



## **The Corporation Of The Municipality Of South Huron**

### **By-Law #19- 2019**

#### **To amend By-Law #69-2018, being the Zoning By-Law for the Municipality of South Huron for lands known as Plan 376 PT Lot 1244 AS RP 22R315 Part 2, Exeter 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 Plan 376 PT Lot 1244 AS RP 22R315 Part 2, Exeter Ward, Municipality of South Huron.
2. That By-law 69-2018 is hereby amended by changing the zone symbol from Community Facility (CF) to Residential – Low Density (R1) and Residential – High Density (R3) on the lands designated 'zone change' on Key Maps, identified as Schedule B, attached hereto and forming an integral part of this by-law. 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, identified as Zone Map 5F, 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 19 day of February, 2019.

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George Finch, Mayor

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Rebekah Msuya-Collison, Clerk

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

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George Finch, Mayor

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Rebekah Msuya-Collison, Clerk

## **Schedule “A” to By-Law #19-2019**

### **Corporation Of The Municipality Of South Huron**

By-Law #18-2019 has the following purpose and effect:

This By-law affects the property known legally as Plan 376 Pt Lot 1244 as RP 22R315 Part 2, Town of Exeter, Municipality of South Huron. The subject lands are currently zoned Community Facility (CF) which permits Community and Civic uses.

The applicant proposes to redevelop a vacant institutional church building and property for future residential uses. The proposal includes the creation of three (3) low density residential building lots and conversion of an existing church building for a future apartment use (seven (7) proposed dwelling units). An Official Plan Amendment, Zoning By-law Amendment, and two (2) consent applications have been submitted to facilitate the proposed development.

The subject lands are currently designated Community Facility in the South Huron Official Plan. The Official Plan amendment proposes to re-designate the subject lands from Community Facility to Residential to permit future residential uses at this site.

The concurrent Zoning By-law amendment proposes a zone change from the existing Community Facility (CF) Zone to a Residential Low Density (R1) Zone and Residential High Density (R3) Zone.

The subject lands are approximately 7,223 square metres in size. Through the concurrent consent application(s) it is proposed that three (3) future residential low density lots are created with frontage on Pryde Boulevard (lands proposed to be rezoned Low Density Residential (R1) Zone). The consent also proposes a retained parcel of land including the existing church which the applicant proposes to redevelop into an apartment building with seven (7) units (lands proposed to be rezoned High Density Residential (R3) Zone).

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 #19- 2019 Corporation Of The Municipality Of South Huron

