



PLANNING & DEVELOPMENT

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

Re: Zoning By-law Amendment Application (#D14-11/17) – Severed Dwelling
Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-25) and Agricultural Small Holding (AG4).

Location: Part Lots 25 & 26, South Thames Road Concession, Usborne Ward (42667 Perth Line 20)

Applicant: John and Betty Anne Christie

Owner: John and Betty Anne Christie

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

RECOMMENDATION

This rezoning application (#D14-11/17) is a condition of consent file #B47/17 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 42667 Perth Line 20, and the legal description of the subject property is Part Lots 25 & 26, South Thames Road Concession, Usborne Ward, Municipality of South Huron.

This By-law proposes to change the zoning from General Agriculture (AG1) to Agriculture – Special Provisions (AG1-25) and Agricultural Small Holding (AG4). The County of Huron approved an application to sever a surplus dwelling on this property (File B73/15); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 1.6 acres (0.64 ha) and contains a residence and accessory structures. 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 (128.4 acres, 52 hectares) from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-25) to prohibit the construction of a new residence as required by the Provincial Policy Statement and South Huron Official Plan. The retained lands also include an area zoned Natural Environment (NE1) which will remain under this zone. The retained lands will continue to

be used for agricultural purposes.

This By-law amends zoning by-law #13-1984, of the former Township of Usborne.

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



Figure 2: Aerial of land to be severed



Figure 3: Photos of structures on land to be severed.



COMMENTS

The portion of the subject lands impacted by 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 #B47/17. 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. At the time of preparation no comments were received from the public or commenting agencies. Further comments may arise at the public meeting.

When the original consent application #B47/2017 was circulated, comments were received from the Upper Thames Conservation Authority noting no concern with the proposed severance.

SUMMARY

This zoning by-law amendment is a condition of consent #B47/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B47/17.

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, BES
Planner

“original signed by”

Laura Schreiner
Planner