



The Corporation of the Municipality of South Huron

By-Law #51- 2018

To amend By-Law #12-84, being the Zoning By-Law for the former Township of Stephen for lands known as CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1, 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 CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1, Stephen Ward, Municipality of South Huron.
2. That By-law 12-1984 is hereby amended by adding Section 22.7.18. HC1-14:

22.7.18.1 In the area zoned HC1-14 the following special provisions shall apply:

22.7.18.1.1 Notwithstanding the provisions of Section 22.1 to the contrary, the area zoned HC1-14 shall include the following additional permitted uses:

- contractor's shop/yard
- commercial storage warehouse (rental units)
- outdoor seasonal sales pavilion including an open outdoor structure where agriculture produce, food items, plants, craft items and other goods are made available for occasional sale to the public.

22.7.18.1.2 Notwithstanding the provisions of Section 3.15 to the contrary, more than one main building is permitted in the HC1-14 zone.

22.7.18.1.3 all other provisions of the By-law shall apply.

3. That By-law 12-1984 is hereby amended by the addition of the following section:

2.40.1 Commercial Storage Warehouse (Rental Units) means an enclosed building used for the storage of household, business and recreational goods on a rental basis; the rental units may be singular or multiple.

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 4th day of June, 2018.

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

Read a third time and finally passed this 13th day of August, 2018.

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #51-2018

Corporation Of The Municipality Of South Huron

By-Law #51-2018 has the following purpose and effect:

This By-law affects the property known municipally as 34239 Dashwood Road, and legally as CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1 Stephen Ward. The subject lands are currently zoned Institutional (I1) which permits a range of uses including a fire hall, hospital, museum, post office etc. The applicant wishes to rezone the subject lands to a Highway Commercial use for a future commercial development. Site Specific provisions have been requested to allow as permitted use a contractor’s shop/yard, commercial storage warehouse (rental units), and an outdoor seasonal sales pavilion including an open outdoor structure where agriculture produce, food items, plants, craft items and other goods for occasional sale to the public.

An application to re-designate the subject lands from Community Facility to Highway Commercial through amendment to the Municipality of South Huron Official Plan is also being considered (OPA #13). This 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 42(21) of the Planning Act.

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 #51- 2018
Corporation Of The Municipality Of South Huron**

**Schedule 'A'
STEPHEN WARD
Location Map**

Property to which this zoning by-law amendment and Official Plan amendment applies.



