

**CORPORATION OF THE MUNICIPALITY OF HURON EAST**

**GREY WARD**

**BY-LAW NO. 65 – 2015**

**BEING** a by-law to amend the zoning on Lot 35, Conc. 15, 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 35, 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 Provision (AG4-32)' and 'Restricted Agriculture (AG2)', the zone symbol on the lands designated 'zone change to AG4-32' and 'AG2' on the attached Schedule A.
3. Section 7.8 is hereby amended by the addition of the following:  
  
AG4-32  
*Notwithstanding the provisions of Section 7.6 to the contrary, on the lands zoned AG4-32, a residence shall be deemed to comply with the Minimum Distance Separation requirements to the neighbouring barn and manure tank to the south. 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 6th DAY OF October 2015.

READ A SECOND TIME ON THE 6th DAY OF October 2015.

READ A THIRD TIME AND PASSED THIS 6th DAY OF October 2015.

\_\_\_\_\_  
Bernie MacLellan, Mayor

\_\_\_\_\_  
Brad Knight, Clerk/CAO

## SCHEDULE 2

### CORPORATION OF THE MUNICIPALITY OF HURON EAST

#### GREY WARD

#### BY-LAW NO. 65 – 2015

1. By-law No. 65 – 2015 has the following purpose and effect:

This proposed Zoning By-law Amendment affects Lot 35, Concession 15, Municipality of Huron East (Grey Ward). The By-law proposes to change the zoning to 'Agricultural Small Holding – Special Provision (AG4-32)' and 'Restricted Agriculture (AG2)' from 'General Agriculture (AG1)'.

This rezoning is a condition of severance application B36/2015 which severs a surplus farm dwelling.

The severed lands require a zone change from 'General Agriculture (AG1)' to 'Agricultural Small Holding – Special Provision (AG4-32)' to recognize the Minimum Distance Separation setback from the residence to the neighbouring barn and manure tank to the south.

The severed parcel is approximately 1.308 hectares (3.23 acres) with an existing residence, barn, silo and two sheds. The Special Provision acknowledges that the severed surplus farm dwelling, at the time of application was deficient in meeting the required Minimum Distance Separation setback by 54% (required distance = 250m; actual distance = 115m) for the Dairy barn and 36% (required distance = 250m; actual distance = 160m).

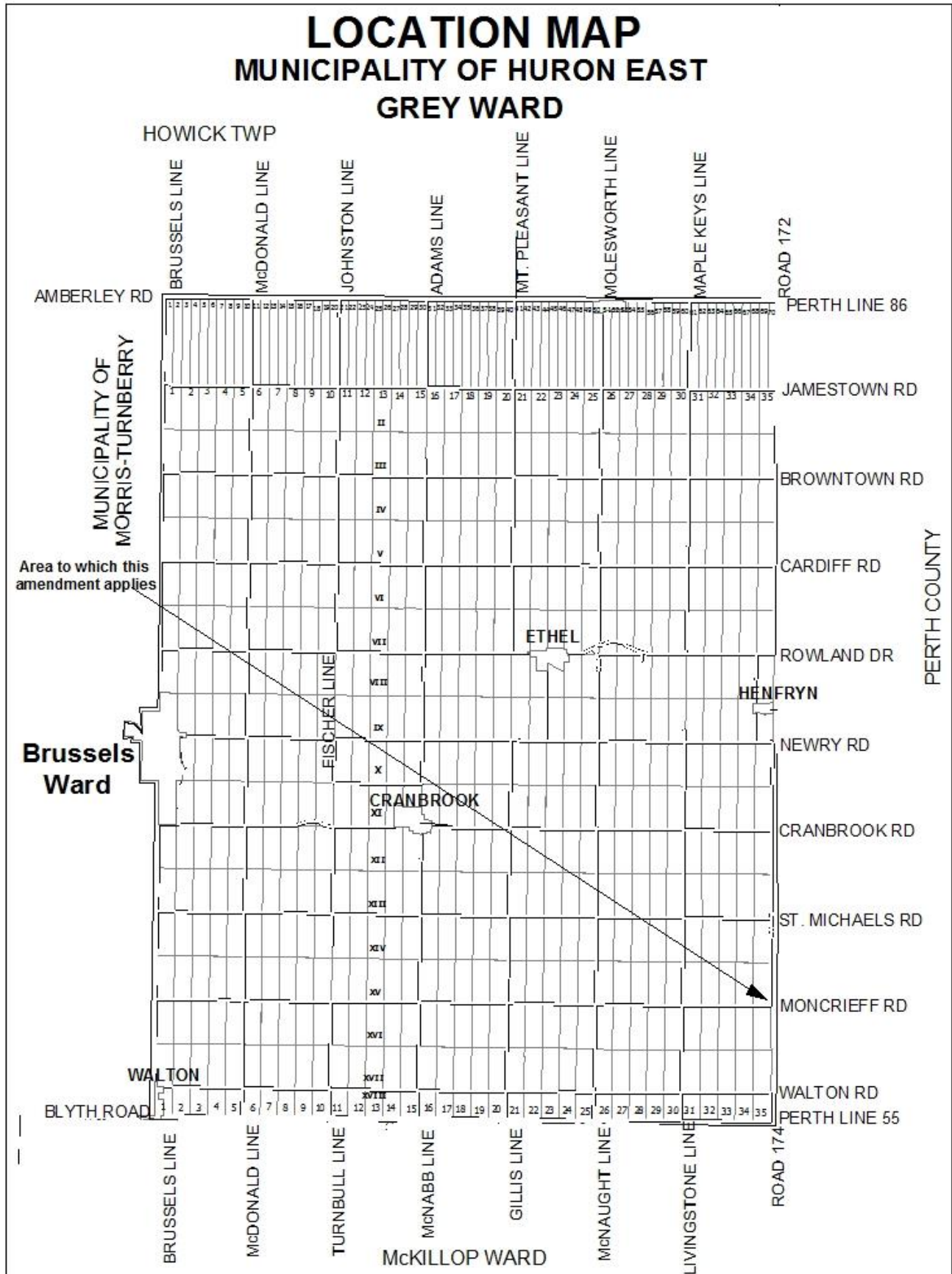
The retained lands require a zone change from 'General Agriculture (AG1)' to 'Restricted Agriculture (AG2)' in order to prohibit the construction of a new house as required by the Provincial Policy Statement and the Huron East Official Plan. The retained vacant farm lands are 38.98 ha (96.32 ac.) in size and will continue to be used for agricultural purposes.

