THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

PLEASE READ BEFORE COMPLETING THIS APPLICATION

This application reflects the mandatory information that is prescribed in the Schedules to Ontario Regulations 543/06 and 545/06 made under the Planning Act, RSO, 1990, as amended. In addition to completing this form, the Applicant shall be required to submit the appropriate fee, a detailed site plan and any additional information or studies that may be necessary to assess the proposal.

Failure to submit the required information will delay the consideration of this Application. An application which is not considered complete under the Planning Act is not subject to the timelines of the Act. Applicants are encouraged to consult with the Municipality prior to completing the application.

Please Print and Complete or (√) Appropriate Box(es)

Date of Application October 8, 2025.

1. Applicant Information

1.1 Name of Owner(s). **An owner's authorization is required** in Section 13 if the applicant is not the owner.		
Name of Owner(s) Mohammed Reza Sattar	Home Phone No. 416.834.31.15	Business Phone No. 416.83431.15.
Address 94, August Avenue. Scarborough	Postal Code M1L3N2.ON	Fax No.
Email hyhyacc@hotmail.com.		Cell No.
1.2 Agent/Applicant: Name of the person who is to be contacted about the application if different than the owner. (*This may be a person or firm acting on behalf of the owner. See Section 13*)		
Name of Contact Person/Agent N/A	Home Phone No.	Business Phone No.
Address	Postal Code	Fax No.
Email		Cell No.
1.3 Indicate the contact for this application (*check one please*) Owner ✓ Applicant/Agent ☐		

For Office Use Only	
Date Application Received	
Date Application deemed to be complete	

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

2. Location of the Subject Land (*Complete applicable boxes in 2.1*)

See (1) Extra page

Attachment #1

2.1 Municipal Address (*mailing address*) 14614 Highway 17. Thessalon. ON P0R1L0			Postal Code P0R1L0
Concession Number(s)	Lot Number(s)	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No. PCLT 10 RCP	Part Number(s) H785 PT	Parcel Number(s) 11R5916	Former Township HURON SHORES
Assessment Roll No. 5724 000 005 03900			

2.2 Are there any easements or restrictive covenants affecting the subject land?
☐ Yes ☒ No If yes, describe the easement or covenant and its effect.

3. Names and Addresses of any holders of mortgages, charges or other encumbrances of the subject lands (attach separate page if required.

Not applicable

4. Description of the property and servicing information (*Complete each section using metric units only*).

4.1 Dimensions

Lot Frontage – Street Side (m)	Lot Frontage – Water Side (m)	Lot Depth (m)	Lot Area (ha) or (sq. m.)
215.4 m	~ ~~[illegible]~~ m. 706.8 ft.	914.4 m	2.20 ha

4.2 Access (*Check appropriate box and state road name*) :

- ☑ Highway (#) Highway 17. Thessalon ON P0R 1L0
- ☐ Municipal Road, Maintained Year Round _____
- ☐ Municipal Road, Seasonally Maintained _____
- ☐ Public Road, Unmaintained (Abandoned) _____
- ☐ Private Road _____
- ☐ Right of Way (Provide Proof of legal right-of-way or written agreement to consent to legalize existing right-of-way _____
- ☐ Water Access _____

4.3 If private road, describe location and properties on which private road traverses along with written proof of permission to use or written proof of commitment of the landowner of lands subject to this application and all landowners providing access by said private road, to have such access registered at the land registry office .

Not Applicable

4.4 If access is by right-of-way, describe right-of-way and properties on which right-of-way exists along with written proof that subject lands have legal right of to use said right-of-way or written proof of commitment of the landowner of lands subject to this application and all landowners providing access by said right-of-way, to have such right-of-way registered at the land registry office.

Not applicable

4.5 If water access only, describe the location of parking and docking facilities to be used, and the distance from the subject lands indicating whether said parking and docking is public or private, along with written proof of permission to use or written proof of commitment of landowners to enter into an agreement to be registered at land registry.

