

CORPORATION OF THE MUNICIPALITY OF HURON EAST

McKILLOP WARD

BY-LAW NO. 79 – 2014

BEING a by-law to amend the zoning on Lot 17, Conc. 11, McKillop Ward, Municipality of Huron East.

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 17, Conc. 11, McKillop Ward, Municipality of Huron East
2. By-law 52-2006 is hereby amended by changing 'General Agriculture (AG1)' to 'Agricultural Small Holding - Special Provisions (AG4-30)' and 'Restricted Agriculture – Special Provisions (AG2-5)', the zone symbol on the lands designated zone change to 'AG4-30' and 'AG2-5' on the attached Schedule A.
3. Section 7.8 is hereby amended by the addition of the following:

AG4-30
Notwithstanding the provisions of Section 7.4, to the contrary, on the lands zoned AG4-30, the minimum interior side yard setback from the easterly side lot line shall be 15m. The minimum rear yard setback on the lands zoned AG4-30 shall be 15m. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply.
4. Section 5.6 is hereby amended by the addition of the following:

AG2-5
Notwithstanding the provisions of Section 5.4, to the contrary, on the lands zoned AG2-5, the areas of the lot zoned "Extractive Resources" may be included in the calculation of lot area. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply.
5. Key Map 26, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 26 attached hereto, which is declared to be part of the by-law.
6. 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 16th DAY OF December 2014.

READ A SECOND TIME ON THE 16th DAY OF December 2014.

READ A THIRD TIME AND PASSED THIS 16th DAY OF December 2014.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

McKILLOP WARD

BY-LAW NO. 79 – 2014

1. By-law No. 79 – 2014 has the following purpose and effect:

This proposed Zoning By-law Amendment affects Lot 17, Conc. 11, McKillop Ward, Municipality of Huron East. The By-law proposes to change the zoning to 'Agricultural Small Holding – Special Provisions (AG4-30)' and 'Restricted Agriculture – Special Provisions (AG2-5)' from 'General Agriculture (AG1)'.

This rezoning is a condition of severance application B20/13 which severs a surplus farm dwelling.

The severed lands require a zone change from 'General Agriculture (AG1)' to 'Agricultural Small Holding – Special Provisions (AG4-30)'. The area proposed to be severed is 1.07 ha (2.28ac.) with an existing residence and accessory shed. The special provision is to establish an increased side yard setback from the easterly side lot line for any future replacement dwelling on the severed parcel. The AG4-30 zone is also recommended to include an increased rear yard setback of 15m. The purpose of this is to keep any future dwellings on the severed parcel a reasonable distance from the gravel pit located to the rear of the parcel & to the driveway accessing the gravel pit that runs along the east lot line of the severed parcel.

The retained lands require a zone change from 'General Agriculture (AG1)' to 'Restricted Agriculture – Special Provisions (AG2-5)' in order to prohibit the construction of new residential buildings as required by the Provincial Policy Statement and the Huron East Official Plan. The special provision is to acknowledge that there are lands zoned Extractive Resource (ER1) on the retained parcel, and these lands are to be included in the calculation of lot area. The retained parcel is 39.4 ha (97.3ac) in size and will continue to be used for agricultural purposes and an active gravel pit.

The property is located at 43460 Sawmill Road.

