



The Corporation Of The Municipality Of South Huron

By-Law #34- 2018

To amend By-Law #30-78, being the Zoning By-Law for the former Town of Exeter, Municipality of South Huron.

Whereas the Council of The Corporation of the Municipality of South Huron considers it advisable to amend Zoning By-Law #30-1978 of the former Town of Exeter, 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 Section 2 is hereby amended by the addition of the following:

2.75.A "SECOND UNIT" – Means an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling, semi-detached dwelling or multiple attached dwellings or accessory structure.

2. That Section 3.8.4 is hereby removed and replaced with the following:

3.8.4 No accessory buildings or travel trailer shall be used for human habitation except where a dwelling is a permitted accessory use"

3. That Section 4 is hereby amended by the addition of the following:

4.1.11 Second Unit Special Provisions

Second units are permitted in a single detached dwelling, semi-detached or multiple attached dwelling or accessory structure subject to the following requirements:

- a) a maximum of two (2) dwelling units are permitted on the property – either with both units in the main dwelling or with one unit in the main dwelling and the second unit in an accessory structure.
- b) access to the second unit is by an entrance in the side yard or rear yard.
- c) there are no stairs, stairwells, or retaining walls facing a street for the second unit entrance.
- d) any additional exterior stairways provided for the second unit leading to a full floor above the first storey are not located in the front yard.
- e) were a single detached dwelling unit, semi-detached dwelling unit, or multiple attached unit contains an accessory unit and is permitted to have a home occupation, the home occupation shall be permitted in only one unit, in accordance with the definition of Home Occupation.
- f) 1 (one) additional on-site parking space is provided for the second unit in addition to the parking for the main dwelling.
- g) there is only 1 (one) driveway on the property.

h) all secondary units must comply with any applicable laws and standards including but not limited to the Ontario Building Code, Fire Code and property standards by-laws.

4. That Section 4.2.1 is hereby amended by adding the following as a permitted use:

a second unit subject to Section 4.1.11

5. That Section 4.3.1 is hereby amended by adding the following as a permitted use:

a second unit subject to Section 4.1.11

6. That Section 4.4.1 is hereby amended by adding the following as a permitted use:

a second unit subject to Section 4.1.11

7. 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 Town of Exeter 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 19th day of March, 2018.

Read a third time and finally passed this 19th day of March, 2018.

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #34-2018
Corporation Of The Municipality Of South Huron

By-Law #34-2018 has the following purpose and effect:

This Housekeeping Zoning By-law Amendment to the Town of Exeter Zoning By-law 30-1978 would affect all lands within the Town of Exeter, Municipality of South Huron, as it includes text amendments specific to certain zones. This by-law proposes the following changes:

1. To add a definition for Second Unit
2. To amend the General Provisions for accessory structures to identify that an accessory structure can be used for human habitation if it is an identified permitted use.
3. To add a general provision for all residential zones for provisions that pertain to second units.
4. To add a Second Unit as a permitted use subject to Residential Second Unit Special Provisions in the R1 Zone.
5. To add a Second Unit as a permitted use subject to Residential Second Unit Special Provisions in the R2 Zone.
6. To add a Second Unit as a permitted use subject to Residential Second Unit Special Provisions in the R3 Zone.

This By-law amends Zoning By-law #30-1978 of the former Town of Exeter. Maps showing the general location of the lands to which this proposed zoning by-law amendment applies are shown on the following pages.

INDEX MAP

