



The Corporation Of The Municipality Of South Huron

By-Law #30- 2017

To amend By-Law #012-84, being the Zoning By-Law for the former Township of Stephen for the lands known as Plan 221 Lot 11 Lot 12, 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 Plan 221 Lot 11 Lot 12, Stephen Ward, Municipality of South Huron.
2. That By-Law #12-84 is hereby amended by changing the zone symbol from Village Commercial (VC1) to Village Commercial Special Provisions (VC1-5) on the lands designated 'zone change' on Key Maps, identified as Schedule "C", attached hereto and forming an integral part of this by-law.
3. That By-law #12-84 is hereby amended by adding Section 21.7.5

21.7.5 VC1-5

21.7.5.1 Notwithstanding the provisions of Section 21.1 to the contrary, a low density residential use shall be a permitted use subject to the provisions of Section 14 Village Residential Low Density.

21.7.5.2 Notwithstanding the provisions of Section 21 to the contrary, no parking of transport trucks will be permitted on the property.
4. That the purpose and effect of this amendment, identified as Schedule "A", attached hereto, forms an integral part of this by-law.
5. That the Township of Stephen Location Map, identified as Schedule "B", attached hereto, forms an integral part of this by-law.
6. 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 15th day of May, 2017.

Read a third time and finally passed this 15th day of May, 2017.

Maureen Cole, Mayor

Genevieve Scharback, Clerk

Schedule “A” to By-Law #30-2017
Corporation Of The Municipality Of South Huron

By-Law #30-2017 has the following purpose and effect:

This By-law affects the property known municipally as 145 Centre Street, Dashwood. The legal description of the subject lands is Plan 221 Lot 11 Lot 12, Stephen Ward, Municipality of South Huron.

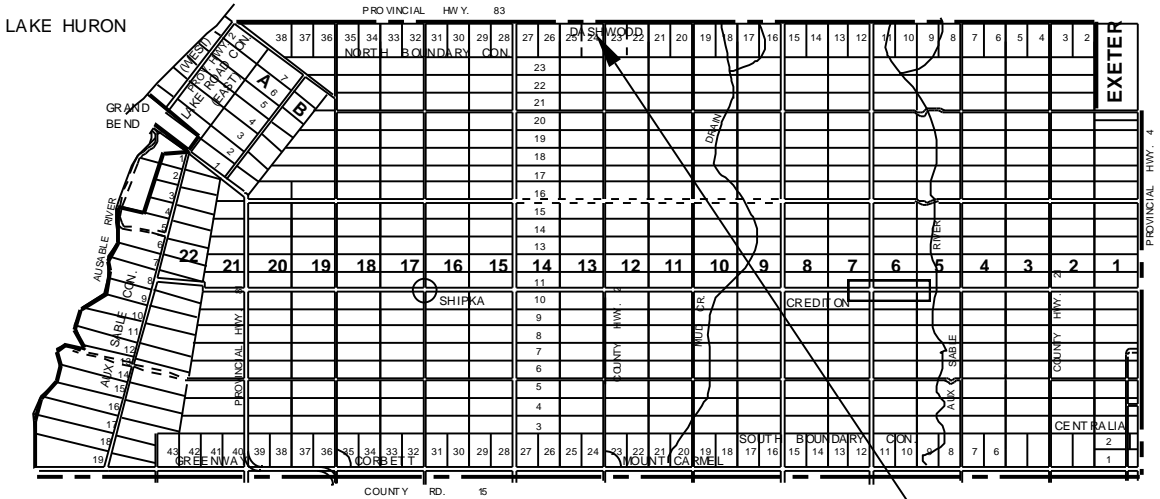
The property contains a building which was previously used as a medical clinic and an office. The property is currently zoned VC1 (Village Commercial) which permits a range of commercial uses.

This rezoning changes the zone on the subject lands from VC1 (Village Commercial) to VC1-5 (Village Commercial Special Provisions) to add low density residential uses as a permitted use on the subject parcel. The zoning by-law amendment also restricts the parking of transport trucks on the subject property.

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 #30- 2017
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 #30-2017**

