

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. 40 – 2013

BEING a by-law to amend the zoning on Lot 32, Conc. 13, Municipality of Huron East (Grey Ward).

WHEREAS the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006, as amended.

NOW THEREFORE, the Council of the Corporation of the Municipality of Huron East enacts as follows:

1. This by-law shall apply to Lot 32, Conc. 13, Municipality of Huron East (Grey Ward).
2. By-law 52-2006 is hereby amended by changing 'General Agriculture (AG1)' to 'General Agriculture – Special Zone (AG1-35)', the zone symbol on the lands designated zone change to 'AG1-35' on the attached Schedule A.
3. Section 4.11 is hereby amended by the addition of the following:

AG1-35

Notwithstanding the provisions of Sections 4.1, 4.2, and 4.3, to the contrary, on the lands zoned AG1-35, a second permanent residential dwelling shall be permitted in addition to the permitted uses and structures in the AG1 zone. The second permanent residential dwelling shall be located in a cluster with the existing buildings and will not be entitled to a severance from the farm parcel. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply.

4. Key Map 16, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 16 attached hereto, which is declared to be part of the by-law.
5. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 18th DAY OF June 2013

READ A SECOND TIME ON THE 18th DAY OF June 2013

READ A THIRD TIME AND PASSED THIS 18th DAY OF June 2013

Joe Steffler, Deputy-Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. 40 – 2013

1. By-law No. 40 – 2013 has the following purpose and effect:

This proposed Zoning By-law Amendment affects Lot 32, Conc. 13, Grey Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'General Agriculture – Special Zone (AG1-35)' from 'General Agriculture (AG1)'.

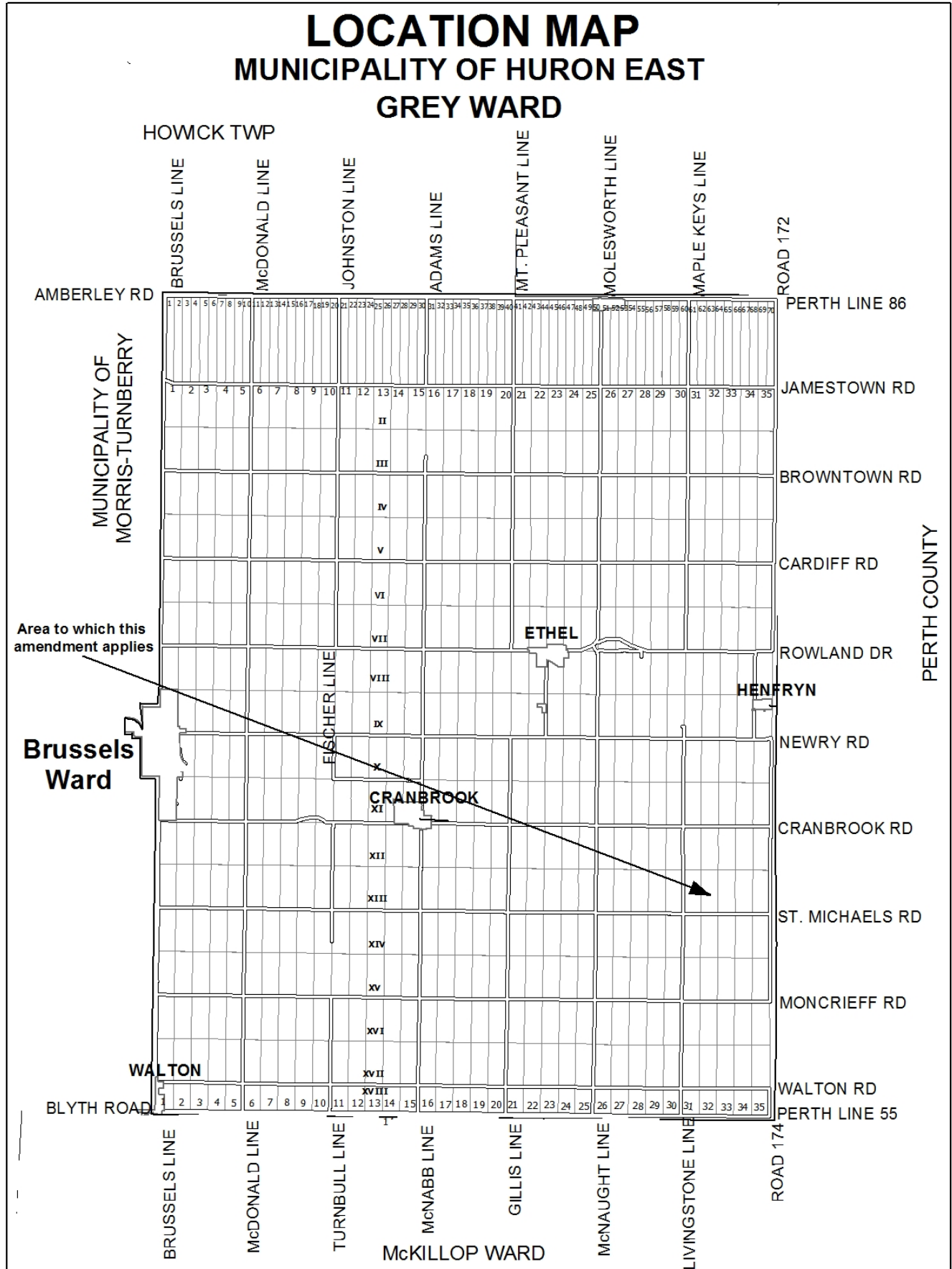
The entire property (Lots 32 and 33, Conc. 13) is 80.9 hectares (200 acres) with an existing dairy barn, sheds and 2 existing permanent dwellings, including the original farm house and a bungalow dwelling. The applicant is proposing to demolish the original farm dwelling on the property and reconstruct it in a different location in front of the farm buildings. The other bungalow dwelling is required as part of the farming operation and is proposed to remain on the property. The Huron East Zoning By-law permits only one permanent dwelling per lot in an Agricultural zone, and although 2 dwellings already exist, if one is purposefully removed, it is not permitted to be reconstructed. The proposed 'General Agriculture – Special Zone (AG1-35)' permits a second permanent dwelling to be constructed on Lot 32, Conc. 13 provided it remains clustered with the existing buildings on the property. The second permanent dwelling will not be entitled to a severance from the farm parcel. The supplementary dwelling is proposed to be used by family members who are involved in the existing farming operation.

