

CORPORATION OF THE MUNICIPALITY OF HURON EAST

TUCKERSMITH WARD

BY-LAW NO. 55 – 2015

BEING a by-law to amend the zoning on Concession 1, LRS Part Lot 16, As RP; 22R2866 Part 3, Tuckersmith 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 Concession 1, LRS Part Lot 16, As RP; 22R2866 Part 3, Tuckersmith Ward, Municipality of Huron East.
2. By-law 52-2006 is hereby amended by changing the zone symbol on the lands zoned 'CF' (Community Facility) to 'R1-34 (Residential Low Density - Special Provision)' as shown on the attached Schedule A.
3. Section 18.10 is hereby amended by and adding the following special zone:

R1-34

Notwithstanding the provisions of Section 18.4 to the contrary, the following provisions apply to the property zoned R1-34:

- *Where the yards established by the location of the existing building are deficient from the requirements of the R1 zone, the setbacks established by the location of the existing building shall be deemed to be the minimum zone regulations applicable in the R1-34 zone.*
- *All other applicable provisions shall apply.*

4. Key Map 47A, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 47A 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 25th DAY OF August 2015

READ A SECOND TIME ON THE 25th DAY OF August 2015.

READ A THIRD TIME AND PASSED THIS 25th DAY OF August 2015.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

TUCKERSMITH WARD

BY-LAW NO. 55 – 2015

1. By-law No. 55 – 2015 has the following purpose and effect:

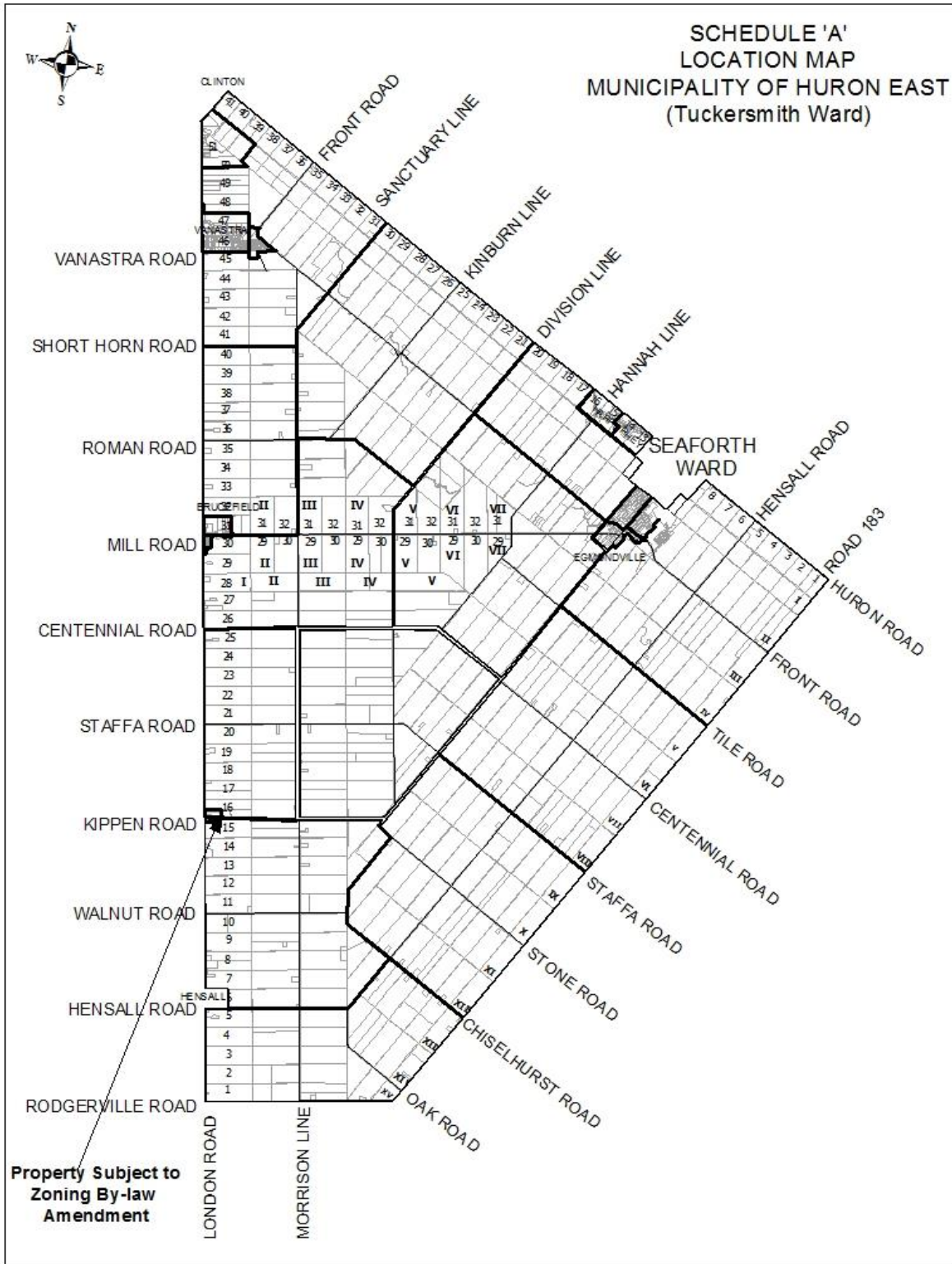
This proposed Zoning By-law Amendment affects 40046 Kippen Road, Tuckersmith Ward, Municipality of Huron East. This Zoning By-law Amendment proposes to change the zoning on the property from CF (Community Facility) to R1-34 (Residential Low Density - Special Provision) in order to permit the use of the property as a residence, and to recognize yard setbacks established by the existing building.

