



PLANNING & DEVELOPMENT

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Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-17/17)
Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-28) and Agricultural Small Holding (AG4).

Location: North Part Lot 15, Concession 5, Usborne Ward (70794 McTaggart Line)

Applicant: Doug and Cathy Prout

Owner: Doug and Cathy Prout

This report is submitted to South Huron Council for the Public Meeting on February 5, 2018.

RECOMMENDATION

This rezoning application (#D14-17/17) is a condition of consent file #B57/17 which was granted approval with conditions by Huron County. This rezoning application will satisfy a condition of consent. It is recommended that this application for rezoning **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally at 70794 McTaggart Line, and legally as North Part Lot 15, Concession 5, Usborne Ward. Huron County approved an application to sever a surplus dwelling on this property (B57-2017); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 2.47 acres (1.0 ha) and contains a house and accessory structure. This By-law changes the zoning on the severed parcel from General Agriculture (AG1) to Agriculture Small Holding (AG4) to recognize a residential use in the agricultural area.

The retained lands require a rezoning from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-28) in order to prohibit construction of a new residence as required by the Provincial Policy Statement and the South Huron Official Plan. The retained lands will continue to be used for agricultural purposes.

This By-law amends Zoning By-law #13-1984 of the former Township of Usborne.

Figure 1: Aerial Photo of Subject Property. Existing parcel identified in yellow. Proposed severed parcel identified in red.



Figure 2: Aerial of land to be severed



Figures 3 and 4: Photos of structures on land to be severed.



COMMENTS

The portions of the subject lands impacted by the proposed rezoning are designated Agriculture in the Municipality of South Huron Official Plan. The County of Huron has given conditional approval for the severance of a dwelling made surplus through farm consolidation. The proposed rezoning is a condition of consent application #B57/17. The application for rezoning conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement.

It is recommended that that the retained land be rezoned to the appropriate zone (AG1-28) to prohibit a new residence. It is recommended that the lands to be severed be rezoned to Agricultural Small Holding zone (AG4), allowing for an Agricultural Small holding use with a limited number of Nutrient Units permitted on the site. Due to the size of the proposed severed parcel based on the submitted plans (1.0 ha) the severed parcel will be limited to 2 (two) Nutrient Units.

This report has been prepared in advance of the public meeting. At the time of preparation no comments were received from the public or agencies. Further comments may arise at the public meeting.

SUMMARY

This zoning by-law amendment is a condition of consent #B57/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B57/17.

I will be in attendance at the public meeting to answer questions from Council and the public on this zoning by-law amendment.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner