The Corporation of the Municipality of South Huron

By-Law #3-2020

Being a By-Law to amend By-Law #69-2018, being the Zoning By-Law for the Municipality of South Huron for lands known as Concession 1, Lots 90, 91, 146 and 147, 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 Concession 1, Lots 90, 91, 146 and 147, Exeter Ward, Municipality of South Huron.

2. That By-Law #69-2018 is hereby amended by adding Section 31.6.8:

31.6.8 CF-8
Notwithstanding the provisions of Section 31.3 to the contrary, the maximum zone coverage shall be 45%. The provisions of Section 3.26 (Parking Requirements) and 3.28 (Planting Strip) shall not apply to a permitted CF use on the subject lands. 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.

4. That the South Huron Zoning By-law Location Map, identified as Schedule “B”, 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 13th day of January, 2020.

Read a third time and finally passed this 13th day of January, 2020.

George Finch, Mayor
Rebekah Msuya-Collison, Clerk
Schedule “A” to By-Law #3-2019 – to amend By-Law 69-2018

By-Law #3-2020 has the following purpose and effect:

This By-law affects the property known legally as Concession 1, Lots 90, 91, 146 and 147, Exeter Ward, and municipally as 264 Main Street South and 267 Andrew Street, Exeter.

The subject lands are zoned CF (Community Facility) in the South Huron Comprehensive Zoning By-law 69-2018. The applicant intends to maintain the existing use of the church and sell the rectory as a residential dwelling. The applicant is proposing a zone change for the east portion of the subject lands from CF to R1-1 (Residential Low Density Special Provisions) to allow the rectory to be sold as a single detached dwelling with the same zone provisions as other nearby residential properties, and the west portion to CF-8 to permit the continued lack of on-site parking or a planting strip for the church and allow an increased lot coverage of 45% from the current maximum of 40%.

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 #3-2020 – to Amend By-Law 69-2018

Showing the Area Subject to the Amendment