

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH WARD

BY-LAW NO. 24 – 2014

BEING a by-law to amend the zoning on 21 Birch Street (Lot 159, 160, Pt. 166, Registered Plan 399), Seaforth Ward, Municipality of Huron East

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 21 Birch Street (Lots 159, 160, Pt. 166, Registered Plan 399), Seaforth Ward, Municipality of Huron East.
2. By-law 52-2006 is hereby amended by changing 'Industrial (IND)' to 'Industrial - Special Zone (IND-9)', and the zone symbol on the subject lands change from 'IND' to 'IND-9' on attached Schedule A.
3. Section 32.5 is hereby amended by the addition of the following:

IND-9

The area zoned IND-9 permits a motor vehicle sales and/or service establishment, including the sale of automotive parts and accessories. The sale of automotive fuels on the area zoned IND-9 is not permitted. Motor vehicle sales on the area zoned IND-9 may also include the sale of forklifts, commercial trucks, and trailers. Outside display of motor vehicles for sale is permitted in accordance with section 31.4 of this by-law. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply.

4. Key Map 68, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 68 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 6th DAY OF May 2014

READ A SECOND TIME ON THE 6th DAY OF May 2014

READ A THIRD TIME AND PASSED THIS 6th DAY OF May 2014

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

SEAFORTH WARD

BY-LAW NO. 24 – 2014

1. By-law No. 24 – 2014 has the following purpose and effect:

This proposed Zoning By-law Amendment affects 21 Birch Street (Lot 159, 160, Pt. 166, Registered Plan 399), Seaforth Ward, Municipality of Huron East. The By-law proposes to change the zoning on the property from 'Industrial (IND)' to 'Industrial - Special Zone (IND-9)'.

The applicant has applied to become a licensed dealer with the Ontario Motor Vehicle Industry Council (OMVIC). In order to be licensed by OMVIC, the applicant needs to demonstrate the property is zoned to permit the sale of motor vehicles. The purpose of this rezoning is to clearly establish the sale and/or service of motor vehicles is a permitted use on the property and to permit the outdoor display of motor vehicles and accessory equipment, such as trailers on the property.

The applicant intends to operate a motor vehicle sales business at 21 Birch Street selling forklifts, commercial trucks, trailers, golfing equipment (golf carts) and replacement parts.

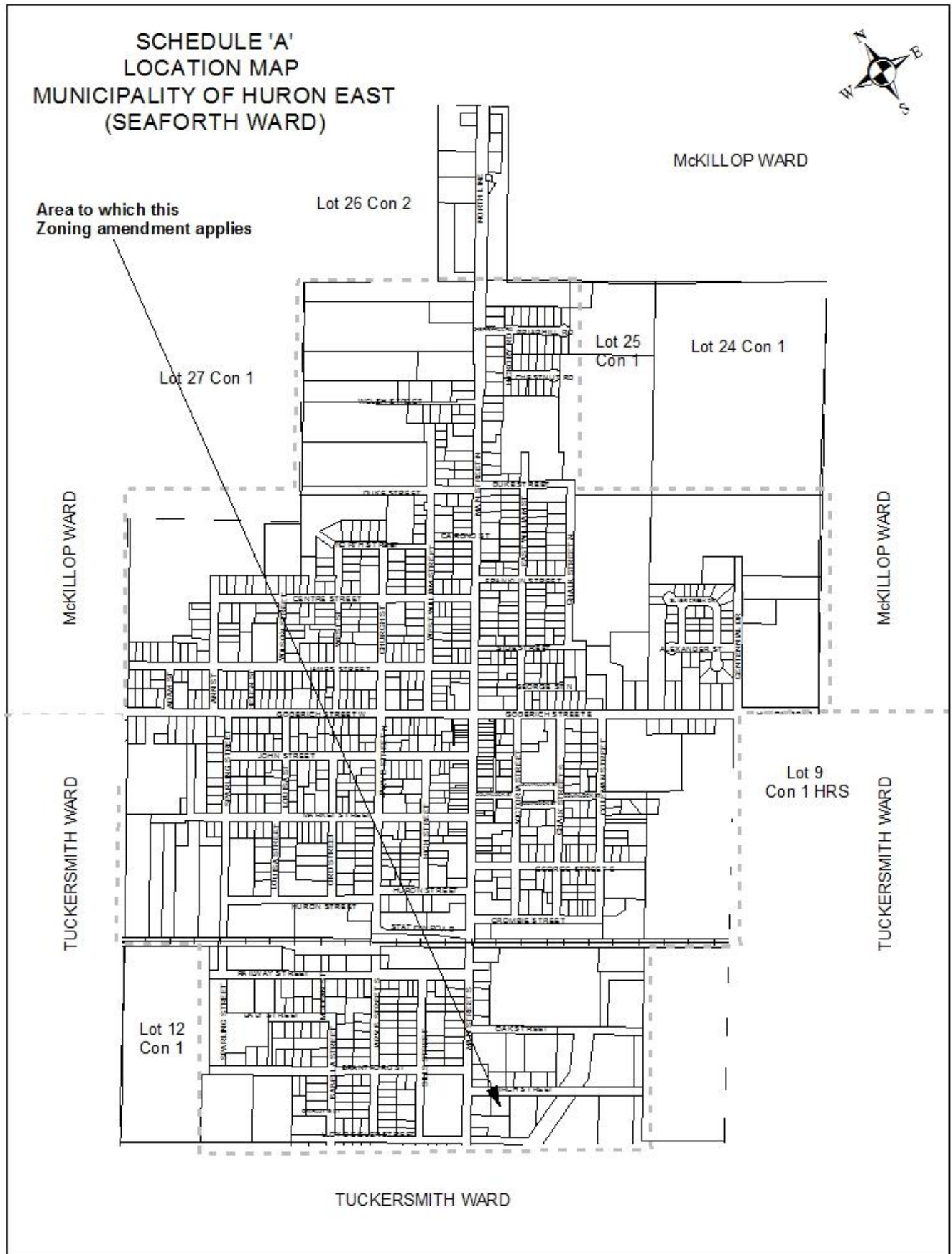
The subject property is designated *Industrial* within the Seaforth Ward in the Huron East Official Plan.