Not applicable

4.6 Water Supply (*Check appropriate box for type of service proposed*) :

- ☐ Publicly owned and operated piped water system
- ☐ Privately owned and operated piped water system (*communal*)
- ☑ Drilled Well
- ☐ Sand Point
- ☐ Lake or other water body
- ☐ Other means (*please state*)

_____

- ☐ Water Service not proposed

4.7 Sewage Disposal (*Check appropriate box for type of service proposed*) :

- ☐ Publicly owned and operated sanitary sewage system
- ☐ Privately owned and operated individual septic system *
- ☐ Privately owned and operated communal septic system *
- ☐ Privy
- ☑ Holding Tank
- ☐ Other (*Please State*)

_____

- ☐ Sewage Disposal Service not proposed

*If either of these items checked, please see Section 4.10.

4.8 Other Services (*Check if the service is available*) :

- ☑ Electricity
- ☐ School Bussing
- ☐ Garbage Collection

4.9 Storm Drainage (*indicate the proposed storm drainage system*):

- ☑ Storm sewers
- ☐ Ditches
- ☑ Swales
- ☐ Other (*please state*)

4.10 Where development will produce more than 4500 litres of effluent a day, applicants are required to submit a servicing options report and a hydrogeological report: Not applicable

- ☐ Title and date of servicing options report:
- ☐ Title and date of hydrogeological report:

5. Planning Information

5.1 Official Plan Land Use Policy Area Designation(s) (*current*) of the subject land:

Effluent > 4500 L/day : No (small-scale agriculture uses only)
See attachment # 2

5.2 Provide an explanation of how application conforms to the Official Plan:

Please see the attachment # 3

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

5.3 If an Official Plan Amendment is being requested, will the change (*Check all appropriate boxes*):

☐ Replace or delete existing policy(ies). If yes, list all policy sections affected

Please see the attachment. Thank

#3 (Attachment)

☐ Change a land use Policy Area designation on property(ies). If yes, what is (are) the proposed Policy Area land use designation(s) changes

#3 (Attachment)

☐ Alter the boundary of settlement area (i.e. town, village, hamlet). If yes, name the settlement area and provide sketch of area affected.

#3 (Attachment

(Note: If applicant is requesting a change to a policy, they are required to provide the proposed text of the policy(ies). If applicants are requesting a change to a Land Use Schedule, they are required to provide a map or schedule showing the proposed new land just designation for the affected property(ies).)

5.4 Reason why official plan amendment is being requested:

#3. (Attachment)

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

5.5 Existing Zoning on Subject Lands:

Residential (dwellings), commercial (retail/service) and Hwy 5

5.6 Zoning Requested:

Adding Small Scale Agriculture Zoning

5.7 Reason why rezoning is being requested:

for Agriculture use

6. Description of Subject Land

6.1 Frontage on street side (m) 215.4 m

Frontage on water side (m) ~500 m (706. ft)

6.2 Lot Depth (m) 914. m (~3000 ft)

6.3 Lot Area 2.20 ha 5.43 Ac. m^2

7. Settlement Area Boundary

7.1 Does this application propose to change the boundary of a settlement area (*e.g. town, village or hamlet*)

☑ Yes ☐ No *If Yes, provide description:*

8. Employment Area

8.1 Will this application remove land from a designated employment area? (*Check appropriate box*).

☐ Converts all or part of a commercial, industrial or institutional building to a residential use.

☐ Converts a brownfield site to a residential use

☐ Application is for residential use on land designated for a commercial, industrial or institutional use.

☑ Does not remove any employment land.

9. Existing Use(s) of Property Building or Structure #1

9.1 State all existing use(s) of the property *(Check appropriate box(es))*:

☑ Residential
☑ Commercial
☐ Industrial
☐ Institutional
☐ Agricultural
☐ Vacant
☐ Mixed Use: (*Please state*)

_____

_____

☐ Other: (*Please state*)

_____

_____

9.2 List all existing buildings and structures (including accessory buildings and structures) on the property by completing the following Table: (*If more than 5 buildings or structures, please use separate page to provide description*):

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

Please see attachment #4. (4-1/2; 4-2/2).

