## Zoning By-law Amendment Z01-24

Concession 10, West Part Lot 30, East Wawanosh Ward, Township of North Huron (38725 Belfast Road)

Owner/Applicant: Rudy Gingerich

**North Huron Council Meeting February 5, 2024**(submitted January 30, 2024)





# **Subject Lands**



- Designated Agriculture
- Zoned AG1 (General Agriculture)

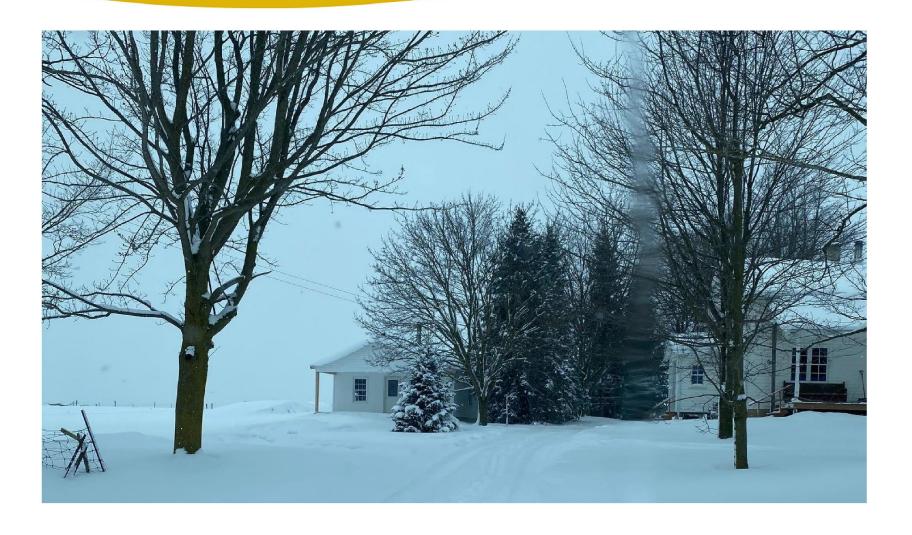
## **Proposed Amendment**



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

AG1-14 Special Zone to permit an accessory residential unit in an existing detached accessory building

# **Site Visit Photo**



## **Planning Review**

#### North Huron Official Plan

#### 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.

#### **Comments**

- Members of the public not received at time of presentation submission
- Supportive comments were received from Township Public Works, Township consulting Engineering and no concerns from other staff or agencies

### Recommendation

It is recommended that zoning by-law amendment application Z01-24 be approved.

A motion to the effect of public and agency comments is also required.

	A. Effect of Public Comments on Decision of Council	B. Επεςτ of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
Council agrees with effects of input as contained in the planning report	Council concurs with the planning report regarding the effect of public and agency comments on the decision.	
2. No comments received	No public comments were received on this application so there was no effect on the decision.	No agency comments were received on this application so there was no effect on the decision.
3. Supportive comments received	Public comments were received in support of the application, the effect of which resulted in a decision to approve the application.	Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.
Concerns raised were addressed through conditions to approval or changes to	Public comments were received on the issue(s) of The comments were addressed through (conditions to approval/shanges to the mapping or text of	Comments were received from agencies on the issues of The comments were addressed through (conditions to

approval/changes to the mapping or text of

Public comments were received on the

Public comments were received on the

influenced the decision of Council to

Options from above 1A/3A/4A/5A/6A

Additional wording deemed appropriate by

issue(s) of ... the effect of which

influence the decision of Council to

(approve/deny) the application.

(approve/deny) the application.

issue(s) of . Comments were

thoroughly considered but the effect did not

the amendment).

Council

mapping or text amendment

6. Concerns raised did influence

7. Comments received in support

and opposition to the

5. Concerns raised did not

influence the decision

the decision

application

8. Other

approval/changes to the mapping or text of the

Comments were thoroughly considered but the

effect did not influence the decision of Council to

Agency comments were received on the issue(s)

of the effect of which influenced

the decision of Council to (approve/deny) the

Options from above 1B/3B/4B/5B/6B

Additional wording deemed appropriate by

Comments were received from agencies

identifying the issue(s) of

(approve/deny) the application.

amendment).

application.

Council