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

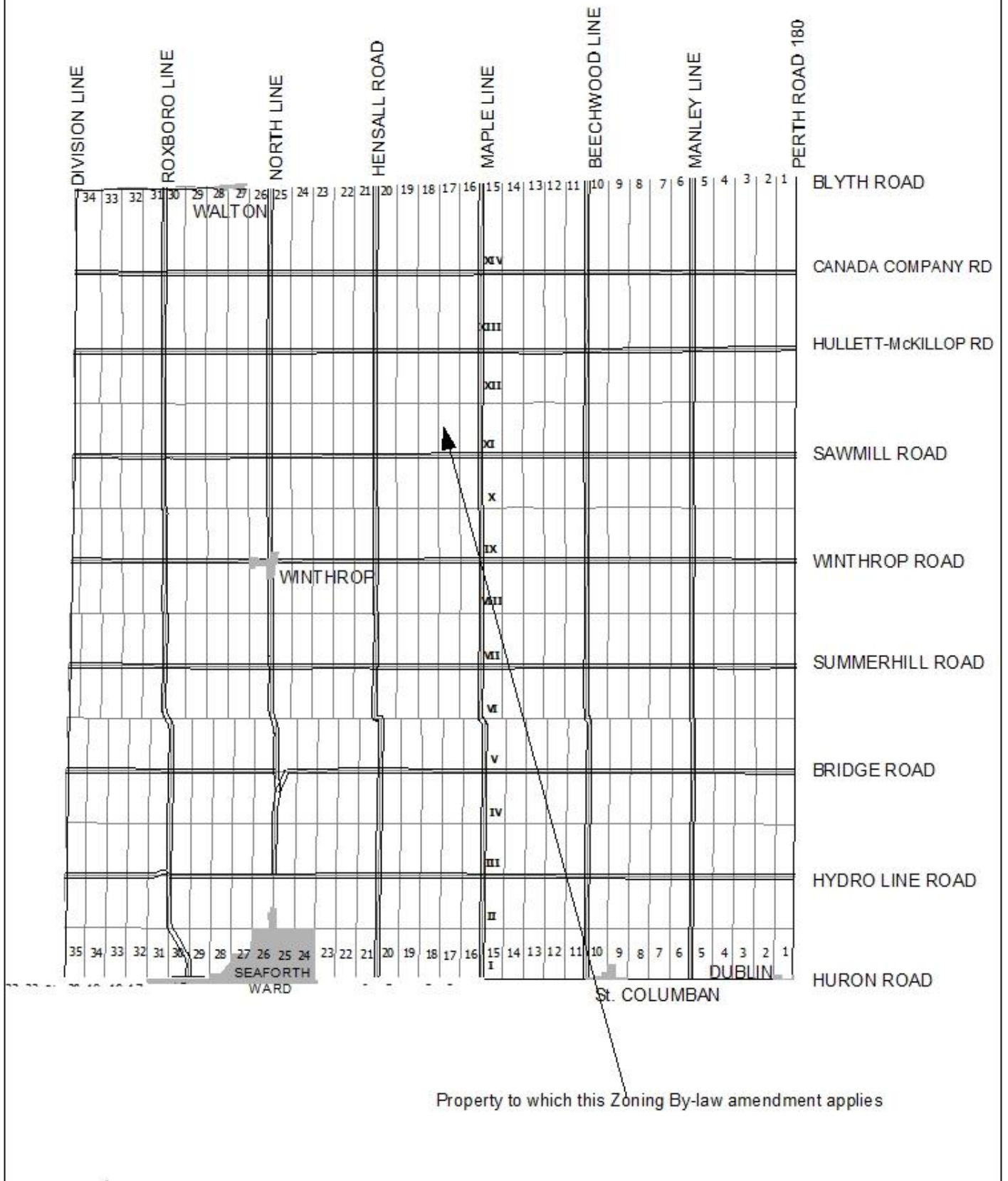
2. A Location Map and Key Map (entitled Schedule 'A') showing the location of the lands to which this by-law applies are shown on the following pages.

CORPORATION OF THE MUNICIPALITY OF HURON EAST

McKILLOP WARD

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LOCATION MAP
MUNICIPALITY OF HURON EAST
McKILLOP WARD



READ A FIRST TIME ON THE 16th DAY OF
READ A SECOND TIME ON THE 16th
READ A THIRD TIME AND PASSED THIS

December 2014.
DAY OF December 2014.
16th DAY OF December 2014.

