



The Corporation Of The Municipality Of South Huron

By-Law #9- 2018

To amend By-Law #12-84, being the Zoning By-Law for the former Township of Stephen for lands known as Conc 21 S 1/2 Lot 10, Stephen Ward, Municipality of South Huron.

Whereas the Council of The Corporation of the Municipality of South Huron considers it advisable to amend Zoning By-Law #12-84, of the former Township of Stephen, Corporation of the Municipality of South Huron;

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That this By-Law shall apply to Conc 21 S 1/2 Lot 10, Stephen Ward, Municipality of South Huron.
2. That By-Law #12-84 is hereby amended by changing the zone symbol from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-1) and Agricultural Small Holding (AG4) on the lands designated 'zone change' on Key Maps, identified as Schedule "C", attached hereto and forming an integral part of this by-law.
3. That the purpose and effect of this amendment, identified as Schedule "A", attached hereto, forms an integral part of this by-law.
4. That the Township of Stephen Location Map, identified as Schedule "B", attached hereto, forms an integral part of this by-law.
5. That this By-Law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act, 1990*.

Read a first and second time this 5th day of February, 2018.

Read a third time and finally passed this 5th day of February, 2018.

Maureen Cole, Mayor

Genevieve Scharback, Clerk

Shedule "A" to By-Law #9-2018

Corporation Of The Municipality Of South Huron

By-Law #9-2018 has the following purpose and effect:

This By-law affects the property known municipally at 69949 Grand Bend Line, and legally as Conc 21 S 1/2 Lot 10, Stephen Ward. Huron County approved an application to sever a surplus dwelling on this property (B52-2017); the severed and retained lots must be rezoned as a condition of this approval.

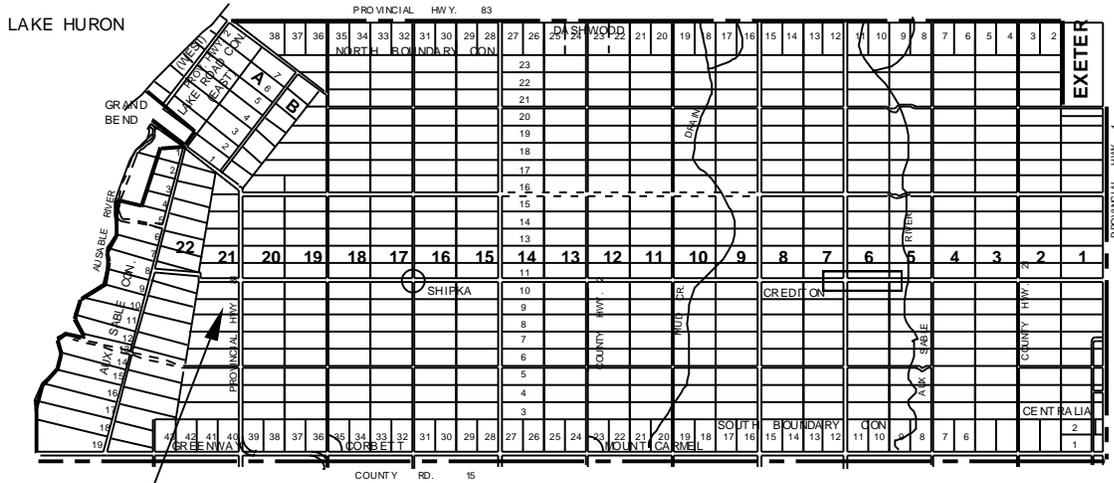
The area proposed to be severed is approximately 1.24 acres (0.5 ha) and contains a house and accessory structure. This By-law changes the zoning on the severed parcel from General Agriculture (AG1) to Agriculture Small Holding (AG4) to recognize a residential use in the agricultural area.

The retained lands require a rezoning from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-1) 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 #12-1984 of the former Township of Stephen. Maps showing the general location of the lands to which this proposed zoning by-law amendment applies are shown on the following pages.

**Schedule "B" to By-Law #9- 2018
Corporation Of The Municipality Of South Huron**

Schedule 'A'
STEPHEN WARD
Location Map



Property to which this zoning by-law amendment applies.

