



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, December 18, 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. Application for #D14-14-2017 Gysbers Farms Ltd. (Rosser)

4.1 Application D14-14-2017 Gysbers Farms (Rosser) 1

4.2 S. Smith, Huron County Planner - Report #D14-14-2017 14

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-14-2017 - Gysbers Farms Ltd. (Rosser).

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 # <u>D14-11-1017</u>
	Submitted <u>November 21, 2017</u>
Date Application considered complete	<u>Nov 21, 2017</u>

MUNICIPALITY OF South Huron

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

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

_____ Official Plan [] Zoning By-law No. 13-1984^{BR} ☒ Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: Township of Stephen Zoning By-law No. 13-1984, as amended
Usborne BR BR

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

to satisfy conditions 7. and 8. applicable to Huron County provisional consent to File B43-2017 by Gysbers

Farms Limited pertaining to a surplus farm dwelling severance on Lot 1, Concession 2, geographic

Usborne Township, Municipality of South Huron, 69623 Morrison Line

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Gysbers Farms Limited

Address: 24276 Bear Creek Road, R. R. 1, Ilderton, ON N0M 2A0

Phone: Home () Work () Fax (519) 666-0170

Email: gysbers@excelsiorlink.com Cell (519) 340-8000

b) Applicant (Agent) Name(s): Barbara G. Rosser, RPP, MCIP

Address: 4688 Elginfield Road, PO Box 96, Alisa Craig, ON N0M 1A0

Phone: Home () Work (519) 282-2566 Fax (519) 282-2566

Email: rosseg@excelsiorlink.com Cell (519) 282-2566

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

N.A.

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

4. WHAT AREA DOES THE AMENDMENT COVER?

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

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:Municipal Ward: Usborne911 Address and Road Name: 69623 Morrison LineRoll Number (if available): 401001000200100Concession: 2 Lot: 1 Registered Plan No.: _____Area: 40.3 hectares Depth: +/- 1012 metres Frontage (Width): +/- 390 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: AgricultureZoning: General Agricultural (AG1)**9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:**

farming of all types, industrial and commercial activities that are primarily related to agriculture, residential uses
directly related to agriculture, and natural physical features that enhance the area for agriculture (Section 3.3.2)

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**10. WHAT IS THE "EXISTING" USE OF THE LAND?**cash crop agricultural, solar panel, residentialHow long have the existing uses continued on the subject land: many years prior to Applicant's purchase**11. WHAT IS THE "PROPOSED" USE OF THE LAND?**cash crop agricultural, solar panel for retained farmland parcel; single detached residential for severed parcel

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

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

Yes [] No [✓]

	<u>Existing #1</u>	<u>Proposed</u>
a) Type of Building(s)	<u>single detached dwelling</u>	<u>N.A.</u>
b) Main Building Height	<u>+/- 4</u> (m)	<u></u> (m)
c) % Lot Coverage	<u>2.3 %</u>	<u></u>
d) # of Parking Spaces	<u>2</u>	<u></u>
e) # of Loading Spaces	<u>N/A</u>	<u></u>
f) Number of Floors	<u>1</u>	<u></u>
g) Total Floor Area	<u>+/- 162 including garage</u> (sq. m)	<u></u> (sq. m)
h) Ground Floor Area (exclude basement)	<u>+/- 162 sq m</u>	<u></u>
i) Building Dimensions	<u>11 x 6 m, 8 x 12 m</u>	<u></u>
j) Date of Construction	<u>1964</u>	<u></u>
k) Setback from Buildings to:	Front of Lot Line <u>34.14/34.18 m</u>	
	Rear of Lot Line <u>44 m +/- m</u>	
	Side of Lot Line <u>18.36/18.40 m</u>	

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

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

13. Will storm drainage be provided by:

Sewers	[]
Ditches	[]
Swales	[]
Other	[✓] Specify <u>overall lot grading</u>

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

11. Supplementary Building Information -- 69623 Morrison Line, Gysbers Farms Limited

Existing #2

a)	Type of Building(s)	<u>metal shed</u>	
b)	Main Building Height	<u>+/- 7</u>	(m)
c)	% Lot Coverage	<u>3.5%</u>	
d)	# of Parking Spaces	<u>N.A.</u>	
e)	# of Loading Spaces	<u>N.A.</u>	
f)	Number of Floors	<u>1</u>	
g)	Total Floor Area	<u>240</u>	(sq. m.)
h)	Ground Floor Area (exclude basement)	<u>240</u>	
i)	Building Dimensions	<u>12 x 20 m</u>	
j)	Date of Construction	<u>1976/1982</u>	
k)	Setback from Buildings To:	Front of Lot Line	<u>22.55/22.72 m</u>
		Rear of Lot Line	<u>+/- 57 m</u>
		Side of Lot Line	<u>5.09/5.38 m</u>

Existing #3

a)	Type of Building(s)	<u>frame barn</u>	
b)	Main Building Height	<u>+/- 7</u>	(m)
c)	% Lot Coverage	<u>5.7%</u>	
d)	# of Parking Spaces	<u>N.A.</u>	
e)	# of Loading Spaces	<u>N.A.</u>	
f)	Number of Floors	<u>1</u>	
g)	Total Floor Area	<u>396</u>	(sq. m.)
h)	Ground Floor Area (exclude basement)	<u>396</u>	
i)	Building Dimensions	<u>22 x 18 m</u>	
j)	Date of Construction	<u>1890</u>	
k)	Setback from Buildings To:	Front of Lot Line	<u>+/- 32 m</u>
		Rear of Lot Line	<u>15.81/16.06 m</u>
		Side of Lot Line	<u>5.46/5.66 m</u>

Note: solar panel will remain on Area to be Retained as indicated on map with side of lot line setback of 7.20 metres.

