



The Corporation Of The Municipality Of South Huron

By-Law #45- 2018

To amend By-Law #12-84, being the Zoning By-Law for the former Township of Stephen for lands known Part Lot 11, Concession 15, 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 Part Lot 11, Concession 15, 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 22nd day of May, 2018.

Read a third time and finally passed this 22nd day of May, 2018.

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #45-2018

Corporation Of The Municipality Of South Huron

By-Law #45-2018 has the following purpose and effect:

This By-law affects the property known municipally at 70035 Blackbush Line, and legally as Part Lot 11, Concession 15, Stephen Ward. Huron County approved an application to sever a surplus dwelling on this property (C14-2018); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 1.93 acres (0.87 ha) and contains a house and accessory structures. 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.

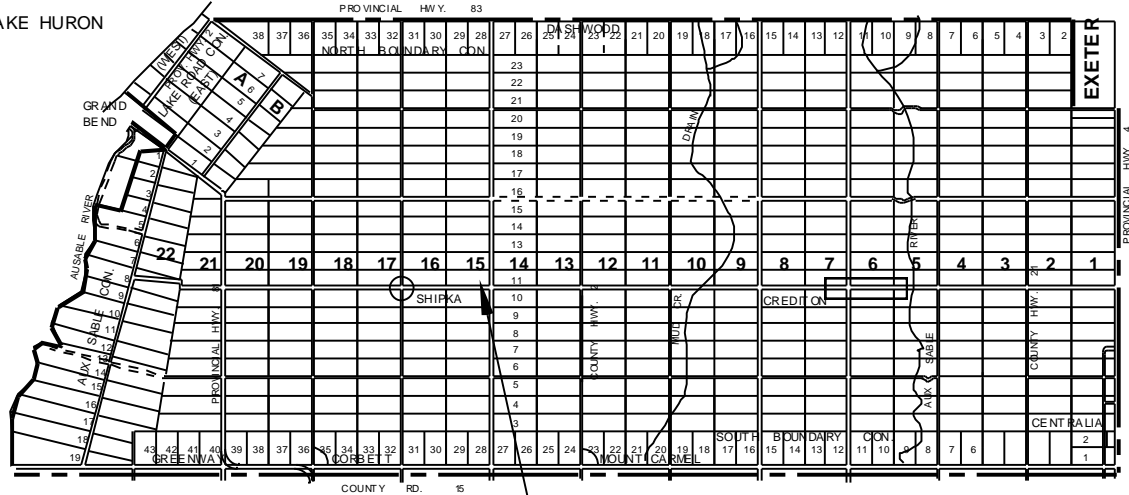
This By-law amends Zoning By-law #12-1984 of the former Township of Stephen. Maps showing the general location of the lands to which this proposed zoning by-law amendment applies are shown on the following pages.

Schedule "B" to By-Law #45- 2018
Corporation Of The Municipality Of South Huron

Schedule 'A'
STEPHEN WARD
Location Map



LAKE HURON



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 #45-2018**



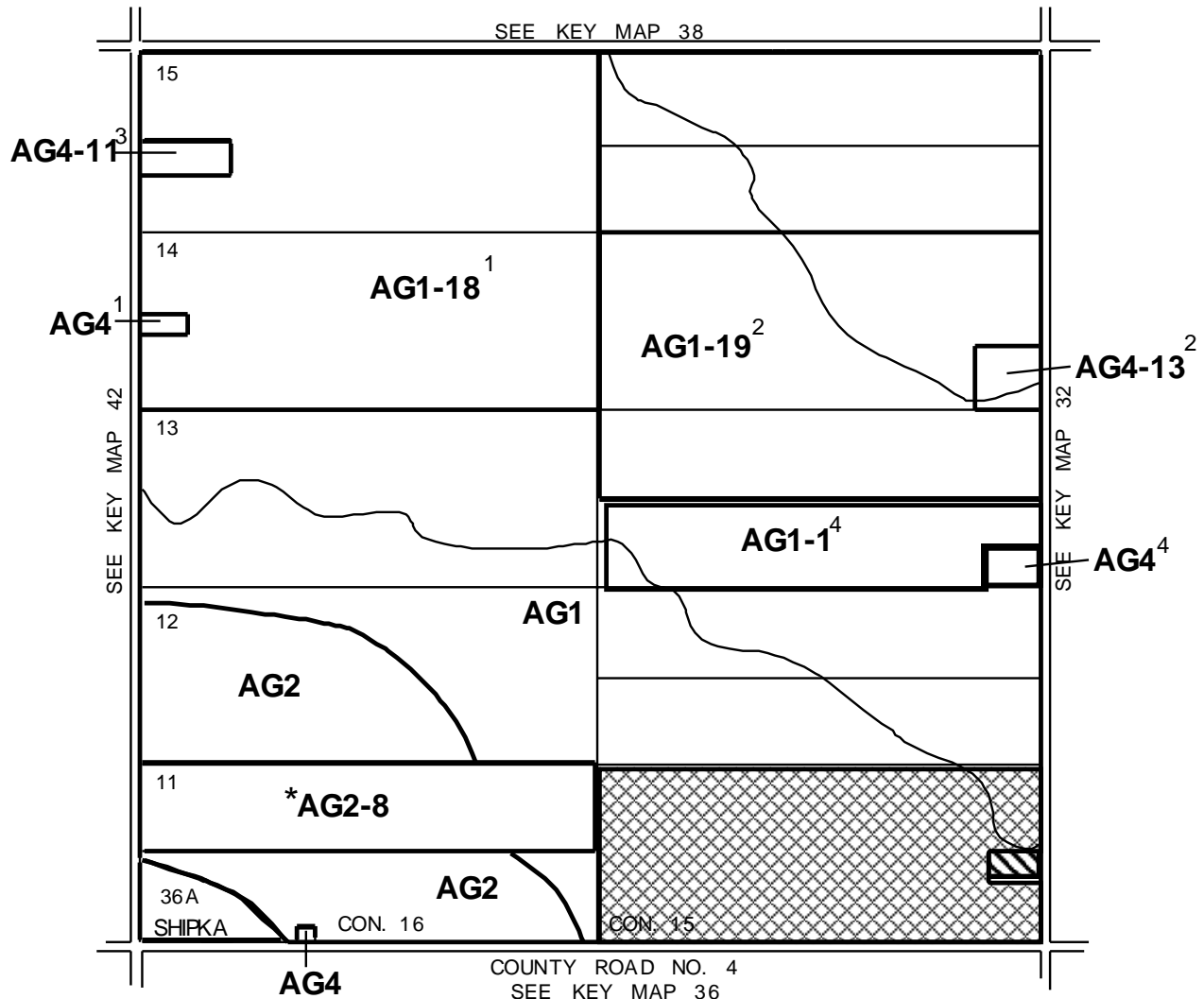
SCHEDULE "A"

KEY MAP 37

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET



* AMENDED BY BY-LAW 3-1988

1 AMENDED BY BY-LAW 46-1995

2 AMENDED BY BY-LAW 49-1995

3 AMENDED BY BY-LAW 21-2000

4 AMENDED BY BY-LAW 76-2016



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



Zone change from AG1 (General Agriculture) to AG1-1 (General Agriculture - Special Provisions)