



The Corporation Of The Municipality Of South Huron

By-Law #13- 2018

To amend By-Law #13-1984, being the Zoning By-Law for the former Township of Usborne for lands known as Conc 1 PT Lot 14 Subjt to Easement, 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 Conc 1 PT Lot 14 Subjt to Easement, Usborne Ward, Municipality of South Huron.
2. That By-Law #13-84 is hereby amended by changing the zone symbol from Development (D) and Residential Mobile Home Park (R4) to Highway Commercial (HC1), Highway Commercial Special Provisions (HC1-1) and Highway Commercial Special Provisions (HC1-2) 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 the purpose and effect of this amendment, identified as Schedule "A", attached hereto, forms an integral part of this by-law.
4. That the Township of Usborne Location Map, identified as Schedule "B", attached hereto, forms an integral part of this by-law.
5. 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 20th day of February, 2018.

Read a third time and finally passed this 20th day of February, 2018.

Maureen Cole, Mayor

Rebekah Msuya-Collison, Deputy Clerk

Schedule "A" to By-Law #13-2018

Corporation Of The Municipality Of South Huron

By-Law #13-2018 has the following purpose and effect:

This By-law affects the property known municipally as 70760A London Road and legally as Conc 1 PT Lot 14 Subjt to Easement, Usborne Ward. Huron County approved three consent applications for boundary adjustment on this parcel which permitted a lot enlargement to the abutting parcels currently in operation as the Hamather Motor Products Auto dealership. As a condition of each consent, the lands that are to be added to the abutting property (Currently zoned Highway Commercial or Highway Commercial Special Provisions) must be amended to match the zoning on the lands to which they will be added. This rezoning was made a condition of consent of applications B15/17, B17/17 and B18/17 all of which were approved by Huron County.

The lands under this rezoning include three separate segments which require rezoning to match the lands they will be added to. Mapping indicating the areas under this zoning by-law change are shown on the following pages. The applicant proposes to change zoning on portions of the subject lands including the following:

1. Rezone from Development (D) and Residential Mobile Home Park (R4) to Highway Commercial (HC1)
2. Rezone from Development (D) to Highway Commercial Special Provisions (HC1-2)
3. Rezone from Development (D) to Highway Commercial Special Provisions (HC1-1)

The retained lands as a result of consent B15/17, B17/17 and B18/17 will remain under the existing Development (D) Zoning. The intent of rezoning to HC1, HC1-1 and HC1-2 is to facilitate use of the subject lands in association with the existing automobile dealership.

This By-law amends Zoning By-law #13-1984 of the former Township of Usborne. Maps showing the general location of the lands to which this proposed Zoning By-law Amendment applies are shown on the following pages.

Schedule "B" to By-Law #13- 2018
Corporation Of The Municipality Of South Huron

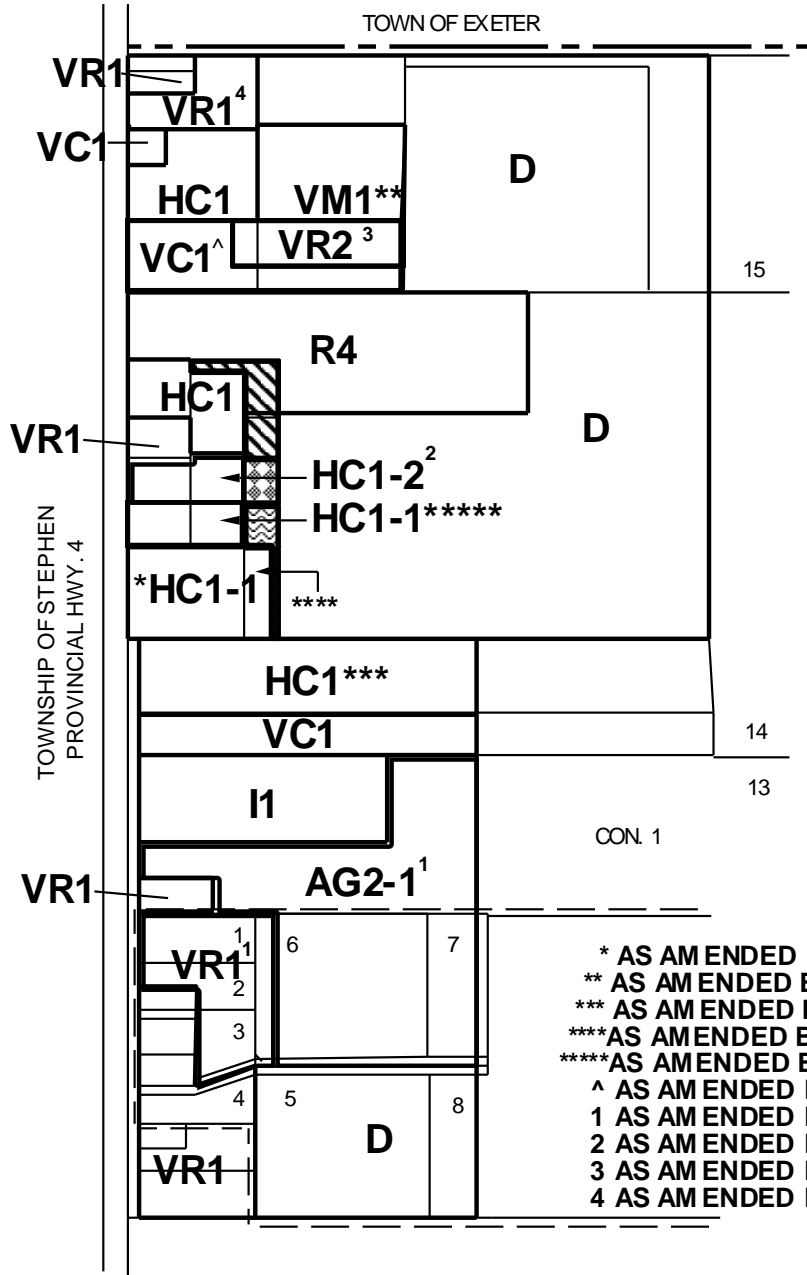
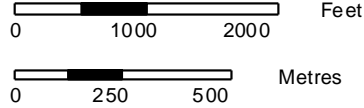
SCHEDULE "A"
LOCATION MAP
TOWNSHIP OF USBORNE



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 #13-2018**

SCHEDULE "A"
KEY MAP 5A
TOWNSHIP OF USBORNE



SEE KEY MAP 5

- * AS AMENDED BY BY-LAW 24-1984
- ** AS AMENDED BY BY-LAW 25-1984
- *** AS AMENDED BY BY-LAW 11-1987
- **** AS AMENDED BY BY-LAW 09-1996
- ***** AS AMENDED BY BY-LAW 29-1996
- ^ AS AMENDED BY BY-LAW 20 & 21-2000
- 1 AS AMENDED BY BY-LAW 89-2013
- 2 AS AMENDED BY BY-LAW 47-2015
- 3 AS AMENDED BY BY-LAW 17-2017
- 4 AS AMENDED BY BY-LAW 34-2017

- Zone change from D (Development) & R4 (Mobile Home Park) to HC1 (Highway Commercial)
- Zone change from D (Development) to HC1-2 (Highway Commercial - Special Provisions)
- Zone change from D (Development) to HC1-1 (Highway Commercial - Special Provisions)