

The Corporation of the Municipality of South Huron

By-Law #39-2021

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 Lot 6 and Part Lot 7, Concession 2, 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 for the Municipality of South Huron, 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 Lot 6 and Part Lot 7, Concession 2, Stephen Ward, Municipality of South Huron.
2. That By-law 69-2018 is hereby amended the addition of Section 19.8.19 with the following:

19.8.19 R1-19

In the area zoned R1-19, the following special provisions apply:

- Section 3.21 (Existing Non-Complying Properties) applies to the lot/block as it existed on the day of the adoption of By-law 39-2021.
- Section 3.20 (Legal Non Complying) applies to the structure as it existed on the day of the adoption of By-law 39-2021.
- Where a lot/block zoned R1-19 is further subdivided, any non-complying lot depth is deemed to comply.
- The minimum distance setbacks between a parking area and driveway as stated in Section 3.26.15.5. do not apply.

3. That By-law 69-2018 is hereby amended by the addition of Section 19.8.20 with the following:

19.8.20 R1-20

In the area zoned, R1-20, a single detached dwelling is permitted subject to the requirements of the R1 zone. Section 3.37 (Setbacks from Lanes and Easements) does not apply to the sanitary sewer easement on the east side of the subject parcel.

4. 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 Municipality of South Huron Zoning By-law Location Map, identified as Schedule B, attached hereto, forms an integral part of this by-law.

6. That the Municipality of South Huron Zoning By-law Zone Map 4B, identified as Schedule C, attached hereto, forms an integral part of this by-law.
7. That this By-Law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act, 1990*.

Read a first time and second time this 7th day of June, 2021.

George Finch, Mayor

Rebekah Msuya-Collison, Clerk

Read a third time and finally passed this 20th day of September, 2021.

George Finch, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #39-2021 – to amend By-Law 69-2018

By-Law #39-2021 has the following purpose and effect:

This By-law affects the property legally described as Lot 6 and Part Lot 7, Concession 2, Stephen Ward, Municipality of South Huron, known municipally as Huron Park. See attached maps for location and details.

The applicant proposes to rezone the subject lands in combination with a Plan of Subdivision application. The re-zoning will recognize the new lot fabric and relationship between the existing dwellings and new lot lines.

The application will amend the zoning as follows:

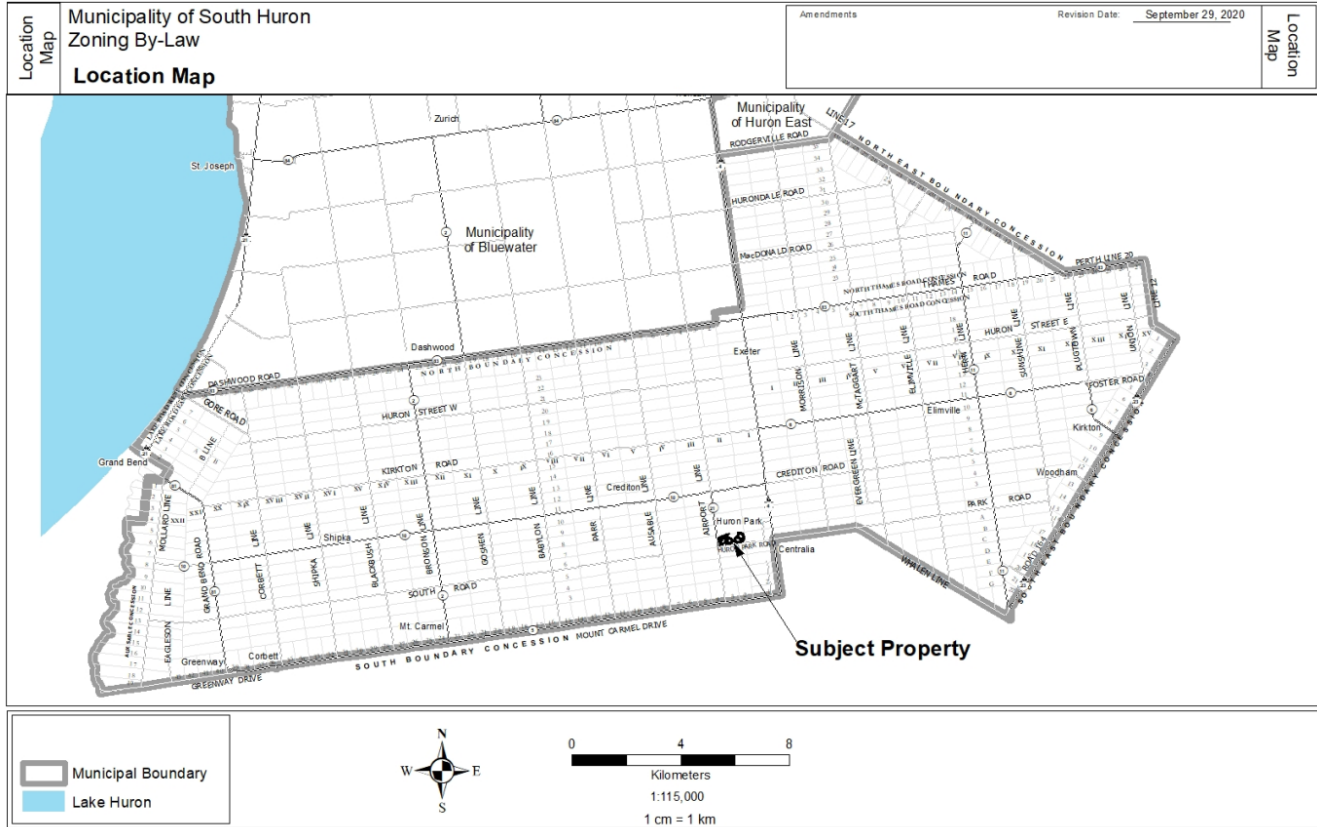
- The majority of the residential area will be rezoned to Residential Low Density Special Zone (R1-19) to recognize deficiencies from the standard zoning provisions;
- The former school block will be rezoned from Community Facility (CF) to Open Space (OS) and Future Development (FD).
- The four internal green areas will be rezoned as follows: the westerly two green space will be rezoned from Open Space (OS) to Low Density Residential Special Zone (R1-19) and form part of the residential lot fabric; the two easterly green spaces will be rezoned from Open Space to Medium Density Residential – Holding (R2-H) Zone to permit additional residential development at such time that sufficient servicing capacity is available.
- The drain along the easterly boundary of the property is being rezoned to Natural Environment (NE).
- A green space along the southerly boundary is being rezoned from Open Space – Special Provisions (OS-2) to Residential Low Density (R1-19).
- One lot is being rezoned to be exempt from a setback requirement to an easement containing a sanitary sewer (R1-20).

There are no proposals for the agricultural areas at the north end of the subject lands and these lands will remain Open Space (OS).

The subject lands are currently designated Residential in the South Huron Official Plan.

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 #39-2021 – to amend By-Law 69-2018



Schedule “C” to By-Law #39-2021 – to amend By-Law 69-2018