Item	Building or Structure #1	Building or Structure #2	Building or Structure #3	Building or Structure #4	Building or Structure #5
Existing type or use of each building and structure	Residential & Farm main Struct Building	Small Space for Goat/ Poultry use			
Height (m)	60m (appx)	30m (appx)			
Setback from front lot line (m)	25m (approx)	40m (appx.)			
Setback from rear lot line (m)	60m (approx)	30m (appx)			
Setback from side lot line - one side (m)	15m (approx	20m (appx)			
Setback from side lot line – other side (m)	12m (approx.)	25m (appx			
Setback from shoreline (m)	N/A (no water [illegible])	N/A			
Dimensions (m) or floor area (m^2)	x20m (≈300m²)	6m x 8m ~48m²			
Year Building or structure constructed		202J prop Sml structure			

* Small Space for Goat / Poultry use.

9.3 How many existing parking spaces are provided on the subject land?

20 spaces.

9.4 State the existing use of land on abutting properties:

North: trees South: Highway

East: Neighbour West: trees

Application to Amend the Official Plan ☐ Please see
Application to Amend the Zoning By-law ☐ attachment #5.

10. Proposed Use of Property

10.1 State proposed use(s) of the property (*Check appropriate box(es)*):

- ☑ Residential
- ☑ Commercial
- ☐ Industrial
- ☐ Institutional
- ☐ Agricultural
- ☐ Vacant
- ☐ Mixed Use: (*Please state*)

_____

- ☐ Other: (*Please state*)

_____

10.2 List all proposed buildings and structures to be constructed on the property by completing the following Table: (*If more than 5 buildings or structures, please use separate page to provide description:*

Item	Building or Structure #1	Building or Structure #2	Building or Structure #3	Building or Structure #4	Building or Structure #5
Existing type or use of each building and structure	Residential / commercial (Live stock unit)	Small Barn/ Goat & Poultry Shed. (for small scale agricult.)			
Height (m)	6.0 m approx	3.m approx			
Setback from front lot line (m)	25m approx	3.0 m approx			
Setback from rear lot line (m)	60 m approx	30m approx.			
Setback from side lot line - one side (m)	15m approx	20 m approx			
Setback from side lot line – other side (m)	12m approx	25 m approx			

Please see attachment #6. (page 1 & 2)

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

Setback from shoreline (m)					
Dimensions (m) or floor area (m^2)					
Year Building or structure constructed					
Proposed date of construction					

10.3 Indicate the number of <u>additional</u> parking spaces to be provided.

_____spaces.

10.4 Are there any uses or features on the subject land within 500 m of the subject property, unless otherwise specified. Complete Table using √ :

Use or Feature	**On the Subject Land**	**Within 500 m of subject land, unless otherwise specified. *(indicate approximate distance)***
An agricultural operation including a livestock facility (i.e. barn) or manure storage facility		
A landfill site (active or closed)		
A sewage treatment plant or sewage lagoon		
An industrial use		
A licensed pit or quarry or an aggregate reserve		
An operating mine		
A non-operating mine or mine hazard within 1 km of the subject lands		
An active rail line		
A municipal or federal airport		
A flood plain		
A natural gas or oil pipeline		
A hydro easement		
A provincially significant wetland (within 120 m)		

Attachment #7

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

A designated heritage building historic site or cemetery (within 100 m)	Not heritage	building

11. History of the Subject Land.

11.1 Has the subject land ever been the subject of an application for approval of a previous official plan or zoning amendment?
☐ Yes ☐ No ☒ Unknown *If yes, provide the details and decision of the previous application.*

11.2 If this application is a re-submission of a previous application, describe how it has been changed from the original application.
Not

11.3 Provide the date when the subject land was acquired by the current owner. July 2023.

11.4 Provide the length of time that the existing uses of the subject land have continued (*Proof may be required*).
Year since current uses have continued: 2 year

Attachment #8

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

12. Simultaneous Applications

12.1 Is the subject land or any land within 120 m. of the subject land the subject of any other planning applications at this time?

☐ Yes ☒ No *If yes, indicate the type and file number (i.e. consent, subdivision, minor variance, site plan control).*

Please complete the following Table:

Item	Application #1 (type)	Application #2 (type)	Any land within 120 (m) of the subject land
File Number	N/A		
Name of approval authority considering application	N/A		
Land affected by application	N/A		
Purpose	N/A		
Status	Not Applicable (N/A)		
Effect on requested amendment			

C

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

13. Authorization

13.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE APPLICATION

I, Mohammed Reza Sattar, am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.