The property is located on 45174 St. Michaels Road.

This by-law amends Huron East Zoning By-law # 52-2006.
All other zone provisions apply.

2. A Location Map and Key Map (entitled Schedule 'A') showing the location of the lands to which this by-law applies are shown on the following pages.

CORPORATION OF THE MUNICIPALITY OF HURON EAST
 GREY WARD
 BY-LAW NO. 40 – 2013

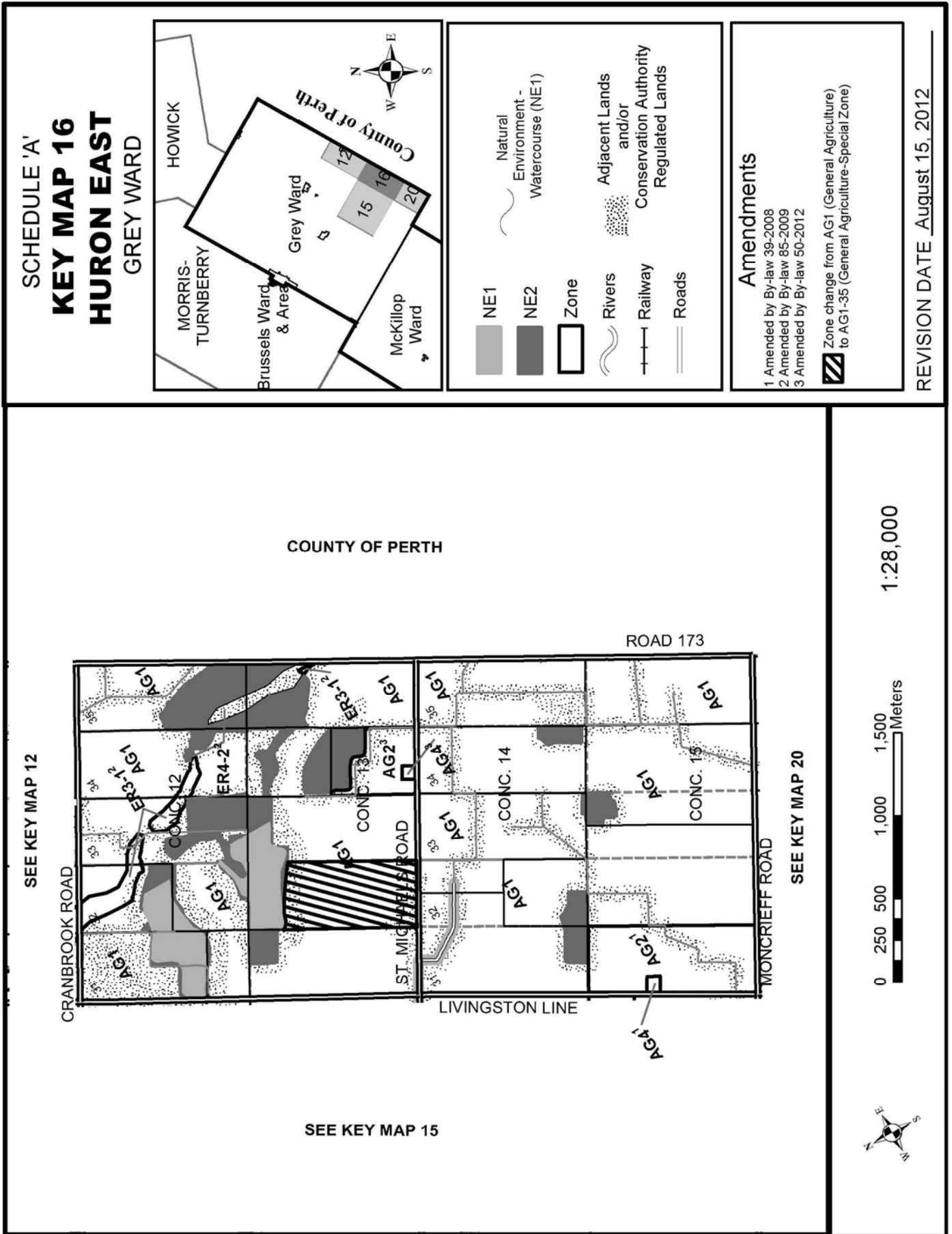


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BY-LAW NO. 40 – 2013**



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REVISION DATE August 15, 2012