

CORPORATION OF THE TOWNSHIP OF NORTH HURON

BY-LAW NO. 11- 2018

BEING a by-law to amend the zoning on Plan 173, Part Lots D, E and F, Blyth Ward, Township of North Huron.

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

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

1. This by-law shall apply to Plan 173, Part Lots D, E and F, Blyth Ward, Township of North Huron and is comprised of the attached Schedules.
2. By-law 82-2008 is hereby amended by changing 'Future Development (FD)' to 'Residential Low Density (R1)', 'Residential Low Density Holding Zone (R1-h)', 'Residential Medium Density Special Zone (R2-17)', 'Residential Medium Density Special Zone' (R2-18), and Residential High Density (R3), the zone symbols on the lands designated zone change to 'R1', 'R1-h', 'R2-17', 'R2-18', and 'R3' on the attached Schedules 2 and 3.
3. Section 27.13 R2 Special Zones is hereby amended by the addition of the following:

27.13.17 R2-17

For the lands zoned R2-17, Queen Street is recognized as the exterior side lot line for a corner lot. Notwithstanding Section 27.10 to the contrary, the lands zoned R2-17 permit a minimum lot depth of 32 metres.

27.13.18 R2-18

Notwithstanding Section 27.10 to the contrary, the lands zoned R2-18 permit a rear yard setback of 5 metres, a minimum lot depth of 24 metres and a maximum lot coverage of 54%.

4. The holding zone as shown in Schedule 3 is not to be removed until the stormwater management plan for the subject property has been approved by the Township and that consultation with the Maitland Valley Conservation Authority has been completed and the necessary permits for site alteration, grading and development in a regulated area have been obtained from the MVCA.
5. Zone Map 3, By-law 82-2008 is hereby amended as shown on the attached Schedule 3 of this by-law.
6. 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	DAY OF	, 2018
READ A SECOND TIME ON THE	DAY OF	, 2018.
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2018.

Neil Vincent, Reeve

Richard Al, Clerk

SCHEDULE 1

CORPORATION OF THE TOWNSHIP OF NORTH HURON

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1. By-law 11-2018 has the following purpose and effect:

The subject property is located at Plan 173, Part Lots D, E and F, Blyth Ward, Township of North Huron on the north east side of Blyth and have a total area of 3.6 hectares (9 acres). The land has access from Queen Street and would require a future extension of North Street for a second access.

The subject property is designated Residential in the North Huron Official Plan. The land is currently zoned Future Development (FD) in the North Huron Zoning By-law.

This property is also the subject of a Plan of Subdivision application. The plan of subdivision contains a total of sixteen lots and six blocks with residential units on municipal services. This subdivision is proposed to develop with a variety of housing types and include a new interior municipal street to extend from the extension of North Street to the current access onto Queen Street with a stub for a future allowance into abutting future development lands.

The purpose of this amendment is to change the zoning from Future Development (FD) to a series of Residential zones (R1, R1-h, R2-17, R2-18 and R3). The zones will permit a mix of residential units: 16 single detached lots, 19 townhouse units, and a block to permit a retirement home are proposed. The two special R2 Zones will permit reduced minimum lot depths. The R2-17 Zone will recognize Queen Street as the exterior side lot line, and the R2-18 Zone permits a reduced rear yard setback of 5 metres and a maximum lot coverage of 54%.

The R1-h Zone, Residential Low Density with a Holding Symbol is applied to the proposed Lot 14 in the southeast corner of the subject property with an identified watercourse located on it. The R1 Zone will permit low density residential development. The -h holding symbol is intended to be in place until the stormwater management plan for the subject property has been approved by the Township and that consultation with the Maitland Valley Conservation Authority has been completed and the necessary permits for site alteration, grading and development in a regulated area have been obtained from the MVCA.

The Applicant has proposed zone symbols and text for the zoning by-law amendment which outlines provisions for the medium density residential zone (R2). The proposed zones correspond to the lot frontages and dwelling types proposed for each street or block.

This by-law amends North Huron Zoning By-law # 82-2008.
All other zone provisions apply.

