

**CORPORATION OF THE MUNICIPALITY OF HURON EAST**

**BRUSSELS WARD**

**BY-LAW NO. 09 – 2015**

**BEING** a by-law to amend the zoning on Plan 192, Lots 416 to 418; Pt. Queen St. Closed; Plan 191, Park Lot C and W Pt Lots 425 to 427, Brussels 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 Plan 192, Lots 416 to 418, Pt. Queen St. Closed; Plan 191, Park Lot C and W Pt Lots 425 to 427, Brussels Ward, Municipality of Huron East
2. By-law 52-2006 is hereby amended by changing 'Mobile Home Park (R4)' to 'Residential Low Density – Special Provision (R1-33)' on the attached Schedule A.
3. Section 18.10 is hereby amended by the addition of the following:

*The portion of the property zoned R1-33 contains an area identified by the MVCA as floodplain. The area of development zoned R1-33 is identified as flood fringe in the Brussels two-zone floodplain. Any development within the area zoned R1-33 will be subject to the review and approval of the MVCA.*

4. Key Map 53, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 53 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 3rd DAY OF February 2015.

READ A SECOND TIME ON THE 3rd DAY OF February 2015.

READ A THIRD TIME AND PASSED THIS 3rd DAY OF February 2015.

\_\_\_\_\_  
Bernie MacLellan, Mayor

\_\_\_\_\_  
Brad Knight, Clerk/CAO

## SCHEDULE 2

### CORPORATION OF THE MUNICIPALITY OF HURON EAST

#### BRUSSELS WARD

#### BY-LAW NO. 09 – 2015

1. By-law No. 09 – 2015 has the following purpose and effect:

This proposed Zoning By-law Amendment affects 310 Stretton Street (Plan 192, Lots 416 to 418, Pt. Queen St. Closed; Plan 191, Park Lot C and W Pt Lots 425 to 427) Brussels Ward, Municipality of Huron East. The By-law proposes to change the zoning on a portion of the property from 'Mobile Home Park' (R4) to 'Residential – Low Density – Special Provision' (R1-33).

This rezoning is for the purpose of permitting the construction of a single detached dwelling and accessory garage on the property, adjacent to Stretton Street.

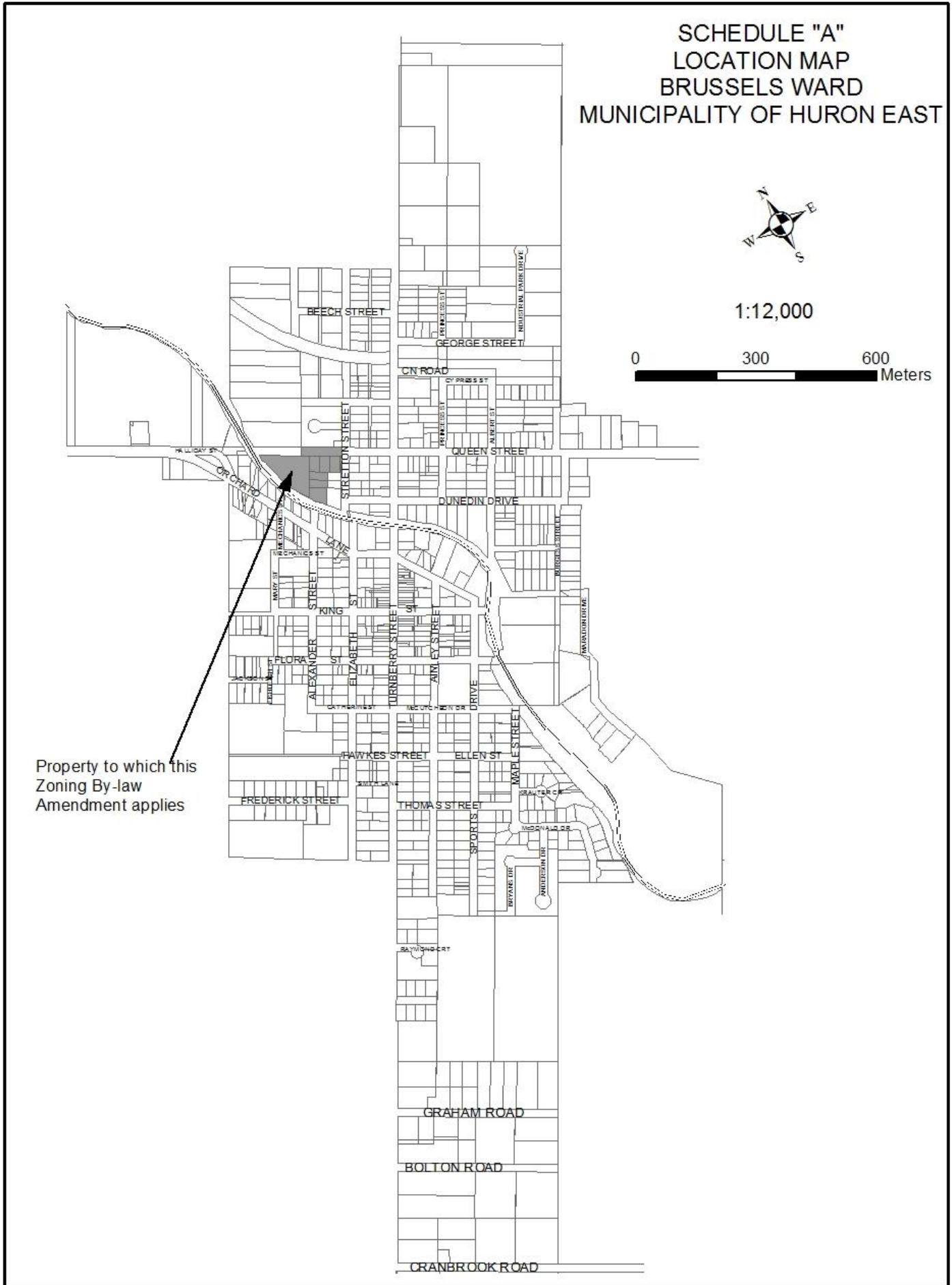
The subject property is bounded on the south west side by the river and is significantly impacted by its floodplain. The applicants are only requesting the zoning change on the portion of the property currently zoned to permit a mobile home park (R4).

The portion of the property zoned R1-33 contains an area identified by the MVCA as floodplain. The area proposed to be developed upon has been identified by the MVCA as flood fringe. Development is permitted within the flood fringe provided it is flood proofed to the satisfaction of the MVCA through their permitting process. Any development within the area zoned R1-33 will be subject to the review and approval of the MVCA.

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  
BRUSSELS WARD  
BY-LAW NO. 09 – 2015



READ A FIRST TIME ON THE 3rd DAY OF February 2015.  
READ A SECOND TIME ON THE 3rd DAY OF February 2015.  
READ A THIRD TIME AND PASSED THIS 3rd DAY OF February 2015.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