The property is located at 45404 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.

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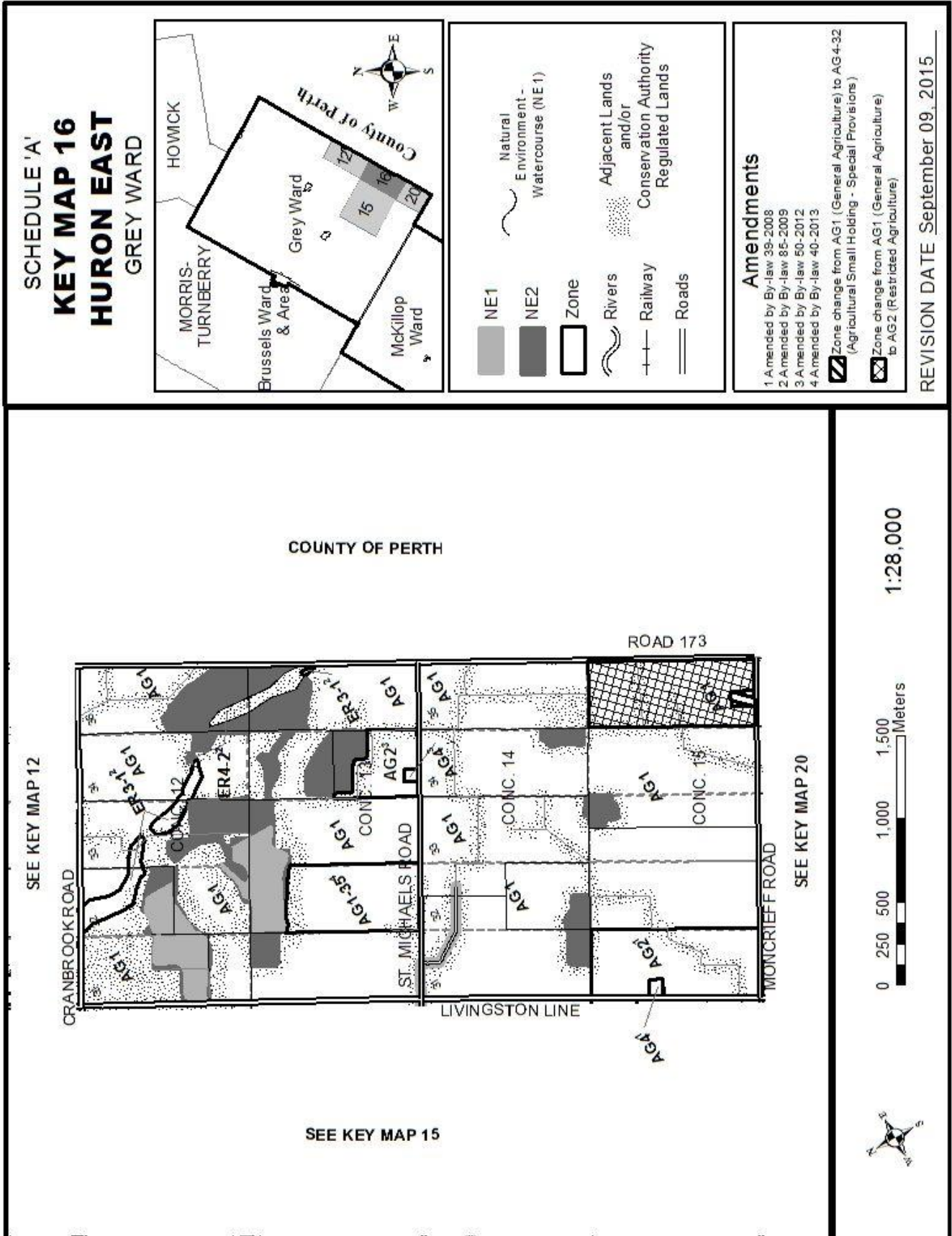


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