

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. 87 – 2013

BEING a by-law to amend the zoning on Lot 9, Conc. 1, 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 9, Conc. 1, Municipality of Huron East (Grey Ward).
2. By-law 52-2006 is hereby amended by changing 'General Agriculture' (AG1) to 'Agricultural Small Holding - Special (AG4-29)' and 'Restricted Agriculture (AG2)', the zone symbol on the lands designated zone change to 'AG4-29' and 'AG2' on the attached Schedule A.
3. Key Map 1, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 1 attached hereto, which is declared to be part of the by-law.
4. 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 5th DAY OF November 2013.

READ A SECOND TIME ON THE 5th DAY OF November 2013.

READ A THIRD TIME AND PASSED THIS 5th DAY OF November 2013.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. 87 – 2013

1. By-law No. 87 – 2013 has the following purpose and effect:

This proposed Zoning By-law Amendment affects Lot 9, Concession 1, Municipality of Huron East (Grey Ward). The By-law proposes to change the zoning to 'Agricultural Small Holding – Special (AG4-29)' and 'Restricted Agriculture (AG2)' from 'General Agriculture (AG1)'.

This rezoning is a condition of severance application B23/12, which severs a surplus farm dwelling.

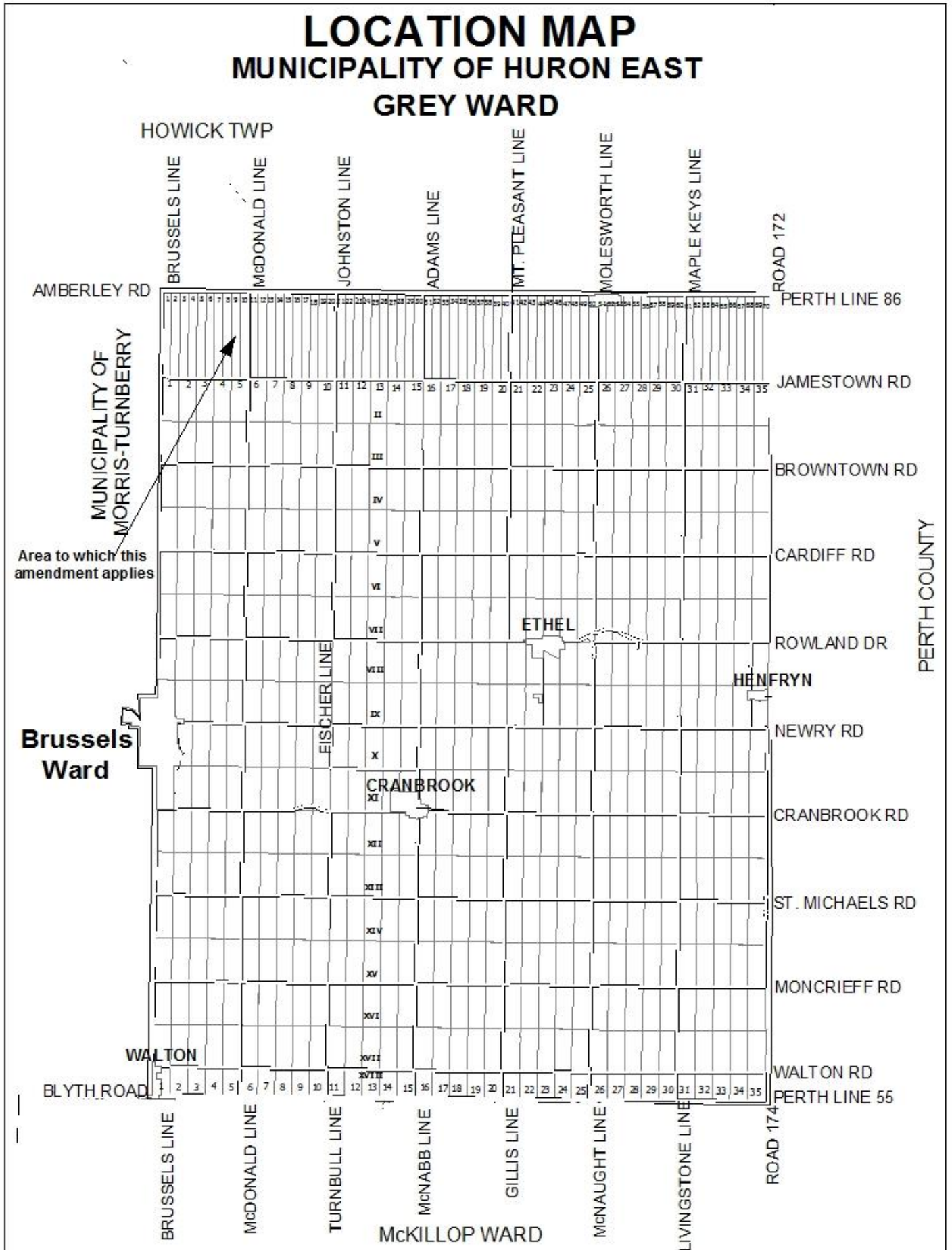
The severed lands require a zone change from 'General Agriculture (AG1)' to 'Agricultural Small Holding- Special (AG4-29)' in order to recognize the deficient minimum distance separation from a neighbouring barn. The area proposed to be severed is 0.59 hectares (1.45 acres) containing an existing residence, bank barn and shed.

