Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, November 20, 2017, 6:00 p.m.
Council Chambers - Olde Town Hall

1. Call to Order

2. Disclosure of Pecuniary Interest

3. Purpose of Public Meeting

4. Zoning By-law Amendment application for #D14-12-2017 - Plume (Karvas)

   4.1 Application #D14-12-2017 - Plume (Karvas) 1

   4.2 Report S. Smith, Huron County Planner #D14-12-2017 15

   Recommendation:
   That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-12-2017 - Plume (Karvas)

   4.3 Written Comments Received

   4.4 Comments-Council; Public in Attendance

5. Close Public Meeting

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

For office use only	File # D14-12-2017
	Submitted October 26, 20 17
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. 12-1984 [✓] Both [ ]

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

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 change Zoning from AG1 to AG4
So that We Can build a house & Shed

B. GENERAL INFORMATION

3. **APPLICANT INFORMATION**

a) Registered Owner's Name(s): Frank Karvas

Address: 70829 Corbet Line, RR#1 Grand Bend Ont N0M 1T0

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

Email: Cell ( )

b) Applicant (Agent) Name(s): Kevin Plume

Address: 31 King St North Crediton ON N0M 1M0

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

Email: [redacted] 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) [X] 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:

Roll Number (if available): 401004002501800

Concession: BN Lot: Pt 7, 10, 15 Registered Plan No.: 22R43

Area: 3.91 Acres ~~hectares~~ Depth: _____ metres Frontage (Width): 200 ft ~~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: AG – Agricultural

Zoning: AG1

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

AG – Agricultural

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Vacant

How long have the existing uses continued on the subject land: N/A

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

Residential.

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 [X] No [ ]

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

D. EXISTING AND PROPOSED SERVICES

12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Water	Communal Water	Private Well	Municipal Sewers	Communal Sewers	Private Septic
a) Existing	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
b) Proposed	[X]	[ ]	[ ]	[ ]	[ ]	[X]

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 [X]
Other [ ] Specify _____

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

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

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

E. OFFICIAL PLAN AMENDMENT

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

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

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

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

a) Section Number(s) of Policy to be Changed _____

b) Text of the proposed new policy attached on a separate page? Yes [ ] No [ ]

c) New designation name: _____

_____

d) Map of proposed new Schedule attached on a separate page? Yes [ ] No [ ]

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

_____

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

Yes [ ] No [ ]

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

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

Yes [ ] No [ ]

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

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

Yes [ ] No [ ] Unknown [ ]

F. ZONING BY-LAW AMENDMENT

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

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

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

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

a) Section Number(s) of provisions to be changed AG1 to AG4

b) Text of the proposed new provision attached on a separate page? Yes [ ] No [X]

c) New zone name: AG4

d) Map of proposed new Key Map attached on a separate page? Yes [X] No [ ]

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

Dwelling and Shed

- date the current owner acquired the subject land Unknown

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

Yes [ ] No [X]

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

Yes [ ] No [X]

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

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

Yes [ ] No [X]

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

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

Yes [X] No [ ] Unknown [ ]

G. SKETCH CHECKLIST

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

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

A sketch showing in metric units:

a) the boundaries and dimensions of the subject land;

b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;

c) the approximate location of all natural and artificial features *(for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks)* that,
   i) are located on the subject land and on land that is adjacent to it, and
   ii) in the applicant's opinion may affect the application;

d) the current uses of land that is adjacent to the subject land;

e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;

f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;

g) the location and nature of any easement affecting the subject land

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

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

H. OTHER RELATED PLANNING APPLICATIONS

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

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

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

File No. of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

I. OTHER SUPPORTING INFORMATION

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

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

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.).

Talking to 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) Frank Karas of the Municipality of South Huron County/Region of Huron County do hereby authorize Kevin Plume to act as my agent in the application.

Frank Karas
Signature of Owner(s)

Oct 9th 2017
Date

L. APPLICANT'S DECLARATION

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

I, Kevin Plume (Name of Applicant) of the South Huron (Name of Town, Township, etc.)

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

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

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

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

DECLARED before me at: Region/County/District of Huron

In the Municipality of of South Huron,

Signature

This 24 (Day) day of Oct (Month), 2017 (Year)

Kevin Plume
Please Print name of Applicant

R Mollison
Commissioner of Oaths

SWORN BEFORE ME AT THE Municipality of South Huron, In the County of Huron and the Province of Ontario, this 24 day of, October, 2017

R Mollison
Rebekah Mouya-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 Frank Karvas 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.

Frank Karvas
Signature

Oct 9 2017
Date

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

RMollison
Signature of Commissioner
Deputy Clerk.

