

To: Reeve and Members of Council
Carson Lamb (Clerk), Township of North Huron

From: Hanna Homan, Planner

Date: January 30, 2024

RE: **Application Z01-24 (Zoning By-law Amendment)**
Concession 10, West Part Lot 30, East Wawanosh Ward, Township of North Huron
(38725 Belfast Road)
Owner/Applicant: Rudy Gingerich

This report is submitted for the February 5, 2024 Council meeting.

RECOMMENDATION

It is recommended that the Zoning By-law Amendment Z01-24 be **approved**. A second motion to the effect of public and agency comments is also required.

PURPOSE AND BACKGROUND

The portion of the property subject to the amendment is designated "Agriculture" in the North Huron Official Plan and zoned AG1 (General Agriculture) in the North Huron Zoning By-law. The subject property contains an existing residential dwelling and multiple farm related buildings and accessory structures. The purpose of the rezoning is to create a special General Agriculture zone (AG-14) to permit the use of an existing detached accessory building for an additional residential unit. The existing accessory building is located approximately 10 metres from the existing main residential dwelling unit. The approximate location of the accessory building is shown in the below map with a 2020 dated aerial image. The existing accessory building was constructed in December 2023 with the intent of converting it to a residential dwelling unit in the future.

Figure 1: Approximate location of proposed additional dwelling unit shown by red dot on subject property (2020 dated aerial image, existing accessory building not shown)



Figure 2. *Subject Property and surrounding area – 2020 Air Photo (blue=subject property)*



Figure 3. *Site Sketch (as provided by applicant)*

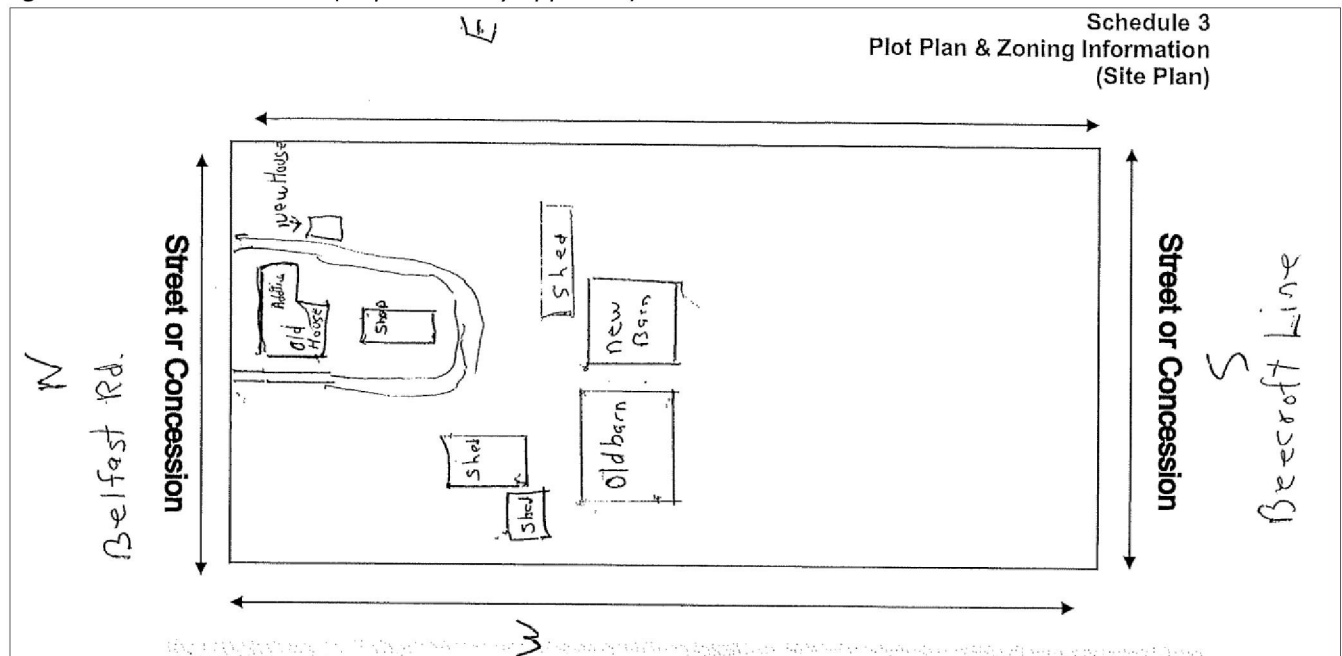


Figure 4. *Site Photos of existing dwelling (right) and accessory building (left) (from site visit)*



REVIEW

The proposed amendments are required to be consistent with the Provincial Policy Statement, 2020 (PPS) and conform to both the County of Huron and North Huron Official Plans (OP). The PPS and County OP support the establishment of additional residential units (ARU). The North Huron OP contains the following relevant policy:

4.3.2_2 Residences in Agriculture Areas

A maximum of two (2) additional residential units ancillary to a main dwelling may be permitted on farms engaged in commercial scale farming, either within the farm dwelling and/or in an accessory building.

If located within an accessory building, the additional residential unit must:

- *Meet MDS requirements;*
- *Be situated within close proximity to the existing dwelling;*
- *Use the same driveway for access as the main farm dwelling;*
- *Have appropriate services available. The additional residence is encouraged but not required to share water and wastewater services with the existing dwelling.*

The additional residence is encouraged but not required to share water and wastewater services with the existing dwelling.

The proposal meets the above criteria. The property is zoned General Agriculture, contains a farming operation and is on a property that is approximately 98 acres in size which demonstrates the commercial scale of the farming operation. The building is located approximately 10 metres from the existing main dwelling, utilizes an existing shared driveway with the main dwelling, and meets minimum distance separation formulae. Appropriate services are also available. The severance of the ARU is not proposed.

The proposal was considered under the other relevant North Huron OP Agriculture policies is deemed to meet the criteria in terms of a physically suitable site. The proposal is consistent with the PPS and conforms to the County OP and North Huron OP.

AGENCY/PUBLIC COMMENTS

At the time of report submission, no written comments were received from the public as a result of the circulation.

North Huron staff and commenting agencies were circulated on this application. Supportive comments were received from Township Public Works, Township consulting Engineering and no concerns from other staff or agencies.

RECOMMENDATION

It is recommended that the Zoning By-law Amendment Z01-24 be **approved**. A motion to the effect of public and agency comments is also required.

Please note this report is prepared without the benefit of input from the public as may be obtained through the public meeting. Council should carefully consider any comments and/or concerns expressed at the public meeting prior to making their decision on this application.

Sincerely,



Hanna Holman, Planner

Site Visit: January 16, 2024