

Zoning By-law Amendment

B. General information		
<p>What is the purpose of and reasons for the proposed amendment(s)?</p> <p>A Zoning By-law Amendment is proposed to rezone the southerly portion of the subject lands, including the eight (8) existing lots of record to a site-specific "Agricultural Small Holding (AG4-_) Zone" to permit single-detached dwellings.</p>		
Name, address, phone of all persons having any mortgage, charge, debenture or encumbrance on the property		
Name	Address	Phone
N/A	N/A	
What area does the amendment cover?		
<input type="checkbox"/> The "entire" property <input checked="" type="checkbox"/> Just a "portion" of the property		
Area (hectares) 2.9	Depth 75.5 m	Frontage (width) 382.2 m
Is any of the land in wellhead protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		
What is the current planning status?		
Official Plan Designation The southerly portion of the subject lands, including the eight (8) existing lots of record is designated "Natural Environment" and the northerly portion (to remain unchanged) is designated "Agriculture" in the ACW OP	Zoning The southerly portion of the subject lands, including the eight (8) existing residential lots of record is zoned "Natural Environment (NE1) Zone" and the remainder portions are zoned "Agriculture (AG1) Zone" in the Township of ACW ZBL	
List land uses that are permitted by current Official Plan designation According to Section 6.4.6 of the ACW OP, original and/or existing lots designated "Natural Environment" containing woodland or other natural features may contain a residence and/or accessory buildings without detrimentally affecting the natural environment goals of this ACW OP and may be rezoned subject to the criteria listed in Section 6.4.6 of the ACW OP.		

C. Existing and proposed land uses and buildings																																				
<p>What is the "existing" use of the land?</p> <p>The subject lands are currently comprised of eight (8) legally established single-family dwelling lots fronting on Blyth Road and one (1) larger lot also fronting on Blyth Road. The larger parcel is comprised of workable lands and its portions fronting Blyth Road are covered by vegetation. The southerly portion of the subject lands, including the eight (8) single-family dwelling lots are covered by vegetation.</p>																																				
<p>How long have the existing uses continued on the subject land?</p> <p>The workable lands has always been farmed and the wooded area was planted by the previous owner with the intention of having mature trees once the residential dwellings were built.</p>																																				
<p>What is the "proposed" use of the land?</p> <p>The southerly portion of the subject lands, including the eight (8) existing lots of record are proposed to be developed for single-detached dwellings. The northerly portion of the property, which is in active agricultural use, will remain unchanged.</p>																																				
<p>Provide the following detail for all buildings</p>																																				
<p>Are any building proposed to be built on subject land?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%; text-align: center;">Existing</th> <th style="width: 35%; text-align: center;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Type of Building(s)</td> <td style="text-align: center;">N/A</td> <td>Single-detached dwellings</td> </tr> <tr> <td>Main Building Height</td> <td></td> <td></td> </tr> <tr> <td>Lot Coverage</td> <td></td> <td style="text-align: center;">30 %</td> </tr> <tr> <td>Number of Parking Spaces</td> <td></td> <td style="text-align: center;">1</td> </tr> <tr> <td>Number of Loading Spaces</td> <td></td> <td></td> </tr> <tr> <td>Number of Floors</td> <td></td> <td></td> </tr> <tr> <td>Total Floor Area</td> <td></td> <td style="text-align: center;">255.0 m²</td> </tr> <tr> <td>Ground Floor Area (exclude basement)</td> <td></td> <td style="text-align: center;">255.0 m²</td> </tr> <tr> <td>Building Dimensions</td> <td style="text-align: center;">N/A</td> <td style="text-align: center;">17m x 15m</td> </tr> <tr> <td></td> <td style="text-align: center;">Date of construction for existing building</td> <td style="text-align: center;">Date of construction for proposed building</td> </tr> </tbody> </table>					Existing	Proposed	Type of Building(s)	N/A	Single-detached dwellings	Main Building Height			Lot Coverage		30 %	Number of Parking Spaces		1	Number of Loading Spaces			Number of Floors			Total Floor Area		255.0 m ²	Ground Floor Area (exclude basement)		255.0 m ²	Building Dimensions	N/A	17m x 15m		Date of construction for existing building	Date of construction for proposed building
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Setback from Buildings to	Front of Lot Line 11.9m	Rear to Lot Line 30.8m	Side to Lot Line 5.9m (main building)																																	

D. Existing and Proposed Services		
Indicate the Applicable Water Supply and Sewage Disposal		
Type of Disposal		
Municipal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Well	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Municipal Sewers	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Sewers	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
If the requested amendment would permit development on a privately owned and operated individual or communal septic system, and more than 4500 liters of effluent would be produced per day as a result of the development being completed, the applicant MUST submit a servicing options report and a hydrogeological report.		
How will storm drainage be provided? <input type="checkbox"/> Sewers <input type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input type="checkbox"/> Other		Is storm drainage present or will it be constructed? <input checked="" type="checkbox"/> Present <input type="checkbox"/> Will be constructed
Type of Access (check appropriate box) <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road, seasonally maintained <input checked="" type="checkbox"/> County Roads <input type="checkbox"/> Right of Way <input type="checkbox"/> Municipal Roads, maintained all year <input type="checkbox"/> Water Access <input type="checkbox"/> Private Road		

F. Zoning By-law Amendment		
Proceed to 'Section H. Related Planning Applications' if a Zoning By-Law Amendment is not proposed		
<p>Does the proposed Zoning By-law amendment add or change zoning designation in the Zoning By-Law?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>	<p>Does the proposed Zoning By-law amendment change a zoning provision in the Zoning By-Law?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>	<p>Does the proposed Zoning By-law amendment replace the zoning provision in the Zoning By-Law?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>Does the proposed Zoning By-law amendment delete a zoning provision in the Zoning By-Law?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>	<p>Does the proposed Zoning By-law amendment add a zoning provision in the Zoning By-Law?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>	
If applicable and known at the time of Zoning Application, provide the following information:		
<p>Section Number(s) of provision to be changed</p> <p>Section 4.5.(.)</p>	<p>Has the text of the proposed new policy been uploaded to this application as an attachment?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Name of new zone</p> <p>Agricultural Small Holding (AG4-.) Zone</p>	<p>Has a map of the proposed new Key Map been uploaded to the application as an attachment?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>List land uses proposed by Zoning amendment</p> <p>N/A</p>		
<p>Has there been a previous application for rezoning under Section 34 of the Planning Act affecting the subject property?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Is the application for an amendment to the Zoning By-Law consistent with Provincial Policy Statement issued under Section 3(1) of the Planning Act?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Is the intent of this application to implement an alteration to the boundary of an area settlement or to implement a new area of settlement?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>Is the intent of this application to remove land from an area of employment?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

G. Sketch Checklist																
ACCURATE, TO SCALE, DRAWING OR PROPOSAL: ⇒ Please attach a drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal. ⇒ This application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.																
A sketch showing in metric units:																
<input checked="" type="checkbox"/> The boundaries and dimensions of the subject land;	<input checked="" type="checkbox"/> The location, size and type of all existing and proposed buildings and structure on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;															
<input checked="" type="checkbox"/> The current uses of land that is adjacent to the subject land;	<input checked="" type="checkbox"/> The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, or a private road or a right-of-way;															
<input type="checkbox"/> If access to the subject land will be by water only, the location of the parking and docking facilities to be used;	<input type="checkbox"/> The location and nature of any easement affecting the subject land;															
<input checked="" type="checkbox"/> The approximate location of all natural and artificial features that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion may affect the application																
Examples of natural and artificial features: buildings, railways, roads, watercourses, drainage ditches, banks of river or streams, wetlands, wooded areas, wells and septic tanks																
The drawings should show: (please use a survey if available)																
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H. Other related planning applications		
Has the applicant or owner made application for any of the following, either on or within 120 meters of the subject land?		
Official Plan Amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Zoning By-Law Amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Plan of Subdivision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Consent (Severance)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Site Plan Control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If the answer to the question above is YES, please provide the following information:		
File number of application 0	Approval authority N/A	
Lands subject to application N/A	Status of application N/A	
Purpose of application N/A		
Effect on the current application for amendment N/A		
I. Other supporting information		
<p>Please list the titles of any supporting documentation that has been attached to this application. (It is recognized that the applicant meets with planning staff to attempt to determine the supporting documents that will be required)</p> <p>Planning Justification Report, Environmental Impact Study, Nitrate Impact Assessment, Stage 1-2 Archaeological Assessment, Concept Plan</p>		
J. Pre-submission consultation		
Applicants are to contact the County to speak/meet with the Planner assigned to the Municipality before submitting an application.		
Date of Applicant's consultation meeting with County Planner 2023-07-25		
Has the Planner advised the Applicant that this application needs to be reviewed by the County Biologist for comments on Natural Heritage matters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please submit a fee of \$220.00 made payable to the Treasurer, County of Huron	
K. Public Consultation Strategy		
Please outline your proposed strategy for consulting with the public with the respect to this amendment request 1- Adequate information and material, including a copy of the proposed development, to be made available to the public; 2- A public meeting be held for the purpose of giving the public an opportunity to make representations in respect of the proposed development.		

Septic comments

Please answer Section A OR Section B, depending on the type of servicing available. In the following questions, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where Sanitary Sewers are available

Is the property within 183 meters (600 feet) of an abattoir (slaughter house)?

☐ Yes ☒ No

Section B - Where Septic Systems are required

The application is for the creation of a new lot for which the primary use will be a dew dwelling (other than a new dwelling on a farm)

☐ Yes ☒ No

Is the property less than .4 hectares (1 acre) in area?

☒ Yes ☐ No

Does the property have less than .2 hectares (1/2 acre) of "usable land" for a septic tank and tile bed? See definition of "usable land" below

☐ Yes ☒ No

"Usable land" means an area of land suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is is at least 3 meters (10 feet) from any property line, at least 15 meters (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restrictions may apply according to legislation)

I am uncertain of the location of the existing septic tank and tile bed on the property?

☐ Yes ☒ No

Will there be more than one dwelling unit on each lot?

☐ Yes ☒ No

An industrial or commercial use is proposed which will require a septic system?

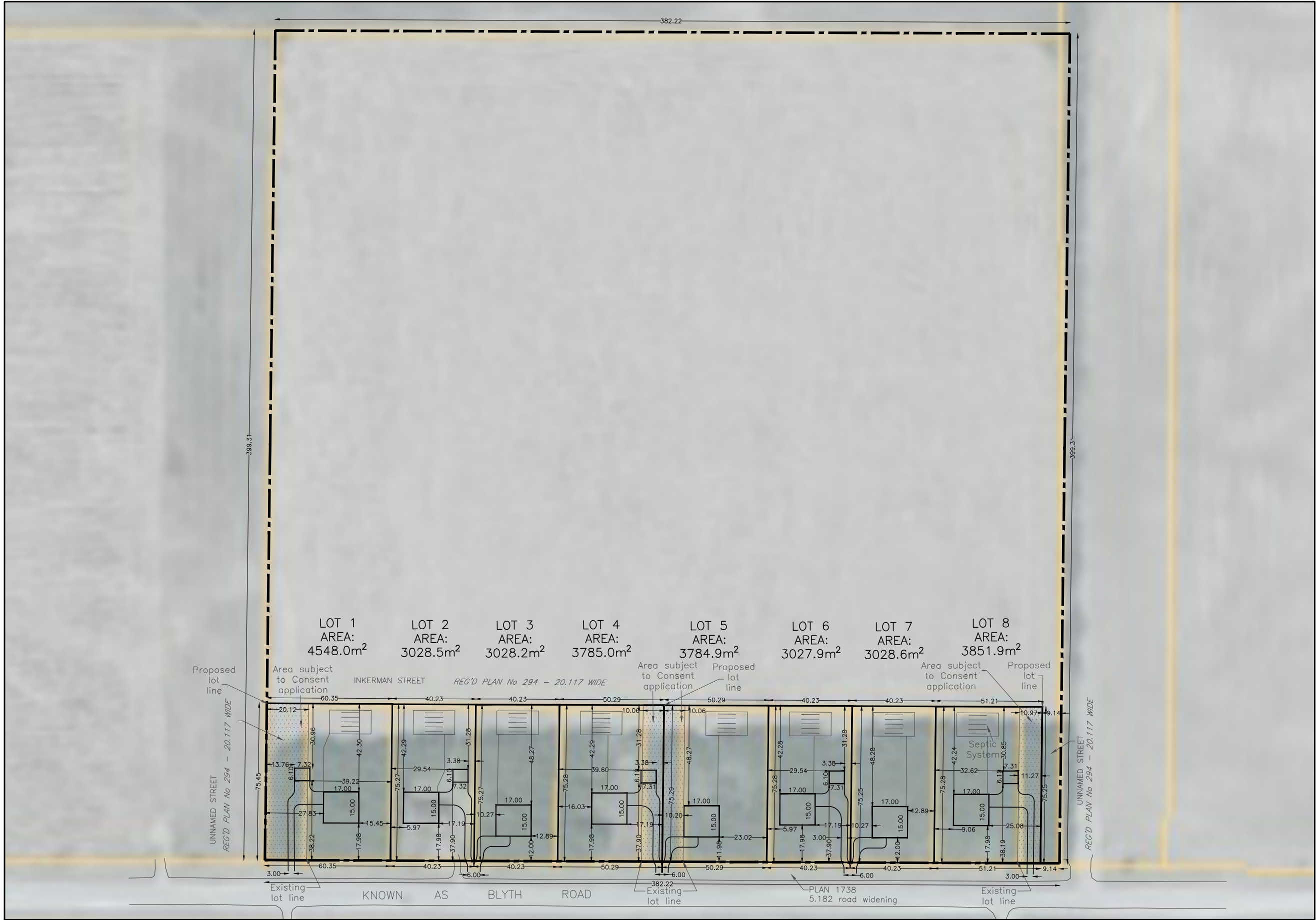
☐ Yes ☒ No

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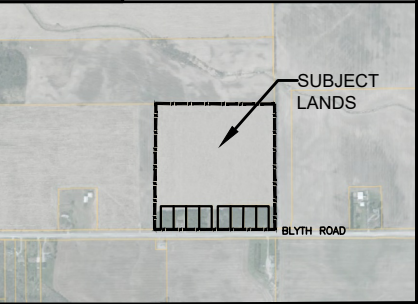
☐ Yes ☒ No

Is the application for a new Plan Subdivision/Condominium?

☐ Yes ☒ No



KEY PLAN



CONCEPT PLAN OF
PLAN 294 LOT 71 TO 74; PLAN 294 LOT 69,
70, 75, 76; PLAN 294 LOT 67, 68, 77, 78;
PLAN 294 LOT 65, 66, 79, 80; PLAN 294 LOT
63, 64, 81, 82; PLAN 294 LOT 61, 62, 83, 84;
PLAN 294 LOT 59, 60, 85, 86; PLAN 294 LOT
57, 58, 87, 88

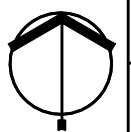
TOWNSHIP OF ACW
COUNTY OF HURON

SITE STATISTICS – 8 lots of record
CURRENT ZONE: NE1
PROPOSED ZONE: AG4(_)

	REQUIRED	PROPOSED
LOT AREA(min)	4000m ²	*3027.0m ²
LOT FRONTAGE	23.0m	40.2m
LOT DEPTH	N/A	75.2m
FRONT YARD SETBACK	25.0m	*11.9m
REAR YARD SETBACK	7.5m	42.2m
INT. SIDEYARD (W)	5.0m	5.9m
INT. SIDEYARD (E)	5.0m	12.8m
FRONT YARD SETBACK (Accessory Building)	25.0m	37.9m
REAR YARD SETBACK (Accessory Building)	3.0m	30.8m
INT. SIDEYARD (W) (Accessory Building)	3.0m	13.7m
INT. SIDEYARD (E) (Accessory Building)	3.0m	3.3m
LOT COVERAGE	30%	<30%
HEIGHT	12.0	<12.0m
PARKING	1 space/dwelling	1 space

* DENOTES SITE SPECIFIC REGULATION

NO.	REVISION	DATE	INITIAL
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**CENTURY DESIGN
BUILD LTD.**

34696 BLYTH ROAD



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A Professional Planning Practice

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