



## The Corporation of the Municipality of South Huron

### By-Law #74- 2017

**To amend By-Law #030-78, being the Zoning By-Law for the former Town of Exeter for the lands known as Plan 376, Lot 281, Part Lot 280, 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 #30-78, of the former Town of Exeter, 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 Lot 281 PT Lot 280, Exeter Ward, Municipality of South Huron
2. That By-law #30-1978 is hereby amended by removing Section 4.4.20 R3-16 Zone Provisions in their entirety and replacing with the following:

#### 4.4.20. R3-16

The following zone provisions shall apply to the lands zoned R3-16:

4.4.20.1. Notwithstanding Section 4.4.2.1., the minimum lot area in the R3-16 zone shall be 3,425 square metres for an apartment building that includes a maximum of 24 units.

4.4.20.2. Notwithstanding Section 3.14 the minimum number of parking spaces required in the R3-16 zone is 29.

4.4.20.3. Notwithstanding Section 4.4.2.13.b) the minimum yard abutting an Institutional Zone shall not be less than 6.35 metres.

4.4.20.4. Notwithstanding Section 3.14.4., a parking space shall have a minimum width of 2.7 metres.

4.4.20.5. All other provisions of By-law #30-1978 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 Town of Exeter 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 4<sup>th</sup> day of December, 2017.

Read a third time and finally passed this 4<sup>th</sup> day of December, 2017.

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Maureen Cole, Mayor

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Genevieve Scharback, Clerk

**Schedule “A” to By-Law #74-2017**  
**Corporation of the Municipality of South Huron**

By-Law #74-2017 has the following purpose and effect:

This Zoning By-law amendment application changes special provisions under the Exeter Zoning By-law on the property known municipally as 500 Acheson Street, Exeter Ward, Municipality of South Huron. The property is 0.34 hectares (3,425 square metres) and is designated Residential and zoned High Density Residential Special Provisions (R3-16).

This Zoning By-law amendment changes the special provisions under the R3-16 zone to permit the following:

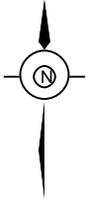
- A total of 24 units when the R3-16 zone currently permits a maximum of 23 units
- A reduction in the required number of parking spaces from 30 to 29
- A reduction in the minimum lot area requirement based on 24 units from 4,950 square metres to 3,425 square metres

The Zoning By-law amendment also recognizes existing provisions in the R3-16 zone for minimum yard abutting an Institutional zone of 6.35 metres when 8 metres is required, as well as a reduction in the minimum parking space width from 3 metres to 2.7 metres for parking spaces on this property.

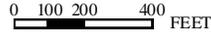
This By-law amends Zoning By-law 30-1978, of the former Town of Exeter. Maps showing the general location of the lands to which this Zoning By-law amendment applies are shown on the following pages.



