POSED	Side of Lot SERVIC	Line	1					
	DICATE TH	IE APPLIC	POSED : CABLE W	Side of Lot SERVIC ATER SUF	Line ES PPLY AND	SEWAGE D	DISPOSA			Private	
	DICATE TH		PPOSED (CABLE W2 Com	Side of Lot SERVIC	Line	1	DISPOSA cipal	L: Comm Sew		Private <u>Septic</u>	
IN	DICATE TH	IE APPLIC Municipal	PPOSED (CABLE W2 Com	Side of Lot SERVIC ATER SUF munal	Line ES PPLY AND Private	SEWAGE D Muni	DISPOSA cipal	Comm			к)
IN a) b)	DICATE TH Existing Proposed	HE APPLIC Municipal Water [] []	PPOSED (CABLE W2 Com 	Side of Lot SERVIC: ATER SUF munal ater]]	Line ES PPLY AND Private <u>Well</u> [1]	SEWAGE D Muni <u>Sew</u> [DISPOSA cipal eers]]	Comm <u>Sew</u> [[<u>ers</u>]]]	Septic [✓] []	N,
IN a)	DICATE TH Existing Proposed If the req septic sys	HE APPLIC Municipal Water [] [] uested amen	PPOSED : CABLE WA Com W [[ndment woto ore than 450	Side of Lot SERVIC ATER SUF munal ater]] Id permit c)0 litres of e	Line ES PPLY AND Private <u>Well</u> [] levelopment	SEWAGE D Muni	DISPOSA cipal ers]]]	Comm <u>Sew</u> [[and opera	ers]] !	Septic [√] [] vidual or co	mmuna nt bein
IN a) b)	DICATE TH Existing Proposed If the req septic sys	IE APPLIC Municipal Water [] [] uested amer stem and mo d, the appli	PPOSED : CABLE WA Com W [[ndment woto ore than 450	Side of Lot SERVIC: ATER SUF munal ater] Id permit c 10 litres of e abmit:	Line ES PPLY AND Private <u>Well</u> [] levelopment	SEWAGE D Muni <u>Sew</u> [[con a private]	DISPOSA cipal ers]]]	Comm <u>Sew</u> [[and opera	ers]] !	Septic [√] [] vidual or co	mmuna nt bein
IN a) b)	DICATE TH Existing Proposed If the req septic sys complete	IE APPLIC Municipal Water [] [] uested amen stem and mo d, the applic a servici	PPOSED A CABLE WA Com W [[ndment woto ore than 450 cant mast su	Side of Lot SERVIC ATER SUF munal ater] Id permit c 00 litres of a abmit: report; and	Line ES PPLY AND Private <u>Well</u> [] levelopment	SEWAGE D Muni <u>Sew</u> [[con a private]	DISPOSA cipal ers]]]	Comm <u>Sew</u> [[and opera	ers]] !	Septic [√] [] vidual or co	Mmuna nt bein
IN a) b) c)	DICATE TH Existing Proposed If the req septic sy- complete []	IE APPLIC Municipal Water [] [] uested amen stem and mo d, the applic a servici a hydrog	PPOSED (CABLE W/ Com W [[ndment wor ore than 450 cant most su ng options 1 geological re	Side of Lot SERVIC ATER SUF munal ater] Id permit c 00 litres of a abmit: report; and	Line ES PPLY AND Private <u>Well</u> [] levelopment	SEWAGE D Muni <u>Sew</u> [[con a private]	DISPOSA cipal ers]]]	Comm <u>Sew</u> [[and opera	ers]] !	Septic [√] [] vidual or co	mmuna nt bein
IN a) b) c)	DICATE TH Existing Proposed If the req septic sy complete [] []	IE APPLIC Municipal Water [] [] uested amen stem and mo d, the applic a servici a hydrog	PPOSED (CABLE W/ Com W [[ndment wor ore than 450 cant most su ng options 1 geological re	Side of Lot SERVIC ATER SUF munal ater]] ald permit c abmit: report; and eport.	Line ES PPLY AND Private <u>Well</u> [] levelopment	SEWAGE D Muni <u>Sew</u> [[con a private]	DISPOSA cipal ers]]]	Comm <u>Sew</u> [[and opera	ers]] !	Septic [√] [] vidual or co	mmuna nt bein
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IN a) b) c)	DICATE TH Existing Proposed If the req septic sy complete [] []	IE APPLIC Municipal Water [] [] uested amen stem and mo d, the applic a servici a hydrog	PPOSED (CABLE W/ Com W [[ndment wor ore than 450 cant most su ng options 1 geological re	Side of Lot SERVIC ATER SUF munal ater]] ald permit c abmit: report; and eport. Sewers Ditches	Line ES PPLY AND Private Well [√ [] fevelopment effluent wou [] [√] [√]	SEWAGE D Muni <u>Sew</u> [[con a private]	DISPOSA cipal ers]] ly owned ed per day	Comm <u>Sew</u> [and opera y as a resu	ers]] Ited indiv It of the	Septic [1 [] vidual or co developme	nt beir

