



The Corporation Of The Municipality Of South Huron

By-Law #17- 2017

To amend By-Law #013-84, being the Zoning By-Law for the former Township of Usborne for the lands known as Conc 1 PT Lot 15, Usborne 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 #13-84, of the former Township of Usborne, 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 Conc 1 PT Lot 15, Usborne Ward, Municipality of South Huron.
2. That By-Law #13-84 is hereby amended by changing the zone symbol from Village Commercial (VC1) to Village Residential Medium Density (VR2) on the lands designated 'zone change' on Key Maps, identified as Schedule "C", attached hereto and forming an integral part of this by-law.
3. That By-law #13-84 is hereby amended by adding Section 2.73.a

2.73.a Hospice

means a residential facility where terminally ill patients receive palliative care treatment in a home-like setting with a maximum of 10 patient beds at any given time.

4. That By-law #13-84 is hereby amended by adding the following parking requirements to Section 3.12.1:

Hospice: 2 spaces, plus one per patient bed

5. That By-law #13-84 is hereby amended by adding Section 12A

Section 12A. Village Residential (Medium Density) (VR2)

12A.1 Permitted Uses

- 12A.1.1. A day nursery;
- 12A.1.2. A duplex dwelling;
- 12A.1.3. A group home;
- 12A.1.4. A home for the aged;
- 12A.1.5. A hospice;
- 12A.1.6. A home occupation

- 12A.1.7. A nursing home;
- 12A.1.8. A multiple residential use;
- 12A.1.9. A single residential use;
- 12A.1.10. The conversion of dwellings in existence on the day of the passing of this by- law;
- 12A.1.11. Uses accessory to the permitted uses.

12A.2 Permitted Structures

- 12A.2.1. One single residential use or duplex dwelling on one lot;
- 12A.2.2. Any multiple residential structure (up to 6 dwelling units) on a lot;
- 12A.2.3. Buildings and structures for the permitted uses;
- 12A.2.4. Buildings and structures accessory to the permitted uses.

12A.3 Zone Regulations

	<i>with public water</i>	<i>with public sewer</i>	<i>with public water and sewer</i>
12A.3.1 Lot Area (min.)	796 sqm	1400 sqm	760 sqm
12A.3.2 Lot Frontage (min.)	23 metres	23 metres	20 metres
12A.3.3 Lot Depth (min.)	37 metres	46 metres	37 metres
12A.3.4 Front Yard Depth (min.)	7.5 metres	7.5 metres	7.5 metres
12A.3.5 Side Yard Depth (min.)	3 metres	3 metres	3 metres
12A.3.6 Exterior Side Yard Depth (min.)	6 metres	6 metres	6 metres
12A.3.7 Rear Yard Depth (min.)	7.5 metres	7.5 metres	7.5 metres
12A.3.8 Lot Coverage (max.)	30 %	30 %	30 %
12A.3.9 Landscaped Open Space (min.)	30 metres	30 metres	30 metres

12A.4 Building Regulations

- 12A.4.1 Building height (maximum): 9 metres

12A.5 Regulations for Accessory Buildings and Structures

12A.5.1 Yard Requirements

- 12A.5.1.1 No accessory building or structures shall be located in a front yard
- 12A.5.1.2 No accessory building or structures shall be located closer than 4.5 metres to an abutting street (exterior side lot line);
- 12A.5.1.3 No accessory building or structures shall be located closer than 1.5 metres to an interior side lot line or rear lot line. However, an attached garage or attached carport with no rooms above may be erected at a distance of not less than 1 metres from a side lot line.

- 12A.5.2 Lot coverage (maximum): 8 percent
provided that the lot coverage of all buildings and structures does not exceed 30 percent

- 12A.6.3 Building height (maximum): 4.5 metres

- 6. That the purpose and effect of this amendment, identified as Schedule "A", attached hereto, forms an integral part of this by-law.

7. That the Township of Usborne Location Map, identified as Schedule "B", attached hereto, forms an integral part of this by-law.
8. 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 20th day of March, 2017.

Maureen Cole, Mayor

Genevieve Scharback, Clerk

Read a third time and finally passed this _____ day of _____, 2017.

Maureen Cole, Mayor

Genevieve Scharback, Clerk

Schedule “A” to By-Law #17-2017
Corporation Of The Municipality Of South Huron

By-Law #17-2017 has the following purpose and effect:

This By-law affects the property known municipally as 70778 London Road. The legal description of the subject lands is Conc 1 PT Lot 15, Usborne Ward, Municipality of South Huron. The subject lands have an existing professional office on the west portion of the parcel. The east portion and area of this rezoning application is currently vacant.

The subject lands are currently zoned VC1 (Village Commercial) in the Township of Usborne Zoning By-law. This rezoning changes the zone on the subject lands for a portion (rear/east) of the subject lands from VC1 to VR2 (Village Residential Medium Density) to recognize medium density residential uses, and specifically permit a residential hospice as requested by the applicant.

The proposed zoning by-law amendment includes a definition for a residential hospice and parking provisions to be included in General Provisions section of the applicable Zoning By-law. The By-law also proposed to implement a Village Residential Medium Density (VR2) zone with related provisions for permitted uses, permitted structures, zone regulations, building regulation and regulations for accessory buildings and structures.

This By-law amends zoning by-law #13-1984, of the former Township of Usborne. Maps showing the general location of the lands to which this proposed zoning by-law amendment applies are shown on the following pages.

SCHEDULE "A"
LOCATION MAP
TOWNSHIP OF USBORNE



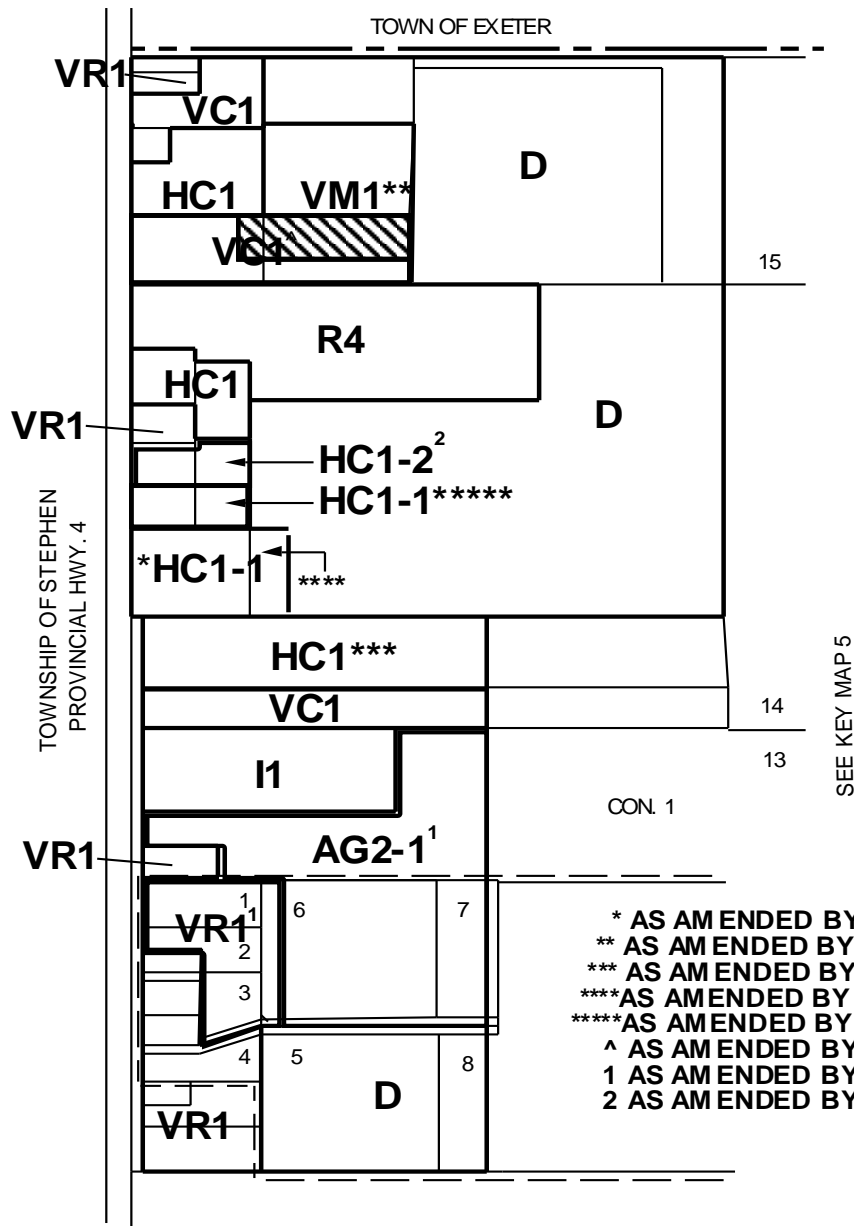
Property to which this
Zoning By-law
amendment applies

**Schedule "C" – Showing the Area Subject to the Amendment
Corporation Of The Municipality Of South Huron
By-Law #17-2017**

SCHEDULE "A"
KEY MAP 5A
TOWNSHIP OF USBORNE

0 1000 2000 Feet

0 250 500 Metres



- * AS AMENDED BY BY-LAW 24-1984
- ** AS AMENDED BY BY-LAW 25-1984
- *** AS AMENDED BY BY-LAW 11-1987
- **** AS AMENDED BY BY-LAW 09-1996
- ***** AS AMENDED BY BY-LAW 29-1996
- ^ AS AMENDED BY BY-LAW 20 & 21-2000
- 1 AS AMENDED BY BY-LAW 89-2013
- 2 AS AMENDED BY BY-LAW 47-2015

 Zone change from VC1 (Village Commercial) to VR2 (Village Residential Medium Density)