

ZONING: A By-law to amend Prince Township Zoning By-law 77-7 concerning the Tarabus property on the Town Line.

THE COUNCIL of the Corporation of the Township of Prince, pursuant to Section 35 of the Planning Act, R.S.O. 1980, Chapter 349 and amendments thereto, ENACTS as follows:

1. PART OF THE SOUTHEAST 1/4 OF SECTION 5, IN THE TOWNSHIP OF PRINCE LOCATED ON THE WEST SIDE OF TOWN LINE ROAD APPROXIMATELY 665M (2,180') NORTH OF ITS INTERSECTION WITH SECOND LINE WEST. CIVIC NO. 1157 TOWN LINE ROAD.

The zone designation of the lands described in Section 2 of this by-law, which lands are shown on Schedule "A" to By-law 77-7 and are also shown outlined and marked "subject property" on the map attached as Schedule "A" to this by-law; is rezoned from R.R. (Rural Residential) to "R.R.-S" (Rural Residential with a special exception).

2. BY-LAW 77-7 SPECIAL EXCEPTION

Following paragraph 4 in Section 7, the following special exception will be inserted: "Notwithstanding the provisions of By-law 77-7, the lands described as part of the southeast 1/4 of Section 5, Township of Prince located on the west side of Town Line Road approximately 665m (2,180') north of its intersection with Second Line West. Civic No. 1157 Town Line Road outlined and marked "subject property" on Schedule "A" attached hereto, the following special exception will apply:

- Additional permitted use - riding stable

3. SCHEDULE "A"

Schedule "A" hereto forms part of this by-law.

4. EFFECT

The change in the zone designation made by Section 1 of this by-law does not repeal, alter or amend By-law 77-7 in respect of any lands other than those lands intended to be rezoned by this by-law.

5. BY-LAW 77-7 CONTINUES TO APPLY


The provisions of By-law 77-7 as amended hereby, continue to apply to the lands affected by this by-law except insofar as they are inconsistent with this by-law or higher or more restrictive or onerous requirements are imposed hereby.


6. CERTIFICATE OF CONFORMITY

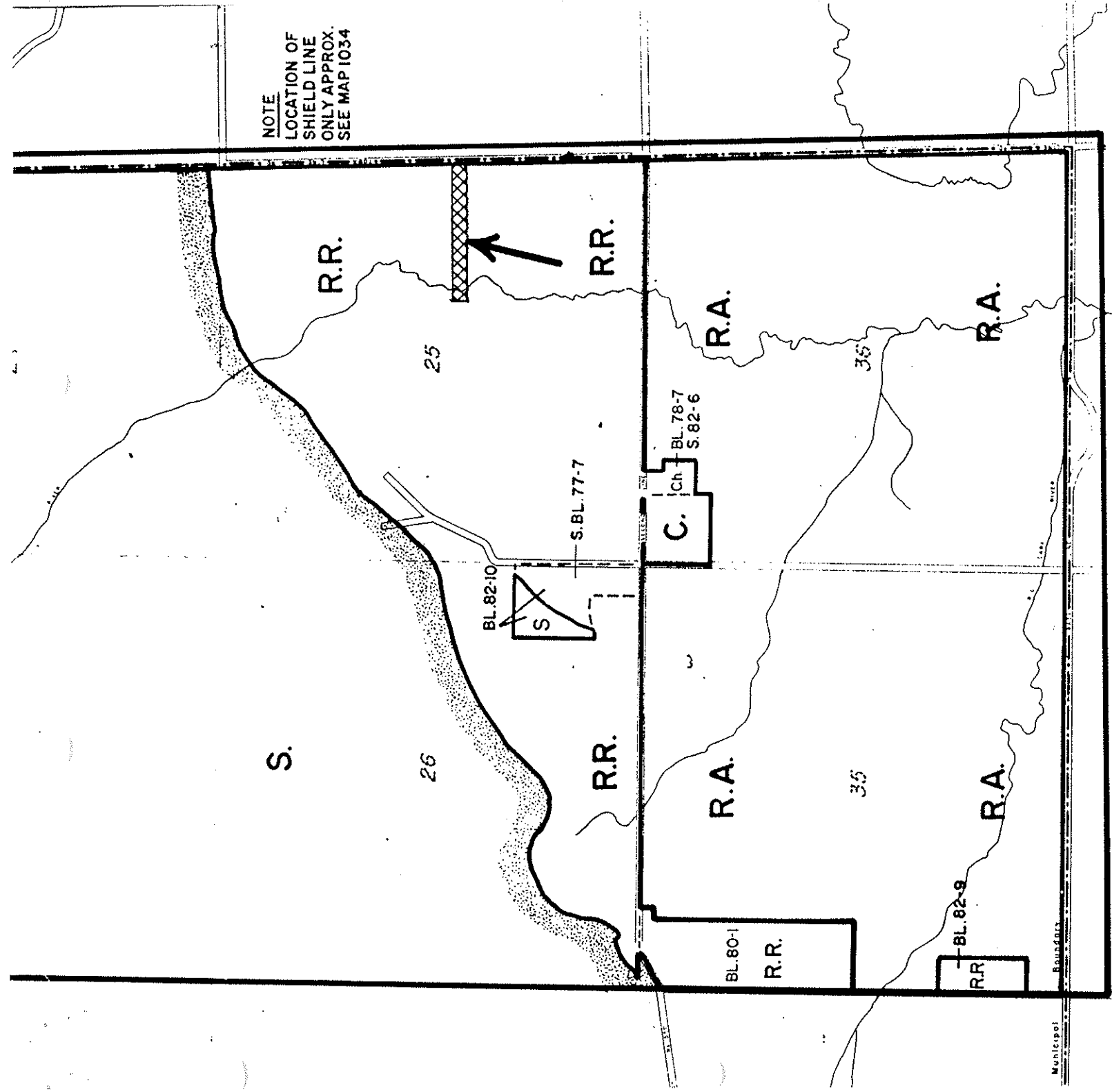
It is hereby certified that By-law 87-4 is in conformity with the Official Plan for the Township of Prince. Clauses f, g, h, i, j, l, and o of Rule 1 of the revised Rules of Procedure of the Ontario Municipal Board do not apply.

7. No part of this by-law comes into force without the approval of the Ontario Municipal Board, but subject to such approval, this by-law takes effect from the date of passing thereof.

READ Three times and PASSED in Open council this 23rd day of June 1987.


REEVE - DAVE EDGAR

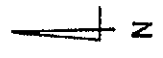

CLERK - LUCY KONKIN



NOTE
 LOCATION OF
 SHIELD LINE
 ONLY APPROX.
 SEE MAP 1034

SCHEDULE 'A' TO ZONING BYLAW 77-7
TOWNSHIP OF PRINCE

- H - Hamlet
- RR - Rural Residential
- SC - Summer Cottage
- C - Commercial
- R.A. - Rural Agricultural
- S - Shield Zone



APP. A-32-87
 May 12, 1987

SUBJECT PROPERTY
 1:20000

1987 06 16

REPORT OF THE ENGINEERING AND PLANNING DEPARTMENT
PLANNING DIVISION

(Acting as Consultants to the Township of Prince)

TO:

Reeve David Edgar and
Members of Prince Council

SUBJECT:

Application No. A-32-87-Z - A request to
amend Zoning By-law 77-7 - filed by Valerie
and Steve Tarabas.

SUBJECT PROPERTY:

Location - Part of the south east 1/4 of
the Section 27 in the Township of Prince
located on the west side of Town Line Road
approximately 665m (2,180') north of its
intersection with Second Line West. Civic
No. 1157 Town Line Road.
Size - Approximately 38.25m (125' 5")
frontage x 518.2m (1,700') depth.
Present Use - Single family home
Owner - Valerie and Steve Tarabas

REQUEST:

The applicants are requesting that the
subject property be rezoned by way of a
Special Exception to the "Rural
Residential" zoning category to permit the
operation of a riding stable.