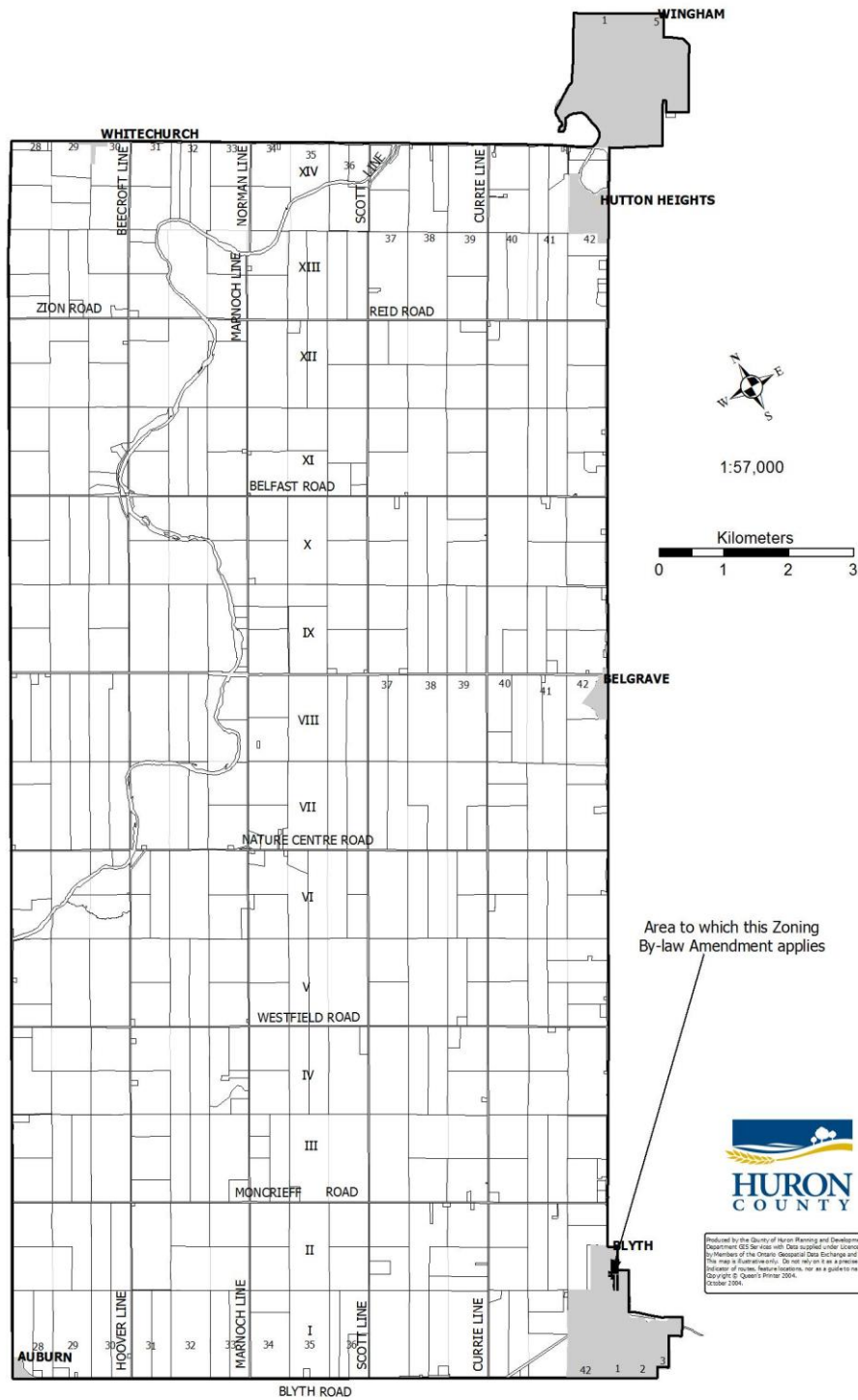
SCHEDULE 2

CORPORATION OF THE TOWNSHIP OF NORTH HURON

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NORTH HURON LOCATION MAP



SCHEDULE 3

CORPORATION OF THE TOWNSHIP OF NORTH HURON

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