



The Corporation Of The Municipality Of South Huron

By-Law #65- 2019

To amend By-Law #69-2018, being the Zoning By-Law for the Municipality of South Huron for lands known as Plan 130 Lot 56, Stephen 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 130 Lot 56, Stephen Ward, Municipality of South Huron.
2. That By-Law #69-2018 is hereby amended by adding Section 19.8.6:

19.8.16 R1-16

Notwithstanding the provisions of Section 19.4 to the contrary a minimum front yard setback of 4.75 metres is permitted for a single detached residential dwelling under the R1-16 zone.

Notwithstanding the General Provisions of Section 3.26.12 to the contrary parking is permitted in the exterior side yard for a single detached residential dwelling under the R1-16 zone.

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 #65-2019
Corporation Of The Municipality Of South Huron

By-Law #65-2019 has the following purpose and effect:

This By-law affects the property known legally as Plan 130 Lot 56 and municipally as 127 Main Street Dashwood. The subject lands are zoned CF (Community Facility) in the South Huron Comprehensive Zoning By-law 69-2018. The applicant intends to convert the existing church structure for residential purposes for a future single residential dwelling unit. The applicant is proposing a zone change from CF to R1-16 (Residential Low Density Special Provisions) to recognize a residential use at this parcel. The zoning by-law amendment application seeks a site specific zone to recognize a deficient front yard setback to the existing structure from the minimum R1 zone requirements, and also seeks to permit parking in the existing parking area on the exterior side yard when parking is permitted only in the rear and or interior side yard for residential uses per General Provisions of the South Huron Zoning By-law.

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.

Location Map

Amendments

Revision Date: July 17, 2019

Municipality of South Huron Zoning By-Law Location Map

Subject Property

Municipality of Huron East

Municipality of Bluewater

0 4 8

Kilometers

1:115,000

1 cm = 1 km

N

E

W

S

Municipal Boundary

Lake Huron

