



The Corporation Of The Municipality Of South Huron

By-Law #15- 2018

To amend By-Law #12-1984, being the Zoning By-Law for the former Township of Stephen for lands known as Conc S BDY S PT Lot 9, Stephen Ward, Municipality of South Huron to permit a temporary use.

Whereas Section 39 of the Planning Act, RSO 1990 authorizes the Municipality to pass a by-law under Section 34 of the Planning Act, RSO 1990, for the purpose of authorizing a temporary use of lands, or structures for a purpose otherwise prohibited by the by-law;

And Whereas the Council of The Corporation of the Municipality of South Huron considers it advisable to pass a temporary use by-law as a temporary amendment to Zoning By-Law #12-84, of the former Township of Stephen, 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 temporary use shall apply to Conc S BDY S PT Lot 9, Stephen Ward, Municipality of South Huron.
2. That the temporary use permitted by this by-law is as follows:

To permit a three (3) year time frame to remove vehicles stored outside the permitted vehicle C4-1 vehicle storage area. The lands included in this temporary use area represent an approximate width of 94 metres by a depth of 83 metres and abut the north boundary of the designated C4-1 zone.

To permit, during a three (3) year time frame, equipment and storage containers on a temporary basis to support the clean-up work on site. All other provisions of By-law 12-1984 shall apply.

3. That the temporary use authorized by this by-law shall be in effect for a period of up to three (3) years from the day of the passing of this by-law.
4. That Key Map 10 shall be amended to indicate that there is a Temporary Use By-law in effect on the property described in paragraph #1 for the portion of the property as described in paragraph #2 and illustrated in Section "C" attached to and forming part of this by-law. Upon the expiry of the Temporary Use By-law, Key Map 10 shall be amended to note the expiry of the Temporary Use By-law.
5. That the purpose and effect of this amendment, identified as Schedule "A", attached and hereto, forms an integral part of this by-law.

6. That the Township of Stephen Location Map, identified as Schedule "B", attached hereto, forms an integral part of this by-law.
7. 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 #15-2018

Corporation Of The Municipality Of South Huron

By-Law #15-2018 has the following purpose and effect:

This Temporary By-law amendment affects the property municipally known as 39074 Mr Carmel Drive. The legal description of the subject lands is Conc S BDY S PT Lot 9, Stephen Ward, Municipality of South Huron.

The subject lands are currently zoned AG1 (General Agriculture) and C4-1 (Salvage Yard Special Provisions) in the Township of Stephen Zoning By-law. The subject lands are designated Agriculture in the South Huron Official Plan. The entire property is approximately 20.54 acres (8.31 hectares) in size. The applicant currently operates a salvage yard on the south west portion of this property, zoned C4-1. A dwelling, shop and shed are located on the subject lands.

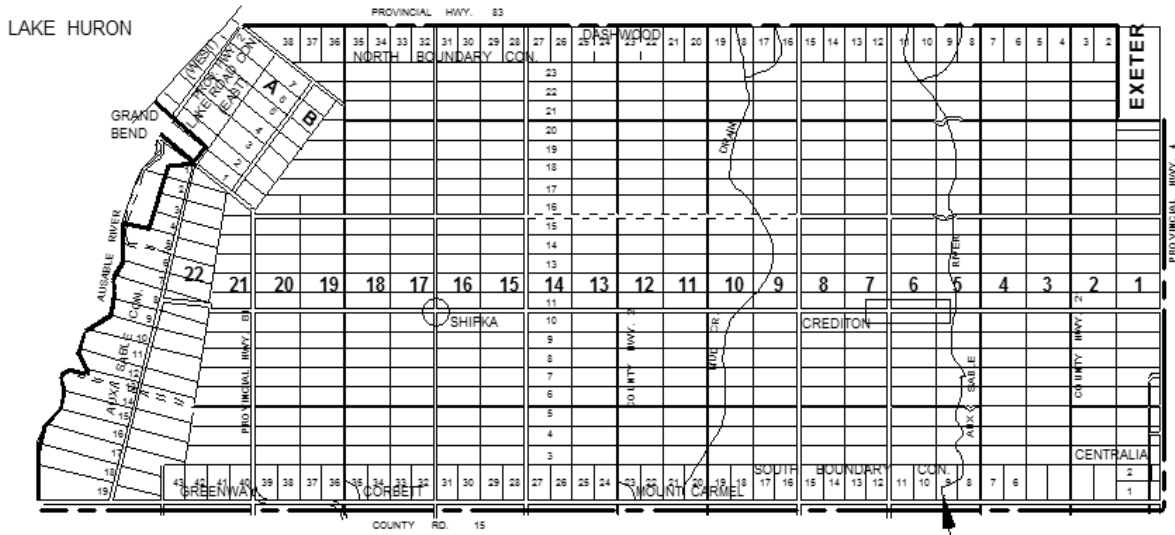
At present the applicant has extended the area of the permitted salvage yard boundary and related vehicle storage area beyond the permitted C4-1 zone boundaries into the AG1 zone and is therefore in contravention to the Township of Stephen Zoning By-law. The applicant received a temporary use by-law (By-law # 46-2015) to allow temporary use of this land and facilitation of removal of vehicles in the area that has extended beyond the zoned C4-1 area.

