

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



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

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

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. Effect of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
1. 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.
4. Concerns raised were addressed through conditions to approval or changes to mapping or text amendment	Public comments were received on the issue(s) of _____. The comments were addressed through (conditions to approval/changes to the mapping or text of the amendment).	Comments were received from agencies on the issues of _____. The comments were addressed through (conditions to approval/changes to the mapping or text of the amendment).
5. Concerns raised did not influence the decision	Public comments were received on the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.
6. Concerns raised did influence the decision	Public comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.	Agency comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.
7. Comments received in support and opposition to the application	Options from above 1A/3A/4A/5A/6A	Options from above 1B/3B/4B/5B/6B
8. Other	Additional wording deemed appropriate by Council	Additional wording deemed appropriate by Council