October 9, 2025.
Date

Signature of Owner

13.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

AUTHORIZATION OF OWNER FOR AGENT TO PROVIDE PERSONAL INFORMATION

I, _____, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize _____ as my agent for this application, to provide any of my personal information that will be used in this application or collected during the processing of the application.

Date

Signature of Owner

13.3 Complete the consent of the owner concerning personal information below.

CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I, Mohamad Reza Jafta, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

October 9, 2025.
Date

Signature of Owner

14. Additional Studies or Information

Additional studies or information may be required by the Municipality to support the application. The application may not be considered a complete application unless these studies have been completed. Applicants are advised to pre-consult with the Municipality to determine what additional studies or information is required.

List of Additional Studies or information required by the Municipality:

☐ N/A

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

(*NOTE: LIST TO BE PROVIDED BY MUNICIPALITY*)

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

15. Declaration

NOTE: ALL APPLICANTS SHALL ENSURE THAT A 'COMPLETE APPLICATION' UNDER THE PLANNING ACT HAS BEEN MADE BEFORE COMPLETING THIS DECLARATION

1. I hereby declare that this application is consistent with the policy statements issued under subsection 3(1) of the Planning Act.

2. I hereby declare that this application conforms or does not conflict with any provincial plan or plans.

3. I hereby declare that the information contained in this application and on the attached plan and any associated information submitted with this application are, to the best of my knowledge, a true and complete representation of the purpose and intent of this application.

Sworn (or declared) before me

at the CITY OF TORONTO

in the PROVINCE OF ONTARIO

this 10 day of OCTOBER, 2025

Commissioner of Oaths

(Mohammed Reza Sattar)

Applicant or Agent

Chayanika Dutta
Barrister, Solicitor & Notary Public
2224 Kingston Road
Toronto, Ontario, M1N 1T9
Tel:(416)406-4529 Fax:(416)778-4528

See last page for Site Plan information.

16. Site Plan

A site plan shall be submitted with this application that provides the following information:

☐ The boundaries and dimensions of the subject land;

☐ The location size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, the rear lot line, each side yard lot line and the shoreline of any water body, where applicable;

☐ The approximate location of all natural and artificial features such as railways, roads, water body, drainage ditches, wetlands, wooded areas, wells and septic tanks, all easements, flood plain, organic (muck) soils or leda clay;

(*Note: these features must be shown for both the subject land and on any adjacent lands where these features may affect the application.*)

☐ The current uses of land that is adjacent to the subject land.

☐ The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way

☐ If access to the subject land will be by water only, the location of the parking and docking facilities to be used.

☐ North arrow and scale

☐ Other (as indicated by Municipality)

A survey plan has been submitted
Please see the attachment # 9.

Application to Amend the Official Plan ☐
Application to Amend the Zoning By-law ☐

17. Applicant's Posting Instructions:

In order to facilitate consideration of your Application for Official Plan and/or Zoning Amendment, we ask that you complete the following upon submission of the application to the Municipality:

- ☐ Post a clearly visible sign approximately 14" x 18" bearing your name, your application number (to be provided by the Municipality), the lot and concession number, and Plan number (if available);

- ☐ This sign to be located on the main access side of your property, preferably where your driveway accesses onto a main road, and the middle of your shoreline frontage, if possible.

You may be required to submit a copy of the Deed for the subject land. If access is provided by private road/right-of-way from a municipal road, attach a copy of the deed indicating if the access is registered on the title.

Your application will not be processed until it is deemed to be complete. To expedite the processing of your application please ensure it is complete upon submission. Incomplete applications will be returned for your re-submission. We will not hold incomplete applications in our office.

