

## **The Corporation of the Municipality of South Huron**

### **By-Law #69-2024**

- 1. Being a By-Law to amend By-Law #69-2018 of the Municipality of South Huron for lands described as Concession LRE Lot 3 Less HWY PT Lots 2 and 4 Subject to ROW over 22R Parts 1, 2, 3 & 5, 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:

2. That this By-law shall apply to the property described as Concession LRE Lot 3 Less HWY PT Lots 2 and 4 Subject to ROW over 22R Parts 1, 2, 3 & 5, Stephen Ward, Municipality of South Huron.
3. By-law # 69-2018 is hereby amended by changing from:
  - a. Residential Low Density – Special Zone - Holding (R1-17-H) to OS (Parks and Open Space)
  - b. Residential Low Density – Special Zone – Holding (R1-17-H) to Utility (U)
  - c. Residential High Density – Special Zone – Holding (R3-14-H) to Residential High Density - Special Zone - Holding (R3-15-H)
  - d. Parks and Open Space (OS) to Residential Low Density – Special Zone – Holding (R1-17-H)
  - e. Residential Low Density – Special Zone – Holding (R1-17-H) to Unopened Road Allowance
4. By-Law # 69-2018 is hereby amended by deleting Section 30.8.17 and replacing it with the following:

#### **30.8.17 R1-17-H**

Notwithstanding the provisions to the contrary, on the lands zoned R1-17 the following provisions apply to a single detached dwelling on full services (public water and public sewer):

- Zone area (minimum) interior property: 410 square metres
- Frontage (minimum) interior property: 13.7 metres
- Property depth (minimum): as per the draft plan dated October 23, 2023

- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage attached to the main building; 1.5 metres on both sides where there is not an attached garage attached to the main building
- Exterior side yard (minimum): 4.5 metres
- Rear yard (minimum) for Lots 16 through 43: 6 metres
- Minimum setback from a residential property line to an existing wind turbine of 450 metres
- Zone coverage maximum for main building, including any decks porches and balconies: 45%
- Zone coverage maximum for all structures: 50%

The -H holding zone symbol may be removed when the conditions of draft plan of subdivision approval for the R1-17 lands have been met. Prior to the -H symbol being removed, one single detached dwelling may be constructed within the R1-17-H zone. The single detached dwelling may be constructed notwithstanding Section 3.26.15.5 (maximum driveway width) of the by-law. It must be built within lot 3 as identified in the draft plan dated October 23, 2023. Occupancy of the single detached dwelling is not permitted until final approval of the subdivision is granted.

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 time and second time this 16<sup>th</sup> of December 2024

Read a third time and passed this 16<sup>th</sup> of December 2024

George Finch, Mayor

Alex Wolfe, Clerk

Schedule “A” to By-Law #69-2024 – to amend By-Law 69-2018

By-Law #69-2024 has the following purpose and effect:

This Zoning By-law Amendment affects the property described as Concession LRE Lot 3 Less HWY PT Lots 2 and 4 Subject to ROW over 22R Parts 1, 2, 3 & 5, Stephen Ward, Municipality of South Huron.

The amendment proposes to amend the zone mapping affecting the draft plan of subdivision to reflect changes resulting from the redline amendment approved in January 2024. Further, the amendment revises the provisions of the R1-17-H zone to permit reduced front yard, interior side yard, and rear yard setbacks and to permit increased zone coverage. Finally, the amendment adds provisions permitting the construction of one single detached dwelling prior to removal of the holding within lot 3 of the draft plan dated October 23, 2023, notwithstanding Section 3.26.15.5 of the by-law pertaining to entrance width. Occupancy of the single detached dwelling is not permitted until final approval of the draft plan of subdivision is granted.

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

Schedule “B” to By-Law #69-2024 – to Amend By-Law 69-2018

