

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH WARD

BY-LAW NO. 9 – 2013

BEING a by-law to amend the zoning on Lot 52, Block J, Registered Plan 388, Municipality of Huron East (Seaforth Ward).

WHEREAS the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006, as amended.

NOW THEREFORE, the Council of the Corporation of the Municipality of Huron East enacts as follows:

1. This by-law shall apply to Lot 52, Block J, Registered Plan 388, Municipality of Huron East (Seaforth Ward).
2. By-law 52-2006 is hereby amended by changing 'Residential Low Density' (R1) to 'Residential Low Density – Special Zone (R1-32)', the zone symbol on the lands designated zone change to 'R1-32' on the attached Schedule A.
3. Section 18.10 is hereby amended by the addition of the following:

R1-32

Notwithstanding the provisions of Section 18, to the contrary, in addition to the permitted uses in the R1 zone, the lands zoned R1-32 shall also permit a semi-detached dwelling subject to the zone regulations of Section 19.5. The semi-detached dwelling is deemed to comply with the minimum lot frontage per unit requirements.

All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply.

4. Key Map 63, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 63 attached hereto, which is declared to be part of the by-law.
5. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 19th DAY OF February 2013.

READ A SECOND TIME ON THE 19th DAY OF February 2013.

READ A THIRD TIME AND PASSED THIS 19th DAY OF February 2013.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH WARD

BY-LAW NO. 9 – 2013

1. By-law No. 9 – 2013 has the following purpose and effect:

This proposed Zoning By-law Amendment affects Lot 52, Block J, Registered Plan 388, Municipality of Huron East (Seaforth Ward). The subject property is municipally known as 24 Centre Street.

The By-law proposes to change the zoning on the subject property from R1 (Residential Low Density) to R1-32 (Residential Low Density – Special Zone) to permit a semi-detached dwelling to be constructed on the subject property.

This rezoning is required to permit a semi-detached residence with 2 dwelling units which fronts onto Centre Street. The R1-32 zoning will permit the semi-detached dwelling subject to setback provisions. The special zone also deems the lot frontage per unit to comply with the provisions of the Huron East Zoning By-law. The existing buildings on the subject property are proposed to be removed.

The property is a corner lot with the defined front lot line being along West William Street. The property has a frontage of 17.7 metres (58 feet), a depth of 45.7 metres (150 feet), and an area of 809 square metres (8712 square feet).

The property is located at 24 Centre Street, Seaforth.

This by-law amends Huron East Zoning By-law # 52-2006. All other zone provisions apply.

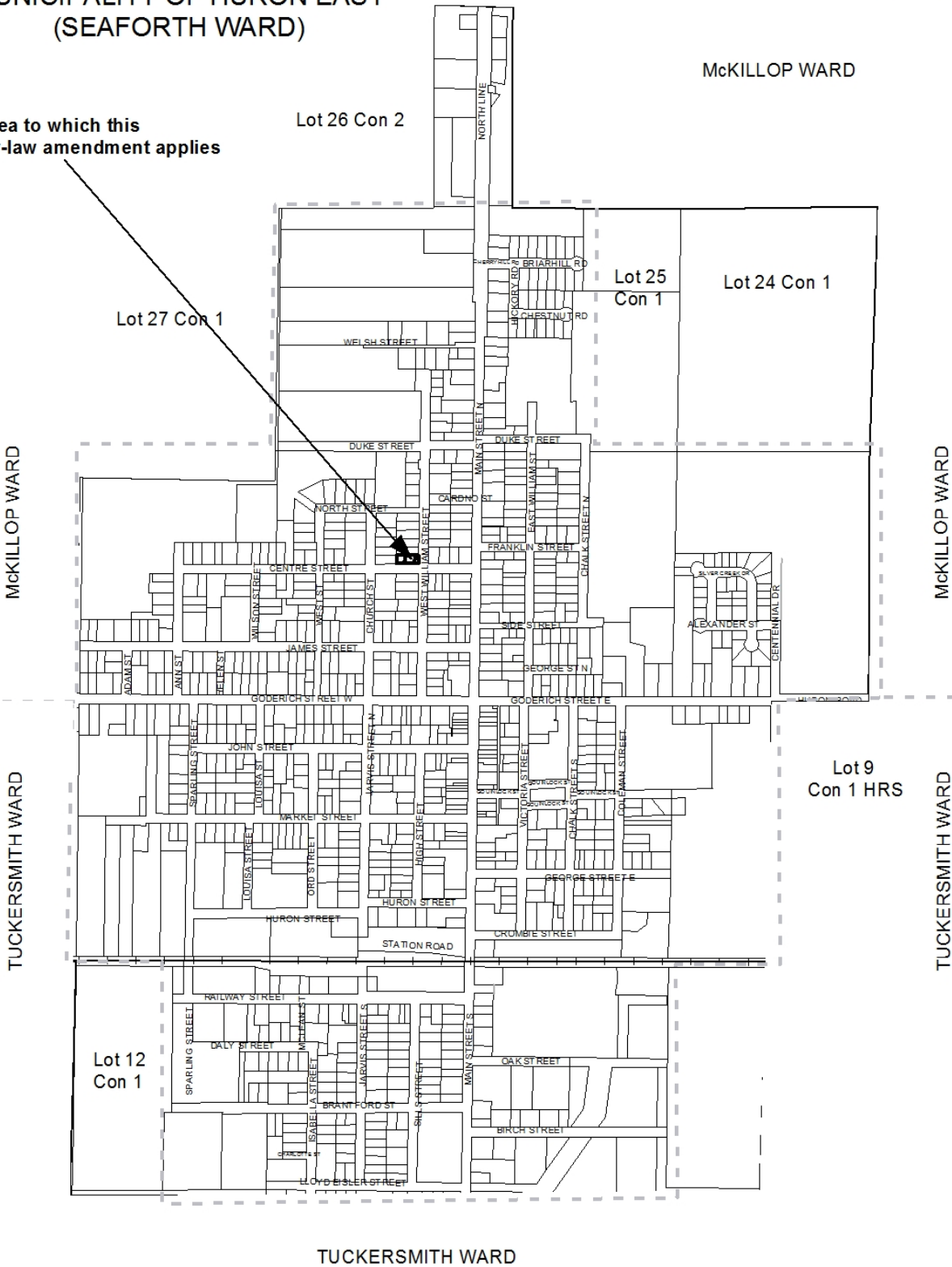
2. A Location Map and Key Map (entitled Schedule 'A') showing the location of the lands to which this by-law applies are shown on the following pages.