Attached #1

"PT LT 10 RCP H785 PT 1 1R5916; HURON SHORES" Zolo

- **PT LT 10 RCP H785** means *Part of Lot 10 on Registered Plan (or more precisely Reference/Conveyance Plan) H785*
- **PT 1 1R5916** means *Part 1 on Reference Plan 1R5916*
- The municipality is given as *Huron Shores* in that description Zolo +1

So:

- **Lot number** (or one lot): Lot 10 (part of it)
- **Registered Plan / Reference Plan**: RCP H785 and 1R5916
- **Part(s)**: Part of Lot 10 (i.e. "PT LT 10 ...") and "PT 1 1R5916"

Attachment #2

🏠 Official Plan Designation (Current)

According to the **Municipality of Huron Shores Official Plan (2014, Office Consolidation)**, lands along **Highway 17** that contain existing commercial/residential mixed-use buildings are typically designated as:

> **"Highway Commercial / Mixed Use Area"**

This designation applies to properties intended for:

- Retail or service commercial uses serving the traveling public
- Small-scale mixed commercial–residential uses (live/work, retail with dwelling)
- Limited light industrial, institutional, or tourism-oriented uses

This aligns directly with your property's present and past use (a **residential-cum-retail shop** beside Highway 17).

📜 Supporting Zoning (under By-law 18-18)

- **Zone:** MU (Mixed Use) or HC (Highway Commercial), depending on which side of the mapped zone boundary your parcel falls on.
- **By-law Reference:** *Municipality of Huron Shores Comprehensive Zoning By-law No. 18-18* (Office Consolidation).
- **Permitted Uses:** Residential units above or behind a commercial front, retail stores, restaurants, office, personal service shop, small-scale farm market, etc.

🌳 Planning Context

In plain language, your property's **designation** is a **Highway Commercial / Mixed Use** area under the **Official Plan**, and the **zoning** implementing it is **MU or HC** (both permitting commercial and residential use).

This is the correct way to fill the "Current Designation" field on your zoning or site plan application:

> **Current Designation:** *Highway Commercial / Mixed Use Area (per Huron Shores Official Plan, 2014)*
> **Current Zoning:** *MU – Mixed Use (Residential/Commercial), per By-law 18-18*

(2)

Attachment #3.

Explanation of How the Application Conforms to the Official Plan

The subject property, municipally known as **14614 Highway 17, Thessalon**, is located within the **Highway Commercial / Mixed Use Area designation** of the **Municipality of Huron Shores Official Plan**.

This designation permits a **combination of commercial and residential uses** in locations that have direct access to **Highway 17 (Trans-Canada Highway)** and are intended to serve both the local community and the travelling public.

The Official Plan's intent for these areas is to:

- Encourage **small-scale commercial, retail, service, and hospitality** uses that complement surrounding rural and residential areas.
- Support **live-work arrangements** and adaptive re-use of existing buildings to strengthen the local economy.
- Promote **safe access** from provincial highways and maintain the visual and functional character of the corridor.

The proposed use and zoning amendment (to confirm or refine the Mixed-Use/Highway Commercial classification) **conforms to these objectives** because:

1. The property currently contains (or proposes to contain) a **commercial storefront with residential quarters**, consistent with the Official Plan's mixed-use policies.
2. The site is **fronting Highway 17**, providing the type of highway-accessible commercial frontage envisioned by the Plan.
3. The proposal will **re-use an existing serviced structure** rather than require new land development, supporting the Plan's policies for sustainable and efficient land use.
4. The development will **enhance the local economy** by introducing or maintaining retail, agricultural, and/or tourism-oriented activity, which is specifically encouraged within this designation.

Accordingly, **the application fully conforms to the intent and policies of the Municipality of Huron Shores Official Plan**, particularly those pertaining to:

- Section 3.4 — *Highway Commercial and Mixed Use Areas*
- Section 2 — *Community Development Goals*
- Section 4.1 — *Land Use Compatibility and Access Policies*

Attachment #4 (PDF)

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan / Application to Amend the Zoning By-law

