

## Rebekah Msuya-Collison

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**From:** Dave Tilford <dtilford@sympatico.ca>  
**Sent:** Tuesday, July 03, 2018 10:43 AM  
**To:** Planning; Rebekah Msuya-Collison  
**Subject:** Comments on New Zoning By-Law  
**Attachments:** image1.jpeg; image2.jpeg; image3.jpeg; image1.jpeg; image2.jpeg; image3.jpeg

Dear Planners and Clerk for South Huron,

I am the chair of the Kingsmere Syndicate and on behalf of all the Kingsmere residents, I would like to offer the following comments and suggestions regarding the "New Zoning By-Laws". Most of these comments have already been stated by one of our residents. Following further discussion with most other residents, I am sharing a represented input.

We would like to look at the permitted uses in the Bluewater lake shore residential zone. Section 17.1 permits a single detached dwelling. That is what we wanted contained in our zoning bylaw. The properties in South Huron and the lake shore properties in Bluewater should be treated the same.

[image1.jpeg]

Looking at the definitions in the Township of Stephen zoning bylaw 2.135 which describes a recreational residence as a single-family detached dwelling used for recreational purposes during all seasons including recreational purposes but which is not supplied with the full complement of municipal services. This definition was developed over a number of years.

This rather strange result is unclear and probably unenforceable because of its vagueness but was meant to satisfy the concerns of the planners that we would not ask for additional servicing should we use our properties for year round use. Recently one of the municipality's planners interpreted this to mean that year round occupancy was not permitted as a result of this definition. [image2.jpeg] This is incorrect.

In May of 2014 the Official Plan for South Huron was amended as it dealt with the Port Blake area. One of the important results was that sewers were taken off the table for this area for many years to come. As well, the contentious issue of restricting the use of our homes came up again and this was dealt with, we had hoped for all time. [image3.jpeg]

Section 7.10.3.1 finally accepted continuous year round occupancy subject to adequate water and sewage services. As we all know septic tanks are acceptable services.

The new zoning bylaw must by law reflect the provisions of the official plan. Unfortunately it looks like the provisions of the old by law were simply copied and pasted into the new. Hence a recreational residence is defined as a single detached dwelling used for recreational purposes during any or all seasons.

We would like the new zoning bylaw to conform with the official plan and acknowledge that continuous year round occupancy is a permitted use subject only to adequate water and sewage services. It must be acknowledged that we have municipal water and our sewage systems are the same as every other citizen of this municipality not served by sewers.

The existing zoning map shows our fields (now forests) as AG2. That is appropriate. [image2.jpeg] The new map shows the north field as LR1 and NE2. That makes no sense and we want that field returned to AG with or without the NE2. The Kingsmere Syndicate have no plans to develop that land and the LR1 must have been a mistake. It would probably affect in the wrong way the assessment of the lands and their use as managed forest. [image3.jpeg]

We continue to request that the lands zoned D for development be down zoned to AG1 to match the fields/forests. We have no intention of developing that land but rather to keep it in its present state.

I submit these comments to Council for consideration and for changes as outlined above.

LRC1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LRC1
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## 15. Lakeshore Residential (LRC1)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

### 15.1. Permitted Uses

- conservation
- forestry uses
- recreation, passive
- private park
- public park
- recreational residence

### 15.2. Accessory Uses

- a guest cabin accessory to a recreational residence (As per by-law 37-1984);
- uses accessory to the permitted uses.