**CORPORATION OF THE MUNICIPALITY OF HURON EAST
SEAFORTH WARD
BY-LAW NO. 9 – 2013**

**SCHEDULE 'A'
LOCATION MAP
MUNICIPALITY OF HURON EAST
(SEAFORTH WARD)**



Area to which this
By-law amendment applies

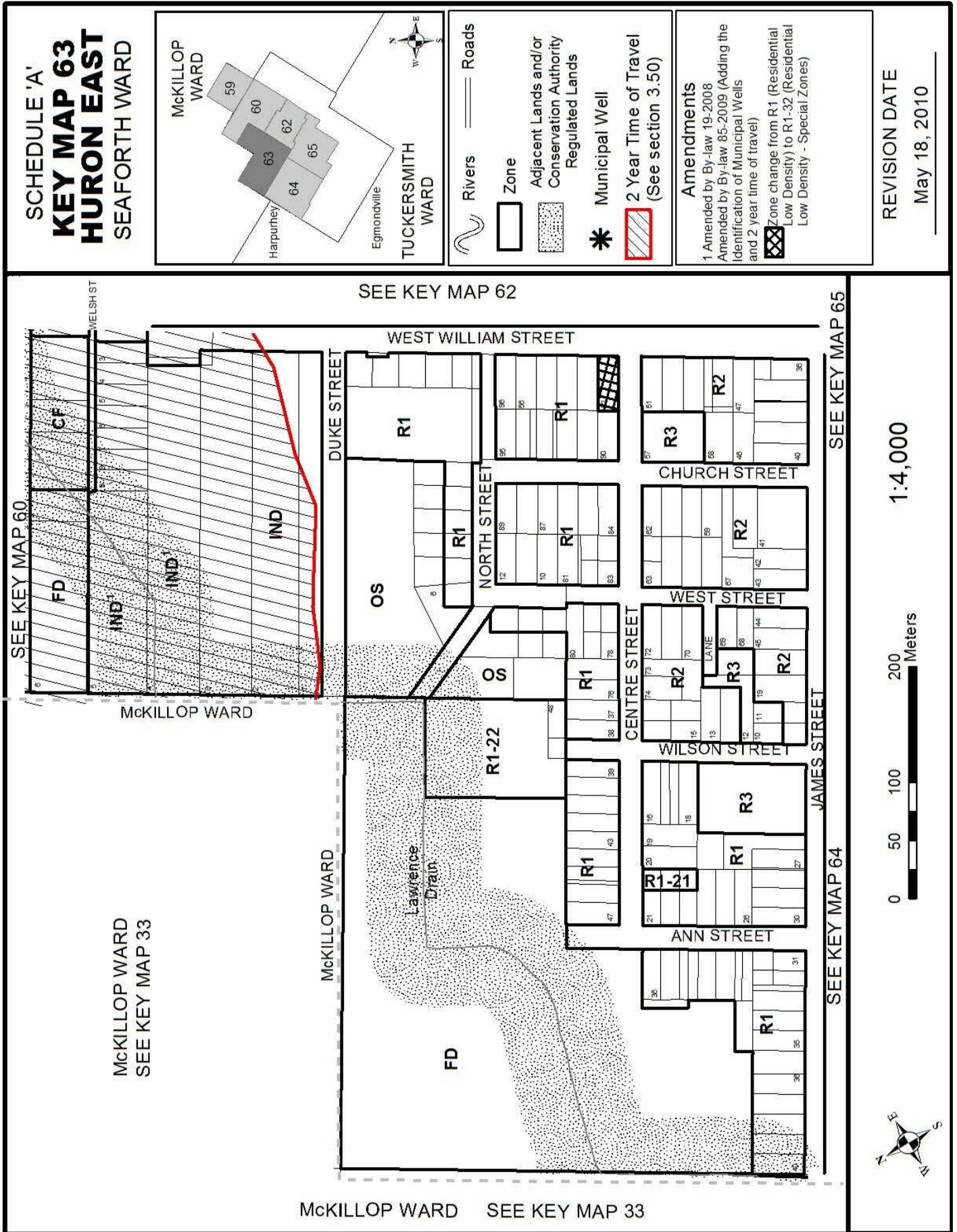


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SEAFORTH WARD
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SEE KEY MAP 62

SEE KEY MAP 65

McKILLOP WARD SEE KEY MAP 33

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