

**Corporation Of The  
Municipality Of South Huron**

**By-Law # 3 - 2019**

A By-Law Of The Municipal Corporation Of The Municipality Of South Huron To Amend The South Huron Official Plan.

Whereas the Municipal Council of the Corporation of the Municipality of South Huron considers it advisable to amend the Municipality of South Huron Official Plan, as amended, of the Corporation of the Municipality of South Huron.

Now therefore, the Council of the Municipality of South Huron, in accordance with the provisions of the Planning Act, RSO 1990, hereby enacts as follows:

1. Amendment No. 14 to the Official Plan of the Municipality of South Huron, consisting of the attached maps, is hereby adopted.
2. The Clerk is hereby authorized and directed to give Notice of Adoption of Official Plan Amendment No. 14 and to make application to the Council of the Corporation of the County of Huron for the approval of Amendment No. 14 to the Official Plan of the Municipality of South Huron.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read a first time and second time this 7<sup>th</sup> January, 2019.



George Finch, Mayor



Rebekah Msuya-Collison, Clerk

Read a third time and passed this 2019.

George Finch, Mayor

Rebekah Msuya-Collison, Clerk



**Amendment No. 14**

**To The Official Plan  
For The  
Municipality Of South Huron**

**Amendment No. 14**  
**To The Official Plan**  
**For The**  
**Municipality Of South Huron**

Affecting the lands described as Part Lot 11, Concession 2, Usborne Ward as illustrated on the attached schedules in the Municipality of South Huron.

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**Statement of Components**

PART "A" is the preamble to Amendment No. 14 to the Official Plan for the Municipality of South Huron and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART "B" consisting of the text and maps, including Schedules "A" (location) and "B" (maps), constitutes Amendment No. 14 to the Official Plan for the Municipality of South Huron.

PART "C" is the appendix and does not constitute part of this statement. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

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**Part "A"**  
**The Preamble**

**Amendment No. 14**  
**To The Official Plan**  
**For The**  
**Municipality Of South Huron**

**1. PURPOSE**

The purpose of Official Plan Amendment No. 14 is to amend Schedule B2 of the Municipality of South Huron Official Plan to re-designate the lands from Recreational to Recreational Exeter Golf Course Special Policy Area.

**2. LOCATION**

The lands affected by this Amendment are legally known as Part Lot 11, Concession 2, Usborne Ward, Municipality of South Huron.

The subject lands include 7 lots of record. Six of the seven lots (Parts 33 to 38) each comprise an area of 2,322.5 square metres; approximate frontage of 38.1 metres; and a depth of 61.0 metres. The seventh lot (Part 39) has an area of 2,606 square metres, with an approximate frontage of 42.8 metres; and a depth of 61.0 metres. All lots front onto Morrison Line.

**3. BASIS**

The subject lands are currently vacant. The lands are currently designated Recreational and zoned for Recreational Commercial Special Provisions to permit the existing golf course use.

The purpose of this Official Plan Amendment is to amend Schedule B2 of the Municipality of South Huron Official Plan to re-designate the lands as Recreational Exeter Golf Course Special Policy Area, to permit future development of seven single residential dwelling.

Studies submitted with the application include a planning justification report, On-site Sewage Servicing analysis, and an analysis of well yield potential. An application to rezone the subject lands from Recreational Commercial Special Provisions (RC3-1) to Agricultural Small Holding Special Provisions (AG4-30) is also being considered.

## **Part "B"**

### **Amendment No. 14 To The Official Plan For The Municipality Of South Huron**

#### **1. Introduction**

All of this part of the document entitled Part "B", consisting of the following text, and attached maps, constitutes Amendment No. 14 to the Official Plan for the Municipality of South Huron.

#### **2. Details Of The Amendment**

The Official Plan for the Municipality of South Huron is hereby amended as follows:

Schedule B2 of the Official Plan, as amended, is hereby further amended with respect to lands known as Lot 11, Concession 2, Usborne Ward, Municipality of South Huron, County of Huron. These lands shall be designated as Recreational Exeter Golf Course Special Policy Area as shown on Schedule "A", attached hereto and forming part of this Amendment.

