

**CORPORATION OF THE  
MUNICIPALITY OF SOUTH HURON**

**BY-LAW # 50 - 2018**

A BY-LAW OF THE MUNICIPAL CORPORATION OF THE MUNICIPALITY OF SOUTH HURON TO  
AMEND THE SOUTH HURON OFFICIAL PLAN.

Whereas the Municipal Council of the Corporation of the Municipality of South Huron considers it advisable to amend the Municipality of South Huron Official Plan, as amended, of the Corporation of the Municipality of South Huron.

Now therefore, the Council of the Municipality of South Huron, in accordance with the provisions of the Planning Act, RSO 1990, hereby enacts as follows:

1. Amendment No. 13 to the Official Plan of the Municipality of South Huron, consisting of the attached maps, is hereby adopted.
2. The Clerk is hereby authorized and directed to give Notice of Adoption of Official Plan Amendment No. 13 and to make application to the Council of the Corporation of the County of Huron for the approval of Amendment No. 13 to the Official Plan of the Municipality of South Huron.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read a first time and second time this 4<sup>th</sup> day of June, 2018.

Read a third time and passed this 4<sup>th</sup> day of June, 2018.

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Maureen Cole, Mayor

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Rebekah Msuya-Collison, ClerkAme

**AMENDMENT NO. 13**

**TO THE OFFICIAL PLAN  
FOR THE  
MUNICIPALITY OF SOUTH HURON**

**AMENDMENT NO. 13**  
**TO THE OFFICIAL PLAN**  
**FOR THE**  
**MUNICIPALITY OF SOUTH HURON**

Affecting the lands described as CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1, in the Township of Stephen as illustrated on the attached schedules in the Municipality of South Huron.

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**Statement of Components**

PART "A" is the preamble to Amendment No. 13 to the Official Plan for the Municipality of South Huron and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART "B" consisting of the text and maps, including Schedules "A" (location) and "B" (maps), constitutes Amendment No. 13 to the Official Plan for the Municipality of South Huron.

PART "C" is the appendix and does not constitute part of this statement. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

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**PART "A"**  
**THE PREAMBLE**

**AMENDMENT NO. 13**  
**TO THE OFFICIAL PLAN**  
**FOR THE**  
**MUNICIPALITY OF SOUTH HURON**

**1. PURPOSE**

The purpose of Official Plan Amendment No. 13 is to amend Schedule H of the Municipality of South Huron Official Plan to re-designate the lands from Community Facility to Highway Commercial.

**2. LOCATION**

The lands affected by this Amendment are known as 34239 Dashwood Road in the Township of Stephen, Municipality of South Huron, County of Huron. The lands are legally recognized as CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1, Township of Stephen, Municipality of South Huron.

The subject lands are approximately 3.48 hectares (8.59 acres) in area; with approximately 250m frontage on Highway 83 (Dashwood Road) and approximately 326m on Gore Road.

**3. BASIS**

The subject lands were formally used for the Grand Bend Patrol Yard for Huron County. There is an existing currently vacant works building. The lands are currently designated for Community Facility and zoned for Institutional uses.

The purpose of this Official Plan Amendment is to amend Schedule H of the Municipality of South Huron Official Plan to re-designate the lands as Highway Commercial, to permit the future development of a commercial use, as well as permitting other site specific Highway Commercial uses.

Studies submitted with the application include a planning justification report and draft preliminary Site Plan. An application to rezone the subject lands from Institutional (I1) to Highway Commercial Special Provisions (HC1-14) is also being considered.

**PART "B"**

**AMENDMENT NO. 13  
TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF SOUTH HURON**

**1. INTRODUCTION**

All of this part of the document entitled Part "B", consisting of the following text, and attached maps, constitutes Amendment No. 13 to the Official Plan for the Municipality of South Huron.