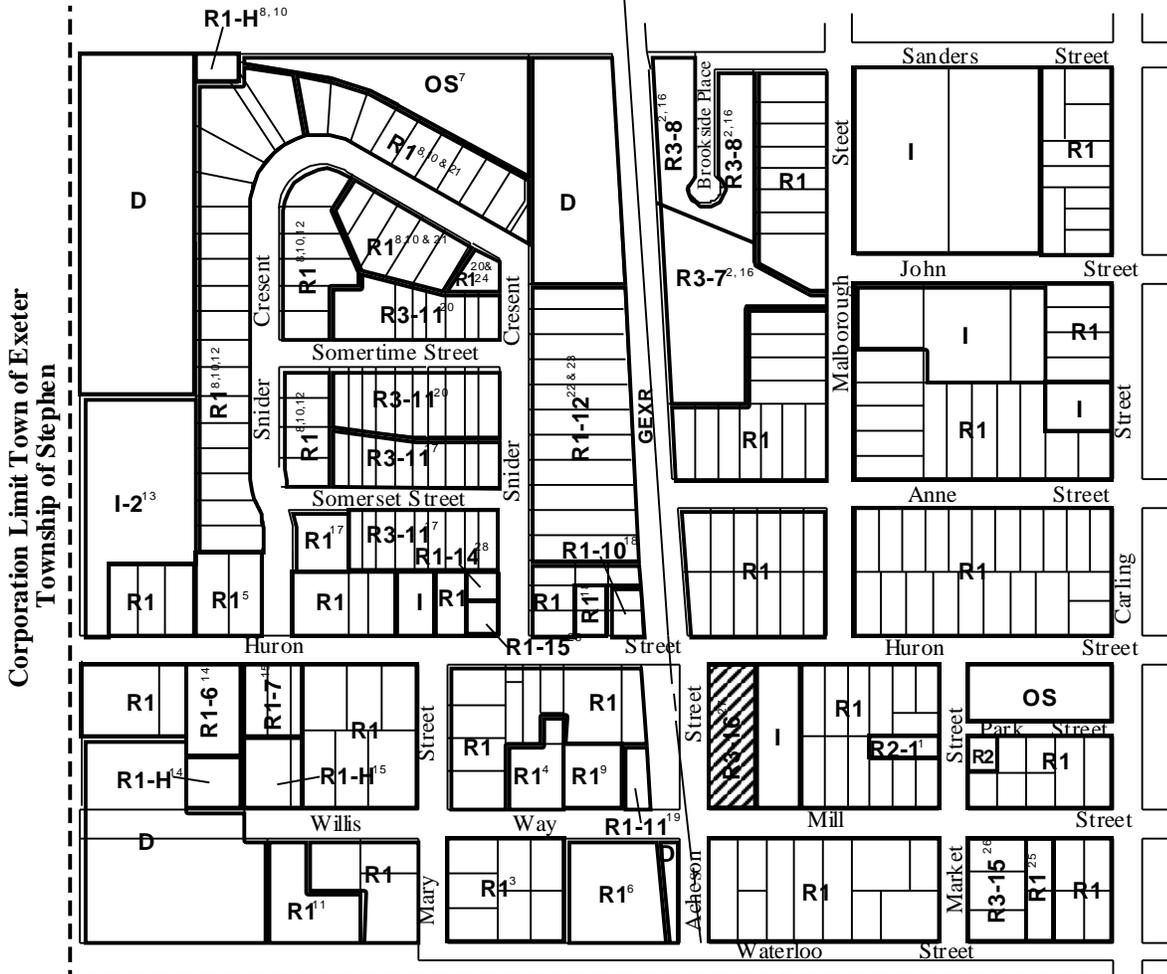
**Schedule "C" – Showing the Area Subject to the Amendment  
Corporation Of The Municipality Of South Huron  
By-Law #74-2017**



SCHEDULE 'A'  
**KEY MAP 3**  
TOWN OF EXETER



See Key Map 6



See Key Map 2

Corporation Limit Town of Exeter  
Township of Stephen

**Zone change from R3-16 (Residential High Density-Special Provisions) to R1-16 (Residential High Density-Special Provisions)**

- |                              |                               |
|------------------------------|-------------------------------|
| 1 AMENDED BY BY-LAW 27-1986  | 24 AMENDED BY BY-LAW 87-2008  |
| 2 AMENDED BY BY-LAW 52-1987  | 25 AMENDED BY BY-LAW 100-2010 |
| 3 AMENDED BY BY-LAW 16-1988  | 26 AMENDED BY BY-LAW 47-2012  |
| 4 AMENDED BY BY-LAW 22-1988  | 27 AMENDED BY BY-LAW 88-2013  |
| 5 AMENDED BY BY-LAW 04-1989  | 28 AMENDED BY BY-LAW 04-2016  |
| 6 AMENDED BY BY-LAW 35-1989  |                               |
| 7 AMENDED BY BY-LAW 48-1991  |                               |
| 8 AMENDED BY BY-LAW 49-1991  |                               |
| 9 AMENDED BY BY-LAW 06-1992  |                               |
| 10 AMENDED BY BY-LAW 13-1992 |                               |
| 11 AMENDED BY BY-LAW 27-1992 |                               |
| 12 AMENDED BY BY-LAW 01-1994 |                               |
| 13 AMENDED BY BY-LAW 07-1994 |                               |
| 14 AMENDED BY BY-LAW 34-1996 |                               |
| 15 AMENDED BY BY-LAW 22-1997 |                               |
| 16 AMENDED BY BY-LAW 02-1998 |                               |
| 17 AMENDED BY BY-LAW 09-2000 |                               |
| 18 AMENDED BY BY-LAW 29-2002 |                               |
| 19 AMENDED BY BY-LAW 07-2004 |                               |
| 20 AMENDED BY BY-LAW 14-2004 |                               |
| 21 AMENDED BY BY-LAW 53-2004 |                               |
| 22 AMENDED BY BY-LAW 20-2007 |                               |
| 23 AMENDED BY BY-LAW 52-2007 |                               |