



The Corporation of The Municipality of South Huron

By-Law #64- 2017

To amend By-Law #12-1984, being the Zoning By-Law for the former Township of Stephen for lands known as Concession 11 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 #12-1984, 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 Concession 11 Lot 10, Stephen Ward, Municipality of South Huron.
2. That By-Law #12-1984 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.
4. That the purpose and effect of this amendment, identified as Schedule "A", attached hereto, forms an integral part of this by-law.
5. That the Township of Stephen Location Map, identified as Schedule "B", attached hereto, forms an integral part of this by-law.
6. 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 6th day of November, 2017.

Read a third time and finally passed this 6th day of November, 2017.

Maureen Cole, Mayor

Genevieve Scharback, Clerk

Schedule “A” to By-Law #64-2017

Corporation of The Municipality of South Huron

By-Law #64-2017 has the following purpose and effect:

The subject property is known as 37985 Creditor Road, and the legal description of the subject property is Concession 11, Lot 10, Stephen Ward, Municipality of South Huron.

This by-law changes the zoning from General Agriculture (AG1) to Agriculture – Special Provisions (AG1-1) and Agricultural Small Holding (AG4). The County of Huron approved an application to sever a surplus dwelling on this property (File B37/17); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 1.94 acres (0.78 ha) and contains a residence and accessory structures. This by-law changes the zoning on the severed parcel from General Agriculture (AG1) to Agricultural Small Holding (AG4) to recognize a residential use.

This by-law changes the zoning on the retained lands (96.77 acres, 39.16 hectares) from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-1) to prohibit the construction of a new residence as required by the Provincial Policy Statement and 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.

Location Map

**Schedule "C" – Showing the Area Subject to the Amendment
Corporation Of The Municipality Of South Huron
By-Law #64-2017**



SCHEDULE "A"

KEY MAP 26

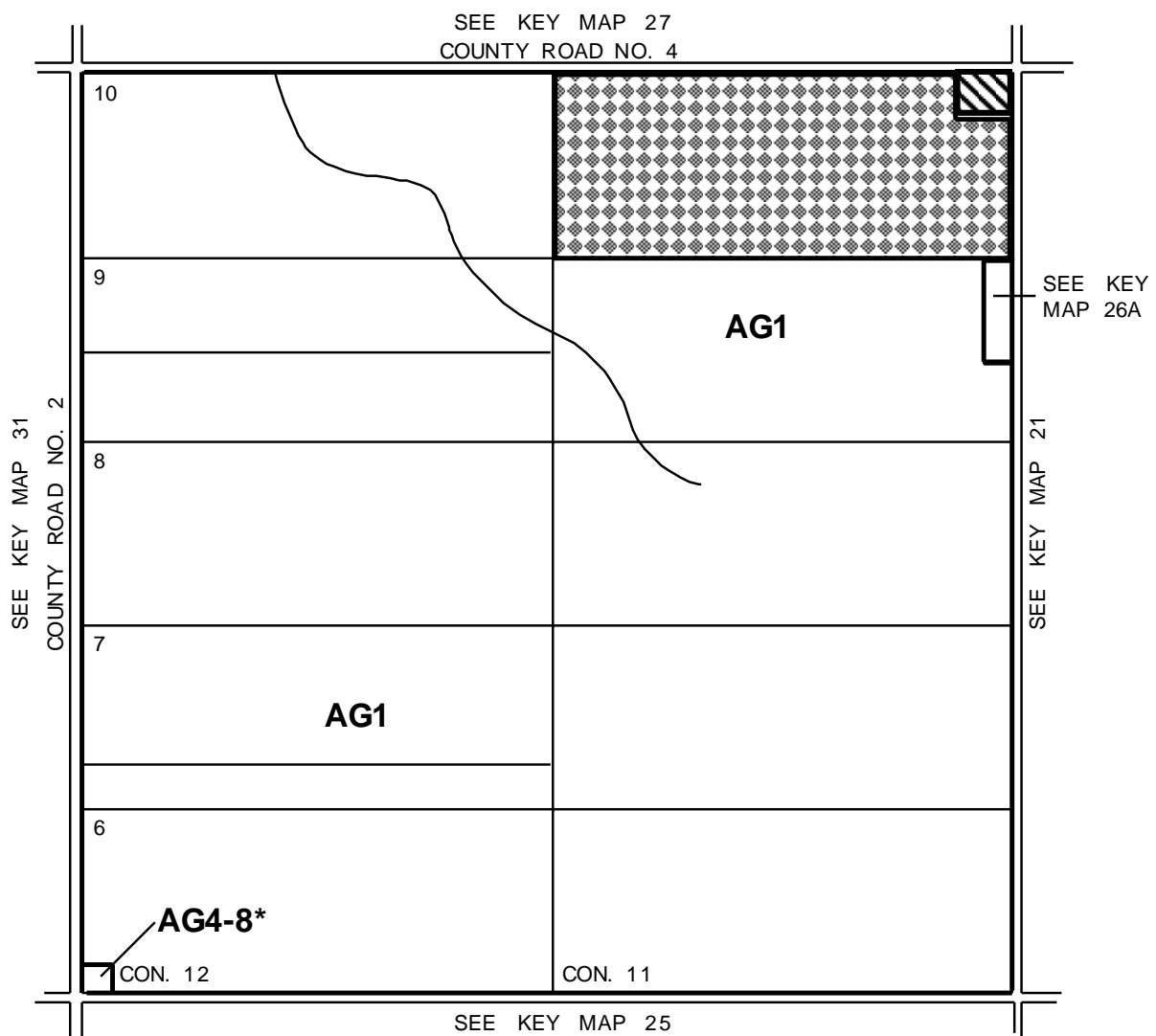
TOWNSHIP OF STEPHEN

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FEET



* AMENDED BY BY-LAW 13-1990



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



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