



Corporation of the Municipality of South Huron
Agenda - Regular Council Meeting

Monday, July 16, 2018, 6:00 p.m.
Council Chambers - Olde Town Hall

Accessibility of Documents:

Documents are available in alternate formats upon request. If you require an accessible format or communication support, please contact the Clerk's Department at 519-235 -0310 or by email at clerk@southhuron.ca to discuss how best we can meet your needs.

Pages

1. Meeting Called To Order

Welcome &O Canada

2. Public Meeting

3. Amendments to the Agenda, as Distributed and Approved by Council

Recommendation:

That South Huron Council approves the Agenda as presented.

4. Disclosure of Pecuniary Interest and the General Nature Thereof

5. Delegations

6. Minutes

6.1 Minutes of the Regular Council Meeting of July 3, 2018

1

Recommendation:

That South Huron Council adopts the minutes of the Regular Council Meeting of July 3, 2018, as printed and circulated.

6.2 Minutes of the Public Meeting of July 3, 2018

12

Recommendation:

That South Huron Council adopts the minutes of the Public Meeting of July 3, 2018 as printed and circulated.

7. Councillor Board and Committee Reports

7.1 Minutes of the Exeter Rodeo Committee of April 30, 2018

15

7.2	Minutes of the Communities in Bloom Committee of June 6, 2018	19
7.3	Minutes of the Community Hub/Recreation Project Steering Advisory Committee of June 19, 2018	22
7.4	Minutes of the Exeter BIA of June 19, 2018	24

Recommendation:

That the minutes of the following committees and/or boards be received as presented to Council:

- Exeter Rodeo Committee minutes of April 30, 2018;
- Communities in Bloom Committee minutes of June 6, 2018;
- Community Hub/Recreation Project Steering Advisory Committee minutes of June 19, 2018;
- Exeter BIA minutes of June 19, 2018.

7.5	Motion brought forward from July 9, 2018 Rodeo Committee meeting	33
-----	--	----

Recommendation:

That South Huron Council accept the recommendation of the Rodeo that funds from the Rodeo reserve be used to purchase an Optimist Armor Stone and provide a \$5,000.00 donation towards the Exeter and District Swimming Pool Renovation project.

8. Staff Reports

8.1 Planning

8.1.1	S. Smith, Huron County Planner - Comprehensive Zoning By-Law	34
-------	--	----

Recommendation:

That South Huron Council receives the report from S. Smith, Huron County Planner re: South Huron Comprehensive Zoning By-Law dated July 6, 2018; and

That based on the nature of the proposed amendments to the zoning by-law, no further public notice be given.

8.1.1.1	Written correspondence received prior to meeting and distributed to Council at Public Meeting	42
---------	---	----

8.1.1.2	Written correspondence received at Public Meeting	51
---------	---	----

8.1.1.3	Written correspondence received after Public Meeting	56
8.2	Operations and Infrastructure	
8.3	Financial Services	
8.3.1	S. Becker, Director of Financial Services - 2018 Council expenses as of June 30, 2018	70
	Recommendation: That South Huron Council receives the report from S.Becker, Director of Financial Services/Treasurer re: 2018 Council Expenses as of June 30, 2018	
8.3.2	S. Becker, Director of Financial Services - 2018 Capital Progress Report - June	73
	Recommendation: That South Huron Council receives the report from S. Becker, Director of Financial Services re: 2018 Capital Progress Report – June completed as of June 30, 2018 for information only.	
8.3.3	S. Becker, Director of Financial Services - 2018 Q2 Operating Variance Report	83
	Recommendation: That South Huron Council receive the report from S. Becker, Director of Financial Services re: 2018 Q2 Operating Variance Report for information only.	
8.4	Administration	
8.4.1	D. McNab, Chief Building Official - Q2 Building Activity Report	95
	Recommendation: That South Huron Council receives the report from D. McNab, Chief Building Official re: Q2 Building Activity from April 1, 2018 to June 30, 2018 for information.	

- 8.4.2 M. Goss, Human Resources/Strategic Initiatives Officer - Violence and Harassment in the Workplace Policy 98
- Recommendation:**
That South Huron Council receives the report from Megan Goss, Human Resources and Strategic Initiatives Officer regarding the Corporate Violence and Harassment in the Workplace Policy; and
- That South Huron Council adopt the Draft Corporate Violence and Harassment in the Workplace Policy as presented**
- 8.4.3 R. Msuya-Collison, Clerk - Integrity Commissioner Appointment 102
- Recommendation:**
That South Huron Council receives the report from R. Msuya-Collison, Clerk re: Integrity Commissioner Appointment; and
- That Council authorizes Administration to extend the agreement with Lisa Korab as Integrity Commissioner for a period of twelve (12) months to July 18, 2019.**
- 8.4.4 R. Msuya-Collison, Clerk - Committee Reporting Structure 112
- Recommendation:**
That South Huron Council receives the report of Rebekah Msuya-Collison, Clerk re Council Committee Reporting, for consideration and direction.
- 8.4.5 R. Msuya-Collison, Clerk - Request for Service, Complaints and By-Law Summary, for information purposes. 116
- Recommendation:**
That South Huron Council receives the report from R. MsuyaCollison, Clerk re: Request for Service, Complaints and By-Law Summary, for information purposes.
- 8.4.6 R. Msuya-Collison, Clerk - Planning Activity April 1 to June 30, 2018, for information purposes. 120
- Recommendation:**
That South Huron Council receives the report from R. Msuya-Collison, Clerk re: Planning Activity April 1 to June 30, 2018, for information purposes.

9. Deferred Business

9.1 Huron County Health Unit Request 126

June 18, 2018 meeting

Recommendation:

Motion: 317-2018

Moved: C. Hebert

Seconded: M. Vaughan

That South Huron Council accept the Huron County Health Unit request as follows:

- that South Huron accept a large disposal kiosk from the Huron County Health Unit to place on Municipal Property for the safe disposal of sharps; and
- that South Huron secure an ongoing contract with a provider for the disposal of hazardous sharps.

9.2 Elliott Park Sign - Request 127

July 3, 2018 meeting - Direction given for a staff report for a future Council meeting.

10. Notices of Motion

11. Mayor & Councillor Comments and Announcements

12. Communications

12.1 Ontario Energy Board Notice - Union Gas 128

Full report available upon request to the Clerk.

12.2 College of Physicians and Surgeons of Ontario - Award Program 130

Recommendation:

That South Huron Council receive communication items not otherwise dealt with.

13. Report From Closed Session

14. By-Laws

- 14.1 By-Law No. 67-2018 - Appoint Integrity Commissioner Lisa Korab 133

Recommendation:

That the South Huron Council gives first, second and third and final reading to By-Law #67-2018, being a by-law to amend Schedule "A" of By-Law #49-2016, being a by-law to appoint an Integrity Commissioner and to authorize the execution of an extension of the agreement between the Municipality of South Huron and the Integrity Commissioner.

- 14.2 By-Law No. 68-2018 - Housekeeping OPA 15 By-Law 136

Recommendation:

That the South Huron Council gives first, second and third and final reading to By-Law #68-2018, being a by-law to Amend The South Huron Official Plan.

- 14.3 By-Law No. 69-2018 - Comprehensive Zoning By-Law 150

July 3, 2018 Public Meeting Version - First and Second Reading

Recommendation:

That the South Huron Council gives first and second reading to By-Law #69-2018, being a by-law to provide the Corporation of the Municipality of South Huron with regulations which will affect control over all forms of land use and development within the Municipality of South Huron.

15. Confirming By-Law

- 15.1 By-Law No. 70-2018 – Confirming By-Law 402

Recommendation:

That the South Huron Council gives first, second and third and final reading to By-Law #70-2018, being a by-law to confirm matters addressed at the July 16, 2018 Council meeting.

16. Adjournment

Recommendation:

That South Huron Council hereby adjourns at _____ p.m., to meet again on August 13, 2018 at 6:00 p.m. or at the Call of the Chair.



Corporation of the Municipality of South Huron
Minutes for the Regular Council Meeting

Tuesday, July 3, 2018, 6:00 p.m.
Council Chambers - Olde Town Hall

Members Present: Maureen Cole - Mayor
Dave Frayne - Deputy Mayor
Tom Tomes - Councillor - Ward 1
Marissa Vaughan - Councillor - Ward 1
Wayne DeLuca - Councillor - Ward 2
Craig Hebert - Councillor - Ward 2
Ted Oke - Councillor - Ward 3

Staff Present: Dan Best, CAO
Don Giberson, Environmental Services Director
Dwayne McNab, Chief Building Official
Sarah Smith, Huron County Planner
Rebekah Msuya-Collison, Clerk

1. Meeting Called To Order

Mayor Cole called the meeting to order at 6:00 p.m.

2. Public Meeting

Motion: 333-2018

Moved: W. DeLuca

Seconded: C. Hebert

That South Huron Council adjourn at 6:02 p.m. under Section 34 of the Planning Act for the purpose of consulting with the public about a Comprehensive Zoning By-law for the Municipality of South Huron.

Disposition: Carried

3. Amendments to the Agenda, as Distributed and Approved by Council

Motion: 334-2018

Moved: M. Vaughan

Seconded: T. Tomes

That South Huron Council approves the Agenda as presented.

Disposition: Carried

4. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

5. Delegations

6. Minutes

6.1 Minutes of the Regular Council Meeting of June 18, 2018

Motion: 335-2018

Moved: M. Vaughan

Seconded: C. Hebert

That South Huron Council adopts the minutes of the Regular Council Meeting of June 18, 2018, as printed and circulated.

Disposition: Carried

6.2 Minutes of the Public Meeting of June 18, 2018.

Motion: 336-2018

Moved: W. DeLuca

Seconded: T. Tomes

That South Huron Council adopts the minutes of the Public Meeting of June 18, 2018, as printed and circulated.

Disposition: Carried

6.3 Minutes of the Committee of the Whole of June 26, 2018

Motion: 337-2018

Moved: T. Oke

Seconded: C. Hebert

That South Huron Council adopts the minutes of the Committee of the Whole of June 26, 2018, as printed and circulated.

Disposition: Carried

7. Councillor Board and Committee Reports

- 7.1 Minutes of the Exeter Community Development Fund Committee of October 13, 2016

Motion: 338-2018

Moved: T. Oke

Seconded: M. Vaughan

That South Huron Council receive the Exeter Community Development Fund Committee minutes of October 13, 2016.

Disposition: Carried

Council discussed the resolution brought forward from the October 13, 2016 minutes in detail.

Motion: 339-2018

Moved: C. Hebert

Seconded: T. Tomes

Whereas the Exeter Community Development Fund Committee wishes to assist Council in its decision making process related to recreation in the town of Exeter,

That South Huron Council accept the recommendation of the Exeter Community Development Fund Committee to place a moratorium on the distribution of funds from the Exeter Community Development Fund reserve fund to allow Council the time to develop and submit a more fulsome plan to the Committee for consideration.

Disposition: Defeated

- 7.2 Minutes of the Exeter BIA of May 8, 2018
- 7.3 Minutes of the South Huron Police Services Board of May 8, 2018
- 7.4 Minutes of the May 22, 2018 Board of Directors for Upper Thames River Conservation Authority
- 7.5 Minutes of the Community Hub/Recreation Centre Project Steering Committee of June 12, 2018

Motion: 340-2018

Moved: W. DeLuca

Seconded: M. Vaughan

That the minutes of the following committees and / or boards be received as presented to Council:

- **Exeter BIA Board Meeting minutes of May 8, 2018;**
- **South Huron Police Services Board minutes of May 8, 2018;**
- **Upper Thames River Conservation Authority minutes of May 22, 2018.**
- **Community Hub/Recreation Centre Project Steering Committee minutes of June 12, 2018.**

Disposition: Carried

8. Staff Reports

8.1 Planning

8.2 Financial Services

8.3 Environmental Services

- 8.3.1 D. Giberson, Director of Operations and Infrastructure - Tender Results for Surface Treatment of Mollard Line (County Road #81 to Crediton Road) and McTaggart Line (Rogerville Road to Line 17)

Motion: 341-2018

Moved: T. Oke

Seconded: D. Frayne

That South Huron Council receive the report from D. Giberson, Director of Operations and Infrastructure RE: Tender Results for Surface Treatment of Mollard Line (County Road #81 to Crediton Road) and McTaggart Line (Rogerville Road to Line 17); and

That South Huron Council accept the tender received from the low bidder Norjohn Contracting and Paving Limited and authorize the award of a contract for Surface Treatment of Mollard Line (County Road #81 to Crediton Road) and McTaggart Line (Rogerville Road to Line 17) in the amount of 145,485.24 (including HST).

Disposition: : Carried

8.3.2 D. Giberson, Director of Operations and Infrastructure - 2018
Request for Proposals for Engineering Services

Motion: 342-2018

Moved: T. Oke

Seconded: C. Hebert

That South Huron Council receive the report from D. Giberson, Director of Operations and Infrastructure Re: 2018 Request for Proposals for Engineering Services; and

That South Huron Council accepts the proposal received from BM Ross and Associates and authorizes the award of a professional services contract to BM Ross and Associates for the design, approvals and tender preparation for the following 2018 Capital Projects:

- 1. Waterloo Street Reconstruction (London Road South to GEXR railway) in the amount of \$30,142.00 plus HST**
- 2. Huron Park Water Tower Re-chlorination System Upgrade in the amount of \$6,500.00 plus HST.**

Disposition: Carried

Motion: 343-2018

Moved: C. Hebert

Seconded: M. Vaughan

That South Huron Council accepts the proposal received from BM Ross and Associates and authorizes the award of a professional services contract to BM Ross and Associates for tendering, contract administration and construction inspection for the following projects, subject to Council approval of a future Capital Budget:

- Waterloo Street Reconstruction (London Road South to GEXR railway) in the amount of \$71,727.00 plus HST**

Disposition: Carried

Motion: 344-2018

Moved: W. DeLuca

Seconded: T. Oke

That South Huron Council accepts the proposal received from GMBLuePlan Engineering Limited and authorizes the award of a professional services contract to GMBLuePlan Engineering Limited for the design, approvals and tender preparation for the following 2018 Capital Projects:

- 1. Shipka Line Watermain Replacement (Kirkton Rd to Dashwood Rd) in the amount of \$16,353.00 plus HST**
- 2. Parr Line Watermain Replacement (north & south of Crediton) in the amount of \$16,353.00 plus HST**
- 3. Huron Street Watermain Replacement (Corbett Line to west end) in the amount of \$11,664.00 plus HST**
- 4. Replacement of Mollard Line Structure #1056 in the amount of \$18,240.00 plus HST.**

Disposition: Carried

Council discussed the Mollard Line Structure #1056 project.

Motion: 345-2018

Moved: C. Hebert

Seconded: T. Oke

That South Huron Council accepts the proposal received from GMBLuePlan Engineering Limited and authorizes the award of a professional services contract to GMBLuePlan Engineering Limited for tendering, contract administration and construction inspection for the following projects, subject to Council approval of a future Capital Budget:

- 1. Shipka Line Watermain Replacement (Kirkton Rd to Dashwood Rd) in the amount of \$21,430.00 plus HST**
- 2. Parr Line Watermain Replacement (north & south of Crediton) in the amount of \$21,430.00 plus HST**
- 3. Huron Street Watermain Replacement (Corbett Line to west end) in the amount of \$11,190.00 plus HST**
- 4. Replacement of Mollard Line Structure #1056 in the amount of \$20,750.00 plus HST.**

Disposition: Carried

8.4 Administration

- 8.4.1 D. McNab, Chief Building Official - Limiting Distance Agreement - Tom Hayter, Hayter's Turkey Farm Ltd

Motion: 346-2018

Moved: M. Vaughan

Seconded: D. Frayne

That South Huron Council receive this report from D. McNab, Development Services Manager re: Limiting Distance Agreement between Tom Hayter, Hayter's Turkey Farm Ltd, and the Municipality of South Huron be received for information purposes.

Disposition: Carried

- 8.4.2 D. Best, Chief Administrative Officer - Engagement Policy

Chief Administration Officer Best suggested an amendment to the policy regarding a review in 2019.

Councillors Frayne and Vaughan agreed to the amendment of the motion.

Motion: 347-2018

Moved: D. Frayne

Seconded: M. Vaughan

That the report of D. Best, Chief Administrative Officer dated July 3, 2018 regarding the Engagement Policy be received; and

That South Huron Council approve the Engagement Policy as amended.

Disposition: Carried

- 8.4.3 D. Best, Chief Administrative Officer - Memorandum of Understanding - Exeter BIA

Brittany Wise, BIA manager was present in the gallery. Chief Administrative Officer advised that the final report will be coming back to Council after the BIA executive has reviewed the document.

Motion: 348-2018

Moved: C. Hebert

Seconded: T. Oke

That the memo of D. Best, Chief Administrative Officer dated July 3, 2018 2013 with respect to the Memorandum of Understanding (MOU) with the Exeter BIA be received.

Disposition: Carried

8.4.4 D. Best, Chief Administrative Officer - Parking By-law Update

Motion: 349-2018

Moved: M. Vaughan

Seconded: T. Tomes

That the memo of D. Best, Chief Administrative Officer dated July 3, 2018 regarding the Parking By-law Update be received.

Disposition: : Carried

9. Deferred Business

10. Notices of Motion

11. Mayor & Councillor Comments and Announcements

Deputy Mayor Frayne advised that the CHIP speed sign is in South Huron until next Wednesday and is currently placed near the Morrison Dam. He noted that Canada Day events were successful including supper at the Legion and Victoria Park washroom grand opening.

Councillor Hebert advised that he attended Canada Day events.

Councillor Vaughan attended the Victoria Park ribbon cutting and civic night at the Huron Country Playhouse. She attended a Lake Huron Primary Supply System workshop and updated Council on the board's governance structure.

Councillor Tomes asked about possible federal funding for railway lands and asked whether Council was interested in a Committee of the Whole meeting regarding fire.

Councillor Tomes declared that he will not be running in the next municipal election.

Councillor Oke commented that he attended a number of Canada Day events and thanked the organizing committee and other volunteers.

12. Communications

12.1 Ombudsman Annual Report 2017-2018

12.2 Ministry of Natural Resources and Forestry - Oral Rabies Vaccine

Council requested the Clerk forward the map.

12.3 AMO - 2018-2020 AMO Board of Directors

Chief Administrative Officer Best advised that delegation requests for AMO conference have been submitted to the Ministry of Economic Development, Job Creation and Trade, Ministry of Infrastructure, Ministry of Agriculture, Food and Rural Affairs and Ministry of Tourism, Culture and Sport. As the deadline has been extended, a submission will be made to the Ministry of the Environment and Climate Change.

12.4 BRA - Board Meeting Highlights of June 21, 2018 meeting

12.5 Huron County Needle Syringe Program

12.6 Ausable Bayfield Conservation Foundation - Request

12.7 Lori Clarke - Elliott Park Sign - Request

Council directed a report be brought back to Council.

12.8 Royal Canadian Legion - Request

12.9 Lisa Thompson, MPP - Correspondence

12.10 Laurie Dykstra - Correspondence

12.11 Town of Amherstburg - Support for Cannabis Grace Period Request

Motion: 350-2018

Moved: W. DeLuca

Seconded: T. Oke

That South Huron Council receive communication items not otherwise dealt with.

Disposition: Carried

13. Closed Session

14. Report From Closed Session

15. By-Laws

15.1 By-Law No. 64-2018- Appoint BIA & Rates

Motion: 351-2018

Moved: M. Vaughan

Seconded: C. Hebert

That the South Huron Council gives first, second and third and final reading to By-Law #64-2018, being a by-law to name members to the Exeter Business Association Board of Management and set 2018 tax rates for properties in the Exeter Business Improvement Area.

Disposition: Carried

15.2 By-Law No. 65-2018 - Limiting Distance Agreement - Hayter/Hayter's Turkey Farms Ltd.

Motion: 352-2018

Moved: D. Frayne

Seconded: T. Tomes

That the South Huron Council gives first, second and third and final reading to By-Law #65-2018, being a by-law to authorize the execution of a Limiting Distance Agreement between the Municipality of South Huron, Hayter's Turkey Farm Ltd. and Tom Hayter in the Municipality of South Huron in the County of Huron

Disposition: Carried

16. Confirming By-Law

16.1 By-Law No. 66-2018 – Confirming By-Law

Motion: 353-2018

Moved: C. Hebert

Seconded: T. Oke

That the South Huron Council gives first, second and third and final reading to By-Law #66-2018, being a by-law to confirm matters addressed at the July 3, 2018 Council meeting.

Disposition: Carried

17. Adjournment

Motion: 354-2018

Moved: D. Frayne

Seconded: C. Hebert

That South Huron Council hereby adjourns at 7:42 p.m., to meet again on July 16, 2018 at 6:00 p.m. or at the Call of the Chair.

Disposition: : Carried

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk



Corporation of the Municipality of South Huron

Minutes-Public Meeting

**Tuesday, July 3, 2018, 6:00 p.m.
Council Chambers - Olde Town Hall**

Members Present: Maureen Cole - Mayor
Dave Frayne - Deputy Mayor
Tom Tomes - Councillor - Ward 1
Marissa Vaughan - Councillor - Ward 1
Wayne DeLuca - Councillor - Ward 2
Craig Hebert - Councillor - Ward 2
Ted Oke - Councillor - Ward 3

Staff Present: Dan Best, CAO
Don Giberson, Environmental Services Director
Dwayne McNab, Development Services Manager/CBO
Sarah Smith, Huron County Planner
Rebekah Msuya-Collison, Clerk

1. Call to Order

Mayor Cole called the meeting to order at 6:02 p.m.

2. Disclosure of Pecuniary Interest

None.

3. Purpose of Public Meeting

The Clerk advised that the purpose of this Public Meeting is to allow interested members of the public the opportunity to ask questions or offer comments with regard to a new Comprehensive South Huron Zoning By-law for the municipality of South Huron which combines the existing Zoning By-laws currently in place for the Township of Stephen, Township of Usborne, and Town of Exeter.

It was noted that Council will not make a decision at this meeting and based on the recommendations and information received at this Public Meeting, the Comprehensive South Huron Zoning By-law will be presented for approval at a regular Council meeting.

A Public Registry was available for any member of the public if they would like to be notified in writing of the decision on the Comprehensive Zoning By-Law. They are to provide their name and mailing address on the registry. A person or public body may appeal the decision if they have made an oral submission at this public meeting or a written submission to Council prior to the passing of the by-law.

4. Comprehensive Zoning By-Law - South Huron

4.1 S.Smith, Huron County Planner - Report South Huron Comprehensive Zoning By-Law

S. Smith, Planner advised that since the posting of the Agenda for this Public Meeting there have been three more comments, copies of which have been distributed to Council.

Motion: PL#24-2018

Moved: D. Frayne

Seconded: M. Vaughan

That South Huron Council receives the report from S. Smith, Huron County Planner re: South Huron Comprehensive Zoning By-Law dated June 22, 2018 for information.

Disposition:: Carried

4.2 Written Comments Received

4.2.1 John Buechler

4.2.2 Exeter BIA

4.2.3 Open House Comment Sheets Received

4.2.4 Jason Brown

4.2.5 RJ's Service c/o Ronald Harvey

4.2.6 Brian Johnston

4.2.7 Ellen Shapiro

4.2.8 Paul Turnbull

Correspondence received prior to meeting and distributed to Council.

4.2.9 Dean Ducharme

4.2.10 Allan Barnes

4.2.11 Dave Tilford

Correspondence received by email at meeting.

4.2.12 David Mihlik

4.3 Comments-Council; Public in Attendance

There were no comments from Council.

Don De Jong of 5 Lakeshore Road, Grand Bend commented on the L1 zone changes being considered on frontage designation. He advised that he would present a more formal letter for council consideration on land development.

There were no further comments from the Public.

CAO Best advised that following this meeting, information will be compiled and recommendations will be brought back by the Planner for Council consideration at the July 16, meeting.

5. Close Public Meeting

Motion: PL#25-2018

Moved: T. Oke

Seconded: M. Vaughan

That South Huron Council now closes this Public Meeting at 6:16 p.m. and reconvenes the Regular Council meeting.

Disposition:: Carried

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk



Exeter Rodeo Committee

South Huron Recreation Centre
Monday, April 30, 2018 – 7:00 pm

Members Present

Members – Scott Nickles, Chair, Bob Parsons, Dave Marshall, Steve Clarke

Council Representative – Craig Hebert

Staff Representatives – Darcey Cook, Jo-Anne Fields

1. Call to Order & Welcome

- Chair, Scott Nickles welcomed everyone to the meeting and thanked them for their commitment to this community event

2. Declaration of Conflict of Interest

- No Conflict of Interest declared

3. Changes/Additions to the Agenda

- No changes/additions noted to the Agenda

4. Approval of the Agenda

Motion – 09/04/18

Moved by: Bob Parsons
Seconded by: Dave Marshall

“THAT the agenda of April 30, 2018 be approved as presented.”

Disposition: Carried

5. Approval of the Minutes

Motion – 10/04/18

Moved by: Dave Marshall
Seconded by: Craig Hebert

“THAT the minutes of March 26, 2018 meeting be approved as circulated.”

Disposition: Carried

6. Business arising from the Minutes

- No business arising from the previous minutes

7. Correspondence

- Correspondence is shared with the Committee membership as received
- No correspondence noted at the meeting

8. Committee Reporting

Facilities and Grounds

- Portable washrooms have been reserved for Rodeo weekend
- Bob is going to work the surface of the ring – weeds have been popping up
- Will report to staff as to status of stones in the ring – do we need to address
- Committee authorized to rent a smaller tent to avoid paying engineering costs – Dave has reserved
- No additional bleachers are required

Sponsors

- Sponsor package has been revised for 2018
- Included a piece in the package identifying the VIP area for sponsors

Vendors

- Continue to receive inquiries regarding vendor space
- Nothing new to report since last meeting

Marketing, Promotion, Advertising and Social Media

- Steve Clarke and Brittany Wise – no report

- Final marketing piece for the Community Services Brochure was presented to the Committee

Financial

- Before audit, a net profit of \$9,787.00 was realized after the 2017 rodeo
- Total in reserve is \$ \$63,676.00

Events/Activities/Entertainment

- 2018 options were discussed
- Ty Baynton – Ross will cover the costs for the tailgate party and the first set in the tent after the show on Saturday (until 7 pm) – there will be no charge to the Committee
- Staff contacted Ty regarding evening play until 11 pm
- Ty to play two sets – \$500.00 for the evening
- Committee discussed Friday night kickoff event – what can we do?
- Parade suggested however contestants will not be arriving until late Friday evening
- Mechanical bull competition – Darcey to research fees
- Roping challenge
- Arm wrestling competition – check with Ross

Chair/Vice Chair Comments

- Would be great to have a kickoff event on the Friday evening – let's continue to research ideas

9. New & Other Business

- Nothing to report

10. Unfinished Business

- Nothing at this time

11. Date of Next Meeting

- Next meeting regular will be held at South Huron Recreation Centre at the call of the Chair Monday, May 28, 2018 at 7:00 pm

12. Adjournment

Motion – 11/04/18

Moved by: Bob Parsons
Seconded by: Dave Marshall

“THAT the meeting be adjourned at 7:45 pm.”

Disposition: Carried

Chair – Scott Nickles

Date

Recording Secretary – Jo-Anne Fields

Date



South Huron Communities in Bloom Committee Minutes

Wednesday, June 6, 2018 – 6:30 p.m.
Verity Room, Olde Town Hall

Members Present:

Cathy Seip, Chair
Dorothy Henderson, Vice Chair
Glen Nicholson
Beth Cooper
Debbie Mountenay

Staff:

Dave Atthill

1. Meeting Called to Order

Cathy Seip, Chair called the meeting to order at 6:31 pm in the Verity Room at the Olde Town Hall.

2. Agenda Update

None.

3. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

4. Approval of Minutes

4.1 Minutes of the South Huron Communities in Bloom Committee meeting of May 2, 2018.

Motion: 14-2018

Moved: D. Mountenay

Seconded: D. Henderson

That the minutes of the May 2, 2018 meeting are hereby approved as amended.

Disposition: Carried

5. Discussion

5.1 **Pumpkin Contest**

Dorothy has some giant pumpkin seeds and Beth will pick them up.

5.2 Memorial Garden at Huron Village

Cathy and Debbie will continue to work on wording of the letter and then send the letter to the committee for approval.

5.3 Profile Book/Judges

Dorothy handed out text for the profile book and there are 35 pictures to go with it.

We are proof-reading the profile book and it will be ready for the end of June.

We need more pictures of locations of the MOSH barn quilts.

5.4 Back Yard Oasis Landscape Area

We need to advertise on Facebook and send a letter to the Times-Advance editor with a sample picture.

5.5 Judges Itinerary

Cathy may be away the week the judges are in South Huron.

Bonnie Sitter is to do a PowerPoint presentation for the Senior Management Team meeting.

CIB need to pick up judges at the Toronto airport at 2:30 PM

Itinerary highlights:

- Bring judges back from Toronto thru Kirkton
- Back to Gregory Bed & Breakfast for the night

Wednesday

- Craig will drive
- Bluewater Recycling
- Drive by Dark Horse Winery, Playhouse, Port Blake and Grand Bend Waste Plant
- Refer to profile book while on tour – More detailed information at SMT meeting
- Something about farms
- ABCA ,Huron Park group, Jessica's House - discuss at SMT meeting
- Trail ride 5:30 PM
- 6:15 PM Thames Road/Elmville

5.6 Barn Quilt Update

Debbie will do a Thank You up for the TA paper, including some pictures.

5.7 Garden of The Week

Signs are to be ready for July 4th. Program will end August 31st.

We will send pictures to the TA paper.

6. Communications

7. New Business

- 7.1 Debbie would like to go to the awards and represent South Huron CIB. Registration and air fare should be paid for by MOSH.

Motion: 15-2018
Moved: B. Cooper
Seconded: D. Henderson

That the South Huron Communities in Bloom Committee seek approval for Debbie to attend the awards in Regina with funds provided for in the 2018 budget.

Disposition: Carried

- 7.2 Glenn has requested 4 barrels. Two for Dashwood and two for Port Blake. Glenn will look after them.
- 7.3 The tree policy is not done.
- 7.4 Glenn and Dorothy picked up more plants from Debbie Roberts.
- 7.5 CIB volunteers will plant zinnia flowers in the butterfly garden in front of Town Hall.
- 7.6 Sub-Committee formed to help with decorating at the Kirkton-Woodham Fall Fair. Sub-Committee members are Rose Rathwell, Linda and Peter Tgahrt

8. Adjournment

Motion: 16-2018
Moved: D. Henderson
Seconded: G. Nicholson

That the South Huron Communities in Bloom Committee hereby adjourns at 7:48 p.m., to meet again on July 4, 2018 at 6:30 p.m. in the Verity Room, Olde Town Hall or at the Call of the Chair.

Disposition: Carried

Cathy Seip, Vice Chair

David Atthill, Recording Secretary



**Corporation of the Municipality of South Huron
Community Hub/Recreation Project Steering Advisory Committee
Minutes
June 19, 2018
6:00 PM – 8:00 PM
Carling Room**

Members:

Vice Chair, Mike Ondrejicka
Peter Hrudka
Darlene McKaig
Mayor Maureen Cole Ex-Officio
Councillor Ted Oke
Robert Oud
Craig Ivatts

Regrets:

Chair, Dawn Rasenberg
Councillor Craig Hebert
Ron Mayer

Staff:

Dan Best, CAO
Scott Currie, Recording Secretary
Sean Dillon, YMCA

1. Call To Order

The Vice Chair called the meeting to order at 6:00 PM.

2. Agenda

Motion: 39-2018

Moved: Oke

Second: Cole

Disposition: Carried

That the Agenda for June 19, 2018 be approved, as presented.

3. Disclosure of Pecuniary Interest and the General Nature Thereof

4. Minutes

Motion: 40-2018
Moved: Hrudka
Second: McKaig
Disposition: Carried

That the minutes of June 12, 2018 be adopted as presented or amended.

5. Business Arising

Facility tour is tentatively scheduled for 10:00am Monday, July 23rd for Wingham, Goderich and Clinton.

6. Business to be Discussed

6.1 FAQ

6.2 RFP Update

7. Work Plan Review

- Committee will review the requirement for a Project Manager beginning in 2018.
- Fundraising feasibility study will be reviewed at the next meeting so that a recommendation can be made to Council at the July 16th meeting.

8. Committee Updates

9. Correspondence

10. Key Messages

- To assist in communications, Committee identified a series of frequently asked questions about the project and the answers
- The Committee received an RFP update from staff regarding the market feasibility study design planned by Leisure Plan International

11. Adjournment

Motion: 41-2018
Moved: Oke
Second: Cole
Disposition: Carried

That the Community Hub/Recreation Project Steering Advisory Committee hereby adjourn at 8:12 pm to meet again on July 4th at 6:00 pm or at the Call of the Chair.



EXETER BUSINESS IMPROVEMENT AREA – BOARD MEETING

Tuesday, June 19, 2018 at 6:30pm

South Huron Municipal Office, 322 Main St. S., Exeter, Ontario

EXECUTIVE MEMBERS – Chair Rose Glavin, Vice Chair Tira Wootton, and Secretary / Treasurer Janice Brock

DIRECTORS – Beautification Chair Mary Hulley, Directors Allen Plant and Adrian Bakelaar and BIA Manager Brittany Wise

ABSENT – Promotions Chair Lauryn Marion, Directors Fred Godbolt and James Eddington and Councillor Craig Hebert

RECORDING SECRETARY – Brittany Wise, BIA Manager

MINUTES

1. Welcome and Call to Order

Ms. Wise welcomed everyone to the meeting at 6:35pm.

2. Changes to the Agenda and Approval of Minutes of May 8, 2018.

2.1 Approval of the Agenda

MOVED BY: Mary Hulley & SECONDED BY: Adrian Bakelaar

“THAT the agenda be adopted with the addition of a ‘Closed Session’.”

MOTION: CARRIED

2.2 Approval of the Minutes of May 8, 2018.

MOVED BY: Mary Hulley & SECONDED BY: Janice Brock

“THAT the minutes of May 8, 2018 be adopted, as presented.”

MOTION: CARRIED

3. Chair’s Message Nil

4. Delegation

Tom Prout, a representative with the South Huron Community Fund, presented to the BIA board to educate them about what the fund is and how it’s different from other community organizations. He explained that the capital donated is invested and grows year after year – giving them more money over time to invest back into the community. He reported that they have mandate to give away 3.5% of the capital earnings each year and they share administration duties with their parent organization, the Grand

Bend Community Foundation, and give them 2% of all capital raised to cover those services. Mr. Prout stated that the South Huron Community Fund would be giving away its first grant monies in fall 2018.

He noted that donations can be allocated for very specific initiatives and can go to any charitable organization across Canada. There is also a general fund that supports 5 key areas: healthcare, education, environment, recreation and arts.

He discussed that they also offer a flow through service, which allows people to donate to a local service club and receive a tax receipt (the service club themselves cannot issue tax receipts). They are currently working with the Lioness Club and the Optimist Club to provide the service and welcome new partners.

MOVED BY: Tira Wootton & SECONDED BY: Adrian Bakelaar

“THAT the Delegation Report be adopted, as presented.”

MOTION: CARRIED

5. Councillor's Report Nil

6. Financial Report

6.1 Treasurer's Report – May 2018

In May, we will received our share of the JCP rent money; and fees for Ladies Night Out. Our expenses will include regular monthly expenses, as well as the OBIAA hotel and travel expenses and our outstanding website design fees. At the end of May, we had just over \$34,000.00 in the bank.

6.2 Treasurer's Report – June 2018

In June, we will receive payment for at least 35 banners. Our expenses will include regular monthly expenses, as well as Ladies Night Out expenses and a few other miscellaneous expenses. At the end of June, we can expect to have approximately \$29,930.00 in the bank.

Ms. Wise was directed to call and cancel the Hydo One account for the digital sign, as we still are receiving bills for the 'delivery' fees.

6.3 BIA – Bank Account Discussion

Ms. Wise reported that she was in communication with Libro about switching the BIA bank account to them. They confirmed that the following:

- They require a one-time (fully refundable) \$50 membership share for community accounts. The signors on this account do not require a membership share.
- There is no monthly fee.
- Account includes 30 free transactions monthly. Deposits are counted as a transaction so keep that in mind. Each additional transaction is \$0.75.
- Libro allows for a separate login for each signor on the account. When a transaction is completed by one signor, there is a request notification sent to the other signor to confirm the transaction.
- Libro does not offer free cheques for their community accounts. Cheques can be ordered through Office Solutions.

In terms of transferring our account, it will likely take about a month after we provide information on the signors. We also need to provide a copy of the minutes with the signors identified.

The board discussed if they could have the BIA Manager act as the one of the signers, as that would make it easier to complete treasury tasks. It would likely need to be changed in the BIA's Procedural By-law as well. The board decided that with a new contract position replacing Ms. Wise for the year and Ms. Brock agreeing to take a more active role in the treasury position, they would keep the signors the same for the time being.

MOVED BY: Mary Hulley & SECONDED BY: Janice Brock

"THAT the BIA bank account be transferred to Libro and the signors for the bank account are as follows: Rose Glavin (Chair), Tira Wootton (Vice Chair) and Janice Brock (Secretary/Treasurer)."

MOTION: CARRIED

MOVED BY: Allen Plant & SECONDED BY: Mary Hulley

"THAT the financial report be adopted as presented."

MOTION: CARRIED

7. Promotions

7.1 South Huron Map and Guide

The new Map and Guide has come out and is being distributed throughout Exeter, Huron County and Southwestern Ontario. We've received good feedback about the guide so far and have already heard of businesses that would like to be included next year.

There is also the opportunity to expand the book with other relevant information that would make it more useful to visitors and residents. We will work with the Municipality to do so moving forward.

7.2 Ladies Night Out

This year, Ladies Night had 26 participating businesses. Feedback suggested that it wasn't as busy as previous years, but overall participating businesses were satisfied with the event and the BIA's organization of the event. There has been some discussion about reducing the hours of the event, specifically because several businesses closed before the promoted end time of 10pm, which made it look like the event was over entirely. The board felt it should be changed to end at 9pm.

7.3 Coupon Book

The next edition of the Exeter Coupon Book is set to launch in September. We are confirming ad spots and so far have 15 spots booked and counting. The books go to print in early August.

7.4 Grand Bend Visitor Guide 2019

In the 2018 Grand Bend Visitor Guide, the BIA has a full-page ad, which cost us \$1,025.00 (less 10%). To receive the early bird pricing (10% discount) again for the 2019 guide, we must book & pay by July 31, 2018.

MOVED BY: Mary Hulley & SECONDED BY: Janice Brock

"THAT the BIA purchase a full-page ad in the 2019 Grand Bend Visitor Guide and pay by July 31, 2018 to receive early bird pricing."

MOTION: CARRIED

MOVED BY: Mary Hulley & SECONDED BY: Janice Brock

"THAT the promotions report be adopted as presented."

MOTION: CARRIED

8. Beautification

8.1 Banner Program

Ms. Wise reported that currently the banner program is at a bit of a standstill. We have received conflicting messages about the design specs and we are not going to move forward until the company can guarantee the final product. At this point, we are working with the printer directly to confirm the design specs. They confirmed that the banners would cost an additional \$4 per banner to add grommets and bleeds. The board also noted that there would be a cost for the zip-ties to attached the banners, but we have a contingency from the "BIA fee" we incorporated into the cost per banner.

We are waiting for a sample to be tested on the poles before making any changes to the design specs and sending to the printer. The timeline after being submitted to the printer has also changed – it has gone from 10-14 days to 2-4 weeks.

MOVED BY: Adrian Bakelaar & SECONDED BY: Mary Hulley

"THAT the board agrees to pay \$4 more per banner for a total cost of \$82.50 per banner."

MOTION: CARRIED

8.2 Flowers

The flowers along Main Street are now up. This year, they came from Huron Ridge Acres.

8.3 Community Improvement Plan (CIP) Implementation

The Municipality is looking into developing a Property Standards By-Law or Urban Design Guidelines that would help direct what the CIP will provide funding incentives for. They are going to contact Collingwood, Elora-Fergus, and Orangeville about their guidelines. They would like the BIA to contact the BIA's in these communities to collect feedback on how property owners received the guidelines and program and if they could suggest any improvements to the process that happens in their communities.

MOVED BY: Mary Hulley & SECONDED BY: Adrian Bakelaar

"THAT the beautification report be adopted as presented."

MOTION: CARRIED

9. Member Events

9.1 Summer Social

Ms. Wise reminded Board members about the annual Summer Social event taking place on Tuesday, July 10 from 5:30pm – 7pm at Eddington's of Exeter. It is a shared networking event, co-hosted by the BIA and

Chamber of Commerce. Ms. Wise asked who was going to be in attendance and if they wanted to be invoiced directly or to purchase through EventBrite. She encouraged board members to invite other members of the local business community to the event.

The July BIA Board meeting will immediately follow the Summer Social event. We will aim to keep this meeting short.

9.2 Awards Gala

There has not been much going on with Awards Gala coordination yet. We have contacted caterers for quotes and are hoping to select a caterer by the end of June.

The committee has added a Youth Excellence award category this year and are hoping to find a young inspiring speaker to accompany the launch of that category. Initially they thought of Tessa Virtue or Scott Moir, but they are very pricey. They also reached out to Melanie McCann, but she is not available on the Gala event date. They currently have a few new ideas, including Jennifer Pate, as sustainability champion from Bayfield or Joel Hilchey a speaker on leadership and success from Hamilton. Staff will work with the committee to finalize the selection, but Ms. Wise welcomed any other speaker suggestions.

The board discussed the idea of approaching other well-known athletes and potentially approach local banks who might have access to some high-profile speakers to see if we could get them for the event. They also noted that we could get a speaker sponsor or increase the ticket price with a speaker that was a draw, even though the speaker has never been the draw in the past. The group felt that it might be too late to make changes for the 2018 event, but certainly something that could be done in the future.

They also suggested adding a 'contractors' category to the event. Ms. Wise will relay all the information back to the Awards Committee for decisions.

MOVED BY: Adrian Bakelaar & SECONDED BY: Tira Wootton

"THAT the Member Events report be adopted as presented."

MOTION: CARRIED

10. Economic Development

10.1 Huron County Economic Development Department Update

Cody Joudry, the Director of the Huron County Economic Development Department attended the meeting to provide a department update. He noted that the department is working on 5 key areas, including:

- 1 - Workforce Attraction and Retention – they have a work plan in place and are working on implementation.
- 2 – Agriculture – they have a work plan in place and are working on implementation.
- 3 – Tourism Strategy - they have a work plan in place and are working on implementation.
- 4 – Manufacturing – they are
- 5 – Entrepreneurial / Business Support – the Huron Small Business Enterprise Centre provides business consultations and hosts educational workshops.

10.2 Future Direction of Committee

There was big discussion on what the role of this committee would be moving forward. Ultimately, it was decided that this committee needs to be a working committee, not advisory in nature. First, there needs

to be a new Terms of Reference developed to re-define the scope and responsibility of the committee. Next, the committee will help to define the value proposition for the community for various audiences (who are we trying to attract and what will help us sell them on our community). After that, the group will help develop and implement an Ambassador Program work plan that will help market the community.

Currently, there is only 1 BIA representative on the committee, but the BIA Manager attends all the meetings without voting ability. It is advised that the Board make a recommendation to Council that they allow 2 BIA reps to sit on the EDAC committee – 1 representative (with an alternate), plus the BIA Manager.

MOVED BY: Mary Hulley & SECONDED BY: Janice Brock

“THAT Council allow 2 BIA representatives to sit on the Economic Development Advisory Committee - 1 representative (with an alternate), plus the BIA Manager.”

MOTION: CARRIED

MOVED BY: Mary Hulley & SECONDED BY: Janice Brock

“THAT the Ec Dev report be adopted as presented.”

MOTION: CARRIED

11. BIA Manager's Report

11.1 JCP Update

The Chamber's JCP has officially ended his position, which means the JCP project is over. We will not be doing this program again – at least not for the coming year when the BIA Manager is on mat leave.

11.2 RED Funding Update

We have met with Municipal staff and are working on developing information packages for each of the marketing opportunities available to businesses. Stay tuned.

11.3 Main Street Revitalization Funding (OMAFRA)

OMAFRA announced \$26 million in Main Street Revitalization funding earlier this year (Exeter received \$46,000) and they recently came out with guidelines for how the funding can be used. Ms. Wise recently met with the CAO and he would like to focus on the following projects:

- Accessibility – Develop a Community Ramp Program using StopGap.ca.
- Wayfinding – Develop and implement better wayfinding signage to help visitors find what they are looking for and what we'd like them to know is here (ie. South Huron Trail sign on Main Street).
- Streetscape Enhancements – Decorative lighting, street furniture and other enhancements to the downtown core.

The budget is still to be determined, but OMAFRA requires a simple proposal on how the money will be used in order for us to proceed with the projects.

11.4 BIA Manager – Temp Contract Update

Discussion moved to the 'Closed Session'.

11.5 Canada Summer Jobs

We are interviewing candidates this week with a start date of July 10, 2018.

11.6 Memorandum of Understanding (MOU) with the Municipality

Ms. Wise met with CAO Dan Best to review the draft MOU. The following notable changes were made:

- a) Removed the amount for the BIA's financial commitment for the annual flower purchase. He suggests that we don't lock into a set annual fee in this document – it will give us more flexibility moving forward.
- b) The BIA is responsible for the management on the promotional space at the north entrance sign. However, we are hoping that we can pay for a new sign with the OMAFRA Main Street Revitalization funds that were announced in the spring.
- c) The BIA can now request levy installments 4 times per year, instead of the traditional 2 times per year. This will allow us more flexibility from a cash-flow perspective.
- d) The 1/3 rent of the South Huron Welcome Centre is still coming from the Community Grant budget line, even though it was discussed at the meeting that it becomes an operating expense. Apparently there was no resolution made at the time, so it will be a discussion point for Council.
- e) The Municipality is adopting a Special Events Policy, but discussed that most of our events are promotional in nature so they would define "promotional" vs. "special event" in this document. The parade would be classified as a special event and would require special event insurance, unless deemed 'municipally significant' – this would have to be requested on an annual basis as Council changes.

The CAO is following up to confirm if the BIA is covered under the Municipal insurance policy. He believes that even if they cover us, we should probably have our own liability and property insurance as well as Directors and Officers insurance, which would be considered an operating expense of the BIA. If their insurance company suggests that we get our own insurance, he will get a quote from them for us. Ms. Wise advised that the Chamber of Commerce insurance (for both) is approximately \$1,300.00 per year.

The MOU will be going to Council for review and discussion on July 3, then back to the BIA Board on July 10, then back to Council for final approval on July 16.

Ms. Wise will talk to Councillor Hebert about the Welcome Centre rent and other items so that he can represent our opinion at the Council meeting on July 3.

11.7 Old Christmas Lights

Ms. Wise was approached by Municipal staff about the BIA's old holiday decorative light fixtures that currently reside in the Water Sewage Treatment building on Andrew Street. With the BIA's approval, Municipal staff will take care of the disposal for us.

MOVED BY: Tira Wootton & SECONDED BY: Mary Hulley

"THAT the BIA board gives the Municipality permission to dispose of any old holiday decorative lights and old banners that are currently stored at the Water Sewage Treatment building."

MOTION: CARRIED

11.8 FYI – Cannabis Facility Concerns

Ms. Wise received an email regarding concerns about the size of the new cannabis facility and the changes it could mean in terms of odour and light pollution. The individual stated that it could cost residents and business owners a decrease in property value.

