



## PLANNING & DEVELOPMENT

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

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Re: Zoning By-law Amendment Application (#D14-10/17) – Severed Dwelling  
Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-1) and Agricultural Small Holding (AG4).

Location: Concession 11, Lot 10, Stephen Ward (37985 Crediton Road)

Applicant: Norman Regier

Owner: Norman Regier Farms Ltd

This report is submitted to South Huron Council for the Public Meeting on November 6, 2017.

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### **RECOMMENDATION**

This rezoning application (#D14-10/17) is a condition of consent file #B37/17 which was granted approval with conditions by Huron County. This rezoning application will satisfy a condition of consent. It is recommended that this application for rezoning **be approved**.

### **PURPOSE AND EFFECT**

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

This By-law proposes to change 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 (0.79 ha) and contains a residence and an accessory structure. This by-law proposes to change the zoning on the severed parcel from General Agriculture (AG1) to Agricultural Small Holding (AG4) to recognize a residential use.

This by-law proposes to change 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.

This By-law amends zoning by-law #12-1984, of the former Township of Stephen.

**Figure 1: Aerial Photo of Subject Property. Proposed retained parcel identified in yellow. Proposed severed parcel identified in red.**



**Figure 2: Aerial of land to be severed**



**Figures 3 and 4: Severed dwelling and shed on proposed severed parcel.**



**Figure 5: Structures since demolished, and structure on proposed retained parcel.**



## **COMMENTS**

The subject lands of the proposed rezoning are designated Agriculture in the Municipality of South Huron Official Plan. The County of Huron has given conditional approval for the severance of a dwelling made surplus through farm consolidation. The proposed rezoning is a condition of consent application #B37/17. The application for rezoning conforms with the policies of the South Huron Official Plan and the Provincial Policy Statement.

This report has been prepared in advance of the public meeting. No comments have been received by any agency, and no public comments have been received.

Further comments may arise at the public meeting.

## SUMMARY

This zoning by-law amendment is a condition of consent #B37/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B37/17.

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  
Planner

“original signed by”

Laura Schreiner  
Planner