The proposed special zone provisions for the property zoned IND-9 are similar to properties located on the north side of Birch Street, Seaforth Ward.

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.

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SEAFORTH WARD
BY-LAW NO. 24 – 2014**

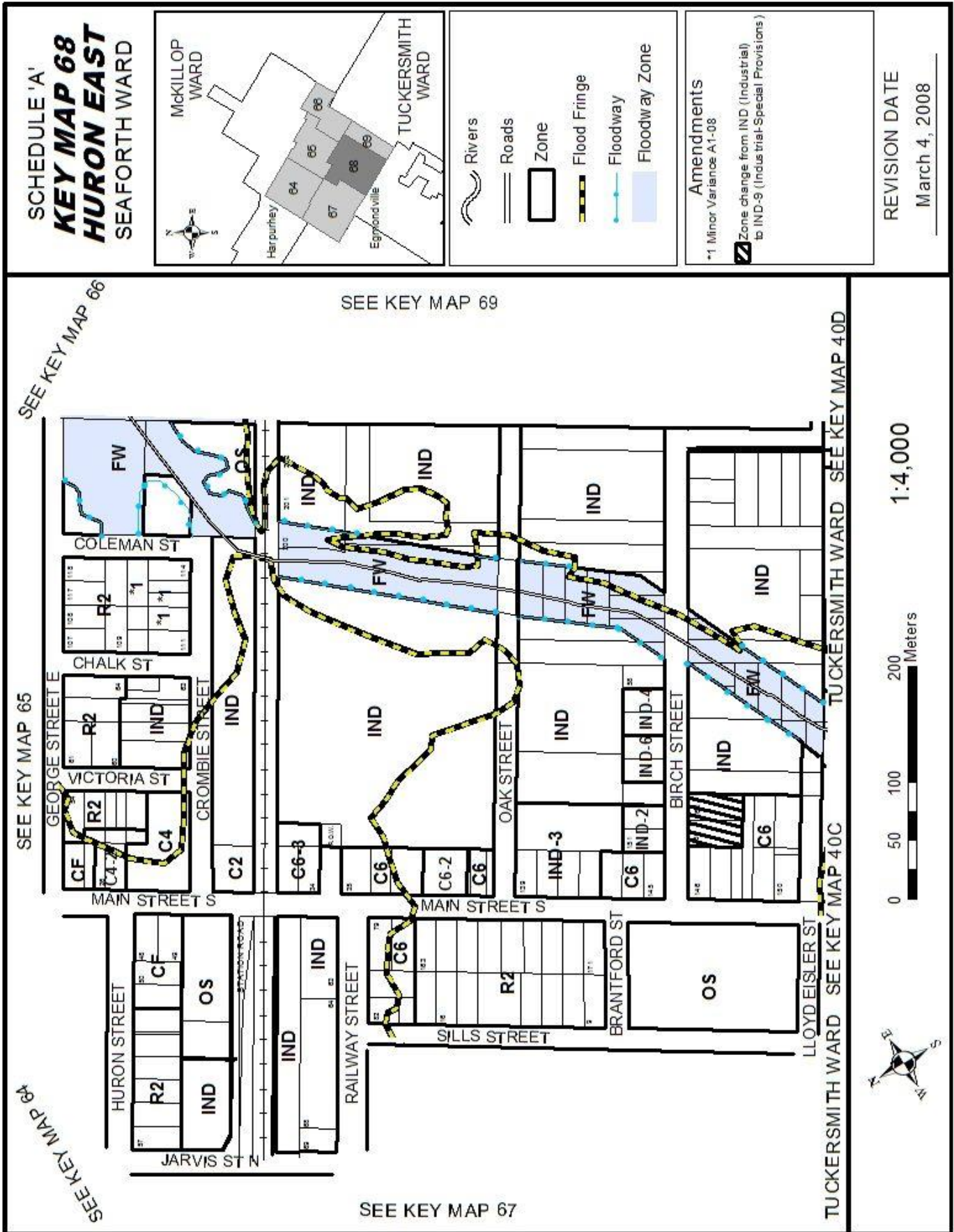


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