



## **The Corporation Of The Municipality Of South Huron**

### **By-Law #43- 2018**

#### **To amend By-Law #12-84, being the Zoning By-Law for the former Township of Stephen for lands known as Concession 6, Lot 17, Stephen Ward, Municipality of South Huron to permit the temporary use of a garden suite.**

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

And whereas Council of the Corporation of the Municipality of South Huron considers it appropriate to pass a temporary use by-law as a temporary amendment to Zoning By-law 12-1984, 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 the lands legally described as Concession 6, Lot 17, Stephen Ward (70518 Parr Line) identified on Key Maps, identified on Schedule "C", attached hereto and forming an integral part of this by-law.
2. That the purpose and effect of this amendment, identified as Schedule "A", attached hereto, forms an integral part of this by-law.
3. That the Township of Stephen Location Map, identified as Schedule "B", attached hereto, forms an integral part of this by-law.
4. That the temporary use permitted by this by-law is as follows:

*Notwithstanding any provisions of Section 7.2 of this By-law to the contrary, a garden suite, in the form of a mobile home, shall be permitted as secondary housing on the property described as Concession 6, Lot 17, Stephen Ward, Municipality of South Huron (70518 Parr Line) for a period of twenty years from the day of passing of this By-law. All other applicable provisions of By-law 12-1984 shall apply.*

5. That the temporary use authorized by this by-law shall be in effect for a period of up to twenty (20) years from the day of passing of the passing of this by-law.
6. Council of the Corporation of the Municipality may by by-law grant further periods of not more than three (3) years each, during which the temporary use set out in paragraph #4 of this by-law is authorized.

7. Key Map 13 shall be amended to indicate that there is a temporary use By-law in effect on the property described in paragraph #1. Upon expiry of the temporary use By-law, Key Map 13 shall be amended to note the expiry of the temporary use By-law.
8. Upon the expiry of the time period, during which the authorization of the temporary use described in paragraph #4 is in effect, Section 34(9)(a) of the Planning Act, RSO 1990, does not apply so as to permit the continued use of the land, building or structures for the temporary use.
9. All other provisions of By-law #12-1984 remain in effect.
10. That this By-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990.

Read a first and second time this 22<sup>nd</sup> day of May, 2018.

Read a third time and finally passed this 22<sup>nd</sup> day of May, 2018.

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Maureen Cole, Mayor

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Rebekah Msuya-Collison, Clerk

## **Schedule “A” to By-Law #43-2018**

### **Corporation Of The Municipality Of South Huron**

By-Law #43-2018 has the following purpose and effect:

The purpose of this by-law is to permit the use of a mobile home (also known as a garden suite) as a temporary use on a 2 hectare property. The mobile home is to be used by the applicants as a form of secondary housing for a relative.

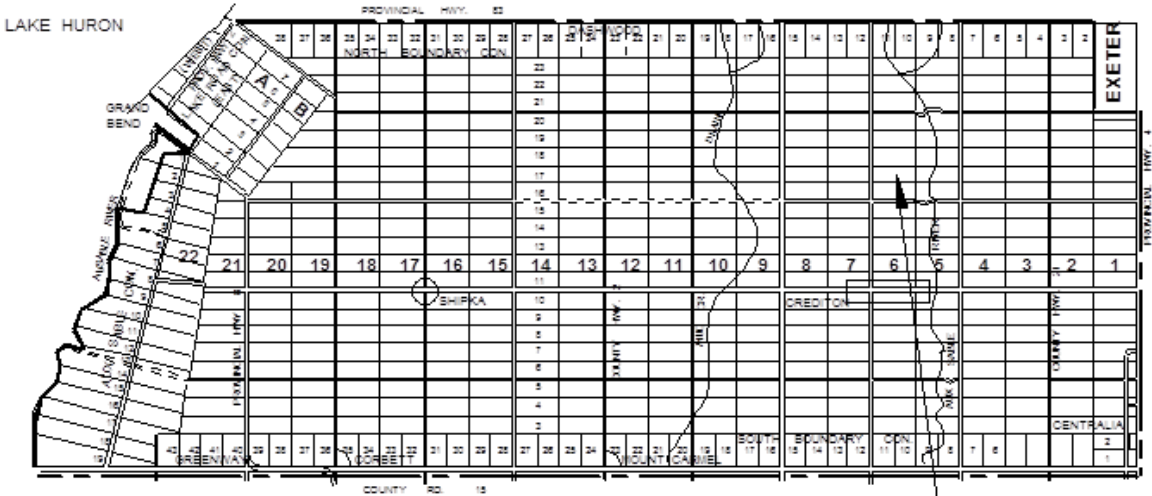
The property is zoned Agricultural Small Holding (AG4) in the former Township of Stephen Zoning By-law and is designated Agriculture in the South Huron Official Plan.