Oct 24, 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 you application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with you application and paid to the municipality (*based on the Health Unit's User Fee Schedule).

Name of Applicant: _____

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

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

_____

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

☐	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 **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).	☐ Yes	☒ No
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? 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
An industrial or commercial use is proposed which will require a septic system.	☐ Yes	☒ No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	☐ Yes	☒ No
The application is for a new Plan of Subdivision/Condominium	☐ Yes	☒ No
Proceed to **Section C**.		

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

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 Kevin Plume the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Signature *Date* Oct 16 2017

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).

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:

☐	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 **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).	☐ Yes	☒ No
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? 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
An industrial or commercial use is proposed which will require a septic system.	☐ Yes	☒ No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	☐ Yes	☒ No
The application is for a new Plan of Subdivision/Condominium	☐ Yes	☒ No
Proceed to **Section C**.		

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

Section C - HEALTH UNIT FEES

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

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

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

_____

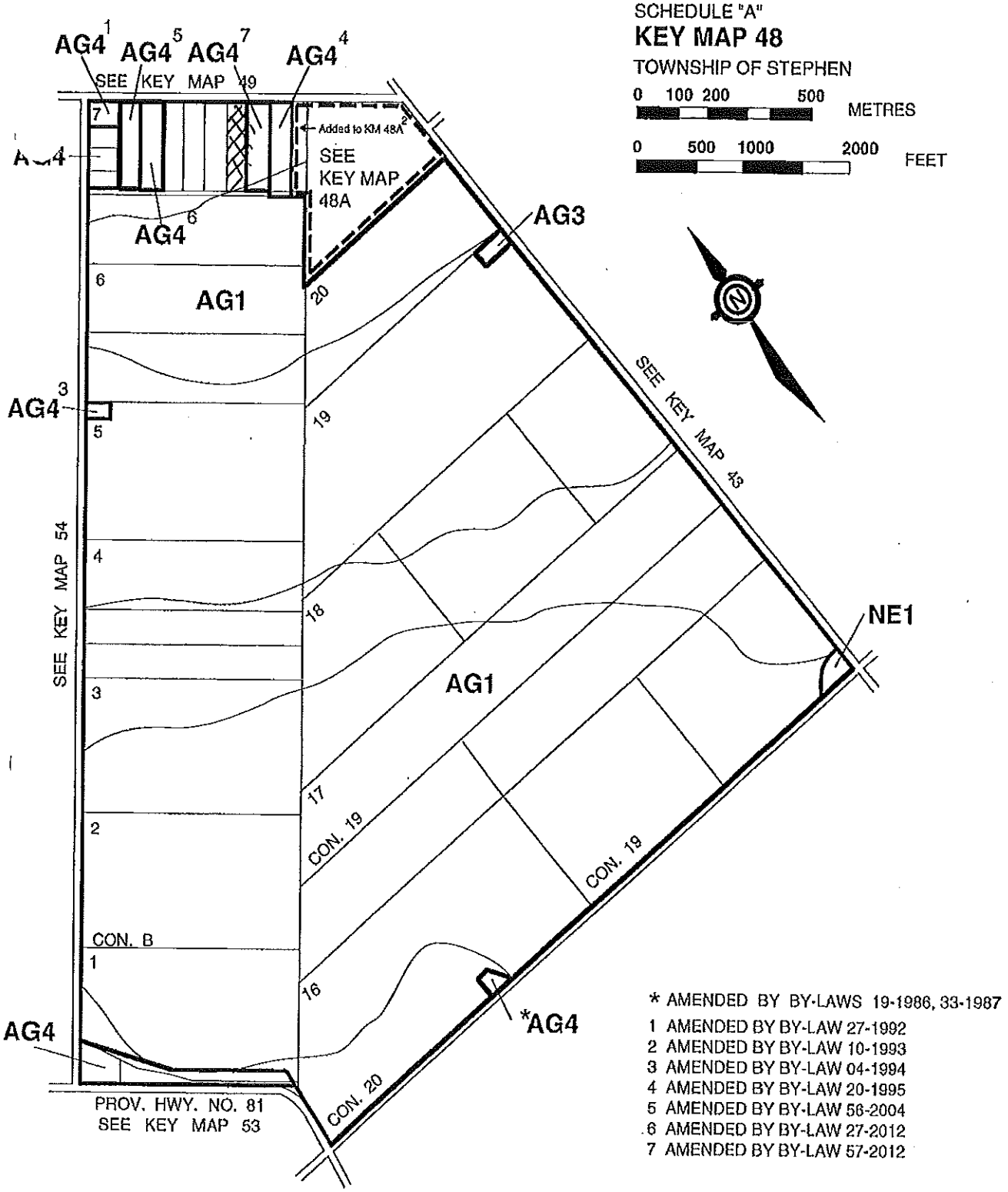
Name of Owner or Designated Agent *Signature and Date*

