



The Corporation Of The Municipality Of South Huron

By-Law #4- 2019

To amend By-Law #69-2018, being the Zoning By-Law for the Municipality of South Huron for lands known as Part Lot 11, Concession 2, Usborne 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 #69-2018 for the Municipality of South Huron, 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 Part Lot 11, Concession 2, Usborne Ward, Municipality of South Huron.
2. That By-law 69-2018 is hereby amended by adding Section 7.7.30:

7.7.30. AG4-30

7.7.30 Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, permitted uses shall be limited to a single detached dwelling and uses accessory to the permitted uses.

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, accessory uses shall be limited to a bed and breakfast establishment) maximum of 4 guest rooms), a home industry and a home occupation.

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, permitted structures shall be limited to 1 single detached dwelling, buildings and structures for the permitted uses and buildings and structures accessory to the permitted uses.

All other provisions of Zoning By-law 69-2018 shall apply.

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 Municipality of South Huron Zoning By-law Location Map and Zone Map 6, attached hereto as Schedule "B", 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 7th day of January, 2019.

Read a third time and finally passed this day of , 2019.

George Finch, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #4-2019

Corporation Of The Municipality Of South Huron

By-Law #4-2019 has the following purpose and effect:

This By-law affects the property known legally as Part Lot 11 Concession 2, Usborne Ward. The subject lands are currently zoned Recreational Commercial Special Provisions (RC3-1) which permits a golf course and accessory buildings and structures. The purpose of this amendment is to rezone to an Agricultural Small Holding Special Provision Zone (AG4-30) to permit single unit detached dwellings, with permitted accessory buildings and structures, on seven existing lots of record.

An application to re-designate the subject lands from Recreational to Recreational Special Exeter Golf Course Special Policy Area (OPA #14) has also been submitted. This Zoning By-law amendment will not come into force until the Official Plan Amendment (OPA#14) is approved by the County of Huron, in accordance with Section 42(21) of the Planning Act.

This By-law amends Zoning By-law #69-2018 of the Municipality of South Huron. 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 #4- 2019
Corporation Of The Municipality Of South Huron



