

The Corporation of the Municipality of South Huron

By-Law #28-2022

Being a By-Law to amend By-Law # 69-2018 of the Municipality of South Huron for lands described as Part Lot 10, Concession 6, 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, as amended, 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 Part Lot 10, Concession 6, Stephen Ward, Municipality of South Huron and includes Schedules A, B, & C attached hereto.
2. That By-Law # 69-2018 is hereby amended by the addition of the following:

19.8.24 R1-24-H

Notwithstanding the provisions to the contrary, on the lands zoned R1-24, a side yard abutting land zoned D (Future Development) shall be considered an exterior side yard and property frontage shall be measured as the minimum horizontal distance between the side property lines measured at a distance 7.5 metres back from the front property line.
3. That By-Law # 69-2018 is hereby amended by changing from D (Future Development) to R1-H (Residential Low Density with a holding symbol) and R1-24-H (Residential Low Density – Special Zone with a holding symbol) the lands identified as “Zone change from D (Future Development) to R1-H (Residential Low Density with a holding symbol)” and “Zone change from D (Future Development) to R1-24-H (Residential Low Density – Special Zone with a holding symbol)” on the attached Schedule C.
5. All other provisions of By-law # 69-2018 shall apply.
6. That this By-Law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act, 1990*, as amended.

Read a first and second time this 19th day of April, 2022.

Read a third time and passed this 19th day of April, 2022.

George Finch, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #28-2022– to amend By-Law 69-2018

By-Law #28-2022 has the following purpose and effect:

This Zoning By-law Amendment affects the property described as Part Lot 10, Concession 6, Stephen Ward, Municipality of South Huron. The area being rezoned is a twenty-five residential lot draft plan approved subdivision in Crediton (subdivision file 40T10001): five lots on King Street South and twenty lots on Victoria Avenue East. The Zoning By-law Amendment is to satisfy one of the conditions of approval of that subdivision.

The Zoning By-law Amendment proposes to change the zoning of the subject lands from D (Future Development) to R1-H (Residential Low Density) and R1-24-H (Residential Low Density – Special Zone). The R1-24-H zone applies to the four lots next to two future road allowances (one on Victoria Avenue East and the other on King Street South) and is to ensure:

1. the exterior side yard setback is applied to any buildings next to these future road allowances; and
2. the property frontage calculation is not affected by the triangle of land removed from each lot at the intersection of the existing street and the future road allowance.

A holding zone symbol is attached to the lands being rezoned to prevent the lands from being developed until all the Municipal subdivision conditions have been met. The subject land has an area of 1.9 hectares and is part of an agricultural field.

This By-law amends Zoning By-law # 69-2018 of the Municipality of South Huron. Maps showing the location of the land to which this proposed zoning by-law amendment applies are shown on the following pages.

Schedule “B” to By-Law #28-2022 – to Amend By-Law 69-2018

Showing the Area Subject to the Amendment



Schedule “C” to By-Law #28-2022 – to Amend By-Law 69-2018

Showing the Area Subject to the Amendment