### 15.3. Permitted Structures

- a recreational residential dwelling unit;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

### 15.4. Zone Provisions

	With Public Water	Without Public Water
Zone area, including all portions of the property zoned NE2 (minimum)	796 square metres	1400 square metres
Property frontage (minimum)	23 metres	23 metres
Front yard (minimum)	7.5 metres	7.5 metres
Side yard (minimum)	3.0 metres	3.0 metres
Rear yard (minimum)	7.5 metres	7.5 metres
Zone coverage (maximum)	25 %	25 %
Building height (maximum)	9 metres	9 metres

### 15.5. Existing Undeveloped Property

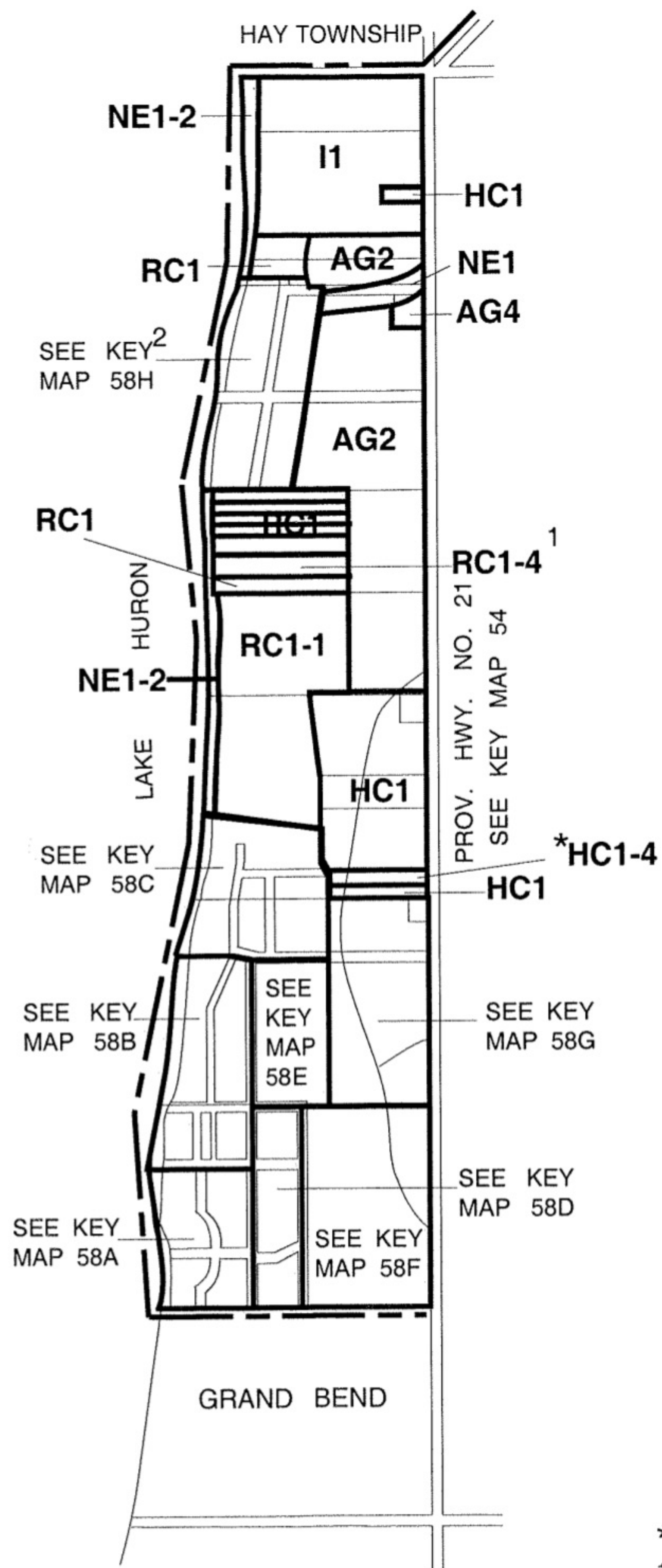
Where a property having an area and/or frontage less than the minimum requirement stated Section 15.4 Zone Provisions is held under distinct and separate ownership from abutting properties as shown by a registered conveyance in the records of the Registry Office, at the date of the passing of the By-law, such a property may be used and a single detached dwelling erected on the property provided that all relevant regulations

**KEY MAP 58**

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET



- \* AMENDED BY BY-LAWS 36-1984, 45-1988  
1 AMENDED BY BY-LAW 20-1992  
2 AMENDED BY BY-LAW 53-2007

