CONSENT APPLICATION
Consent C53/2018

Owner: Don De Jong
Applicant: Don De Jong (Joseph Van Asseldonk agent)
Plan 125 Lots 3 4 42 and 43; Part Lots 2 41 and 44 R
22R6645 Parts 2 & 3

South Huron Council
January 13, 2019
### Purpose: Creation of a Lot – Infill Development

<table>
<thead>
<tr>
<th>Area Severed: 2,069.47 square metres</th>
<th>Official Plan Designation: Lakeshore Residential</th>
<th>Zoning: LR1-2 (Lakeshore Residential)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Retained: 1,986.02 square metres</td>
<td>Official Plan Designation: Lakeshore Residential</td>
<td>Zoning: LR1-2 (Lakeshore Residential)</td>
</tr>
</tbody>
</table>
• Creation of lot through infill development policies
• Severed and retained both used for residential
• Severed and retained both meet lot area and lot frontage requirements in South Huron Zoning By-law
• PPS creates hierarchy based on servicing
• Huron County OP permits limited infill in Lakeshore

• South Huron Official Plan
  • Infill lot creation in Lakeshore Residential Area
  • Sewage treatment/septic, water, 1.400sqm lot size, compatible with character, limits environmental stress
  • Requires proof of access from private road via access
  • Water, sewage, grading, stormwater
    • Municipal water.
  • Septic – Health Unit / Bos /LDS / SHu Comments
• South Huron Official Plan ctd.
  • No records of septic failures or issues
  • Lot grading/drainage, and development agreement
  • Nitrates and Health Unit
  • Municipal water connection possible

• Character, lot size, GIS analysis and cumulative impacts
• Subject lands not regulated by ABCA.
  • Comments with agency
  • Natural features on parcel; preventative measures and recommended location for site works

• SHu ZBL – zone provisions met for LR1-2 zone
• **Neighbour Comments**
  
  • Formal letters of objection received
  • Compiled for applicant comment to address/identify methods to mitigate
  • One comment received back with additional items

  • Evidence applicant taking steps to attempt to address concerns
  • Items also addressed through formal building permit at that stage
  • Infill situation, meets servicing and zone provisions
  • Encouraged to be complementary of existing Oakwood Park area and community design in any build
Application meets requirements in South Huron Official Plan and South Huron Zoning By-law.

Recommended for approval with accompanying conditions in Planner Report.