**2. DETAILS OF THE AMENDMENT**

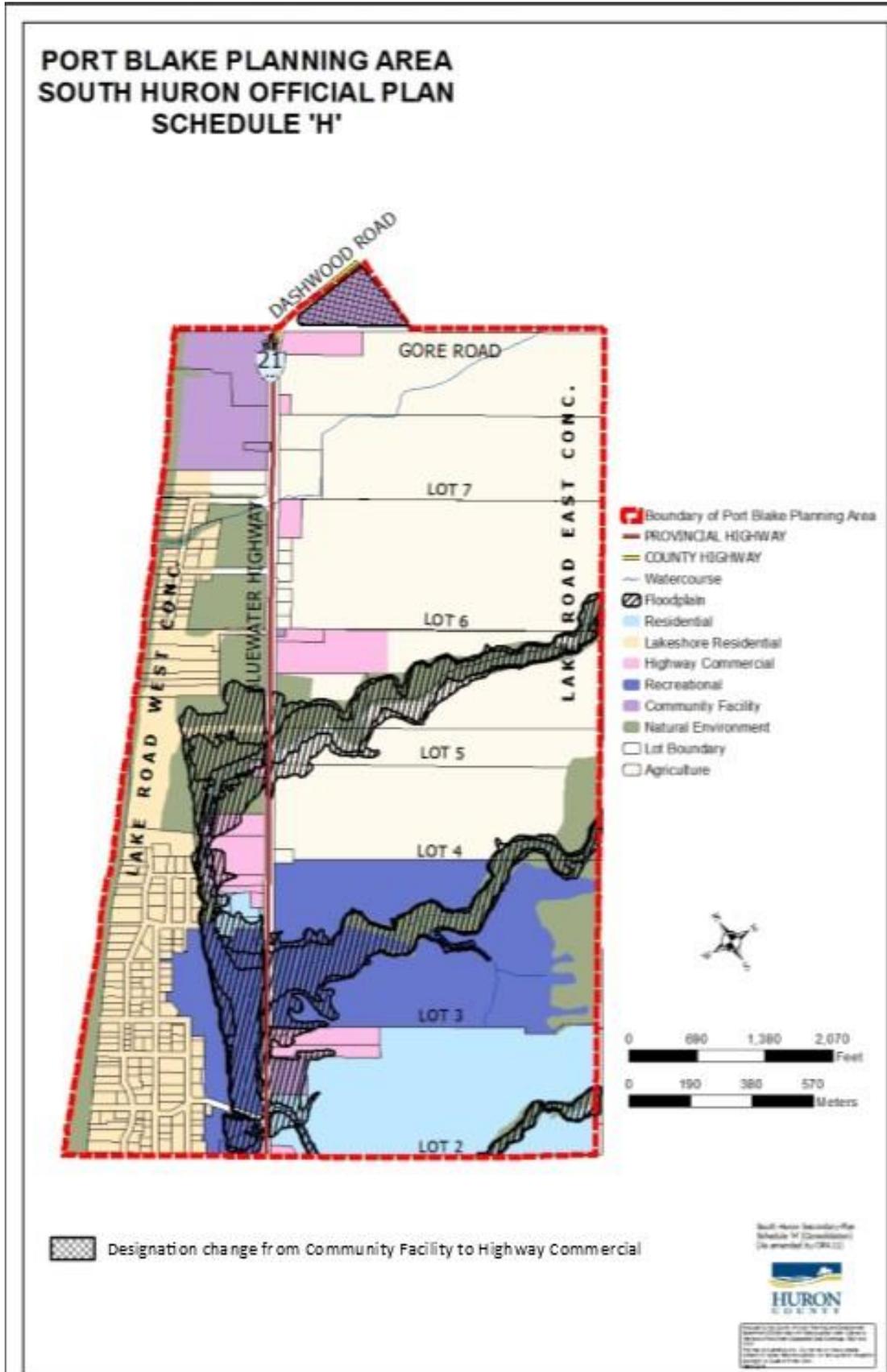
The Official Plan for the Municipality of South Huron is hereby amended as follows:

Schedule H of the Official Plan, as amended, is hereby further amended with respect to lands known as 34239 Dashwood Road; legally known as CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1 , in the Township of Stephen, Municipality of South Huron, County of Huron. These lands shall be designated as Highway Commercial as shown on Schedule "A", attached hereto and forming part of this Amendment.



# SCHEDULE "B"

- Mapping to Implement Official Plan Amendment No. 13 -



**PART "C"**  
**APPENDICES**

The appendices do not form part of Amendment No. 13, but are for information purposes only.

**1. Background**

The proposed Official Plan Amendment and Zoning By-law Amendment would change the land use designation and zoning of the lands known municipally as 34239 Dahswood Road; legally known as CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1, Township of Stephen, Municipality of South Huron; as illustrated in the attached schedule. The subject lands are approximately 3.48 hectares (8.59 acres) in area.

The application proposes to amend the land use designation of the subject lands from Community Facility to Highway Commercial; and to amend the zoning from Institutional (I1) to Highway Commercial Special Provisions (HC1-14). The purpose of the proposed Official Plan and Zoning By-law amendments is to permit the future development of a commercial use as well as permitting site specific Highway Commercial uses.

This by-law amends the Municipality of South Huron Official Plan and Township of Stephen Zoning By-law 12-1984. A Key Map showing the location of the lands is attached as Schedule B.

The Zoning By-law Amendment will not come into force until the Official Plan Amendment (OPA 13) is approved by the County of Huron, in accordance with Section 43(21) of the Planning Act.