

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

BY-LAW # 13-28

BEING A BY-LAW FOR THE PURPOSE OF A SITE SPECIFIC ZONING BY-LAW AMENDMENT FOR PROPERTIES CREATED BY CONSENT ON PART OF LOT 10 CON 2 GLADSTONE TOWNSHIP FRONTING THE IMPROVED PORTION OF DEMONYE AVE

WHEREAS pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Section 34, the Council may enact by-laws Regulating the use of lands;

AND WHEREAS By-law #09-60 established site-specific zoning on lots in Part of Lot 10 Concession 2 Gladstone Township which front on the portion of Demonye Avenue upgraded by Lajambe Properties Inc. as part of the requirements of consent for the lots created in 2009;

AND WHEREAS in order for Council to consider expanding the services to the road on a year round basis, policy dictates that the lots be zoned appropriate for year round services;

AND WHEREAS a public meeting was held May 8, 2013, as required by the *Planning Act* with respect to the zoning amendment application;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES ENACTS AS FOLLOWS:

1. That a Zoning By-law amendment be adopted for Part of Lot 10 Concession 2 Gladstone Township, specific to four (4) properties described as:
GLADSTONE CON 2 PT LOT 10 AND RP D83 PARTS 1 AND 2;
GLADSTONE CON 2 S PT LOT 10 RP 1R11802 PARTS 3 TO 5;
GLADSTONE CON 2 S PT LOT 10 RP 1R11802 PARTS 2 6 AND 7;
and
GLADSTONE CON 2 S PT LOT 10 RP 1R11802 PART 1;
as shown on Schedule "A" attached to and forming part of this By-law, dated May 22, 2013 as follows:
 - a) The severed lots and retained lands subject of consent approval MMAH File Nos.: 57-C-080006, 57-C080007 and 57-C080008 are hereby re-zoned to Rural Residential designation for which the policies of Thessalon Township Zoning By-law #7-91 shall apply; and including
 - b) 1.b) of By-law #09-60 stating no habitable buildings shall be permitted within 25 metres of the shoreline of Bright Lake
AND
 - c) 1.c) of By-law #09-60 stating a 15 metre shoreline vegetation buffer shall remain undisturbed, permitting only the development of a single pathway to the shoreline of Bright Lake;
which remain in effect;

2. This by-law shall become effective on the date of passing, subject to:

a) The expiration of the time period for the filing of objections to the Notice of Passing of the by-law, provided that no notice of objection has been filed within the specified time,
or

b) The approval of this by-law by the Ontario Municipal Board where an objection to the approval of this by-law has been filed within the time period specified in the notice of passing of the by-law.

Read a first, second and third time and finally passed in open Council this 22nd day of May, 2013.

MAYOR – L. C. (Gil) Reeves

CLERK – Deborah Tonelli

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SCHEDULE "A"

