



The Corporation Of The Municipality Of South Huron

By-Law #36- 2018

To amend By-Law #12-84, being the Zoning By-Law for the former Township of Stephen for lands known as Stephen CON 3 PT LOTS 6 AND; 7 RP 22R5240 PARTS 20 TO 33; 79 TO 82, and Stephen CON 3 PT LOTS 6 AND; 7 RP 22R5240 PARTS 37 TO 49; AND 91, Stephen 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 #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 By-Law shall apply to Stephen Con 3 Pt Lots 6 and; 7 RP 22R5240 Parts 20 to 33; 79 to 82, and Stephen Conc 3 Pt Lots 6 and; 7 RP 22R5240 Parts 37 TO 49; and 91, Stephen Ward, Municipality of South Huron.
2. That By-law 12-1984 is hereby amended by adding Section 20.7.7 VM1-7:

20.7.7 In the area zoned VM1-7 the following special provisions shall apply:

20.7.7.1. Notwithstanding the provisions of Section 20.4.6. to the contrary, a rear yard depth abutting the internal rear property line of 3.3 metres (minimum) is permitted.

20.7.7.2. Notwithstanding the provisions of Section 20.4.6. to the contrary, a rear yard depth abutting the west side of flanking street (Canada Avenue) of 0 metres (minimum) is permitted.

20.7.7.3. Notwithstanding the provisions of Section 20.4.4. to the contrary, a side yard depth abutting the south side of flanking street (Canada Avenue) of 0 metres (minimum) is permitted.

20.7.7.4. Notwithstanding the provisions of Section 20.4.4. to the contrary, a side yard depth abutting the southeast side of flanking street (Canada Avenue) of 1.4 metres (minimum) is permitted.

20.7.7.5. Notwithstanding the provision of Section 20.4.3. to the contrary, front yard depth of 2 metres (minimum) is permitted.

20.7.7.6. Notwithstanding the provisions of Section 20.4.7. to the contrary, lot coverage is permitted at 75% (maximum).

20.7.7.7. Notwithstanding the provisions of Section 20.5. to the contrary, main building height is permitted at 20 metres (maximum).

20.7.7.8. Notwithstanding the provisions of Section 3.11.3. to the contrary, accessory building and structure height is permitted at 12 metres (maximum).

20.7.7.9. Notwithstanding the provisions of Section 3.12.1. to the contrary, parking requirements are one (1) parking space for each 140 sq. metres or fraction thereof of building on the lot for an Industrial use.

20.7.7.10 Notwithstanding the provisions of Section 20.1. to the contrary, an industrial use as defined in Section 2.82 shall be a permitted use in the VM1-7 zone.

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 Stephen 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 3rd day of April, 2018.

Read a third time and finally passed this 3rd day of April, 2018.

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #36-2018

Corporation Of The Municipality Of South Huron

By-Law #36-2018 has the following purpose and effect:

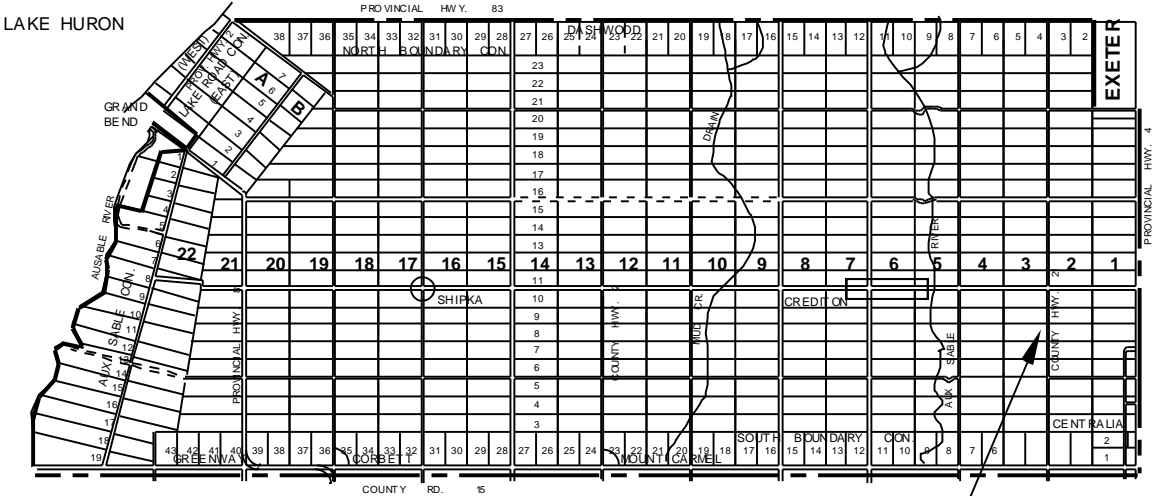
This By-law affects the property known municipally as 404A Canada Avenue, and legally as Stephen Con 3 Pt Lots 6 and; 7 RP 22R5240 Parts 20 TO 33; 79 TO 82, and Stephen Con 3 Pt Lots 6 and; 7 RP 22R5240 Parts 37 TO 49; and 91 Stephen Ward. The subject lands are currently zoned Village Industrial Special Provisions (VM1-1 and VM1-2) and Institutional Special Provisions (I1-1) which permit a range of industrial uses and establishments. The applicant wishes to construct a future industrial building on this site as an expansion of the existing industrial operation and has requested a number of site specific zone provisions to construct the proposed building. This by-law enacts the following site specific special provisions:

1. Relief from Section 20.4.6 to permit rear yard abutting the rear property line of 3.3 metres when 7.5 metres is required.
2. Relief from Section 20.4.6 to permit rear yard abutting the west side of flanking street Canada Avenue of 0 metres when 7.5 meters is required.
3. Relief from Section 20.4.4 to permit a side yard abutting the south side of flanking street Canada Avenue of 0 metres when 4.5 metres is required.
4. Relief from Section 20.4.4 to permit a side yard abutting the southeast side of flanking street Canada Avenue of 1.4 metres when 4.5 metres is required.
5. Relief from Section 20.7.1.1 to exempt site from required minimum distance between buildings. The required minimum under the current zone is 9 metres; the applicant wishes to remove this provision.
6. Relief from Section 20.4.3 to permit front yard of 2 metres when 5 metres is required.
7. Relief from Section 20.5 to permit a building height of 20 metres when 12 metres is the permitted maximum.
8. Relief from Section 20.4.7 to permit lot coverage of 75% when 40% is the permitted maximum.
9. Relief from Section 3.11.3 to permit height of accessory structures of 12 metres when 6 metres is the permitted maximum.
10. Relief from Section 3.12.1 to recognize one (1) parking space for each 140 sq. metres or fraction thereof of building on the lot for an Industrial Use when the by-law currently requires one (1) parking space for each ninety (90) sq. metres or fraction thereof of building on the lot.

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen. 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 #36- 2018
Corporation Of The Municipality Of South Huron

Schedule 'A'
STEPHEN WARD
Location Map

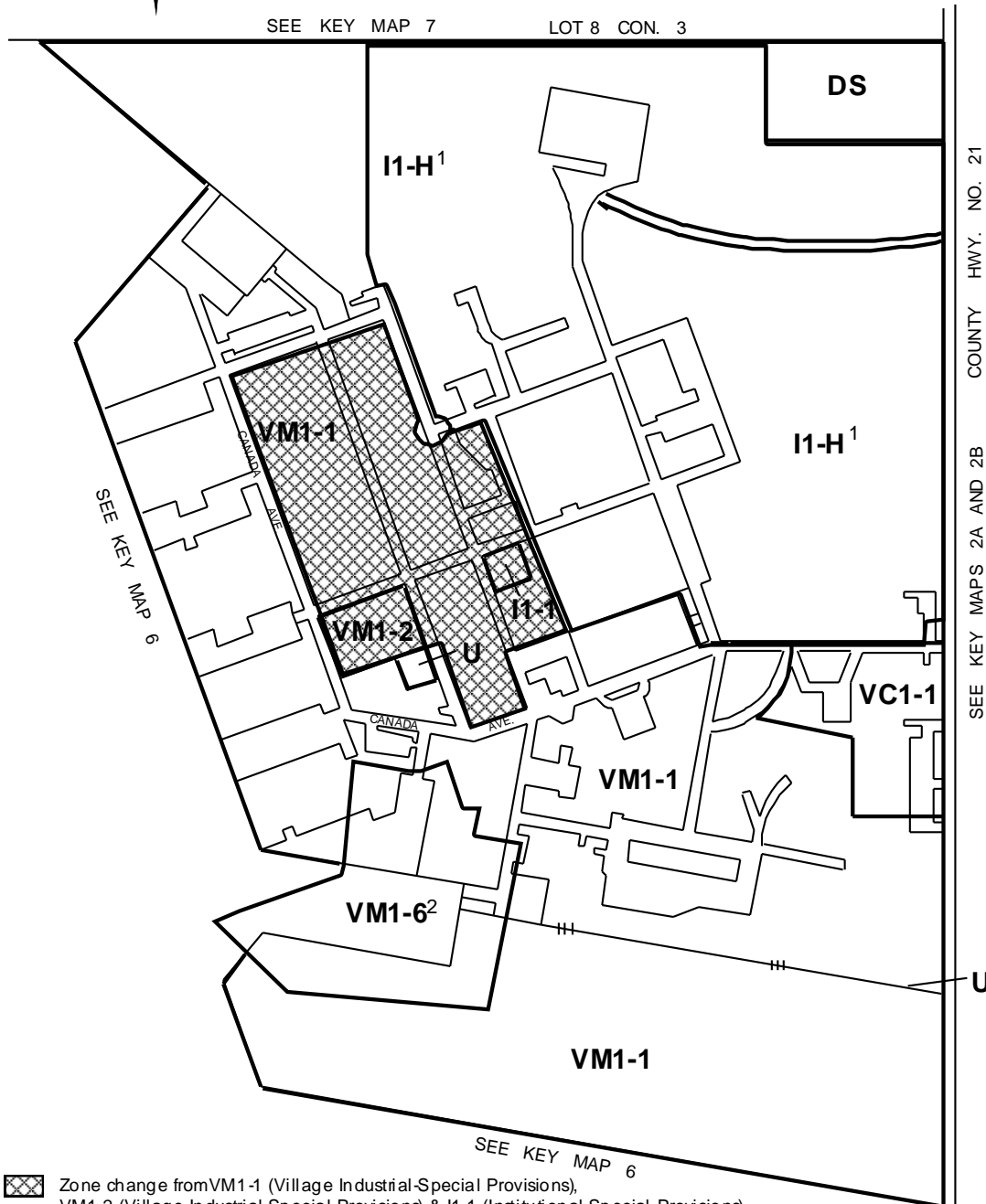



Property to which this
zoning by-law amendment
applies.

**Schedule "C" – Showing the Area Subject to the Amendment
Corporation Of The Municipality Of South Huron
By-Law #36-2018**



SCHEDULE "A"
KEY MAP 2C
TOWNSHIP OF STEPHEN



 Zone change from VM1-1 (Village Industrial-Special Provisions),
VM1-2 (Village Industrial-Special Provisions) & I1-1 (Institutional Special Provisions)
to VM1-7 (Village Industrial-Special Provisions)

1 AMENDED BY BY-LAW 13-2007
2 AMENDED BY BY-LAW 32-2015