

**PUBLIC MEETING
CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT
AFFECTING THE TOWNSHIP OF NORTH HURON**

TAKE NOTICE that Council of the Township of North Huron will hold a public meeting on **September 5, 2017 at 7:00 p.m.** in the Council Chambers of the Township of North Huron to consider a proposed Zoning By-law Amendment under sections 34 and 39 of the Planning Act, R.O.S. 1990, as amended. The amendment affects the Township of North Huron Zoning By-law.

BE ADVISED that the Corporation of the Township of North Huron considered this application to be complete on August 1, 2017.

If you are an owner of any land containing seven or more residential units you are requested to post this notice in a location that is visible to all of the residents.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

IF a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Huron before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of North Huron to the Ontario Municipal Board.

IF a person or public body does not make an oral submission at a public meeting or make written submissions to the Township of North Huron before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body.

IF you wish to be notified of the decision of North Huron Township on the proposed zoning by-law amendment, you must make a written request to the Township of North Huron, 274 Josephine Street, Wingham, ON N0G 2W0.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection during regular office hours at the Township of North Huron, Municipal Office (519-357-3550) and the Huron County Planning and Development Department (519) 524-8394 ext. 3.

Dated at the Township of North Huron
This 14th day of August, 2017

Original Signed by Richard AI, Clerk

Richard AI, Clerk
Township of North Huron,
274 Josephine Street, Wingham ON
N0G 2W0
(519)-357-3550

Purpose and Effect:

This proposed Zoning By-law Amendment affects Part Lot 1, Concession 10, Blyth Ward, Township of North Huron. The By-law proposes to change the zoning to 'Community Facility – Special Zone (CF-5)' from 'Community Facility (CF)'.

The subject lands require a zone change to permit the proposed accessory structures and redesigned parking area. The subject property is designated Community Facility in the North Huron Official Plan. The special zone permits a maximum of 4 single detached residential units with a maximum floor area of 50m² and that the minimum required number of parking spaces is 48.

The property is located on 237 King Street.

**SCHEDULE 1
CORPORATION OF THE
TOWNSHIP OF NORTH HURON
USE BY-LAW 81-2017**

WHEREAS Section 39.1(3) of the Planning Act, 1990, authorizes a municipality to pass a by-law under Section 34 of the Planning Act, 1990, for the purpose of authorizing the use of lands, buildings, or structures for purposes otherwise prohibited by the by-law.

WHEREAS the Council of the Corporation of the Township of North Huron considers it advisable to amend Zoning By-law 82-2008 of the Township of North Huron.

NOW, THEREFORE, the Council of the Corporation of the Township of North Huron ENACTS as follows:

1. This by-law shall apply to Part Lot 1, Concession 10, Blyth Ward, Township of North Huron and is comprised of the attached Schedules.
2. By-law 82-2008 is hereby amended by changing 'Community Facility (CF)' to 'Community Facility-Special Zone (CF-5)', the zone symbol on the lands designated zone change to 'CF-5' on the attached Schedule.
3. Section 13.5 CF Special Zones is hereby amended by the addition of the following:

13.5.5 CF-5

The lands zoned CF-5 permits a maximum of 4 one-storey single detached dwellings with a floor area not exceeding 50m². For the area zoned CF-5, notwithstanding the provisions the contrary, the minimum number of required parking spaces shall be 48.

4. This by-law affects Key Map 3 of By-law 82-2008, as attached as Schedule A.
5. This by-law shall come into force upon final passing, pursuant to Section 34(21) and 39.1(3) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 5TH DAY OF SEPTEMBER, 2017.
READ A SECOND TIME ON THE 5TH DAY OF SEPTEMBER, 2017.
READ A THIRD TIME AND PASSED THIS 5TH DAY OF SEPTEMBER, 2017.

Neil Vincent, Reeve

Richard Al, Clerk

**SCHEDULE 2
CORPORATION OF THE
TOWNSHIP OF NORTH HURON
BY-LAW 81-2017**

By-law 81- 2017 has the following purpose and effect:

1. This proposed Zoning By-law Amendment affects Part Lot 1, Concession 10, Blyth Ward, Township of North Huron. The By-law proposes to change the zoning to 'Community Facility – Special Zone (CF-5)' from 'Community Facility (CF)'.

The subject lands require a zone change to permit the proposed accessory structures and redesigned parking area. The subject property is designated Community Facility in the North Huron Official Plan. The special zone permits a maximum of 4 single detached residential units with a maximum floor area of 50m² and that the minimum required number of parking spaces is 48.

The property is located on 237 King Street.

2. The map showing the location of the lands to which this by-law applies is shown on the following page and is entitled Location Map.

Schedule A to By-law No. 81-2017

NORTH HURON LOCATION MAP