**Schedule "C" – Showing the Area Subject to the Amendment
Corporation Of The Municipality Of South Huron
By-Law #9-2018**



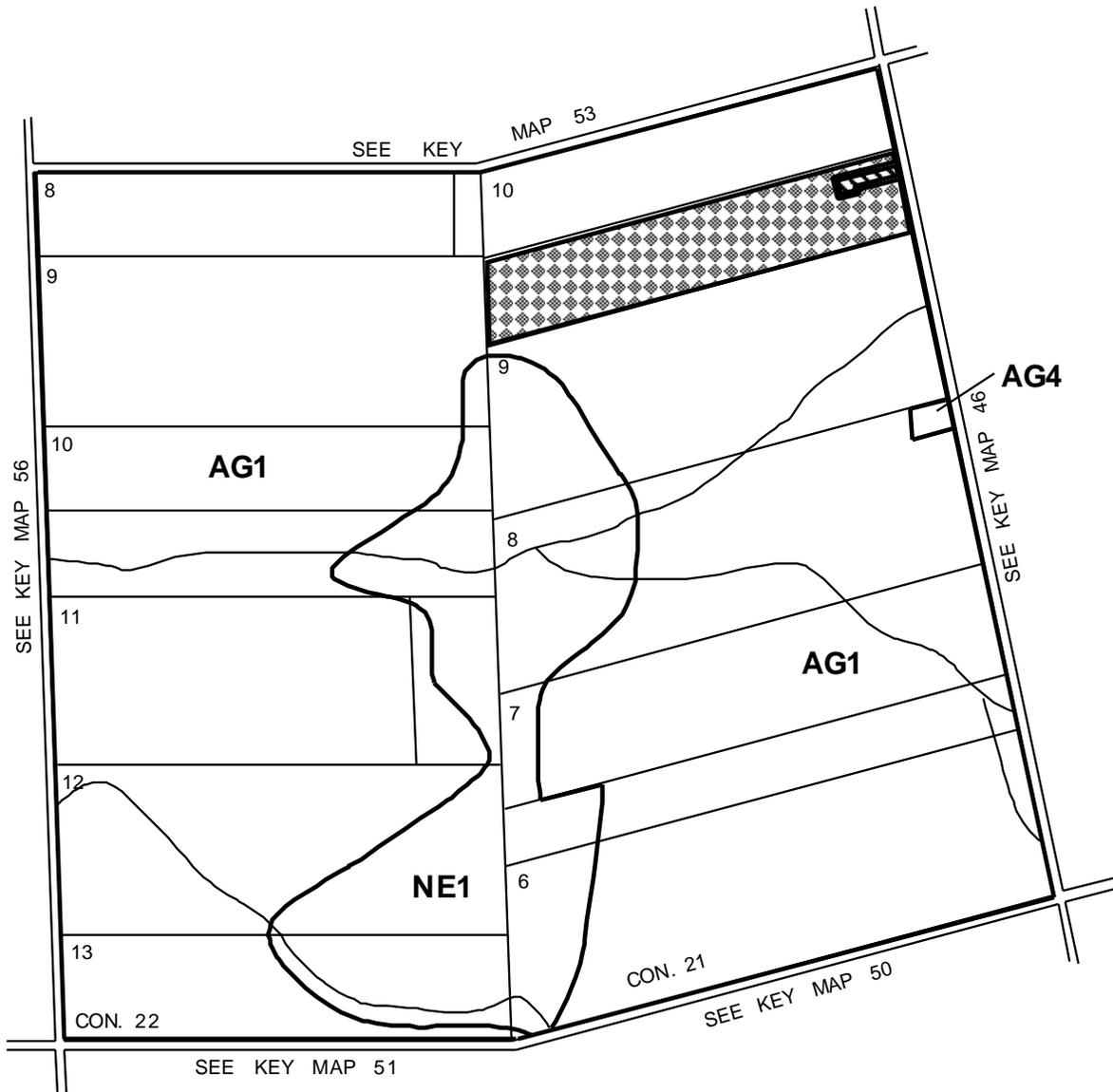
SCHEDULE "A"

KEY MAP 52

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET



- Zone change from AG1 (General Agriculture) to AG4 (Agricultural Small Holding)
- Zone change from AG1 (General Agriculture) to AG1-1 (General Agriculture - Special Provisions)