TYPE OF ACCESS (CHECK APPROPRIATE SPACE) 14.

	provincial highway						
	county roads						
	municipal roads, maintained all year						
	municipal road, seasonally maintained						
	right of way						
	water access						
TP	OTTOTAT DI ANI AMENINATIN'						
<u>E.</u>	OFFICIAL PLAN AMENDMENT (Proceed to Section F) Kan Official Plan Amendment is not pro	oposed).					
15	DOES THE PROPOSER OFFICIAL PLAN AMEN	nmfn	тло	THE FO	MAG	WINC?	
15.	\mathbf{h}		1	No [Unknown [1
	- \	•	ر آ	-	1	Unknown [L L
		Yes [1	-]	Unknown [1
		•	1	-		Unknown [1
		Yes [5	No [-	Unknown [J
]	No [-)]
	Add a policy in the Official Plan	Yes []	No []	Unknown [1
	 c) New designation name:	ate pag		Yes [J.	No []	
17.	LIST PURPOSE OF AMENDMENT AND LAND US AMENDMENT:	SES TI	HAT V	VOULD	BE I	PERMITTED	BY THE PROPOSED
			• • • • • • • • • • • • • • • • • • • •				,
18.	Does the requested amendment alter all or any part of t new area of settlement in a municipality?	he bour	ndary c	of an area	a of se	ettlement in a n	nunicipality or establish a
	Yes [] No []	cet 1 1			e	t 1 ⁴ * 11. 41	
	If yes: Attach the current of an area of settler		plan po	olicies, il	t any,	dealing with th	ne alteration or establishment
19.	Does the requested amendment remove the subject land	d from a	any are	a of em	oloym	ent?	
	Yes [] No []			1	•		
	If yes: Attach the current c area of employmen		plan po	olicies, it	f any,	dealing with th	ne removal of land from an
• •		1.0.1*		, .			(1) of the Planning Act
20.	Is the requested amendment consistent with the Provinci	ai Polit		own [mater Section 3	(1) of the maniful Act.
4111	Yes [] No []		UIN .	10 WH []		Revised: December 20, 2016

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 [1	Unknown []
Change a zoning provision in the Zoning By-law	Yes [No[]	Unknown []
Replace a zoning provision in the Zoning By-law	Yes []	No[4	Unknown []
Delete a zoning provision in the Zoning By-law	Yes []	No[🖌	Unknown []
Add a zoning provision in the Zoning By-law	Yes []	No [4	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 [4
c)	New zone name: AG-4 AGI-25		
d)	Map of proposed new Key Map attached on a separate page? Yes [1	No []

23.	LIST LAND USES PROPOSED BY ZONING AMENDMENT. Severed Duelling / Retained Farm land	_
	- date the current owner acquired the subject land	

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

No [Yes []

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 [V 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: <u>B47-17</u>
Approval Authority: County of Huran
Lands Subject to Application: 42667 Perth Line 20
Purpose of Application: Severed Duelling
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).

Attached Sketch Nee

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.).

alked with neighbours.

Application for Official Plan &/or Zoning By-law Amendmenage 39

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à

K. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER;