The Temporary Use By-law would allow the mobile home for a period of up to 20 years after which the owner may apply to extend the temporary use for a further 3 years. Council may choose to extend or terminate permission of the temporary use.

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 zoning by-law amendment applies are shown on the following pages.

Schedule "B" to By-Law #43- 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 #43-2018**



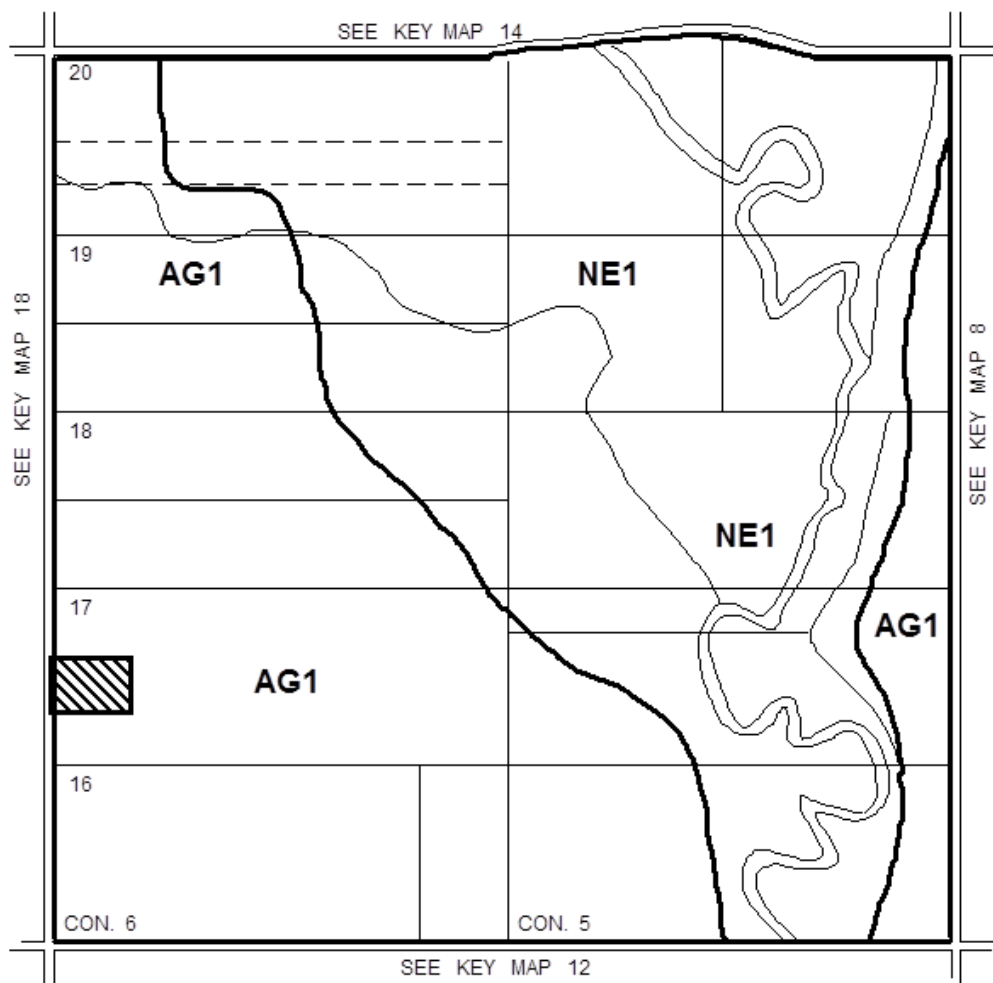
SCHEDULE "A"


**KEY MAP 13**

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET



 **Property to which this Temporary Use By-law applies**