A portion of the retained lands (Lot 9, Concession 1 only) requires a zone change from 'General Agriculture (AG1)' to 'Restricted Agriculture (AG2)' in order to prohibit the construction of new residential buildings as required by the Provincial Policy Statement, Huron County Official Plan and the Huron East Official Plan. The retained vacant farm lands are 39.88 hectares (98.55 acres) in size and will continue to be used for agricultural purposes.

The property is located at 42992 Jamestown 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.



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Bernie MacLellan, Mayor

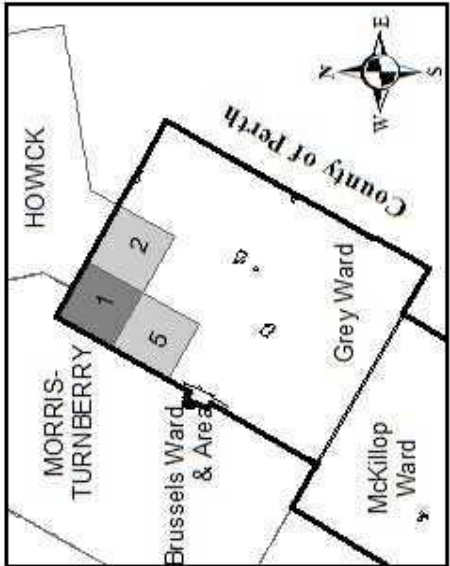
Brad Knight, Clerk/CAO

CORPORATION OF THE MUNICIPALITY OF HURON EAST

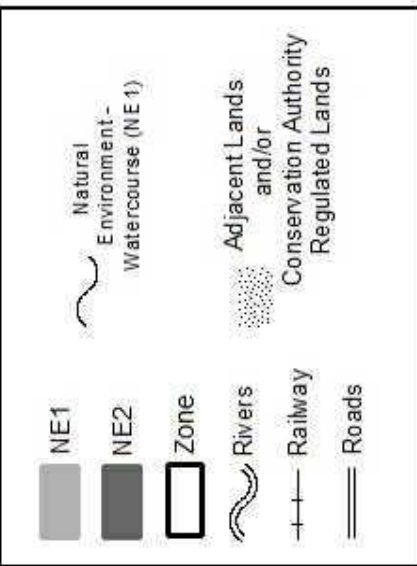
GREY WARD

BY-LAW NO. 87 – 2013

SCHEDULE 'A'
KEY MAP 1
HURON EAST
GREY WARD



MORRIS-TURNBERRY
HOWICK
Brussels Ward & Area
County of Perth
Grey Ward
McKillop Ward




NE1
NE2
Zone
Rivers
Railway
Roads
Natural Environment - Watercourse (NE1)
Adjacent Lands and/or Conservation Authority Regulated Lands

Amendments
1 A amended by By-law 85-2009
2 A amended by By-law 73-2011
3 A amended by By-law 24-2012
 Zone change from AG1 (General Agriculture) to AG4-29 (Agricultural Small Holding - Special Zones)
 Zone change from AG1 (General Agriculture) to AG2 (Restricted Agriculture)

REVISION DATE October 03, 2013


SEE KEY MAP 2




TOWNSHIP OF HOWICK
COUNTY ROAD #86
AMBERLEY ROAD
JAMESTOWN ROAD
BROWNSTOWN ROAD
COUNTY ROAD #12
MUNICIPALITY OF MORRIS-TURNBERRY

JOHNSTON LINE
McDONALD LINE
BRUSSELS LINE

SEE KEY MAP 5



1:28,000
0 250 500 1,000 1,500 Meters



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