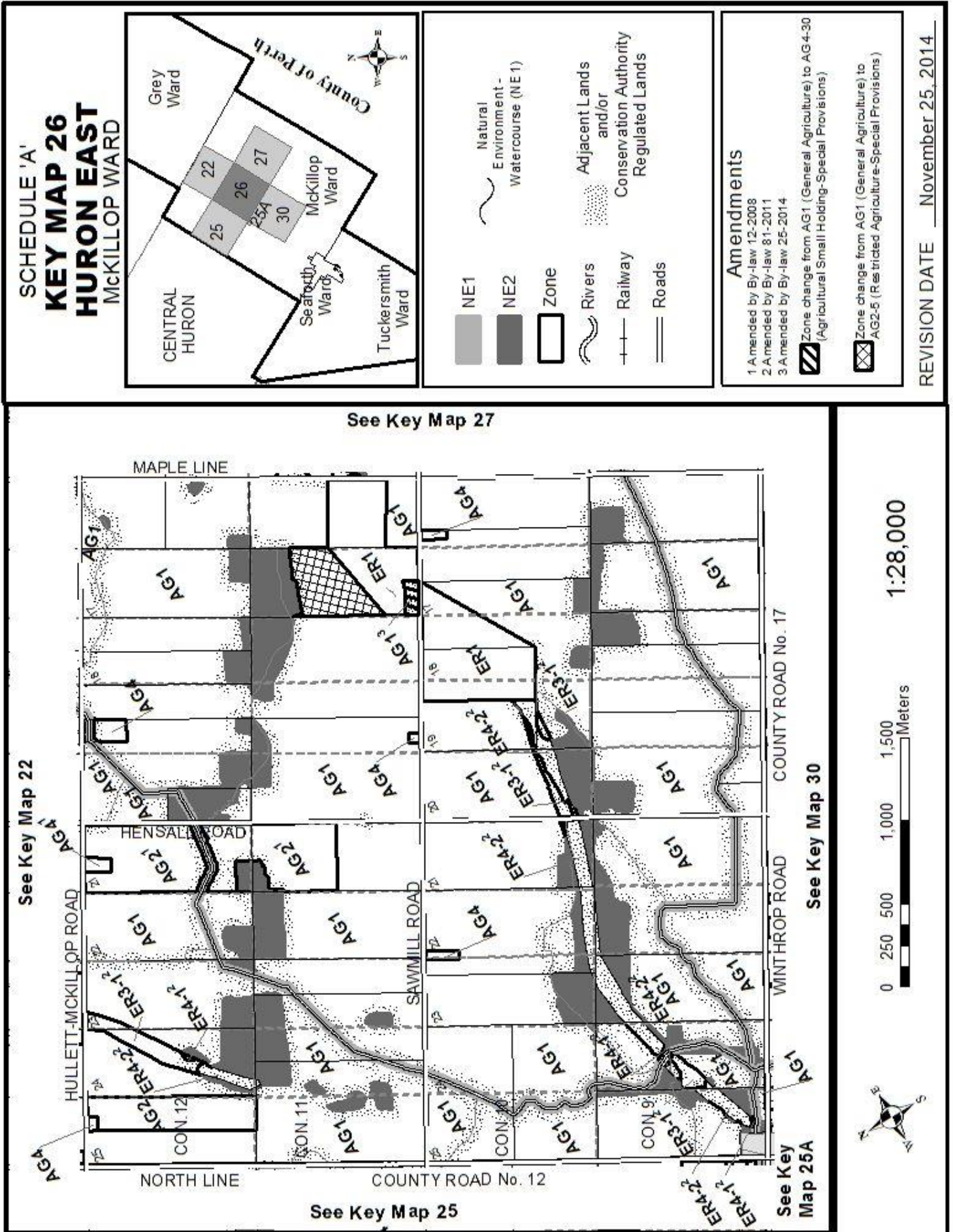
Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

CORPORATION OF THE MUNICIPALITY OF HURON EAST

McKILLOP WARD

BY-LAW NO. 79 – 2014



REVISION DATE November 25, 2014

READ A FIRST TIME ON THE 16th DAY OF December 2014.
 READ A SECOND TIME ON THE 16th DAY OF December 2014.
 READ A THIRD TIME AND PASSED THIS 16th DAY OF December 2014.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO