

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. 80 – 2015

BEING a by-law to amend the zoning on Lot 11, Concession 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 11, Concession 1, Municipality of Huron East (Grey Ward).
2. By-law 52-2006 is hereby amended by changing the zone symbol from 'General Agriculture' (AG1) to 'Agricultural Small Holding' (AG4) and 'Restricted Agriculture' (AG2) as shown 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 1ST DAY OF DECEMBER 2015.

READ A SECOND TIME ON THE 1ST DAY OF DECEMBER 2015.

READ A THIRD TIME AND PASSED THIS 1ST DAY OF DECEMBER 2015.

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. 80 – 2015

1. By-law No. 80 – 2015 has the following purpose and effect:

This proposed Zoning By-law Amendment affects Lot 11, Concession 1, Municipality of Huron East (Grey Ward). The By-law proposes to change the zoning to 'Agricultural Small Holding' (AG4) and 'Restricted Agriculture' (AG2) from 'General Agriculture' (AG1).

This rezoning is a condition of severance application B44/2015 which severs a surplus farm dwelling.

The severed lands require a zone change from 'General Agriculture' (AG1) to 'Agricultural Small Holding' (AG4) to recognize the primary use of the severed property is residential. The severed parcel is approximately 2.98 hectares (7.2 acres) with an existing residence and two cover-all type structures.

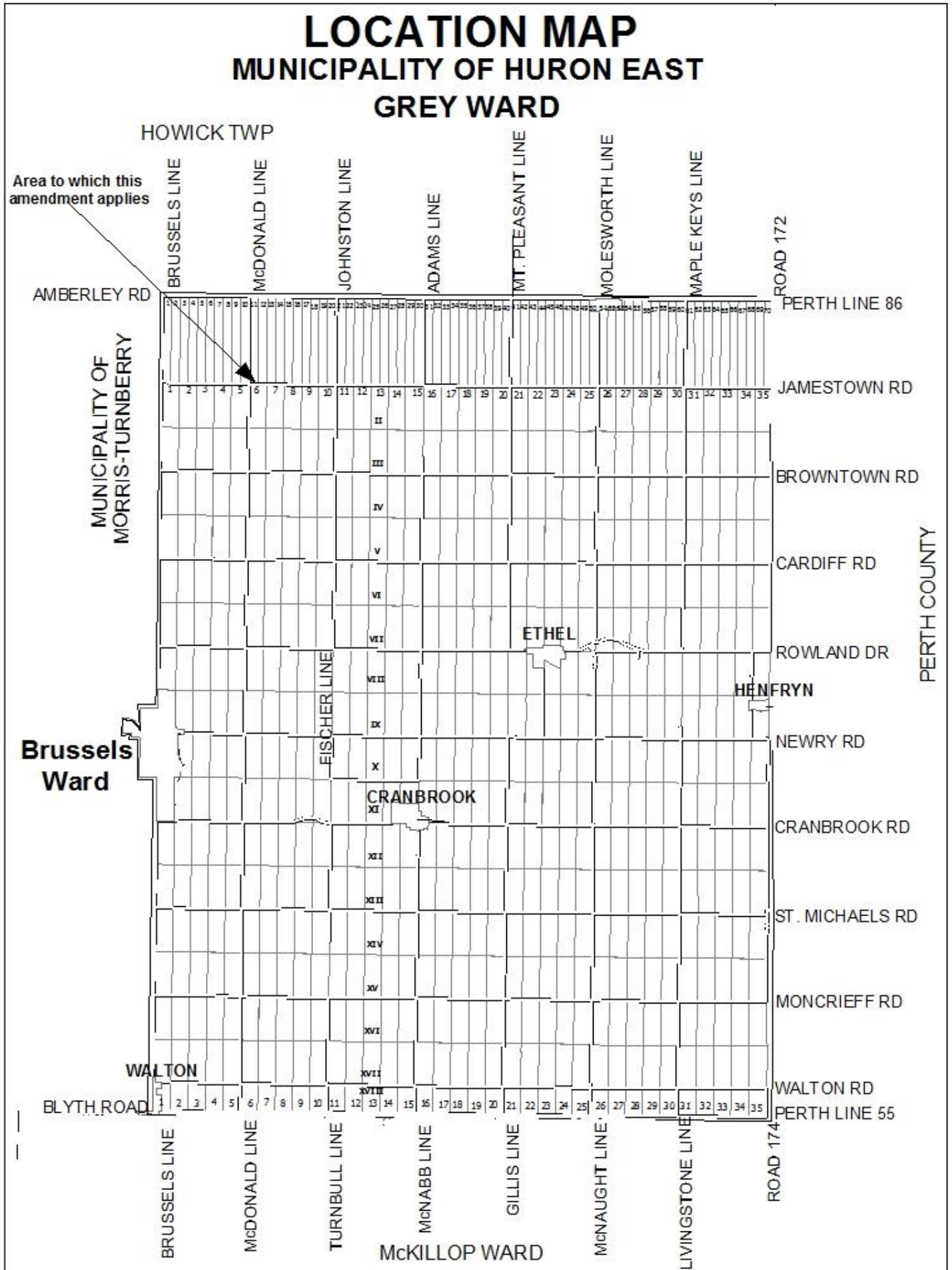
The retained lands require a zone change from 'General Agriculture' (AG1) to 'Restricted Agriculture' (AG2) in order to prohibit the construction of new residential buildings as required by the Provincial Policy Statement and the Huron East Official Plan. The area to be retained is 37.55 ha (92.8 ac.) of farmland and bush/wetland. The retained parcel includes approximately 57 acres of workable land and approximately 40 acres of unworkable woodlot/wetlands. The natural environment zoning on the woodlot/wetlands is not proposed to change as a result of this application.

The property is located at 43080 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.

CORPORATION OF THE MUNICIPALITY OF HURON EAST
 GREY WARD
 BY-LAW NO. 80 – 2015



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**CORPORATION OF THE MUNICIPALITY OF HURON EAST
GREY WARD
BY-LAW NO. 80 – 2015**

SCHEDULE 'A'
KEY MAP 1
HURON EAST
GREY WARD

Amendments

1 Amended by By-law 85-2009
 2 Amended by By-law 73-2011
 3 Amended by By-law 24-2012
 4 Amended by By-law 87-2013

Zone change from AG1 (General Agriculture) to AG4 (Agricultural Small Holding)

Zone change from AG1 (General Agriculture) to AG2 (Restricted Agriculture)

REVISION DATE November 03, 2015

SEE KEY MAP 2

SEE KEY MAP 5

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