The purpose and effect of this temporary use by-law is to permit under a further three (3) year time period, the removal of vehicles currently outside the permitted C4-1 regulated boundary to come into compliance with the Township of Stephen Zoning By-law.

This Temporary Use By-law amends Zoning By-law #12-84, of the Township of Stephen. Maps showing the general location of the lands to which this temporary use by-law apply are shown on the following pages.

Schedule "B" to By-Law #15- 2018
Corporation Of The Municipality Of South Huron

Schedule 'A'
STEPHEN WARD
Location Map



Property to which this temporary use zoning by-law amendment applies.

**Schedule "C" – Showing the Area Subject to the Amendment
Corporation Of The Municipality Of South Huron
By-Law #15-2018**





SCHEDULE "A"

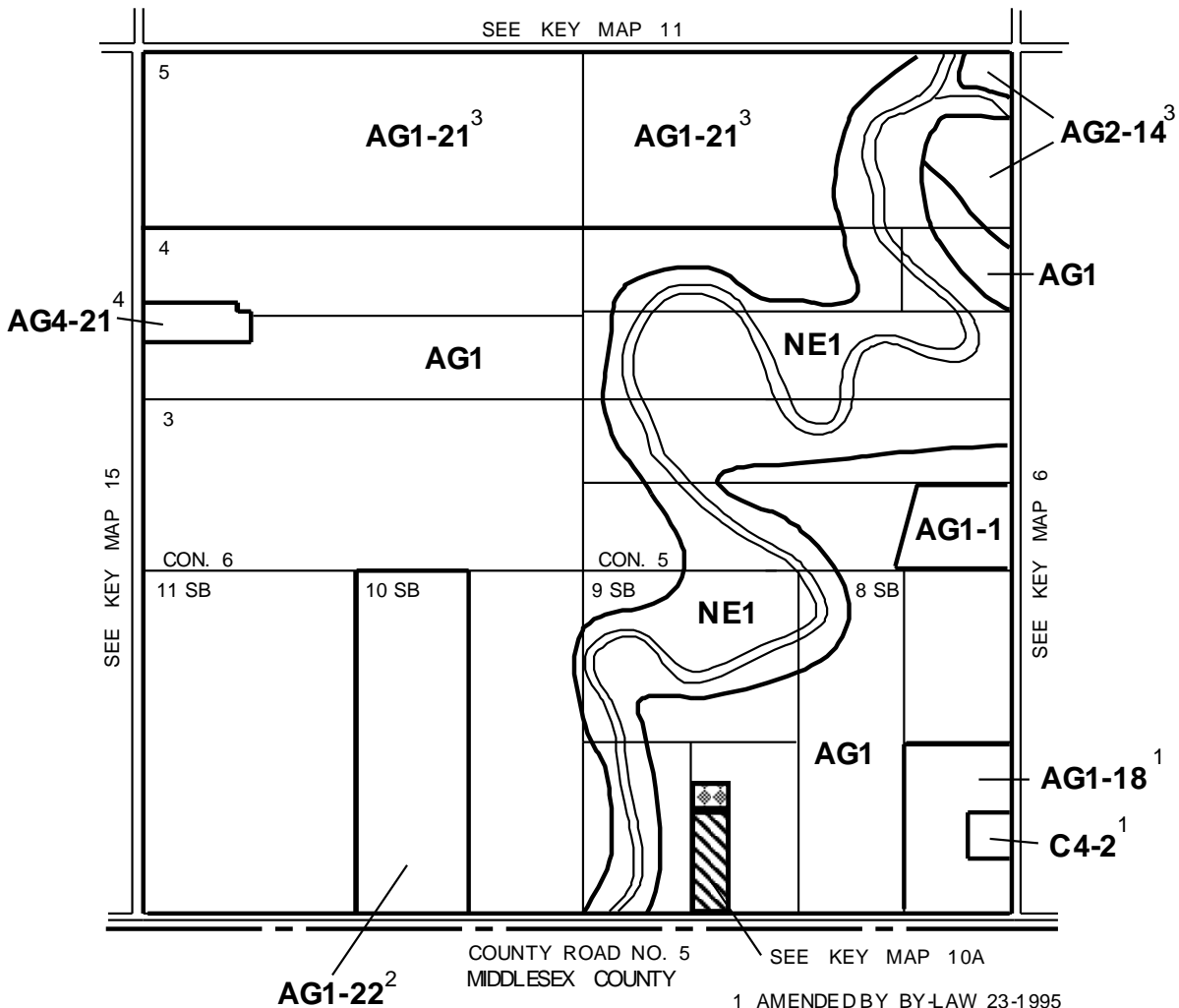
KEY MAP 10

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET

-  Property Zoned C4-1
-  Area to which this Temporary Use By-law Applies



- 1 AMENDED BY BY-LAW 23-1995
- 2 AMENDED BY BY-LAW 27-1996
- 3 AMENDED BY BY-LAW 42-1996
- 4 AMENDED BY BY-LAW 50-2006