

The Corporation of the Municipality of South Huron

By-Law #75-2023

Being a By-Law to amend By-Law #69-2018 of the Municipality of South Huron for lands described as Part Lots 6 & 7, Concession 3, and Parts 52-54, 56-76, 83-89, Pt Part 55, 22R-5240, 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 the property described as Part Lots 6 & 7, Concession 3, and Parts 52-54, 56-76, 83-89, Pt Part 55, 22R-5240, Stephen Ward, Municipality of South Huron.
2. That By-Law #69-2018 is hereby amended by changing the zoning of the lands identified on the attached Schedule "C" from CF (Community Facility) to M1-13 (Light Industrial – Special Zone).
3. That By-Law #69-2018 is hereby amended by the addition of the following:

29.5.12 M1-13

Notwithstanding the M1 provisions to the contrary, in the area zoned M1-13 the only permitting use is an electric motor manufacturing and repair/refurbishment workshop involving the disassembly of motor housing and motor core assemblies, electrical interconnection of new coils on the motor (iron) core, reassembly of the rebuilt motor core assembly into the housing assembly, and the sealing of the housing and pressure testing, as well as accessory uses related to the workshop. Industrial storage is also permitted. Within the M1-13 zone, a minimum 1.5 metre high solid fence may be provided instead of a planting strip.

4. All other provisions of By-law #69-2018 shall apply.
5. 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 time and second time this 18th day of December, 2023.

Read a third time and passed this 18th day of December 2023.

George Finch, Mayor

Alex Wolfe, Acting Clerk

The Municipality of South Huron – By-Law #75-2023

Schedule “A” to By-Law #75-2023 – to amend By-Law 69-2018

By-Law #75-2023 has the following purpose and effect:

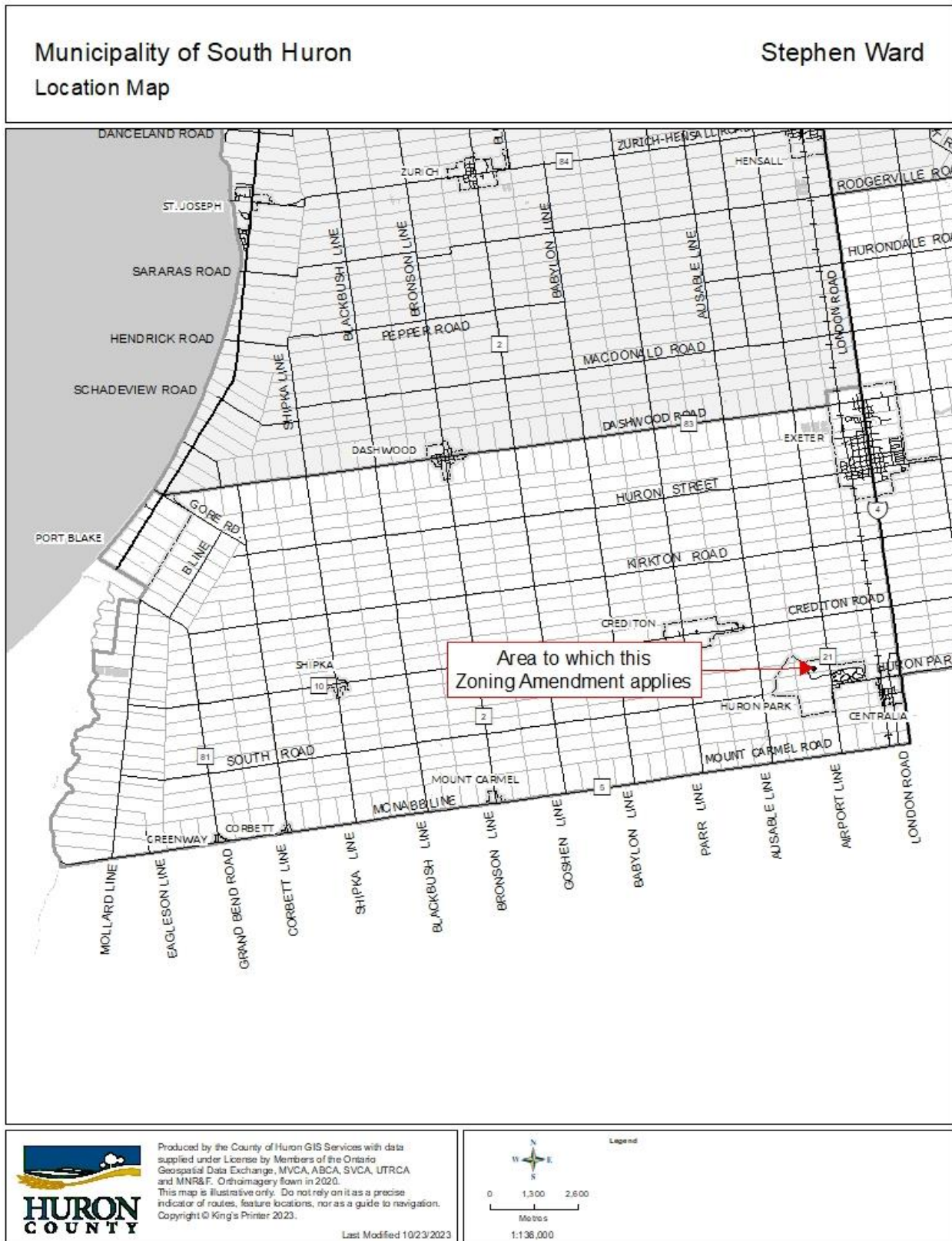
This Zoning By-law Amendment affects a portion of the property described as Part Lots 6 & 7, Concession 3, and Parts 52-54, 56-76, 83-89, Pt Part 55, 22R-5240, Stephen Ward, Municipality of South Huron. There are two connected buildings on the area to be rezoned which are commonly referred to as buildings 89 & 90 with a municipal address of 375 Canada Avenue in Huron Park.

The amendment changes the zoning of the subject lands from CF (Community Facility) to M1-13 (Light Industrial – Special Zone) to only permit an electric motor manufacturing and repair/refurbishment workshop and uses accessory to the workshop, as well as industrial storage. The workshop involves the disassembly of motor housing and motor core assemblies, electrical interconnection of new coils on the motor (iron) core, reassembly of the rebuilt motor core assembly into the housing assembly, and the sealing of the housing and pressure testing. A fence may be substituted for the required planting strip.

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 #75-2023 – to Amend By-Law 69-2018

Showing the Area Subject to the Amendment



The Municipality of South Huron – By-Law #75-2023

Schedule “C” to By-Law #75-2023 – to amend By-Law 69-2018