CONSULTATION:

Engineering Dept. - No objections or
comments.
City Solicitor - See attached letter.
Community Services - No objection.
Conservation Authority - No comments.
P.U.C. - No objection and no comment.
Public Works & Traffic - No comments.
Fire Dept. - No comment.
Ministry of the Environment - Can see no
adverse environmental effects as a result
of the rezoning.
Ministry of Natural Resources - No
objection.
A.H.U. - See attached letter.

PLANNING STAFF'S COMMENTS:

Conformity with the Official Plan - The property is designated "Rural" in the Official Plan. The proposed use, a riding stable, conforms to the Official Plan.

Other Comments

The applicant is proposing to utilize the existing barn to maintain horses and carry on a riding stable business. The intent is to offer children pony rides for special events such as birthdays, etc.

Sketch plans submitted by the applicant indicate the location of the house, barn, general area for the pony rides and grazing area.

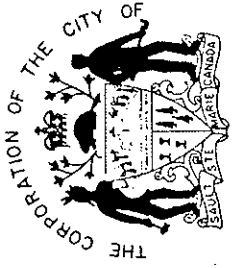
The adjacent property owners were contacted by the applicant and they are in support of the proposed use. It would appear that sufficient property is provided in order to carry out the use as proposed. Certainly if the business were to expand consideration in obtaining additional lands may be required. At the scale proposed the activities should fit in very nicely with the general area and not present a conflict. Sufficient area is provided for the dropping off of children and parking of cars as events take place on the property.

Under Consultation no objections were received although the City Solicitor did point out that reference to the number of horses be deleted.

Planning Director's Recommendation - That Council rezone the property from "Rural Residential" to "Rural Residential" with a Special Exception in order to permit as an additional use a riding stable subject to complying with requirements from Algoma Health Unit.

PUBLIC HEARING: 1987 06 23, Prince Township Community Centre
3042 Second Line West

JD:ef



1987 05 20

Mr. J. Bain,
Planning Director,
Planning Division,

Dear Sir:

Re: Valerie & Steve Tarabas - 1157 Town Line Road
Application No. A-32-87-Z

I notice that in the answer to clause 10 of the application reference is made to the number of horses to be located on site. The zoning by-law should not make any reference to such details. Such a by-law would be too restrictive and could require frequent amendment.

What is proposed here is not development within the meaning of the Planning Act. Therefore based on what is proposed here the property cannot be subject to site plan control.

Yours truly,

L. A. Bottos

L. A. Bottos,
City Solicitor

LAB:bb

RECEIVED

MAY 21 1987

CITY OF ST. MARY'S
PLANNING DEPT.

AHU

MEDICAL OFFICER OF HEALTH

ALGOMA HEALTH UNIT

705-759-5287

6TH FLOOR CIVIC CENTRE • 99 FOSTER DRIVE • SAULT STE. MARIE, ONTARIO • P6A 5x6

June 15, 1987

Mr. John M. Bain,
Planning Director,
Sault Ste. Marie & Area
Planning Board
Civic Centre
Sault Ste. Marie, Ont.

Re: Appl. No. A-32-87-Z
Request for Amendment to the Zoning By-law
Appl: Valerie & Steve Tarabus
1157 Town Line Road

Dear Mr. Bain:

The Algoma Health Unit has no objection to the above noted application, provided the food premise to be established on the property, complies with Ontario Regulation 243/84, entitled 'Food Premises' under the Health Protection and Promotion Act, 1983.

