



## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

### 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 Meeting on March 19, 2018.

---

### RECOMMENDATION

That Council receive this report for information and that Third and Final reading be granted to By-law #22-2018.

### 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.

Notice of Public Meeting for Zoning By-law amendment file D14-04-2018 was circulated under Planning Act requirements and held at the March 5, 2018 South Huron Council meeting. At this meeting, South Huron Council also received Planning staff report on consent file #B05-2018 for severance on the subject lands, and recommended to Huron County the consent be approved. South Huron Council reviewed the accompanying Zoning

By-law amendment for zoning file D14-04-2018 and gave first and second reading of the associated Zoning By-law, with third and final reading to follow after conditional approval of consent #B05-2018 was granted by Huron County. Consent file #B05-2018 received conditional approval on March 7<sup>th</sup>, 2018. Notice of Conditional Approval will be circulated per the Planning Act requirements. This accompanying Zoning By-law amendment is being brought back to South Huron Council for third and final reading of By-law #22-2018.

**Figure 1: Aerial of Subject Property. Retained Parcel identified in Yellow. Severed Parcel identified in Red proposed to be rezoned from AG4 to AG2.**



## COMMENTS

This rezoning application (#D14-04/18) was submitted concurrently with 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 rezoning of the severed parcel to AG2 was also made a condition of consent #B05-2018 so this rezoning satisfies a condition of consent.

## STAFF AND AGENCY COMMENTS

This report has been prepared to accompany third and final reading of the Zoning By-law. The statutory public meeting for the Zoning By-law amendment was held at the March 5<sup>th</sup> Council meeting. No further correspondence has been received.

## **SUMMARY**

For the reasons outlined above it is recommended that the rezoning application D14-04-2018 be approved and that third and final reading be given to Zoning By-law #22-2018.

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