The CAO received a similar email and is aware of the concerns. He says that it is a Health Canada issue, but is sure that the company will do their best to eliminate potential problems as they arrive.

11.9 Digital Sign

Due to the status of the banner program, Ms. Wise has not moved forward with the previous direction about how to proceed on the removal of the digital sign and development of a new sign.

Additionally, there may be an opportunity for this to be funded under the Main Streets funding (wayfinding signage portion), so she is waiting to see how that project budget rolls out.

MOVED BY: Mary Hulley & SECONDED BY: Allen Plant

"THAT the BIA Manager report be adopted as presented."

MOTION: CARRIED

12. Closed Session

The temporary contract for the BIA Manager position was posted with an initial application deadline of June 4. There were 11 applications and the hiring committee has put 5 people on a short list and asked for references before proceeding to an interview round. Most of the candidates were not qualified in all areas, so the committee decided to extend the deadline until June 15 to see if we received any more decent applications.

Two members of the hiring committee proceeded with 5 initial interviews, of which 3 remain in the running. Additionally, Ms. Wise and Ms. Wootton will be interviewing 2 candidates that submitted applications before the June 15 deadline. They will select the top 2 candidates and then Ms. Glavin and Mr. Plant will conduct a second interview. They aim to have the successful candidate hired by the end of June, with a start date of July 16. They also discussed employment contract details.

Following the closed session, there was a brief conversation about our issue getting quorum for board meetings each month. We discussed sending out a survey to confirm the best meeting date for all board members. They also noted that we simply just need more board members and discussed approaching people from sectors currently not on the board (ie. spas, real estate, etc.) to join. They suggested that they invite these potential board members to the Summer Social on July 10. It was also recommended that we send out an email to the general membership asking if anyone wanted to join the board.

MOVED BY: Mary Hulley & SECONDED BY: Allen Plant

"THAT the Closed Session be adopted as presented."

MOTION: CARRIED

13. Non-Director Comments Nil

14. Upcoming Events

Next Regular Meeting: *Tuesday, July 10, 2018 at 7:30pm at Eddington's of Exeter, immediately following the Summer Social event.**

15. Adjournment

MOVED BY: Allen Plant & SECONDED BY: Janice Brock

"THAT the BIA meeting does now adjourn at 8:34pm."

MOTION: CARRIED

Rose Glavin, Chair

Tira Wootton, Vice-Chair

Brittany Wise, Recording Secretary

Rebekah Msuya-Collison

From: Jo-Anne Fields
Sent: Wednesday, July 11, 2018 7:48 AM
To: Rebekah Msuya-Collison
Cc: Kate Russell
Subject: Exeter Rodeo Committee Motion for Council consideration

Good Morning Rebekah:

Happy Wednesday!

The following motion was passed at the July 9, 2018 Rodeo Committee meeting for Council consideration and approval ...

Motion – 15/07/18

Moved by: Darcey Cook
Seconded by: Dave Marshall

“THAT the Rodeo Committee recommends to the Municipality of South Huron Council that funds from the Rodeo reserve be used to purchase an Optimist Armor Stone and provide a \$5,000.00 donation towards the Exeter and District Swimming Pool Renovation project.

Disposition: Carried

Thanks Rebekah. Have an awesome day. Enjoy the sunshine!

Smiles,

Jo

Jo-Anne Fields
Community Services Manager
Parks, Recreation and Cemetery Department
Municipality of South Huron
519.235.2833 Office
519.615.2309 Mobile



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 **Fax:** 519.524.5677 **Toll Free:** 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Mayor and Members of South Huron Council
 From: Sarah Smith, Planner
 Date: July 6, 2018

Re: South Huron Comprehensive Zoning By-law

RECOMMENDATION

1. That Council receive this report and recommendations within.
2. Based on the nature of the proposed amendments to the zoning by-law, it is recommended that no further public notice be given and that Council pass a resolution under Section 34(17) of the Planning Act stating that no further notice is required.
3. Give 1st and 2nd reading to the related Zoning By-law (Draft dated June 26, 2018). It is recommended 3rd reading not be given until the revised draft is presented before Council, and County of Huron has made a decision on Official Plan Amendment No.15.

BACKGROUND

The Municipality of South Huron currently has three separate Zoning By-laws (Exeter, Usborne and Stephen) which were established pre-amalgamation and have been amended through site specific re-zonings and some general amendments. With the passage of a new Official Plan for South Huron, an updated Provincial Policy Statement, and other changes to Provincial and other agencies' regulations/guidelines (such as Minimum Distance Separation Formulae and Conservation Authority regulations) since the by-laws' passage, the need to prepare a new comprehensive Zoning By-law for the Municipality is a critical requirement.

The Municipality of South Huron and the Huron County Planning Department have been working to prepare a new Comprehensive Zoning By-law for the Municipality of South Huron which combines the existing Zoning By-laws currently in place for the Township of Stephen, Township of Usborne, and Town of Exeter.

Summary of Project History to Date:

- | | |
|-----------------------|---|
| <i>April 16, 2018</i> | <ul style="list-style-type: none"> - Summary Report to South Huron Council advising of project status and summary of key changes in new comprehensive zoning by-law - Draft Zoning By-law included in Council package – Draft dated April 10th, 2018 - Request to proceed with Public Open House and Public Meeting |
| <i>May 1, 2018</i> | <ul style="list-style-type: none"> - Committee of the Whole meeting to review April 10th Draft Zoning Bylaw - Review of project history and background of Comprehensive Zoning By-law - Summary of key changes or elements by zone |

- May 10, 2018*
- Advertised Public Open House regarding draft dated April 10th, 2018
 - Information panels summarizing key changes in Zoning By-law
 - Panels of Commercial zones prepared for public to add ideas for additional permitted uses
 - Zone maps made available to review site specific property zoning
 - Huron County Planning Department staff at meeting to meet with public and discuss by-law and/or properties
 - Comment sheets were made available for those within to make comment on the draft By-law
- May 17, 2018*
- Committee of the Whole meeting to review materials and comments received during Public Open House
 - Direction from COW to make changes to Zoning By-law following public open house and prepare South Huron Zoning By-law Draft #2
- June 11, 2018*
- Committee of the Whole meeting to review South Huron Zoning By-law Draft # 2, dated June 5th, 2018
 - Direction from COW to make changes to Zoning By-law following review and prepare South Huron Zoning By-law Draft #3
- July 3, 2018*
- Advertised public meeting to obtain comments from public on South Huron Zoning By-law
 - Draft #2 dated June 5th, 2018 still made available on South Huron website for public access
 - Draft #3 released for public review dated June 22nd, 2018 (includes changes made as a result of June 11 Committee of the Whole)
- July 16, 2018*
- Council receive this report for information which includes a summary chart of comments received up to July 3rd Public Meeting, and comments received after July 3rd Public Meeting and until preparation of this report.
 - Request direction from Council as to how to proceed with written comments (see planning recommendations within) which may warrant modification to Draft Zoning By-law text and mapping.

REVIEW OF PUBLIC COMMENTS

The following section includes a summary of public comments on the Comprehensive Zoning By-law received as a result of advertisement for the May 10th Public Open House and advertisement for the July 3rd Public Meeting. Comments received have been summarized below, and where applicable a planning recommendation has been provided. It is requested that Council provide direction as to how to proceed, and direct any necessary text or mapping changes as required. Based on any proposed changes, a version of the By-law will be brought back for 3rd and final Reading.

For the purposes of the Comprehensive Zoning By-law, a separate report and By-law is being presented to South Huron Council regarding a Housekeeping Amendment to the South Huron Official Plan to implement MDS setbacks for surplus dwelling severances; on-farm diversified uses including agri-tourism and value added uses; and additional uses in the Exeter Thames Road/Highway 83 area. This housekeeping amending is approved by Huron County; 3rd and final

reading of the South Huron Comprehensive Zoning By-law cannot occur until this housekeeping amendment has been received and approved by Huron County.

Comments received up to July 3rd Public Meeting

<i>Comment Author</i>	<i>Summary of Comment</i>	<i>Planning Recommendation</i>
John Buechler (May 8, 2018)	Request to remove “recreational residential” use in LR1 Zone.	ZBL draft no longer defies “recreational residential”. No action required at this time.
	Kingsmere Map – request removal of LR1 zone. Request lands zoned Development ‘D’ be zoned for AG1	Zoning By-law map changes pending.
Exeter BIA (May 14, 2018)	Noted support for mixed use in South Bank District, and residential uses encouraged in mixed use commercial areas. Encourages South Huron to take a proactive approach to marketing the Exeter downtown core and provide opportunities to investors to encourage redevelopment and commercial use investment.	ZBL draft permits mixed uses including residential in South Bank commercial zones. No action required at this time.
Open House Comment Sheet (May 10, 2018) Kristen Wright Draper	Request for more than two main uses in C3 Highway Commercial Zone.	ZBL draft removes cap on uses in C3 zone. No action required at this time.
Open House Comment Sheet (May 10, 2018) Marc Trudell	Request to remove “recreational residential” use in LR1 Zone. Mapping clarification for Oakwood Park.	ZBL draft no longer defies “recreational residential”. No action required. Zoning By-law map changes pending.
Open House Comment Sheet (May 10, 2018) Karen Rollins- Beneteau	Interest in tiny houses	Huron County Planning Department to review emerging tiny house provisions. Second dwellings are permitted in Urban areas in main dwelling or accessory dwelling. No action required.
Open House Comment Sheet (May 10, 2018) Karen Brown	Interest in tiny houses	Huron County Planning Department to review emerging tiny house provisions. Second dwellings are permitted in Urban areas in main dwelling or accessory dwelling. No action required.
Open House Comment Sheet (May 10, 2018)	Recommends merging of C4-C5-C6 zones	C4 to recognize downtown core retail commercial in Historic Core. C5 recognizes mixed use in South Bank area and North of Town Hall. C6 includes grouped commercial. Recommended

Rob Morley		no change to zoning categories.
Open House Comment Sheet (May 10, 2018) Stacey Jeffery	NE1 zone provisions added to subject lands	NE1 mapping implements and reflects mapping in the 2014 Official Plan. Revised mapping may be reviewed under South Huron Official Plan update. Staff to review mapping.
Jason Brown (May 29, 2018)	Natural Environment Setbacks 1. Zoning maps do not define Conservation Regulated lands 2. Request for link to applicable documents and definitions of each conservation authority 3. Note to reference of OReg 14/06 and should be OReg 147/06 4. Comment on Front Yard in Lakefront properties as lake being defined	1. Regulation limits should be referred to for each respective Conservation Authority as they are updated from time to time. 2. Zoning By-laws do not usually include hyperlinks and in text references. 3. Correct OReg will be noted; assumed typo. 4. Road is considered rear yard for uniformity in all properties; accessory structures permitted in rear yard along road for garage access; also consistent with other Huron County Lakeshore communities (i.e. Municipality of Bluewater). Recommend Lakeshore be considered frontage.
	Prohibition of Mobile Homes	Mobile homes are permitted in mobile home parks and recreation areas unless permitted under respective zone. This is common throughout Huron County. Recommended no change.
	Lakeshore Residential 1. Certain Lands now zoned in whole or part Natural Environment 2. Review of frontages of lots. 3. Storage Sheds on vacant properties and small size 4. Various definitions regarding alter, replace, construct etc in reference to ABCA approval. 5. Request to remove “recreational residential” use in LR1 Zone. 6. Clarification if guest cabin is part of 25% lot coverage. 7. Question of certain zoning provisions.	1. The South Huron Zoning By-law implements new mapping technology and natural features data. Original 1984 Zoning By-law NE areas were based on historic data at the time and same has changed over the years/been updated with policies and implementation tools for natural environment protection (i.e. natural environment policies in South Huron Official Plan, Conservation Authority data etc.). Mapping reflects areas of natural significance at present date. It is recommended no change be made to subject site zoning. 2. Existing properties are held as they exists. Creation of lots must comply with minimum zone provisions. Recommended no change. 3. This provision allows an accessory structure prior to the building it is accessory to. Usually an accessory structure is permitted only where a main building exists. This provides opportunity for storage during construction of a residence. Recommended no change. 4. Redevelopment is site specific and reviewed at time of proposal. General definitions included. Each site would be subject to review by Conservation Authority and applicable application of Zoning By-law terminology. Recommended no change 5. ZBL draft no longer defies “recreational residential”. No action required.

		<p>6. Guest cabin is considered an accessory structure, and therefore under accessory structure provisions. No action required.</p> <p>7. These are site specific zone provisions that either exist or sought approval through a rezoning application for same and may be contradictory to general provisions. These represent a case specific location. No action required.</p>
	<p>R3 High Density Residential</p> <p>1. Recommend each development determine height provisions</p> <p>2. Question of certain zoning provisions.</p>	<p>1. Standard height employed to respect changes in density and use and compatibility in neighbourhood. Recommended no change.</p> <p>2. These are site specific zone provisions that either exist or sought approval through a rezoning application for same and may be contradictory to general provisions. These represent a case specific location. No action required.</p>
	<p>1. Request for more than two main uses in C3 Highway Commercial Zone.</p> <p>2. Request for removal of distinction of Highway Commercial uses Distinguished from other Commercial uses.</p>	<p>1. ZBL draft removes cap on uses in C3 zone. No action required at this time.</p> <p>2. ZBL draft removes cap on uses in C3 zone. No action required at this time.</p>
<p>Jason Brown (June 8, 2018)</p> <p><i>Note: Many comments same as above; in this case only new materials are noted in corresponding cells.</i></p>	Comments regarding site specific lots in Lakeshore Residential area and some throughout Municipality.	Some mapping edits are pending, staff can review same regarding noted lots.
	General Comments on reference materials for manufactured homes.	General definitions and provisions are included in the Zoning By-law, detailed information regarding CSA standards and same must always be referenced by appropriate approval authority.
	General Comments on reference materials for R4 and R5 zones.	General definitions and provisions are included in the Zoning By-law. Recommended provisions in By-law remain.
	General notes to development ratio and general notes regarding definitions in RC2 zone.	Recommended provisions in By-law remain.
	Question of certain zoning provisions.	These are site specific zone provisions that either exist or sought approval through a rezoning application for same and may be contradictory to general provisions. These represent a case specific location. No action required.
	Definitions	Recommend retain zoning definitions as reflective of other similar municipalities, lakeshore and mixed of areas similar to South Huron and/or reflect characteristics of South Huron specifically. Definitions can be reviewed as required.
	Review of Official Plan and request Official Plan language be included in Zoning By-law	The South Huron Official Plan is a guiding policy document and is to be considered in conjunction with South Huron Zoning By-law. SHOP to implement policies and direction for area; zoning by-law to regulate land uses. Recommended provisions in By-law remain.
RJ's Service c/o	Concern "public garage" is not included as	Standardization of terminology has been used

Ronald Harvey (June 24, 2018)	permitted use as is currently permitted in VC1 Village Commercial Zone in Stephen Township Zoning By-law.	throughout zoning by-law and ‘public garage’ term is no longer used. C8 Village Commercial zone permits auto body shop and service station which recognize existing use of site but it is understood through discussion with the owner that additional vehicle servicing has historically occurred on this property. Recommended staff develop a site specific zone provision for subject property to recognize existing legally established uses on subject lands.
Brian Johnston (original letter, June 21, 2018) (resubmission and request to rescind letter of June 21 2018, dated June 26, 2018)	Concern regarding lands at 55 Waterloo Street. Subject lands are currently zoned VC1 in Stephen Zoning By-law; proposed C8 Village Commercial. Request to limit higher intensity commercial uses and request special C8 zone. Request removal of gasoline station, laundromat or dry cleaning, refillable propane exchange. Note to surrounding residential uses and residential designation in Official Plan. Request to remove uses that are not compatible with residential neighbourhood.	Planning staff have reviewed subject lands and acknowledge the current use for automobile use. It is recognized the lands are within a residential intensive neighbourhood and commercial uses may cause issue for surrounding lands. Recommended staff develop a site specific zone to recognize only existing auto body shop as a permitted use given the intended residential use of this site in Official Plan policies.
Ellen Shapiro (June 7, 2018)	Rear are of subject lands rezoned from agricultural to residential. Interest in future expansion of business.	The subject lands retain the same zoning existing in the current Township of Usborne Zoning By-law. No change to site zoning is proposed in the South Huron Comprehensive Zoning By-law. The “residential” designation noted is in the South Huron Official Plan; designation of these lands is something that could be reviewed at the time of the update to the South Huron Official Plan. During a phone discussion with the author of this comment they understand the distinction between Official Plan designation and Zoning By-law zone. No action required at this time.
Paul Turnbull (June 4, 2018)	Request that lands located at Con LRE Pt Lot 7 Gore (401004002603800) be rezoned AG4.	Draft Mapping has subject property identified as AG4. No action required at this time.
Dave Tilford (July 3, 2018)	Request to remove “recreational residential” use in LR1 Zone.	ZBL draft no longer defies “recreational residential”. No action required at this time.
	Kingsmere Map – request removal of LR1 zone. Request lands zoned Development ‘D’ be zoned for AG1.	Zoning By-law map changes pending.
Dean Ducharme (July 2, 2018)	General comments on project.	No action required at this time.

Allan Barnes (July 1, 2018)	Note that CF Community Facility zone permits “any use of the corporation” and wording is vague.	CF list of permitted uses includes “any use of the government use. Council may decide to remove this permitted use or retain in CF zone.
	Request to add the following uses in the Community Facility (CF) Zone: 1. Bar/dining hall 2. Bingo hall 3. Conference centre 4. Bowling alley/hall 5. Pool/billiards 6. Public swimming pool 7. Pistol/rifle range	Some of the uses permitted are recognized under “assembly”. Other uses are considered commercial in nature. Staff recommend no change and that these uses may be requested by owner under a site specific request with related review by Council.
David Mihlik (July 3, 2018)	Identification that NE2 zone now covers part of property and related setbacks employed in zoning By-law.	The South Huron Zoning By-law implements new mapping technology and natural features data. Original 1984 Zoning By-law NE areas were based on historic data at the time and same has changed over the years/been updated with policies and implementation tools for natural environment protection (i.e. natural environment policies in South Huron Official Plan, Conservation Authority data etc.). Mapping reflects areas of natural significance at present date. It is recommended no change be made to subject site zoning.

Verbal Comments received at July 3rd Public Meeting

Jon DeJong (July 3, 2018)	Request that Lakeshore properties abutting Lake Huron be able to pick front or rear yard on a site by site basis.	Road is considered rear yard for uniformity in all properties; accessory structures permitted in rear yard along road for garage access; also consistent with other Huron County Lakeshore communities (i.e. Municipality of Bluewater). Recommend Lakeshore be considered frontage.
------------------------------	---	---

Comments received after July 3rd Public Meeting and up until writing of this report

David Mihlik (July 4, 2018)	Subject lands currently zoned VM1-5. New zone map appears to miss zone provision for subject lands. Request to remove 30m rear yard setback.	Review of previous zone text and mapping, as well as background notes on consolidation lands zoned VM1-5 in Township of Stephen Zoning By-law are to be held under M1-8 zone. Map to be updated to show VM1-8 zone. Regarding proposed 30m setback, this is employed adjacent to abutting land use for separation of uses and compatibility. Existing VM1-5 zone employed standard rear yard 7.5m. Council may direct accordingly to add a site specific provision for reduced rear yard.
--------------------------------	---	---

Other matters:

- Medical Marihuana Production Facility

- Under General Provisions (s. 3.16) the proposed South Huron Zoning By-law implements setbacks from neighbouring uses to Medical Marijuana facilities. Huron County has not determined County wide setbacks for these uses, and other zoning by-laws do not currently employ minimum setbacks (i.e. Bluewater and Goderich).
- **It is recommended the noted setback distances be removed from the Zoning By-law draft.**
- Some comments have arisen at past Committee of the Whole meetings regarding certain uses existing along the Thames Road/Highway 83
 - If Council wishes these sites to be recognized Council needs to determine if a site specific provision is implemented to recognize a certain use.
- On Farm Diversified Uses
 - These uses are considered Type A for MDS
 - **It is recommended this be stated clearly in General Provisions for On Farm Diversified Uses.**
- C1 property in Exeter and applicable zoning.
 - **Recommended staff review mapping and property file for site history, and make changes if necessary**

NEXT STEPS

Based on comments and discussion from above Huron County Planning Department will make necessary amendments to the Draft Zoning By-law text and mapping and bring revised documentation back for Council consideration. It is proposed third and final adoption of the South Huron Zoning By-law will be done after the related Housekeeping Amendment No. 15 to the South Huron Official Plan amendment is approved by Huron County.

I will be present at the July 16th Council meeting to speak to this report and provide further elaboration as required.

Sincerely,

'original signed by'

Sarah Smith, Planner

Allan P. Barnes

P.O. Box 1405
Grand Bend, Ontario
N0M 1T0

Sunday, July 1, 2018

South Huron City Hall

Rebekah Msuya-Collison - Corp.Services Clerk
322 Main Street South / PO Box 759
Exeter, Ontario, N0M 1S6

Dear Sirs ;

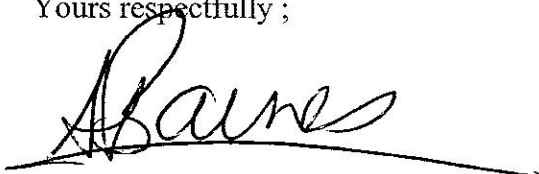
RE: COMPREHENSIVE ZONING BY-LAW

I must respectfully oppose the proposed Zoning By-Law as written. I have two concerns with the document as written and have broken my objection into two separate letters.

Under the "Permitted Uses" in the various Zones (ie CF) as currently set forth, it allows "any use of the corporation." My objection is that the wording is too vague and it grants sweeping powers to the City allowing any use of any property to be used for any public purpose at any time. The document as written, grants uncontrolled development to the City while restricting other land owners.

In the broadest interpretation, the City is exempting itself from the very Laws that it has written for it's citizens. It is an affront to the dignity of the Law and brings shame upon City Government. To say it establishes two sets of rules, one for the General Public and another for City Projects, would be wrong. The Law as written, exempts the City from any local legal oversight. For those reasons, I would request the ByLaw to be rewritten and delete the line "any use of the corporation."

Yours respectfully ;

A handwritten signature in black ink, appearing to read 'Allan P. Barnes', with a long horizontal line extending from the end of the signature.

Mr. Allan P. Barnes
Canadian Entertainment Properties Inc.
416.427.0037 cell

Canadian Entertainment Properties Inc

P.O. Box 666
Huron Park, Ontario
N0M 1Y0

Monday, July 2, 2018

South Huron City Hall

Rebekah Msuya-Collison - Corp.Services Clerk
322 Main Street South / PO Box 759
Exeter, Ontario, N0M 1S6

Dear Sirs ;

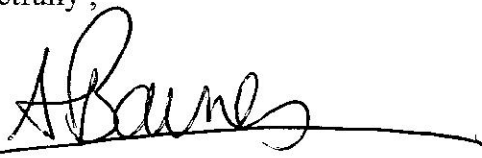
RE: COMPREHENSIVE ZONING BY-LAW - CF

In respect to Section 31 of the proposed Zoning By-Law, that is COMMUNITY FACILITY (CF).

Based on the documented prior legal uses that have taken place on our Huron Park property, I would request that the following permitted uses be included for a Community Facility land use ;

BAR / DINING HALL
BINGO HALL
CONFERENCE CENTRE
BOWLING ALLEY / HALL
POOL / BILLIARDS
PUBLIC SWIMMING POOL
PISTOL / RIFLE RANGE

Yours respectfully ;



Mr. Allan P. Barnes
Canadian Entertainment Properties Inc.
416.427.0037 cell

Rebekah Msuya-Collison

From: Sarah Smith <sarahsmith@huroncounty.ca>
Sent: Tuesday, July 03, 2018 9:13 AM
To: Rebekah Msuya-Collison
Subject: FW: FW 1 of 2: Comprehensive Zoning Bylaw

See below.

Thanks
Sarah

Sarah Smith
Planner

Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, ON, N7A 1W2 P. 519-524-8394 x3 | F. 519-524-5677 |
sarahsmith@huroncounty.ca

* Please think twice before printing this email *

This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender and destroy the original message and all copies.

-----Original Message-----

From: Scott Currie [mailto:scurrie@southhuron.ca]
Sent: July 2, 2018 10:49 PM
To: Sarah Smith <sarahsmith@huroncounty.ca>
Subject: FW 1 of 2: Comprehensive Zoning Bylaw

This email below was blank, however, I'm forwarding to ensure integrity of the record of correspondence received.

-----Original Message-----

From: Dean Ducharme [mailto:huron@hay.net]
Sent: Monday, July 02, 2018 2:42 PM
To: Scott Currie <scurrie@southhuron.ca>
Subject: Comprehensive Zoning Bylaw

Dean Ducharme

-----Original Message-----

From: Dean Ducharme [mailto:huron@hay.net]

Sent: Monday, July 02, 2018 5:23 PM

To: Scott Currie <scurrie@southhuron.ca>

Cc: dean Ducharme <huron@hay.net>

Subject: Comprehensive Zoning Bylaw

it only been 18 years and now we are finally looking at sharing a set of bylaws! If only this was being undertaken for the right reasons. Due to the timing, it appears that this bylaw. like the Thames Road Study is being undertaken for the same reason a cat kicks sand.

The current bylaws have only recently been reviewed and compiled, I am willing to bet there are some serious oversights. There appears to be some unaddressed lot coverage issues in the Osborne and Stephan wards. Regardless, there are some significant changes being proposed in this draft bylaw. Given that we just happen to be in an election year, it would seem appropriate for these changes to be discussed and debated during the election. and left for the new council to decide. But, like the cat, I expect sand must be kicked.

The current set of bylaws is only applicable to those who are not in the Special category of citizen. This Special category has always been, but was openly referred to recently by Councilor Deluca during an open council meeting. It should be noted that none on council, or with the administration took issue with the councilors declaration.

In the Key Map 5A of the draft bylaw the river is shown in its significantly altered state. The municipality and its agents have filled this property with asphalt, breaking some laws. This filling was done to facilitate the dumping of snow even though the property is not currently zoned for such a use, breaking their own bylaws. It is also worth mentioning that this property according to the Ministry of the Environment is unsuitable for use as a snow dump. Regardless the Municipality continues to dump snow contaminating the river regardless of the Minister's opinion, the municipalities own bylaws and citizen complaints.

As well there is a drain on Pryde Blvd that runs behind the Exeter Villa that was improperly constructed intentionally due to Special citizens wishes. This situation was raised publicly before a serious flood event. The then Mayor stated that the municipality could go in and fix the problem at anytime. He then purchased the property himself and has since added concrete, compounding the problem. And yet the municipality ignores this issue, in spite of citizen complaints, a municipal bylaw which dictates grades, and to the detriment of those that are subject to frequent flooding. It should be noted that the former mayor is a friend with the current Mayor. Special?

The most disturbing aspect of the New Draft Bylaw would have to be the Government Use clause which gives the municipality a pass on all bylaws, avoiding public scrutiny. The above examples should be enough to illustrate why council and the administration should be subject to the same limitations as the rest of the public. Arrogance, which the above 2 examples illustrate (there are many more examples of this behavior) is a dangerous thing just ask those who died, and those that are still suffering as a result of the Walkerton Water Fiasco. Just like South Huron. Walkerton Councillors and the administration thought themselves above the law and hired only those that would do their bidding, with disastrous results.

As well the current process states that those who do not comment prior to the bylaws passing, will be denied due process. I wonder, if one of the Special Citizens noted above fails to communicate and, in a few month's time and states a mistake has been made, or as was the case with the Thames Road Study, there was just not time to comply. What will be council's response? Given the long history of jumping to the aid of the Special ones, the answer to this is a given. This should not come as a surprise according to Council's Strategic plan, good governance is far down the list of priorities, just below parking. Big Sigh.....

Respectfully (as much as I can muster) Submitted,

Dean Ducharme

519-870-1611

Rebekah Msuya-Collison

From: Dave Tilford <dtiford@sympatico.ca>
Sent: Tuesday, July 03, 2018 10:43 AM
To: Planning; Rebekah Msuya-Collison
Subject: Comments on New Zoning By-Law
Attachments: image1.jpeg; image2.jpeg; image3.jpeg; image1.jpeg; image2.jpeg; image3.jpeg

Dear Planners and Clerk for South Huron,

I am the chair of the Kingsmere Syndicate and on behalf of all the Kingsmere residents, I would like to offer the following comments and suggestions regarding the "New Zoning By-Laws". Most of these comments have already been stated by one of our residents. Following further discussion with most other residents, I am sharing a represented input.

We would like to look at the permitted uses in the Bluewater lake shore residential zone. Section 17.1 permits a single detached dwelling. That is what we wanted contained in our zoning bylaw. The properties in South Huron and the lake shore properties in Bluewater should be treated the same.

[image1.jpeg]

Looking at the definitions in the Township of Stephen zoning bylaw 2.135 which describes a recreational residence as a single-family detached dwelling used for recreational purposes during all seasons including recreational purposes but which is not supplied with the full complement of municipal services. This definition was developed over a number of years.

This rather strange result is unclear and probably unenforceable because of its vagueness but was meant to satisfy the concerns of the planners that we would not ask for additional servicing should we use our properties for year round use. Recently one of the municipality's planners interpreted this to mean that year round occupancy was not permitted as a result of this definition. [image2.jpeg] This is incorrect.

In May of 2014 the Official Plan for South Huron was amended as it dealt with the Port Blake area. One of the important results was that sewers were taken off the table for this area for many years to come. As well, the contentious issue of restricting the use of our homes came up again and this was dealt with, we had hoped for all time. [image3.jpeg]

Section 7.10.3.1 finally accepted continuous year round occupancy subject to adequate water and sewage services. As we all know septic tanks are acceptable services.

The new zoning bylaw must by law reflect the provisions of the official plan. Unfortunately it looks like the provisions of the old by law were simply copied and pasted into the new. Hence a recreational residence is defined as a single detached dwelling used for recreational purposes during any or all seasons.

We would like the new zoning bylaw to conform with the official plan and acknowledge that continuous year round occupancy is a permitted use subject only to adequate water and sewage services. It must be acknowledged that we have municipal water and our sewage systems are the same as every other citizen of this municipality not served by sewers.

The existing zoning map shows our fields (now forests) as AG2. That is appropriate. [image2.jpeg] The new map shows the north field as LR1 and NE2. That makes no sense and we want that field returned to AG with or without the NE2. The Kingsmere Syndicate have no plans to develop that land and the LR1 must have been a mistake. It would probably affect in the wrong way the assessment of the lands and their use as managed forest. [image3.jpeg]

We continue to request that the lands zoned D for development be down zoned to AG1 to match the fields/forests. We have no intention of developing that land but rather to keep it in its present state.

I submit these comments to Council for consideration and for changes as outlined above.

LRC1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LRC1
------	---	------

15. Lakeshore Residential (LRC1)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

15.1. Permitted Uses

- conservation
- forestry uses
- recreation, passive
- private park
- public park
- recreational residence

15.2. Accessory Uses

- a guest cabin accessory to a recreational residence (As per by-law 37-1984);
- uses accessory to the permitted uses.

15.3. Permitted Structures

- a recreational residential dwelling unit;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

15.4. Zone Provisions

	With Public Water	Without Public Water
Zone area, including all portions of the property zoned NE2 (minimum)	796 square metres	1400 square metres
Property frontage (minimum)	23 metres	23 metres
Front yard (minimum)	7.5 metres	7.5 metres
Side yard (minimum)	3.0 metres	3.0 metres
Rear yard (minimum)	7.5 metres	7.5 metres
Zone coverage (maximum)	25 %	25 %
Building height (maximum)	9 metres	9 metres

15.5. Existing Undeveloped Property

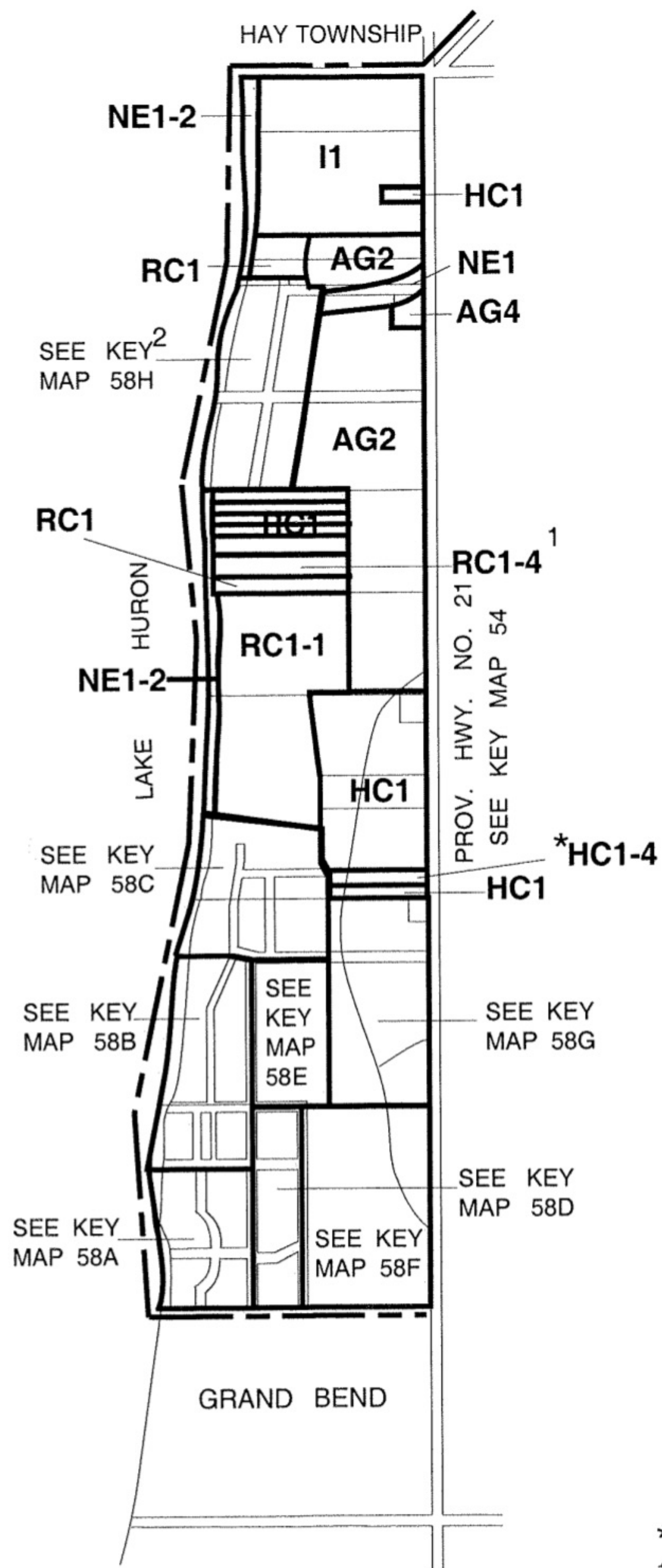
Where a property having an area and/or frontage less than the minimum requirement stated Section 15.4 Zone Provisions is held under distinct and separate ownership from abutting properties as shown by a registered conveyance in the records of the Registry Office, at the date of the passing of the By-law, such a property may be used and a single detached dwelling erected on the property provided that all relevant regulations

KEY MAP 58

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET



* AMENDED BY BY-LAWS 36-1984, 45-1988
1 AMENDED BY BY-LAW 20-1992
2 AMENDED BY BY-LAW 53-2007



Rebekah Msuya-Collison

From: Dan Best
Sent: Tuesday, July 03, 2018 6:20 PM
To: Rebekah Msuya-Collison
Subject: FW: Comments on South Huron Comprehensive Zoning By-law - Oakwood Tennis Court Property, 70829 Bluewater Highway
Attachments: Sourth-Huron_ZB-Map-1A_DRAFT_28-June-2018.pdf; Stephen ZB_Existing_Map-58.pdf; 217196E03_Subdivision-Concept_Draft.pdf

From: David Mihlik [mailto:mail@arvadesign.ca]
Sent: Tuesday, July 03, 2018 5:26 PM
To: Dan Best <cao@southhuron.ca>; 'Sarah Smith' <sarahsmith@huroncounty.ca>; Scott Currie <scurrie@southhuron.ca>
Cc: 'Shannon Scatcherd' <:sscatcherd@oakwoodresort.ca>; vscatcherd@oakwoodinnresort.com; lducharme@oakwoodresort.ca; 'Andy Spriet' <andy@spriet.on.ca>; 'Kevin McIlmurray' <kevinm@spriet.on.ca>; 'Shanna McIlmurray' <shanna@spriet.on.ca>
Subject: Comments on South Huron Comprehensive Zoning By-law - Oakwood Tennis Court Property, 70829 Bluewater Highway

To: Sarah Smith, Planner
Huron County Planning and Development Department

Copy: Dan Best, Chief Administrative Officer
Municipality of South Huron

Copy: Valorie Scatcherd, Oakwood Resort
Copy: Shannon Scatcherd, Oakwood Resort
Copy: Leo Ducharme, General Manager, Oakwood Resort

Copy: Andy Spriet, Spriet Associates
Copy: Kevin McIlmurray, Spriet Associates
Copy: Shanna McIlmurray, Spriet Associates

This submission is in response to a request for comments on the proposed Comprehensive Zoning By-law for South Huron. It is submitted on behalf of 780769 Ontario Inc., owner of the property at 70829 Bluewater Highway, referred to as the 'Oakwood Tennis Court' property.

As you are aware, consideration has been given to developing the subject property, including a preliminary proposal for an 11 lot residential subdivision (see copy attached).

For reference, I have also attached proposed Zone Map 1A and the existing Zone Map 58, with the subject property marked in red.

It is understood that the Official Plan and Zoning By-law will have to be amended to permit residential development on the subject property. The concern regarding the new Comprehensive Zoning By-law is that the rear of the property (west of Walkers Drain) is proposed to be zoned 'Natural Environment Zone 2 (NE2)'. Previously there was a building setback required from the watercourse, but not a separate zone.

One concern is subsection 3.19 of the General Provisions, which states:

No development is permitted in Conservation Authority Regulated Lands (CARL) or adjacent lands, which are defined as lands within 120 metres of a Provincially Significant wetland or within 50 metres of all other significant natural features until it has been determined that the proposed development does not result in negative impacts on the natural environment features or functions of the significant natural environment feature.

In areas zoned AG1 adjacent lands will be 15 metres from all significant natural features, except for Provincially Significant wetlands, which require 120 metres.

No adjacent land is applied around woodlots smaller than 4 hectares that are otherwise not deemed to be a significant natural feature. An Environmental Impact Study, (EIS) may be required to determine if development shall be permitted.

In lake-bank or valley properties the provisions of 'Hazard Lands' shall also apply.

All buildings and structures in all zones outside of a settlement area shall be setback from a NE2 Zone a minimum distance of 50 metres, unless the building or structure is to be located in the AG1 Zone where the minimum setback shall be 15 metres.

All buildings and structures in all zones shall be setback from a NE1 Zone a minimum distance of 120 metres."

It appears that a setback of 50 metres is required from the edge of the proposed NE2 Zone to a new residence. This could result in a substantial loss of buildable area, depending on the exact boundary for the NE2 Zone.

The requirement for an Environmental Impact Study (EIS) also needs to be clarified. The second sentence in paragraph 3 states:

"An Environmental Impact Study, (EIS) may be required to determine if development shall be permitted"

It is not clear if this EIS requirement would apply to the subject property, and if the requirement could adversely impact the feasibility of the proposed project.

In summary, the above items are concerns with the proposed Zoning By-law that need to be reviewed with South Huron.

We look forward to your response. Thank you.

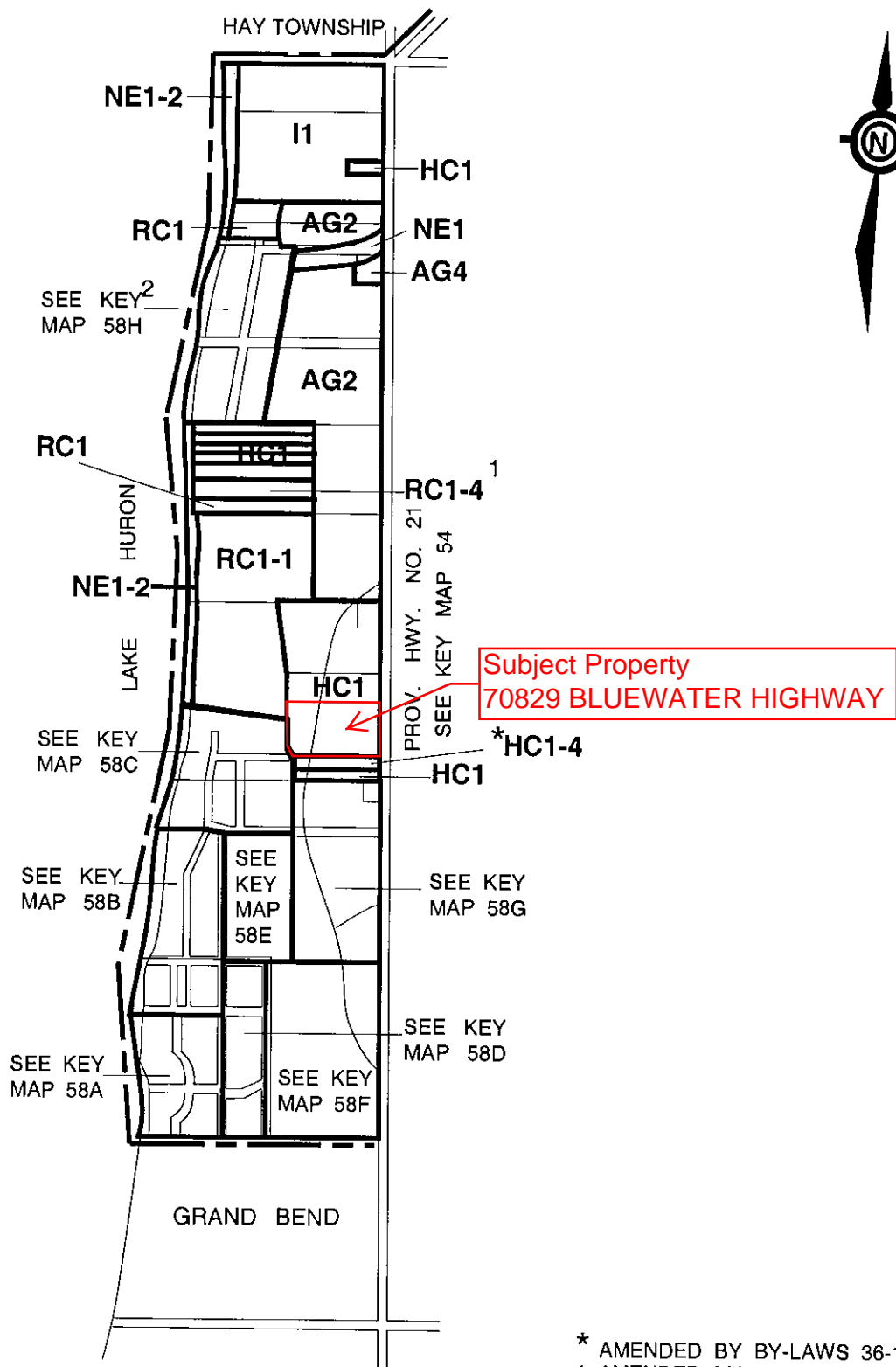
David Mihlik
Project Planner - Spriet Associates

SCHEDULE "A"
KEY MAP 58

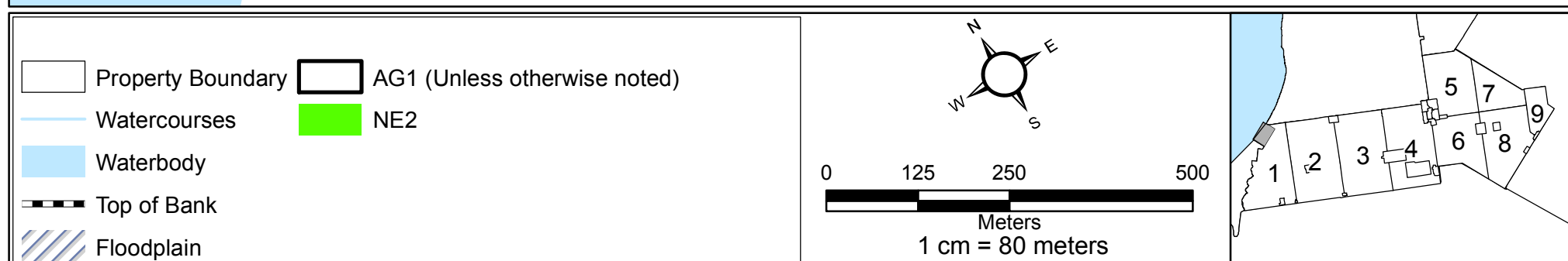
TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET



- * AMENDED BY BY-LAWS 36-1984, 45-1988
- 1 AMENDED BY BY-LAW 20-1992
- 2 AMENDED BY BY-LAW 53-2007



From: David Mihlik [<mailto:mail@arvadesign.ca>]

Sent: July 4, 2018 5:18 PM

To: South Huron CAO <cao@southhuron.ca>; Sarah Smith <sarahsmith@huroncounty.ca>;
communications@southhuron.ca

Cc: 'Paul Spriet' <pspriet@sprietinvestments.com>; 'Andy Spriet' <andy@spriet.on.ca>

Subject: Comments on South Huron Comprehensive Zoning By-law - Grand Bend Motorplex
Property

To: Sarah Smith, Planner

Huron County Planning and Development Department

Copy: Dan Best, Chief Administrative Officer
Municipality of South Huron

Copy: Andy Spriet, Spriet Associates
Copy: Paul Spriet, Spriet Investments

This submission is provided in response to a request for comments on the proposed Comprehensive Zoning By-law for South Huron. These comments apply to the Grand Bend Motorplex property, located at 70292 Grand Bend Line, and are submitted on behalf of the property owners.

Part of the Grand Bend Motorplex property is currently zoned Village Industrial VM1-5 (see attached Key Map 47 and text for the VM1 Zone). This area is also designated as "Rural Industrial" in the South Huron Official Plan.

The new Zone Map does not specifically show a zone symbol for the Motorplex industrial area (see attached Zone Map 1). However, the Zoning text for the Light Industrial Zone M1-8 references the original Zoning By-law (13-1997), as indicated in the attached M1 Zone text. It is therefore assumed that the subject area is intended to be zoned M1-8.

While the proposed M1-8 zone does permit a considerable range of Light Industrial uses, the requirement for a Rear Yard Depth (minimum) of 30 metres is not suitable for the Motorplex property (and not consistent with the current VM1-5 zoning). The M1 Zone minimum rear yard depth of 5 metres would be appropriate.

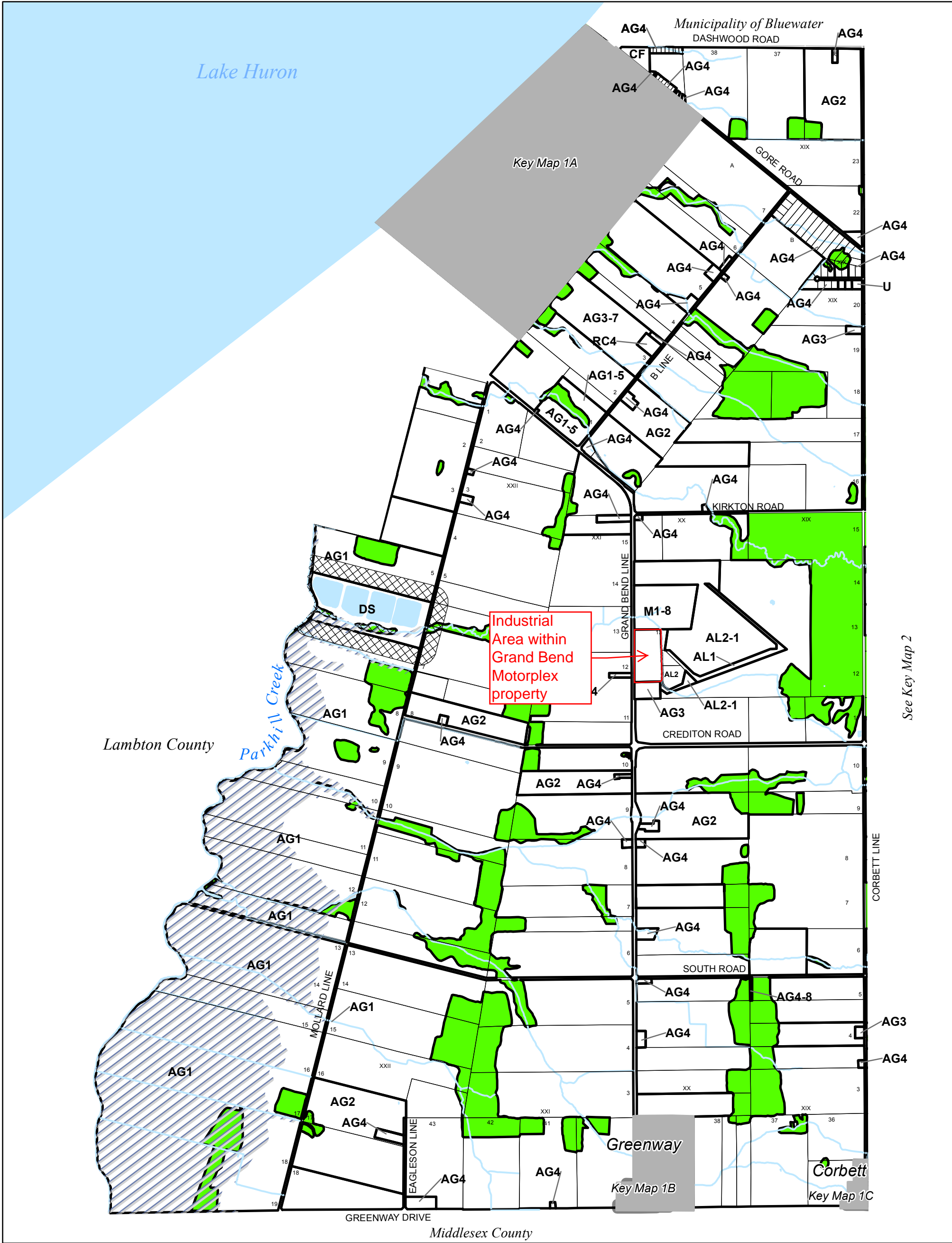
In summary, it is requested that:

1. Zone Map 1 be revised to specifically indicate that the Light Industrial Zone M1-8 applies to the industrial area within the Grand Bend Motorplex property
2. The M1 Zone minimum Rear Yard Depth of 5 metres should apply within the Motorplex industrial area.
3. The larger minimum rear yard depth of 30 metres should be retained for the adjacent M1-8 area to the north (former VM1-3 Zone), since it provides some spatial separation with the adjacent Motorplex public areas.

It would be appreciated if you could provide revised copies of Zone Map 1 and the Zone M1-8 text for review.

Thank you.

David Mihlik
Project Planner - Spriet Associates



DS Zone Buffer

Property Boundary

Watercourses

Waterbody

Top of Bank

Floodplain

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N
W E S

05001,0002,000

Meters

1 cm = 320 meters

SCHEDULE "A"

KEY MAP 47

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

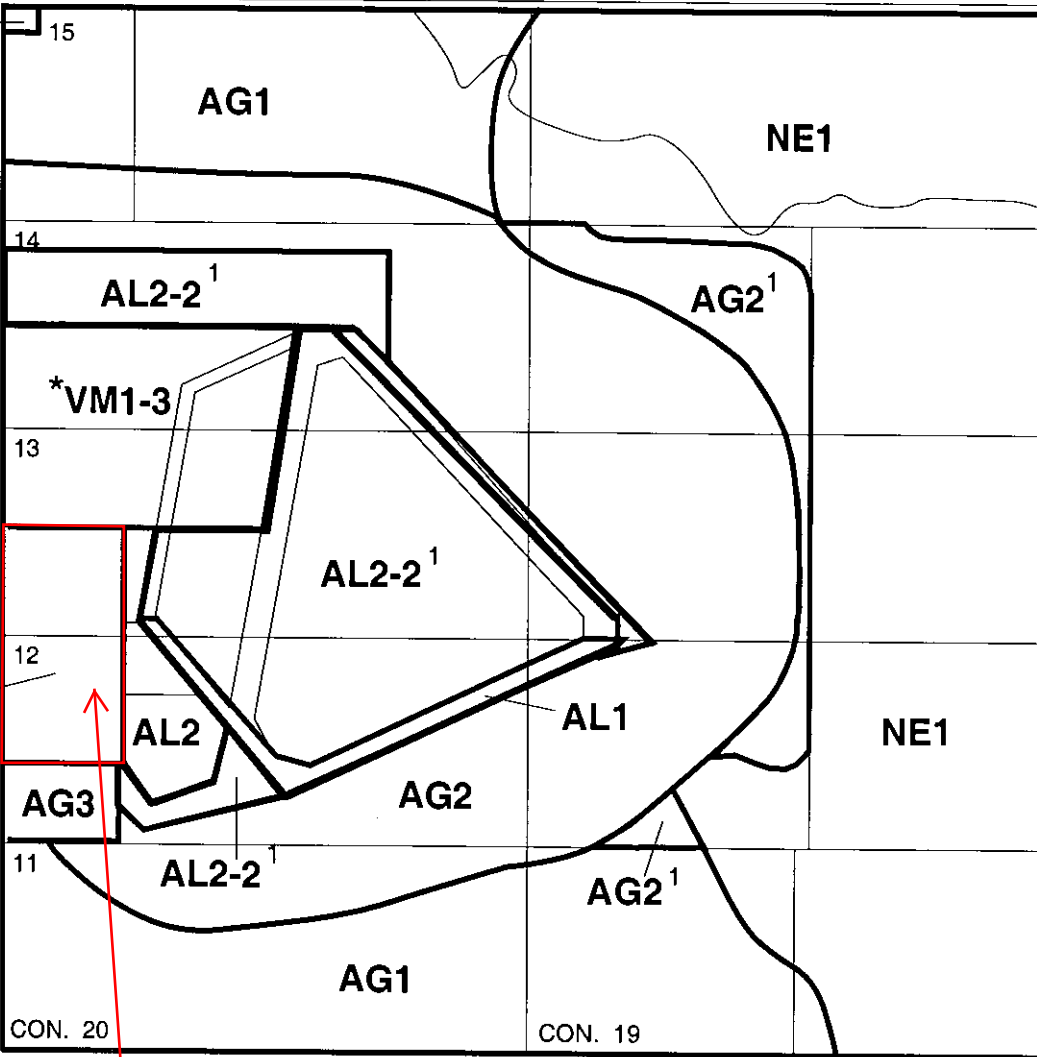
0 500 1000 2000 FEET



ALSO: SEE KEY MAP 47A

SEE KEY MAP 48

AG4



SEE KEY MAP 53
PROV. HWY. NO. 81
**VM1-5

SEE KEY MAP 42

COUNTY ROAD NO. 4
SEE KEY MAP 46

Industrial Area within
Grand Bend Motorplex
property

* AMENDED BY BY-LAW 11-1987

** AMENDED BY BY-LAW 13-1997

1 AMENDED BY BY-LAW 36-1998

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	---	----

29. Light Industrial (M1)

Within the following Zones, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

29.1. Permitted Uses

- accessory storage containers in accordance with General Provisions
- accessory use subordinate to and located on the same property as a permitted main use including an office, showroom, retail outlet, cafeteria, or a wholesale outlet
- agricultural equipment sales and supply establishment
- agricultural industrial establishment
- agricultural processing establishment, but not dead stock removal
- agricultural service establishment
- assembly, manufacturing, fabricating, packaging, printing, publishing plant or warehouse conducted and wholly contained within an enclosed building
- auto body shop
- bottle return depot
- catering service or light equipment rentals
- commercial storage warehouse (rental units)
- communications facility
- contractor or tradesperson's yard and/or shop, Type "A"
- dry cleaning establishment
- furniture refinishing, woodworking or upholstery shop
- indoor sports and recreational facility
- industrial mall
- licensed medical marihuana facility
- machine shop
- motor vehicle service and/or repair shop
- mushroom growing facility
- nursery stock and/or landscaping business
- office including professional (excluding a clinic), scientific, information and technical services, real estate, insurance, and financial services, training centres
- parking lot
- printing plant
- public or private garage
- recycling centre
- research facility
- service industrial use
- sewage and solid waste management, but not a transfer facility or landfill site

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	---	----

- textile plant
- the following uses legally existing on the day of the passing of this By-law:
 - a single detached dwelling, and the re-establishment of same in the event of accidental destruction
- transport truck terminal and/or yard, including cartage and/or express business
- warehouse or storage industry wholly enclosed within a building
- wholesale outlet
- window and plate glass establishment

29.2. Permitted Structures

- Buildings and structures for the permitted uses;
- Buildings and structures accessory to the permitted uses.

29.3. Zone Provisions

Lot area (minimum)	1,400 square metres
Lot frontage (minimum)	25 metres
Lot depth (minimum)	40 metres
Front yard setback (minimum)	7 metres
Side yard (minimum)	5 metres
Rear yard (minimum)	5 metres
Building height (maximum)	20 metres (grain elevators – 30 metres)
Lot coverage in M1 zone (maximum)	50 %
Lot coverage in M2 zone (maximum)	70 %
Landscaped open space (minimum)	10 %
Corner lots	Side yard requirements may be substituted for rear yard requirements. The exterior side yards for corner lots shall be 6 metres.

29.4. General Industrial Provisions

29.4.1. Main Buildings and Uses

More than 1 main building and more than 1 main use are permitted in Industrial (M1, M2) zones.

29.4.2. Planting Strips

Planting Strips shall be provided in the side and rear yards of lands zoned or used for any industrial purpose where they abut lands zoned or used for residential, recreational, institutional or park purposes, in accordance with the Planting Strip General Provisions of this By-law.

29.4.3. Front Yard Planting Area

- a) a planting area of not less than 7 metres in depth abutting the front lot line and running the entire width of the lot shall be required. The ground surface shall be planted with any combination of shrubs and/or

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	---	----

evergreens, flower beds or grass. Such planting area shall be maintained at all times, consistent with the season.

- b) where interrupted by walkways or driveways, a planting area shall be located, planted and maintained in such a way as not to form an obstruction to traffic. Or closer than 1 metre to a walkway or driveway
- c) where required on a corner lot or street corner, a planting strip shall be located in such a way as not to form a visual obstruction for traffic

29.4.4. Uses Permitted in Yards

- a) a railway spur line is permitted in any required yard.
- b) a parking area accessory to the industrial use of the lot is permitted in any yard except a required front yard.

29.4.5. Outside Storage

The outdoor storage of goods or materials shall be permitted provided that:

- a) the outdoor storage is accessory to the use of the main building on the property, and
- b) the outdoor storage does not cover more than 75% of the zone area
- c) in addition, no outdoor storage is permitted in the side yard or rear yard abutting or across the street from a non-industrial zone unless the outdoor storage is enclosed, to a minimum height of 1.8 metres, by a fence, planting strip or decorative masonry wall or has a site plan for the outdoor storage approved under the Planning Act

29.4.6. Property Abutting a Railway

For proposed development within 100 metres of a railway right-of-way, the proponent may be required to undertake noise studies to the satisfaction of the Municipality and the Ministry of the Environment in consultation with the appropriate railway, and may be required to undertake appropriate measures to mitigate any adverse effects from noise.

For proposed developments within 50 metres of a railway right-of-way, the proponent may be required to undertake vibration studies, to the satisfaction of the Municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

Notwithstanding any other provisions of this By-law to the contrary, where any property line or portion thereof abuts a railway, the interior side yard or rear yard along that portion of the property line which abuts the railway shall be: 0 metres

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	---	----

29.4.7. Maximum Commercial Floor Area

The maximum amount of commercial floor area accessory to a main industrial use shall be not more than 25% of the gross floor area of the main use.

29.4.8. Existing Use Provisions

The property area, property frontage, all yards, gross floor area of the main building, property coverage and building height, shall apply as they lawfully exist on the day of the passing of this By-law.

29.4.9. Property Subject to Utility Easement

Where any industrial property is subject to a utility easement, the building setbacks shall also be in accordance with the applicable utility's requirements.

29.4.10. Servicing Limitations

All industrial uses locating in the Light Industrial (M1) zone shall be dry industries.

29.5. Special Zones

29.5.1. M1-1 (As per By-law 36-1989 and By-law 34-1991)

In addition to the permitted uses set out in in the M1 zone, the following uses shall be permitted in the M1-1 zone:

- a business or professional office, except medical or dental offices;
- an automotive supply retail outlet;
- a building supply outlet;
- an equipment sales, rental and servicing establishment, excluding sale and rental of home entertainment equipment;
- a catering service;
- a motorcycle, snowmobile or small implement sales and service establishment;
- a veterinary clinic
- a plant for the manufacture, fabrication, processing and assembly of racquetball, squash and similar courts;
- a recreation club for racquet sports and related recreation facilities.

29.5.2. M1-2 (As per By-law 2-1990)

Notwithstanding the uses permitted in the M1 zone, the following additional uses are permitted:

- an automobile service station;
- a gas bar;
- a car wash establishment;
- a retail store in excess of 1000 square metres, specializing in sporting goods, home and hardware goods, automotive supplies and services and similar goods and services but does not include a shopping centre or any other use defined herein.

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	---	----

Notwithstanding the zone provisions of Section XX and the M1 zone, the zone provisions of the Grouped Commercial (C6) zone apply to the M1-2 zone.

29.5.3. M1-3 (As per by-law 37-1997)

Notwithstanding the permitted uses in the M1 zone, the M1-3 zone is limited to the following uses:

Cottage industries which term shall mean the erection and/or the use of a building and/or structure for 1 or more of the following trades and uses:

- carpentry or woodworking;
- an electrical/electrician's shop;
- window framing;
- plumbing service;
- ceramics manufacture;
- furniture repair and upholstery;
- accessory retail;
- light manufacturing and assembly and/or light fabrication.
- A detached dwelling containing a single dwelling unit as an accessory use.

Notwithstanding the Industrial zone provisions of Section 11, the following special provisions apply to an industrial building in the M1-3 zone:

Permitted industrial buildings/structures shall not exceed 200 sq. m. in ground floor area;

Minimum Setback: 20 metres;

Interior Side Yard: 5 metres;

A pylon sign and a wall-mounted sign are permitted, provided a maximum sign height of 3 metres and maximum total sign area of 4 square metres. The Sign must be located to the rear of an accessory dwelling.

Notwithstanding the Industrial zone provisions of Section 11, the following special provisions apply to an accessory detached dwelling in the M1-3 zone:

The accessory residential dwelling shall be to the front of the industrial building or structure;

Minimum Front Yard Setback: 7 metres;

Minimum Side Yard Setback: 2 metres.

In all other ways, the industrial zone provisions of Section 11 apply.

29.5.4. M1-4 (As per By-laws 35-1999 and 13-2000)

Notwithstanding the uses permitted in the M1 zone, the uses in the M1-4 zone are restricted to:

- A cottage industry, which shall mean the erection and/or use of a building and/or structure and/or land for 1 or more of the following:
- a cartage, express or truck transport terminal;
- a craft manufacturing business

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	---	----

- a truck maintenance storage facility and/or yard;
- carpentry or woodworking shop;
- an electrician's shop;
- window framing;
- plumbing service;
- ceramics manufacture;
- furniture repair and upholstering;
- small engine repair and service;
- retail accessory to a cottage industry use;
- light manufacturing and assembly and/or light fabrication;
- a detached dwelling containing a single dwelling unit as an accessory use.

Notwithstanding the Industrial zone provisions of Section 11, the following special provisions apply to an industrial building in the M1-4 zone:

- permitted industrial buildings/structures shall not exceed 250 square metres. in ground floor area;
- minimum Setback from a residential zone – 20 metres;
- minimum Interior Side Yard – 5 metres.

In all other ways, the provisions of the M1 zone apply.

29.5.5. M1-5 (As per By-law 68-2013)

Notwithstanding the permitted uses of the Light Industrial (M1) zone, and in addition to any other provisions a radio broadcasting station and ancillary outdoor equipment and storage is permitted in the M1-5 zone. All other provisions of this by-law shall apply.

29.5.6. M1-6 (As per By-law 76-2013)

Notwithstanding the uses permitted in Section 29, Light Industrial (M1), the following uses only are permitted in the M1-6 zone:

- a warehouse for the storage of goods and materials within a wholly enclosed building or structure;
- a wholesale outlet;
- a tradesman's shop;
- a parking lot;
- a retail outlet, business office or an eating establishment accessory to a permitted use (provided the primary use is a Class I facility as per Ministry of Environment guidelines);
- a contractor's yard, Type "A";
- a lumber yard;
- a roofing contractor yard; and
- buildings and structures accessory to the foregoing uses.

All other provisions of this by-law shall apply.

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	--	----

29.5.7. M1-7 (As per By-law 76-2013)

Notwithstanding the uses permitted in Section 29, Light Industrial (M1), the following uses only are permitted in the M1-7 zone:

- a seasonal work camp; and
- buildings and structures accessory to the foregoing uses.

For the purposes of the M1-7 zone, a seasonal work camp means a building, group of buildings, trailer and/or a group of trailers providing seasonal accommodation for workers in the food production/processing industries. Seasonal accommodation shall exclude winter occupancy.

The total floor area for building(s) and/or trailer(s) used for seasonal accommodation shall not exceed 400 square metres.

The maximum height of any building or trailer shall be 5 metres.

The number of occupants in any building or trailer shall not exceed 1 resident per 7.45 square metres (80 square feet).

All other provisions of this by-law shall apply.

29.5.8. M1-8 (As per by-law 11-1987 and 13-1997)

All uses permitted in the M1 zone are permitted in the M1-8 zone.

Notwithstanding the permitted uses in the M1 zone, the following additional uses are permitted in the M1-8 zone:

- service industry including, but not limited to, establishments for the service and repair of all types of motor vehicles, aircraft, boats, recreational vehicles and other marine crafts, as well as related equipment and accessories.

Notwithstanding the provisions of the M1 zone to the contrary, the following special provision shall apply to the area zoned VM1-8:

Rear Yard Depth (minimum): 30 metres.

All other provisions of this by-law shall apply.

29.5.9. M1-9 (As per By-laws 33-1992 and 34-1993)

Notwithstanding the permitted uses of the Light Industrial (M1) zone, the area zoned M1-9 allows only the following permitted uses:

- an automotive body shop;
- a contractor or tradesman's shop, Type "A";
- a garage, public;
- a retail outlet, a wholesale outlet or office accessory to a permitted use;
- a storage industry or warehouse;
- a transport terminal or yard;
- uses accessory to the permitted uses;
- a service station including small engine repair, boat sales and servicing (as per By-law 34-1993)

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	--	----

- Notwithstanding the General Provisions for planting strips a planting strip shall not be required. A 5 foot fence shall be provided along the north property boundary.

All other provisions of this by-law shall apply.

DRAFT

SECTION 20. VILLAGE INDUSTRIAL (VM1)

20.1. PERMITTED USES

- 20.1.1. all permitted uses shall be dry industries as defined in Section 2.50.
- 20.1.2. an agricultural industrial establishment;
- 20.1.3. an agricultural processing establishment not including dead stock removal;
- 20.1.4. an automotive body shop;
- 20.1.5. a contractor or tradesman's shop or yard;
- 20.1.6. a garage, public;
- 20.1.7. a retail outlet, a wholesale outlet or office accessory to a permitted use;
- 20.1.8. a storage industry or warehouse;
- 20.1.9. a transport terminal or yard;
- 20.1.10. uses accessory to the permitted uses.

20.2 PERMITTED STRUCTURES

- 20.2.1. buildings and structures for the permitted uses;
- 20.2.2. buildings and structures accessory to the permitted uses.

20.3. ZONE REGULATIONS FOR AUTOMOTIVE WRECKING ESTABLISHMENTS

The provisions of Section 25, **SALVAGE YARD (C4)**, apply for automotive wrecking establishments.

20.4. ZONE REGULATIONS FOR ALL OTHER PERMITTED USES

- 20.4.1. Lot Area (minimum) 1850 sq. m.;
- 20.4.2. Lot Frontage (minimum) 30 metres;
- 20.4.3. Front Yard Depth (minimum):
 - 20.4.3.1. adjacent to Provincial or County Road 19 metres;
 - 20.4.3.2. adjacent to Township Road 5 metres;
- 20.4.4. Side Yard Depth (minimum) 4.5 metres; (except where abutting a Residential, Institutional or Recreational Zone or Park Use, in which case - 7.5 metres).
- 20.4.5. Exterior Side Yard Depth (minimum):
 - 20.4.5.1. adjacent to a Provincial or County Road 20 metres;
 - 20.4.5.2. adjacent to a Township Road 20 metres.
- 20.4.6. Rear Yard Depth (minimum) 7.5 metres;
- 20.4.7. Lot Coverage (maximum) 40%;
- 20.4.8. Landscaped Open Space (min.) 10%.

20.5 BUILDING REGULATIONS

Building Height (maximum) 12 metres

20.6. SPECIAL PROVISIONS

20.6.1. Planting Strips

Where an Industrial Zone abuts any Residential, Institutional or Commercial Zone, a planting strip with a minimum width of one and one-half (1.5) metres and in accordance with the

provisions of Section 3.28, shall be provided along the abutting side and/or rear yards of the Industrial Zone.

20.6.2. Open Storage

- 20.6.2.1. Any part of any lot used for a permitted open storage purpose shall be suitably screened by a solid fence not less than two (2) metres in height;
- 20.6.2.2. No storage will be permitted outside of the building or buildings on the lot in the front, side or rear yard opposite to or abutting a Residential, Institutional or Recreational Zone.

20.6.3. Property Abutting A Railway

Notwithstanding any other provisions of Section 20.4.4. and 20.4.6., along that portion of any lot line which abuts a railway right-of-way, no interior side yard or rear yard shall be required.

20.6.4. Existing Buildings, Structures & Lots

The lot area, lot frontage, all yards, gross floor area of the main building, lot coverage, and building height of existing permitted buildings, structures and lots, where lower than the foregoing minimum or higher than the foregoing maximum requirements, shall apply as they lawfully exist on the day of the passing of this By-law.

20.7 SPECIAL PROVISIONS

20.7.1. VM1-1

In the area zoned VM1-1 the requirements of the VM1 Zone shall apply in addition to the following special provisions:

- 20.7.1.1. Separation distances between buildings and structures for the permitted uses - Minimum 9 metres.
- 20.7.1.2. Notwithstanding the provisions of Section 20.1. to the contrary, an industrial use as defined in Section 2.82. shall be a permitted use in the VM1-1 Zone.

20.7.2. VM1-2

Notwithstanding the provisions of Section 20.1. to the contrary, the area zoned VM1-2 may be used for a swimming pool and associated recreational facilities.

20.7.3. VM1-3

Notwithstanding the zone regulations of Section 20 of By-law 12-1984 to the contrary, the area zoned VM1-3 shall include the following additional permitted uses: a facility for the manufacture, fabrication, processing, finishing or assembly of any metal, plastic, paper, textile or agricultural product.

Notwithstanding the provisions of Section 20.4.6. to the contrary, the following special provision shall apply to the area zoned VM1-3:

Rear Yard Depth (minimum) 30 metres.

Township of Stephen Consolidated Zoning By-law

20.7.4. **VM1-4** (Amended by By-law 33-1992 and 34-1993)
Notwithstanding the provisions of Section 20.1 to the contrary the area zoned VM1-4 allows the following permitted uses:

- 20.7.4.1. all permitted uses shall be dry industries as defined in Section 2.50;
- 20.7.4.2. an automotive body shop;
- 20.7.4.3. a contractor or tradesman's shop;
- 20.7.4.4. a garage, public;
- 20.7.4.5. a retail outlet, a wholesale outlet or office accessory to a permitted use;
- 20.7.4.6. a storage industry or warehouse;
- 20.7.4.7. a transport terminal or yard;
- 20.7.4.8. uses accessory to the permitted uses;
- 20.7.4.9. a service station including small engine repair, boat sales and servicing. (Amended by 34-1993)
- 20.7.4.10. Section 3.4 (non-complying uses) shall be deemed to apply as on the date of passing of this by-law.
- 20.7.4.11. Notwithstanding the provisions of Section 3.28.1 a planting strip shall not be required. Pursuant to Site Plan Control By-law No. 34-1992 a five (5) foot fence shall be provided along the north property boundary.

20.7.5. **VM1-5** (Amended by By-law 13-1997)

Notwithstanding the provisions of Section 20.1 to the contrary, the area zoned VM1-5 shall include the following additional permitted uses:

- 20.7.5.1 industrial uses shall be serviced dry industries, as defined in Section 2.50.1.;
- 20.7.5.2. an agricultural service establishment;
- 20.7.5.3. an agricultural supply establishment;
- 20.7.5.4. a service or repair shop;
- 20.7.5.5. a public or private garage;
- 20.7.5.6.a service industry including, but not limited to, establishments for the service and repair of all types of motor vehicles, aircraft, boats, recreational vehicles and other marine crafts, as well as related equipment and accessories;
- 20.7.5.7.all uses permitted in the VM1 zone shall also be a permitted in the VM1-5 zone;
- 20.7.5.8.a planting strip and berm with a minimum width of one and one-half (1.5) metres, and in accordance with the provisions of Section 3.28 shall be required where the VM1-5 zone abuts a provincial highway, with the planting strip to be constructed along the length of the abutting yard;
- 20.7.5.9.the Zone Regulations stated in 20.4 shall apply, except that the minimum Exterior Side Yard Depth adjacent to a township road shall be 7.5 metres.

20.7.6. **VM1-6** (Amended by By-law 32-2015)

In the area zoned VM1-6 the requirements of the VM1 and AL2 Zones shall apply in addition to the following special provisions;

- 20.7.6.1 the Special Provisions stated in 20.7.1 shall apply;
- 20.7.6.2 the Special Provisions stated in 32.6.5 shall apply;
- 20.7.6.3 storage must be covered and/or contained in buildings and/or structures;

20.7.6.4 the existing number of parking spaces being 69 (including two (2) limited mobility spaces and two (2) accessible parking spaces) shall be maintained, and no additional spaces are required. Where an industrial use is proposed other than the uses existing on the date of passing of this by-law, the related parking and loading space requirements set out in the Township of Stephen Zoning By-law 12-1984 shall apply.



Staff Report

Report To: Dan Best, Chief Administrative Officer
From: **Sandy Becker, Director of Financial Services**
Date: July 16 2018
Report: FIN.18.13 Council Expenses
Subject: 2018 Council expenses as of June 30, 2018

Recommendations:

That South Huron Council receives the report from S.Becker, Director of Financial Services/Treasurer re: 2018 Council Expenses as of June 30, 2018

Purpose:

To provide Council with a summary of Council expenses for the period ending June 30, 2018 for information.

Background and Analysis:

Remuneration and expenses of members of Council has been defined in By-Law 59-2013. The chart below provides the YTD expenses incurred by members of Council as of June 30, 2018.

COUNCIL 2018 EXPENSES				
as of June 30, 2018				
Per ByLaw 59-2013				
Council Member	Registration	Travel expenses (including parking, meals and accomodations)	Miscellaneous Expenses (including clothing allowance)	Total
Cole, Maureen	\$ 2,879.28	\$ 3,595.54	\$ 137.38	\$ 6,612.20
Frayne, David	\$ 589.68	\$ 624.94	\$ -	\$ 1,214.62
Deluca, Wayne	\$ 885.07	\$ 2,438.24	\$ -	\$ 3,323.31
Hebert, Craig	\$ 773.38	\$ 959.71	\$ -	\$ 1,733.09
Tomes, Tom	\$ 803.38	\$ -	\$ -	\$ 803.38
Vaughan, Marissa	\$ 1,140.07	\$ 1,124.56	\$ -	\$ 2,264.63
Oke, Ted	\$ 773.38	\$ 959.71	\$ -	\$ 1,733.09
Total	\$ 7,844.24	\$ 9,702.70	\$ 137.38	\$ 17,684.32

Operational Considerations:

No alternatives are presented related to the proposed recommendation.

South Huron's Strategic Plan:

Section 6.2.2 of the Municipality of South Huron 2015-2019 Strategic Plan identifies key priorities and strategic directions. The following elements are supported by the actions outlined in this report:

√ Transparent, Accountable, and Collaborative Governance

Financial Impact:

The 2018 budget for training/conferences and travel is \$18,000. As of the time of this report, 97% of the training/conferences and travel budget has been spent, however the supplies and services budget is only at 4% spent.

Legal Impact:

There are no legal implications for the Corporation resulting from the proposed recommendation.

Staffing Impact:

There are no staffing implications for the Corporation resulting from the proposed recommendation.

Policies/Legislation:

By-Law 59-2013 Remuneration and expenses
Municipal Act, Section 283

Consultation:

Dan Best, Chief Administrative Officer

Related Documents:

Respectfully submitted,

Sandy Becker, Director of Financial Services



Staff Report

Report To: Dan Best, Chief Administrative Officer
From: **Sandy Becker, Director of Financial Services**
Date: July 16 2018
Report: FIN.18.14
Subject: 2018 Capital Progress Report - June

Recommendations:

That South Huron Council receives the report from S. Becker, Director of Financial Services re: 2018 Capital Progress Report – June completed as of June 30, 2018 for information only.

Purpose:

The purpose of this staff report is to provide Council with a summary of the status of the 2018 capital projects.

Background and Analysis:

In June the Municipality has entered the busy construction season with many projects underway. Invoices have started coming in depending on the vendors' processes. It is important to note that there is a timing lag due to invoicing and the YTD actual costs do not necessarily reflect the % of work completed. The % of work completed is based on a qualitative analysis of the work or process completed for the projects.

Each department manager has provided a status update for their respective 2018 approved capital projects. Although this is the mid point in the fiscal year capital invoicing is weighted more heavily in the latter half.

Operational Considerations:

As this report is being presented for information purposes only, no alternatives are required.

South Huron's Strategic Plan:

The recommendation(s) included in this Staff Report support the following goals identified in the 2015-2019 Strategic Plan:

1. Administrative Efficiency and Fiscal Responsibility
2. Transparent, Accountable and Collaborative Governance

The monthly capital project status report keeps Council and the public informed on the actual costs, budget project status, and explanations for delays or expected commencement for each project in the capital budget.

The report assists Council in keeping track of its approved priorities and expected delivery times for projects. It also serves to keep staff accountable for the budget priorities requested and granted.

Financial Impact:

There are no financial implications for the Municipality arising from the recommendation in this report.

Legal Impact:

There are no legal implications for the Municipality arising from the recommendation in this report.

Staffing Impact:

There are no staffing implications for the Municipality arising from the recommendation in this report.

Policies/Legislation:

By-law No. 79-2017 to adopt the 2018 Budget.

Consultation:

The following department managers provided an update on each of their respective projects;

Andrew Baird, Emergency Services Manager/Fire Chief
Jo-Anne Fields, Community Services Manager
Don Giberson, Director of Operations and Infrastructure

Related Documents:

Appendix A – 2018 Capital Project Status Report – June

Angela Shipway, Financial Services Supervisor

Sandy Becker, Director of Financial Services

Appendix A:

2018 Capital Project Status Report – June

Job	Job Description	YTD	Budget	Variance	% of Comp	NOTES
General Administration						
2018-GA-01	Replace Photocopier	3,202	3,562	360	100%	Completed within budget
		3,202	3,562	360		
Emergency Services						
2018-FD-01	SCBA Replacement	11,437	13,000	1,563	100%	Completed within budget
2018-FD-02	PPE Replacement	10,158	19,240	9,082	65%	5 of 9 sets arrived with the remaining 4 expected in the fall
2018-FD-03	Replace Freightliner Rescue	-	250,000	250,000	25%	Tender awarded to Lafleur Industries Inc. as per Motion # 66-2018; Expected delivery October
2018-FD-04	Exeter Station Pad Paving	-	20,000	20,000	0%	Expected to combine with other Municipal paving projects to capitalize on cost efficiencies
		21,595	302,240	280,645		
Transportation Services						
20-3043	James St - Main to Edward	-	18,900	18,900	100%	Contract awarded to Hanna and Hamilton Construction Co as per motion #98-2017; Awaiting invoice(s)
20-3054	Simcoe St. - Andrew to Main	7,620	10,375	2,755	100%	Completed within budget

20-3055	William St. - Anne to Huron	8,825	11,800	2,975		
20-3056	George St. - Main to Orchard	12,172	16,700	4,528		
20-3057	Bridge Repairs - #3037 McTaggart Line	844	20,805	19,961	50%	Tender awarded to Weathertech Restoration Services Inc. as per motion #127-2018. Work commenced June 4, 2018
20-3059	Bridge Repairs - #3039 McTaggart Line	1,025	44,948	43,923		
2017-TS-06	McTaggart Line Bridge #3038	12,066	570,446	558,380		
2017-TC-05	Huron St Recon - Edward-East	16,484	890,000	873,516	10%	Tender awarded to Birnam Excavating Inc as per motion #191-2018. Construction began June 4, 2018
2017-TS-03	Line 17 - Hern to Rogerville	-	180,000	180,000	10%	Lead by the Municipality of West Perth; Authorization for South Huron portion as per motion #307-2018
2017-TS-04	Gregus Crt Overlay	-	30,000	30,000	0%	Deferred to fund Whalen Line as per motion #306-2018
2017-TS-05	Marlborough St - Sand to Well.	-	30,000	30,000	0%	Deferred to fund Whalen Line as per motion #306-2018
2018-TC-05	Waterloo St - London Rd S-Rail	-	60,000	60,000	5%	Awarded July 3, 2018 per motion #342-2018.
2018-TS-02	Mollard and McTaggart Line	-	142,632	142,632	5%	Awarded July 3, 2018 per motion #341-2018.
2018-TS-05	Whalen Line - Hwy 4-McTaggart	8,892	501,050	492,158	10%	Lead by Lucan Biddulph; Authorization for South Huron portion as per motion #306-2018

2018-TS-07	Replace Kvernland Disk Mower	-	12,000	12,000	2%	Draft tender underway; seasonal projects have taken priority.
2018-TS-08	Replace JD Tractor	-	139,500	139,500	2%	Draft tender underway; seasonal projects have taken priority.
2018-TS-09	Replace VeePro Snow Spreader	7,194	11,500	4,306	100%	Completed within budget
2018-TS-10	Mollard Line Culvert Repl.	-	40,000	40,000	10%	Awarded July 3, 2018 per motion #344-2018.
		75,122	2,730,656	2,655,534		
Streetlighting						
2017-TS-07	Phase 3 DT Decorative SL	-	160,000	160,000	0%	Evaluating different streetlight alternatives in conjunction with initiatives in the downtown core
		-	160,000	160,000		
Recreation Services						
20-7126	Port Blake Revitalization (Design)	1,390	414,578	413,188	12%	RFP closed in April with no bids. Staff will be re-issuing RFP in Late July with start date to occur in Spetember 2018.
20-7127	Exeter Swimming Pool	821,802	1,700,000	878,198		Changeroom/Washrooms tender awarded to Doug Geoffrey Construction Ltd as per motion #513-2017. The building is complete. Due to some delays it is anticipated that the pool will be open late July.

20-7132	SHRC/Community Hub	21,804	125,000	103,196	7%	Committee has been conducting site visits to investigate facility options. Market/Feasibility Study RFP awarded to LeisurePlan International.
2017-RS-05	Dashwood CC Washrooms	9,350	120,000	110,650	15%	Request for Tenders closes July 23, 2018. Staff will review and prepare a report to Council
2017-RS-11	Victoria Park Washrooms	-	10,000	10,000	99%	Grand opening was held June 29.
2018-RS-05	4x4 Utility Vehicle	-	9,158	9,158	15%	Difficult to locate a used unit within the approved budget amount. Staff continue to investigate options
2018-RS-06	KW Pool Sandblasting	43,492	44,774	1,282	100%	Tender awarded to PPL Aquatics, Fitness and Spa as per motion #164-2018. Sandblasting completed with a change order to \$15,255 to repair walls. Completed
2018-RS-07	KW Rock Climbing Apparatus	-	15,264	15,264	2%	Optimist Club project. On hold at present time.
		897,838	2,438,774	1,540,937		
Solid Waste Services						
20-9001	Landfill Expansion - Stage 3	-	80,000	80,000		Ongoing capital costs related to future expansion. Expected to occur over a number of years as per legislative requirements.
		-	80,000	80,000		

Sanitary Sewer Services						
20-5623	William St Sanitary Pumping Station	20,928	1,900,040	1,879,112	10%	Final Design delayed due to potential dewatering requirements and related shoring of wet well excavation. Evaluating alternatives to bring project within budget
20-5629	Simcoe St. - Andrew to Main	3,850	6,275	2,425	100%	Complete; Awaiting final invoicing.
2017-SC-03	William St - Anne-Huron	4,730	6,000	1,270		
2017-S-01	Upgr Lagoon Aeration Exeter	202,889	421,120	218,231	100%	Complete; Awaiting final invoicing.
2017-SC-04	James St - Main to Edward	-	12,000	12,000	100%	Contract awarded to Hanna and Hamilton Construction Co as per motion #98-2017; Awaiting invoice(s)
2017-SC-05	Huron St Recon - Edward-East	9,887	630,000	620,113	10%	Tender awarded to Birnam Excavating Inc as per motion #191-2018. Construction commenced June 4, 2018
2018-S-01	Rehab Sewage Lagoon Filters	4,352	15,000	10,648	75%	Engineering awarded to GM Blue Plan; Underway
2018-S-03	Mollard Line Forcemain Repl.	276,189	386,006	109,816	10%	Awarded July 3, 2018 per motion #341-2018.
2018-SC-05	Waterloo Street - London -Rail	-	60,000	60,000	10%	Awarded July 3, 2018 per motion #342-2018.

		522,825	3,436,441	2,913,615		
Water Services						
20-4141	Simcoe St. - Andrew to Main	2,131	4,040	1,909	100%	Complete; Awaiting final invoices
20-4142	Wililam St. - Anne to Huron	4,095	6,000	1,905		
20-4144	Dashwood Rd Watermain Replacement	50,830	50,000	(830)	100%	Top asphalt awarded to Robinson Farm Drainage as per motion #366-2017. Complete
2017-W-03	Dashwood Rd - Shipka - Bronson	346,131	585,000	238,869	95%	Contract awarded to Robinson Farm Drainage as per motion #158-2018.
2017-W-04	Shipka Line - South R-Kirkton	297,280	372,000	74,720		
2017-W-05	Watermain Repl - Huron-McTag.	142,378	139,800	(2,578)		
2017-W-07	Bulk Water Station 82 Nelson	-	50,000	50,000	2%	Draft tender underway
2017-WC-04	James St Recon. Main - Edward	-	7,500	7,500	100%	Contract awarded to Hanna and Hamilton Construction Co as per motion #98-2017; Awaiting invoice(s)
2017-WC-05	Huron St Recon - Edward-East	6,591	550,000	543,409	10%	Tender awarded to Birnam Excavating Inc as per motion #191-2018. Construction commenced June 4, 2018
2018-W-01	2018 Water Meter Replacement	9,182	250,000	240,818		Ongoing capital costs as meters are being replaced.
2018-W-02	Replace Photocopier - W Share	3,202	3,562	360	100%	Completed within budget
2018-W-06	Shipka Line - Kirkton to 83	-	25,000	25,000		Awarded July 3, 2018 per motion #344-2018.

2018-W-07	Parr Line WM - N/S of Crediton	-	25,000	25,000		
2018-W-08	Huron St - Corbett to West End	-	15,264	15,264		
2018-W-09	HP Water Tower Upgrade	-	50,000	50,000		Awarded July 3, 2018 per motion #342-2018.
2018-WC-05	Eng - Waterloo St - #4-Rail	-	70,000	70,000		Awarded July 3, 2018 per motion #342-2018.
		861,821	2,203,166	1,341,345		
	Grand Totals	2,382,403	11,354,839	8,972,436		



Staff Report

Report To: Dan Best, Chief Administrative Officer
From: **Sandy Becker, Director of Financial Services**
Date: July 16 2018
Report: FIN.18.15
Subject: 2018 Q2 Operating Variance Report

Recommendations:

That South Huron Council receive the report from S. Becker, Director of Financial Services re: 2018 Q2 Operating Variance Report for information only.

Purpose:

The purpose of this report is to update South Huron Council regarding the operating performance as of June 30, 2018.

Background and Analysis:

The department managers are accountable to monitor their departmental revenues and expenditures and project to the end of the fiscal period to ensure that they remain within the approved budget.

The quarterly financial report represents the municipal financial activity for the period ending June 30, 2018 on a basis consistent with that of the budget adopted by Council.

The second quarter report includes half of the fiscal operating year. A straight line budget theory has been used to represent the budget year to date to give an idea of what six months of the budget looks like. It is calculated by evenly distributing the budget over the fiscal year. This theory fits certain line items better than others and is, therefore, merely a guide. The expectation is that the second quarter would see actual results around

50% of the total budget, but this is subject to timing differences such as, annual membership payments, lump sum insurance payments, etc.

Operational Considerations:

As this report is being presented for information purposes only, no alternatives are presented.

South Huron's Strategic Plan:

The recommendation(s) included in this Staff Report support the following goals identified in the 2015-2019 Strategic Plan:

Administrative Efficiency and Fiscal Responsibility

Transparent, Accountable and Collaborative Governance

The quarterly variance reporting framework assists managers in identifying emerging issues along with steps or processes required to adjust activities to stay within the budget or to respond to those emerging issues.

The consistency of providing these accountability and information reports assist council in better understanding the operational and budgetary issues facing various costing centres.

Financial Impact:

The results of the second quarter operating variances do not suggest any adverse financial impacts.

Legal Impact:

There are no legal implications for the Corporation resulting from the proposed recommendation.

Staffing Impact:

There are no staffing implications for the Corporation resulting from the proposed recommendation.

Policies/Legislation:

Budget Development and Financial Reporting Policy & Procedure
Reserves and Reserves Fund Policy & Procedure

Consultation:

The following department managers provided an update on each of their respective areas of responsibility;

Dwayne McNab, Chief Building Official
 Andrew Baird, Emergency Services Manager/Fire Chief
 Jo-Anne Fields, Community Services Manager
 Don Giberson, Director of Operations and Infrastructure

Related Documents:

Appendix A – Q2 Operating Variances by Department

Prepared by,

Angela Shipway, Financial Services Supervisor

Respectfully submitted,

Sandy Becker, Director of Financial Services

Appendix A – Q2 Operating Variances by Department

For the quarter ended June 30, 2018

Building Services

	Budget	Budget YTD	YTD Actual Cost	Variance Over/(Under)	YTD Percentage
Revenue:					
Fines/Penalties ¹	3,000	1,500	336	(2,664)	11.21%

¹ Fines and penalties are slightly lower than expected due to the adoption of the new animal control and parking by-laws which disables the ability to administer fines until approval from the Attorney General is given.

Other Revenue ²	30,000	15,000	0	(30,000)	0.00%
Permits/Licenses	206,500	103,250	211,291	4,791	102.32%
Transfer from Reserves ³	52,690	26,345	0	(52,690)	0.00%
User Fees/Charges	29,500	14,750	21,396	(8,104)	72.53%
Total Revenue	321,690	160,845	233,023	(88,667)	72.44%
Expense:					
Contracted Services ⁴	96,639	48,319	11,777	(84,861)	12.19%
Materials	82,259	41,129	18,686	(63,573)	22.72%
Transfer to Reserves ⁵	3,279	1,640	1,639	(1,640)	49.99%
Wages & Benefits	284,298	142,149	124,313	(159,985)	43.73%
Total Expense	466,475	233,237	156,416	(310,059)	33.53%
Net Total	(144,785)	(72,392)	76,608	221,393	

The building department has seen a lot of activity in 2018 which is demonstrated in revenues. To date 62 building permits have been issued with a permit value of over \$176,000. Additionally, the planning department has received a greater than expected number of applications. The expenses are anticipated to be within budget. It is important to note that the variance report is generated at a specific point in time and may not reflect any delayed payments for permits included in their respective reports.

Cemetery Services

	Budget	Budget YTD	YTD Actual Cost	Variance Over/(Under)	YTD Percentage
Revenue:					
Cemetery	90,000	45,000	43,992	(46,008)	48.88%
Donations/Fundraising	350	175	0	(350)	0.00%
Investment Income ⁶	17,400	8,700	15,251	(2,149)	87.65%
Total Revenue	107,750	53,875	59,243	(48,507)	54.98%

² This is rebill revenues for external professional services (ex. legal, engineering) and is offset by an expense for the same amount. It is driven by public demand and fluctuates accordingly.

³ This figure is an annual transfer based on legislated building requirements.

⁴ These are for external services based on public need.

⁵ This is an annual transfer based on legislated building requirements.

⁶ Due to a modification in investment strategy a gain on investment was realized during the quarter. Slight increase in interest rates has also added to the investment income.

Expense:					
Contracted Services ⁷	4,850	2,425	4,239	(611)	87.39%
Materials	42,610	21,305	18,166	(24,444)	42.63%
Transfer to Reserves	10,179	5,090	3,339	(6,840)	32.81%
Wages & Benefits	82,935	41,467	45,072	(37,863)	54.35%
Total Expense	140,574	70,287	70,815	(69,758)	50.38%
Net Total	(32,824)	(16,412)	(11,572)	21,251	

The revenues and expenses are in line with the expected performance for the second quarter. This is not anticipated to change.

Emergency Services

	Budget	Budget YTD	YTD Actual Cost	Variance Over/(Under)	YTD Percentage
Revenue:					
Donations/ Fundraising	8,000	4,000	4,762	(3,238)	59.53%
Grant Revenues ⁸	25,000	12,500	32,703	7,703	130.81%
Other Revenue ⁹	5,000	2,500	25	(4,975)	0.50%
User Fees/Charges ¹⁰	19,220	9,610	7,496	(11,724)	39.00%
Total Revenue	57,220	28,610	44,987	(12,234)	78.62%
Expense:					
Contracted Services	103,198	51,599	52,228	(50,971)	50.61%
Materials	221,540	110,770	132,213	(89,326)	59.68%
Transfer to Reserves	172,231	86,116	86,116	(86,115)	50.00%
Wages & Benefits	436,036	218,018	197,023	(239,013)	45.18%
Total Expense	933,005	466,502	467,579	(465,425)	50.12%
Net Total	(875,785)	(437,892)	(422,593)	453,192	

⁷ This includes software licensing costs that are expensed/paid annually.

⁸ Grant revenues are based on fire agreements and are higher than anticipated.

⁹ Rebill revenues are driven by public demand.

¹⁰ Anticipating lower than budgeted user fees due to the elimination of the charge for South Huron Residents vehicle accidents.

The revenues and expenses are in line with the budget through the end of the second quarter. Revenues have increased significantly from the first quarter and expenses have increased proportionately for the second quarter.

General Administration

	Budget	Budget YTD	YTD Actual Cost	Variance Over/(Under)	YTD Percentage
Revenue:					
Fines/Penalties	193,230	96,615	86,634	(106,596)	44.83%
Grant Revenues	1,502,313	751,157	748,728	(753,585)	49.84%
Investment Income ¹¹	70,000	35,000	102,953	32,953	147.08%
Other Revenue	2,500	1,250	1,088	(1,412)	43.52%
Permits/Licenses	12,200	6,100	5,866	(6,334)	48.08%
Taxation Levy	8,535,451	4,267,726	4,079,016	(4,456,435)	47.79%
Transfer from Reserves ¹²	163,767	81,884	0	(163,767)	0.00%
User Fees/Charges	21,400	10,700	15,350	(6,050)	71.73%
Total Revenue	10,500,861	5,250,431	5,039,636	(5,461,225)	47.99%
Expense:					
Contracted Services ¹³	2,096,318	1,048,159	869,908	(1,226,410)	41.50%
External Transfers	278,230	139,115	130,674	(147,556)	46.97%
Grant Expenses	55,426	27,713	31,612	(23,814)	57.04%
Materials ¹⁴	364,182	182,091	118,475	(245,707)	32.53%
Transfer to Reserves	52,313	26,157	24,283	(28,030)	46.42%

¹¹ Increasing interest rates and the modification in investment strategy has realized a healthy gain early in the fiscal year.

¹² Annual transfer completed at year end.

¹³ This includes asset management funds for \$25,000 which have not yet been used as well as \$30,000 for an energy plan.

¹⁴ This includes the brickwork for Town Hall which begins early July as well as election expenses which will be incurred towards the end of the year.

Wages & Benefits	1,066,121	533,060	516,830	(549,291)	48.48%
Total Expense	3,912,589	1,956,295	1,691,782	(2,220,807)	43.24%
Net Total	6,588,272	3,294,136	3,347,853	(3,240,418)	50.82%

General Administration is in line with budgeted expectations for the second quarter.

Recreation Services

	Budget	Budget YTD	YTD Actual Cost	Variance Over/(Under)	YTD Percentage
Revenue:					
Donations/ Fundraising ¹⁵	37,600	18,800	2,559	(35,041)	6.81%
Grant Revenues ¹⁶	20,621	10,311	0	(20,621)	0.00%
Other Revenue	10,700	5,350	2,359	(8,341)	22.05%
User Fees/Charges ¹⁷	671,762	335,881	252,838	(418,924)	37.64%
Total Revenue	740,683	370,342	257,755	(482,928)	34.80%
Expense:					
Contracted Services ¹⁸	143,720	71,860	51,630	(92,090)	35.92%
Debt - Interest Payments	30,257	15,129	15,301	(14,956)	50.57%
Debt - Principal payments	34,484	17,242	17,069	(17,415)	49.50%
Grant Expenses	33,091	16,546	10,000	(23,091)	30.22%
Materials	770,400	385,200	380,999	(389,401)	49.45%
Transfer to Reserves	133,173	66,587	66,586	(66,587)	50.00%

¹⁵ Donations are largely collected for advertising in the arena on the boards and ice resurfacers. This is seasonal and has not yet been collected. Additionally the remainder is expected for the Rodeo which is underway but not included in this report.

¹⁶ This includes the Bluewater share for the Dashwood Community Centre which has not yet been received.

¹⁷ The pool programs have not yet begun which has had an operational impact and due to timing not all summer registrations will be included. Additionally ice times have a large impact on user fees which is seasonal in nature.

¹⁸ This includes a Recreation Master Plan which has not yet begun.

Wages & Benefits	973,659	486,830	391,125	(582,534)	40.17%
Total Expense	2,118,784	1,059,392	932,711	(1,186,073)	44.02%
Net Total	(1,378,101)	(689,051)	(674,956)	703,146	48.98%

Recreation and Community Services is in line with expectation for this time of the year. Due to seasonality and the pool capital project the revenues appear slightly low, however the expenses are on target.

Sewer Services

	Budget	Budget YTD	YTD Actual Cost	Variance Over/(Under)	YTD Percentage
Revenue:					
Fines/Penalties	0	0	1,549	1,549	100.00%
General Revenue	261,770	130,885	130,589	(131,181)	49.89%
Other Revenue ¹⁹	30,000	15,000	0	(30,000)	0.00%
User Fees/Charges ²⁰	1,723,320	861,660	564,595	(1,158,725)	32.76%
Total Revenue	2,015,090	1,007,545	696,732	(1,318,358)	34.58%
Expense:					
Contracted Services	297,910	148,955	173,046	(124,864)	58.09%
Debt - Interest Payments	409,851	204,926	234,942	(174,909)	57.32%
Debt - Principal payments	337,008	168,504	201,787	(135,221)	59.88%
Materials	280,915	140,458	142,088	(138,827)	50.58%
Transfer to Reserves	475,613	237,807	237,806	(237,807)	50.00%
Wages & Benefits	215,070	107,535	102,711	(112,359)	47.76%
Total Expense	2,016,367	1,008,184	1,092,380	(923,988)	54.18%
Net Total	(1,277)	(639)	(395,648)	(394,370)	

The revenues appear slightly low due to timing differences in reporting and utility billing cycles. This is expected to normalize as the operations

¹⁹ This is rebill revenues and are volatile based on public demands for services.

²⁰ Due to the timing of the report this will not include the most recent billing for Stephen and excludes the upcoming Exeter billing as well.

continue. Expenses for sewer services are in line with expectation for this point in the year.

Solid Waste Services

	Budget	Budget YTD	YTD Actual Cost	Variance Over/(Under)	YTD Percentage
Revenue:					
Other Revenue ²¹	33,500	16,750	8,388	(25,112)	25.04%
Transfer from Reserves ²²	45,749	22,875	0	(45,749)	0.00%
User Fees/Charges	1,153,199	576,599	445,372	(707,827)	38.62%
Total Revenue	1,232,448	616,224	453,760	(778,688)	36.82%
Expense:					
Contracted Services	873,526	436,763	421,939	(451,587)	48.30%
Materials	56,586	28,293	40,495	(16,091)	71.56%
Transfer to Reserves	124,297	62,149	9,649	(114,648)	7.76%
Wages & Benefits	178,136	89,068	73,781	(104,355)	41.42%
Total Expense	1,232,545	616,272	545,864	(686,681)	44.29%
Net Total	(97)	(49)	(92,104)	(92,007)	

Solid waste services is in line with expectation for this time of year.

Streetlighting

	Budget	Budget YTD	YTD Actual Cost	Variance Over/(Under)	YTD Percentage
Revenue:					
General Revenue	123,519	61,760	160,858	37,339	130.23%
Total Revenue	123,519	61,760	160,858	37,339	130.23%
Expense:					

²¹ Includes tire and recycling rebates which we have not received to date.

²² This is an annual amount and part of year end procedures.

Materials	100,400	50,200	44,411	(55,989)	44.23%
Transfer to Reserves	23,119	11,560	11,559	(11,560)	50.00%
Total Expense	123,519	61,760	55,971	(67,548)	45.31%
Net Total	0	0	104,887	104,887	

Streetlighting is in line with target for this time of year.

Transportation Services

	Budget	Budget YTD	YTD Actual Cost	Variance Over/(Under)	YTD Percentage
Revenue:					
Grant Revenues ²³	92,613	46,306	0	(92,613)	0.00%
Other Revenue	88,220	44,110	41,191	(47,029)	46.69%
Transfer from Reserves	20,000	10,000	0	(20,000)	0.00%
User Fees/Charges	14,476	7,238	14,476	0	100.00%
Total Revenue	215,309	107,654	55,667	(159,642)	25.85%
Expense:					
Contracted Services ²⁴	185,778	92,889	34,778	(151,000)	18.72%
Debt - Interest Payments	1,006	503	1,006	0	100.00%
Debt - Principal payments	41,919	20,960	41,919	0	100.00%
Grant Expenses	85,226	42,613	12,506	(72,720)	14.67%

²³ This includes the superintendant grant for drainage works and is dependent upon the billing from the superintendant. Second quarter billing would be received during the third quarter. The offsetting expense is also slightly low.

²⁴ This includes \$100,000 related to asset condition assessments which have not yet been completed.

Materials	1,250,491	625,246	644,461	(606,030)	51.54%
Transfer to Reserves	700,854	350,427	350,427	(350,427)	50.00%
Wages & Benefits	924,319	462,159	494,167	(430,152)	53.46%
Total Expense	3,189,594	1,594,797	1,579,266	(1,610,328)	49.51%
Net Total	(2,974,285)	(1,487,143)	(1,523,599)	1,450,687	51.23%

Transportation services is in line with expectation in terms of expenses. Revenues appear slightly low, but this is due to the drainage grants and transfers from reserve which occurs annually.

Water Services

	Budget	Budget YTD	YTD Actual Cost	Variance Over/(Under)	YTD Percentage
Revenue:					
Fines/Penalties	18,000	9,000	10,045	(7,955)	55.80%
General Revenue	134,828	67,414	67,273	(67,555)	49.90%
Other Revenue	50,000	25,000	27,145	(22,855)	54.29%
Transfer from Reserves	10,900	5,450	0	(10,900)	0.00%
User Fees/Charges ²⁵	3,628,419	1,814,209	1,086,227	(2,542,192)	29.94%
Total Revenue	3,842,147	1,921,073	1,190,689	(2,651,457)	30.99%
Expense:					
Contracted Services ²⁶	148,500	74,250	26,200	(122,300)	17.64%
Debt - Interest Payments	536,734	268,367	270,725	(266,009)	50.44%
Debt - Principal payments	384,115	192,058	194,554	(189,561)	50.65%
Materials	1,056,609	528,305	394,852	(661,757)	37.37%
Transfer to Reserves	816,000	408,000	408,000	(408,000)	50.00%
Wages & Benefits	528,264	264,132	255,999	(272,264)	48.46%
Total Expense	3,470,222	1,735,111	1,550,331	(1,919,891)	44.68%

²⁵ Due to the timing of the report this will not include the most recent billing for Stephen and excludes the upcoming Exeter billing as well.

²⁶ This budget line includes water rate study and funds for the asset management program which have not been expended to date.

Net Total	371,925	185,962	(359,641)	(731,566)	
------------------	----------------	----------------	------------------	------------------	--

Total expenses are in line with expectation for second quarter operations. Revenues appear slightly low, however due to timing differences between reporting and utility billing deadlines this is expected.



Staff Report

Report To: Dan Best, Chief Administrative Officer
From: **Dwayne McNab, Chief Building Official**
Date: July 16 2018
Report: CBO 2018-04
Subject: Q2 Building Activity Report

Recommendations:

That South Huron Council receives the report from D. McNab, Development Services Manager re: Q2 Building Activity from April 1, 2018 to June 30, 2018 for information.

Purpose:
Information

Background and Analysis:

The purpose of this staff report is to inform Council of the building activities that were conducted within the Municipality for the second quarter..

Operational Considerations:

As this report is being presented for information purposes only, no alternatives are presented.

South Huron's Strategic Plan:

The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2015-2019 Council Strategic Plan.

Financial Impact:

There are no financial implications for the Corporation resulting from the proposed recommendation.

Legal Impact:

There are no legal implications for the Corporation resulting from the proposed recommendation.

Staffing Impact:

There are no staffing implications for the Corporation resulting from the proposed recommendation.

Policies/Legislation:

No policies, by-laws and or legislation associated with the proposed recommendation.

Consultation:

Sarah Smith, County Planner and Irene Datars, Administrative Assistant to Building Services were consulted.

Related Documents:

A – Q2 Building Activity Report

Respectfully submitted,

Dwayne McNab, Chief Building Official



Q2: April to June BUILDING ACTIVITY REPORT

TYPE OF PERMIT	PERMITS		CONSTRUCTION VALUE		WARD					
	2017	2018	2017	2018	2017			2018		
					Ward 1: Stephen	Ward 2: Exeter	Ward 3: Usborne	Ward 1: Stephen	Ward 2: Exeter	Ward 3: Usborne
Residential										
Multiple Residential Unit	0	0	\$ -	\$ -	0	0	0	0	0	0
Multiple Residential Unit Addition/ Alteration	0	0	\$ -	\$ -	0	0	0	0	0	0
Single Family Dwelling	8	12	\$ 2,465,000.00	\$ 5,775,000.00	1	6	1	1	8	3
Residential Addition/ Alteration	9	11	\$ 499,132.00	\$ 841,350.00	1	4	4	1	7	3
Residential Accessory Building	8	9	\$ 131,100.00	\$ 86,300.00	3	2	3	2	6	1
Trailer Unit	2	1	\$ 200,000.00	\$ 6,200.00	2	0	0	1	0	0
Trailer Addition/ Alteration	4	4	\$ 44,140.88	\$ 45,000.00	4	0	0	3	1	0
Commercial										
Commercial New Construction	1	0	\$ 1,500,000.00	\$ -	0	0	1	0	0	0
Commercial Addition/Alteration	6	3	\$ 621,840.80	\$ 55,000.00	2	2	2	0	3	0
Industrial										
Industrial New Construction	1	1	\$ 2,580,000.00	\$ 13,000,000.00	1	0	0	1	0	0
Industrial Addition/Alteration	0	0	\$ -	\$ -	0	0	0	0	0	0
Institutional										
Institutional New Construction	0	0	\$ -	0	0	0	0	0	0	0
Institutional Addition/Alteration	0	0	\$ -	0	0	0	0	0	0	0
Agriculture										
Agricultural New Construction	7	11	\$ 7,000,000.00	\$ 3,324,260.00	1	0	6	5	0	6
Agricultural Addition	1	2	\$ 200,000.00	\$ 1,890,000.00	1	0	0	2	0	0
Septic Permits	0	7	\$ -	\$ 85,200.00	0	0	0	3	0	4
Demolitions	2	1	\$ 16,500.00	\$ -	1	1	0	0	1	0
Change of Use	0	0	\$ -	\$ -	0	0	0	0	0	0
Wind Turbine	0	0	\$ -	\$ -	0	0	0	0	0	0
TOTALS	49	62	\$ 15,257,713.68	\$ 25,108,310.00	17	15	17	19	26	17
Fees Charges			2017	2018						
	Building Permits	\$ 82,310.61	\$ 176,261.37							
	Compliance Letters	\$ -	\$ 3,300.00							
	Total Development Charges	\$ -	\$ 28,938.00							
TOTAL			\$ 82,310.61	\$ 179,561.37						



Staff Report

Report To: Dan Best, Chief Administrative Officer

From: **Megan Goss, Human Resources and Strategic Initiatives Officer**

Date: July 16 2018

Report: HR Report 04.18

Subject: Violence and Harassment in the Workplace Policy

Recommendations:

That South Huron Council receives the report from Megan Goss, Human Resources and Strategic Initiatives Officer regarding the Corporate Violence and Harassment in the Workplace Policy; and

That South Huron Council adopt the Draft Corporate Violence and Harassment in the Workplace Policy as presented

Purpose:

Approval.

Background and Analysis:

The Corporate Violence and Harassment in the Workplace Policy was endorsed and signed on June 7th, 2010. This Corporate Violence and Harassment in the Workplace Policy is currently posted in the workplace. Under Part III.0.1 Violence and Harassment, Section 32.0.1- of the Occupational Health and Safety Act, employers are to:

- 1)
 - a) "prepare a policy with respect to workplace violence;
 - b) prepare a policy with respect to workplace harassment; and
 - c) review the policies as often as is necessary, but at least annually."
- 2) "The policies shall be in written form and shall be posted at a conspicuous place in the workplace".

Operational Considerations:

No operational considerations were made.

South Huron's Strategic Plan:

Section 6.2.1 of the Municipality of South Huron 2015- 2019 Strategic Plan identifies key priorities and strategic directions. The following elements are impacted by the proposed legislative changes outlined in this report:

- ✓ Transparent, Accountable, and Collaborative Governance
- ✓ Administrative Efficiency and Fiscal Responsibility
- ✓ Increased Communications and Municipal Leadership

Financial Impact:

There are no financial implications as a result of the actions outlined in this report.

Legal Impact:

There are no legal implications as a result of the actions outlined in this report.

Staffing Impact:

There are no staffing implications as a result of the actions outlined in this report.

Policies/Legislation:

[Occupational Health and Safety Act, R.S.O. 1990](#)

Consultation:

None

Related Documents:

Workplace Violence and Harassment in the Workplace Policy, June 7th, 2010

Respectfully submitted,

Megan Goss, Human Resources and Strategic Initiatives Officer



Municipality of South Huron Policy

Policy Name:	Violence and Harassment in the Workplace Policy
Policy Number:	A09-Human Resources-002-2018
Section:	Harassment and Violence
Effective Date:	2018-08-01
By-Law or Resolution:	Res: 000-2018
Supersedes:	Res: 283-2010
Last Revision:	2018-07-16
Schedule for Review:	2019-08-01

The Municipality of South Huron (the Municipality) recognizes the potential for workplace violence and harassment and is committed to working with management and employees to provide a safe and respectful work environment.

The Municipality does not condone and will not tolerate workplace violence or harassment on company premises, while an employee is conducting company business at other locations, during work-related travel or when conducting business by phone or email.

Any act of violence or harassment committed by or against any employee is unacceptable and may be subject to the Municipality's disciplinary action process within the Corporate Personnel Policy and/or legal action.

For the purpose of this policy, violence includes, but is not limited to:

- the use of, or attempted use of, physical force by a person against an employee in the workplace that causes or could cause physical injury (e.g., hitting, shoving, pushing, or kicking).
- any threat, behaviour, or action directed by or at an employee and interpreted as carrying the potential to harm or endanger the safety of the employee or other (e.g., yelling, threatening language, inappropriate or offensive language, shaking fists, destroying property, or throwing objects).

For the purpose of this policy, harassment includes, but is not limited to

- workplace sexual harassment as defined by the Occupational Health and Safety Act
- Any actions that create a hostile, intimidating or offensive workplace
- engaging in a course of vexatious conduct that is known or ought reasonably to be known as unwelcome
- verbal conduct such as derogatory jokes, comments, and slurs
- unwanted sexual advances, invitations, or comments
- visual conduct such as the posting, display, or electronic messaging of derogatory and/or sexually oriented posters, pictures, photography, illustrations, or gestures
- threats and demands to submit to various acts or activities not associated with one's regular duties and responsibilities of employment



Municipality of South Huron Policy

Policy Name:	Violence and Harassment in the Workplace Policy
Policy Number:	A09-Human Resources-002-2018
Section:	Harassment and Violence
Effective Date:	2018-08-01
By-Law or Resolution:	Res: 000-2018
Supersedes:	Res: 283-2010
Last Revision:	2018-07-16
Schedule for Review:	2019-08-01

- any verbal, written, or physical conduct relating to a person's race, religion, colour, age, sex, national origin, disability, or any other protected basis under applicable federal, provincial, and local law
- retaliation for having reported or warned of an instance of harassment and/or discrimination

The Municipality will take whatever steps are appropriate to protect our employees from the potential risks associated with workplace violence and harassment. All employees are expected to comply with this policy and must make reasonable effort to prevent violent or harassing behavior. Further, all employees are expected to report any concerns or complaints. The Municipality will ensure all employees are educated on violence and harassment including our program and workplace procedures as well as roles and responsibilities. In addition, a copy of this policy will be made available to all employees.

Management will investigate and deal with all incidents and complaints in a fair and timely manner with utmost consideration for the maintenance of confidentiality. The policies and programs will be reviewed annually and updated if required.

Management must ensure that all measures and procedures set out in these policies and the supporting programs are carried out in the workplace.

This policy prohibits reprisals against employees, acting in good faith, who report incidents of workplace violence or harassment, or who are involved in an investigation. Management will take all reasonable and practical measures to prevent reprisals, threats of reprisal, or further violence and/or harassment.

Maureen Cole
Mayor

Dan Best,
Chief Administrative Officer



Staff Report

Report To: Dan Best, Chief Administrative Officer
From: **Rebekah Msuya-Collison, Municipal Clerk**
Date: July 16 2018
Report: 17-2018
Subject: Integrity Commissioner Appointment

Recommendations:

That South Huron Council receives the report from R. Msuya-Collison, Clerk re: Integrity Commissioner Appointment; and

That Council authorizes Administration to extend the agreement with Lisa Korab as Integrity Commissioner for a period of twelve (12) months to July 18, 2019.

Purpose:

To extend the current agreement with Lisa Korab as Integrity Commissioner and to allow for an Request for Proposal (RFP) process to be undertaken, it being noted that said extension will address the current requirement of the Municipal Act and changes required under Bill 68, Modernizing Ontario's Municipal Legislation Act, 2017 ensuring the municipality is compliant with legislation.

Background and Analysis:

Bill 68 was introduced into the legislature on November 16, 2016 and received Royal Assent on May 30, 2017. The Act introduced a series of reforms to the Municipal Act, Municipal Conflict of Interest Act, and several other pieces of municipally-relevant legislation. These changes relate to the general themes of accountability and transparency, municipal finance, and service delivery.

The full RFP process is likely to take a minimum of six months and would leave the municipality without an Integrity Commissioner appointment during that time. On March 1, 2019 Amendments to the Municipal Act will require the appointment of an Integrity Commissioner.

Our current agreement with Lisa Korab, South Huron's current Integrity Commissioner terminates on July 18, 2018. I have spoken to Lisa Korab about a short-term agreement to allow administration time to undertake the RFP process as well as bridge current Council through the election period. Further, we had discussions regarding the Integrity Commissioner changes and appointment requirements.

Lisa Korab is willing to accept a one year extension of the current two year appointment for the Integrity Commissioner appointment. This extension stands as a temporary measure that allows a full RFP process to be undertaken and will ensure we are compliant with legislative requirements until the next term of Council can make appointments. In addition, the extension allows the opportunity to explore the viability of partnering with the County and other lower-tier municipalities on a shared Integrity Commissioner.

Operational Considerations:

The terms and conditions of the extension agreement remain the same as the current agreement save and except the extension and early termination clauses.

South Huron's Strategic Plan:

Section 6.2.2 of the Municipality of South Huron 2015- 2019 Strategic Plan identifies key priorities and strategic directions. The following elements are supported by the actions outlined in this report:

- ✓ Administrative Efficiency and Fiscal Responsibility
- ✓ Increased Communications and Municipal Leadership
- ✓ Transparent, Accountable, and Collaborative Governance

Financial Impact:

Fee for Integrity Commissioner service, as per agreement.

Legal Impact:

There are no further legal implications resulting from the proposed recommendation.

Staffing Impact:

There are no staffing implications resulting from the proposed recommendation.

Policies/Legislation:

Municipal Act
South Huron Code of Conduct
By-Law 49-2016

Consultation:

Lisa Korab

Related Documents:

Schedule "A" to By-Law 49-2016

Respectfully submitted,

Rebekah Msuya-Collison, Municipal Clerk

Schedule “A” to By-Law #49-2016

This Agreement made in duplicate on the day of , 2016

Between:

The Corporation of the Municipality of South Huron

(hereinafter referred to as the “Municipality”)

Of the first part

– and –

Lisa Korab of the law firm Korab Law

(hereinafter referred to as the “IC”)

Of the second part

Whereas:

- (A) Section 223.3 through 223.6 of the *Municipal Act, 2001*, S.O. 2001, c.25 (as amended) [“the Act”] authorizes a municipality to appoint an Integrity Commissioner to, among other things, provide advice and guidance to members of Council and local boards as to the application of any Code of Conduct and municipal procedures, rules, and policies relating to their ethical behavior, and, furthermore, to making inquiry into requests as to alleged contraventions of any such Code of Conduct by a member of Council or board and to report the results of such inquiry to the municipality;
- (B) In appointing an Integrity Commissioner and in assigning powers and duties to him or her, a municipality is to have regard to, among other things:
 - i) the independence and impartiality of the said Commissioner;
 - ii) confidentiality in respect of the activities of the Integrity Commissioner;
 - iii) the credibility required to be attributed to the role of the Integrity Commissioner; and
- (C) South Huron is satisfied that the IC has the skills and ability to meet the foregoing criteria.

Now therefore, in consideration of the payment of the sum of one dollar (\$1.00) by each party to the other and the covenants and hereinafter set forth, the sufficiency and receipt of which consideration is hereby acknowledged, the parties hereto agree as follows:

1. Term

The term of this agreement is for the period of two (2) years commencing July 18, 2016 and ending on July 18, 2018 unless subject to prior early termination by either of the parties hereto and/or as otherwise renewed or extended by agreement of the parties.

2. Services

South Huron hereby retains and appoints the IC as Integrity Commissioner for the purposes of Sections 223.3 through 223.6 of the Act and the IC accepts such appointment and agrees to provide such services as are reflected in the Act and as requested by the municipality, at all times in accordance with and to the standards as set forth in the Act. The IC confirms that such services will be rendered by Lisa Korab, save and accept as otherwise delegated in accordance with this agreement.

3. Duties

The IC shall perform the duties and have the powers provided for in the Act, including but not limited to the following:

(1) *Advisory:* upon proper request, provide written and/or verbal advice to individual members of Council respecting the application of the Code of Conduct and/or any other procedures, rules, and policies relating to and reflecting upon their ethical behavior, including but not limited to general interpretation of the *Municipal Conflict of Interest Act*, R.S.O. 1990, c.M.50 [MCIA]; and furthermore and when appropriate, providing the full Council with specific and general opinions and advice respecting compliance by elected officials in respect of the provisions of governing statutes the Code of Conduct and any other applicable procedures, rules, and policies.

(2) *Compliance Investigation/Determinations:* upon proper request from a member of Council or local board, municipal administration or one or more members of the public, to conduct an inquiry and make a determination as to any alleged contravention of the Code of Conduct or applicable procedures, rules, and policies by a member of Council or local board and, thereafter, to report the details and results of such inquiry to municipal Council.

(3) *Educational:* provide the Chief Administrative Officer, or as directed, with an annual report of activities during the previous calendar year as Integrity Commissioner, including but not necessarily limited to advice given to Council or

individual members of Council and a summary of inquiry results and determinations; furthermore, provide outreach programs to members of Council and local boards and relevant staff on legislation, protocols, and office procedures emphasizing the importance of compliance with a Code of Conduct for public confidence in Municipal Government; and, furthermore, dissemination of information available to the public on the website operated by South Huron.

Notwithstanding that set forth above, the parties acknowledge and agree that the function of the Integrity Commissioner is to provide advice and opinion to Council and members thereof, to provide independent complaint prevention, investigation, adjudication, and resolution to members of Council and the public, and education respecting adherence with the Code of Conduct for members of Council and other procedures, rules, and policies governing ethical behavior.

The parties hereto also acknowledge and agree that the IC will perform services, and in particular those services relating to advisory and educational duties, in a manner so as to avoid duplicated advice, opinion, and cost in respect of identical requests and inquiries – for example, the IC shall decline to provide individualized advice and opinion to more than one member of Council or a local board on identical issues but should choose to provide general advice to Council or such local board as a whole to answer all such inquiries. In addition, it is recognized that the IC will likely receive requests for advice on matters involving compliance with the *MCIA* – while the IC may provide general interpretation of the *MCIA*, it is expected that individual members of Council or local boards will seek independent legal advice on a specific question of individual compliance with such legislation.

The IC is required to carry out a full, confidential investigation of the allegations that provides the member of Council with the opportunity to know and respond to the allegations, as per the investigation procedure set out in the Corporation's Code of Conduct. Without limiting the scope of the investigation the IC shall:

- (i) Interview the individuals who have made the allegations which are the subject matter of the investigation and obtain all further relevant information;
- (ii) Interview such other persons identified by the individuals who have made the allegations and such other individuals, who may have information relevant to same;
- (iii) Meet with the member of Council whose conduct is being investigated and provide the member with full particulars of the allegations and with an opportunity to respond to same either orally or in writing, at the option of the member of Council;
- (iv) Meet with and interview any individuals identified by the member of Council or such other individuals who may have information relevant to the allegations;

- (v) Where considered appropriate, conduct such further follow-up meetings or interviews as may be required as a result of the investigation procedures outlined above.

The Affidavit expected to be completed in all instances where a Member of Council or local board, an employee of South Huron or a member of the public has reasonable grounds to believe that a Member of Council has breached the Code of Conduct is included in the Corporation's Code of Conduct.

4. Fees

The annual retainer, hourly rate, expenses and details regarding invoicing and payment without deduction shall be set out in Appendix 1, attached hereto and forming an integral part of this Agreement.

5. Delegation

In the event that more than one request or complaint is made at any one time and requiring the rendering of more than one service, including more than one investigation, the IC may determine it necessary to delegate some or all of the powers and duties reflected above and the IC is authorized to arrange for and effect such delegation in writing, provided that such delegation shall not be made to a member of Council and provided further that the person, body, or agency to whom such delegation is made agrees in writing to be governed by the terms of this agreement. The person, body, or agency to whom such delegation shall be made shall be under the supervision and direction of the IC. The aforementioned delegation shall not result in any increased expense to South Huron. The IC shall prepare and render an invoice to South Huron which accounts for the costs of the delegate and the IC shall be responsible for the fees and disbursements of such delegate.

6. Independent Contractor

Notwithstanding the appointment as a statutory officer, the parties agree and acknowledge that the IC is a contractor independent of South Huron. Nothing within this agreement shall be interpreted to render or create a relationship of employer/employee, partnership, franchise, agency, joint venture or other like arrangement as between the IC and South Huron.

7. Statutory Officer

For purposes of the agreement and solely for the purpose of arranging for errors and omission insurance, the IC shall be deemed to hold the status of "Statutory Officer" under the Act.

8. Indemnification

South Huron agrees to indemnify and save harmless the IC, its agents and assigns, from and against any and all liabilities, losses, suits, claims, demands, damages, expenses, costs (including all legal costs), fines and actions of any kind or nature whatsoever arising out of or in connection with the provision of services and carrying out of duties as contemplated hereunder, including but not necessary limited to any alleged breach of this agreement, any procedural defect, or any breach of relevant statutory provisions.

9. Early Termination

The within agreement may be terminated by either party at the end of any calendar year by delivery of a written notice of such early termination delivered on or before December 1st of any such calendar year during the term of this agreement.

10. Notice

Any notice required pursuant to this agreement shall be delivered to the respective parties hereto at the following addresses:

For South Huron – Municipality of South Huron
322 Main Street South,
P.O. Box 759
Exeter, ON N0M 1S6

For the IC – Korab Law
135 Ambleside Drive
London, Ontario N6G 4P8
Attention: Lisa Korab

Any written notice between the parties hereto which specifically excludes any invoice rendered herein, shall be delivered or sent by pre-paid registered mail addressed to the parties at the respective addresses listed above. Notice shall be deemed to have been received on the date on which notice was delivered to the addresses designated or, in the case of mailing, on the fifth day after the date of mailing.

11. Severability

All paragraphs, terms, and conditions of this agreement are severable and the invalidity, illegality or unenforceability of any such paragraph, term, or condition shall be deemed not to affect the validity, legality, or enforceability of the remaining paragraphs, terms and conditions.

12. Complete Agreement

This agreement, including any schedule hereto, constitutes the entire agreement between the parties and supersedes all prior agreements, negotiations and discussions, whether oral or written, with respect to the subject matter of this agreement.

13. Enurement

This agreement shall enure to the benefit of and is binding upon the parties hereto and their respective successors and permitted assigns.

In witness whereof the parties are to have caused the agreement to be signed and sealed and/or executed by their respective officers which are duly authorized as of the date first written above.

The Corporation of the Municipality of South Huron

Maureen Cole, Mayor

Genevieve Scharback, Clerk

We have authority to bind the Corporation.

Signed, Sealed and Delivered)

in the presence of)

)

) Lisa Korab, Korab Law
Integrity Commissioner

.

Appendix 1 to Agreement

Fees**

Initial retainer fee in the amount of \$500.00.

ANNUAL* SERVICES UTILIZED	HOURLY RATE (plus HST)	FEES BILLED
Less than 20 hours billed	\$250.00	Up to 20 hours yearly (i.e. up to \$5,000.00)
Between 20 to 40 hours billed	\$200.00	If more than 20 hours of services are billed in a yearly period, there will be a 20% discount of the hourly fee for hours billed in excess of 20 hours up to 40 hours. <i>Example: if 28 hours total, fee would be 20 X \$250 plus 8 X \$200</i>
Time billed in excess of 40 hours	\$187.50	Any time billed in excess of 40 hours annually will be billed at the rate of \$187.50 per hour (a 25% discount). <i>Example: if 50 hours total, fee would be 20 X \$250 plus 20 X \$200 plus 10 X \$187.50</i>

*annual services tracked in a calendar year from January 1st to December 31st

Payment without deduction – The parties hereto agree that invoices rendered by the IC and payment by South Huron shall be without deduction, specifically for and contributions imposed or required by law for employment insurance, health costs, social insurance, income tax, workers compensation, or mandatory pension. South Huron assumes no obligation or liability as between the parties hereto to deduct or remit any statutory or government remittances.

** Travel time will not be billable however the Municipality will be charged for travel expenses or mileage at the current allowable CRA rate as a disbursement



Staff Report

Report To: Dan Best, Chief Administrative Officer
From: **Rebekah Msuya-Collison, Municipal Clerk**
Date: July 16 2018
Report: 18-2018
Subject: Committee Reporting Structure

Recommendations:

That South Huron Council receives the report of Rebekah Msuya-Collison, Clerk re Council Committee Reporting, for consideration and direction.

Purpose:

Direction.

Background and Analysis:

Presently South Huron Council receives reports, approved minutes and committee recommendations brought forward by the Committee to Council under this section of the Regular Council agenda. Without the review of information from Committees that relate to mandate given by term of references, Council may not receive information in a timely manner.

Draft minutes may be published on an agenda prior to adoption by the Committee. The *Municipal Act*, 2001 section 253 (1)(b) allows access for anyone to have a copy of any of the records under the control of the clerk, including minutes and proceedings of committee meetings of the council or local board, whether the minutes and proceedings have been adopted or not. Section 270 (1)(5) of the *Municipal Act*, 2001 currently states that municipalities shall adopt and maintain policies with respect to the manner in which the municipality will try to ensure that it is accountable to the public for its actions, and the manner in which the municipality will try to ensure that its actions are transparent to the public.

All Committees must conform to the rules governing the procedures of a meeting of Council as outlined in the South Huron Procedural By-Law 79-2015, as amended. Section 17 of the Procedural By-Law outlines procedures, establishment, description and terms of references for Committees of Council.

Section 4.2.5.1 of the Procedural By-Law outlines the Agenda for each Regular Council meeting and provides under (g) for "Councillor Board and Committee Reports". Section 17.12 provides that the minutes of all Council Committees shall be forwarded to Council to be received as information and does not specifically refer to Committee reporting structure to Council. The Procedural By-Law provides for minutes to be forwarded to Council as well allows for committee reporting on the agenda.

Section 17.5 under Council Advisory Committees provides that the duty of the Advisory Committees created by Council shall be to report and to make recommendations to Council on all matters relating to their terms of reference or that have been referred to them. Terms of reference for committees also include the requirement for reporting to Council. Presently most committees do their reporting by submitting approved minutes for the agenda package.

A balance that provides consistency, transparency, as well as sufficient flexibility would ensure that members of Council are kept abreast of the issues and concerns dealt with at the Committee. This will ensure that staff are directed to take action as deemed appropriate and necessary without being unduly process-heavy or inflexible.

Option 1: In addition to the requirement of providing approved minutes to Council, a summary or report of the meeting and recommendations of the board or advisory committee shall be prepared by the recording secretary following each meeting and forwarded to Council.

Option 2: The Committee would forward draft minutes to the Council agenda for consideration and the approved minutes will be filed with the Clerk, if no amendments. Amended approved minutes will be presented to Council. The Committee would forward time sensitive recommendations to Council.

Option 3: Providing approved minutes to Council and forwarding time sensitive recommendations to Council.

Option 1 provides for timely summary of the meeting and recommendations but the minutes will not be forwarded until approved. Option 2 provides for timely reporting through the draft minutes but minutes may be amended at

the next meeting as they are not approved by the Committee. Option 3 is the current reporting structure.

Periodic audits of municipal procedures are undertaken to determine whether they exhibit a commitment to the Transparency and Accountability Policy and to proactively prepare and establish protocols. One of the key themes of Bill 68 is Accountability and Transparency and staff will undertake a review of the policies, procedures and by-laws that are impacted.

Operational Considerations:

Draft minutes if provided in the Agenda should have "Draft" marked to indicate the minutes have not yet been approved by the board/committee and may contain errors.

South Huron's Strategic Plan:

Section 6.2.2 of the Municipality of South Huron 2015- 2019 Strategic Plan identifies key priorities and strategic directions. The following elements are supported by the actions outlined in this report:

- ✓ Administrative Efficiency and Fiscal Responsibility
- ✓ Increased Communications and Municipal Leadership
- ✓ Transparent, Accountable, and Collaborative Governance

Financial Impact:

There are no financial implications outlined in this report.

Legal Impact:

There are no legal implications outlined in this report.

Staffing Impact:

There are no staffing implications outlined in this report.

Policies/Legislation:

Municipal Act, 2001

Modernizing Ontario's Municipal Legislation Act, 2017

Procedural By-Law 79-2015

Accountability and Transparency Policy By-Law 15-2016

Consultation:

D. Best, CAO/Deputy Clerk

Related Documents:

Respectfully submitted,

Rebekah Msuya-Collison, Municipal Clerk



Staff Report

Report To: Dan Best, Chief Administrative Officer
From: **Rebekah Msuya-Collison, Municipal Clerk**
Date: July 16 2018
Report: 19-2018
Subject: Request for Service, Complaints and By-Law Summary, for information purposes.

Recommendations:

That South Huron Council receives the report from R. MsuyaCollison, Clerk re: Request for Service, Complaints and By-Law Summary, for information purposes.

Purpose:

This complaint summary provides Council with information regarding the type and status of Requests for Service, Complaints and By-Law Complaints from April 1 to June 30, 2018.

Background and Analysis:

Procedures for managing customer general complaints, request for service and by-law enforcement are currently in place. The policy assists the municipality in providing excellent service to the public and contributes to continuous improvement of operations by:

- ✓ Providing a fair complaint procedure which is clear and easy to use for anyone wishing to make a complaint; and
- ✓ Providing a timely and accurate response to complaints; and
- ✓ Using complaints as an opportunity to improve program and service delivery issues.

Please find attached summary from April 1 to June 30, 2018.

Operational Considerations:

No operational considerations have been identified for this report.

South Huron's Strategic Plan:

Section 6.2.2 of the Municipality of South Huron 2015- 2019 Strategic Plan identifies key priorities and strategic directions. The following elements are supported by the actions outlined in this report:

- ✓ Administrative Efficiency and Fiscal Responsibility
- ✓ Transparent, Accountable, and Collaborative Governance

Financial Impact:

No financial implications associated with this report.

Legal Impact:

No legal implications have been identified for this report.

Staffing Impact:

No staffing impact has been identified for this report.

Policies/Legislation:

Complaint Policy – By-law 22-2016

Consultation:

Municipal Staff and Municipal Enforcement

Related Documents:

Request for Service Complaint Log April to June 2018 By-Law Summary Log April to June 2018

Respectfully submitted,

Rebekah Msuya-Collison, Municipal Clerk

Request for Service/Complaints April 1, 2018 to June 30, 2018

Type	File No.	Details	Status
Request for service	M04-008-2018	Road closure & conditions	Closed
Complaint	M04-009-2018	Cement trucks dumping sludge	Closed
Request for service	M04-010-2018	Clean sidewalks	Closed
Request for service	M04-011-2018	Cross Walk	Closed
Complaint	M04-012-2018	Use of Road Allowance	Closed
Request for Service	M04-013-2018	Yard damage	Closed
Request for service	M04-14-2018	Obstruction of Driveway	Closed
Complaint	M04-15-2018	Vehicle running stop sign	Closed
Complaint	M04-16-2018	Sidewalk maintenance	Closed
Request for service	M04-17-2018	Fibre optic cable removed	Closed
Request for service	M04-18-2018	Sidewalk repair	Closed
Request for service	M04-19-2018	Recycle bin	Closed
Request for service	M04-20-2018	Hedge blocking visibility	Closed
Request for Service	M04-21-2018	ABS pipe sticking up on property	Closed
Request for Service	M04-22-2018	Broken tile in catch basin	Closed
Complaint	M04-23-2018	Noise complaint	Closed
Complaint	M04-24-2018	Noise complaint	Closed
Complaint	M04-25-2018	Driveway Drainage	Closed
Complaint	M04-26-2018	Cemetery maintenance	Closed
Complaint	M04-27-2018	Cemetery maintenance	Closed
Request for Service	M04-28-2018	Inquiry of requirement for permit	Closed
Complaint	M04-29-2018	Pool pass	Closed
Request for Service	M04-30-2018	"No parking" sign removed	Closed

By-Law Infractions April 1, 2018 to June 30, 2018

File No.	By-Law	Proposed Section of By-Law Contravention	Status
14-2018	Property Standards	Residential Standards	Order - In progress
15-2018	Property Standards	Residential Standards	Monitoring
16-2018	Property Standards	General Standards for all Property	In progress
17-2018	Property Standards	Vacant Lands and Buildings	Closed
18-2018	Dog Complaint	Number of Animals/Create A Nuisance	OSPCA matter
19-2018	Property Standards	General Standards for all Property	Closed
20-2018	Burning By-Law	Permission to Burn/Prohibitions	Closed
21-2018	Zoning	Permitted Uses	in progress
22-2018	Animal Control	Number of Animals	Closed
23-2018	Property Standards	Non-Residential Property Standards	Closed
24-2018	Animal Control	Prohibition of Cruelty to animals	Closed
25-2018	Property Standards	Residential Standards	Closed
26-2018	Property Standards	General Standards for all Property	Closed
27-2018	Animal Control	Running at Large	Monitoring
28-2018	Parking	Parking Restrictions	Monitoring
29-2018	Property Standards	Vacant Lands and Buildings	Order
30-2018	Property Standards	General Standards for all Property	Order
31-2018	Zoning	Permitted Uses	In progress
32-2018	Property Standards	Residential Standards	Monitoring
33-2018	Property Standards	Vacant Lands and Buildings	In progress
34-2018	Property Standards	Residential Standards/General Standards for all Property	In progress
35-2018	Property Standards	Residential Standards	Order - in progress
36-2018	Animal Control	Licensing of Dogs/Number of Animals	OSPCA matter
37-2018	Burning By-Law	Prohibitions	Closed
38-2018	Property Standards	Vacant Lands and Buildings	In progress
39-2018	Property Standards	General Standards for all Property	In Progress
40-2018	Property Standards	Residential Standards	Monitoring
41-2018	Property Standards	Residential Standards	Monitoring
42-2018	Noise By-Law	Excessive Noise	Closed

In Progress - working towards compliance
Monitoring - further measures may be required



Staff Report

Report To: Dan Best, Chief Administrative Officer
From: **Rebekah Msuya-Collison, Municipal Clerk**
Date: July 16 2018
Report: 20-2018
Subject: Planning Activity April 1 to June 30, 2018, for information purposes.

Recommendations:

That South Huron Council receives the report from R. Msuya-Collison, Clerk re: Planning Activity April 1 to June 30, 2018, for information purposes.

Purpose:

Information

Background and Analysis:

To provide Council with information regarding planning activities for the period between April 1 to June 30, 2018.

Operational Considerations:

This report is presented for information purposes only, there are no operational considerations identified for this report.

South Huron's Strategic Plan:

Section 6.2.2 of the Municipality of South Huron 2015- 2019 Strategic Plan identifies key priorities and strategic directions. The following elements are supported by the actions outlined in this report:

- ✓ Administrative Efficiency and Fiscal Responsibility

- ✓ Transparent, Accountable, and Collaborative Governance

Financial Impact:

There are no financial implications identified for this report.

Legal Impact:

There are no legal implications identified for this report.

Staffing Impact:

There are no staffing implications identified for this report.

Policies/Legislation:**Consultation:**

Sarah Smith, County Planner

Related Documents:

Active Planning Files Planning Activity Report

Respectfully submitted,

Rebekah Msuya-Collison, Municipal Clerk



Q2 April to June PLANNING ACTIVITY REPORT

Type of Application	WARD									
	2017				2018					
	Ward 1: Stephen	Ward 2: Exeter	Ward 3: Usborne	Total	Ward 1: Stephen	Ward 2: Exeter	Ward 3: Usborne	Total		
Official Plan Amendment - County OP										2018
Agricultural	0	0	0	0	0	0	0	0	Fee Municipal	\$0.00
Residential	0	0	0	0	0	0	0	0	Fee County	\$0.00
Commercial	0	0	0	0	0	0	0	0	Total Fees	\$0.00
Industrial	0	0	0	0	0	0	0	0	Total Applications	0
Other	0	0	0	0	0	0	0	0		
Official Plan Amendment - Local OP										2018
Agricultural	0	0	0	0	0	0	0	0	Fee Municipal	\$1,301.00
Residential	0	0	0	0	0	0	0	0	Fee County	\$3,277.00
Commercial	0	0	0	0	0	0	0	0	Total Fees	\$4,578.00
Industrial	0	0	0	0	0	0	0	0	Total Applications	1
Other	0	0	0	0	0	0	1	1	(Combined OPA and ZBL)	
Zoning By-Law Amendment										2018
Agricultural	1	0	0	1	1	0	1	2	Fee Municipal	\$1,248.00
Residential	0	0	1	1	0	0	0	0	Fee County	\$2,498.00
Commercial	0	0	0	0	0	0	0	0	Total Fees	\$3,744.00
Industrial	0	0	0	0	0	0	0	0	Total Applications	2
Other	0	0	0	0	0	0	0	0		
Minor Variance										2018
Agricultural	0	0	0	0	0	0	2	2	Fee Municipal	\$1,872.00
Residential	0	1	0	1	1	0	0	1	Fee County	\$2,496.00
Commercial	0	0	0	0	0	0	0	0	Total Fees	\$4,368.00
Industrial	0	0	0	0	0	0	0	0	Total Applications	3
Other	0	0	0	0	0	0	0	0		
Consent/Severance										2018
Agricultural	0	0	0	0	2	0	1	3	Fee Municipal	\$2,080.00
Residential	2	0	2	4	0	1	0	1	Fee County	\$6,240.00
Commercial	0	4	0	4	0	0	0	0	Total Fees	\$8,320.00
Industrial	0	0	0	0	0	0	0	0	Total Applications	4
Other	0	0	0	0	0	0	0	0		
Plan of Subdivision										2018
Agricultural	0	0	0	0	0	0	0	0	Fee Municipal	\$0.00
Residential	0	0	0	0	0	0	0	0	Fee County	\$0.00
Commercial	0	0	0	0	0	0	0	0	Total Fees	\$0.00
Industrial	0	0	0	0	0	0	0	0	Total Applications	0
Other	0	0	0	0	0	0	0	0		
Draft Approval Extension										2018
Agricultural	0	0	0	0	0	0	0	0	Fee Municipal	\$0.00
Residential	0	0	0	0	0	0	0	0	Fee County	\$0.00
Commercial	0	0	0	0	0	0	0	0	Total Fees	\$0.00
Industrial	0	0	0	0	0	0	0	0	Total Applications	0
Other	0	0	0	0	0	0	0	0		
Removal of Holding										2018
Agricultural	0	0	0	0	0	0	0	0	Fee Municipal	\$0.00
Residential	0	0	0	0	0	0	0	0	Fee County	\$0.00
Commercial	0	0	0	0	0	0	0	0	Total Fees	\$0.00
Industrial	0	0	0	0	0	0	0	0	Total Applications	0
Other	0	0	0	0	0	0	0	0		
Deeming By-Law										2018
Agricultural	0	0	0	0	0	0	0	0	Fee Municipal	\$0.00
Residential	0	0	0	0	0	0	0	0	Fee County	\$0.00
Commercial	0	1	0	1	0	0	0	0	Total Fees	\$0.00
Industrial	0	0	0	0	0	0	0	0	Total Applications	0
Other	0	0	0	0	0	0	0	0		
Part Lot Control Exemption										2018
Agricultural	0	0	0	0	0	0	0	0	Fee Municipal	\$0.00
Residential	0	0	0	0	0	0	0	0	Fee County	\$0.00
Commercial	0	0	0	0	0	0	0	0	Total Fees	\$0.00
Industrial	0	0	0	0	0	0	0	0	Total Applications	0
Other	0	0	0	0	0	0	0	0		
Other										2018
	0	1	0	1	0	0	0	0	Fee Municipal	\$0.00
					0	0	0	0	Fee County	\$0.00
					0	0	0	0	Total Fees	\$0.00
TOTALS					0	0	0	0	Total Applications	0
Total Applications by Ward										
	3	7	3	13	4	1	5	10	Total 2018 Applications	10
									Total Municipal Portion	\$6,501.00
									Total County Portion	\$14,511.00
									Total Application Fees	\$21,010.00

SOUTH HURON ACTIVE PLANNING FILES

REZONING					
File #	Date Deemed Complete	Owner/applicant	Address	Proposal	Status
D14-05-2018 / OPA #13	May 8/18	Watson	34239 Dashwood	Official Plan and Rezoning for Commercial	County approval granted. OPA under appeal. ZBL received first and second reading; third and final pending after OPA approval
D14-14-2018 / OPA #14	TBD	Kints	Part Lot 1 Concession 2, Usborne	Official Plan and Rezoning for residential	Under review.
D14-Z13-2018	May 2018	Brinke	69285 Road 164	Rezone AG4 per consent application	Approved. Under appeal period.
MINOR VARIANCE					
File #	Date Deemed Complete	Owner/applicant	Address	Proposal	Status
D13-04-2018	TBD	Smith (Salgado)	2 Lakeshore	Minor Variance for Side and Rear Yard	Pending additional information
D13-06-2018	TBD	Westelaken	40547 Rodgerville Road	Minor Variance for MDS	Pending additional information.
PLAN OF SUBDIVISION					
File #	Date Deemed Complete	Owner/applicant	Address	Proposal	Status
40T15002	Nov 6/15	Hensall District Co-operative	210 Wellington Street	80 Lot residential Subdivision	Approved by Huron County. Applicant to start clearing conditions.
40T10001 (extension)	Nov/16	Ken Palen	Crediton Plan of Subdivision	Request Draft Plan Extension of approved subdivision	Received recommendation from South Huron. Scheduled for April 12 Committee of the Whole.
40T09001	Jan 5/17	Landrush Inc.	Pickard Road Exeter	Request Draft Plan Extension of	Received three year extension.

SOUTH HURON ACTIVE PLANNING FILES

				approved subdivision	
DEEMING					
File #	Date Deemed Complete	Owner/applicant	Address	Proposal	Status
PART LOT CONTROL					
File #	Date Deemed Complete	Owner/applicant	Address	Proposal	Status
CONSENTS					
File #	Date Deemed Complete	Owner/applicant	Address	Proposal	Status
B64/17	June 2017	West Corner Farms	69860 Grand Bend Line	Surplus Dwelling Severance (SDS)	Conditional Approval. Applicant fulfilling Conditions.
B57/2017	Sept 2017	Prout	70794 McTaggart	Surplus Dwelling Severance (SDS)	Conditional Approval. Applicant fulfilling Conditions.
B57/2015	June 2017	Oakwood Inn and Golf Club	70671 Bluewater Highway	Minor boundary adjustment	Conditional Approval. Applicant fulfilling Conditions.
B70/2017	September 2017	Turnbull	70606 B Line	Surplus Dwelling Severance (SDS)	Conditional Approval. Applicant fulfilling Conditions.
B67/2017	September 2017	Hodgins	69480 Corbett	Surplus Dwelling Severance (SDS)	Conditional Approval. Applicant fulfilling Conditions.
B15/2017 (was B49/2016)	May 18/17	2514421 Ontario Inc.	CON 1 PT LOT 14 SUBJT TO;EASEMENT	Minor boundary adjustment	Conditional Approval. Applicant fulfilling Conditions.
B16/2017 (was B50/2016)	May 18/17	2422579 Ontario Inc.	70732 London Road	Minor boundary adjustment	Conditional Approval. Applicant fulfilling Conditions.
B17/2017 (was B51/2016)	May 18/17	2514421 Ontario Inc.	CON 1 PT LOT 14 SUBJT TO;EASEMENT	Minor boundary adjustment	Conditional Approval. Applicant fulfilling Conditions.
B18/2017 (was B52/2016)	May 18/17	2514421 Ontario Inc.	CON 1 PT LOT 14 SUBJT TO;EASEMENT	Minor boundary adjustment	Conditional Approval. Applicant fulfilling Conditions.
B93/17	January 3, 2018	Boersma (Vanderlaan)	309 Huron Street	Boundary Adjustment	Conditional Approval. Applicant fulfilling Conditions.

SOUTH HURON ACTIVE PLANNING FILES

B95/17	January 4, 2018	Scatchard (Valorie for David Scatchard Estate)	5 Lakeshore	Boundary Adjustment	Conditional Approval. Applicant fulfilling Conditions.
B04/18	TBD	Ben Brinke	69285 Road 164	Surplus Dwelling Severance (SDS)	Conditional Approval. Applicant fulfilling Conditions.
B05/18	Feb/18	Hayter Farms	37489 Dashwood	Lot Addition	Conditional Approval. Applicant fulfilling Conditions.
C07/18	Feb/18	Oakwood Park		Lot Addition	Correspondence sent to applicant to address outstanding materials.
C13/18	Feb/18	Veri	Part Lots 17 and 18, Concession 2	Lot Addition	Conditional Approval. Applicant fulfilling Conditions.
C14/18	Feb/18	Hayter Farms	70035 Blackbush	Surplus Dwelling Severance (SDS)	Conditional Approval. Applicant fulfilling Conditions.
C30/18	May/18	HDC	210 Wellington Street	Infill Lot Creation	Conditional Approval. Applicant fulfilling Conditions.
C34/18	May/18	Ballantyne (Cox)	71030 McTaggart Line	Lot Addition	Conditional Approval. Applicant fulfilling Conditions.
TBD	TBD	Barnes	STEPHEN CON 3 PT LOTS 6 AND;7 RP 22R5240 PARTS 52 TO 54;56 TO 76 83 TO 89 PT PART 55	Lot Creation	Under Review.
SITE PLAN					
File #	Date Received	Owner/applicant	Address	Proposal	Status

MOVING FORWARD

- RECOMMENDATIONS
- THAT SOUTH HURON ACCEPT A LARGE DISPOSAL KIOSK FROM THE HURON COUNTY HEALTH UNIT TO PLACE ON MUNICIPAL PROPERTY FOR THE SAFE DISPOSAL OF SHARPS.
- THAT SOUTH HURON SECURE AN ONGOING CONTRACT WITH A PROVIDER FOR DISPOSAL OF HAZARDOUS SHARPS.

From: Lori & Brent [<mailto:realclarkefamily@rogers.com>]

Sent: Thursday, June 14, 2018 8:16 AM

To: Dan Best <cao@southhuron.ca>

Subject: ELLIOTT PARK.pdf

I am writing this letter on behalf of the Elliott family. We are hoping that the municipality would assist us in purchasing a newer, updated sign for Elliott Park in Exeter.

This park is enjoyed by many area residents as a peaceful spot for lunch or for campers who have visited our town.

The sign was originally purchased by Jennie (Elliott) Rowe and the family has continued to maintain the garden around it. There have also been memorial trees for Alva (Elliott) Heywood and Lila (Elliott) Smith who were both raised there.

The reason why we are so involved with this particular park is that it is where our parents were raised by Jack and Mary Elliott. They were the only family to ever live on this piece of property. They purchased the land from Jack's mother, Eliza Jane (Ford) Elliott who lived across the street. They dug a foundation and then Jack and Mary each purchased a building that they moved unto the site and melded together to form their home. A tool shed and barn were later added to the property. Avid gardeners, they grew raspberries, gooseberries and vegetables abound as well as raising livestock which made them very self sufficient and able to raise their family of 6 children during the depression. They remained on the property for over 60 years, watching their family grow to include grandchildren who were able to experience what life was like in simpler times. On a sad note, Jack and Mary lost their youngest child, Freddie, when he was struck by a truck on the very bridge that spanned the river that flowed beside their property.

The property was sold to the town of Exeter in 1977 after Jack passed away and Mary had to be moved to assisted care.

Our proposal would be to work together with the municipality to have a new sign purchased and erected where the old sign now stands. Changing the garden below with easy care stones and shrubbery would add to the new look for the sign.

We are also hoping to add a brief history of the park on a separate plaque that would be attached to the sign or on a separate podium.

I have spoken to Mike Britnell, who has made many signs in the area and he has quoted a double sided sign with posts would be approximately \$2500.00. Installation of the signs and the gardens would be another approximate \$500.00. We would ask for the assistance of the town works department for removal of the old sign and to help install the new one.

Please see the attached photos of the proposed sign. The bottom picture shows the area that a plaque could be mounted if we chose to go that way.

I hope that the council feels that moving ahead with this project will highlight Elliott Park as an interesting piece of Exeter's history.

Thank you for your time,

Lori Clarke (granddaughter of Jack and Mary)

Sent from my iPad

ONTARIO ENERGY BOARD NOTICE TO CUSTOMERS OF UNION GAS LIMITED

Union Gas Limited has applied to dispose of certain account balances and for approval of the amount of its earnings that it must share with customers.

Learn more. Have your say.

Union Gas Limited has applied to the Ontario Energy Board for approval to dispose of amounts recorded in certain 2017 deferral and variance accounts and for approval of the amount of its 2017 earnings that it must share with customers. If its application is approved, Union Gas Limited says that it would have the following impact on typical customers over the six month period from January 1, 2019 to June 30, 2019:

- For residential customers in Southern Ontario, a charge of \$6.87
- For residential customers in North East Ontario, a charge of \$6.36
- For residential customers in North West Ontario, a refund of \$13.72

Other customers, including businesses, may also be affected.

THE ONTARIO ENERGY BOARD IS HOLDING A PUBLIC HEARING

The Ontario Energy Board (OEB) will hold a public hearing to consider the application filed by Union Gas. We will question Union Gas on the case. We will also hear questions and arguments from individual customers and from groups that represent the customers of Union Gas. At the end of this hearing, the OEB will decide whether the amounts and the charges or credits requested in the application will be approved.

The OEB is an independent and impartial public agency. We make decisions that serve the public interest. Our goal is to promote a financially viable and efficient energy sector that provides you with reliable energy services at a reasonable cost.

BE INFORMED AND HAVE YOUR SAY

You have the right to information regarding this application and to be involved in the process.

- You can review the application filed by Union Gas on the OEB's website now.
- You can file a letter with your comments, which will be considered during the hearing.
- You can become an active participant (called an intervenor). Apply by **July 16, 2018** or the hearing will go ahead without you and you will not receive any further notice of the proceeding.
- At the end of the process, you can review the OEB's decision and its reasons on our website.

The OEB intends to consider cost awards in this proceeding that are in accordance with the *Practice Direction on Cost Awards* and only in relation to the following issues:

1) The proposed balances for recovery / refund recorded in the following deferral and variance accounts:

- Unabsorbed Demand Costs (UDC) Variance Account (Account No. 179-108)
- Upstream Transportation Optimization (Account No. 179-131)
- Short-Term Storage and Other Balancing Services (Account No. 179-70)
- Conservation Demand Management (CDM) (Account No. 179-123)
- Normalized Average Consumption (Account No. 179-133)
- Unaccounted for Gas (UFG) Volume Variance Account (Account No. 179-135)
- Parkway West Project Costs (Account No. 179-136)
- Brantford-Kirkwall / Parkway D Project Costs (Account No. 179-137)
- Parkway Obligation Rate Variance (Account No. 179-138)
- Unaccounted for Gas (UFG) Price Variance Account (Account No. 179-141)
- Lobo C Compressor / Hamilton-Milton Pipeline Project Costs (Account No. 179-142)
- Lobo D / Bright C / Dawn H Compressor Project Costs (Account No. 179-144)
- Burlington-Oakville Project Costs (Account No. 179-149)
- Base Service North T-Service TransCanada Capacity (Account 179-153)
- Panhandle Reinforcement Project Costs (Account 179-156)

2) The proposed 2017 utility results and earnings sharing amount.

3) The proposed method for allocating and disposing of the 2017 deferral account balances and 2017 earnings sharing amount, if any.

LEARN MORE

Our file number for this case is **EB-2018-0105**. To learn more about this hearing, find instructions on how to file letters or become an intervenor, or to access any document related to this case, please enter the file number **EB-2018-0105** on the OEB website: www.oeb.ca/participate. You can also phone our Consumer Relations Centre at 1-877-632-2727 with any questions.

ORAL VS. WRITTEN HEARINGS

PRIVACY

If you write a letter of comment, your name and the content of your letter will be put on the public record and the OEB website. However, your personal telephone number, home address and e-mail address will be removed. If you are a business, all your information will remain public. If you apply to become an intervenor, all information will be public.

This rate hearing will be held under section 36 of the Ontario Energy Board Act, S.O. 1998 c.15 (Schedule B).



RECEIVED
JUL 09 2018



THE
COLLEGE
OF
PHYSICIANS
AND
SURGEONS
OF
ONTARIO

July 2018

TO: MAYOR, CITY CLERK AND COUNCILLORS:

**Nominate an Outstanding Ontario Physician in Your Community
The College of Physicians and Surgeons of Ontario Council Award**

The College of Physicians and Surgeons (CPSO) is now accepting nominations for the **2019 Council Award**. The Council Award honours outstanding Ontario physicians who have demonstrated excellence and embody a vision of the “ideal physician”.

The criteria for selecting a physician for the Council Award are outlined in the enclosed brochure and nomination form. The criteria are based upon eight “physician roles” that reflect society’s expectations of what is needed to practise modern medicine.

Through the award, the College honours Ontario physicians whose performance in each of these roles is outstanding, recognizing that individual physicians will demonstrate more extensive expertise in some roles than in others.

If you know of a physician who meets the selection criteria, please nominate him or her for the Council Award.

The deadline for receipt of nominations is October 1, 2018 at 5:00 p.m.

For further information, please contact the Council Awards Program at 416-967-2600 or 1-800-268-7096 extension 611 or CPSOaward@cpso.on.ca.

Council Award

Nomination Form

If more space is required, please include additional pages.

NOMINEE

Name of nominee:
Address:

Telephone number:
work
mobile

E-mail address:
Date and place of birth:
Degrees earned
(Degree, School, Year):

Specialty, if any:
Type of practice:
Faculty appointments, if any:
Previous honours and awards:

NOMINATOR

Name:
Address:

Telephone number:
E-mail address:

Please indicate your relationship
to the Nominee:

SECONDER (must be provided)

Name:
Address:

Telephone number:
E-mail address:

Deadline for nomination submission is **October 1, 2018** at 5 p.m.

THE 2019 Council Award

HONOURING OUTSTANDING PHYSICIANS



Council Award

Each year the Council honours outstanding physicians in Ontario

SELECTION CRITERIA

The criteria for selecting a physician for the Council Award are based on the eight "physician roles" identified by the College of Physicians and Surgeons of Ontario in 1993. These roles reflect the many needs and expectations of our society, and outline an archetype of the "ideal physician". Those roles are:

1 Medical Expert/Clinical Decision Maker

The physician is well-informed about the science and technology of medicine and health care. The physician's knowledge and skill is used to collect and interpret data, make appropriate clinical decisions and carry out diagnostic and therapeutic procedures.

2 Communicator

The physician has effective, humane relationships with patients and colleagues. The physician understands and responds to patients' needs, fears, beliefs and expectations and effectively counsels and educates on health care needs and public health care issues.

3 Collaborator

The physician works in partnership with other health care professionals and sees the patient and family members as partners in health care decision-making. The physician appropriately uses community and health care resources.

4 Gatekeeper/Resource Manager

The physician recognizes the many determinants of health and the implications of those determinants for the practice of medicine. The physician participates at a number of organizational levels to address issues such as quality of care and quality assurance mechanisms.

5 Health Advocate

With an understanding of the many determinants of health, the physician advocates for more effective public health interventions and policies.

6 Learner

The physician recognizes that the abilities to change and to continue to learn are essential to the practice of good medicine. The physician is a self-directed learner and keeps abreast of current treatments and philosophies.

7 Scientist/Scholar

The physician understands the scientific method and applies it to patient encounters, community health issues and to the critical assessment of literature related to the biological, psychological and sociological basis of illness. The physician may be engaged in scientific research.

8 Person & Professional

The physician has developed strategies for coping with professional demands to provide maximum opportunity for effective relationships with patients and colleagues while at the same time providing excellent medical care. The physician is committed to the highest standards of excellence in clinical care and ethical conduct.

ASSESSING THE CRITERIA

The College wants to honour physicians whose performance in these roles is outstanding, recognizing that individual physicians will demonstrate more extensive expertise in some roles than in others. Council Awards are presented at Council meetings, which are held quarterly.

ELIGIBILITY FOR NOMINATION

Anyone may nominate an eligible physician for the Council Award. To be eligible for nomination, a physician must be licensed in Ontario and be in good standing with the College. Former recipients of the Council Award or the Excellence in Quality Management of Medical Care Award are not eligible for nomination. Members of the Council, and staff of the College and members of their immediate families are also not eligible for nomination for the Council Award. The completed nomination form (on back) and required documentation must be submitted by October 1, 2018, for consideration by the Council Award Selection Committee.*

* Previous nominees who were unsuccessful are eligible

NOMINATION INSTRUCTIONS

1. Complete the nomination form, providing as much information as possible about the physician nominee. Type or print clearly in the space provided. If additional space is required, attach additional pages.
2. Provide a detailed nominator's statement. In this statement, please describe how the physician nominee has demonstrated overall excellence using the eight physician roles outlined on the previous page. It is recognized that individual physicians will demonstrate more extensive expertise in some roles than in others. The nominator may include concisely presented pertinent supporting materials (letters, reports, testimonials, press clippings, etc.).

CHECKLIST:

- Nomination form complete ☐
- including:
- Nominator's statement ☐
- Secondar's statement ☐
- Supporting documents (optional) ☐
- Nominee's CV (optional) ☐

Note: The deadline for nominations is
Monday, October 1, 2018 at 5 p.m.

The Council Award,
c/o Communications Department
College of Physicians and Surgeons of Ontario
80 College Street, Toronto, Ontario, M5G 2E2
Tel: (416) 967-2600 or 1-800-268-7096, extension 402
Email: cpsoaward@cpso.on.ca

Any questions concerning the nomination instructions should be directed to The Communications Department. Additional nomination forms are available at: www.cpso.on.ca/council-award.



The Corporation Of The Municipality Of South Huron

By-Law #67-2018

Being a by-law to amend Schedule “A” of By-Law #49-2016, being a by-law to appoint an Integrity Commissioner and to authorize the execution of an extension of the agreement between the Municipality of South Huron and the Integrity Commissioner.

Whereas the *Municipal Act 2001*, as amended, Section 223.3, authorizes a municipal council to appoint an Integrity Commissioner who is responsible for performing in an independent manner functions related to the Code of Conduct of members of council and local boards; and

Whereas the Municipality has a two year appointment of Lisa Korab as Integrity Commissioner as set out in the Agreement dated July 18, 2016 and referred to as Schedule “A” to By-Law #49-2016 (the Agreement) and the term of the Agreement will end on July 18, 2018 unless otherwise renewed or extended by agreement of the parties; and

Whereas Council of The Corporation of the Municipality of South Huron deems it expedient to amend Schedule “A” of By-Law 49-2016 and to extend the Agreement for an additional year term to July 19, 2019.

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That By-Law #49-2016, a by-law to appoint an Integrity Commissioner and to authorize the execution of an agreement between the Municipality of South Huron and the Integrity Commissioner, be amended as identified as Schedule “A” attached hereto; and
2. That the Mayor and Clerk are hereby authorized to sign the Agreement on behalf of the Municipality of South Huron.
3. That this By-Law takes effect upon the date of final passing.

Read a first and second time this 16th day of July, 2018.

Read a third and final time this 16th day of July, 2018.

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

Schedule "A" to By-Law 67-2018

AMENDMENT
To the Agreement dated July 18, 2016

Between:

The Corporation of the Municipality of South Huron
 (hereinafter referred to as the "Municipality")

Of the first part

– and –

Lisa Korab of the law firm Korab Law
 (hereinafter referred to as the "IC")

Of the second part

Whereas:

- (A) The Municipality has requested a one year extension of the two year appointment of Lisa Korab as Integrity Commissioner for the Municipality as set out in the Agreement dated July 18, 2016 also referred to as "Schedule "A" to By-Law #49-2016 ("the Agreement");
- (B) And whereas the IC has agreed to continue to provide IC services;

The Parties hereby agree to an extension of the Agreement on the following terms:

1. Extension

The extension of the Agreement shall be for an additional one year term to July 18, 2019;

2. Early Termination

The Agreement may be terminated by either party by providing one month written notice to the other party at any time;

3. Terms and Conditions

All of the terms and conditions of the previous agreement shall remain in force and effect, unless as specifically changed herein.

In witness whereof the parties are to have caused the agreement to be signed and sealed and/or executed by their respective officers which are duly authorized as of the date written below.

The Corporation of the Municipality of South Huron

Dated: _____

Maureen Cole, Mayor

Dated: _____

Rebekah Msuya-Collison, Clerk

We have authority to bind the Corporation.

Dated: _____

July 4, 2018

Lisa Korab, Korab Law
Integrity Commissioner



The Corporation Of The Municipality Of South Huron

By-Law # 68 - 2018

A By-Law Of The Municipal Corporation Of The Municipality Of South Huron To Amend The South Huron Official Plan.

Whereas the Municipal Council of the Corporation of the Municipality of South Huron considers it advisable to amend the Municipality of South Huron Official Plan, as amended, of the Corporation of the Municipality of South Huron.

Now therefore, the Council of the Municipality of South Huron, in accordance with the provisions of the Planning Act, RSO 1990, hereby enacts as follows:

1. Amendment No. 15 to the Official Plan of the Municipality of South Huron, consisting of the attached maps, is hereby adopted.
2. The Clerk is hereby authorized and directed to give Notice of Adoption of Official Plan Amendment No. 15 and to make application to the Council of the Corporation of the County of Huron for the approval of Amendment No. 15 to the Official Plan of the Municipality of South Huron.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read a first time and second time this 16th day of July, 2018.

Read a third and final time this 16th day of July, 2018.

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

AMENDMENT NO. 15

**TO THE OFFICIAL PLAN
FOR THE
MUNICIPALITY OF SOUTH HURON**

AMENDMENT NO. 15
TO THE OFFICIAL PLAN
FOR THE
MUNICIPALITY OF SOUTH HURON

Affecting the lands in the Municipality of South Huron as illustrated on the attached schedules in the Municipality of South Huron.

Statement of Components

PART "A" is the preamble to Amendment No. 15 to the Official Plan for the Municipality of South Huron and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART "B" consisting of the text and maps, including Schedules "A" (location) and "B" (maps), constitutes Amendment No. 15 to the Official Plan for the Municipality of South Huron.

PART "C" is the appendix and does not constitute part of this statement. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

PART "A"
THE PREAMBLE

AMENDMENT NO. 15
TO THE OFFICIAL PLAN
FOR THE
MUNICIPALITY OF SOUTH HURON

1. PURPOSE

The purpose of Official Plan Amendment No. 15 is to:

1. To update the surplus farm residence consent policies to be in line with the policies approved in the Huron County Official Plan Update. This would make the policies consistent with those being used across Huron County. The amended policies do not require Minimum Distance Separation (MDS) calculations to be done for neighbouring barns with less than 100 nutrient units.
2. To add policy to support on-farm diversification through the establishment of on-farm diversified uses, agri-tourism and value added operations. Such operations are defined as agricultural, horticultural or agri-business operations used for the purpose of enjoyment, education or active involvement in the activities of the farm where the principle activity on the property remains as farming and where products used in the activity are produced on the property or related to farming. Such activities may include: farm tours; processing demonstrations; pick-your-own-produce; a hay or corn maze; petting zoo; hay rides and sleigh, buggy or carriage rides; or a farm theme playground for children. Consideration shall be had with respect to scale, character, and servicing of such operations to ensure that such uses remain secondary to the main agricultural operation.
3. To permit policy in the Thames Road Corridor area of the Exeter Ward to permit additional uses in the Industrial designations including:
 - a) Bus Depot
 - b) Equipment Tool and Sales and Rental Establishment
 - c) Service and Repair Shop
 - d) Refillable Propane
 - e) Research Facility
 - f) Vocational Training
 - g) Offices, including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training centres
 - h) Private Recreation Facility

2. LOCATION

The amendment applies to all lands within the Municipality of South Huron.

3. BASIS

This is a municipally initiated housekeeping amendment to update certain policies and designations in the Plan. The amendment will update the surplus residence consent policies to be in conformity with the policies recently approved in the Huron County Official Plan 5 Year Review, will include policies to recognize on-farm diversification through the establishment of on farm diversified uses, agri-tourism and value added operations, and will permit additional uses in the Industrial designated areas of the Thames Road Corridor area in the Exeter Ward.

PART "B"

AMENDMENT NO. 15 TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF SOUTH HURON

1. INTRODUCTION

All of this part of the document entitled Part "B", consisting of the following text, and attached maps, constitutes Amendment No. 15 to the Official Plan for the Municipality of South Huron.

2. DETAILS OF THE AMENDMENT

2.1 The text of the Municipality of South Huron Official Plan is hereby amended by:

a) Deleting Section 13.3.1.1 Surplus Farm Dwellings and replacing with the following:

13.3.1.1 Surplus Farm Dwellings

Where a dwelling is acquired through farm consolidation and is surplus to the needs of the farm operation, it may be severed subject to the following:

1. The residence is surplus to a farm operation resulting from the acquisition of an additional farm containing an existing residence;
2. The residence is a minimum of 15 years old or has immediately replaced one of a series of habitable residences which were built a minimum of 15 years ago or replaces a house accidentally destroyed by fire or natural disaster which was 15 years or older;
3. The residence is habitable, as determined by the Chief Building Official, and is intended to be used as a dwelling;
4. A new residence is prohibited (through zoning) on any remnant parcel of farmland created by a surplus residence severance;
5. Where a barn exists in the immediate vicinity to the surplus residence, Council may require the demolition of the barn or its inclusion with the residential unit prior to approving the severance. The required zoning amendment shall restrict the total number of livestock to be permitted in the severed barn.
6. The property containing the surplus residence shall be rezoned to an Agricultural Small Holding Zone to recognize the residence as the principal use of the severed lot and to limit the number of nutrient units permitted in any accessory structure.
7. *Minimum Distance Separation (MDS) formula requirements are met to the surplus house if barn(s) exist on the retained farm lands. MDS does not apply to existing barns on separately titled lots.*
8. The area of farmland attached to the surplus house is kept to a minimum size needed for residential purposes, taking into consideration adequate water and sewage service and environmental and topographic features.
9. There has been no previous separation of land for residential purposes from the farm property as it existed on June 28, 1973, other than in a settlement area.
10. The retained lands are a minimum of 19 hectares unless merged with an abutting farm.
11. Where the residence is within 300 metres of an existing aggregate operation or aggregate deposit, an assessment of potential impacts may be required. Locations of

aggregate deposits are shown on Appendix 7: Constrained and Unconstrained Aggregate Resources: Aggregate Resources Inventory Plan for the Municipality of South Huron.

12. For the purposes of Section 13.3.1.1:

- a. a corporation may be an eligible farming operation provided the same corporation owns at least two farms, each containing a residence, one of which may be severed in accordance with this section; and
 - b. an unincorporated group of one or more person(s) may be an eligible farming operation provided a majority of the owners, together or individually each own another farm containing a residence, one of which may be severed in accordance with this section; where owners normally reside in the same household, they may be considered as one individual within the group of owners.
- b) Deleting Section 4.4.4 Minimum Distance Separation (MDS) I & II and replacing with the following:

Livestock facilities as well as other uses permitted by this plan on land designated agriculture, whether farm or non-farm will comply with the Minimum Distance Separation (MDS) I and II formulae.

The MDS formula is a tool used to determine the recommended distance between a specific livestock facility and another land use. The objective of applying MDS is to prevent land use conflicts and minimize nuisance complaints from odour. The distance calculated using MDS will vary according to a several variables including type of livestock, size of the farm operation, type of manure system and the form of development present or proposed.

MDS I provides minimum distance separation for new development from existing livestock facilities. MDS II provides minimum distance separation for new or expanding livestock facilities from existing or approved development.

These calculations also create an area of increased separation distance around the towns, villages and hamlets and other selected areas including recreation. Within these areas there are enhanced separation distances which vary according to the size and type of livestock operation.

Minimum Distance Separation and Surplus Dwelling Severances

If barns exist on retained farmlands, the MDS formulae requirements must be met between the barn and the dwelling being severed. MDS does not apply to existing barns on separately titled lots.

Minimum Distance Separation shall be implemented in accordance with the MDS Implementation Guidelines as amended, prepared by the Ontario Ministry of Agriculture, Food and Rural Affairs.

- c) Deleting Section 4.2 Definitions and replacing with the following:

4.2. DEFINITIONS

In the Agriculture designation the predominant uses of land will be farming operations of all types, sizes and intensities, and natural environment features which enhance the area for agriculture, including woodlot and forestry uses as part of farming operations. Agriculturally related industrial and commercial uses will also be permitted.

In the Agricultural designation, the following on-farm diversified uses are permitted as accessory uses to a farming operation, subject to the relevant policies in this section (SECTION 4.0, AGRICULTURE):

- a) residential uses;
- b) home occupations;
- c) home industries;
- d) on-farm diversified uses, including agri-tourism uses and value added agricultural uses including wineries; and
- e) group homes.

Agricultural uses mean the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

In the agricultural designation the predominant use of land will be: farming of all types, industrial and commercial activities which are primarily related to agriculture, residential uses directly related to agriculture, and natural physical features which enhance the area for agriculture. The definition of agriculture includes sustainable agricultural practices that promote a healthy environment.

On-farm Diversified Uses means those uses that are secondary to the principal agricultural use of the property and are limited in area. On farm diversified uses may include home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products. On farm diversified uses may include accessory retail of goods produced on the property.

Agri-tourism Uses those farm-related tourism uses, including limited accommodation such as a bed and breakfast that promote the enjoyment, education or activities related to the farm operation. Agri-tourism uses are secondary to the principal agricultural use of the property and are limited in area.

Value Added means those value added production and value added retention activities which add value to an agricultural good by changing or transforming a product from its original state to a more valuable state. Retailing products grown/produced on the farm and related goods are permitted as an accessory use to value added agricultural uses.

- d) Adding the following:

4.4.19 Agriculture-related Uses

Farm-related commercial and farm-related industrial uses will be permitted in agricultural areas by rezoning provided that:

- *The use is directly related to farm operations in the area;*
- *The use supports agriculture;*
- *The use benefits from being located in close proximity to farm operations;*
- *Any permitted accessory residence will remain part of the industrial commercial holding;*
- *The primary activity is to provide direct products and/or services to farm operations;*

- *Applicable Provincial requirements are met (e.g. compatibility with sensitive uses, certificate of approval, etc.);*
- *The use can be adequately serviced, obtain safe access from an open public road and demonstrate adequate drainage and storm water management; and*
- *A site plan agreement is completed to the satisfaction of the Municipality.*
- *May be severed from the farm in accordance with the Land Division policy for Agriculture in Section 13.*

4.4.20 On-Farm Diversified Uses

On-Farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products, including wineries. On-farm diversified uses are small-scale business uses and are permitted in the agricultural designation, provided they:

- *Are secondary to the principal agricultural use of the property;*
- *Are operated by persons residing on the farm / small holding*
- *Do not interfere with the farm operation and do not conflict with the surrounding uses;*
- *Do not occupy large amounts of farmland and are limited in area;*
- *Have adequate servicing:*
 - *If Municipal water and/or sewage services are available, the property shall be connected to municipal water and/or sewage services; or*
 - *If Municipal services are not available, the property can be serviced by the water supply and sewage disposal system on the property;*
- *Do not cause a traffic or safety concern;*
- *Obtain relevant permits from Health Unit*
- *Provide safe access onto an open public road;*
- *Are not severed from the property onto their own lot; and*
- *Comply with the provisions of the zoning by-law which may regulate these uses.*

On-farm diversified uses shall be permitted in accordance with the definitions and provisions in the Zoning By-law.

e) Deleting Section 7.5.6.2 and replacing with the following:

Industrial Uses - the main use of land within the Industrial designation shall be a wide range of industrial activities: manufacturing, processing, fabrication or assembly of raw materials or goods, warehousing or bulk storage of goods, and related Accessory Uses.

Accessory Uses may be permitted according to the Industrial policies of this section and are defined as:

- Subsidiary office, retail and wholesale operations located on the same property as the primary use;
- Suppliers that directly and primarily serve industry;
- For businesses in the food production and processing industry, accommodation for seasonal employees and migrant labour is considered an accessory use when located on the same property as the primary use. Accommodation for seasonal employees and labourers will not be permitted on any separately titled lot;
- Uses that are similar in character and function to the defined Industrial uses herein, such as utilities, public works yards, and emergency service facilities such as ambulance bases and fire stations.

On lands designated Industrial in the Thames Road Corridor Area of the Town of Exeter (Shown on Schedule C) light industrial and general industrial uses may also include service industries (but shall not include retail stores, automotive sales establishments or churches), private recreation facilities and office spaces including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training services. Specific permitted uses are listed in the Zoning By-law.

APPENDICES

The appendices do not form part of the amendment but are for information purposes only.

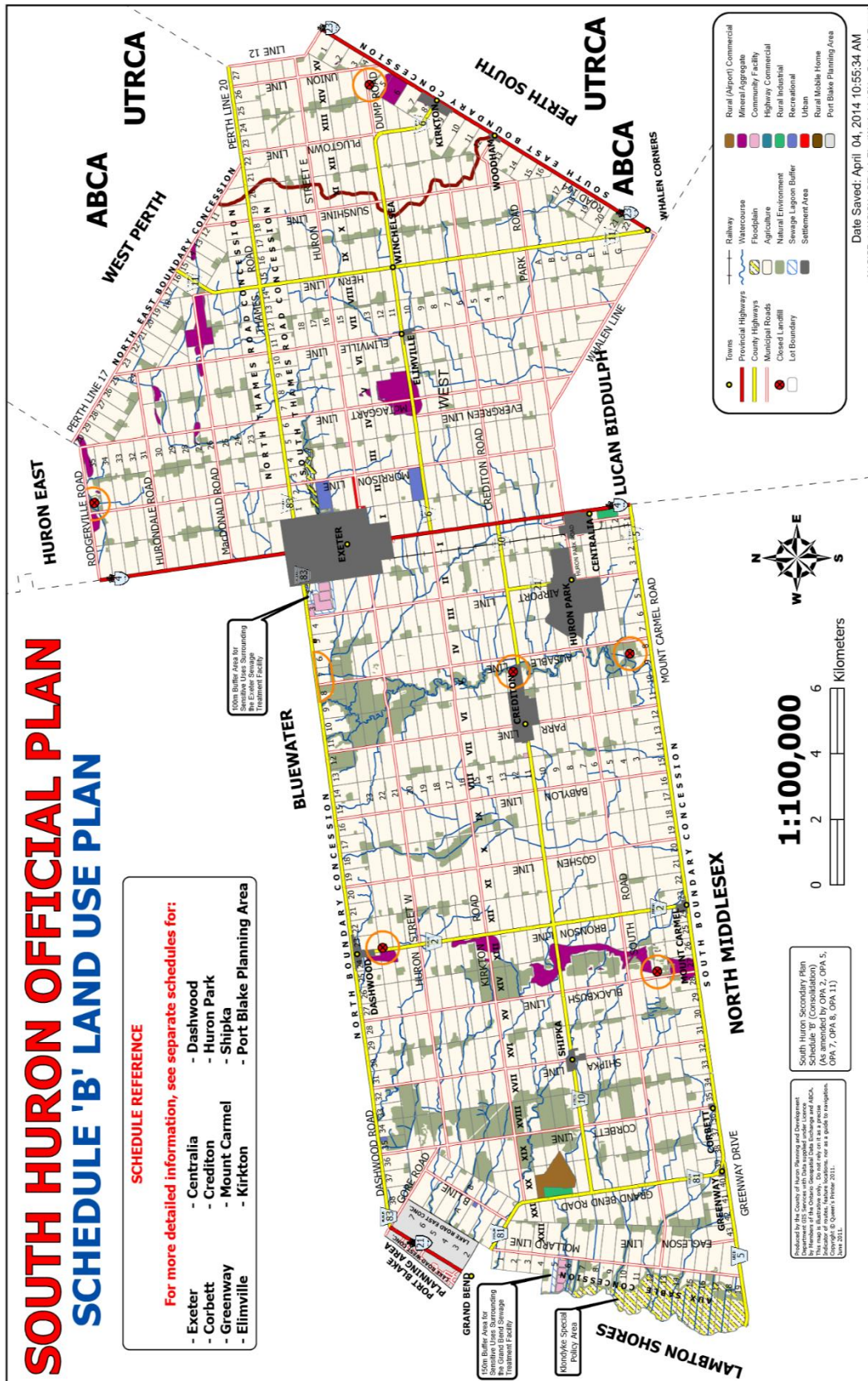
Background

The purpose of the Official Plan Amendment is to:

- To update the surplus farm residence consent policies to be in line with the policies approved in the Huron County Official Plan Update. This would make the policies consistent with those being used across Huron County. The amended policies do not require Minimum Distance Separation (MDS) calculations to be done for neighbouring barns with less than 100 nutrient units.
- To add policy to support on-farm diversification through the establishment of on-farm diversified uses, agri-tourism and value added operations. Such operations are defined as agricultural, horticultural or agri-business operations used for the purpose of enjoyment, education or active involvement in the activities of the farm where the principle activity on the property remains as farming and where products used in the activity are produced on the property or related to farming. Such activities may include: farm tours; processing demonstrations; pick-your-own-produce; a hay or corn maze; petting zoo; hay rides and sleigh, buggy or carriage rides; or a farm theme playground for children. Consideration shall be had with respect to scale, character, and servicing of such operations to ensure that such uses remain secondary to the main agricultural operation.
- To permit policy in the Thames Road Corridor area of the Exeter Ward to permit additional uses in the Industrial designations including:
 - Bus Depot
 - Equipment Tool and Sales and Rental Establishment
 - Service and Repair Shop
 - Refillable Propane
 - Research Facility
 - Vocational Training
 - Offices, including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training centres
 - Private Recreation Facility

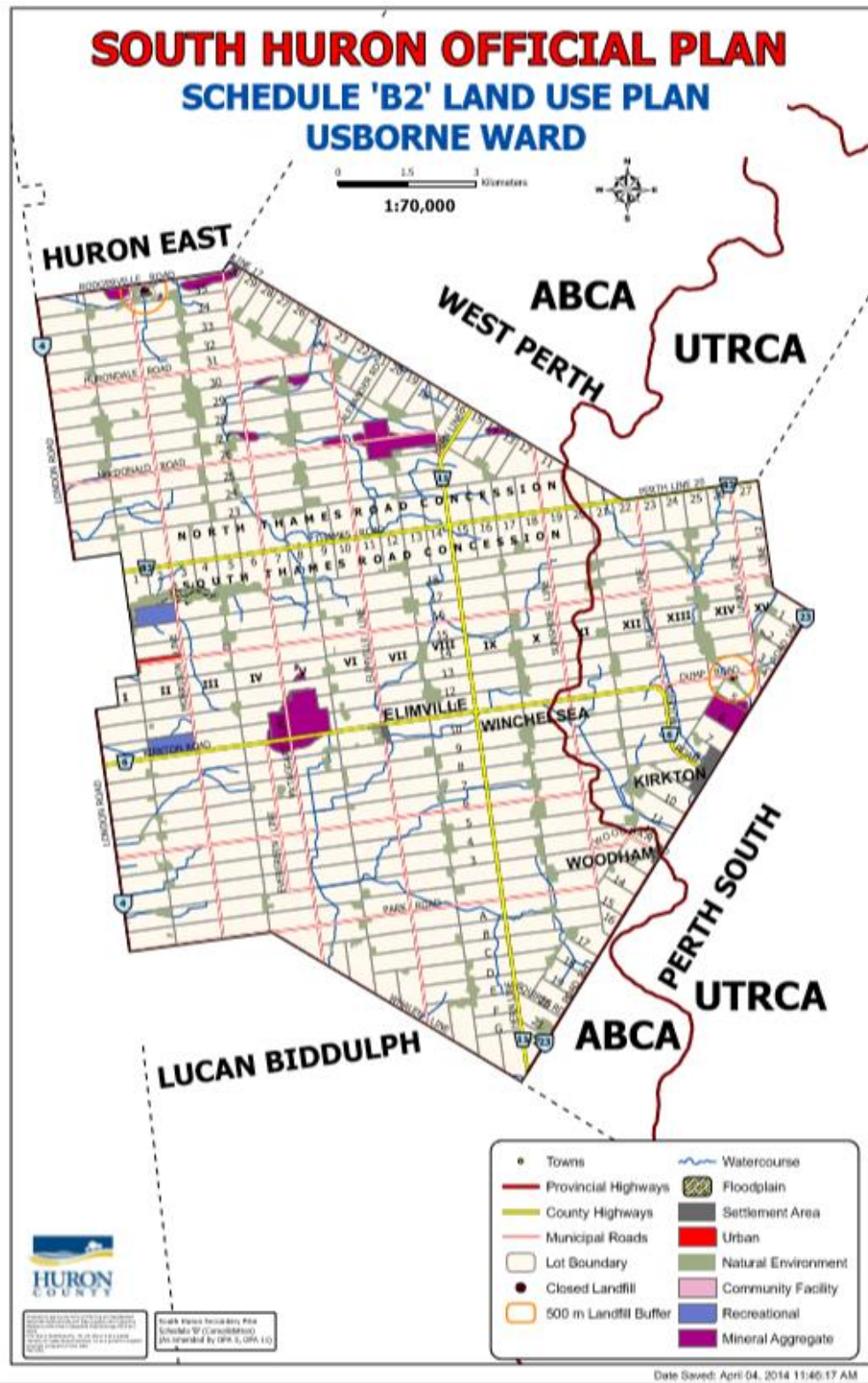
SCHEDULE "A"

- Mapping to Implement Official Plan Amendment No. 15 -



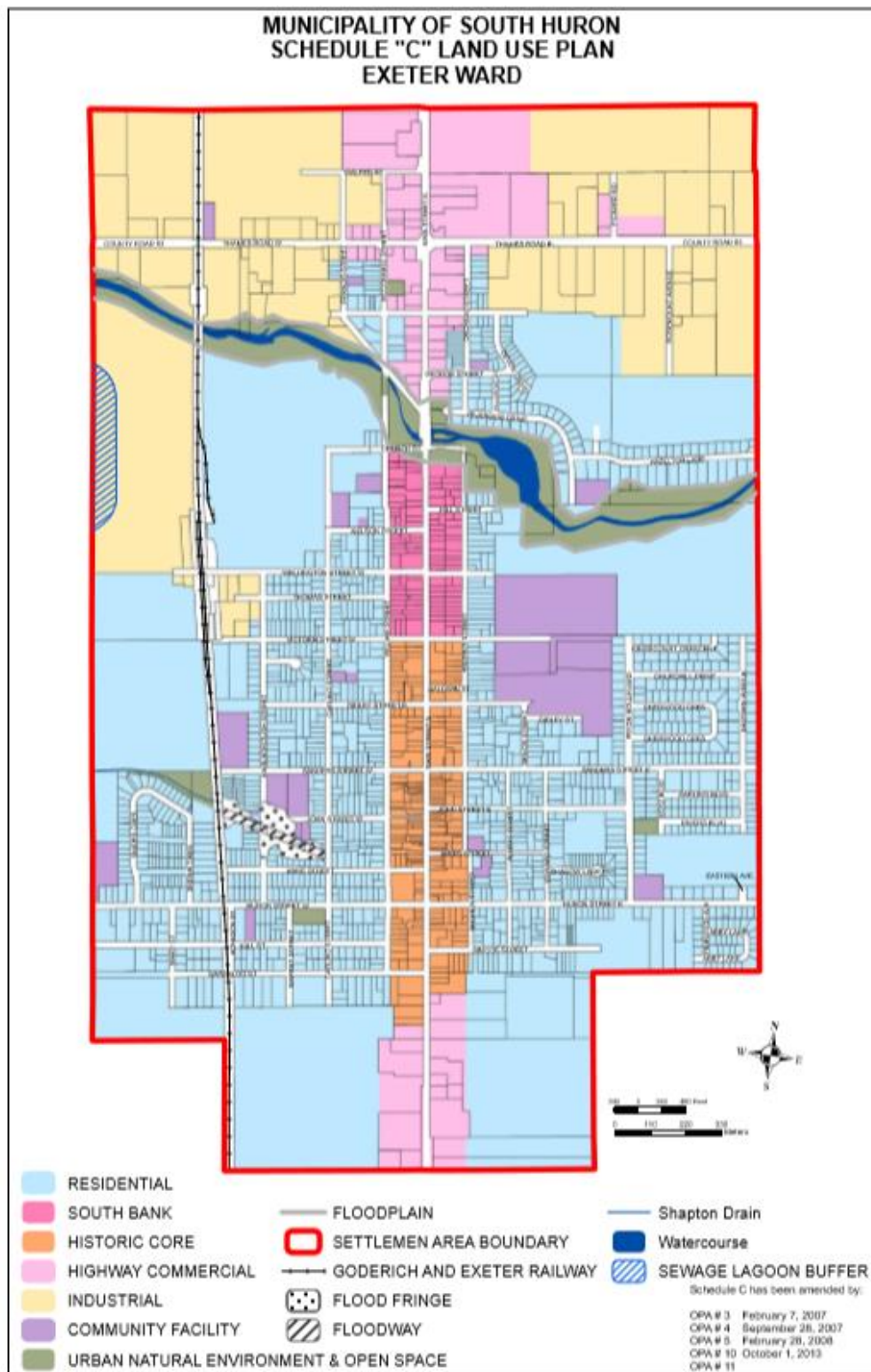
SCHEDULE "B"

- Mapping to Implement Official Plan Amendment No. 15 –



SCHEDULE "B"

- Mapping to Implement Official Plan Amendment No. 15 –





Municipality of South Huron Zoning By-law

July 11, 2018

|

South Huron Zoning By-law 69-2018
ENACTMENT

Restricted Area By-law of the
Corporation of the
Municipality of South Huron

This By-law shall come into effect pursuant to Section 34 of The Planning Act.

READ A FIRST TIME ON THE 16th DAY OF JULY , 2018

READ A SECOND TIME ON THE 16th DAY OF JULY , 2018

READ A THIRD TIME AND PASSED THIS DAY OF , 2018

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

EXPLANATORY NOTE
ZONING BY-LAW NO. 69- 2018
OF THE
CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, zoning by-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the Municipality of South Huron considers it in the public interest to regulate the use of all land within the Corporation of the Municipality of South Huron; and

WHEREAS the purpose of the Zoning By-law is to implement the policies contained in the Municipality of South Huron Official Plan, adopted February 26, 2014;

NOW THEREFORE the Council of the Corporation of the Municipality of South Huron ENACTS as follows:

Purpose

The purpose of this By-law is to provide the Corporation of the Municipality of South Huron with regulations which will affect control over all forms of land use and the erection, location and use of buildings and structures or other related matters within the Municipality.

Basis

Such regulations have been deemed necessary and in the long-term public interest by local Council in order to minimize possible conflicts between existing and proposed land uses, and maximize the benefits of co-locating compatible uses.

Affected Lands

The lands directly affected by this By-law are all properties lying wholly or partly within the corporate limits of the Municipality of South Huron.

Existing By-Laws

From the coming into force of this By-law, all previous by-laws of the Municipality passed pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended or a predecessor thereof, shall be deemed to have been repealed.

Duration

It is the intention of the Council that this Zoning By-law will be effective until circumstances change to such a degree that a revision and updating of the By-law is required. Additional uses for specific lands may be permitted by means of a rezoning or amendment to the Zoning By-law.

It is the intention of the Council to accept and review applications to amend the Zoning By-law in order to allow the establishment of uses which are permitted by the Municipality of South Huron Official Plan.

Effect

This Zoning By-law is designed to regulate by prohibition all new development except that specifically allowed in the By-law. Municipal Council does, however, have the legal authority to review the merits of any new use which is not specifically allowed by the By-law. If Council, after studying a proposal for a new use, is satisfied that the new use is in the best interests of the Municipality and in conformity with the South Huron Official Plan and other Planning Act requirements, the new use may be permitted provided that a separate By-law amending this By-law is passed which would permit the new use on the specified parcel of land, subject to appropriate regulations.

Contents

The Zoning By-law comprises Sections 1-38 plus zone maps delineating zones created by the text of this By-law, all attached hereto.

THE ZONING BY-LAW
OF THE CORPORATION OF THE
MUNICIPALITY OF SOUTH HURON

BY-LAW NO. 69- 2018

BEING A BY-LAW, UNDER THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, R.S.O., 1990, AS AMENDED TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES AND TO PROHIBIT CERTAIN BUILDINGS AND STRUCTURES IN VARIOUS DEFINED AREAS OF THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON.

WHEREAS the Municipal Council of the Corporation of the Municipality of SOUTH HURON considers it advisable to restrict, prohibit and regulate the use of land situated within the defined areas, as hereinafter designated, for the purpose of preventing any further development which would create an adverse effect on the Corporation, and to prevent the use of lands that would jeopardize future orderly development and expansion, and to protect the natural environment.

NOW THEREFORE, the Council of the Corporation of the Municipality of South Huron ENACTS as follows:

Table of Contents

Section	Enactment Page	Explanatory Note
Purpose	3	
Basis	3	
Affected Lands	3	
Existing By-Laws	3	
Duration	3	
Effect	4	
Contents	4	
1. Application, Enforcement, Interpretation and Administration	0	
1.1. Title	0	
1.2. Amendments	0	
1.3. Acts	0	
1.4. Application	0	
1.8. Administration and Enforcement	1	
1.9. Violation and Penalty	1	
1.10. Unlawful Uses	1	
1.11. Errors and Omissions – Obligation to Comply	1	
1.12. Severability	1	
1.13. Remedies	1	
1.14. Information as to Conformity	2	
1.15. Licenses and Permits	2	
1.16. Sign Permits	2	
1.17. Buildings to be Moved	2	
1.18. Repeals	3	
1.19. Technical Revisions to the Zoning By-law	3	
1.20. Meaning of Terms	3	
1.21. Terms	4	
1.22. Zones, Symbols, and Section Numbers	4	
1.23. Boundaries of Zones	5	
1.24. Minimum Requirements	6	
1.25. Uses not Listed as Permitted	6	
1.26. Use of Examples	6	
1.27. References to Provincial Legislation	6	
1.28. Effective Date	7	
1.29. Transition: Minor Variances	7	
2. Definitions	8	
3. General Provisions	50	
3.1. Accessibility	50	
3.2. Accessory Buildings, Structures & Uses	50	
3.3. Application of other By-Laws, Regulations, Legislation	52	
3.4. Building Line Setback	52	
3.5. Community Gardens	52	
3.6. Encroachments in Yards	52	
3.7. Exterior Lighting	54	
3.8. External Building Materials	54	
3.9. Government Uses Permitted	54	

3.10.	Hazard Land Requirements	54
3.11.	Height Limitation Exceptions	54
3.12.	Home Industry	54
3.13.	Home Occupation	55
3.14.	Loading Space Requirements	57
3.15.	Main Buildings or Main Uses per Property	57
3.16.	Medical Marihuana Production Facility	58
3.17.	Minimum Distance Separation (MDS)	58
3.18.	Municipal Services	59
3.19.	Natural Environment Zone Setback	59
3.20.	Non-Complying Buildings and Structures	59
3.21.	Non-Complying Properties	60
3.22.	Non-Conforming Uses	61
3.23.	On Farm Diversified Uses	62
3.24.	Outdoor Solid Fuel Combustion Appliances	63
3.25.	Outdoor Storage of Waste	63
3.26.	Parking Requirements	63
3.27.	Permitted Uses, One or More	71
3.28.	Planting Strip	71
3.29.	Prohibited Uses	72
3.30.	Properties to Front on a Street	73
3.31.	Plan of Subdivision	73
3.32.	Plan of Condominium	73
3.33.	Property Enlargement	73
3.34.	Property Size from an Agricultural Severance	73
3.35.	Second Units	73
3.36.	Setbacks from an Abattoir, Residential	74
3.37.	Setbacks from Lanes and Easements	74
3.38.	Setbacks of Buildings and Structures along Municipal Drains, Sink Holes and Natural Watercourses	74
3.39.	Livestock Facility or Manure Storage Facility Setbacks	75
3.40.	Setback from Established Commercial Scale Wind Energy Facilities	75
3.41.	Sight Triangle	75
3.42.	Stacking Lanes	76
3.43.	Surplus Farm Dwelling Severance	76
3.44.	Storage Containers, Accessory	76
3.45.	Swimming Pools	76
3.46.	Temporary Accommodation for Workers	77
3.47.	Through Property	77
3.48.	Utility Services for the Public	77
3.49.	Waste Disposal Sites, Restrictions around Active and Closed	78
4.	General Agriculture (AG1)	79
4.1.	Permitted Uses	79
4.2.	Accessory Uses	79
4.3.	Permitted Structures	79
4.4.	Zone Provisions	80
4.5.	Yard Requirements	80
4.6.	Minimum Distance Separation	80
4.7.	New Agricultural Holdings	81
4.8.	Existing Agricultural Holdings	81
4.9.	Clearing of Areas	81
4.10.	Special Zones	81
5.	Restricted Agriculture (AG2)	86

5.1	Permitted Uses	86
5.2.	Accessory Uses	86
5.3.	Permitted Structures	86
5.4.	Zone Provisions.....	86
5.5.	Yard Requirements	86
5.6.	Farm Parcel from a Surplus Farm Residence Severance.....	87
5.7.	Minimum Distance Separation:	87
6.	Agricultural Commercial-Industrial (AG3)	88
6.1.	Permitted Uses	88
6.2.	Accessory Uses	88
6.3.	Permitted Structures	88
6.4.	Zone Provisions.....	88
6.5.	Zone Provisions for Accessory Residential Uses.....	89
6.6.	Zone Provisions for Accessory Storage Containers	89
6.7.	Minimum Distance Separation	89
6.8.	Buffer Strip	89
6.9.	Property Abutting a Railway	90
6.10.	Special Zones	90
7.	Agricultural Small Holding (AG4)	92
7.1.	Permitted Uses	92
7.2.	Accessory Uses	92
7.3.	Permitted Structures	92
7.4.	Zone Provisions.....	92
7.5.	Barns	92
7.6.	Minimum Separation Distance (Residential)	93
7.7.	Special Zones	93
8.	Natural Environment Zone 1 (NE1).....	100
8.1.	Permitted Uses:	100
8.2.	Permitted Structures	100
8.3.	Zone Provisions.....	100
9.	Natural Environment Zone 2 (NE2).....	102
9.1.	Permitted Uses:	102
9.2.	Permitted Structures	102
9.3.	Zone Provisions.....	102
9.4.	Existing Dwellings and their Replacement.....	102
9.5.	Special Zones	103
10.	Parks & Open Space (OS)	105
10.1.	Permitted Uses	105
10.2.	Permitted Structures	105
10.3.	Zone Provisions.....	105
10.4.	Special Zones	105
11.	Flood Fringe Overlay (FF)	106
11.1.	Permitted Uses	106
11.2.	Permitted Structures	106
11.3.	Zone Provisions.....	106
12.	Floodway (FW)	107
12.1.	Permitted Uses	107
12.2.	Permitted Structures	107
12.3.	Zone Provisions.....	107

13. Extractive Resources (ER1)	108
13.1. Permitted Uses	108
13.2. Permitted Structures	108
13.3. Zone Provisions	108
13.4. Special Provisions	108
14. Extractive Industrial (ER2)	110
14.1. Permitted Uses	110
14.2. Permitted Structures	110
14.3. Zone Provisions	110
14.4. Special Provisions	111
15. Lakeshore Residential (LR1)	113
15.1. Permitted Uses	113
15.2. Accessory Uses	113
15.3. Permitted Structures	113
15.4. Zone Provisions	113
15.6. Existing Undeveloped Property	113
15.7. Storage Sheds on Vacant Properties	114
15.8. Special Provisions	114
16. Recreational Trailer Park and Campground (RC2)	116
16.1. Permitted Uses	116
16.2. Accessory Uses	116
16.3. Permitted Structures	116
16.4. Zone Provisions	116
16.5. Provisions for Accessory Residential Uses	116
16.6. Development Ratio	117
16.7. Recreational Space	117
16.8. Site Area	117
16.9. Buffer	117
16.10. Water Access	117
16.11. Density of Development	117
16.12. Additions to Trailers	117
16.13. Distance between Trailers	117
16.14. Parking	118
16.15. Setback from a Lane	118
16.16. Special Provisions	118
17. Recreational Commercial (RC3)	120
17.1. Permitted Uses	120
17.2. Permitted Structures	120
17.3. Zone Provisions	120
17.5. Provisions for Accessory Residential Uses	120
17.6. Provisions for Golf Courses and Associated Uses	120
17.7. Special Zones	121
18. Huron County Playhouse (RC4)	122
18.1. Permitted Uses	122
18.2. Permitted Structures	122
18.3. Zone Provisions	122
18.4. Building Provisions	122
18.5. Special Provisions	122
19. Residential – Low Density (R1)	123

19.1.	Permitted Uses	123
19.2.	Accessory Uses	123
19.3.	Permitted Structures	123
19.4.	Single Detached Dwellings – Zone Provisions	123
19.5.	Semi-Detached, Link Semi-detached, and Duplex Dwellings – Zone Provisions	124
19.6.	Converted Dwellings.....	125
19.7.	Second Units	125
19.8.	Special Zones	125
20.	Residential – Medium Density (R2)	129
20.1.	Permitted Uses	129
20.2.	Accessory Uses	129
20.3.	Permitted Structures	129
20.4.	Single Detached Dwellings – Zone Provisions	129
20.5.	Semi-Detached, Link Semi-detached, and Duplex Dwellings – Zone Provisions	130
20.6.	Triplex and Quadruplex Dwellings – Zone Provisions.....	131
20.7.	Multiple Attached Dwellings, Hospice – Zone Provisions.....	131
20.8.	Converted Dwellings – Zone provisions.....	132
20.9.	Second Units	132
20.10.	Special Zones	132
21.	Residential – High Density (R3)	134
21.1.	Permitted Uses	134
21.2.	Accessory Uses	134
21.3.	Permitted Structures	134
21.4.	Multiple Attached Dwellings, Hospice – Zone Provisions.....	134
21.5.	Apartment Building – Zone Provisions	135
21.6.	Apartment Building – Building Provisions	135
21.7.	Long Term Care Home and Retirement Home – Zone Provisions	136
21.8.	Second Units	136
21.9.	Special Zones	136
22.	Mobile Home Park (R4).....	142
22.1.	Permitted Uses	142
22.2.	Accessory Uses	142
22.3.	Permitted Structures	142
22.4.	Zone Provisions.....	142
22.5.	Building Provisions.....	143
22.6.	General Zone Provisions for Mobile Home Parks	143
22.7.	Special Zones	144
23.	Residential Park (R5).....	145
23.1.	Permitted Uses	145
23.2.	Accessory Uses	145
23.3.	Permitted Structures	145
23.4.	Residential Park - Zone Provisions.....	145
23.5.	Residential Site – Zone Provisions	145
23.6.	General Zone Provisions for Residential Parks	146
24.	Highway Commercial (C3).....	148
24.1.	Permitted Uses	148
24.2.	Permitted Structures	150
24.3.	Zone Provisions.....	150
24.4.	General Commercial Provisions.....	151

24.5.	Provisions for Accessory Dwellings, Residential Uses and Uses Accessory to Residential Uses where Permitted	151
24.6.	Front Yard Planting Area.....	151
24.7.	Existing Use Provisions	152
24.8.	Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash	152
24.9.	Special Zones	153
25.	Core Commercial (C4)	160
25.1.	Permitted Uses	160
25.2.	Permitted Structures	161
25.3.	Zone Provisions.....	161
25.4.	General Commercial Provisions.....	162
25.5.	Special Provisions Defined Area 3	162
25.6.	Prohibited Uses	163
25.7.	Existing Dwellings Combined with a Commercial Use – Zone Provisions.....	163
25.8.	Accessory Dwelling Units Combined with a Commercial Use – Zone Provisions	163
25.9.	Core Area Parking	163
25.10.	Special Zones	163
26.	Mixed Use Commercial (C5).....	164
26.1.	Permitted Uses	164
26.2.	Permitted Structures	165
26.3.	Zone Provisions.....	165
26.4.	General Commercial Provisions.....	166
26.5.	Residential Units in Commercial Zones	166
27.	Grouped Commercial (C6)	167
27.1.	Permitted Uses	167
27.2.	Permitted Structures	169
27.3.	Zone Provisions.....	169
27.4.	General Commercial Provisions.....	170
27.5.	Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash	170
28.	Village Commercial (C8).....	172
28.1.	Permitted Uses	172
28.2.	Permitted Structures	173
28.3.	Zone Provisions.....	173
28.4.	General Commercial Provisions.....	174
28.5.	Existing Buildings, Structures and Properties	174
28.6.	Special Zones	174
29.	Light Industrial (M1)	176
29.1.	Permitted Uses	176
29.2.	Permitted Structures	177
29.3.	Zone Provisions.....	177
29.4.	General Industrial Provisions.....	177
29.5.	Special Zones	179
30.	General Industrial (M2).....	184
30.1.	Permitted Uses	184
30.2.	Permitted Structures	185
30.3.	Zone Provisions.....	185
30.4.	General Industrial Provisions.....	186
30.5.	Existing Use provisions	187
30.6.	Property Subject to Utility Easement	187

30.7.	Open uses permitted	187
30.8.	Servicing limitations	187
30.10.	Special Zones	188
31.	Community Facility (CF).....	192
31.1.	Permitted Uses	192
31.2.	Permitted Structures	193
31.3.	Zone Provisions.....	193
31.4.	Setback from Residential Zone	193
31.5.	Setback from Railway	193
31.6.	Special Zones	194
32.	Disposal (DS)	196
32.1.	Permitted Uses	196
32.2.	Permitted Structures	196
32.3.	Zone Provisions.....	196
32.5.	Sewage Treatment Facility Buffer Overlay	196
33.	Utility (U).....	198
33.1.	Permitted Uses	198
33.2.	Permitted Structures	198
34.	Airport Lands – Essential Facilities (AL1)	199
34.1.	Uses	199
34.2.	Structures	199
35.	Airport Lands – Airport Related Uses (AL2)	200
35.1.	Permitted Uses	200
35.2.	Permitted Structures	200
35.3.	Zone Provisions.....	200
35.4.	Building Provisions.....	200
35.5.	Accessory Residential Use Provisions	201
35.6.	Off Street Parking	201
35.7.	Open Storage	201
35.8.	Special Zones	201
36.	Defined Area Overlay for Public Safety (DA)	203
36.1.	Defined Area 1 (D.A. 1)	203
36.2.	Defined Area 2 (D.A. 2)	203
37.	Salvage Yard (SY).....	204
37.1.	Permitted Uses	204
37.2.	Permitted Structures	204
37.3.	Zone Provisions.....	204
37.4.	Outdoor Storage & Display	204
37.5.	Accessory Sale of Motor Vehicles	205
37.6.	Special Zones	205
38.	Future Development (D)	207
38.1.	Permitted Uses	207
38.2.	Permitted Structures	207
38.3.	Zone Provisions.....	207
38.4.	Special Provisions	207

EXPLANATORY NOTE
ZONING BY-LAW NO. 69-2018
OF THE MUNICIPALITY OF SOUTH HURON

PREAMBLE

This Zoning By-law was passed under Section 34 of *The Planning Act, 1990*. It implements the Official Plan for the Municipality of South Huron which was adopted by the Council of South Huron on February 26, 2014. This Zoning By-law is comprised of both text and zoning maps.

PURPOSE

The purpose of this By-law is to provide the Corporation of the Municipality of South Huron with regulations for all forms of land use or other related matters within the municipality.

BASIS

Such regulations have been deemed necessary and in the public interest by South Huron Municipal Council in order that possible conflicts between existing and proposed land uses can be minimized or reduced in the future.

Prior to the preparation of this By-law, the Municipality of South Huron operated under three Zoning By-laws. This Zoning By-law is a comprehensive revision and consolidation of the Zoning By-laws for the former Municipalities (Town of Exeter, Township of Stephen and the Township of Usborne) which now make up the Municipality of South Huron

Former Municipality of	Operated under the
Town of Exeter	Town of Exeter Zoning By-law 30-1978
Township of Stephen	Township of Stephen Zoning By-law 12-1984
Township of Usborne	Township of Usborne Zoning By-law 13-1984

AFFECTED LANDS

The lands directly affected by this By-law can be described as consisting of all properties lying wholly or partly within the corporate limits of the Municipality of South Huron including the former Municipalities of the Town of Exeter, Township of Stephen and the Township of Usborne.

EXISTING BY-LAWS

From the coming into force of this By-law all previous By-laws of the Municipality, passed pursuant to Section 34 of *The Planning Act* or a predecessor thereof, shall be deemed to have been repealed.

DURATION

It is the intention of South Huron Municipal Council that this Zoning By-law will be effective until circumstances change to such a degree that a revision and up-dating of the By-law is required. Additional uses for specific lands may be permitted by means of a re-zoning or amendment to the Zoning By-law. It is the intention of the Council to accept and review applications to amend the Zoning By-law in order to allow the establishment of uses which are permitted by the Municipality of South Huron Official Plan.

EFFECT

This Zoning By-law is designed to regulate by prohibition all new development except that specifically allowed in the By-law. This By-law will, however, give the Council of South Huron the legal authority to review the merits of any new use which is not specifically allowed by the By-law. If Council, after studying a proposal for a new use, is satisfied that the new use is in the best interests of the Municipality, the new use may be permitted provided that a separate By-law amending this By-law is passed which would permit the new use on the specified parcel of land subject to appropriate regulations.

1. Application, Enforcement, Interpretation and Administration

1.1. Title

This By-law may be cited as the Municipality of South Huron Zoning By-law.

1.2. Amendments

Where this By-law refers to the Municipality of South Huron Zoning By-law, it refers to this By-law and all amendments to this By-law.

1.3. Acts

All Acts as stated in this By-law are in accordance with the most recent version of the cited Act.

1.4. Application

The provisions of this By-law shall apply to all lands within the boundaries of the Municipality of South Huron.

No person shall use any land, or erect, alter or use any building, structure or part thereof within the limits of the Municipality of South Huron except in conformity with the provisions of this By-law.

No person shall use any building, structure or part thereof, erected or altered in contravention of this By-law so long as such building, structure or part thereof, continues to contravene the provisions of this By-law.

No property shall be reduced in area by the conveyance, mortgage or other alienation of a part thereof so that any remaining yard or other open space is less than that required by this By-law. If any such reduction occurs, such property and any building or structure thereon shall not thereafter be used by any person unless the requirements of this By-law are complied with.

The preceding subsection shall not apply to a property reduced in area by the conveyance to or expropriation by the Municipality of South Huron or any other authority having the powers of expropriation.

No person shall change the purpose for which any property, building or structure is used, or erect, alter, or use any building or structure, or sever any lands from any existing property; if the effect of such action is to cause the original, adjoining, remaining or new building, structure or property to be in contravention of this By-law.

1.8. Administration and Enforcement

This By-law shall be administered and enforced by the Municipality of South Huron's Chief Building Official and other employees of the Municipality acting under the direction of the Chief Building Official. All such individuals shall be considered an officer for the purposes of Section 49 of the Planning Act.

1.9. Violation and Penalty

Every person who uses or alters the use of any land or property or alters or erects or uses any building or structure in a manner contrary to any requirements of this By-law, or who causes or permits such use or erection or alteration, or who violates any provision of this By-law or causes or permits a violation, is guilty of an offence and upon conviction thereof shall be liable to a fine as set out in Section 67 of the Planning Act, for each offence, and each day of the occurrence of the offence shall be deemed to be a separate occurrence. Every such penalty shall be recoverable under the Provincial Offences Act.

1.10. Unlawful Uses

Any use established in violation of this By-law or a predecessor of this By-law will be deemed to have been established unlawfully.

1.11. Errors and Omissions – Obligation to Comply

The lack of a survey or adequate information or an error or omission does not relieve the applicant from responsibility for complying with the provisions of this By-law.

1.12. Severability

If any provision or part of a provision of this By-law, including any part of the zoning as shown on the zone maps, is for any reason held to be invalid, it does not affect the validity, effectiveness or enforceability of the other provisions, parts of provisions, or zoning as contained in this By-law.

1.13. Remedies

Where any building or structure is, or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of the provisions of this By-law, the same may be restrained by action at the instance of any ratepayer, or of the County of Huron, or of the Municipality pursuant to the provisions of the Planning Act, the Municipal Act, or the Administration of Justice Act.

Where a person, guilty of an offence under this By-law has been directed to remedy any violation and is in default of doing any matter or thing required, such matter or thing shall be done at the person's expense.

Municipality of South Huron Zoning By-law

Section 1 Application, Administration, Enforcement, Interpretation and Schedules

Where a person has refused or neglected to reimburse the Municipality of South Huron for the cost of such work, thing or matter done, the same may be recovered by the Municipality of South Huron in like manner as municipal taxes.

1.14. Information as to Conformity

Any person requiring written information as to whether a property or any building erected thereon is situated in conformity with the provisions of this By-law, shall present to the Chief Building Official or the authorized alternate:

- an application fee in an amount established by Council by resolution from time to time;
- a current plan of survey signed by an Ontario Land Surveyor showing the boundaries of the property and the location of all buildings and structures thereon; and
- any other information as the Chief Building Official or the authorized alternate may require.

Information as to conformity issued hereunder is subject to the condition that the Municipality of South Huron shall not be bound by any information issued in error.

Where information as to conformity is issued with respect to a non-conforming use such information shall so state.

If an application for information as to conformity does not comply with the above information submission requirements, the Chief Building Official or the authorized alternate may issue such information notwithstanding such non-compliance, if satisfied as to the correctness and adequacy of the application made.

1.15. Licenses and Permits

No building permit, Municipal permit, certificate, or license shall be issued for the use of any land, building or structure unless the requirements of this By-law are met.

1.16. Sign Permits

A sign permit shall be required for the erection of any sign (including billboards) upon private or public property which shall only be issued if such sign is in conformity with the Municipal and County Sign By-laws.

1.17. Buildings to be Moved

In all zones, any building or structure which is moved from one location to another, whether within the zone or from one zone to another, or from any location beyond the boundary of the Municipality, into any zone, shall be considered as being a new building or structure and shall comply with the provisions of this By-law.

Municipality of South Huron Zoning By-law

Section 1 Application, Administration, Enforcement, Interpretation and Schedules

1.18. Repeals

From the coming into force of this By-law all previous By-laws passed under Section 34 of the Planning Act or a predecessor thereof, shall be deemed to have been repealed, including the following:

- By-law 12-1984 of the former Township of Stephen
- By-law 13-1984 of the former Township of Usborne
- By-law 30-1978 of the former Town of Exeter

1.19. Technical Revisions to the Zoning By-law

Revisions may be made to this By-law without the need for a zoning by-law amendment in the following cases:

1.19.1. correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;

1.19.1. adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating or correcting lot line information; updating and correcting infrastructure information; conservation authority regulated lands and top of bank features; keys, legends or title blocks; and

1.19.1. changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers which do not form a part of this by-law and are editorially inserted for convenience of reference only.

1.20. Meaning of Terms

1.20.1. Use

Unless the context otherwise requires, the expression “use” or “to use” in this By-law shall include anything done or permitted by the owner or occupant of any land, building or structure, directly or indirectly or by or through any trustee, tenant, servant, or agent, acting with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.

1.20.2. Tense, Plurality and Gender

For the purposes of this By-law, words used in the present tense include the future; words in the singular number include the plural and words in the plural include the singular number. Words imparting the masculine gender shall include the feminine and the converse.

1.20.3 Shall

The word “shall” will always be construed as mandatory in this By-law.

Municipality of South Huron Zoning By-law
 Section 1 Application, Administration, Enforcement, Interpretation and Schedules

1.21. Terms

All terms used in this By-law, which are not otherwise specifically defined, shall have the meanings given to them by the Planning Act and the Condominium Act at the relevant point in time.

1.22. Zones, Symbols, and Section Numbers

For the purposes of this By-law the Municipality is hereby divided into the following use zones:

Zone Symbol	Zone	Section #
AG1	General Agriculture	4
AG2	Restricted Agriculture	5
AG3	Agricultural Commercial-Industrial	6
AG4	Agricultural Small Holding	7
NE1	Natural Environment Zone 1	8
NE2	Natural Environment Zone 2	9
OS	Parks and Open Space	10
FF	Flood Fringe Overlay	11
FW	Floodway Zone	12
ER1	Extractive Resources	13
ER2	Extractive Industrial	14
LR1	Lakeshore Residential	15
RC2	Recreational Trailer Park and Campground	16
RC3	Recreational Commercial	17
RC4	Huron County Playhouse	18
R1	Residential- Low Density	19
R2	Residential- Medium Density	20
R3	Residential- High Density	21
R4	Mobile Home Park	22
R5	Residential Park	23
C3	Highway Commercial	24
C4	Core Commercial	25
C5	Mixed Use Commercial	26
C6	Grouped Commercial	27
C8	Village Commercial	28
M1	Light Industrial	29
M2	General Industrial	30
CF	Community Facility	31
DS	Disposal	32
U	Utility	33
AL1	Airport Lands- Essential Facilities	34
AL2	Airport-Related Uses	35
SY	Salvage Yard	37
D	Future Development	38

Municipality of South Huron Zoning By-law

Section 1 Application, Administration, Enforcement, Interpretation and Schedules

- The permitted uses, the minimum size and dimensions of properties, the minimum size of yards, the maximum zone coverage, the minimum setback, the minimum landscaped open space, the maximum height of buildings and all other zone provisions are set out herein for the respective zones.
- The extent and boundaries of all the said zones are shown on the attached zone maps which form part of this By-law.
- The symbols/zones listed in the subsection above may be used to refer to buildings and structures, the uses of properties, buildings and structures permitted by this By-law in the said zones, and whenever in this By-law the word “Zone” is used, preceded by any of the said symbols, such zones shall mean any area within the Municipality of South Huron within the scope of this By-law, delineated on a zone map and designated thereon by the said symbol.
- Where the zone symbol designating certain lands as shown on the zone maps is followed by a dash and a number, (for example R2-1), then special provisions apply to such lands and such special provisions will be found by reference to that section of the By-law which deals with that particular zone. Lands designated in this manner shall be subject to all the restrictions of the zone except as otherwise provided by the special provisions.

1.23. Boundaries of Zones

Zone boundaries are construed to be property lines, street lines, or the boundaries of Registered Plans, lanes, private roads, and unopened road allowances as interpreted in accordance with the map legend shown on the zone maps.

Where any zone on the zone maps abuts a natural watercourse, such zone shall be deemed to apply to the natural watercourse and any islands within the watercourse

In the event a street, lane, private road, or road allowance (shown on the zone maps) is closed, the property formerly in said street, lane, private road, or road allowance shall be included within the zone of the adjoining property on either side of the said closed street, lane, private road, or road allowance unless:

- a) the said street, lane, private road, or road allowance was a zone boundary between 2 or more different zones, in which case the new zone boundary shall be the former centreline of the closed street, lane, private road, or road allowance;
- b) the land formerly included in such street, lane, private road, or road allowance is purchased in its entirety by an abutting landowner, in which case the said land shall be included in the same zone as that of the abutting landowner purchasing said land; or
- c) the land formerly included in such street, lane, private road, or road allowance is purchased in its entirety by a person or persons other than an abutting landowner, in

Municipality of South Huron Zoning By-law

Section 1 Application, Administration, Enforcement, Interpretation and Schedules

which case the said land shall be included in the abutting zone which is the most restrictive in terms of use or density.

Following the street, lane, private road, or road allowance closure, the appropriate zone map in this By-law shall be amended in accordance with the above provision. These administrative amendments are permitted from time to time without application, further public notice or Council approval.

Where uncertainty exists with respect to the boundaries of the various zones as shown on the zone maps, the following rules shall apply:

- a) Any street, lane, private road, or road allowance wholly within the boundary of a zone as shown on the zone maps is deemed not to be zoned but is to be used for public highway purposes.
- b) Where any zone boundary is shown as approximately the centreline of a street, lane, watercourse, or easement, such zone boundary shall be construed to follow the centreline of the street, lane, watercourse or easement or the production thereof.
- c) Where the zone boundaries are not shown to be streets, private roads, or lanes, and where indicated boundaries on the zone maps are approximately property lines, the property lines shall be construed to be the zone boundaries unless the boundaries are otherwise indicated on the zone map.
- d) Where a zone boundary is not a street, lane, private road, road allowance, property line, or watercourse and a specific measurement indicating the position of the said boundary is not shown on the zone map, or indicated in the text of the By-law, the position of the zone boundary shall be determined by the Chief Building Official.

1.24. Minimum Requirements

In interpreting and applying the provisions of this By-law, they are held to be the minimum requirements for the orderly, economic and attractive development of the Municipality.

1.25. Uses not Listed as Permitted

Uses not listed as permitted in a zone or otherwise provided for in this By-law shall be prohibited in such zone except as provided for under the Non-Conforming Section of this By-law.

1.26. Use of Examples

Where examples are provided to explain a By-law provision, these examples are illustrative only.

1.27. References to Provincial Legislation

Where a Provincial statute or regulation is referenced, the reference includes all amendments to the statute/regulation that may have occurred since the By-law was

Municipality of South Huron Zoning By-law
Section 1 Application, Administration, Enforcement, Interpretation and Schedules

passed as well as any successor statutes/regulations to the referenced statute/regulation.

1.28. Effective Date

This By-law shall take effect from the date of passing by Council and shall come into force upon approval under the Planning Act.

1.29. Transition: Minor Variances

All applications approved by the Municipality of South Huron Committee of Adjustment under Section 45 of the Planning Act prior to the date this by-law was passed remain effective for a further 18 month period provided all the conditions of the approval are met.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

2. Definitions

For the purposes of this By-law, the definitions and interpretation given in this section shall govern:

Accessory

when used to describe a use, building or structure, means a use or a detached building or structure that is naturally and normally incidental, subordinate and exclusively devoted to supporting the principal use, building or structure and located on the same property. This does not include an accessory dwelling unless otherwise specified.

Agricultural Industrial Establishment

the use of land, buildings and/or structures for the manufacturing and wholesale and/or retail sale of goods that are necessary to support agricultural uses. These include such goods as farm machinery and equipment used for tillage of soil, the planting, spraying, harvesting, transporting, treatment, processing and storage of grain, forage, feed, or forest products, products used for the housing and husbandry of livestock, poultry and fur-bearing animals, and the storage, handling and processing of milk, eggs, and manure and the manufacture of sub-surface drainage materials and equipment.

Agricultural Processing Establishment

the use of land, buildings and/or structures for the processing of products derived from agricultural uses, as defined in this By-law. These shall include such products as seed, grain, feed and forage processing, storage and transport, fruit and vegetable storage and treatment, livestock and poultry assembly, sales and transport, a cheese factory, an egg grading station, a saw mill, an abattoir and a dead stock removal facility.

Agricultural Service Establishment

the use of land, buildings, and/or structures for the purpose of buying or selling commodities and services that are necessary to support agricultural uses as defined in this By-law. These shall include such sales and services as welding and machinery repairs, auction sales facility including livestock, farm drainage and excavation, agricultural-related trucking, well drilling, contracting and trades related to farm buildings and structures, and custom spray, tillage, planting and harvesting services.

Agricultural Supply Establishment

the use of land, and/or buildings or structures for the purpose of supply of goods, materials or services that are necessary to support agricultural uses as defined in this By-law. These shall include such goods and services as the sale, processing and

Municipality of South Huron Zoning By-law
Section 2 Definitions

storage of seed, feed, fertilizers and chemical products, farm machinery and equipment sales and service, and animal and poultry health and breeding services.

Agricultural Use, General

general farming and without limiting the generality of the foregoing shall include such uses as: the general cultivation of land and the associated production, conditioning, processing and storage of field crops, vegetables, fruit, horticultural crops, biomass and nursery stock and the selling of such produced on the premises, the breeding and care of livestock, fowl, fur-bearing animals and bees, aquaculture, and the selling of such stock or the product of such stock raised on the premises and the management of forest, and the sale of forest products, including fuel wood, pulp wood, timber, Christmas trees, and maple products, and includes a farm dwelling and accessory buildings and uses.

Agricultural Use, Limited

the planting and harvesting of field, bush, vine, forest, or tree crops and grazing not including an accessory residence or livestock facility.

Agri-tourism

those farm-related tourism uses, including limited accommodation such as a bed and breakfast that promote the enjoyment, education or activities related to the farm operation. Agri-tourism uses are secondary to the principle agricultural use of the property and are limited in area.

Alter, Alteration, Altered, or Altering

when used in reference to a building or part thereof, means any change in a bearing wall or partition or column, beam, girder or other supporting member of a building or structure or any change in the area or volume of a building or structure.

When used in reference to a property, to decrease/increase the width, depth or area of a property or to decrease/increase the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such property with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of said property, or otherwise.

Airfield

land used for the purpose of landing, storing, taxiing or taking-off of private aircraft as an accessory use, but does not include an airport.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Airport

land, lot(s), property or buildings used for the purpose of landing, storing, taxiing or taking-off of private or commercial aircraft, pursuant to the regulations of the Ministry of Transport and/or Transport Canada.

Amenity Area

the area intended for recreational purposes, which may include landscaped open space, patios, balconies, communal lounges, swimming pools and similar uses, but shall not include the area occupied at grade by the buildings, service areas, parking areas and driveways.

Amusement Arcade

a place of business where an individual, association, partnership or corporation, maintains as its primary use, 4 or more amusement devices for public use which shall include mechanical, electrical, computer or similar for game entertainment.

Antenna

the use of land, buildings or structures for the purpose of sending or receiving electromagnetic waves. Any antenna over 16.6 metres (54 feet) above grade level is considered a structure.

Art Gallery

a building or part thereof where works of art such as paintings, sculptures, pottery, glass and weaving are displayed for viewing and sale. This may also include instruction and sales of art supplies.

Assembly Hall

a building or part of a building, in which facilities are provided for such purposes as meetings for charitable, civic, cultural, educational, political, religious or social purposes and shall include a banquet hall, private club or fraternal organization or community centre.

Asphalt/Concrete/Ready Mix Batching Plant

an establishment used for the production of asphalt, concrete, ready mix or products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises and the storage and maintenance of required equipment.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Attached Garage

a private garage, accessory to a dwelling unit on the same property and connected by a common wall and/or common roof structure. For the purpose of determining lines of setback and side yard setbacks, an attached garage shall be considered part of the main building.

Auto Body Shop

a building and/or property used for the repair and painting of motor vehicles but does not include any other motor vehicle uses.

Bake Shop

a building for producing, mixing, compounding or baking bread, biscuits, cakes or other baked products, including the sale of baked goods.

Basement

the portion of a building that is partly below finished grade level and has at least 50% of its height from finished floor to finished ceiling above the adjacent finished grade level and in which the height from adjacent finished grade level to the ceiling is less than 2 metres.

Bed and Breakfast Establishment

a single detached dwelling, in which the proprietor resides, where no more than 4 guest rooms are made available by the residents of the dwelling to travelers or vacationers for temporary overnight accommodation and with or without their guest's meals. This definition does not include a hotel, motel, or restaurant.

Brewing Establishment

a commercial establishment where individuals produce beer, wine and/or cider for personal consumption off the premises; and where beer, wine and/or cider ingredients and materials are purchased. Equipment and storage area is used for a fee by the same individuals. This does not include large scale manufacturing of beer, wine or cider.

Building

includes any structure whether temporary or permanent, used or built for any purpose other than a lawful boundary, wall or fence. Any enclosure, fixed-non retractable awning, bin, bunk or other container, or platform, used upon any land or in conjunction with or connected to any structure for any purpose shall be deemed a building.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Building Envelope

the buildable area on a property, defined by the minimum front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.

Building Height

see “Height”.

Building Line

a line, the purpose of which is to establish the closest points to a road at which a building or structure may be located. The location of the building line shall be such that it is parallel to the centreline of the road and offset from the street line, a distance equal to the minimum front yard dimension.

Building Setback

the minimum horizontal distance between the property line and the nearest part of any building or structure.

Building Supply and Sales Establishment

see “Lumber Yard”.

Bulk Sales Establishment

the use of land, a structure or a building for the purposes of buying and selling fuel, oil, wood, coal, lumber, and/or nursery stock, but does not include manufacturing, assembling, or processing uses.

Campground

a recreational establishment operated by a private, or public organization with temporary accommodation in tents, cabins, cottages, lodges and shall include a day camp or scout camp, but does not include a trailer and tent park or a mobile home park.

Canopy

a roof free of enclosing walls over a gasoline pump island or an entrance to a building or structure.

Carport

a parking space that is partially enclosed, has a roof, and is for the purpose of storing 1 or more private vehicles.

Municipality of South Huron Zoning By-law
Section 2 Definitions
Car Wash

a building and property used for the washing or cleaning of motor vehicles by automobile washing equipment and may include the sale of fuels for motor vehicles, but shall not include any other automotive use defined in this By-law.

Catalogue Store

a retail commercial establishment in which orders are accepted for the purchase of goods listed in a catalogue provided by the establishment and in which some or all of the goods so listed may also be available within the establishment for sale at retail.

Catastrophe

an unanticipated, disastrous loss of part or all of a livestock facility, dwelling or other building or structure due to fire, collapse, flood, wind or other such event.

Cemetery

a cemetery, columbarium or mausoleum within the meaning of the Funeral, Burial and Cremation Services Act.

Chief Building Official (CBO)

the chief building official appointed by the Municipality under Section 3 or 4 of the Building Code Act.

Clinic

a building or part thereof, used exclusively by physicians, dentists, drugless practitioners, licensed medical practitioners, their staff and their patients for the purpose of consultation, diagnosis and office treatment. A clinic may also include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care.

Commercial Motor Vehicle

any motor vehicle having permanently attached thereto a truck or delivery body and without limiting the generality of the foregoing, includes: ambulances, hearses, motor buses and tractors used for hauling purposes, but excludes travel trailers, motor homes and tractor trailers, as defined herein.

Commercial Storage Warehouse (Rental Units)

an enclosed building used for the storage of household, business and recreational goods on a rental basis; the rental units may be singular or multiple.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Commercial Use

Means the land, building or structures for the purpose of buying, renting or selling commodities and/or supplying services, but does not include an Industrial Use.

Community Centre

see “Assembly Hall”

Community Facility

a land use which provides facilities for public service and public use which are owned or operated by public, semi-public or private enterprise or regulations for the health, protection and welfare of the community. Community facilities include but are not limited to:

- public utilities such as a waterworks system, sewage works system, electric power, gas, communications facilities, roads and railway networks, flood and erosion control works;
- government buildings such as administration offices, court houses, post offices, assessment and registry offices;
- cultural facilities such as libraries, museums, auditoriums, theaters, Cultural Heritage sites, and civic and convention centres;
- sport facilities such as arenas, race tracks, fair grounds, stadiums, and health and recreation facilities;
- public service facilities such as police and fire stations, cemeteries, works yards and government garages;
- institutions such as places of worship, schools, hospitals, day care centres, group homes, fraternal homes or other non-profit organizations.

Community Garden

An area used by a group of people for the purposes of growing food and/or ornamental plants.

Conservation

the use of land and/or water for the purpose of planned management of natural resources.

Conservation Authority

one or both of the Ausable Bayfield Conservation Authority or the Upper Thames River Conservation Authority, depending on the applicable jurisdiction of each Conservation Authority.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Contractor's Shop

means any building, or part of a building, used for the non-offensive performance of shop or assembly work or the non-offensive storage of building, construction, landscaping, and maintenance materials and equipment. Such activities shall be entirely contained within a building or structure; and may include sales which are incidental and accessory to the use, provided that the retail portion of the business is limited to ten percent (10%) of the gross floor area or ten square metres, whichever is less.

Contractor's Yard or Shop, Type "A"

Means land or buildings used for the non-offensive performance of shop or assembly work or the non-offensive storage of building, construction, landscaping, and maintenance materials and equipment.

Contractor's Yard or Shop, Type "B"

means land or buildings used for the storage of heavy machinery, plant or equipment such as cranes, ploughs, tractors and road making equipment and building, construction, landscaping, and maintenance materials.

Construct, Constructed, or Construction

the erecting, installation, extension, material alteration or repair of a building or structure and includes the installation of a building or structure fabricated or moved on site.

Council

the Municipal Council of the Corporation of the Municipality of South Huron.

County or County of Huron

the Corporation of the County of Huron.

Coverage

see "Zone Coverage".

Crawlspace

the portion of a building with more than 50% of its height from finished floor to finished ceiling below the adjacent finished grade level.

Cultural Heritage Site

an area containing buildings or places in which historic events occurred, or having special public value because of notable architecture or features relating to the cultural or artistic heritage of the community.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Day Nursery

a premises that receives more than 5 children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding 24 hours, where the children are:

- under 18 years of age in the case of a day nursery for children with a developmental disability, and
- under 10 years of age in all other cases,
- but does not include part of a public school or private school under the Education Act.

Day Centre, Adult

a facility providing activities, programs and services for adults not including residential accommodation.

Deck

an external structure comprised of a floor, commonly made of wood, any portion of which is more than 0.2 metres above the finished grade. A deck may or may not be attached to a building and does not include a balcony, or at grade patio.

Derelict Motor Vehicle

a motor vehicle that is in a wrecked, discarded, dismantled, unlicensed or unregistered, inoperative or abandoned condition.

Detached

totally separate and in no way connected.

Detached Garage

a private garage, accessory to a dwelling unit on the same property that is not attached to the dwelling.

Development

the creation of a new property, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act.

Drive-through Restaurant

an element of a restaurant use associated with ordering and serving food and beverages to patrons where they remain within a motor vehicle, and includes any associated speaker system and order board.

Municipality of South Huron Zoning By-law
Section 2 Definitions
Driveway

a vehicular passageway having at least 1 end connected to a public thoroughfare, and providing ingress to and/or egress from a property.

Dry Cleaning Establishment

a building, or part thereof, in which the business of dry cleaning, dye drying, cleaning, or pressing of articles or goods of fabric is carried on, in which only non-combustible and non-flammable solvents are used; which emit no odours, fumes, noise, or vibration causing a nuisance or inconvenience within or outside the premises.

Dry Industry

an industry which by nature of its operation, process, or fabrication of raw materials or services rendered does not require a water supply for processing. The only sewage effluent will be that produced from normal sanitary and eating facilities required for the employees.

Dwelling

a building or part thereof, occupied or capable of being occupied as a home, residence or sleeping place by 1 or more persons, constructed on-site, or off-site in parts designed to be transported to a property and where they are joined as integral units and placed on a permanent foundation over a crawlspace or basement, but shall not include travel trailers, tourist trailers, camper and motor vehicles, hotels, motels, or institutions.

a) Accessory Dwelling

a dwelling which is accessory to a building or use as permitted by this By-law.

b) Apartment Dwelling

a building or part thereof consisting of 5 or more dwelling units which have a common entrance from the street level and the occupants of which have the right to use common halls and/or stairs and/or elevators and yards. This does not include a motel or a hotel.

c) Bed and Breakfast

see "Bed and Breakfast Establishment"

d) Boarding, Lodging or Rooming House

means a building, a portion of which is used as the residence of the lessee, tenant or owner, in which sleeping accommodation with or without meals is provided for consideration to persons other than such lessee, tenant, or owner or their family members, and which is not open to the public on an equal basis, and does not include a hotel, motel or multiple-family dwelling/nursing home or home for the aged.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

e) Converted Dwelling

a dwelling erected prior to the passing of this By-law which because of size and design the interior has been or can be converted to provide up to 4 dwelling units.

f) Single Detached Dwelling

a completely detached permanent dwelling to which entrance is gained only by a private entrance outside the building, and containing only 1 main dwelling.

g) Duplex Dwelling

the whole of a dwelling that is divided horizontally into 2 separate dwelling units each of which has an independent entrance either directly from the outside or through a common vestibule.

h) Farm Dwelling

a dwelling unit that is naturally and normally incidental and subordinate and exclusively used in conjunction with a farm and is situated on the same property as the farm.

i) Group Home

A premises used to provide supervised living accommodation as per the requirements of its residents, licensed or funded under the Province of Ontario or Government of Canada legislation, for a maximum of 10 persons, exclusive of staff, living together in a single housekeeping unit.

j) Link Semi-Detached Dwelling

1 of a pair of 2 single attached dwellings attached below grade by a wall, each dwelling having an independent entrance directly from the outside.

k) Modular Home

a pre-fabricated single detached dwelling designed to be transported once only to a final location and constructed so as the shortest side of such dwelling is not less than 6.0 metres in width. A modular home is built to the CSA A277 standard.

l) Mobile Home

a pre-fabricated dwelling unit occupied or designed for occupancy by 1 or more persons on a permanent basis, having a floor area of not less than 50 square metres designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), placed or designed to be placed on permanent foundations, constructed in conformity with CSAZ240 MH Series, and connected or designed to

Municipality of South Huron Zoning By-law
Section 2 Definitions

be connected to public utilities, but shall not include a travel trailer, park model trailer, tent trailer or a trailer otherwise designed.

m) Multiple Attached Dwelling

a building that is completely divided vertically into 3 or more dwelling units by a party wall of masonry construction, each dwelling unit having independent entrance directly from the outside.

n) Nursing Home Dwelling

Shall mean a nursing home as defined under the *Nursing Home Act*, as amended from time to time.

o) Park Model Trailer

a recreational unit that meets the following criteria:

- built on a single chassis mounted on wheels;
- designed to facilitate relocation from time to time;
- designed as living quarters for seasonal camping and may be connected to those utilities necessary for the operation of installed fixtures and appliances;
- has a floor area, including lofts, not exceeding 65 square metres and
- designed and constructed in accordance with CSA Z241 Series, Park Model Trailers.

p) Quadruplex Dwelling

the whole of a building originally designed for and divided into 4 separate dwelling units with at least 1 of the units on a second floor and each unit having an independent entrance either directly from the outside or through a common vestibule.

q) Semi-Detached Dwelling

a building that is completely divided vertically into 2 dwelling units by a common wall, each dwelling unit having an independent entrance directly from the outside.

r) Triplex Dwelling

the whole of a building originally designed for and divided into 3 separate dwelling units with at least 1 of the units on a second floor and each unit having an independent entrance either directly from the outside or through a common vestibule.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

s) Second Unit

an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling, semi-detached dwelling, or multiple attached dwelling or accessory structure.

Dwelling Unit

one or more habitable rooms constituting self-contained living quarters for use of 1 or more individuals including the provision of kitchen and sanitary facilities and sleeping accommodation for the exclusive use of such individual or individuals, and having a private entrance from outside the building or from a common hallway or stairway inside the building.

Easement

a right to use another person's land for a specified purpose.

Equipment Sales and Rental

a building or part of a building or structure in which heavy machinery equipment is offered for sale or kept for rent, lease or hire under agreement for compensation, but not any other establishment defined or classified in this By-law.

Erect or Erecting

includes build, construct or reconstruct, alter, enlarge and relocate and without limiting the generality of the foregoing, shall be taken to include any associated physical operation such as piling, cribbing, and structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

Existing

in existence, being an actuality as of the date of the final passing of this By-law or for a special zone, on the date of the final passing of the By-law establishing the special zone.

Extractive Use

the use of land and/or buildings, or structures for the removal of gravel, stone, sand, earth, clay, fill, mineral, commercial scale water-taking or other similar substances for construction, industrial or manufacturing purposes; and includes accessory uses.

Fairgrounds

land devoted to entertainment on a seasonal or temporary basis and may include, but is not limited to, grandstands, displays of farm produce for judging and for sale, livestock shows, horseracing, other sports events, auctions, flea markets, and concession stands and other accessory building normally associated with such a use.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Farm

a parcel of land together with its dependent buildings including all associated on-farm buildings and structures held for the purpose of a general agricultural use.

Farm Produce Sales Outlet

a fruit, vegetable, flower, plant and/or farm produce stand set up as an accessory use to an agricultural use on a farm, used for the sale of produce from that same agricultural use.

Farmers Market

a building, part of a building, or an open outdoor area where agricultural produce, food items, plants, and craft items are offered or temporarily stored for occasional retail sale on the site by more than 1 vendor, but does not include a flea market.

Fence

a barrier, comprised of wooden, metal or plastic posts, wire mesh or hedge, for example, used as a boundary or means of enclosure. For the purpose of this By-law, a fence shall not be considered as a structure.

Financial Institution

any building used for the premises of a bank, trust company, finance company, mortgage company or investment company.

Fishery

a building or part thereof which is used in conjunction with marine facilities for the catching of fish. A fishery may include freezing facilities, the retail and wholesale sale of fresh and frozen fish or a fast food outlet or a restaurant specializing in the retail sale of fish.

Flea Market

an occasional or periodic market held in an open area or in a building or structure, where groups of individual sellers display and offer goods for sale to the public, but does not include a private garage sale or farmers market.

Floor Area

the area of a floor of a building measured from the outside of all exterior walls exclusive of any attic, basement, carport, crawlspace, private garage or veranda, and excluding any floor area with a ceiling height of less than 2 metres.

Flow Path

surface channel or depression that conducts liquids away from a facility, site or area.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Forestry

the use of the land for the growth and management of trees.

Frontage

see “Property Frontage”.

Fuel Storage

a building or structure or depot designed and used exclusively as a storage facility for combustible liquids.

Full Services

municipally provided (either directly or under contract) sewage disposal and drinking water services.

Garage Sale

an occasional sale held by the occupants of a dwelling unit on their own premises, of household goods and not merchandise which was purchased for resale or obtained on consignment. No person shall conduct more than 6 garage sales per year at 1 location, with a maximum duration of 1 weekend per sale.

Garden Suite

1 unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

Gasoline Station

1 or more pump islands, each consisting of 1 or more gasoline or fuel pumps, and shelter having a floor area of not more than 10 square metres. An accessory convenience store, including washrooms, may be permitted in addition to the sale of propane, fuels, lubricants and/or liquids to service the needs of the travelling public. This shall not include vehicles sales/rentals, repairs, oil changes, or greasing.

Golf Course

a public or private area operated for the purposes of playing golf and includes a par 3 golf course, driving ranges, miniature golf courses and associated recreational uses such as a club house, restaurant, swimming pool and tennis courts.

Golf Driving Tee or Driving Range

a use which provides facilities designed and operated primarily for the practicing of golf shots but does not include a golf course as defined herein.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Government Use

a property, building, or part thereof owned, rented, or leased by the Municipality of South Huron, County of Huron, Province of Ontario, or Government of Canada.

Grain Elevator

a building or structure used for the commercial storage and/or transshipment of grain.

Greenhouse, Commercial

a building or group of buildings used for the growing of flowers, plants, fruits and vegetables, shrubs, trees and similar vegetation, which are planned, designed, developed and managed as a unit. The products produced from such buildings or structures may be wholesaled from the site.

Ground Floor Area

the floor area of the lowest storey of a building approximately at or first above the average finished grade level, excluding any basement or crawlspace, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but:

- a) excludes car parking areas within the building; and
- b) for the purpose of this paragraph the walls of an inner court are and shall be deemed to be exterior walls.

Guest Cabin

a dwelling unit for guest accommodation accessory to a single detached dwelling in the Lakeshore Residential area which provides sleeping accommodation only and shall not contain plumbing.

Guest Room

a room or suite of rooms used or maintained for the accommodation of the public.

Habitable Room

any room within a dwelling unit used or capable of being used for living, eating and sleeping, but excluding a bathroom toilet room, serving or storage pantry, laundry, and corridor.

Hazard Lands

those lands identified by the applicable Ausable Bayfield Conservation Authority that are susceptible to flooding or erosion, have steep slopes or soil instability, sinkholes, as well as lands adjacent to ravines, river valleys, streams and water bodies, or other environmental or human made hazards.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Height

when used with reference to a building or structure shall mean the vertical distance between the finished grade at the front of the building or structure and the highest point of the roof surface or parapet, whichever is the higher but exclusive of any structure accommodating an elevator, staircase, water tank, ventilating fan, skylight, aerial, steeple, cupola, chimney, firewall, smoke stack or other ornamental or utilitarian structure which rises above the roof level but does not provide habitable living space.

Home Industry

a craft, trade, guild, or service carried on as a secondary use entirely within an accessory building on a lot provided the individual carrying out the craft, trade, guild or service resides within a dwelling unit located on the same lot, subject to the General Provisions for Home Industry. A home industry does not include an automobile body shop.

Home Occupation

an occupation, personal service, business, craft or profession, carried on as a secondary use entirely within a dwelling unit provided the individual carrying on the activity resides within such dwelling unit, subject to the General Provisions for Home Occupations. A home occupation does not include a bed & breakfast establishment.

Home Improvement Centre

a retail hardware and building supply outlet including detached sheds, warehousing and related office, garden sales, covered and open lumber storage.

Hospice

A residential facility where terminally ill patients receive palliative care treatment in a home-like setting with a maximum of 10 patient beds at any given time.

Hostel

an establishment providing accommodation for the traveling public and may include communal spaces such as a kitchen.

Hotel

an establishment consisting of 1 building or part thereof or 2 or more connected or adjacent buildings providing sleeping accommodation (with or without meals) to the public. Each guest room may only be entered from the interior of the building and may not have private cooking facilities. A hotel may include public rooms licensed under the Liquor Licensing Act. A hotel does not include a guest cabin.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Industrial Use, General

shall mean the use of land, building or structure for the purpose of manufacturing, assembling, making, growing, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance, article or thing, including the storage of building and construction equipment and materials, but not including any noxious industry, pit or oil well.

Industrial Use, Light

shall mean the growing, manufacturing, assembly or processing of component parts to produce finished products suitable for retail or service trade but does not include food, beverage, tobacco, rubber, leather, textile and knitting, wood printing, metal fabricating or similar industries if these operations involve stamping presses, furnaces, machinery, or the emission of any air or water pollution, that can be smelled, heard or otherwise perceived outside of the building.

Industrial Mall

a building or group of buildings designed, developed, owned and managed as a unit containing 3 or more separated spaces for lease or occupancy by industrial uses as established by this By-law.

Kennel

any property, building or structure where domesticated animals are commercially housed, groomed, bred, boarded, trained or sold and which may offer provisions for minor medical treatment.

Landscaped Open Space

open space comprised of lawn and/or ornamental shrubs, flowers and trees, but shall not include parking areas, traffic aisles, driveways, ramps, sports courts (such as tennis or basketball courts), or areas used for the storage of equipment, vehicles or other materials.

Landscaping

a combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property and to provide a screen to mitigate any objectionable aspects that may detrimentally affect adjacent land but does not include parking areas, patios, walkways, driveways, traffic aisles or ramps.

Lane

a public thoroughfare which affords only a secondary means of access to abutting properties and which is not intended for general traffic circulation.

Municipality of South Huron Zoning By-law
Section 2 Definitions
Laundromat

an establishment containing 1 or more washing machines and could include drying, ironing, finishing and incidental equipment, provided that only water, soaps and detergents are used and provided that no such operation shall emit any noise or vibrations which cause a nuisance or inconvenience within or without the premises. This definition may include a self-service coin operated laundromat.

Livestock

includes dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur-bearing animals, deer and elk, game animals and other animals identified in the Minimum Distance Separation Formulae.

Livestock Facility

1 or more barns or permanent structures with livestock-occupied portions, intended for keeping or housing livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.

Live/Work Unit

means a dwelling unit having an area of not more than 200 square metres that contains a commercial use such as a professional office, studio or gallery on the main floor of the dwelling unit.

Loading Space

an off-street space, on the same property as the building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials and which abuts a street, lane or other legal means of access.

Long-term Care Home

a long-term care home is a residence for persons who need help with the activities of daily living, access to 24-hour nursing care or supervision in a secure setting. Long-term care homes must be licensed or approved by the Ministry of Health and Long-Term Care under the Long-term Care Homes Act as amended.

Lumber Yard

a place of business which retails lumber and related materials and may include open storage and warehousing.

Main Building

the building designed and/or intended to accommodate the principal use(s) permitted by this By-law.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Medical Marihuana Production Facility

means premises used for producing, processing, testing, destroying, packaging and shipping of medical marihuana authorized by a license issued by the federal Minister of Health, pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, to the Controlled Drugs and Substances Act, SC 1996, c 19, as amended.

Microbrewery

Means a building or structure or part thereof used for the small scale manufacturing, processing, retail sale, and distribution of beverages and alcoholic substances; which is operated in accordance with the Municipality's sewer use by-law. A microbrewery may include a brewery, cidery, distillery, meadery, or winery. A microbrewery may also include the preparation, offering for sale, and consumption of food or drinks including alcoholic drinks; entertainment and hosting of events; and tours of the facility.

Mineral Aggregate Operation

means lands under license or permit with the Aggregate Resources Act and associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Miniature Golf Course

a use which provides facilities designed and operated primarily for what is commonly known as miniature golf but does not include a golf driving tee or range or a golf course as defined herein.

Minimum Distance Separation (MDS) Formulae

a tool to determine the required distance for new development from existing livestock facilities or for a new or expanding livestock facility from an existing use or proposed development as determined by the Minimum Distance Separation (MDS) Formulae approved by the Province of Ontario (as amended from time to time) and includes any MDS Implementation Guidelines issued by the Province.

Mixed Commercial/Residential Building

means a building or structure which is used for a mixture of commercial and residential uses, the ground floor of which shall be primarily used for commercial uses.

Mobile Home Park

a property containing 2 or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes together with

Municipality of South Huron Zoning By-law Section 2 Definitions
--

commercial-recreational and service uses for mobile home park residents, including any building, structure or enclosure forming a part of such mobile home park.

Mobile Home Site

a parcel of land within a mobile home park occupied by or intended for occupancy by 1 mobile home together with all yards and open space required by this By-law.

Motel

a separate building or a group of 2 or more connected or detached buildings designed and used mainly for the purpose of catering to the needs of the traveling public by furnishing sleeping accommodation with or without supplying food for guests. The motel may include accessory recreational facilities and each guest room may be entered directly from the exterior of the building. A motel shall not include a boarding, lodging or rooming house or a hotel.

Motorized Recreational Vehicle Sales and Service

a building or a structure used for the sale and service of motorized recreational vehicles such as: boats, motorcycles, snowmobiles and all-terrain vehicles.

Motor Home

see "Travel Trailer".

Motor Vehicle

an automobile, truck, motorcycle or motorized snow or all-terrain vehicle, but does not include the cars of electric or steam railways, or other vehicles running only on rails, or a traction engine, farm tractor, self-propelled farm machinery or road building machine.

Motor Vehicle Repair Shop

a building and/or land used for the servicing, repair, cleaning, polishing, lubrication and greasing of motor vehicles and may include minor vehicular body repair and re-painting, but shall not include any other motor vehicle use defined in this By-law.

Motor Vehicle Rust Proofing Establishment

a building used for the application of rust proofing materials on motor vehicles.

Motor Vehicle Sales and/or Services Establishment

a building and/or property used for the display and sale of new or used motor vehicles, and/or the servicing, repair, cleaning, polishing and greasing of these products, the sale of accessories and related products, the leasing or renting of motor vehicles and the retail sales of motor vehicle lubricants and fuels. This establishment may also include

Municipality of South Huron Zoning By-law
Section 2 Definitions

such minor body repair that may be incidental to the mechanical servicing and repair of motor vehicles.

Mushroom Growing Facility

the growing of mushrooms using a non-manure based growing material, such as wood/sawdust, with no use of animal wastes in the production process.

Natural Environment

areas of wetlands, woodlands, watercourses, valleys, and/or environmentally sensitive areas (ESAs). ESAs may include: life science areas of natural and scientific interest (Life Science ANSIs); habitat for threatened or endangered species; wildlife habitat; earth science areas of natural and scientific interest (Earth Science ANSIs).

Non-Complying

a legally existing property, building or structure that is permitted by the provisions of the applicable zone which does not meet the zone provisions with respect to yards, zone area, frontage, parking, setback, or any other provision of this By-law applicable to that zone.

Non-Conforming

a legally existing use, as of the date of passing of this By-law, that is not permitted in the zone in which it is located.

Noxious Use

a use which:

- a) may be hazardous or injurious in regards to health or safety,
- b) prejudices the character of the surrounding area, or
- c) may interfere with the normal enjoyment of any use of land, building or structure by the emission of a contaminant within the meaning of the Environmental Protection Act. A noxious use is also a use which is a nuisance by reason of emission of airborne or waterborne odours, gases, dirt, smoke, noise, vibration, fumes, cinders, soot or waste, or the depositing or leaving of unsightly objects or chattels on land.

Nutrient Unit (NU)

the equivalent value for various types of livestock based on manure nutrient production as provided by the Minimum Distance Separation (MDS) Formulae.

Occupancy

to reside in as owner or tenant on a permanent or temporary basis.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Office

any building or part of a building in which business may be transacted, a service performed or consultation given, but excludes such uses as retail sale, repair, manufacture, assembly or storage of goods, or places of assembly or amusement.

Official Plan

the Official Plan for the Municipality of South Huron, including amendments thereto as adopted by Municipal Council and as approved by the County of Huron.

On Farm Diversified Uses

Uses that are secondary to the principal agricultural use of the property and are limited in area. On farm diversified uses may include home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products. On farm diversified uses may include accessory retail of goods produced on the property

Outdoor Display

the open air display of goods or merchandise for sale.

Outdoor Storage

the storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings, which are open to the air on the sides.

Owner

the person who holds legal title to a piece of property.

Park, Private

a non-commercial recreation area other than a public park used by the owner and their guests and may include therein a swimming pool, wading pool, picnic area, tennis courts, a bowling green, a country club, and similar open space uses.

Park, Public

a recreational area owned or controlled by the Municipality of South Huron or by any Board, Commission or other Authority established under any statute of the Province of Ontario or any religious, charitable or philanthropic organization. A public park may contain play equipment, sports fields, tennis courts, a bowling green, swimming and wading pools, splash pads, community gardens, streetscaping, parking and similar open space uses.

Parking Aisle

a portion of a parking area which abuts on 1 or more sides of parking spaces to which it provides access and which is not used for the parking of vehicles.

Municipality of South Huron Zoning By-law
Section 2 Definitions
Parking Lot

a property used or intended for the temporary parking of 2 or more motor vehicles and may include aisles, parking spaces and related entrances and exits, but shall not include any part of a street.

Parking Space

a space on which a motor vehicle may be temporarily parked.

Parking Space, Barrier Free Type A

a designated accessible parking space designed for use by people who use mobility devices which require space for the deployment of ramps; and which has signage that identifies the space as 'Van Accessible'. For barrier free parking regulations, see General Provisions.

Parking Space, Barrier Free Type B

a designated accessible parking space designed for use by people who use mobility devices which do not require space for the deployment of ramps. For barrier free parking regulations, see General Provisions.

Partial/Private Services

sewage disposal and/or drinking water services that are not provided by the Municipality directly or through a contract, including:

- municipal water service and private sewage disposal (septic).
- private water service and sewage disposal.
- private water service and municipal sewage disposal.

Patio

means an open area of land covered by a slab or other material on grade, and used or intended for use as an outdoor amenity area, but does not include a deck.

Permitted

shall mean permitted by this By-law.

Person

any individual, association, partnership, corporation, Municipal Corporation, agent or trustee and the heirs, executors or other legal representative of a person to whom the context can apply accordingly to law.

Personal Services Shop

a building or part thereof in which persons are employed for the purpose of providing service and otherwise administering to the individual and personal needs of persons and shall include such uses as a barber shop, a hair dressing shop, a beauty parlour, a

Municipality of South Huron Zoning By-law
Section 2 Definitions

dressmaking or tailor shop, a shoe repair shop, a watch and jewelry repair shop, a sun tanning shop, or other similar uses. General retail is not permitted and any sale of merchandise from a personal service shop must be accessory to and associated with the personal services provided in that shop.

Pit

a place where unconsolidated aggregate or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes.

Place of Entertainment

Means a building or structure or part thereof used for recreational activities including an arcade, auditorium, billiard or pool room, bowling alley, cinema, dance hall, gaming facility, ice or roller skating rink, or theatre, but does not include any place of entertainment or recreation otherwise defined or classified in this By-law. A place of entertainment may also include the offering for sale, serving and consumption of food or drinks, which may include alcohol where appropriately licensed.

Place of Worship

a building commonly used by any recognized religious organization for public worship, and may include a rectory or manse, church hall, auditorium, monastery, convent, day nursery, temporary accommodation, or religious school associated with or accessory thereto.

Planning Act

the Planning Act of Ontario, R.S.O. 1990, c P.13, as amended from time to time and includes the former Planning Acts of Ontario as in force from time to time.

Planting Strip

an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs not less than 1.5 metres high, immediately adjacent to the property line or portion thereof along which such planting strip is required.

Playground

an area of landscaped open space, equipped with children's equipment, such as slides, swings or wading pools.

Portable Asphalt Plant

a temporary asphalt batching plant established for a public road project.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Portable Food Outlet

a trailer, tent or vehicle that is designed to be made mobile, from which food is prepared and offered for sale to the public for consumption outside.

Private Club

a building or part of a building used as a meeting place for members of a chartered organization, and shall include a lodge, a fraternity or sorority house, hostel, and a labour union hall.

Private Garage

A fully enclosed attached or detached accessory building or portion of a dwelling which is designed or used for the sheltering of private motor vehicles and the storage of household equipment incidental to the residential occupancy but does not include a carport or other open shelter.

Professional Office

any office where professionally qualified persons, technical assistants and associated clerical staff are employed and where clients or patients go for advice, consultation or treatment. Without limiting the generality of the foregoing, professional office uses may include: business providing qualified professional services such as physicians, lawyers, drugless practitioners, and planners; and any other use of a similar nature which conforms to the criteria above; but shall not include the uses of a Personal Service Shop or Service Shop.

Property

a contiguous parcel of land owned by 1 person or more persons either as tenants in common as to the whole parcel or as joint tenants as to the whole parcel, and which parcel of land is also:

- a whole of a lot or block on a registered Plan of Subdivision;
- a whole of a unit on a Vacant Land Condominium Plan;
- the whole of a contiguous parcel of common elements within a Vacant Land Condominium Plan or within a Common Elements Condominium Plan;
- the whole of the lands within a Standard Condominium Plan; or
- a parcel which may otherwise be conveyed separately without contravening the Planning Act, not including a unit within a Standard Condominium Plan.

a) Lot, Corner

a property situated at the intersection of, or abutting upon, 2 or more streets, provided that the angle of intersection of such streets is not more than 135 degrees.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

b) Exterior Side Property Line

any property line other than a front or rear property line abutting a street, private road, or lane.

c) Front Property Line

the property line that abuts the street except that, in the case of a corner property, the shorter property line that abuts the street shall be deemed the front property line and the longer property line that abuts the street or unopened road allowance shall be deemed the exterior side property line.

In the case of a corner property with 2 street lines of equal lengths, the property line that abuts the wider street or abuts a County Road or Provincial Highway shall be deemed to be the front property line, and in the case of both streets being under the same jurisdiction, or of the same width, the Municipality may designate either street line as the front property line.

In the case of a through property the longer boundary dividing the property from the street shall be deemed to be the front property line and the opposite shorter boundary shall be deemed to be the rear property line. In case each of such property lines are of equal length, the Municipality may designate either street line as the front property line.

For properties fronting on Lake Huron and for properties abutting or including the top-of-bank of Lake Huron, the front property line shall be the lake or top-of-bank side of the property.

d) Interior Property

a property other than a corner property.

e) Interior Side Property Line

a side property line other than an exterior side property line.

f) Side Property Line

a property line other than a front property line or rear property line.

g) Property Depth

the horizontal distance between the front property line and rear property line. Where these lines are not parallel, it shall be the length of a line joining the mid-points of the front property line and rear property line. For properties with curved front property lines, the measurement shall be taken from a line drawn parallel to the chord of the arc of the curve constituting the front property line, lying midway between said chord

Municipality of South Huron Zoning By-law
Section 2 Definitions

and a line drawn parallel to said chord and tangent to said arc. When there is no rear property line, property depth means the length of a straight line joining the middle of the front property line with the apex of the triangle formed by the side property lines.

h) Property Frontage

the horizontal distance between the side property lines measured at right angles. Where the front property line is not a straight line, the property frontage shall be measured by a line set at a maximum of 7.5 metres back from and parallel to the chord of the property frontage or a line parallel to the said chord and tangent to the arc. (For the purposes of this By-law the chord of the property frontage is a straight line joining the 2 points where the side property lines intersect the front property line).

i) Property Line

any boundary of a property or a vertical projection thereof.

j) Rear Property Line

the longest property line opposite to the front property line.

k) Through Property

a property bounded on 2 opposite sides by a street. If any property qualifies as being both a corner property and a through property such property shall be deemed a corner property.

Public Building

any building or structure owned or leased by a municipality, the County, Province of Ontario, or the Government of Canada and in which government activities are carried out.

Public Utility

a waterworks, a water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system, a transportation system or a telephone system, and includes any lands, buildings or equipment required for the administration or operation of any such system.

Pump Island

that portion of a gasoline station, motor vehicle sales and/or service establishment, or other permitted non-residential use for the retail sale of automotive fuels, which includes the gas pumps, concrete base, overhead canopy and kiosk, but shall not include any part of any building for the repair or service of vehicles.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Reconstruct or Reconstruction

to construct again, and for the purposes of the reconstruction of a non-complying building means a replacement building with the same footprint or within the same footprint as the building it replaces.

Recreation, Active

the use of land, water and/or buildings or structures for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

Recreation, Passive

the use of land and/or water for the purpose of passive leisure activity and shall include such uses as a park, a garden, a picnic area and hiking trails.

Recreational Vehicle Sales and Service

a building or a structure used for the sale and service of park model trailers, travel trailers, and/or tent trailers.

Recycling Centre

a building or an area where materials, excluding motor vehicles and farm machinery, are collected, separated and processed.

Renovated or Renovation

Means the repair and restoration of a building to good condition within existing external walls but shall not include its replacement.

Replacement

when used in reference to a building or structure or part thereof, the rebuilding, repairing or restoring of more than 25% of the total building or structure.

Research Facility

a building or group of buildings in which are located facilities for conducting investigations, testing, or experimentation, including a laboratory.

Restaurant

a building or structure or part thereof used to prepare food and offer for sale and sell food for immediate consumption within the building or structure, or adjacent patio and may include an accessory take-out or drive through service.

Residence

see "Dwelling".

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Residential Park

a property containing 2 or more residential park sites and which is under single management and ownership, used for the siting of mobile homes, modular homes, and/or built-on-site dwellings together with commercial-recreational and service uses for residential park residents, including any building, structure or enclosure forming a part of such residential park.

Residential Use

the use of a building or structure or parts thereof as a private dwelling.

Retail Floor Area

the aggregate of the areas of all rooms where goods and services are made available for sale but shall not include storage areas, offices or other areas not available to the public.

Retail Store

a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale, hire, lease, or rent at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such stores but does not include any manufacturing, processing or construction uses.

Retirement Home

a building for the accommodation of retired persons or couples within single or double rooms or suites which do not contain kitchens, and where central kitchen, dining and laundry facilities are provided for the residents, together with other communal facilities, under the supervision of resident and other staff, but which shall not include a nursing home, licensed under the Nursing Homes Act, as amended.

Road, Street or Highway (Public)

shall mean a highway as defined in the Municipal Act which has been assumed for public use and is being maintained by the Ministry of Transportation, the County of Huron or the Municipality and includes a roadway that forms part of the common elements of a condominium plan if such roadway provides vehicular access to and from a highway as defined in the Municipal Act which has been assumed for public use and is being maintained by the Ministry of Transportation, the County of Huron or the Municipality. (*Amended by By-law 63-2015*) For the purpose of setbacks, an unopened or unassumed road allowance shall also be considered a road, street or highway (public).

Municipality of South Huron Zoning By-law Section 2 Definitions
--

a) Highway, Provincial

a street owned by the Province of Ontario.

b) Road, Arterial

are designed to facilitate through traffic. These roads will be developed, where possible, on a 100 foot road allowance and direct access will be limited so as not to impede the efficient flow of through traffic. In South Huron, all King's Highways are arterial roads.

c) Road, Local

provide localized access and minimize through traffic. These roads will be developed, where possible, on a 66 foot road allowance. In South Huron, all Municipal roads are local roads.

d) Road, Collector

have the dual function of carrying moderate volumes of traffic and providing land access. Collector roads distribute traffic between local and arterial roads and carry lighter volumes for shorter trips than an arterial road. These roads will be developed, where possible, on a 100 foot road allowance. In South Huron, all County Roads are collector roads.

e) Road, County

a street owned by the County of Huron.

f) Road, Private

shall mean a road which is not assumed by the Ministry of Transportation, the County of Huron or the Municipality and shall provide private access to any lots abutting thereon.

g) Street

a road owned by the Province of Ontario, the County of Huron or the Municipality that is of satisfactory construction and maintenance as to permit the reasonable and safe passage of motor vehicles and affords the main means of access to any properties abutting thereon. In addition, the common element used to access a unit in a vacant land condominium is a street. For the purpose of determining setbacks and yards and driveways only, the following shall also be considered a street:

- an unmaintained road allowance; and
- an unassumed road.

Municipality of South Huron Zoning By-law
Section 2 Definitions
h) Street Line

the boundary line between a street and a property.

Rural Area

lands located outside of settlement areas, including natural environment and agricultural areas.

Salvage Yard

a property and/or premises for the storage, handling, and/or sale of scrap or used materials, including waste paper, rags, wood, bottles, bicycles, vehicles, tires, metal, and/or other scrap material and salvage and includes a junk yard and scrap metal yard which may include a secondary motor vehicle sales and/or service establishment.

Saw Mill

the use of land, building or structure for the purpose of processing logs or other unfinished wood into lumber, shingles, pallets, sawdust, firewood or related products.

School

a school under the jurisdiction of a Board as defined in the Education Act or the Universities or Colleges Act.

a) Commercial School

a school operated by 1 or more persons for gain or profit.

b) Private School

a school other than a public school or commercial school under the jurisdiction of a private non-profit board of trustees or governors, a religious organization, or a charitable institution.

c) Public School

a school under the jurisdiction of a public agency.

Seasonal Worker Housing

a dwelling unit or series of clustered dwelling units in an Agriculture zone that are built on a mobile platform, including a mobile home, travel trailer, or other structure, which is necessary as a result of increased farm labour demands during a particular season, but not inhabited for more than 6 months of the year. Seasonal worker housing must be located on the same site as the labour is required, unless another arrangement is necessary for safety or environmental reasons.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Separation Distance

the horizontal distance between buildings or structures measured from the closest point on the exterior wall of such buildings or structures.

Service and Repair Shop

an establishment wherein articles of goods such as appliances, furniture, or similar items may be repaired or serviced. This definition shall not include any retail component or manufacturing operation, small engine repair, or an establishment used for the service or repair of motor vehicles. Sales which are incidental and accessory to the use shall be permitted provided the retail portion of the business is limited to ten percent (10%) of the gross floor area or ten square metres, whichever is less.

Setback

see “Building Setback”.

Settlement Area

lands designated as a “Settlement Area” on Schedule B, and as may be further delineated on Schedules C-O of the Municipality of South Huron Official Plan, as amended.

Sight Triangle

the triangular space on a corner property formed by the street lines and a line drawn from a point on 1 street line to a point on the other street line, each such point being 7.5 metres measured along the street line from the point of intersection of the street lines. Where the 2 street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection from the straight portion of the street lines.

Sign

a name, identification, description, device, display, or illustration which is affixed to, or represented directly or indirectly upon a building, structure or property and which directs attention to an object, product, place, activity, person, institution, organization or business. A sign permit may be required for the erection of any sign upon private or public property in accordance with the applicable Municipal Sign By-law.

Site Plan

a scaled drawing showing the relationship between the property lines and the uses, buildings or structures existing or proposed on a property, including such details as parking area, driveways, walkways, landscaped areas, building areas, minimum yards, building heights, floor areas, densities and areas for special uses.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Specialized Medical Offices

means offices for specialty medical practices including, without limiting the generality of the foregoing, surgery, internal medicine, dental surgeon, pediatrics and obstetrics, but excludes the office of a general practitioner or a family medical doctor, and may include a pharmacy or operating rooms.

Sports and Recreation Facility

land, buildings or structures used for the purpose of active leisure activities and shall include such uses as an arena, swimming pool, community centre, curling rink, outdoor ice rink, a sports field and uses accessory thereto.

Storage Containers

unlicensed trailer portion of a tractor-trailer unit or a transport truck without the running gear, bus, coach, streetcar body, caboose, or a rail or seaway container which is traditionally used for the transportation of goods and materials. A storage container shall be used exclusively for the storage of goods and materials and may not be used to accommodate work areas, shops, office uses, retail sales, or human habitation.

Storey

that portion of a building between any floor and the floor, ceiling or roof next above, provided:

- a) that any portion of a building partly below grade level shall not be deemed a storey unless its ceiling is at least 1.8 metres above average grade, and
- b) that any portion of a storey exceeding 4 metres in height shall be deemed an additional storey for each 4 metres or fraction thereof of such excess, excluding lands within the C4 (Core Commercial) or C5 (Mixed Use Commercial) zones.

Structure

anything that is erected, built or constructed of parts joined together or any such erection fixed to or supported by the soil and/or any other structure. For the purposes of this By-law, "structure" does not include a fence, patio, hedge, light standards, tomb stones, sports screening, septic systems, lawn ornaments or signs.

Studio

means a building used as the work place of a photographer, musician, artist or craftsman for a fee wherein, without limiting the generality thereof, photographs are taken, music or film is recorded, or instruction is given in art, music, dance, craft making or similar disciplines.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Swimming Pool

a structure, basin, chamber or tank containing or capable of containing water, and designed to be used for swimming or wading.

Take-out Restaurant

a building or structure or part thereof where food is prepared and offered for sale to the public to be taken out and/or delivered for consumption off the premises.

Take-Off Threshold

Shall mean the limit of the runway which may be used by aircraft for take-off as determined by Transport Canada regulations.

Tavern

means a building or part thereof where, in consideration of payment thereof, liquor, beer, or wine or any combination thereof are served for consumption on the premises, with or without food or accommodations.

Tenant

a person or group who occupies a building, structure or land by rental or lease agreement.

Theatre

an establishment which produces/performs plays, films and live theatre productions along with any accessory uses used in performance productions and management as well as an accessory art gallery and accessory food concession.

Top-of-Bank

a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

Total Floor Area

in the case of a dwelling, the aggregate of the areas of all habitable rooms measured from the exterior walls, but excluding any detached accessory buildings/structures, balcony, breezeway, deck, unenclosed sunroom, porch and/or verandah, attic, or crawlspace.

In the case of a building other than a dwelling, the aggregate of the area of all floors devoted to retail sales, customer service and/or office use measured from the outside face of exterior walls but excluding storage, mezzanine areas, mechanical rooms, common halls, stairwells, garbage and electrical rooms, parking structures and similar

Municipality of South Huron Zoning By-law
Section 2 Definitions

uses ancillary to the main use. The total floor area in each zone applies only to that portion of such property that is located within said zone.

Trailer

a trailer for the transport of vehicles, equipment and materials.

Trailer and Tent Park

any land upon which overnight, short term or seasonal accommodation for 2 or more tents, travel trailers or park model trailers are used or intended to be used for human occupation, which shall not include permanent year-round human occupation of permitted tents or trailers, and includes on-site ancillary commercial, laundry, social, and recreational facilities.

Travel trailer

a structure or vehicle designed, intended and used exclusively for the temporary or seasonal living, sleeping or eating accommodation for persons therein during travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self-propelled and shall include tent trailers, vans, motor homes and similar transportable accommodation but not a mobile home. Travel trailers that are not self-propelled are built to CSA Z240 RV Series specifications.

Truck Transport Terminal

a building, structure, or property used for the parking, repairing or dispatching of commercial motor vehicles or trailers, as defined by the Highway Traffic Act.

Use, Used, Uses, or To Use

the purpose for which any land, building, structure, or premises, or part thereof, is arranged, designed or intended to be used, or is or may be occupied or maintained.

Utility Service Building

a building used in connection with the supplying of local utilities services including a water or sewage pumping station, a water storage reservoir, a gas regulator building, an electrical sub-station, a telephone building for exchange, long distance or repeater purposes (but does not include major electricity transmission lines and transformer stations of 230 kv or more).

Value Added

those value added production and value retention activities which add value to an agricultural good by changing or transforming a product from its original state to a more valuable state. Retailing products grown/produced on the farm and related goods are permitted as an accessory use to value-added agricultural uses.

Municipality of South Huron Zoning By-law
Section 2 Definitions
Veterinary Clinic

a building or part thereof wherein animals of all kinds are treated or kept for treatment by a registered veterinarian, and where such animals can be temporarily boarded.

Warehouse

a building used or intended to be used for the bulk storage of goods, merchandise or materials and shall include wholesale establishments.

Waste Disposal Facility

any land approved by the Ministry of the Environment upon, into or in which waste has or may be deposited or processed.

Watercourse

any bay, lake, navigable waterway, canal, drain, river, municipal drain under the Drainage Act, or a natural/artificial channel for a stream including an intermittent stream.

Wayside Pit

a temporary pit opened and used by the Municipality of South Huron, County of Huron, Province of Ontario, or Government of Canada solely for the purpose of a particular project or contract of road construction.

Wholesale

an establishment, which sells merchandise to others for resale and/or to industrial or commercial users.

Wind Energy Facility

any device and related equipment that is used, or designed to be used, for the production of electrical power where wind is the energy source, including wind turbines, vertical axis wind turbines and horizontal axis wind turbines.

Wine

an alcoholic beverage made from fermented grapes or other fruits/plants as well as honey. Also referred to as beer, hard cider, mead, or spirits.

Winery, Farm

shall mean a building or structure or part thereof, associated with agricultural use(s) on the same farm lot, where wines are produced and may include storage, display, processing, wine tasting and retail, administrative facilities and outdoor patio area, but shall not include a restaurant, banquet facility, or on-site commercial kitchen. Wine tasting and the offering or sale of locally-grown product samples is considered part of

Municipality of South Huron Zoning By-law
Section 2 Definitions

the farm winery activity. A Farm Winery shall not include an Estate Winery as defined herein.

Winery, Estate

shall mean a building or structure or part thereof, where wines are produced and may include storage, display, processing, wine tasting, storage, hospitality room, administrative facilities, outdoor patio area, an on-site restaurant, dining facility, commercial kitchen, banquet hall, retail facility or other commonly commercially-zoned amenity. An Estate Winery shall not include a Farm Winery as defined herein. An estate winery is also referred to as a brewery, cidery, distillery, or meadery.

Yard

an open area of land, unoccupied and unobstructed except as otherwise provided for or required by this By-law, located on the same property or zone within a property with a main building or structure.

a) Exterior Side Yard

a side yard immediately adjoining a street.

b) Front Yard

a yard extending across the full width of the property between the front property line and the nearest part of any building or structure on the property.

c) Front Yard Depth

the least horizontal dimension between the front property line of the property and the nearest part of any building or structure on the property.

d) Interior Side Yard

a side yard immediately adjoining a property and does not include an exterior side yard.

e) Rear Yard

a yard extending across the full width of the property between the rear property line of the property or rear zone boundary and the nearest part of any building or structure on the property.

f) Rear Yard Depth

the least horizontal dimension between the rear property line of the property or rear zone boundary and the nearest part of any building or structure on the property or zone.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

g) Side Yard

any yard other than a front yard or rear yard. In determining the minimum or maximum width of a side yard the distance is measured from the side property line of the property to the nearest part of any main building or structures on the property.

Zone

an area delineated on the zone map and established by this By-law for a specific use.

a) Zone Area

the total horizontal area within the limits of a property with the zone area for each zone applying only to that portion of the property which is located within said zone, unless otherwise specified.

b) Zone Coverage

the percentage of the zone area, covered by all buildings above ground level, and shall not include that portion of such property which is occupied by a building or portion thereof which is completely below ground level. Patios, unenclosed swimming pools, retractable awnings, and ground-mounted solar energy collectors are not included in the calculation of zone coverage; however, decks, porches, balconies and tennis courts are included. In the Agriculture zones, parking lots are included in the calculation of zone coverage.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Contents

Purpose	3
Basis	3
Affected Lands	3
Existing By-Laws	3
Duration	3
Effect	4
Contents	4
1. Application, Enforcement, Interpretation and Administration	0
1.1. Title	0
1.2. Amendments	0
1.3. Acts	0
1.4. Application	0
1.8. Administration and Enforcement	1
1.9. Violation and Penalty	1
1.10. Unlawful Uses	1
1.11. Errors and Omissions – Obligation to Comply	1
1.12. Severability	1
1.13. Remedies	1
1.14. Information as to Conformity	2
1.15. Licenses and Permits	2
1.16. Sign Permits	2
1.17. Buildings to be Moved	2
1.18. Repeals	3
1.19. Technical Revisions to the Zoning By-law	3
1.19.1. correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;	3
1.20. Meaning of Terms	3
1.20.1. Use	3
1.20.2. Tense, Plurality and Gender	3
1.20.3. Shall	3
1.21. Terms	4
1.22. Zones, Symbols, and Section Numbers	4
1.23. Boundaries of Zones	5
1.24. Minimum Requirements	6
1.25. Uses not Listed as Permitted	6
1.26. Use of Examples	6
1.27. References to Provincial Legislation	6
1.28. Effective Date	7
1.29. Transition: Minor Variances	7
2. Definitions	8
3. General Provisions	50
3.1. Accessibility	50
3.2. Accessory Buildings, Structures & Uses	50
3.2.1. Use	50
3.2.2. Establishment	50
3.2.3. Height	50
3.2.4. Location	50
3.2.5. Size	51

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.2.6.	Servicing	51
3.3.	Application of other By-Laws, Regulations, Legislation	52
3.4.	Building Line Setback	52
3.5.	Community Gardens	52
3.6.	Encroachments in Yards.....	52
3.6.1.	Encroachment Exception.....	53
3.6.2.	Encroachment of Awnings, Canopies, Balconies, and Signs in Commercial Zones	53
3.6.3.	Barrier-Free Structures.....	54
3.7.	Exterior Lighting	54
3.8.	External Building Materials	54
3.9.	Government Uses Permitted	54
3.10.	Hazard Land Requirements.....	54
3.11.	Height Limitation Exceptions	54
3.12.	Home Industry	54
3.13.	Home Occupation	55
3.14.	Loading Space Requirements.....	57
3.14.1.	Access	57
3.14.2.	Surface.....	57
3.14.3.	Location	57
3.15.	Main Buildings or Main Uses per Property	57
3.16.	Medical Marihuana Production Facility	58
3.17.	Minimum Distance Separation (MDS)	58
3.18.	Municipal Services	59
3.19.	Natural Environment Zone Setback	59
3.20.	Non-Complying Buildings and Structures	59
3.20.1.	Establishment of Legal Non-Complying Status.....	59
3.20.2.	Legal Non-Complying Status & Rezoning/Severances.....	60
3.20.3.	Location of Reconstructed Building	60
3.20.4.	Time Limit.....	60
3.20.5.	MDS and Catastrophes	60
3.21.	Non-Complying Properties.....	60
3.22.	Non-Conforming Uses.....	61
3.22.1.	Continuation of Existing Use	61
3.22.2.	Building Permit Issued.....	61
3.22.3.	Strengthening, Repairing or Renovating of Buildings or Structures Used for Non-Conforming Uses.....	61
3.22.4.	Discontinuation, Removal, and/or Replacement of Non-Conforming Uses.....	61
3.22.5.	Enlargement or Extension of Non-Conforming Uses	62
3.22.6.	Change of Non-Conforming Uses	62
3.23.	On Farm Diversified Uses.....	62
3.24.	Outdoor Solid Fuel Combustion Appliances	63
3.25.	Outdoor Storage of Waste	63
3.26.	Parking Requirements.....	63
3.26.1.	Number of Parking Spaces Required	63
3.26.2.	More Than One Use in a Building.....	65
3.26.3.	Multiple Use of Parking Area	65
3.26.4.	Core Commercial Zone Parking Space Requirements	65
3.26.5.	Existing Buildings and Changes in Use.....	65
3.26.6.	Additions to an Existing Building.....	66
3.26.7.	Accessible Parking	66
3.26.8.	Use of Parking Areas and Spaces.....	67
3.26.9.	Commercial Motor Vehicles and Tractor Trailers in Residential Zones	68
3.26.10.	Storage or Parking of Travel Trailers, Motor Homes and Personal Recreational Vehicles.....	68

Municipality of South Huron Zoning By-law Section 3 General Provisions

3.26.11.	Occupancy of Travel Trailers	68
3.26.12.	Parking Area Location on a Lot.....	69
3.26.13.	Off-Site Parking	69
3.26.14.	Access to Parking Area Through Residential Zones.....	69
3.26.15.	Parking Area Design Standards	69
3.27.	Permitted Uses, One or More.....	71
3.28.	Planting Strip.....	71
3.29.	Prohibited Uses.....	72
3.29.1.	Dangerous Uses.....	72
3.29.2.	Derelict Motor Vehicles.....	72
3.29.3.	Livestock in Settlement Areas	72
3.29.5.	Mobile Homes	72
3.29.6.	Noxious Uses	72
3.29.7.	Salvage Yards & Solid Waste Landfills	72
3.29.8.	Vending From a Vehicle.....	73
3.30.	Properties to Front on a Street	73
3.31.	Plan of Subdivision	73
3.32.	Plan of Condominium	73
3.33.	Property Enlargement.....	73
3.34.	Property Size from an Agricultural Severance	73
3.35.	Second Units	73
3.36.	Setbacks from an Abattoir, Residential	74
3.37.	Setbacks from Lanes and Easements	74
3.38.	Setbacks of Buildings and Structures along Municipal Drains, Sink Holes and Natural Watercourses	74
3.38.1.	Watercourse up to 4.5 metres in width or a Closed Municipal Drain	74
3.38.2.	Open Municipal Drain or Watercourse between 4.5 metres and 7.5 metres in width	74
3.38.3.	Open Municipal Drain or Watercourse over 7.5 metres in width	75
3.38.4.	Setback from Lake Huron	75
3.39.	Livestock Facility or Manure Storage Facility Setbacks.....	75
3.40.	Setback from Established Commercial Scale Wind Energy Facilities	75
3.41.	Sight Triangle	75
3.42.	Stacking Lanes.....	76
3.42.1.	Car Wash	76
3.42.2.	Restaurant with Drive-through	76
3.43.	Surplus Farm Dwelling Severance	76
3.44.	Storage Containers, Accessory.....	76
3.45.	Swimming Pools.....	76
3.46.	Temporary Accommodation for Workers.....	77
3.47.	Through Property.....	77
3.48.	Utility Services for the Public	77
3.49.	Waste Disposal Sites, Restrictions around Active and Closed	78

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3. General Provisions

The provisions of this section apply to all zones except as otherwise indicated in the applicable zone provisions.

3.1. Accessibility

All new buildings, with the exception of residences, are to have regard for accessibility. Accessibility issues will be considered in accordance with the Ontarians with Disabilities Act, Ontario Building Code and Municipal legislation regarding accessibility.

3.2. Accessory Buildings, Structures & Uses

3.2.1. Use

Where this by-law provides that a property may be used or a building or structure erected, altered or used for a purpose, that purpose includes any accessory building, structure, or use, but does not include:

- a) any occupation for gain or profit except as may be permitted by this by-law; or
- b) any building used for human habitation except where a dwelling is a permitted accessory use.

3.2.2. Establishment

In all zones no accessory building, structure, or use shall be established on any property until and unless the main building or use to which it is accessory is established.

3.2.3. Height

The maximum height of accessory buildings in settlement areas shall be as follows:

Residential zones:	6 metres
Commercial, Open Space, and Community Facility zones:	9 metres
Agricultural Small Holding Zone	10 metres
All other zones	12 metres but not more than 2 storeys

When an accessory building is located in a yard that abuts a Residential zone, the building height shall not exceed 6 metres.

3.2.4. Location

Accessory buildings shall not be structurally attached to the main building in any way.

Except in the Agriculture and Natural Environment zones, any accessory building or structure shall be erected in the rear yard and/or in the interior side yard and

Municipality of South Huron Zoning By-law
Section 3 General Provisions

shall comply with the yard and setback requirements of the zone in which such building or structure is situated.

Except in the Agriculture and Natural Environment zones, an accessory building or structure shall not be located closer to a street or private road than the setback required for the main building.

In a Residential zone, a detached private garage, carport, cover-all, garden shed, greenhouse, swimming pool or other accessory building shall be erected and used in the rear yard and/or in the interior side yard only, provided that such accessory building or uses shall be no closer than 1.2 metres to a property line and shall not be located closer to a street or private road than the setback required for the main building.