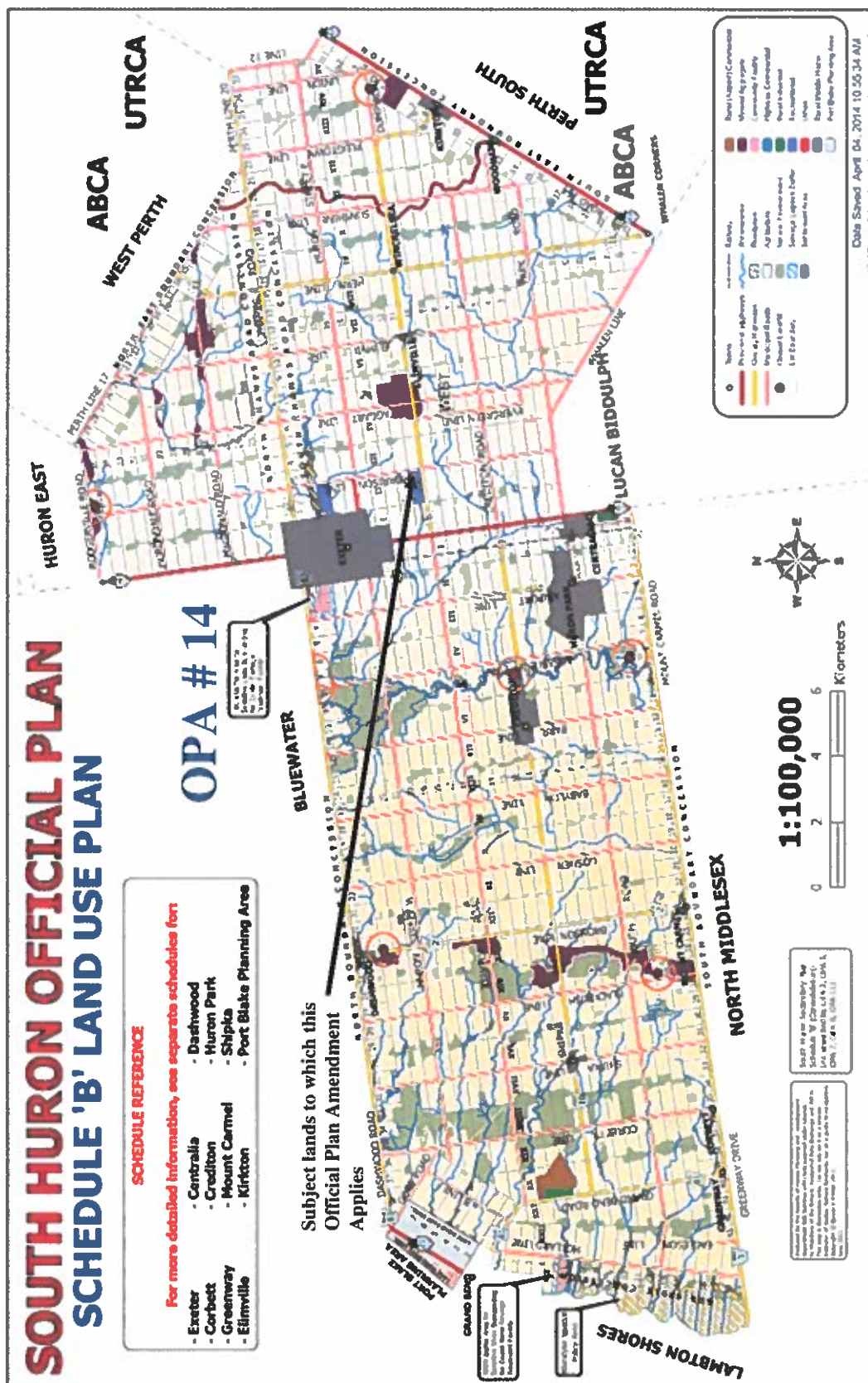
The Official Plan for the Municipality of South Huron is hereby further amended as follows:

Section 10.0 Recreational is amended by the addition of the following subsection:

#### **10.8 Recreational Exeter Golf Course Special Policy Area**

Notwithstanding the policies of Section 10.0 to the contrary, lands comprising seven lots of record located in part of Lot 11, Concession 2 (Parts 33 through Part 39 inclusive, Plan RD No. 52) as shown on Schedule 'B' Land Use Plan and Schedule 'B2' Land Use Plan Usborne Ward, may be used for residential purposes and accessory uses as more specifically set out in the Zoning By-law.

