

**NOTICE OF
PLANNING ADVISORY COMMITTEE
PUBLIC MEETING**

**CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT APPLYING
TO LOT 40 CON 14 EW WARD TOWNSHIP
OF NORTH HURON**

**To be held
Monday, July 20, 2015
7:00 p.m. previous to the
Regular Council Meeting**

AGENDA
FOR THE TOWNSHIP OF NORTH HURON
PLANNING ADVISORY COMMITTEE MEETING
TO BE HELD AT THE NORTH HURON COUNCIL CHAMBERS
MONDAY, JULY 20, 2015 AT 7:00 P.M.

Call to Order: 7:00 p.m.

Declaration of Pecuniary Interests.

File. Application for Rezoning

South Part Lot 4 Concession 14, East Wawanosh Ward,
Township of North Huron – 86560 Currie Line

Owner: Albert Hessels
Applicant: Cuesta Planning Consultants

1. Purpose of this Public Meeting.

The Purpose of this public meeting is for the Planning Advisory Committee of the Township of North Huron to consult with the public on the zoning amendment identified above.

2. Requirement for the Public Meeting

This Public Meeting is required to be held pursuant to The Planning Act, R.S.O. 1990, as amended, which requires that Council shall hold at least one Public Meeting and that all property owners within 120 metres (400 feet) of the area affected shall be given Notice of the Meeting by the Clerk of the municipality.

Pursuant to The Planning Act, R.S.O. 1990, as amended, Council shall forward to such boards, commissions, authorities, or other agencies as Council considers may have an interest in the proposal sufficient information to enable them to understand it generally.

3. Purpose of the Zoning Amendment:

This proposed Zoning By-law Amendment affects South Part Lot 40, Concession 14, East Wawanosh Ward, Township of North Huron. The By-law proposes to change the zoning to 'Agricultural Small Holding- Special Zone (AG4-8)' and 'Restricted Agriculture (AG2)' from 'General Agriculture (AG1)'. This application for rezoning is a condition of Consent File B65-2014, which severs a surplus farm dwelling.

The severed lot is being rezoned from AG1 (General Agriculture) to AG4-8 (Agricultural Small Holding- Special Zone). The special zone recognizes the deficient minimum lot frontage and deems it to comply. The severed parcel is approximately 0.5 ha (1.35 acres) and contains an existing dwelling and accessory shed.

The retained parcel is being rezoned from AG1 (General Agriculture) to AG2 (Restricted Agriculture) to prohibit any future construction of a residence, as required by the Provincial Policy Statement and North Huron Official Plan as a condition of a surplus residence severance. The retained farm lands are 39.5 ha (97.5) acres and will continue to be used for agricultural purposes.

4. Comments of the Huron County Planner.

Planner is/isn't present to provide verbal comments.

Huron County Planning & Development Department Report dated July 14, 2015 prepared by Laura Young, Planner (see attached).

5. Comments of the Applicant and/or Agent.

Applicant or Agent is/isn't present to provide verbal and/or written comments.

6. Comments of Others.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Huron before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of North Huron to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body.

Members of the public are asked to provide comment.

7. Planning Advisory Committee Members' Questions and/or Comments.

Members of the Planning Advisory Committee are asked for any questions or comments and are reminded that a motion for the recommendation of the Committee will be called for toward the end of the public meeting (Agenda item 10).

8. Zoning By-law Procedure Following Public Meeting.

- Meeting is a Public Meeting of the Planning Advisory Committee, not a Council Meeting; thus a decision of Council may or may not be made this evening.
- If the By-law is passed, the Clerk is required to send Notice of the Passing of the By-law to all persons and agencies notified of this Public Meeting.
- There is a 20 day objection period from the time Notice of Passing of the By-law has been mailed by first class post, wherein submissions/letters of objection or support in respect to the passing of the by-law, will be received by the Clerk.
- If an objection is received, an Appeal is lodged with the Ontario Municipal Board (OMB) and at that point the Township no longer has any control over the time factor involved.
- If Council does not pass the by-law, the applicant may Appeal to the Ontario Municipal Board (OMB).
- If the by-law is passed and no objections are received within the objection period, the Clerk certifies that the by-law is in force and of effect as of the date of its passing and Notice is forwarded to the Huron County Planning & Development Department.

9. Recommendation of the Huron County Planning & Development Department.
Planner states recommendation. In the absence of the Planner the recommendation is read from the attached report from the Huron County Planning and Development Department.

It is recommended that the application for re-zoning be **approved**.

10. Recommendation to Council from the Planning Advisory Committee.

Note: (Only one of the following recommendations can be made by the Planning Advisory Committee – the wording of the possible recommendations are generic and may be augmented by the Planning Advisory Committee)

- A) That the Zoning Amendment be approved.
- B) That the Zoning Amendment be deferred for:
 - a. more information; or
 - b. confirmation that a particular standard has been met; or
 - c. notice that a related planning application has been passed by the County of Huron.
- C) That the Zoning Amendment be denied.

11. Adjournment.

That there being no further business before the Planning Advisory Committee, the Public Meeting be hereby Adjourned at p.m.



HURON
C O U N T Y

PLANNING & DEVELOPMENT

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www.huroncounty.ca

To: Sharon Chambers, CAO
Reeve and Members of North Huron Council

From: Laura Young, Planner

Date: July 14, 2015

Re: Zoning By-law Amendment, South Part Lot 40, Concession 14, East Wawanosh, Township of North Huron (86560 Currie Line)

Owner: Albert Hessels

Applicant/Agent: Cuesta Planning Consultants

This report is submitted to Council for the public meeting on July 20th, 2015.

RECOMMENDATION

It is recommended that the application for re-zoning be approved.

PURPOSE and DESCRIPTION

This proposed Zoning By-law Amendment affects South Part Lot 40, Concession 14, East Wawanosh Ward, Township of North Huron. The By-law proposes to change the zoning to 'Agricultural Small Holding- Special Zone (AG4-8)' and 'Restricted Agriculture (AG2)' from 'General Agriculture (AG1)'. This application for rezoning is a condition of Consent File B65-2014, which severs a surplus farm dwelling.

The severed lot is being rezoned from AG1 (General Agriculture) to AG4-8 (Agricultural Small Holding-Special Zone). The special zone recognizes the deficient minimum lot frontage and deems it to comply. The severed parcel is approximately 0.5 ha (1.35 acres) and contains an existing dwelling and accessory shed.

The retained parcel is being rezoned from AG1 (General Agriculture) to AG2 (Restricted Agriculture) to prohibit any future construction of a residence, as required by the Provincial Policy Statement and North Huron Official Plan as a condition of a surplus residence severance. The retained farm lands are 39.5 ha (97.5) acres and will continue to be used for agricultural purposes.

COMMENTS

The North Huron Official Plan permits consents for surplus farm dwellings. This Zoning By-law Amendment application is a condition of Consent File B 65/14 that was given provisional consent by the County of Huron on March 9th, 2015.

The applicant has provided a survey demonstrating that the severed lot complies with the AG4 zone provisions, subject to recognizing the lot frontage. The application conforms to the North Huron Official Plan and is consistent with the Provincial Policy Statement.

OTHERS CONSULTED

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

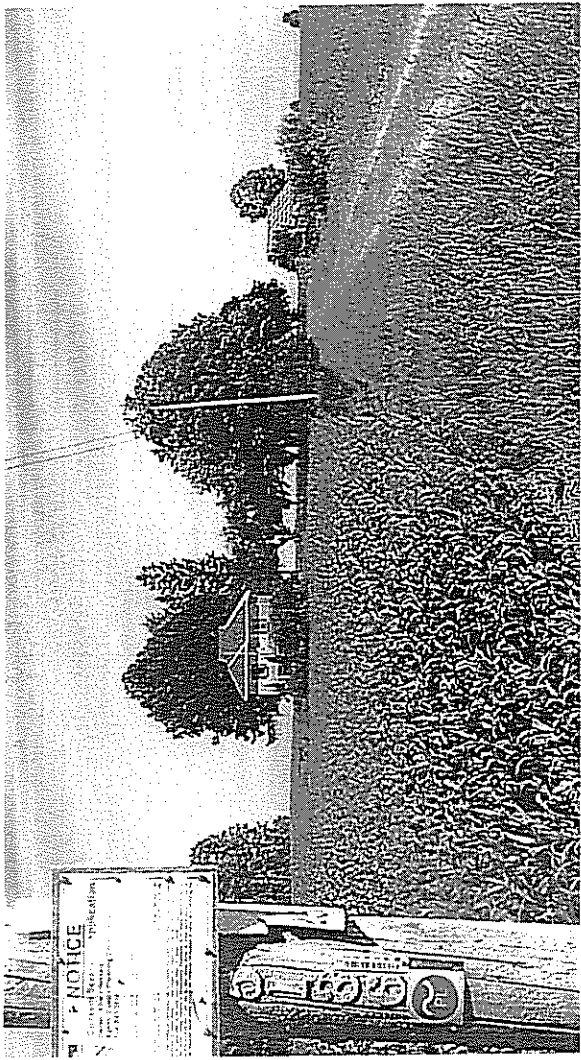
No correspondence had been received at the time of writing this report. I will be in attendance at the July 20th public meeting to answer any questions from Council or the public.