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

☐ *Yes* ☐ *No* *Amount:* _____

_____

Name of Clerk-Treasurer



* AMENDED BY BY-LAWS 19-1986, 33-1987

1 AMENDED BY BY-LAW 27-1992
2 AMENDED BY BY-LAW 10-1993
3 AMENDED BY BY-LAW 04-1994
4 AMENDED BY BY-LAW 20-1995
5 AMENDED BY BY-LAW 56-2004
6 AMENDED BY BY-LAW 27-2012
7 AMENDED BY BY-LAW 57-2012

▨ Rezone from AG1 to AG4.

LANNING & DEVELOPMENT
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www.huroncounty.ca

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

Re: Zoning By-law Amendment Application (#D14-12/17)
Zoning By-law Amendment from General Agriculture (AG1) to Agricultural Small Holding (AG4)

Location: Conc B N PT Lot 7 AS RP 22R43; Part 10 Part 15, Stephen Ward
Applicant: Kevin Plume
Owner: Frank Karvas

This report is submitted to South Huron Council for the Public Meeting on November 20, 2017

RECOMMENDATION

It is recommended rezoning application (#D14-12/17) **be approved**.

PURPOSE AND EFFECT

This rezoning application and By-law affects the property known legally as Conc B N PT Lot 7 AS RP 22R43, Part 10 Part 15, Stephen Ward. The subject lands front on the south side of Gore Road int eh Township of Stephen, Municipality of South Huron. The property is currently zoned General Agriculture (AG1) which permits a range of agricultural uses including livestock and crop production.

The purpose of this rezoning application is to change the zoning from General Agriculture to Agricultural Small Holding (AG4) to recognize a residential use as the main permitted use. It is the intent of the applicant to construct a future residential dwelling on the subject lands.

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen. Maps showing the property to which this Zoning By-law amendment applies are shown on the following pages.

Figure 1: Aerial Photo of Subject Property.



Figure 2 and 3: View of subject lands. Adjacent vacant parcels.



COMMENTS

South Huron Official Plan

The South Huron Official Plan designates the property as Agriculture. Agricultural areas predominate in the Municipality of South Huron and the primary use of this land is for farming of all types, sizes and intensities, including related uses and on farm diversified uses. Residential uses in this designation are permitted accessory to a farming operation and promote agriculture and farm activity, or on a rural residential lot in the Municipality.

The subject lands are an existing lot of record and are currently vacant. The applicant is interested in building a residential dwelling on the property which is approximately 3.91 acres (1.58 hectares) in size.

Under Section 4.4.3 in the South Huron Official Plan, policies are set out for residential uses on lands designated agriculture. The plan states that existing lots less than 4 hectares in size may be permitted a residence subject to a rezoning to an agricultural small holding zone (i.e. AG4 as is requested by the applicant through this application) permitting one dwelling and limiting the number of nutrient units on the property.

Under this policy, the applicant will also have to demonstrate and/or seek approvals from the Municipality for public and/or private services, approval from the Ausable Bayfield Conservation Authority for siting the dwelling as a portion of the lands are regulated (notice of application was given to this agency, no comments received at time of writing the report), and must obtain safe access onto an open public road. The lands are deemed suitable for residential development, and some of the parcels surrounding this property have also received previous approval for conversion from AG1 to AG4 to permit a residential use. The proposed dwelling should also have limited to no impact on Minimum Distance Separation Setback (MDS) for livestock operations as the group of dwellings existing in this area would already be considered a Type A land use that must be considered and appropriate setback provided. A new residential development on a pre-existing small parcel should have limited to no negative impacts on the surrounding agricultural area.

Township of Stephen Zoning By-law (#12-1984)

The applicant would like to be able to construct a future single residential dwelling on the property. Currently the AG1 zoning on the property requires that a single-family dwelling must be accessory to an agricultural use, whereas the AG4 zoning permits one single family detached dwelling as a primary use. Due to the size of the property, it is unpractical to consider that a dwelling could be considered accessory to agriculture.

In siting a building on this property the applicant must meet zone provisions in the AG4 zone for building setbacks, lot coverage and related provisions for accessory buildings and structures. The applicant will be required to submit a formal building permit application for proposed development on this site.

STAFF AND AGENCY COMMENTS

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

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

SUMMARY

The proposed zoning by-law amendment conforms to the South Huron Official Plan and reflects surrounding rural residential uses in this area. The proposed future residential dwelling will be required to meet AG4 zoning provisions. It is recommended this rezoning application **be approved.**

Sincerely,

"original signed by"

Sarah Smith, BES
Planner