



Corporation of the Municipality of South Huron

By-Law #77- 2017

To amend By-Law #13-84, being the Zoning By-Law for the former Township of Usborne for lands known as Lot 1, Concession 2, 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 #13-84, 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 Lot 1, Concession 2, 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 (AG1-26) 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 4.10.25:

4.10.25 AG1-26

No new residential dwelling will be permitted on the part of the property that is described as the remainder of Lot 1, Concession 2, 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 AG1-26 shall not be less than 41 hectares (101.3 acres).

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 18th day of December, 2017.

Read a third time and finally passed this 18th day of December, 2017.

Maureen Cole, Mayor

Genevieve Scharback, Clerk

Schedule “A” to By-Law # 77-2017

Corporation of the Municipality of South Huron

By-Law # 77-2017 has the following 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. Maps of the subject property are included in this By-law.

Schedule "B" to By-Law # 77- 2017
Corporation of the Municipality of South Huron

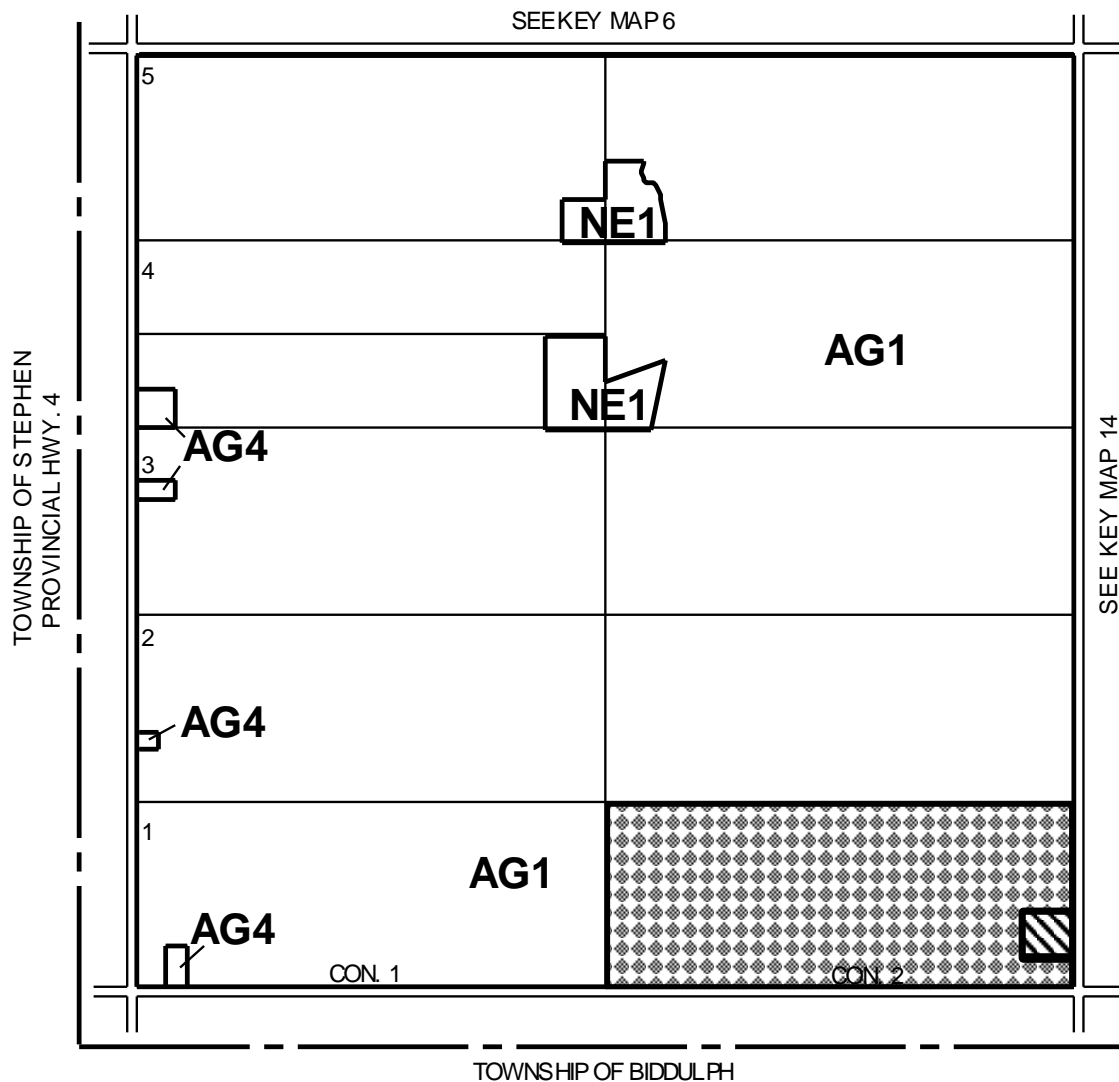
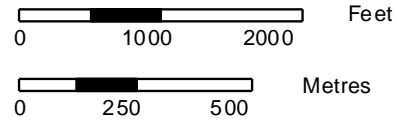
SCHEDULE "A"
LOCATION MAP
TOWNSHIP OF USBORNE





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 # 77 -2017**

SCHEDULE "A"
KEY MAP 7
TOWNSHIP OF USBORNE



-  Zone change from AG1 (General Agriculture) to AG4 (Agricultural Small Holding)
-  Zone change from AG1 (General Agriculture) to AG1-26 (General Agriculture - Spe Provisions)