



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

### **By-Law #65- 2017**

**To amend By-Law #13-1984, being the Zoning By-Law for the former Township of Usborne for lands known as Part Lots 25 & 26, South Thames Road Concession, 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 Part Lots 25 & 26, South Thames Road Concession, Usborne Ward, Municipality of South Huron.
2. That By-Law #13-84 is hereby amended by changing the zone symbol from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-25) 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 4.10.24:

#### **4.10.24 AG1-25**

No new residential dwelling will be permitted on the part of the property that is described as the remainder of Part Lots 25 & 26, South Thames Road Concession, 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 AG1-25 shall not be less than 52 hectares (128.4 acres) 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 #65-2017**

### **Corporation of The Municipality of South Huron**

By-Law #65-2017 has the following 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, Osborne Ward, Municipality of South Huron.

This by-law changes 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 B47/17); 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 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 (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 Osborne.

Schedule "B" to By-Law #65- 2017

Corporation of The Municipality of South Huron

SCHEDULE "A"

LOCATION MAP

TOWNSHIP OF USBORNE

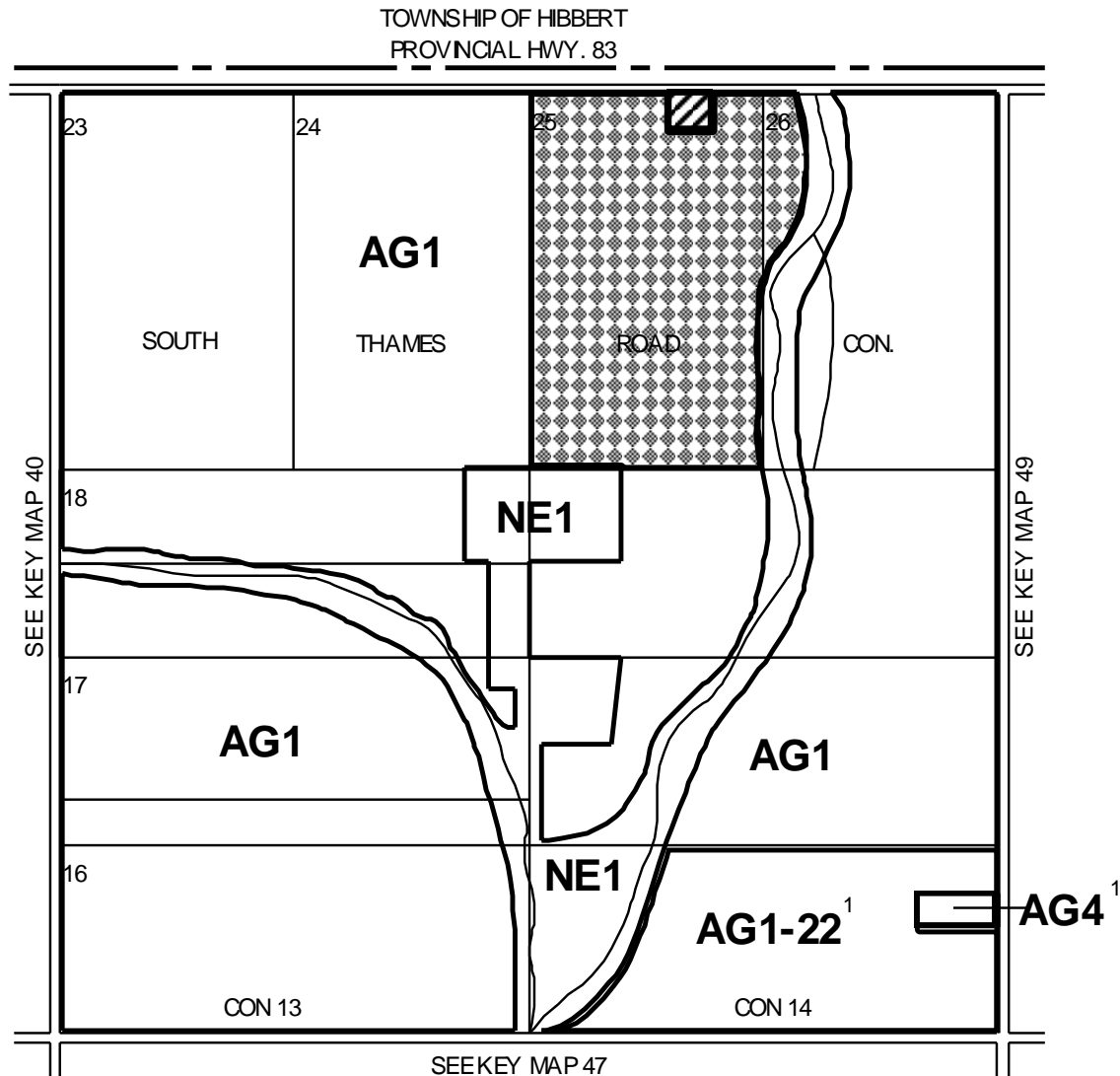
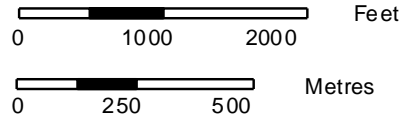


Property to which this  
Zoning By-law  
amendment applies

**Schedule "C" – Showing the Area Subject to the Amendment  
Corporation of The Municipality Of South Huron  
By-Law #65-2017**



**SCHEDULE "A"  
KEY MAP 46  
TOWNSHIP OF USBORNE**



1 AMENDED BY BY-LAW 18-2016



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



Zone change from AG1 (General Agriculture) to AG1-25 (General Agriculture - Special Provisions)