Sincerely,



Laura Young, Planner

PHOTOS OF THE SUBJECT PROPERTY



Standing on Currie Line, viewing the severed parcel access and dwelling. The solar panel is located on the retained parcel.



CORPORATION OF THE TOWNSHIP OF NORTH HURON

BY-LAW NO. 59- 2015

BEING a by-law to amend the zoning on South Part Lot 40, Conc. 14, Township of North Huron (East Wawanosh Ward).

WHEREAS the Corporation of the Township of North Huron considers it advisable to amend Zoning By-law 82-2008, as amended.

NOW THEREFORE, the Council of the Corporation of the Township of North Huron enacts as follows:

1. This by-law shall apply to South Part Lot 40, Conc. 14, Township of North Huron (East Wawanosh Ward) and is comprised of the attached Schedules.
2. By-law 82-2008 is hereby amended by changing 'General Agriculture (AG1)' to 'Agricultural Small Holding - Special Zone (AG4-8)' and 'Restricted Agriculture (AG2)', the zone symbol on the lands designated zone change to 'AG4-8' and 'AG2' on the attached Schedule A.
3. Section 7.8 AG4 Special Zones is hereby amended by the addition of the following:

AG4-8
Notwithstanding the provisions of Section 7.4 to the contrary, on the lands zoned AG4-8, the minimum lot frontage is deemed to comply with the Zone Regulations.
4. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 20TH DAY OF JULY, 2015

READ A SECOND TIME ON THE 20TH DAY OF JULY, 2015.

READ A THIRD TIME AND PASSED THIS 20TH DAY OF JULY, 2015.

Neil Vincent, Reeve

Kathy Adams, Clerk

SCHEDULE 1

CORPORATION OF THE TOWNSHIP OF NORTH HURON

BY-LAW NO. 59- 2015

1. By-law 59- 2015 has the following purpose and effect:

This proposed Zoning By-law Amendment affects South Part Lot 40, Conc. 14, East Wawanosh Ward, Township of North Huron. The By-law proposes to change the zoning to 'Agricultural Small Holding – Special Zone (AG4-8)' and 'Restricted Agriculture (AG2)' from 'General Agriculture (AG1)'.

This rezoning is a condition of severance application B65/14 which severs a surplus farm dwelling.

The severed lands require a zone change from 'General Agriculture (AG1)' to 'Agricultural Small Holding – Special Zone (AG4-8)'. The area proposed to be severed is 0.5 ha (1.35 acres) with an existing residence, accessory shed, and solar panel. The special zone recognizes the minimum lot frontage and is deemed to comply.

The retained lands require a zone change from 'General Agriculture (AG1)' to 'Restricted Agriculture (AG2)' in order to prohibit the construction of new residential buildings as required by the Provincial Policy Statement and the North Huron Official Plan. The retained vacant farm lands are 39.5 ha (97.5 acres in size and will continue to be used for agricultural purposes.

The property is located on 86560 Currie Line.

This by-law amends North Huron Zoning By-law # 82-2008.
All other zone provisions apply.

