



PLANNING & DEVELOPMENT

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

Re: Zoning By-law Amendment Application (#D14-04/18)
Zoning By-law Amendment from Agricultural Small Holding (AG4) to Restricted Agriculture (AG2).

Location: Conc N BDY N PT Lot 25 (37489 Dashwood Road)

Applicant: Tom Hayter

Owner: Elaine Hayter and Tom Hayter

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

RECOMMENDATION

It is recommended that this rezoning application (#D14-04/2018) **be approved and that third and final reading not be given to the corresponding By-law until after the approval authority, Huron County, has made a decision on Consent Application file #B05/2018**, which was submitted concurrently with this zoning by-law amendment application.

PURPOSE AND EFFECT

This By-law affects the property known municipally at 37489 Dashwood Road, and legally as Conc N BDY N PT Lot 25, Stephen Ward. This application was submitted concurrently with a consent application to Huron County, consent file #B05/2018. The concurrent consent application is for a boundary adjustment to add land to the abutting AG2 property which currently operates as the Hayter's Turkey Farm facility. Under this current rezoning application, it is proposed the portion of land to be severed under file #B05/2018 be rezoned from AG4 (Agricultural Small Holding) to AG2 (Restricted Agriculture) to bring the proposed severed parcel into conformity with the zoning of the subject lands to which is to be added to.

The area proposed to be rezoned is approximately 1.77 acres (0.72 ha) of vacant land. This By-law changes the zoning on the severed parcel from Agricultural Small Holding (AG4) to Restricted Agriculture (AG2).

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen.

Figure 1: Aerial of Subject Property. Retained Parcel identified in Yellow. Severed Parcel identified in Red.



Figure 2: Aerial of Severed Parcel indicating lands to which severed parcel is proposed to be added.



Figure 3. View of Subject lands. Lands severed in Red. Retained lands in Yellow. Severed parcel currently vacant. Retained lands include an existing dwelling.



COMMENTS

The subject lands under this proposed rezoning are designated Agriculture in the Municipality of South Huron Official Plan. The County of Huron is currently considering consent application #B05/2018 for boundary adjustment that would sever the rear portion of this parcel and add it to the abutting farm operation. South Huron Council will be presented a report for consideration of consent #B05/2018 at their March 5, 2018 meeting. Through this consent the applicant is requesting a boundary adjustment to add land to the abutting AG2 property for the future use as an expansion to the existing Hayter's Turkey Farm Operation.

This rezoning application (#D14-04/18) is proposed to be a standard condition of consent file #B05/2018 so the severed parcel reflects the same zoning of the lands to which it is proposed to be added. The severed parcel is proposed to be rezoned from AG4 (Agricultural Small Holding) to AG2 (Restricted Agriculture). The addition of land to an existing AG2 operation meets the policies in the South Huron Official Plan for agricultural development and promotion of Agricultural lands. The retained lands are proposed to remain under the existing AG4 zone which recognizes the existing residential use in the agricultural designation. The retained lands comply with minim zone provisions in the Township of Stephen Zoning By-law.

This current application for rezoning conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement. Further, if Huron County approves consent application #B05/2018 the rezoning of the severed parcel from AG4 to AG2 Restricted Agriculture is a recommended consent. This rezoning is a requirement of consent application; the applicant has decided to submit concurrently for council consideration.

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 will be made a condition of consent #B05/2018 currently under review by Huron County. If approved, this Zoning By-law amendment will satisfy a condition of consent #B05/2018. It is recommended the rezoning receive first and second reading, and that third and final reading of the corresponding by-law not be given until the related consent #B05/2018 is approved by Huron County.

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