Item	Building or Structure #1	Building or Structure #2	Bldg #3	Bldg #4	Bldg #5
Existing type or use of each building	Residential/Commercial (main house)	Small Space for Goat/Poultry use			
Height (m)	6.0 m (approx.)	3.0 m (approx.)			
Setback from front lot line (m)	25 m (approx.)	40 m (approx.)			
Setback from rear lot line (m)	60 m (approx.)	30 m (approx.)			
Setback from side lot line – one side (m)	15 m (approx.)	20 m (approx.)			
Setback from side lot line – other side (m)	12 m (approx.)	25 m (approx.)			
Setback from shoreline (m)	N/A (no water frontage)	N/A			
Dimensions (m) or floor area (m²)	15 m × 20 m (≈300 m²)	6 m × 8 m (≈48 m²)			
Year Building or Structure Constructed	1980 (approx.)	2025 (proposed small structure)			

9.3 How many existing parking spaces are provided on the subject land?

20 spaces

9.4 Existing use of land on abutting properties:

Direction	Use
North	Trees / natural vegetation
South	Highway 17
East	Neighbour's property
West	Trees / open land

(2)

#4
(page 1/2)

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan / Application to Amend the Zoning By-law

Item	Building or Structure #1	Building or Structure #2	Bldg #3	Bldg #4	Bldg #5
Existing type or use of each building and structure	1 Building – Residential/Commercial (main structure)	Small Space for Goat/Poultry use			
Height (m)	6.0 m (approx.)	3.0 m (approx.)			
Setback from front lot line (m)	25 m (approx.)	40 m (approx.)			
Setback from rear lot line (m)	60 m (approx.)	30 m (approx.)			
Setback from side lot line – one side (m)	15 m (approx.)	20 m (approx.)			
Setback from side lot line – other side (m)	12 m (approx.)	25 m (approx.)			
Setback from shoreline (m)	N/A (no water frontage)	N/A			
Dimensions (m) or floor area (m^2)	15 m × 20 m (≈300 m^2)	6 m × 8 m (≈48 m^2)			
Year Building or Structure Constructed	1980 (approx.)	2025 (proposed small structure)			

9.3 How many existing parking spaces are provided on the subject land?

20 spaces

9.4 Existing use of land on abutting properties:

Direction	Use
North	Trees / natural vegetation
South	Highway 17

East	Neighbour's property
West	Trees / open land

(page 2/2)

attachment #5

(1)

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan / Application to Amend the Zoning By-law

10. Proposed Use of Property

10.1 State proposed use(s) of the property (Check appropriate box(es)):

☑ Residential ☑ Commercial ☐ Industrial ☐ Institutional ☐ Agricultural ☐ Vacant ☐ Mixed Use

Item	Building or Structure #1	Building or Structure #2	Bldg #3	Bldg #4	Bldg #5
Proposed type or use of each building and structure	Existing Main Building – Residential/Commercial (Live-Work Unit)	New Small Barn / Goat & Poultry Shed (for small-scale agriculture)			
Height (m)	6.0 m (approx.)	3.0 m (approx.)			
Setback from front lot line (m)	25 m (approx.)	40 m (approx.)			
Setback from rear lot line (m)	60 m (approx.)	30 m (approx.)			
Setback from side lot line – one side (m)	15 m (approx.)	20 m (approx.)			
Setback from side lot line – other side (m)	12 m (approx.)	25 m (approx.)			
Dimensions (m) or floor area (m^2)	15 m × 20 m (≈ 300 m^2)	6 m × 8 m (≈ 48 m^2)			
Year Building or Structure to be constructed	Existing (1980 approx.)	New 2025 (proposed)			

Notes:

• Building #1: Existing structure used for combined

attachment # 6
(Page 1)

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan / Application to Amend the Zoning By-law

10.3 Indicate the number of additional parking spaces to be provided:

0 spaces (Existing parking — approximately 20 — is sufficient for current and proposed use.)

