



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Housekeeping Amendment (#D14-15/18)
Housekeeping – Lakeshore Residential Mapping
Municipality of South Huron Zoning By-law # 69-2018

This report is submitted to South Huron Council for the Public Meeting on December 17th, 2018.

RECOMMENDATION

That the Municipality of South Huron enact a housekeeping amendment to the South Huron Zoning By-law 69-2018 to correct a mapping issue that affects two properties in the Lakeshore Residential Community, and that the related by-law presented to Council **be approved**.

PURPOSE AND EFFECT

The Municipality of South Huron adopted South Huron Comprehensive Zoning By-law 69-2018 on August 13, 2018. Through the statutory appeal period it was brought to the attention of staff that there was a mapping error on Key Map 1A affecting two properties in the Stephen Ward, Municipality of South Huron. The subject lands affected by this housekeeping amendment are known legally as Plan 126 Lot 37 and Plan 126 Lot 35 Lot 36. The subject Lands are included under the NE2 (Natural Environment Zone 2) mapping Layer; these parcels should be zoned LR1 (Lakeshore Residential). It is proposed through this housekeeping amendment that the zoning on these properties be corrected.

Figure 1: Aerial of Subject Properties. Plan 126 Lot 37 and Plan 126 Lot 35 Lot 36.



Figures 2 and 3. Street view of subject parcels.



COMMENTS

The lands affected under this zoning by-law amendment are designated Lakeshore Residential in the South Huron Official Plan. Lakeshore Residential uses would be permitted on these lands per the policies of the Plan. Under South Huron Zoning By-law 69-2018 Key Map 1A, the affected portion of the subject lands is identified under the Natural Environment (NE2) zone layer. The area under this amendment should be zoned LR1 (Lakeshore Residential) in conformity with the South Huron Official Plan and existing zoning on this parcel of land in the now repealed Township of Stephen Zoning By-law #12-1984. As this correction represents a change in zoning from NE2 to LR1, and related mapping change, this housekeeping amendment was initiated to correct this issue.

On initial review of the proposed housekeeping amendment, staff were in consultation with Ausable Bayfield Conservation Authority regarding the change to LR1 zone, and they had no concerns with this correction of zone. This report has been prepared in advance of the public meeting. At the time of preparation no formal comments were received from the public or agencies. Further comments may arise at the public meeting.

SUMMARY

It is recommended South Huron Council approve this Housekeeping Amendment to the South Huron Zoning By-law 69-2018 to correct the zoning on parcels Plan 126 Lot 37 and Plan 126 Lot 35 Lot 36 to change the zone label from NE2 to LR1, and that the accompanying By-law be approved.

I will be in attendance at the public meeting to answer questions from Council and the public on this zoning by-law amendment.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner