

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. 5 – 2016

BEING a by-law to amend the zoning on South Part Lot 1, Concession 17, (former Walton United Church and Manse), Grey 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 South Part Lot 1, Concession 17, (former Walton United Church and Manse), Grey Ward, Municipality of Huron East
2. By-law 52-2006 is hereby amended by changing 'Community Facility (CF)' to 'Residential Low Density-Special Provision (R1-35)' on the attached Schedule A.
3. Section 18.10 is hereby amended by and adding the following special zone:

R1-35

Notwithstanding the provisions of the zoning by-law to the contrary, the following provisions apply to the property zoned R1-35:

- *The former manse is a single detached dwelling and is a permitted residential use. The former church is considered an accessory building and may be used for a Home Occupation.*
 - *Notwithstanding the definition of 'Home Occupation' (g), a home occupation may occupy 100% of the total interior floor area of the accessory building (former church); and a maximum of 15% of the total interior floor area of the dwelling may be used for a home occupation.*
 - *In addition to the uses listed in the definition of 'Home Occupation' (l), the following uses are also considered home occupations on the property zoned R1-35:*
 - *a music & artist studio, which may include teaching lessons, recording, repairing instruments, displaying of works;*
 - *a performance venue used on an intermittent basis; and*
 - *a catering kitchen where food can be prepared to be served off-site.*
 - *More than one home occupation is permitted on the property at one time, provided the total home occupations do not exceed the maximum total interior floor area listed above;*
 - *All other provisions of the 'Home Occupation' definition shall apply.*
 - *Where the yards established by the location of the existing buildings are deficient from the requirements of the R1 zone at the time of passing of this by-law, the setbacks established by the location of the existing building shall be deemed to be the minimum zone regulations applicable in the R1-35 zone.*
 - *All other applicable provisions shall apply.*
4. Key Map 17A, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 17A 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 January 2016

READ A SECOND TIME ON THE 19th DAY OF January 2016.

READ A THIRD TIME AND PASSED THIS 19th DAY OF January 2016.

Bernie MacLellan, Mayor

Brad Knight, Clerk/CAO

SCHEDULE 2

CORPORATION OF THE MUNICIPALITY OF HURON EAST

GREY WARD

BY-LAW NO. 5 – 2016

1. By-law No. 5 – 2016 has the following purpose and effect:

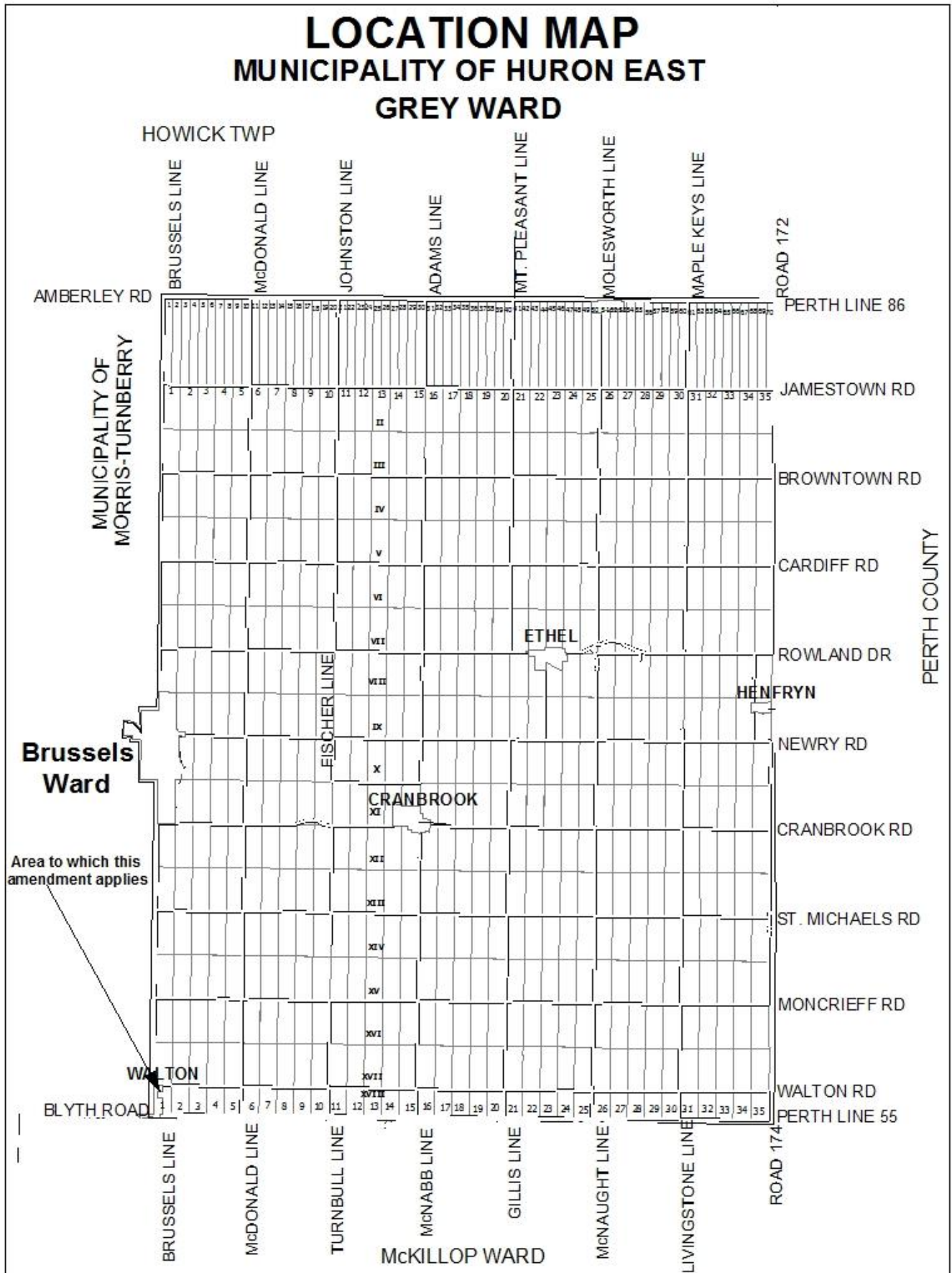
This proposed Zoning By-law Amendment affects the property which contains the former Walton United Church (83136 Brussels Line) and Manse (42662 Walton Road) which is described as South Part Lot 1, Concession 17, Walton United Church and Manse, Grey Ward, Municipality of Huron East. The By-law proposes to change the zoning on the property from 'Community Facility' (CF) to 'Residential – Low Density- Special Provision' (R1-35).

This rezoning is required to recognize the use of the property is changing from being a church and accessory manse, to recognizing the primary use of the property will now be residential and to permit the former church to be used for a home occupation. This by-law also recognizes that in addition to the range of uses permitted as a home occupation, the following uses can be considered as a home occupation in the former church: a music studio; performance venue; and a catering kitchen. A professional office/consulting room is also permitted to be established as a home occupation within the residence.

This by-law recognizes the existing setbacks established by the buildings on the property and deems them to comply with the zoning by-law as of passing of this zoning by-law amendment.

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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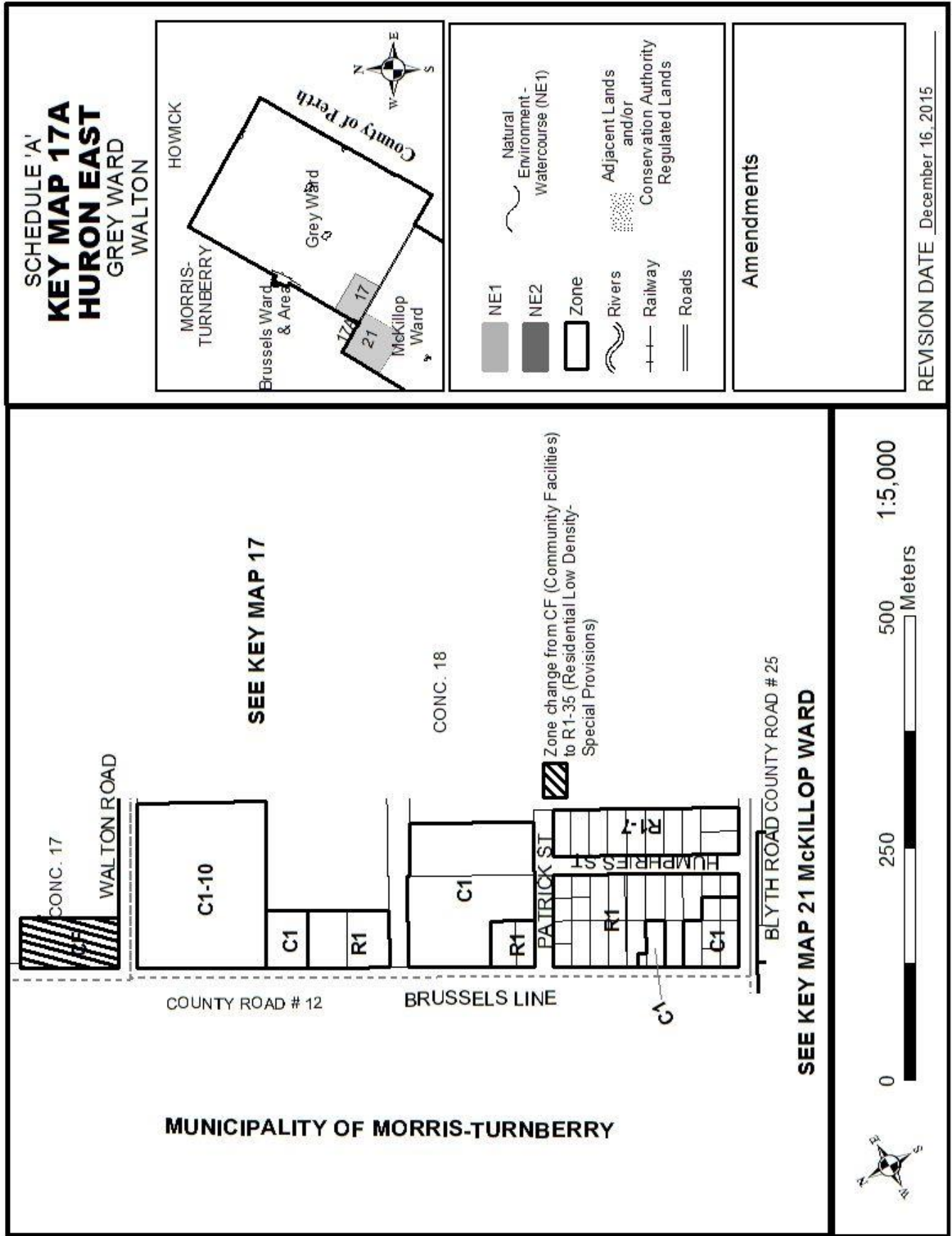


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