



## The Corporation Of The Municipality Of South Huron

### By-Law #63 - 2017

#### To amend By-Law #13-1984, being the Zoning By-Law for the former Township of Usborne for lands known as Conc Northeast BDY Lot 24 Lot 25, Usborne 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 #13-1984, of the former Township of Usborne, 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 Conc Northeast BDY Lot 24 Lot 25, Usborne Ward, Municipality of South Huron.
2. That By-Law #13-1984 is hereby amended by changing the zone symbol from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-24) 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 By-law #13-1984 is hereby amended by adding section 4.10.23:

#### **4.10.23 AG1-24**

No new residential dwelling will be permitted on the part of the property that is described as the remainder of Conc Northeast BDY Lot 24 Lot 25, Usborne Ward, Municipality of South Huron.

Notwithstanding the provisions of Section 4.4.1 to the contrary, the minimum lot area of the lands zoned AG1-24 shall not be less than 128.49 acres (52 hectares) which include a portion zoned NE1.

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 Usborne 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 6<sup>th</sup> day of November, 2017.

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

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Maureen Cole, Mayor

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Genevieve Scharback, Clerk

## **Schedule “A” to By-Law #63-2017**

### **Corporation Of The Municipality Of South Huron**

By-Law #63-2017 has the following purpose and effect:

The subject property is known as 41167 Line 17, and the legal description of the subject property is Conc Northeast BDY Lot 24 Lot 25, Usborne Ward, Municipality of South Huron.

This by-law changes the zoning from General Agriculture (AG1) to Agriculture – Special Provisions (AG1-24) and Agricultural Small Holding (AG4). The County of Huron approved an application to sever a lot (File B46/17); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 2.47 acres (1ha) and contains a barn and shed. 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 being 128.49 acres (52 hectares) from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-24) to prohibit the construction of a new residence a required by the Provincial Policy Statement and South Huron Official Plan. The retained lands will continue to be used for agricultural purposes. A portion of the retained lands are zoned Natural Environment (NE1) and will remain under this zone.

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

Schedule "B" to By-Law #63- 2017

Corporation of The Municipality of South Huron

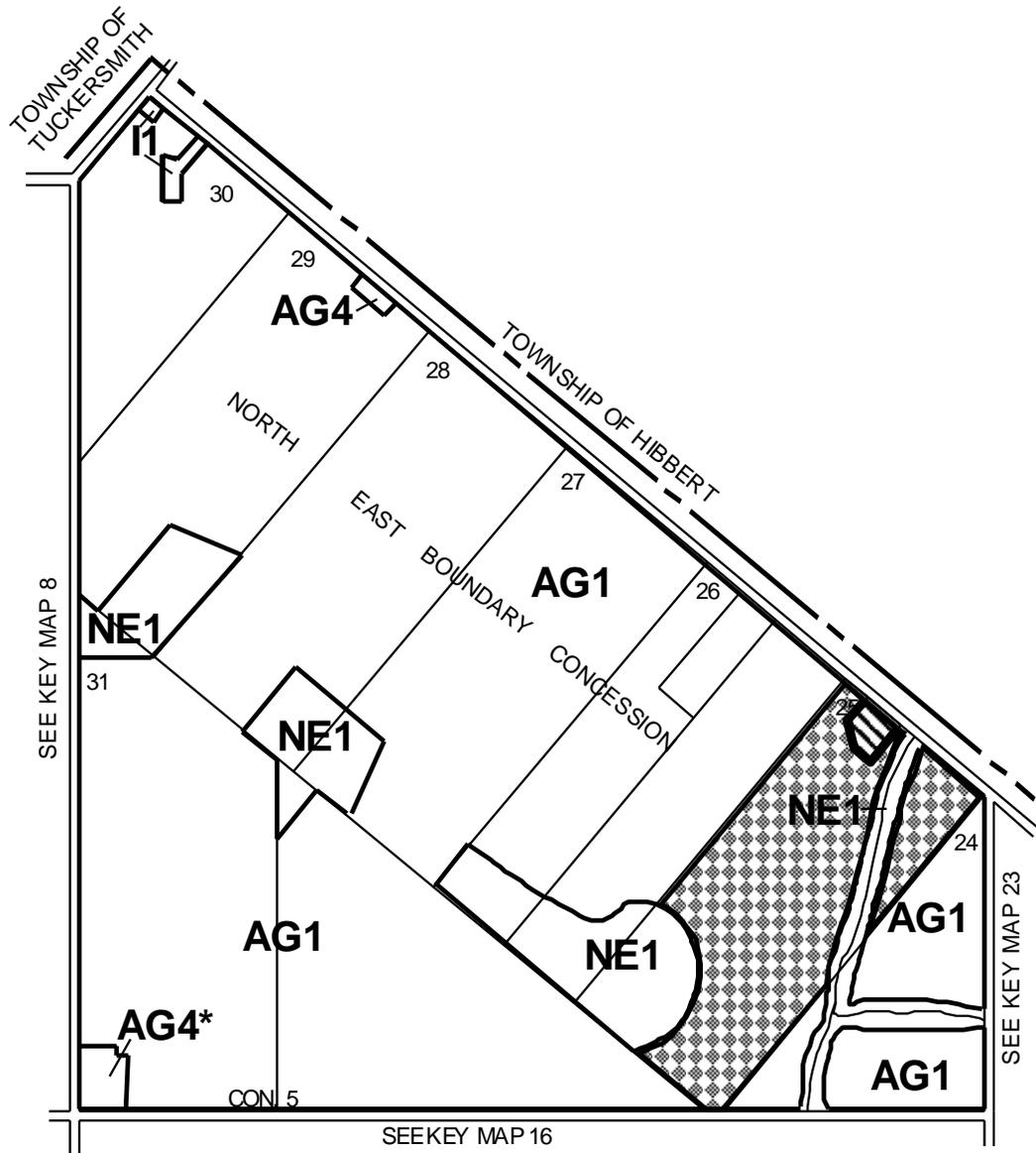
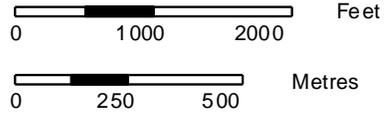
**SCHEDULE "A"**  
**LOCATION MAP**  
**TOWNSHIP OF USBORNE**



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 #63-2017**

SCHEDULE "A"  
**KEY MAP 15**  
TOWNSHIP OF USBORNE



**\*AS AMENDED BY BY-LAW 14-1986**

-  Zone change from AG1 (General Agriculture) to AG1-24 (General Agriculture - Special Provisions))
-  Zone change from AG1 (General Agriculture) to AG4 (Agricultural Small Holding)