CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. 33 - 2015

BEING a by-law to amend the zoning on Lot 5, Conc. 15, Municipality of Huron East (Grey Ward).

WHEREAS the Corporation of the Municipality of Huron East considers it advisable to amend Zoning Bylaw 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 5, Conc. 15, Municipality of Huron East (Grey Ward).
- 2. By-law 52-2006 is hereby amended by changing 'General Agriculture' (AG1)' to 'Agricultural Small Holding Special Zone' (AG4-31) and Restricted Agriculture (AG2), the zone symbol on the lands designated 'zone change to AG4-31' and 'AG2' on the attached Schedule A.
- 3. Section 7.8 is hereby amended by the addition of the following:

AG4-31

Notwithstanding the provisions of Section 7.6 to the contrary, on the lands zoned AG4-31, a residence shall be deemed to comply with the Minimum Distance Separation requirements to the neighbouring barn to the west. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply.

- 4. Key Map 13, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 13 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.

Bernie MacLellan, Mayor		Brad Knight, Clerk/CAO				
READ A THIRD TIME AND PASSED	THIS	2nd	DAY O	F	June 2015.	
READ A SECOND TIME ON THE	2nd	DAY OF		June 2015.		
READ A FIRST TIME ON THE	2nd	DAY OF		June 2015.		

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. 33 - 2015

1. By-law No. 33 – 2015 has the following purpose and effect:

This proposed Zoning By-law Amendment affects Lot 5, Concession 15, Municipality of Huron East (Grey Ward). The By-law proposes to change the zoning to 'Agricultural Small Holding – Special Zone (AG4-31)' and 'Restricted Agriculture (AG2)' from 'General Agriculture (AG1)'.

This rezoning is a condition of severance application B58/2014 which severs a surplus farm dwelling.

The severed lands require a zone change from 'General Agriculture' (AG1) to 'Agricultural Small Holding – Special Zone' (AG4-31) to recognize the Minimum Distance Separation setback from the residence to the neighbouring barn to the west and is deemed to comply.

The severed parcel is approximately 0.8 hectares (1.97 acres) with an existing residence and driving shed. The Special Zone acknowledges that the severed surplus farm dwelling, at the time of application was deficient in meeting the required Minimum Distance Separation setback by 3.7% (required distance = 282m; actual distance = 271.5m).

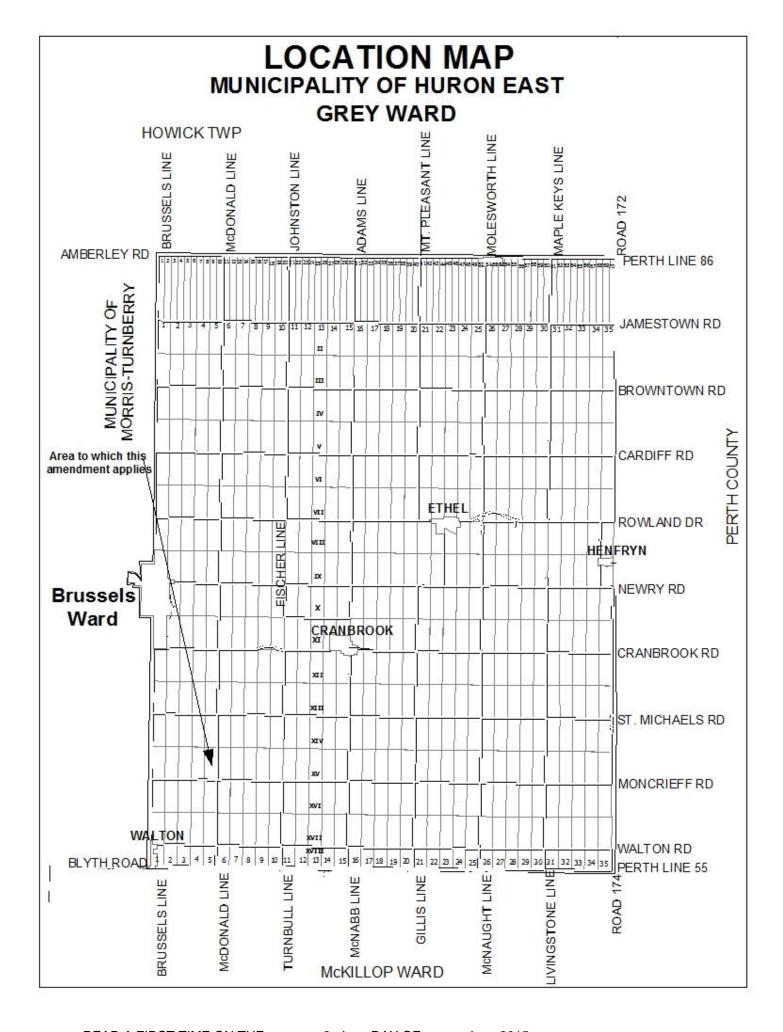
The retained lands require a zone change from 'General Agriculture' (AG1) to 'Restricted Agriculture' (AG2) in order to prohibit the construction of new residential buildings as required by the Provincial Policy Statement and the Huron East Official Plan. The retained vacant farm lands are 39.6 ha (97.85 ac.) in size and will continue to be used for agricultural purposes.