The proposed Zoning By-law Amendment will recognize the legal non-complying front and rear yard setbacks that resulted when the Huron East Zoning By-law came into effect after the building was constructed. The front yard has a depth of 1.83m and the rear yard has a depth of 0.98m while the Zoning By-law requires setbacks of 6m and 8m respectively in the R1 zone. Since the building was constructed prior to the Zoning By-law being developed, as long as it was used as a church there was no requirement to seek an amendment to the Zoning By-law. Now that the church has been purchased by an individual who wishes to convert it to a residence, this rezoning is required. No exterior changes to the church are proposed as a result of this application.

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
TUCKERSMITH WARD
BY-LAW NO. 55 – 2015**

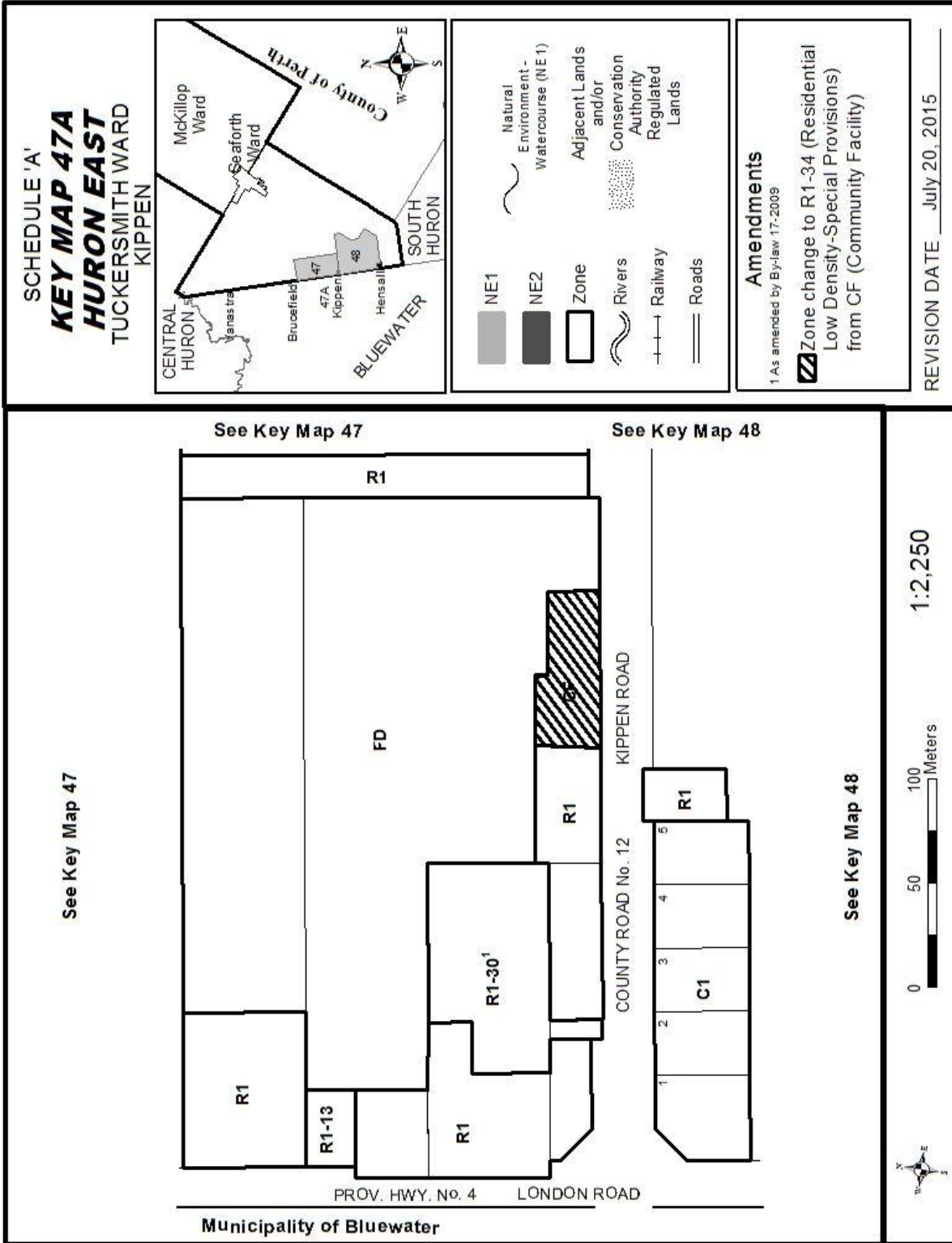


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