



The Corporation Of The Municipality Of South Huron

By-Law #64- 2019

To amend By-Law #69-2018, being the Zoning By-Law for the Municipality of South Huron for lands known as PLAN 376 LOT 1303, PT LOT 1302, AS RP 22R799 PART 5 TO PART 8 SUBJT TO ROW; PLAN 376 LOT 1337 PT LOT, 1338 AS RP 22R799 PART 15, PART 16 SUBJT TO ROW; PLAN 376 PT LOT 1338 AS RP, 22R 799 PART 13, 14 SUBJT TO ROW; PLAN 376 PT LOT 1339 AS RP, 22R799 PART 11 PART 12 SUBJT TO ROW; PLAN 376 LOT 1340 PT LOT, 1339 AS RP 22R799 PART 9, PART 10 SUBJT TO ROW, 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, 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 LOT 1303, PT LOT 1302, AS RP 22R799 PART 5 TO PART 8 SUBJT TO ROW; PLAN 376 LOT 1337 PT LOT, 1338 AS RP 22R799 PART 15, PART 16 SUBJT TO ROW; PLAN 376 PT LOT 1338 AS RP, 22R 799 PART 13, 14 SUBJT TO ROW; PLAN 376 PT LOT 1339 AS RP, 22R799 PART 11 PART 12 SUBJT TO ROW; PLAN 376 LOT 1340 PT LOT, 1339 AS RP 22R799 PART 9, PART 10 SUBJT TO ROW Exeter Ward, Municipality of South Huron

2. That By-Law #69-2018 is hereby amended by adding Section R3-11:

21.9.11 R3-11

Notwithstanding the provisions of Section 21.4 to the contrary, the following provisions shall apply to the lands zoned R3-11:

- a) Lands zoned R3-11 are permitted a minimum interior unit property frontage for each dwelling unit of 5.79 metres
 - b) Lands zoned R3-11 are permitted a minimum exterior unit property frontage for each dwelling unit of 8.97 metres.
 - c) The requirement for a difference between front yards of adjoining units does not apply on lands zoned R3-11.
 - d) All other provisions of this By-law 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.
 5. That the South Huron Zoning By-law 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 12th day of August, 2019.

Read a third time and finally passed this 12th day of August, 2019.

George Finch, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #64-2019
Corporation Of The Municipality Of South Huron

By-Law #64-2019 has the following purpose and effect:

This By-law affects the properties known legally and municipally as follows:

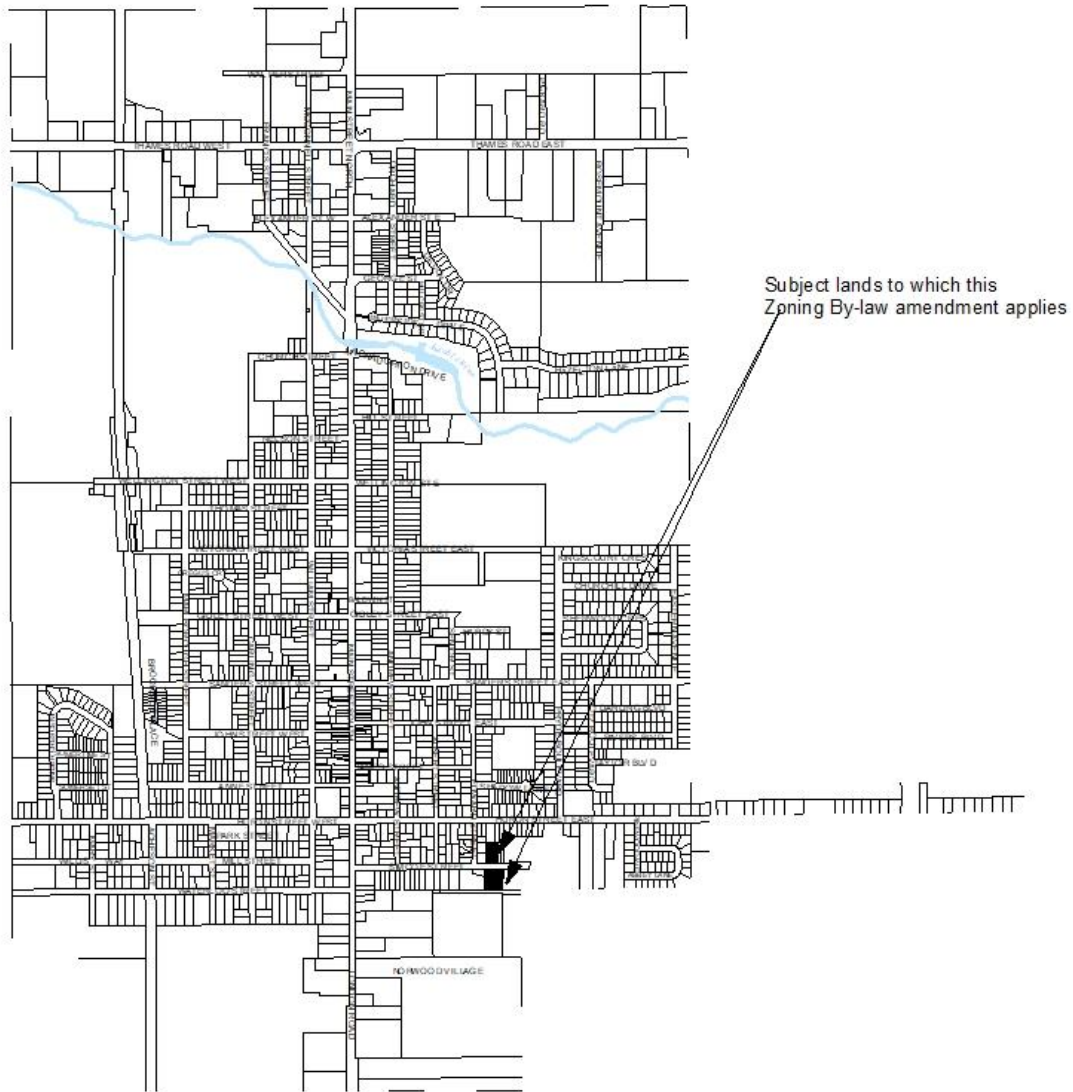
- PLAN 376 LOT 1303, PT LOT 1302, AS RP 22R799 PART 5 TO PART 8 SUBJT TO ROW (132-138 Simcoe Street);
- PLAN 376 LOT 1337 PT LOT, 1338 AS RP 22R799 PART 15, PART 16 SUBJT TO ROW (133-135 Simcoe Street);
- PLAN 376 PT LOT 1338 AS RP, 22R 799 PART 13, 14 SUBJT TO ROW (137-139 Simcoe Street);
- PLAN 376 PT LOT 1339 AS RP, 22R799 PART 11 PART 12 SUBJT TO ROW (141-143 Simcoe Street);
- PLAN 376 LOT 1340 PT LOT, 1339 AS RP 22R799 PART 9, PART 10 SUBJT TO ROW (145-47 Simcoe Street).

The subject lands are zoned R3 (Residential High Density) in the South Huron Comprehensive Zoning By-law 69-2018. The applicant intends to apply for a Part Lot Control application through the County of Huron to allow the units on the lots to be divided into conveyable parcels for sale. In requesting Part Lot Control the parcels must comply with zoning provisions. In this case the existing parcels do not meet certain R3 zone provisions for multiple attached dwellings; a Zoning By-law Amendment application must be submitted to address such deficiencies prior to submission for Part Lot Control. Under this Zoning By-law Amendment application, the applicant is requesting a site specific zone to recognize deficient lot frontages. The amendment recognizes an existing interior unit lot frontage of 5.79 metres when 8 metres is required and an end unit lot frontage of 8.97 metres when 11 metres is required. The existing lots also do not meet requirements for a difference between front yards of adjoining units for multiple attached dwellings; the requested site specific zone also provides exemption from this deficiency.

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 #64- 2019
Corporation Of The Municipality Of South Huron
Showing the Area Subject to the Amendment**

**Exeter
Location Map
South Huron**



Produced by the County of Huron GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABCA, SVCA, UTRCA and MNR&F. Orthoimagery flown in 2015.
This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation.
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