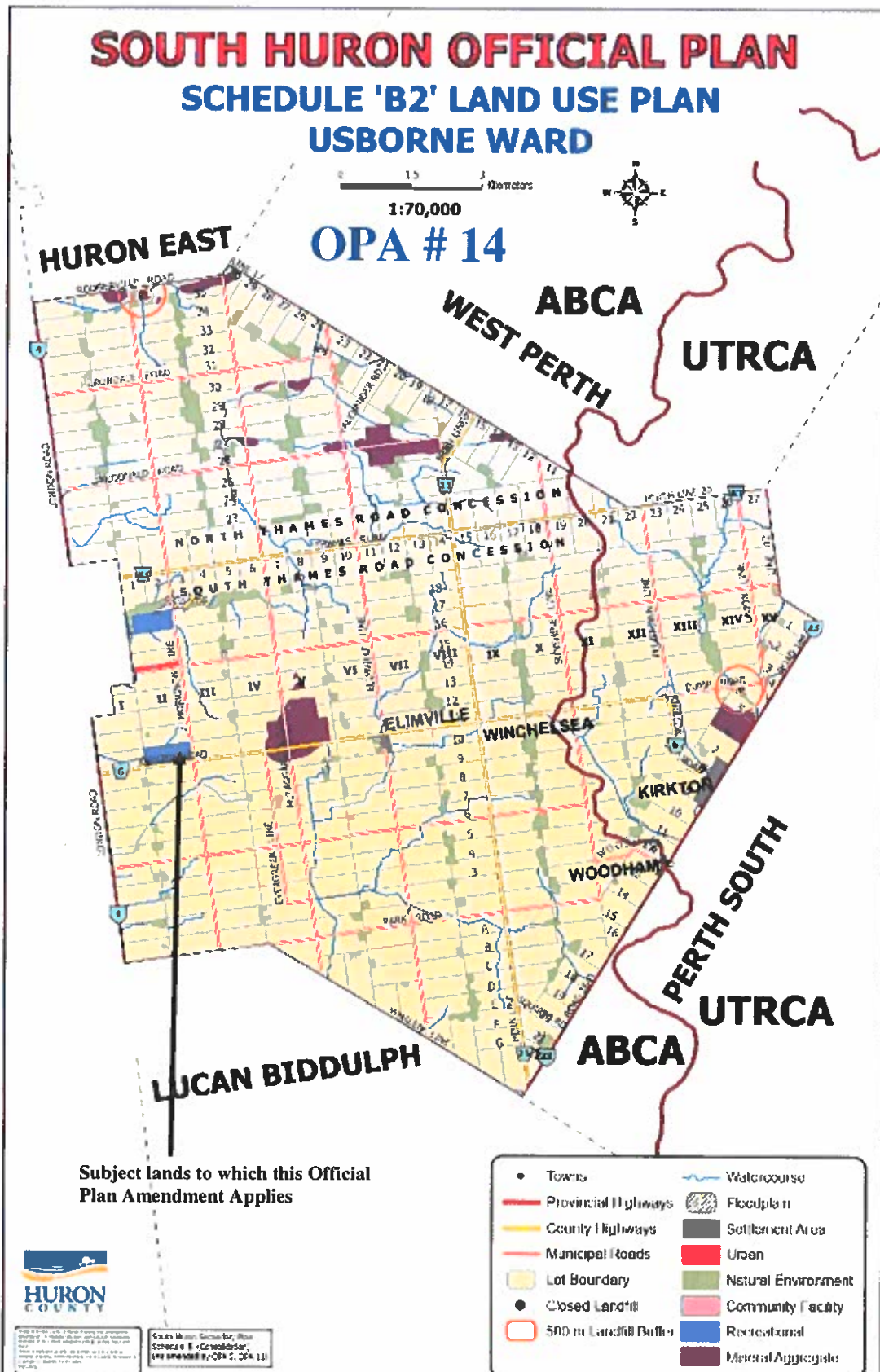
**- Mapping to Implement Official Plan Amendment No. 14 -**





## Schedule "B"

- Mapping to Implement Official Plan Amendment No. 14 -





## **Part "C"**

### **Appendices**

The appendices do not form part of Amendment No. 14, but are for information purposes only.

#### **1. Background**

The proposed Official Plan Amendment and Zoning By-law Amendment would change the land use designation and zoning of the lands known legally as Lot 11, Concession 2, Township of Usborne, Municipality of South Huron; as illustrated in the attached schedule. The subject lands include seven lots of record (Parts 33 through Part 39 inclusive, Plan RD No. 52).

The application proposes to amend the land use designation of the subject lands from Recreational to Recreational Golf Course Special Policy Area; and to amend the zoning from Recreational Commercial Special Provisions (RC3-1) to Agricultural Small Holding Special Provisions (AG4-30). The purpose of the proposed Official Plan and Zoning By-law amendment is to permit future development of seven single residential dwellings.

This by-law amends the Municipality of South Huron Official Plan. A Key Map showing the location of the lands is attached as Schedule B.

The 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 43(21) of the Planning Act.