10.4 Are there any uses or features on or within 500 m of the subject land?

Complete table below using √ where applicable:

Use or Feature	On the Subject Land	Within 500 m of Subject Land	Notes / Approx. Distance
An agricultural operation including a livestock facility (i.e. barn) or manure storage facility	√		Small-scale goat/poultry structure proposed on site (non-commercial micro-farm).
A landfill site (active or closed)			None known within 500 m.
A sewage treatment plant or sewage lagoon			None nearby.
An industrial use			None; surrounding area is rural/highway commercial.
A licensed pit or quarry or an aggregate reserve			None within 500 m.
An operating mine			None within 500 m.
A non-operating mine or mine hazard within 1 km of the subject lands			None known.
An active rail line			None nearby.
A municipal or federal airport			None within 500 m (closest regional airport several kilometres away).
A flood plain			Not in mapped floodplain; flood-risk screening to be confirmed by

		Municipality.
A natural gas or oil pipeline		None crossing property.
A hydro easement	√	Standard roadside utility line along Highway 17 right-of-way (~15 m south).
A provincially significant wetland (within 120 m)		None identified within 120 m.

attachment #6
page #2

Summary:

- Only the proposed small agricultural shed qualifies as a livestock-related feature on the subject land.
- No other sensitive or conflicting uses exist within 500 m.
- The site is well suited for small-scale agricultural and mixed-use purposes.

Attachment #7
(1/4)

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

Application to Amend the Official Plan / Application to Amend the Zoning By-law

16. Site Plan

A site plan shall be submitted with this application that provides the following information:

- ☑ The boundaries and dimensions of the subject land:

Property fronts approximately 706.8 ft (215 m) along Highway 17 and extends to a depth of approximately 220 ft (67 m). Total area approx. 3,000 sq. ft. covered building on a large mixed-use lot.

- ☑ The location, size, and type of all existing and proposed buildings and structures:

• Existing Building: One main residential/commercial building (approx. 15 m × 20 m).
• Proposed Structure: One small goat/poultry barn (approx. 6 m × 8 m) located to the rear of the property, about 40 m from the front lot line and 30 m from the rear.

- ☑ The approximate location of all natural and artificial features:

• Front access via Highway 17 (paved provincial highway).
• Property includes trees and grassy areas on north and west sides.
• No rivers, wetlands, or drainage ditches within the property.
• Standard roadside hydro line along the south boundary (Highway side).
• No septic field or water well within 30 m of proposed small barn area.

- ☑ The current uses of land adjacent to the subject property:

• North: Trees / natural vegetation
• South: Highway 17

Attachment #7
2/4

- East: Neighbour's property
- West: Open treed area

- ☑ The location, width, and name of any roads:

- Frontage: Highway 17 (Provincial Highway)
- Access: Direct driveway connection to Highway 17
- No unopened road allowances or private lanes

- ☑ Access to the subject land:

By road access from Highway 17. No water access or docking required.

- ☑ North arrow and scale:

To be shown on the attached sketch (North at top, Highway 17 at south).

- ☑ Other (as indicated by Municipality):

No additional features noted.

Summary:

The attached site plan should show:

- Property boundaries and measurements.
- Existing main building near the center/front.
- Proposed small goat/poultry shed toward the back.
- Highway 17 along the south boundary.
- North arrow pointing up.

Section 12 – Proposed Use and Planning Justification

Property Address: 14614 Highway 17, Thessalon, ON P0R 1L0
Applicant / Owner: Mohammed Reza Sattar
Date: October 2025

12.1 – Description of Proposed Use

The applicant proposes to amend the Official Plan and Zoning By-law to permit a mixed-use development consisting of a small-scale retail grocery store and farm produce market at the front portion of the property (facing Highway 17); residential living quarters for the owner/operator on the upper or rear portion of the existing structure; and accessory agricultural uses at the rear, including a small goat and poultry barn and crop cultivation on approximately 5 acres of adjoining land. The intent of this amendment is to formalize and legalize the current and proposed uses under a single zoning designation that supports both commercial and limited agricultural activities, aligned with Huron Shores' local economic and rural community development goals.

12.2 – Current Zoning and Designation

Current Zoning: Likely designated as Residential (Rural) or Highway Commercial (C2) under the Huron Shores Zoning By-law. Official Plan Designation: Rural Area. Under current zoning, limited commercial activity may be permitted, but on-site agricultural operations and mixed-use occupancy (residential plus retail plus farm) require a site-specific amendment.

12.3 – Purpose of the Amendment

This amendment seeks to: 1) Permit combined agricultural–commercial–residential uses on one parcel. 2) Allow livestock rearing (small goats, poultry) within an accessory farm building at the rear of the property. 3) Recognize the existing grocery and retail space as a permitted use serving both local residents and highway travelers. 4) Support the development of a local training and agri-education centre in future phases (non-accredited vocational programs in trades and small farming skills).

12.4 – Planning Justification

The proposal aligns with the goals of the Municipality of Huron Shores Official Plan, which encourages economic diversification and small business opportunities within rural communities; adaptive reuse of existing buildings along Highway 17 for mixed economic activity; and agricultural innovation and value-added production. The site fronts directly onto Highway 17, includes ample rear acreage for small-scale agriculture, and uses existing utilities and access points to minimize impact. The proposed uses are small-scale, low-impact, and consistent with community and environmental goals.

12.5 – Public and Community Benefits

- Supports local food production and retail access in a service-limited area.
- Encourages employment and training through hands-on agricultural and trades education.

- Promotes sustainable land use through on-site farming and reuse of existing infrastructure.
- Strengthens Thessalon's local economy by attracting visitors and supporting agri-tourism potential.

12.6 – Conclusion

This application represents a responsible and forward-looking land use adjustment that recognizes existing activities while promoting rural economic sustainability. The proposed amendment is consistent with the Provincial Policy Statement (PPS 2020) in supporting rural economic development, diversified uses, and local employment opportunities. Approval will enable the property at 14614 Highway 17 to serve as a model rural mixed-use site integrating residence, retail, and small-scale agriculture.

Attachment #8

Section 12 – Simultaneous Applications (Conclusion)

After review of the property records and surrounding lands within 120 metres of the subject site located at 14614 Highway 17, Thessalon, ON, it has been confirmed that there are no other concurrent or related planning applications presently under consideration by the Municipality of Huron Shores or any other approval authority.

Accordingly, the table in Section 12 has been marked as 'N/A' to indicate that no simultaneous applications exist which would have any bearing or effect on this requested Official Plan and Zoning By-law Amendment.

This declaration ensures that the current application stands independently and is the sole active planning matter associated with the subject property at this time.

Respectfully submitted,

Mohammed Reza Sattar
Owner / Applicant
14614 Highway 17, Thessalon, ON P0R 1L0
Date: October 2025

Attachment #9

Section 13.3 – Consent of the Owner

Mr. Mohammed Reza Sattar, as the owner of the property at 14614 Highway 17 in Thessalon, has completed and signed the required Privacy and Disclosure Consent Statement on October 9, 2025. By executing this consent, the applicant formally authorizes the Municipality of Huron Shores to collect, use, and disclose the personal information contained in this application as necessary for its review and processing. This authorization is provided in accordance with the Planning Act and the Freedom of Information and Protection of Privacy Act.

The applicant's acknowledgment and consent uphold the required privacy provisions and allow the Municipality to share pertinent details of the application with reviewing authorities and the public, as mandated by provincial legislation.

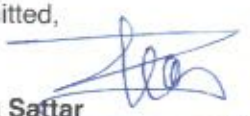
Section 14 – Additional Studies or Information

At this time, no technical studies or supplementary reports have been requested by the Municipality to support the subject application. The submission is being processed based on the information currently provided, and the application has thus far been deemed complete without the need for further technical documentation.

Nevertheless, the applicant acknowledges that additional studies or information may be required as the review progresses – particularly given the proposal to amend the zoning to permit small-scale goat and poultry farming on the property. The Municipality of Huron Shores (or its agencies) may identify the need for certain supporting documents to ensure that the introduction of agricultural uses is thoroughly evaluated. For example, the applicant understands that a specialized report such as an Environmental Impact Study, a servicing or drainage plan, or a livestock management plan might be required during the review.

The applicant proactively affirms his willingness and preparedness to provide any such additional documentation if and when it is required. Mr. Sattar is committed to promptly commissioning and submitting all necessary studies or reports that the Municipality may request in order to facilitate a comprehensive evaluation of this Official Plan and Zoning By-law Amendment application.

Respectfully submitted,



Oct 10, 2025.

Mohammed Reza Sattar
Owner / Applicant
14614 Highway 17, Thessalon, ON P0R 1L0
Date: October 2025