NORTH HURON

LOCATION MAP

Area to which this Zoning
By-law applies



Amendments

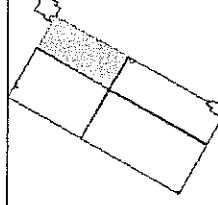
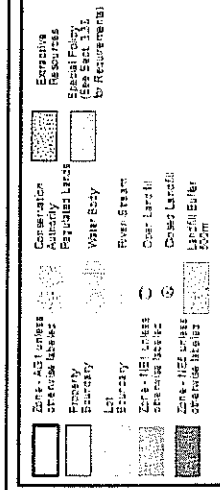
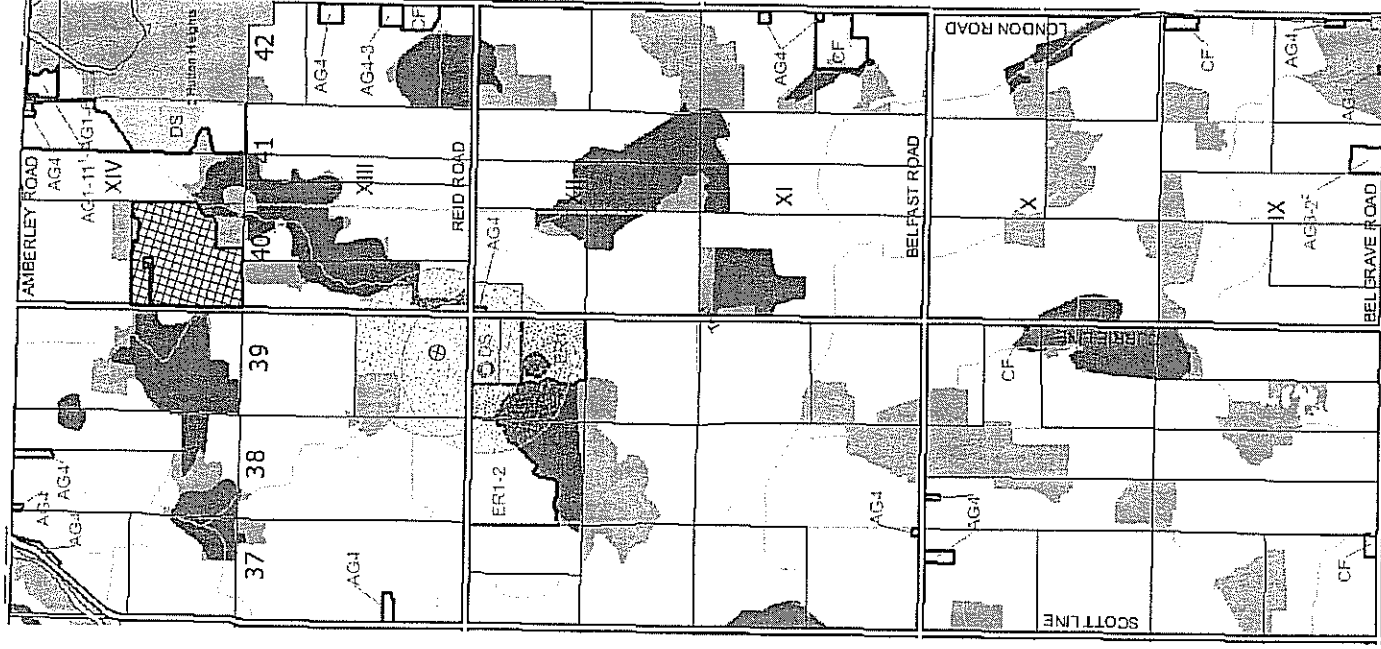
- 1 Amended by By-law 20-2011
2 Amended by By-law 61-2012

- | | |
|---|---|
| | Zone change from AG1 (General Agriculture) to AG4-8 (Agricultural Small Holding - Special Provisions) |
| | Zone change from AG1 (General Agriculture) to AG2 (Restricted Agriculture) |

REVISION DATE

February 19, 2013

Schedule 'A'
Township of North Huron
North East NH
Zoning Map



Amendments

1 Amended by By-law 20-2011
2 Amended by By-law 61-2012

-  Zone change from AG1 (General Agriculture) to AG4-B (Agricultural Small Holding - Special Provisions)
-  Zone change from AG1 (General Agriculture) to AG2 (Restricted Agriculture)

REVISION DATE February 19, 2013

Schedule 'A'
Township of North Huron
North East NH
Zoning Map



 Zone - AG1 (General Agriculture)	 Conservation	 Executive
 Empty	 Agency	 Regional
 Lot	 Regulatory	 (See Section 11.1 of the Zoning By-law)
 Zone - AG1 (General Agriculture)	 Water Body	 By-laws
 Zone - AG1 (General Agriculture)	 River/Stream	 65m
 Zone - AG1 (General Agriculture)	 Coastal Landfill	 65m
 Zone - AG1 (General Agriculture)	 Landfill Buffer	 65m

