



PLANNING & DEVELOPMENT

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

Re: Zoning By-law Amendment Application (#D14-14/17)
Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-26) and Agricultural Small Holding (AG4).

Location: Lot 1, Concession 2, Usborne Ward (69623 Morrison Line)

Applicant: Barbara Rosser

Owner: Gysbers Farms Limited

This report is submitted to South Huron Council for the Public Meeting on December 18, 2017.

RECOMMENDATION

This rezoning application (#D14-14/17) is a condition of consent file #B43/17 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

This By-law affects the property known municipally as 69623 Morrison Line, and legally as Lot 1, Concession 2, Usborne Ward. Huron County approved an application to sever a surplus dwelling on this property (B43-2017); the severed and retained lots must be rezoned as a condition of this approval.

The area proposed to be severed is approximately 0.69 ha (1.71 acres; survey provided since Notice of Public Meeting indicating the exact boundaries for severed parcel) and contains a house 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 in the agricultural area.

The retained lands require a rezoning from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-26) in order to prohibit the construction of a new residence as required by the Provincial Policy Statement and the South Huron Official Plan. 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.

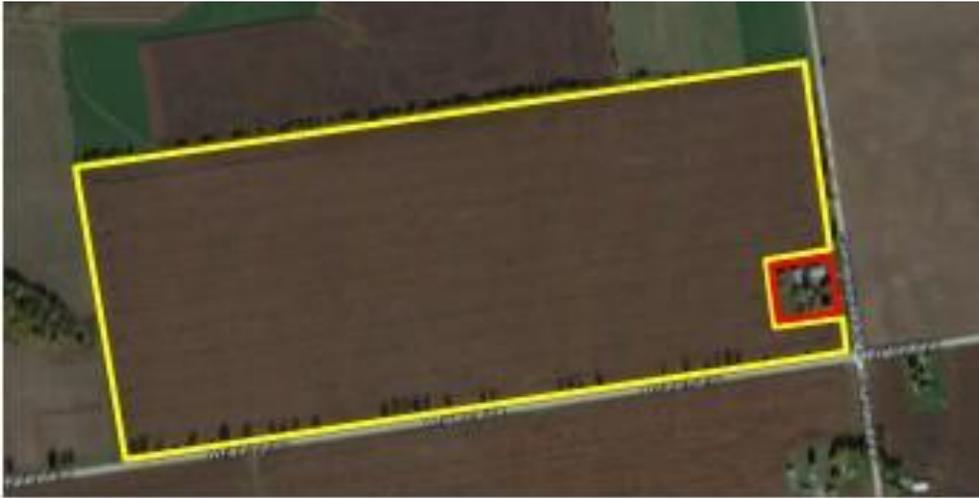


Figure 2: Aerial of land to be severed

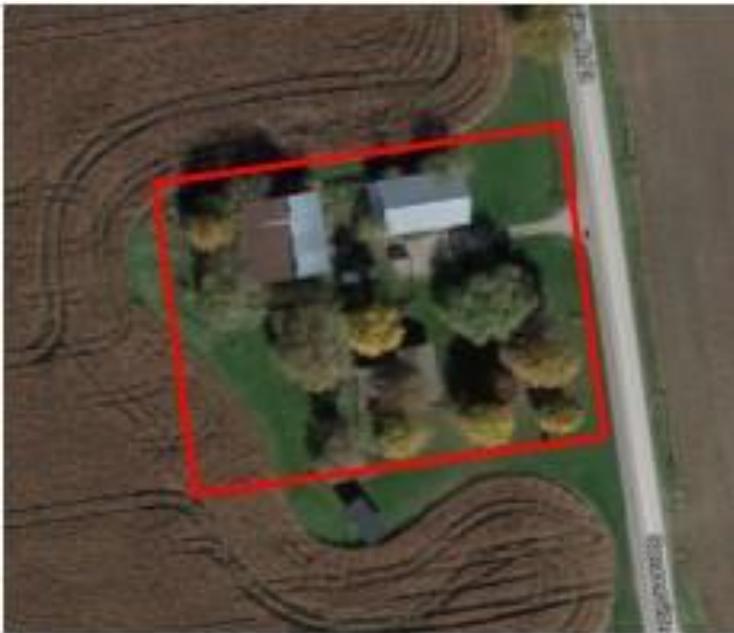


Figure 3: Photos of structures on land to be severed.



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 #B43/17. The application for rezoning conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement.

It is recommended that that the retained land be rezoned to the appropriate zone (AG1-26) to prohibit a new residence. It is recommended that the lands to be severed be rezoned to Agricultural Small Holding zone (AG4), allowing for an Agricultural Small holding use with a limited number of Nutrient Units permitted on the site. Due to the size of the proposed severed parcel based on the submitted survey (0.69 ha) the severed parcel will be limited to 1 (one) Nutrient Unit.

This report has been prepared in advance of the public meeting.

At the time of preparation no comments were received from the public or agencies. Further comments may arise at the public meeting.

SUMMARY

This zoning by-law amendment is a condition of consent #B43/17. If approved, this zoning By-law amendment will satisfy a condition of consent #B43/17.

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