

CORPORATION OF THE MUNICIPALITY OF HURON EAST

MCKILLOP WARD

BY-LAW NO. 71 – 2015

BEING a by-law to amend the zoning on South Part Lot 1, Conc. 14, Municipality of Huron East (McKillop 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 temporary use by-law hereby applies to South Part Lot 1, Concession 14, McKillop Ward, Municipality of Huron East, as shown on the attached Schedule A which is declared to be part of this by-law.
2. The temporary use permitted by this by-law is as follows:
Notwithstanding any provisions of Section 10.2 of this By-law to the contrary, a garden suite, in the form of a log cabin being 98.5 square metres in size, shall be permitted as a garden suite within the NE3 zone on the property described as South Part Lot 1, Concession 14, McKillop Ward, Municipality of Huron East for a period of twenty years from the day of passing of this by-law. All other applicable provisions shall apply.
3. The temporary use authorized by this by-law shall be in effect for a period of time of twenty (20) years from the day of the passing of this by-law.
4. The property owner and garden suite owner shall enter into an agreement related to the temporary use of the garden suite under section 39.1(1) as council considers necessary including but not limited to: the location, servicing, installation, maintenance and removal of the garden suite; period of occupancy; and securities for costs to the municipality related to the garden suite.
5. Key Map 24, By-law 52 of 2006, shall be amended to indicate that there is a temporary use by-law in effect on the portion of the property described in paragraph #1 zoned NE3. Upon the expiry of the temporary use by-law, Key Map 24 shall be amended to note the expiry of the temporary use by-law.
6. Upon the expiry of the time period during which the authorization of the temporary use described in paragraph #2 is in effect, Section 34(9)(a) of the Planning Act, RSO 1990, does not apply so as to permit the continued use of the land, buildings, or structures for the temporary use.
7. This By-law shall come into force pursuant to Section 34(21) of The Planning Act, RSO 1990.

READ A FIRST TIME ON THE 3rd DAY OF November 2015.

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

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

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

MCKILLOP WARD

BY-LAW NO. 71 – 2015

1. By-law No. 71 – 2015 has the following purpose and effect:

The subject property is zoned NE3 (Natural Environment – Development Permitted), NE2 (Natural Environment – Limited Protection), NE1 (Natural Environment – Full Protection) and AG1 (General Agriculture). The property is located at 44706 Canada Company Road.

The subject property has an area of approximately 25.4 hectares (62.7 acres). The temporary use by-law is proposed to only apply to a portion of the area (approximately 1.82 hectares/4.5 acres) zoned NE3.

This temporary use by-law proposes to amend Zoning By-law 52-2006 to allow the construction of a garden suite to provide additional housing for family members. A garden suite is a one-unit detached residential structure that is ancillary to an existing residential structure and is designed to be portable. A permanent residential dwelling exists on the property within the area zoned NE3.

The proposed garden suite is a log home approximately 98.5 square metres (1056 square feet - 24 feet x 44 feet) in size. The log home is proposed to be assembled on-site and is designed to be portable. It is proposed to be constructed between the existing dwelling and the woodlot fronting onto Canada Company Road. It will use the same driveway and will connect into the septic system, well and hydro service for the existing dwelling.

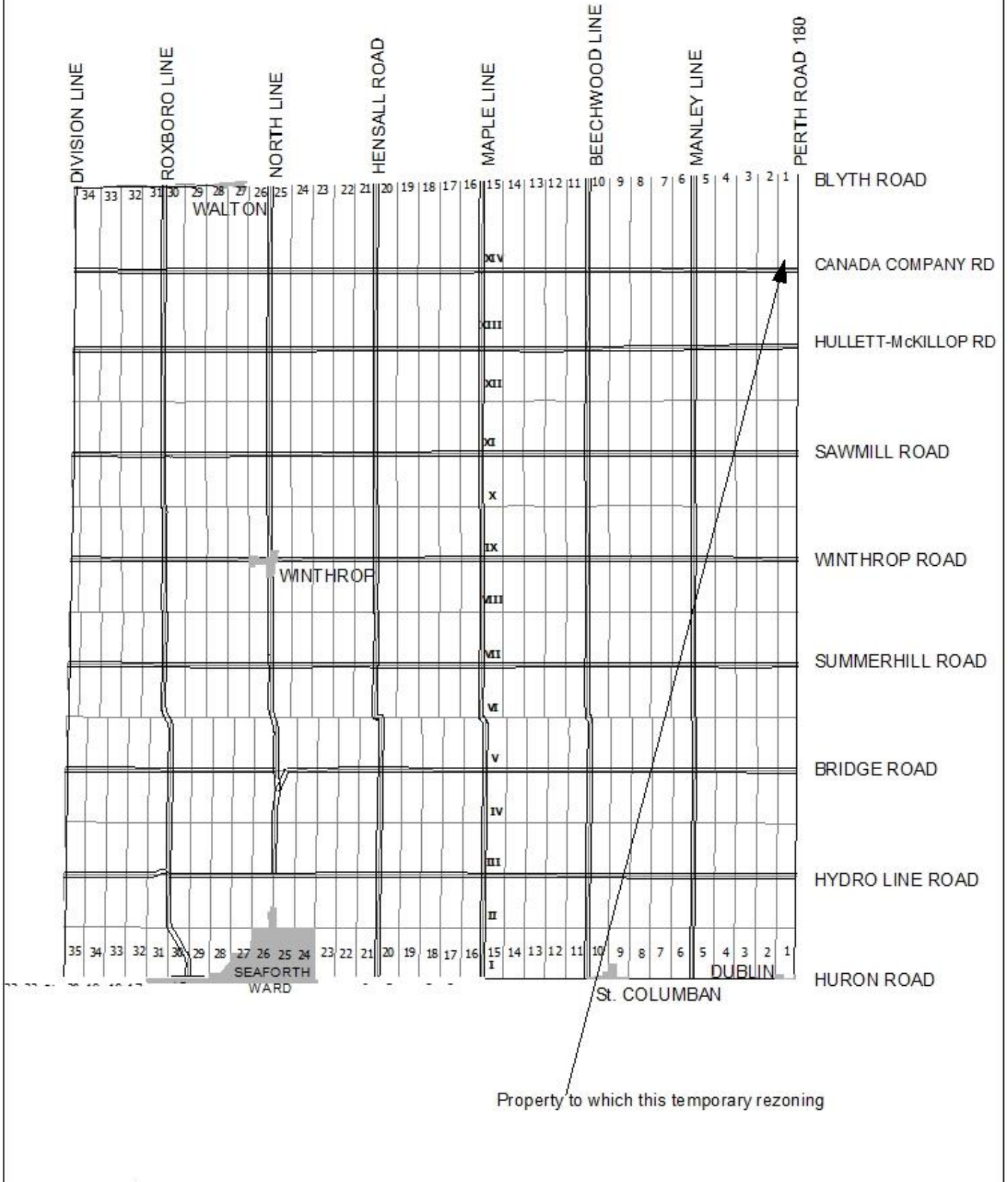
The Huron East Official Plan includes policies, which allow Council to permit a garden suite on rural properties in the municipality subject to obtaining a temporary use zoning by-law amendment. The Planning Act permits Council to approve a garden suite for a period of up to 20 years.

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
MCKILLOP WARD
BY-LAW NO. 71 – 2015**

**LOCATION MAP
MUNICIPALITY OF HURON EAST
McKILLOP WARD**



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**CORPORATION OF THE MUNICIPALITY OF HURON EAST
MCKILLOP WARD
BY-LAW NO. 71 – 2015**

SCHEDULE 'A'
KEY MAP 24
HURON EAST
MCKILLOP WARD

■ NE1	Natural Environment - Watercourse (NE1)
■ NE2	Adjacent Lands and/or Conservation Authority Regulated Lands
□ Zone	Rivers
—	Railway
—	Roads

Amendments
1 Amended by By-law 28-2008

Portion of property to which this Temporary rezoning shall apply

REVISION DATE October 02, 2015

GREY WARD
See Key Map 19

COUNTY OF PERTH

See Key Map 23

See Key Map 28

0 250 500 1,000 1,500 Meters

1:28,000

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