The property is located at 43010 Moncrieff 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.

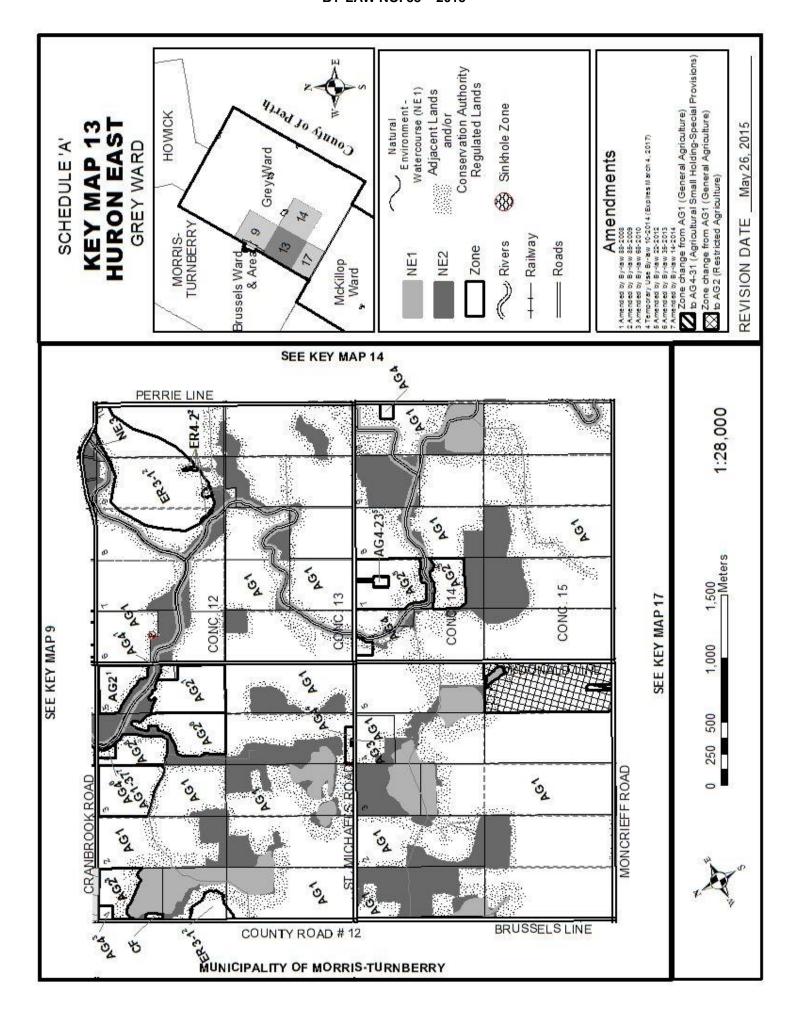
CORPORATION OF THE MUNICIPALITY OF HURON EAST GREY WARD BY-LAW NO. 33 – 2015



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READ A THIRD TIME AND PASSED THIS 2nd DAY OF June 2015.

Bernie MacLellan, Mayor Brad Knight, Clerk/CAO

CORPORATION OF THE MUNICIPALITY OF HURON EAST GREY WARD BY-LAW NO. 33 – 2015



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Bernie MacLellan, Mayor Brad Knight, Clerk/CAO