Yours truly,



William O'Donnell, B.A., C.P.H.I.(C)
Deputy Director, Inspection Services

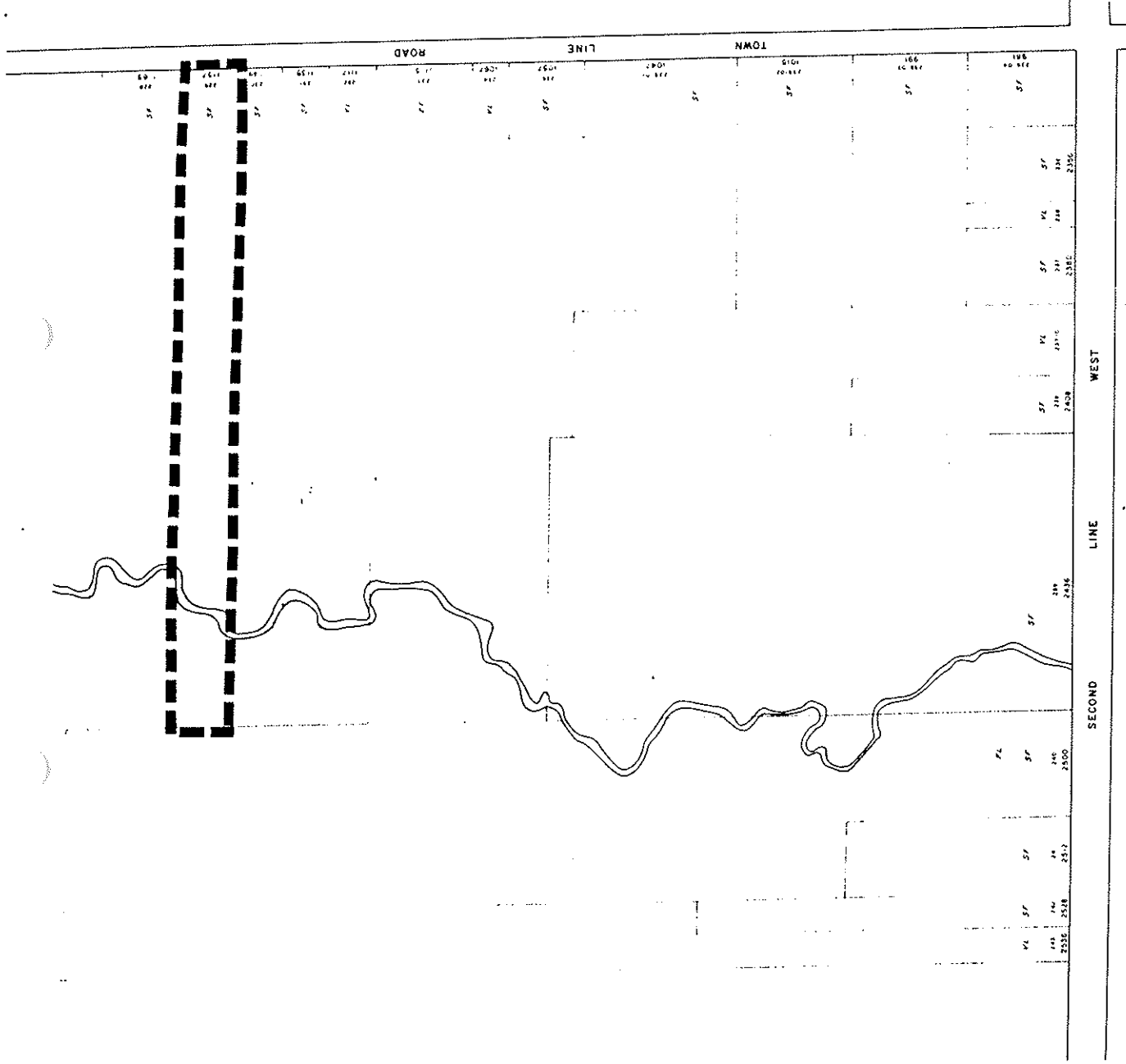
WOD/pb

RECEIVED
JUN 17 1987
SAULT STE. MARIE
PLANNING DEPT.

9 ONTARIO AVE.
ELLIOT LAKE, ONT.
P5A 2K3
TEL.705-848-2314

P.O. BOX 194
2 MICHIGAN AVE.
BLIND RIVER, ONT.
P0R 1B0
TEL 705-356-2551

P.O. BOX 174
54 BROADWAY AVE.
WAWA, ONT.
P0S 1K0



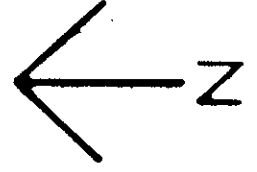
LEGEND

- SF SINGLE FAMILY
- 2F 2 FAMILY
- 3F 3 FAMILY
- COM COMMERCIAL
- VL VACANT
- S.S.M. CITY OWNED PROPERTY

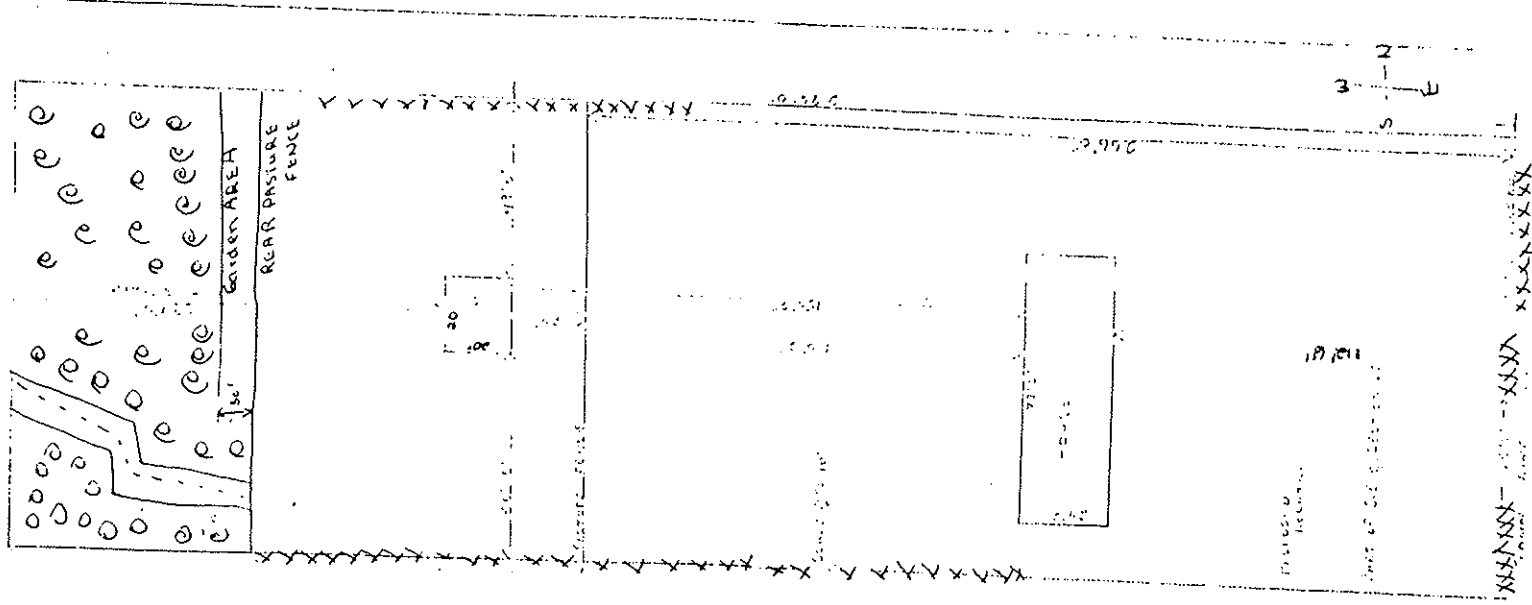
APPLICATION NO A-32-87

SCALE 1:5000

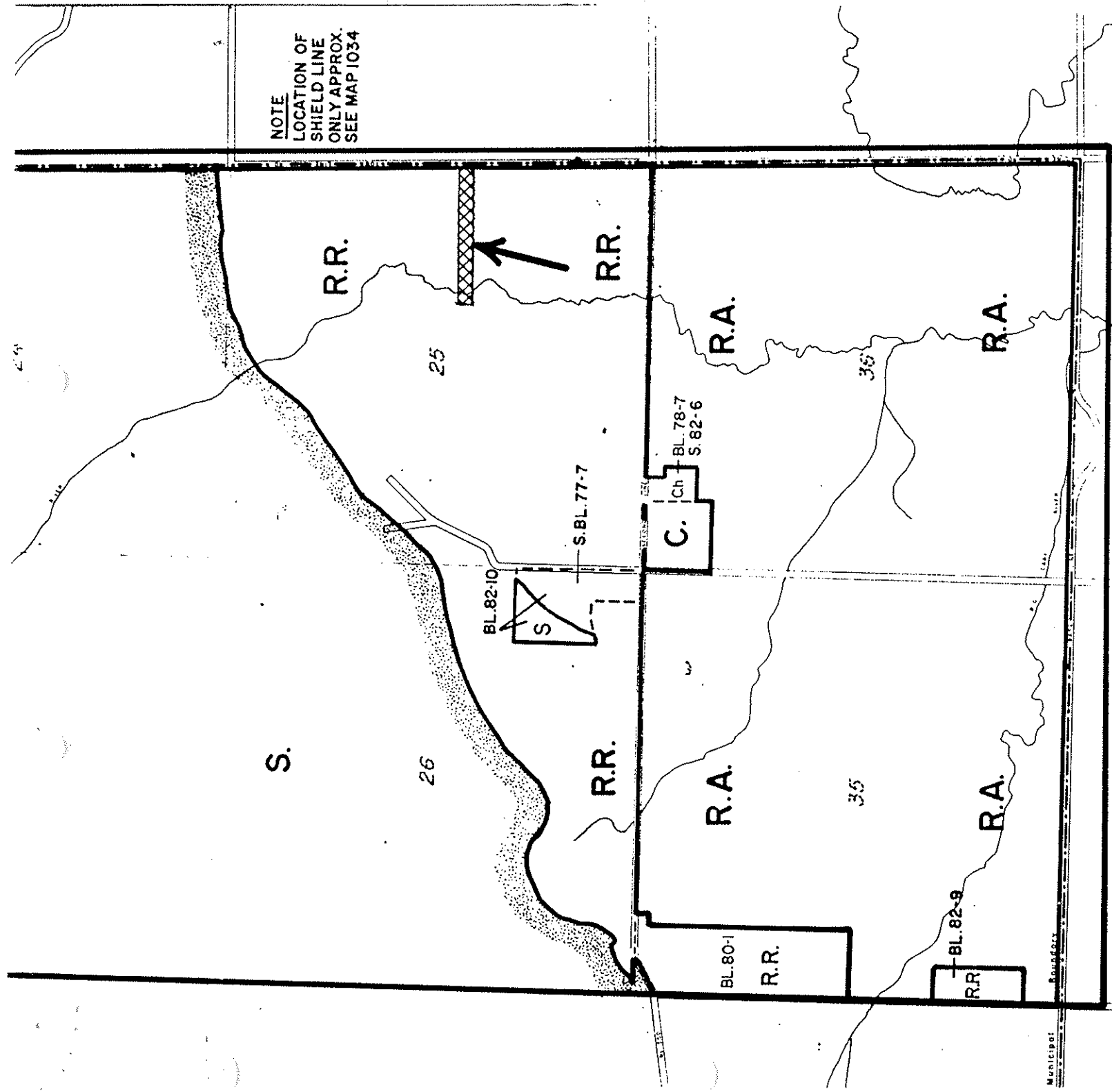
SUBJECT PROPERTY



DATE May 12, 1987



XXX - 20-30' Spruce hedge
 CCC - Wooded Area - Mixed
 --- Trails



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