I (we)	of the	of	County/Region	
of	do hereby authorize	to act as my a	gent in the application.	
Signature of Owner	r(s)	Dat	?	
(This must be	NT'S DECLARATION completed by the <u>Person Filing the Ap</u>	plication for the proposea	development site.)	
(We) Gack	Betty Anne Christier (Name of Applicant)	_ of the <u>MUMCU</u> (Name of fo	villety of South Huron.	
In the Region/Coun application and Sup	nty/District	solemnly decla	re that all of the statements contained in this mn declaration conscientiously believing it to be	
for in this applicatio responsibility of the included in the appli	n and subsequently found to be necessary owner/applicant. The County/Municipal ication are not the responsibility of the C	y (which may require anoth ity will address only the appointy/Municipality.	lication as applied for, and any items that are not	
application. Where County/Municipality In the event of third	the County/Municipality incurs costs for y will be reimbursed such costs by the app -narty anneals to applications approved 1	the peer review of any cons plicant. by the County/Municipality.	d included at the time of submission as a complete altants' reports or fees for legal opinions, the the applicant may be responsible for some or all of	
-	osts incurred by the County/Municipality	y, at the discretion of the Co	anty/vrumerpanty.	
DECLARED befor Region/County/Dis				
In the Municipality	of South Afr	von Ja	Bott Rame Chint	~@^
This 5	day of OCHOBEN, 2	20/7 Signature	1	
(Day)			Tuck Chartie Botty Annal	hrishe
Allalle.	<i>k</i>		" <u>Tack)Christie</u> Betty Anne C	.,, -
Commissioner of O	South Huron, In u Province of Ontar	HE AT THE Municipality of Hursh and the	1 1	,,, -
Commissioner of O	South Huron, In I Province of Ontar thisday	ME AT THE Municipality to the County of Huron and the of, <u>October</u> , 20 <u>101, October</u> , 20 <u>101, County Clerk</u> Collison, Deputy Clerk outh Huron	1 1	,,, _

M. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the <u>Planning Act</u>, 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 Anno 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.

ette anne Signature

30+3/2017

APPLICATION AND FEE OF \$ 1,836.00

RECEIVED BY THE MUNICIPALITY

Signature of Commissioner

10+5,2017

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 Owner (if different from the applicant):	Name	of Applicant:			<u> </u>	
Type of Planning Application(s) submitted with this form: Consent (severance) Minor Variance Zoning By-Law Amendment Plan of Subdivision/Condominium Official Plan Amendment Plan of Subdivision/Condominium Ites answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" in 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 abattor (slaughter house)? Yes 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). Yes Is the property have less than .2 hectares (1 acre) in area? Yes No Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? Yes No I am uncertain of the location of the existing septic tank and tile bed on the property. Yes No I here will be more than one dwelling unit on each lot. Yes No	Name	of Owner (if different from the applicant): _				
□ Consent (severance) □ Minor Variance □ Zoning By-Law Amendment □ Plan of Subdivision/Condominium □ Official Plan Amendment □ Plan of Subdivision/Condominium □ Official Plan 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" in the subject property or, in the case of a severance, each of the resulting lots. Section A - Where SANATARY SEWERS are available: □ Yes □ No Section B - Where SEPTIC SYSTEMS are required. □ Yes □ No Section B - Where SEPTIC SYSTEMS are required. □ Yes □ No Is the property less than .4 hectares (1 acre) in area? □ Yes □ No Is the property less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? □ Yes □ No See definition of "useable land" below. □ Yes □ No I am uncertain of the location of the existing septic tank and tile bed on the property. □ Yes □ No Ther	Locati	on of Property (Lot, Concession or Registere	d Plan, ar	nd Municipality):		
□ Zoning By-Law Amendment □ Plan of Subdivision/Condominium □ Official Plan 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" is the subject property or, in the case of a severance, each of the resulting lots. Section A - Where SANATARY SEWERS are available. □ Yes □ No Section B - Where SEPTIC SYSTEMS are required. □ Yes □ No Section B - Where SEPTIC SYSTEMS are required. □ Yes □ No Is the property less than .4 hectares (1 acre) in area? □ Yes □ No Is the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? □ Yes □ No See definition of "useable land" below. □ Yes □ No I am uncertain of the location of the existing septic tank and tile bed on the property. □ Yes □ No There will be more than one dwelling unit on each lot. □ Yes □ No	Туре с	f Planning Application(s) submitted with thi	s form:			
 □ Official Plan Amendment Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" 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)? □ Yes □ 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). Is the property less than .4 hectares (1 acre) in area? □ Yes □ No Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? □ Yes □ No I am uncertain of the location of the existing septic tank and tile bed on the property. □ Yes □ No There will be more than one dwelling unit on each lot. 		Consent (severance)		Minor Variance		
Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" in 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)? Section B - Where SEPTIC SYSTEMS are required. The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). Is the property less than .4 hectares (1 acre) in area? Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? Yes No I am uncertain of the location of the existing septic tank and tile bed on the property. There will be more than one dwelling unit on each lot.		Zoning By-Law Amendment		Plan of Subdivision/Condominium		
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 abattor (slaughter house)? Ives 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). Ives Is the property less than .4 hectares (1 acre) in area? Ives No Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? Ives No I am uncertain of the location of the existing septic tank and tile bed on the property. Ives No There will be more than one dwelling unit on each lot. Ives Ives No		Official Plan Amendment				
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Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? I Yes I No I am uncertain of the location of the existing septic tank and tile bed on the property. I Yes I No There will be more than one dwelling unit on each lot. I Yes I No			which the	e primary use will be a new dwelling (other	🗆 Yes	No
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There will be more than one dwelling unit on each lot.			icre) of "u	seable land" for a septic tank and tile bed?	🗆 Yes	No
	I am	uncertain of the location of the existing septi	c tank and	d tile bed on the property.	🗆 Yes	No
	There	will be more than one dwelling unit on each	ı lot.		🗆 Yes	No
An industrial or commercial use is proposed which will require a septic system.	An in	dustrial or commercial use is proposed whic	h will req	uire a septic system.	🗆 Yes	No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	Is the	property with 183 metres (600 feet) of an ab	oattoir (sla	aughter house)?	🗆 Yes	No
The application is for a new Plan of Subdivision/Condominium	The a	pplication is for a new Plan of Subdivision/C	Condomin	ium	🗆 Yes	No
Proceed to Section C	Proce	ed 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 the 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:

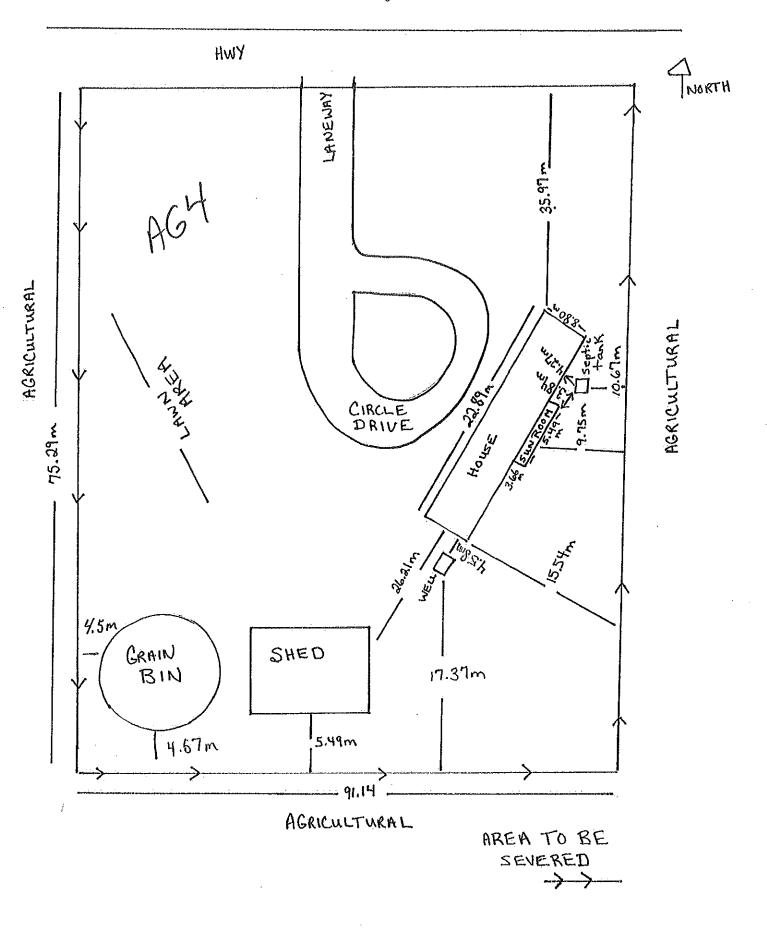
Type of Application	Health Unit Fee (To be added to the application fee)		
Official Plan Amendment	\$177.25	Any required Health Unit fee should be added to the application fee and submitted in	
Rezoning	\$124.75	one payment to the municipality. Where two	
Minor Varianse	\$124.75	applications are being processed together	
Severance resulting in 2 lots or fewer	\$262.65	(such as a severance and a rezoning) only one fee will apply, being the higher of the two	
Severance resulting in 3 lots or more	\$499.00	fees.	
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 U	Init Fee been collected from the applicant?
[] Yes	[] No Amount;
Name of Clerk-Treasurer	

Page 43

Distance to livestock tacility 599 feet to Mu une Storage 64 Feet



NYWAY 83 PERTH LINE 20 AG4 ι Returned AGI-25

NYWAY 83 PERTIF LINE 20 1 severed AG4 Returned AGI-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 a 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

"Planning with the community for a healthy, viable and sustainable future."



"Inspiring a Healthy Environment"

The Thames A Canadian Heritage River

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 <u>Conservation</u> <u>Authorities Act</u>.

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

(m)la

Spencer McDonald Land Use Planner SM/sm

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