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

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

E. OFFICIAL PLAN AMENDMENT

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

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

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

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

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

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

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

Yes [] No []

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

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

Yes [] No []

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

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

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

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

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

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

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

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

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

residential use for severed parcel (AG4 zone), agricultural use prohibitive of residential use for retained parcel (AG1 Special Zone)

- date the current owner acquired the subject land 1991

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

Yes ☐ No ☒

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

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

Yes ☒ No ☐ Unknown ☐

G. SKETCH CHECKLIST

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

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

A sketch showing in metric units:

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

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

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

H. OTHER RELATED PLANNING APPLICATIONS

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

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

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:File No. of Application: B43-2017Approval Authority: County of Huron Consent Granting AuthorityLands Subject to Application: Lot 1, Concession 2, geographic Usborne Township, Municipality of South HuronPurpose of Application: surplus farm dwelling severanceStatus of Application: provisional consent granted 13 September 2017Effect on the Current Application for Amendment: would fulfill Zoning conditions 7. and 8.**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).*

N/A - see sketch BR

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.).*

in accordance with Planning Act requirements

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) Gysbers Farms Limited of the Municipality of of Middlesex Centre County/Region

of Middlesex do hereby authorize Barbara G. Rosser to act as my agent in the application.

Signature of Owner(s)

John Gysbers

William Gysbers

21 November 2017

Date

We have the authority to bind the corporation

L. APPLICANT'S DECLARATION

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

I, Barbara G. Rosser of the Municipality of North Middlesex
(Name of Applicant) (Name of Town, Township, etc.)

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

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

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

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

DECLARED before me at:
Region/County/District

Huron County

In the Municipality of

South Huron

BR Rosser

Signature

This 21 day of November, 2017
(Day) (Month) (Year)

Genevieve Scharback
Commissioner of Oaths

Barbara G. Rosser

Please Print name of Applicant

SWORN BEFORE ME AT THE Municipality of
South Huron, In the County of Huron and the
Province of Ontario,
this 21 day of November, 2017

Genevieve Scharback

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 Gysbers Farms Limited 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 William Gysbers Date Nov 21/17
John Gysbers William Gysbers

APPLICATION AND FEE OF \$ \$1836. RECEIVED BY THE MUNICIPALITY

Signature of Commissioner

Date

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

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

Name of Applicant: Gysbers Farms Limited

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

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

Lot 1, Concession 2, geographic Usborne Township, Municipality of South Huron, 69623 Morrison Line

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

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

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

Section A - Where SANATARY SEWERS are available.

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

Section B - Where SEPTIC SYSTEMS are required.

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

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

Section C - HEALTH UNIT FEES

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

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

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

Barbara G. Rosser

Name of Owner or Designated Agent

Signature and Date 21 November 2017

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

☐ Yes

☒ No

Amount: N/A.

Name of Clerk-Treasurer



Municipality of South Huron

Lot 2

Lot 2

P.L.N. 41281 - 0027

Lot 1
AREA TO BE RETAINED
(Not Verified by Field Survey)
AREA = 46.135 HA
= 10.1548 ACRES

P.L.N. 41261 - 0003

Concession 2

(Geographic Township of Usborne)

P.L.N. 41281 - 0027

Road Allowance between Township of Usborne and

Whelan Line
(Formed by Township of Usborne Order No. 2-1992)

20.117 Miles

Township of Lucan Biddish
(Geographic Township of Biddish)

Lot 1, Con. 2

Lot 2, Con. 2

Road Allowance between Concessions 2 and 3
(Known as Morrison Line)

Lot

Concession

(Geographic Township of Usborne)

PLAN 22R--

1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____

DATE: _____

REPRESENTATIVE FOR THE LAND TITLES DIVISION OF HURON (N. 22)

JASON WILSON

ONARIO LAND SURVEYOR

PLAN 22R--

PLAN 22R--

PLAN 22R--

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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 (#D14-14/17)
 Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-26) and Agricultural Small Holding (AG4).

Location: Lot 1, Concession 2, Usborne Ward (69623 Morrison Line)

Applicant: Barbara Rosser

Owner: Gysbers Farms Limited

This report is submitted to South Huron Council for the Public Meeting on December 18, 2017.

RECOMMENDATION

This rezoning application (#D14-14/17) is a condition of consent file #B43/17 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

This By-law affects the property known municipally as 69623 Morrison Line, and legally as Lot 1, Concession 2, Usborne Ward. Huron County approved an application to sever a surplus dwelling on this property (B43-2017); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 0.69 ha (1.71 acres; survey provided since Notice of Public Meeting indicating the exact boundaries for severed parcel) and contains a house and accessory structures. This By-law changes the zoning on the severed parcel from General Agriculture (AG1) to Agricultural Small Holding (AG4) to recognize a residential use in the agricultural area.

The retained lands require a rezoning from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-26) in order to prohibit the construction of a new residence as required by the Provincial Policy Statement and the South Huron Official Plan. The retained lands will continue to be used for agricultural purposes.

This By-law amends zoning by-law #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 #B43/17. The application for rezoning conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement.

It is recommended that that the retained land be rezoned to the appropriate zone (AG1-26) to prohibit a new residence. It is recommended that the lands to be severed be rezoned to Agricultural Small Holding zone (AG4), allowing for an Agricultural Small holding use with a limited number of Nutrient Units permitted on the site. Due to the size of the proposed severed parcel based on the submitted survey (0.69 ha) the severed parcel will be limited to 1 (one) Nutrient Unit.

This report has been prepared in advance of the public meeting.

At the time of preparation no comments were received from the public or agencies. Further comments may arise at the public meeting.

SUMMARY

This zoning by-law amendment is a condition of consent #B43/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B43/17.

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