In all other zones, no accessory building or structure shall be erected closer than 1.2 metres to a rear property line or interior property line.

Semi-detached private garages or carports may be centered on a mutual side property line.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square meters are permitted in any yard.

Notwithstanding the provisions of this section, accessory buildings or structures are permitted in the front yard of the Huron Country Playhouse (RC4) zone. (As per By-law 46-2014)

3.2.5. Size

In a settlement area, except for properties zoned RC2, the total ground floor area of all accessory buildings on a property shall not exceed 50% of the total floor area of the main building (including car parking areas within the building) or 10 % of the zone area, whichever is smaller.

In the RC2 Zone, the total ground floor area of all buildings accessory to a main building shall not exceed 50% of the main building ground floor area.

3.2.6. Servicing

Plumbing is prohibited in buildings and structures accessory to a dwelling with the exception of hose bibs, in floor heating systems, and/or swimming pool related equipment systems.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.3. **Application of other By-Laws, Regulations, Legislation**

Nothing in this By-law shall operate to relieve any person from the obligation to comply with the current requirements of the Ontario Building Code Act, Conservation Authority regulations, or any other By-law of the Municipality in force from time to time or the obligation to obtain any other license, permit, authority or approval lawfully required by a governmental authority having jurisdiction to make such restrictions.

3.4. **Building Line Setback**

A building may be erected closer to the street line than required by the zone provisions provided the proposed building would be no closer to the street line than the average setback of the 2 nearest buildings on the same side of the street within 100 metres of either side of the proposed building.

3.5. **Community Gardens**

A community garden is a permitted use in all zones except the Disposal, Salvage Yard, and Natural Environment zones.

3.6. **Encroachments in Yards**

Every part of any yard required by this By-law shall be open and unobstructed by any structure from the ground to the sky; however, fences, planting strips and hedges are permitted in accordance with the other provisions of this By-law and the structures listed in the following table may project into the minimum yards as specified below:

Structure	Yards in which Projection is Permitted	Maximum Projection into Minimum Required Yard
Sills, belt courses, cornices, eaves, gutters, chimneys, pilasters, and retractable awning	All yards	0.75 metres provided that no part of the structure extends closer than 0.75 metres to any property line
Fire escapes & exterior staircases	Rear yard or side yard	1.5 metres provided that no part of the structure extends closer than 1.5 metres to any property line
Window bays	Front, rear and exterior side yard	1 metre over a width of 3 metres provided that no part of the structure extends closer than 1.5 metres to any property line
Balconies	Front, rear & exterior side yards only for single detached dwellings	1.5 metres provided that no part of the structure extends closer than 1.5 metres to any property line
Decks, steps, roofed/open porches (all not to exceed the first storey in height)	All yards	2.5 metres including eaves and steps provided that no porch deck or patio extends

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Structure	Yards in which Projection is Permitted	Maximum Projection into Minimum Required Yard
		closer than 1.5 metres to any property line
Patio	All yards	1.5 metres
Closed-in porch	All yards	1.5 metres including eaves and steps provided that no closed in porch extends closer than 1 metre to any property line
Retaining walls or similar accessory structures	All yards	No maximum or minimum requirements, provided that no part of the structure extends beyond the property line
Air Conditioning Units, and Solar Panels	Rear, exterior side and interior side yards	1 metre provided that no part extend closer than 1.5 metre to any property line

3.6.1. Encroachment Exception

Where a building or structure has been established in accordance with a building permit but is subsequently shown by an Ontario Land Surveyor's survey not to comply with the provisions of the Zoning By-law, an encroachment of up to 0.25 metres into any yard is recognized as being permitted.

3.6.2. Encroachment of Awnings, Canopies, Balconies, and Signs in Commercial Zones

Awnings, canopies, balconies and signs may extend over County or Municipal property in Commercial zones a maximum distance of 1.5 metres, subject to County or Municipal approval, provided:

- no portion of the awning, canopy, balcony or sign is closer than 1 metre (one metre) from a parking area or the traveled portion of a street,
- no portion of the awning, canopy, balcony, or sign obstructs the view at any intersection,
- a vertical clearance of 2.9 metres is maintained from the surface of the sidewalk to the lowest portion of the awning, canopy, balcony, or overhanging sign, and
- the owner obtains from the appropriate authorities all permits required prior to starting construction.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.6.3. Barrier-Free Structures

Notwithstanding any provisions of this By-Law to the contrary, unenclosed structures necessary to ensure that a building and its facilities can be approached, entered, and used by persons with physical or sensory disabilities in accordance with the Ontario Building Code, may project into any required front, interior or exterior side yard provided that the structure is not closer than 0.3 metres from any interior side lot line. For clarification, the area of such structures shall not be used in the calculation of lot coverage.

3.7. Exterior Lighting

The type, location, height, intensity, duration and direction of lighting shall be designed to conserve energy and ensure the light is confined to the building face, parking area and vicinity of the site so as to not cast glare onto adjacent properties adversely affecting the use of the property or onto an adjacent street posing a vehicular safety hazard.

3.8. External Building Materials

The following building materials shall not be used for the exterior vertical facing on any wall of any building or structure:

- tar paper or building paper;
- asphalt roll type siding or insul-brick;
- plain concrete or plain cinder block in Residential or Recreational zones; or
- galvanized steel in Residential or Recreational zones.

3.9. Government Uses Permitted

A government use is a permitted use in all zones.

3.10. Hazard Land Requirements

In addition to the provisions of the applicable zones and general provisions, no buildings or structures are permitted on hazard lands or adjacent to hazard lands within the area subject to the Ausable Bayfield Conservation Authority and Upper Thames Region Conservation Authority under O. Reg. 14/06, as amended, unless the permission of the Ausable Bayfield Conservation Authority or Upper Thames Region Conservation Authority has been obtained.

3.11. Height Limitation Exceptions

The height limitations of this By-law shall not apply to a church spire, belfry, clock tower, water tower or tank, elevator enclosure, flag pole, television or radio tower or antenna, cell tower, solar collector, electric power facility, ventilator, skylight, chimney, air conditioner duct, windmill, wind turbine, silo or grain elevator.

3.12. Home Industry

A business conducted in whole or in part in an accessory building to a single detached dwelling by the residents, provided:

- a) no external advertising other than a legal sign;

Municipality of South Huron Zoning By-law
Section 3 General Provisions

- b) no outside storage of goods, materials or equipment unless fully enclosed by a fence or other enclosure which provides visual screening;
- c) the home industry is not a noxious use;
- d) the home industry is clearly secondary to the main residential or agricultural use and does not change the residential character of the dwelling;
- e) not more than the equivalent of 2 full-time employees, other than the owner, are employed by the business, with the exception that more part-time employees may work on-site during a short period due to a seasonal requirement of the business;
- f) no retailing of items not created on the site except for the minor retail of products which are essential and accessory to the provided service. Retailing of items crafted or fabricated on the site shall be allowed provided that the operation complies with all other requirements;
- g) an accessory home industry (including building and outdoor storage) shall be a maximum of 2% of the property area or 10,000 square metres (1 ha), whichever is less; and
- h) the home industry shall not result in significant volumes of vehicular traffic or on-street parking which cause the disruption of normal activities of adjacent residential properties or negatively impact on the operating viability and safety of the highway.

Examples of home industries include animal kennel, carpentry, day nursery, service and repair shop, electrical, woodworking, window framing, welding, plumbing, machine, farm machinery or motor vehicle repair shop, used vehicle sales (maximum 6 vehicles for sale on site), small scale manufacturing, small engine repair, and blacksmith.

3.13. Home Occupation

A home occupation is permitted in a dwelling unit operated by the occupant(s) of the dwelling, subject to the following conditions:

- a) The home occupation meets all Municipal requirements
- b) the home occupation is clearly secondary to and compatible with the principal use of the dwelling for residential purposes;
- c) no external alteration of the dwelling shall be permitted other than what is required by a dwelling unit as a private residence;
- d) no external display of goods, materials, wares or merchandise, or exterior advertising other than a legal sign to indicate to persons outside that the dwelling, accessory building or property is being used for other than residential purposes;
- e) the home occupation shall not create a significant nuisance or hazard to neighbours by reason of noise emission, vibration, smoke, dust, fumes, odour,

Municipality of South Huron Zoning By-law
Section 3 General Provisions

- heat, humidity, glare, debris, refuse, smoke, fire, lighting, interference with radio or television reception, or hours of operation;
- f) the home occupation shall not result in significant volumes of vehicular traffic or on-street parking which cause the disruption of normal activities of adjacent residential properties or negatively impact on the operating viability and safety of the highway;
 - g) no outdoor storage of materials or goods in support of such home occupation;
 - h) the total area used for the home occupation cannot exceed 25 % of the total floor area of the dwelling where the total floor area excludes: basement, crawlspace, attic, porch/verandah, carport, attached garage and accessory buildings. A finished habitable basement may be included in the calculation of total floor area if the dwelling is a single storey. Notwithstanding the above area limitation, all of an accessory structure can be used for a home occupation and an accessory structure to be used by the home occupation can be newly constructed provided it satisfies the definition of 'accessory';
 - i) an animal kennel, small engine repair and automotive repair are not home occupations;
 - j) no use of municipal services such as streets, sanitary and storm services, water supply, utilities such as electricity and natural gas, or the generation of waste and refuse, beyond that normal to the use of property for residential purposes;
 - k) no unreasonable use of lights or night-time operations;
 - l) no retailing of items not created on the site except for the minor retail of products which are essential and accessory to the provided service. Retailing of items crafted or fabricated on the site shall be allowed provided that the operation complies with all other requirements;
 - m) prior to the establishment of a home occupation, the occupant shall deliver to the Municipality a statement indicating their intention to conform with this definition of a home occupation; and
 - n) a home occupation may include but is not limited to:
 - a home child care business under the provisions of the Child Care and Early Years Act, 2014, as amended,
 - an office or consulting room for a professional person or agent,
 - an office and shop for a trade such as a builder, painter, plumber or electrician,
 - an office for a charitable organization,
 - a personal service shop such as a hairdresser, dressmaker or tailor,
 - a service and repair shop, or
 - a studio for a teacher of music, art or academic subjects, a photographer, or commercial artists, or a wholly enclosed workshop, and

Municipality of South Huron Zoning By-law Section 3 General Provisions

any other use of a similar nature which conforms to the criteria above; but does not include or permit a rooming, lodging or boarding house, convalescent home, clinic, retail shop, or any storage yard or plant for any trade

3.14. Loading Space Requirements

The owner or occupant of any property, building or structure in a Commercial, Community Facility or Industrial zone, erected or used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise and raw materials, shall provide and maintain at the premises loading or unloading facilities.

Loading facilities shall be on the property occupied by the building or structure, not form part of a street or lane, and be in the same zone in which such use is located. A loading space shall be 9 metres long, 3.5 metres wide and have a vertical clearance of at least 4 metres, and in accordance with the following schedule:

Total Floor Area of Building or Structure	Minimum Number of Loading Spaces Required
200 square metres or less	0
Exceeding 200 square metres	1

3.14.1. Access

Access to loading spaces shall be by means of a driveway at least 6 metres wide and lead to a street or lane located within or adjoining the Commercial, Community Facility or Industrial zone.

3.14.2. Surface

The driveways and loading spaces shall be maintained with a stable surface which is treated or finished so as to prevent the raising of dust and shall also have adequate drainage facilities.

3.14.3. Location

The required loading space or spaces shall be located in the interior side yard or rear yard. If set back from the street line a minimum distance of 18 metres the loading space may be located in the exterior side yard or the front yard.

3.15. Main Buildings or Main Uses per Property

No person shall erect more than 1 main building on a property or establish more than 1 main use on a property except permitted buildings and uses in an Agriculture, Commercial, Community Facility, Disposal, Extractive Industrial, Industrial, Parks & Open Space, Recreational Trailer Park and Campground or Residential - High Density Zone.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

In those zones where more than one main use or 1 main building is permitted, the requirements of this by-law for each use and building must be met.

3.16. Medical Marihuana Production Facility

Notwithstanding any other provision of this By-law, any Medical Marihuana Production Facility shall be subject to the following provisions:

- a) No building or structure or portion thereof used for Medical Marihuana Production Facility purposes situated in the General Industrial Zone (M2), Light Industrial Zone (M1), may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 70 metres.
- b) No building or structure or portion thereof used for Medical Marihuana Production Facility purposes situated in the General Agricultural Zone (AG1) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 150 metres.
- c) No building or structure or portion thereof used for Medical Marihuana Production Facility purposes situated in the General Industrial Zone (M2), Light Industrial Zone (M1), may be located closer to any dwelling, public school, private school, place of worship, or day nursery than 70 metres.
- d) No building or structure or portion thereof used for Medical Marihuana Production Facility purposes situated in the General Agricultural Zone (AG1) may be located closer to any dwelling, public school, private school, place of worship, or day nursery than 150 metres.
- e) A building or structure used for security purposes for a Medical Marihuana Production Facility may be located in the required front yard and does not have to comply with the required minimum front yard, side yard, and rear yard setbacks.
- f) Outdoor storage is prohibited on the property in which the Medical Marihuana Production Facility is located.
- g) Medical Marihuana Production Facility shall only be permitted within the zones as explicitly indicated in this Zoning By-law.
- h) All development in relation to the establishment of or expansion to a Medical Marihuana Production Facility shall be subject to Site Plan Control

3.17. Minimum Distance Separation (MDS)

Notwithstanding any other provision of this by-law to the contrary, no agricultural, commercial, community facility, industrial, recreational, or residential building or structure shall be constructed, enlarged, extended, or reconstructed unless it complies with the Minimum Distance Separation (MDS) Guidelines as implemented in the South Huron Official Plan and this By-law. This provision does not apply in a settlement area designation.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

For the purposes of calculating MDS II for a new or expanding livestock facility, closed or inactive cemeteries in the CF Zone shall be treated as a Type A land use.

3.18. Municipal Services

Where municipal water and sanitary sewage services are available new development must connect to the services.

3.19. Natural Environment Zone Setback

No development is permitted in Conservation Authority Regulated Lands or adjacent lands, which are defined as lands within 120 metres of a Provincially Significant wetland or within 50 metres of all other significant natural features until it has been determined that the proposed development does not result in negative impacts on the natural environment features or functions of the significant natural environment feature.

In areas zoned AG1 adjacent lands will be 15 metres from all significant natural features, except for Provincially Significant wetlands, which require 120 metres.

No adjacent land is applied around woodlots smaller than 4 hectares that are otherwise not deemed to be a significant natural feature. An Environmental Impact Study, (EIS) may be required to determine if development shall be permitted.

In lake-bank or valley properties the provisions of 'Hazard Lands' shall also apply.

All buildings and structures in all zones outside of a settlement area shall be setback from a NE2 Zone a minimum distance of 50 metres, unless the building or structure is to be located in the AG1 Zone where the minimum setback shall be 15 metres.

All buildings and structures in all zones shall be setback from a NE1 Zone a minimum distance of 120 metres.

3.20. Non-Complying Buildings and Structures

3.20.1. Establishment of Legal Non-Complying Status

Where a building or structure or driveway was legally established and is permitted by the provisions of the zone in which such building or structure or driveway is located but does not meet the zone provisions with respect to yards, zone area, frontage, parking, setback or any other provisions of this By-law applicable to that zone, the said building or structure or driveway shall be deemed to comply with the By-law and may be enlarged, extended, reconstructed, repaired or renovated provided that the enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of that building or structure or driveway, with the provision(s) of the By-law to which it does not comply and all other applicable provisions of this By-law are complied

Municipality of South Huron Zoning By-law
Section 3 General Provisions

with. In addition, where such a building is reconstructed no enlargements or extensions are permitted to the reconstructed building for a 5 year period after its reconstruction.

3.20.2. Legal Non-Complying Status & Rezoning/Severances

In the case of a rezoning or severance, the permitted and legally established existing building or structure or driveway shall be deemed to comply with any applicable zone provisions, except parking requirements, resulting from such rezoning or severance.

3.20.3. Location of Reconstructed Building

Where a non-complying building or structure is removed or destroyed, such building or structure may be reconstructed in a different location than the original building or structure, provided that the new location does not further reduce the compliance with the provisions of the By-law to which the original building or structure did not comply.

3.20.4. Time Limit

Where a non-complying building or structure is removed or destroyed, such building or structure may only be reconstructed within 18 months from the date of destruction. After this period of time, the replacement building or structure may only be built in compliance with the provisions of the By-law.

3.20.5. MDS and Catastrophes

Where a building or structure is destroyed in whole or in part by a catastrophe, Minimum Distance Separation (MDS) formulae requirements will not be applied when the building or structure is rebuilt provided that it is built no closer to livestock facilities than before the catastrophe and it is rebuilt within 18 months.

Where a livestock facility is destroyed in whole or in part by a catastrophe, Minimum Distance Separation (MDS) formulae requirements will not be applied when the livestock facility is rebuilt provided it is built no closer to surrounding land uses and property lines than before the catastrophe, the capacity of the livestock facility (expressed in nutrient units) is not being increased by the replacement livestock facility, and the replacement livestock facility is built within 18 months of the catastrophe.

3.21. Non-Complying Properties

Where an existing property does not meet the zone area and/or frontage and/or property depth requirements of this by-law, these existing conditions are recognized and the existing property is deemed to comply with the zone area, frontage, and property depth requirements.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.22. Non-Conforming Uses

3.22.1. Continuation of Existing Use

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully established and used for such purpose on the date of passing of this By-law, and provided that it continues to be used for that purpose and all other applicable provisions of this By-law are complied with.

3.22.2. Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use for a purpose prohibited by this By-law of any building or structure, the plans for which have prior to the date of passing of this By-law been approved by the Chief Building Official, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within 18 months after the date of the passing of this By-law and such building or structure is completed within a reasonable time after the construction thereof is commenced.

3.22.3. Strengthening, Repairing or Renovating of Buildings or Structures Used for Non-Conforming Uses

Nothing in this By-law shall prevent the strengthening to a safe condition, the repair or renovation of any building or structure or part of any building or structure which use does not conform with the provisions of this By-law, provided such strengthening, repair or renovation:

- a) does not increase the size or volume of such building or structure by more than 10% beyond what existed on the date this By-law was passed,
- b) does not involve any alteration of use and the building or structure continues to be used for the purpose.

3.22.4. Discontinuation, Removal, and/or Replacement of Non-Conforming Uses

Where a non-conforming use has been discontinued for a period of 18 months or longer, the property, building or structure may only be used for a use that conforms with this By-law.

If a building or structure used for a non-conforming use is purposefully removed the subject property can only be used for a purpose permitted by the By-law.

If a building or structure used for a non-conforming use is accidentally destroyed, such building or structure and its non-conforming use may only be re-established or reconstructed for that non-conforming use within 18 months from the date of destruction.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.22.5. Enlargement or Extension of Non-Conforming Uses

The extension or enlargement (greater than 10% of the existing structure) of a non-conforming use, or building or structure for a non-conforming use, will require an amendment to the Zoning By-law or approval from the Committee of Adjustment under the Planning Act.

3.22.6. Change of Non-Conforming Uses

Where any land, building or structure on the day that the By-law was passed was lawfully used for a purpose prohibited by the By-law, the Committee of Adjustment may permit, by the authority of Section 34 (10) or 45(2) of the Planning Act, the use of such land, building or structure for a purpose that, in the opinion of the Committee, is similar to the purpose which it was used for on the day the By-law was passed.

The Committee of Adjustment may, by the authority of Section 34(10) or 45(2) of the Planning Act, also permit a use that is more compatible with the uses permitted by the By-law other than the purpose for which it was used on the day the By-law was passed.

The prohibited use must be in place until the date of application to the Committee of Adjustment.

3.23. On Farm Diversified Uses

- Are secondary to the principal agricultural use of the property, are operated by the persons residing on the farm / small holding and do not interfere with the farm operation and do not conflict with the surrounding uses.
- Do not cause a traffic or safety concern and provide safe access onto an open public road.
- Obtain relevant permits from the Health Unit.
- Agri-tourism uses and Value Added agricultural uses under 1 hectare in size are permitted in the AG1 zone. Uses larger than 1 hectare shall be permitted in the AG3 zone.
- The total area of buildings, structures, outdoor storage, landscaped areas, wells and septic systems, berms, laneways and parking are considered in the area calculation for agri-tourism and value added agricultural uses.
- Buildings can occupy a maximum of 20% of the allowable area calculation.
- 25% of the floor area of a building containing an agri-tourism or value added agricultural uses be used for retailing products grown/produced on the farm and related goods.
- Servicing (e.g. private and/or public water & sewage services) for the agri-tourism and value added agricultural uses must be located within the maximum 1 hectare area.
- Buildings for agri-tourism uses & value added agricultural uses shall be clustered together with buildings for the principle agricultural use of the property.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

- MDS shall apply to agri-tourism uses & value added agricultural uses. Both uses are a Type A land use.
- Uses are permitted greater than 1ha as an accessory Agricultural Commercial Industrial (AG3) related use subject to AG3 zone provisions and Site Plan Control.

3.24. Outdoor Solid Fuel Combustion Appliances

No outdoor solid fuel combustion appliances shall be installed at less than 30 metres from any property line or less than 150 metres from any residence on a separate lot. No outdoor solid fuel combustion appliance shall be installed less than 10 metres from any combustible materials or fuel tanks.

No outdoor solid fuel combustion appliances shall be used for the incineration of waste.

Prior to the installation of any outdoor solid fuel combustion appliance, each appliance shall be approved by the Chief Building Official and permit fees shall be as set out in the Municipal Building By-law. All outdoor solid fuel combustion appliances shall have a CSA or UL approval rating and be installed in accordance with the manufacturer's instruction. Prior to the use of and following installation of any outdoor solid fuel combustion appliance, each appliance shall be inspected and approved by the Chief Building Official.

3.25. Outdoor Storage of Waste

Where waste intended for landfill is stored outdoors (excluding manure), it shall be contained in a receptacle specifically designed for such reason and having walls and sides and a lid. The receptacle shall be located in the rear yard no closer than 2 metres from a side property line or rear property line.

3.26. Parking Requirements

Parking spaces and areas required under this By-law are to be in accordance with the following provisions:

3.26.1. Number of Parking Spaces Required

The minimum number of parking spaces required for the uses and purposes set out in this By-law are provided as follows:

Type of Use	Minimum Parking Requirements
Accessory dwelling	1 per dwelling unit
Apartment building	1.5 per dwelling unit
Multiple Unit Dwellings:	
▪ on a private road	1.5 per dwelling unit
▪ on a public road	1 per dwelling unit
Arena, Assembly hall, Community Centre, Sports Field, Theatre	1 per 4 persons of maximum designed capacity of the facility
Bowling Establishment (indoor)	3 per bowling lane
Business or Professional office	1 per 20 sq. m. of office floor area

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Type of Use	Minimum Parking Requirements
Car wash	2 per washing bay for self-serve; 5 parking spaces for automatic
Church (Place of Worship)	1 per 4 persons of maximum designed capacity of the sanctuary
Clinic or Veterinary clinic	6 per practitioner
Bed and breakfast establishment	2 per dwelling unit plus 1 per guest room for rent
Converted dwelling	1 per dwelling unit
Drive-through restaurant	6 plus 1 per 4 persons of max. designed capacity
Duplex dwelling	1 per dwelling unit
Fire Hall	5 per bay
Funeral Home	1 per 5 designated seat capacity
Furniture store	1 per 90 sq. m. of retail floor area
Gasoline Station	1 plus 1 per 20 sq. m of retail floor area
Group home	2 per dwelling unit plus 1 per 4 group home residents
Hospital	3 per 4 beds
Hotel or Motel	2 plus 1 per guest room
Hospice	2 spaces, plus one per patient bed
Industrial establishment	3 for every 4 employees on the largest shift, including office staff
Long-term care home	1 per 3 beds
Mixed commercial development (C5)	1 parking space per 15 sq. m. of gross floor area
Motor vehicle repair shop, Motor vehicle sales and/or service establishment	4 plus 1 per repair bay
Personal Services shop	1 per 20 sq. m. of total floor area
Public building except where specifically identified	1 per 30 sq. m. of total floor area
Restaurant	1 per 4 persons of maximum designed capacity
Retail store	1 per 20 sq. m. of retail floor area
Retirement home	1 per 3 beds
School, Nursery	The greater of 3 per classroom or nursery or 1 per 60 sq. m. of floor area
School, Elementary	The greater of 1.5 per classroom or 1 per 3 sq. m. of auditorium assembly area
School, Secondary	The greater of 5 per classroom or 1 per 3 sq. m. of auditorium assembly area
Single-detached dwelling	1 per dwelling unit
Semi-detached dwelling	1 per dwelling unit

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Type of Use	Minimum Parking Requirements
Social Club, Service Club, Golf Country Club, Curling Club	1 per 10 sq. m. of total floor area of all common club buildings excluding ice surface, plus: 2 per golfing green 4 per lawn bowling green 4 per tennis, racquetball, or other racket-sport court 6 per curling ice sheet
Supermarket, Grocery store	1 per 15 sq. m. of retail floor area
Take-out restaurant	6 plus 1 per 4 persons of maximum designed capacity
Tavern	1 per 4 persons of maximum designed capacity
Warehouse	1 per 185 sq. m. of total floor area
Wholesale establishment	1 per 90 sq. m. of retail floor area
Winery	1 per 20 sq. m. of ground floor area
Uses permitted by this By-law other than those referred to above	1 per 40 sq. m. of total floor area

Where the application of the above parking space requirements results in a number that is not a whole number, the number shall be rounded-up to the next whole number (for example, 7.3 spaces would be rounded-up to 8).

3.26.2. More Than One Use in a Building

Where a building or structure accommodates more than 1 type of use, the parking space requirement for the whole building shall be the sum of the requirements of the separate parts of the building occupied by the separate types of use.

3.26.3. Multiple Use of Parking Area

Where 2 or more uses utilizing the same parking area will never occur simultaneously, the parking requirements of the use having the highest parking requirements shall govern.

3.26.4. Core Commercial Zone Parking Space Requirements

The provisions of the Parking Requirements section shall not apply to require the establishment of parking spaces for a non-residential use in the Core Commercial (C4) Zone, other than for a motel or hotel.

3.26.5. Existing Buildings and Changes in Use

The parking area requirement referred to in this By-law shall not apply to any building lawfully in existence at the date of passing of this By-law so long as:

- a) the building is used for a permitted use;
- b) any change of occupancy is to a use having the same or a lesser parking requirement according to this By-law;
- c) the floor area is not increased, and

**Municipality of South Huron Zoning By-law
Section 3 General Provisions**

- d) all parking spaces existing at the date of passing of the By-law are retained.

3.26.6. Additions to an Existing Building

If an addition is made to a building or structure lawfully existing at the date of passing of this By-law, then parking spaces in addition to those already existing shall be provided to the number required for such addition or change of use. This section shall not apply to an addition to a single detached dwelling.

3.26.7. Accessible Parking

Accessible parking spaces shall be provided to accommodate a varying range of abilities including those in wheelchairs, limited mobility and those caring for small children. Accessible parking spaces shall be provided in all zones except: Residential – Low Density Zone (R1), and Residential – Medium Density Zone (R2) zones.

3.26.7.1. Type A and B Barrier Free Parking Spaces

Type A and B Barrier Free Parking Spaces are required to be provided in accordance with the provisions of this section. Barrier free parking spaces are included in the total parking space requirements. The requirements for barrier free parking are minimums, and do not prevent additional barrier free parking spaces being provided

Residential Uses		
Total Number of Spaces	Required Type A Barrier Free Spaces	Required Type B Barrier Free Spaces
0-5	0	0
5-10	1	0
11-20	1	1
21-40	2	2
41-60	3	3
61-100	4	4
101-200	5	5
200 and greater	1% of the total spaces + 3 spaces	1% of the total spaces +3 spaces

Commercial, Industrial, Community Facility, and all other uses		
Total Number of Spaces	Required Type A Barrier Free Spaces	Required Type B Barrier Free Spaces
1-12	1	0
13-20	1	1
21-50	2	2
51-100	2	3
101-150	3	3
151-201	4	4

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Commercial, Industrial, Community Facility, and all other uses		
Total Number of Spaces	Required Type A Barrier Free Spaces	Required Type B Barrier Free Spaces
201 and greater	1% of the total spaces +2 spaces	1% of the total spaces +2 spaces

The number of parking spaces required may not be sufficient for some facilities (e.g. seniors' centres) where increased numbers of persons with disabilities may be expected.

Type A and B parking spaces are subject to the following provisions:

- a) type A Barrier Free Parking Spaces shall have minimum rectangular dimensions of 3.4 metres width by 6.0 metres depth, and shall be required to be directly adjacent to an access aisle;
- b) type B Barrier Free Parking Spaces shall have minimum rectangular dimensions of 2.4 metres width by 6.0 metres depth, and shall be required to be directly adjacent to an access aisle;
- c) all barrier free vehicle parking spaces shall be identified by marking the pavement with, and mounting a sign which displays, the International Symbol for the Disabled. Type A barrier free parking spaces shall be clearly marked as 'Van Accessible';
- d) access aisles for barrier free parking spaces shall have a minimum width of 1.5 metres, and shall include the entire length of adjacent barrier free parking spaces;
- e) a minimum vertical clearance of 3.4 metres shall be provided at accessible parking spaces, passenger loading zones, and along access aisles;
- f) barrier free parking spaces shall be the spaces located closest to the nearest accessible entrance(s) of the building on an accessible route;
- g) curb ramps, where required, shall be provided to permit access from the parking area to the sidewalk;
- h) access aisles and barrier free parking spaces are required to be paved with asphalt or concrete.
- i) where there is a conflict between the provisions of this By-law and any other standards or guidelines relating to barrier free parking in the Municipality of South Huron, the higher requirement shall apply.

3.26.8. Use of Parking Areas and Spaces

Any area where off-street parking is required under this By-law shall be used for no other parking purpose than for the parking of operative passenger vehicles

Municipality of South Huron Zoning By-law
Section 3 General Provisions

and commercial vehicles used in operations incidental to the permitted uses on the property, all bearing currently valid license plates. For the purpose of this subsection "commercial motor vehicle" shall mean any commercial vehicles as defined in the Highway Traffic Act.

3.26.9 Commercial Motor Vehicles and Tractor Trailers in Residential Zones

No person shall use any property, building or structure in a residential zone for the parking or storage of any commercial motor vehicle unless the person is the owner or occupant of such property, building or structure, the vehicle does not exceed 4,000 kilograms per axle, and provided no more than 1 commercial vehicle is stored in accordance with this section.

No person shall use any property, building or structure in a residential zone for the parking or storage of any truck trailer or van body or part thereof.

This provision shall not include commercial motor vehicles or tractor trailers while they attend a residential premise for the purposes of delivery and service.

3.26.10. Storage or Parking of Travel Trailers, Motor Homes and Personal Recreational Vehicles

No person shall within any Residential zone use any property for the outdoor parking or outdoor storage of more than a total of 2 travel trailers or personal recreational vehicles, provided that these items are owned by the owner or occupant of the subject lands. The outdoor parking or storage shall be permitted in:

- a carport.
- an open driveway exclusive of any area covered by a sight triangle.
- an interior side yard or rear yard provided the setbacks for an accessory structure are maintained

This By-law shall not restrict the number of travel trailers and personal recreational vehicles that are fully enclosed within a private garage.

3.26.11. Occupancy of Travel Trailers

No person shall, in any zone, use any travel trailer or park model trailer for the purpose of primary residential, permanent living.

In addition to permitted uses, the occasional short-term, temporary, non-commercial use of a travel trailer or park model trailer is permitted for a cumulative maximum of 2 weeks annually provided there is a main building on the same property and the setbacks for an accessory structure are maintained.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.26.12. Parking Area Location on a Lot

No parking lot or required parking area shall be located on a septic tank or tile bed area.

Outdoor parking areas shall be permitted in the required yards or in the area between the street line and the required setback as follows:

Zone	Yards in which Required Parking Area Permitted
Residential	Driveway, Interior side yard and rear yard
All other zones	Parking areas are permitted in all yards. The minimum setbacks for a parking area, other than a driveway, shall be 3 metres from any property line abutting a residential zone and 1 metre from the street line.

3.26.13. Off-Site Parking

All required parking spaces are to be provided on the same property as the use for which they are provided. Off-site parking for a non-residential use may be located within 150 metres provided that parking is a legal permitted use in that zone and that total parking requirements are met for all uses. All off-site parking areas shall require a site plan agreement for more than 5 spaces.

3.26.14. Access to Parking Area Through Residential Zones

No person shall use any land in a residential zone for motor vehicle access to any parking space or parking area located in any other zone.

3.26.15. Parking Area Design Standards

All parking areas required under this By-law shall conform with the following minimum standards:

3.27.15.1. Parking Aisles

Angle of Parking	In perpendicular width, the parking aisle shall not be less than:
30 degrees	3.4 metres
45 degrees	3.7 metres
55 degrees	4.3 metres
60 degrees	4.9 metres
65 degrees	5.2 metres
70 degrees	5.5 metres
90 degrees	6.7 metres
Parallel parking	3 metres for one-way traffic 6 metres for two-way traffic

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Parking at an angle other than those listed above	the requirements for the angle of parking which is next greater than the angle of parking being provided
---	--

3.26.15.2. Parking Space Width

For Cars Parked:	The parking space shall be not be less than:
Side by side	2.7 metres
With wall or fence adjacent	3.0 metres

3.26.15.3. Parking Space Depth

Angle of Parking	In perpendicular width, the parking space depth shall not be less than
30 degrees	4.6 metres
45 degrees	5.5 metres
55 degrees	5.8 metres
70 degrees	5.8 metres
90 degrees	5.5 metres
Parallel parking	6.5 metres
Parking at an angle other than those listed above	the requirements for the angle of parking which is next greater than the angle of parking being provided

3.26.15.4. *Parking Area Surface and Drainage*

All parking areas are to be constructed so as to be usable in all seasons and shall have a granular base and surface of crushed stone, concrete, asphalt pavement or other similar hard and dust inhibiting surface. All parking areas shall be so graded and drained so as to ensure that surface water will not escape to neighbouring lands as a result of the construction or use of such parking areas.

3.26.15.5. *Entrances and Exits*

Entrances and exits from parking areas shall be at least 3 metres but not more than 9 metres in perpendicular width at the street line and all required exit and entrance approvals shall be obtained.

Entrances and exits will be in accordance with Municipal, County or MTO Design Standards and require an entrance permit.

The minimum distance between a driveway and an intersection of a street shall be 7.5 metres.

The minimum angle of intersection between a driveway and a street line shall be 60 degrees.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

The minimum distance between a driveway and an interior side property line shall be:

- residential zones: 1 metre with the exception of multiple-attached dwelling units where no minimum applies
- all other zones: 3 metres

The number and placement of driveways shall be determined based on approvals from the appropriate authority.

Through the Municipality's entrance permit approval process, the number of driveways may be increased above these maximums without amendment to this By-law. With approval through the Municipalities, County of Huron's or Ministry of Transportation's entrance permit approval process, the number of driveways may be increased above these maximum without amendment to this By-law.

3.27. Permitted Uses, One or More

Where 1 or more uses are listed as permitted in any zone, land may be used and buildings may be erected and used thereon for 1 or more of the uses so permitted, provided the requirements of this By-law are satisfied for each such use.

3.28. Planting Strip

A planting strip shall be provided:

- a) on lands zoned or used for multiple dwellings where they abut lands zoned or used for single detached dwellings or duplex/semi-detached dwellings.
- b) on lands zoned or used for any commercial, agricultural commercial - industrial, recreational commercial, trailer & tent park, or industrial purpose where the interior side property line or rear property line abuts lands **designated**, zoned or used for residential or open space purposes.
- c) on lands upon which a residential use or community facility use is being newly established where such lands abut an existing use that is not maintaining a planting strip but would be required to do so if newly establishing.

Such planting strip shall have an ultimate width of 1.5 metres and may be included as part of the required yard.

Such planting strip shall be contained within the zone or on the lands for which it is a requirement, and shall run the entire length of the zone or property line(s) separating it from the abutting zone or use which requires the planting strip. The height and location of the planting shall not pose a traffic hazard.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Such planting strip shall consist of a continuous planting of trees or shrubs, established at a minimum of 1 metre and shall be maintained at an ultimate height of not less than 1.5 metres.

Such planting strip shall be planted and maintained by the owner(s) of the land on which the planting strips are required.

Subject to site plan approval, a fence or wall may be considered as an alternative to a planting strip. The following shall be considered: location, height, porosity, materials and finishing.

3.29. Prohibited Uses

All uses, including the following uses, shall be prohibited unless otherwise provided for.

3.29.1. Dangerous Uses

No land, building or structure, unless licensed, is permitted to be used for the storage or manufacture of dangerous products for commercial or industrial purposes.

3.29.2. Derelict Motor Vehicles

Other than in a Salvage Yard (SY) Zone, no person shall use any property in any zone for the parking or storage of any derelict motor vehicle except that such vehicles may be stored inside a private garage.

3.29.3. Livestock in Settlement Areas

The keeping of livestock in a settlement area is prohibited except at a veterinary clinic or abattoir.

The regulations, restrictions and prohibitions of all the other applicable By-laws continue to apply. The keeping of animals as pets or for personal use is controlled by the Municipality of South Huron Keeping of Animals By-law (By-law 5-2004 or subsequent versions).

3.29.5. Mobile Homes

The location or use of a mobile home in any zone is prohibited unless specifically provided for in that zone.

3.29.6. Noxious Uses

No use shall be permitted within the Municipality which from its nature or the material used therein is a noxious use.

3.29.7. Salvage Yards & Solid Waste Landfills

The use of any land or the erection or use of any building or structure for the purposes of a salvage yards or solid waste landfill shall be prohibited in all zones in a settlement area.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.29.8. Vending From a Vehicle

No lands, streets, or lanes in the Municipality shall be used by a portable food outlet or for the sale of food, goods or wares from the confines of a motor vehicle unless the necessary permission has been obtained from the Municipality.

3.30. Properties to Front on a Street

Unless otherwise specified by this by-law, a building or structure shall not be erected nor any land, building, or structure used unless the property abuts or fronts on a street, except in the Lakeshore Residential Settlement Area.

3.31. Plan of Subdivision

Lots in a registered plan of subdivision are deemed to meet the requirement to front on a street where the agreement registered on title between the Municipality and the subdivision developer provides for the use and development of lots in the subdivision prior to the Municipality's assumption of the roads in the subdivision.

3.32. Plan of Condominium

For a Plan of Condominium, only the development as a whole must front on a street provided all the units within the condominium plan have legally enforceable access to a street.

3.33. Property Enlargement

Where lands are severed and merged on title with an abutting property the zoning on the abutting property shall automatically apply to the lands to be merged on title. This provision applies only where a severance is granted for the purpose of minor lot enlargement. As an administrative amendment, the appropriate Zone Map shall be amended to reflect this zone change with such changes being permitted from time to time without further public notice or Council approval. The resulting zone area and zone coverage of the retained parcel is deemed to comply with the provisions of this Zoning By-law.

3.34. Property Size from an Agricultural Severance

Where a new agricultural property is created by severance, conforms with the Official Plan, and has a minimum zone area between 18 and 38 hectares, the said property is deemed to comply with the minimum zone area provisions of this By-law. This provision applies to both the severed and retained properties.

3.35. Second Units

Second units are permitted on full municipal services in a single detached, semi-detached, multiple attached dwelling or accessory structure subject to the following requirements:

- a) a maximum of 2 dwelling units are permitted on the property – either with both units in the main dwelling or with one unit in the main dwelling and the second in an accessory structure.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

- b) The main dwelling is the principal residence of the owner.
- c) the second unit occupies no more than 40% of the floor area of the main dwelling, including any basement area in the calculation of floor area.
- d) access to the second unit is by an entrance from the side yard or rear yard
- e) there are no stairs, stairwells, or retaining walls facing a street for the second unit entrance
- f) any additional exterior stairways provided for the second unit leading to a full floor above the first storey are not located in the front yard.
- g) 1 additional on-site parking space is provided for the second unit in addition to the parking for the main dwelling
- h) Only one home occupation shall be permitted in either the main dwelling, or the second unit
- i) there is only 1 driveway on the property
- j) second units are subject to Ontario Building Code and other related municipal requirements and property standards

3.36. Setbacks from an Abattoir, Residential

No residential dwelling shall be erected within 183 metres of an abattoir.

3.37. Setbacks from Lanes and Easements

Where a property abuts a lane or easement, all buildings and structures shall be set back a minimum distance equal to the smallest required side yard stipulated in this By-law. This provisions does not apply in the AG1, R4, R5, RC2 or RC3 zones.

3.38. Setbacks of Buildings and Structures along Municipal Drains, Sink Holes and Natural Watercourses

3.38.1. Watercourse up to 4.5 metres in width or a Closed Municipal Drain

No building or structure shall be erected closer than 7.5 metres from the centreline of a closed municipal drain or from the top-of-bank of a natural watercourse or open municipal drain having a top width of less than 4.5 metres from top-of-bank to top-of-bank. In a settlement area, the setback for a building or structure from the centreline of a closed municipal drain may be reduced to 4 metres.

3.38.2. Open Municipal Drain or Watercourse between 4.5 metres and 7.5 metres in width

No building or structure shall be erected closer than 15 metres from the top-of-bank of a natural watercourse or open municipal drain having a top width of between 4.5 metres and 7.5 metres from top-of-bank to top-of-bank.

Municipality of South Huron Zoning By-law Section 3 General Provisions
--

3.38.3. Open Municipal Drain or Watercourse over 7.5 metres in width

No building or structure shall be erected closer than 30 metres from the top-of-bank of a natural watercourse, Lake Huron or open municipal drain which is more than 7.5 metres from top-of-bank to top-of-bank, or from a sinkhole.

3.38.4. Setback from Lake Huron

Where a property has a minimum distance between the shortest street line and the top-of-bank of Lake Huron on the same property of at least 50 metres, no buildings or structures shall be erected east of this top-of-bank unless a minimum setback of 30 metres is maintained

The provisions of Sections 3.38 shall not apply to prohibit, in a Natural Environment Zone (NE1) and Open Space-Hazard Zone (OS1) or an Open Space-Parkland Zone (OS2), the structures permitted in such zone.

3.39. Livestock Facility or Manure Storage Facility Setbacks

Notwithstanding the above provisions to the contrary, no livestock facility or manure storage facility shall be constructed except in compliance with the following minimum setbacks.

Minimum Setback from:	To Livestock facility or Covered, Open, or Earthen Manure Storage
Drilled Well	15 metres
Dug Well	30 metres
Municipal Well	100 metres
Watercourse	50 metre flow path
Open Ditch	50 metre flow path
Closed Municipal Drain	15 metres
Field Tile	15 metres

3.40. Setback from Established Commercial Scale Wind Energy Facilities

No dwelling, hotel, motel, long-term care home, retirement home, hospital, campground, school, or place of worship on a separately titled property shall be established closer to a wind energy facility than the distance established in obtaining the Ministry of Environment's Renewable Energy Approval.

3.41. Sight Triangle

No building, structure, fence, object or planting, in excess of 0.75 metres in height which would obstruct the vision of drivers of motor vehicles shall be erected or placed in the sight triangle with the exception of the Core Area Commercial (C4) Zone.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.42. Stacking Lanes

3.42.1. Car Wash

Every car wash shall be provided with a minimum of 3 vehicle waiting spaces measuring 2.5 metres in width and 6 metres in length for each washing bay or 5 vehicle waiting spaces for an automatic car wash.

3.42.2. Restaurant with Drive-through

Every restaurant with a drive-through shall provide a stacking lane with adequate numbers of spaces to facilitate traffic movement. Drive through lanes shall comply with the following:

- a) no part of any drive through lane may be located within a parking area;
- b) no part of any drive through lane may be located within a parking aisle;
- c) drive through lanes shall not obstruct parking spaces and cannot affect on-site circulation; and
- d) drive through lanes shall have a minimum storage capacity of 10 vehicle waiting spaces.

3.43. Surplus Farm Dwelling Severance

Where the County of Huron or its delegate has approved the severance of a surplus farm dwelling the appropriate Zone Map in this by-law shall be amended to change the AG1 Zone to AG2 for the remnant farm parcel and AG4-29 for the small agricultural holding, as applicable. These administrative amendments are permitted from time to time without further public notice or Council approval.

3.44. Storage Containers, Accessory

- a) Storage Containers may only be used for storage outside of a settlement area unless specifically listed in the zone
- b) A maximum of 3 storage containers shall be permitted
- c) Storage containers may only be located to the rear or interior side yard of a main building and not be visible from a street.
- d) Storage containers must be located a minimum of 7.5 metres from all lot lines
- e) Storage on top of the storage container is prohibited.
- f) Storage containers accessory to the main use shall be a maximum of 3 metres in height.
- g) Storage containers shall not be stacked

3.45. Swimming Pools

For the permitted location of pools on properties see General Provisions Accessory Buildings, Structures and Uses provisions in Section 3.

The height of a swimming pool fence and other swimming pool characteristics shall be in accordance with all provisions of the Swimming Pool By-laws of the Municipality.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.46. Temporary Accommodation for Workers

Outside of settlement areas, a shack, shanty, bunkhouse or other temporary structure may be used for the accommodation of workers engaged in work of a temporary or seasonal nature provided such building or structure has obtained the approval of the Municipality for such use and is:

- a) used only for the duration of the work and removed when work is complete, or
- b) locked or boarded up and not used as accommodation when the work in connection with which the building or structure was constructed is terminated.

3.47. Through Property

Where a property, which is not a corner property, has frontage on 2 streets, the front yard setback requirements shall apply on each street in accordance with the provisions of the zone or zones in which such property is located. This setback provision does not apply to a through property between a street and a lane.

3.48. Utility Services for the Public

3.48.1. The provisions of this By-law shall not apply to prevent the use of any land as a street or to prevent the installation of public services and utilities such as water mains, storm and sanitary sewers, gas distribution mains, railway lines, electrical substations and transmission lines of 230 kv or less, pumping stations, flood and erosion control works, telephone and cable lines, radio and communication towers, and accessory utility service buildings and structures provided that:

- a) the approval of the Municipality has been obtained;
- b) approval has been obtained under the Environmental Assessment Act, as required;
- c) utility service buildings in a residential area will require a rezoning to a Community Facility Zone;
- d) no goods, material, or equipment shall be stored in the open in a Residential zone;
- e) any building or structure shall be designed and maintained in general harmony with buildings of the type permitted in the zone, and
- f) any excessive noise or fumes resulting from such utility service shall be mitigated to reduce compliance issues with abutting residences.

3.48.2. Electric power facilities which are subject to the provisions of the Environmental Assessment Act are permitted uses in all zones, and are not affected by the provisions of this By-law. Electric power facilities which are not approved under the Environmental Assessment Act are permitted uses in all zones and are subject to the provisions of Utility Services for the Public provisions.

3.48.3. Notwithstanding any other provision of this by-law, wind energy facilities are not considered a utility service for the public.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.49. Waste Disposal Sites, Restrictions around Active and Closed

No new building or structure, used for residential or livestock purposes shall be erected within 500 metres from the perimeter of the fill area of any licensed waste disposal site or any closed waste disposal site until it has been determined by a qualified professional to the satisfaction of the Municipality that there will be no adverse off-site impacts. The assessment of impacts shall include the presence of methane/leachate and the potential for noise, odour, dust and litter complaints during operation.

If there is a licensed disposal site or a closed landfill site located in an adjacent Municipality, similar provisions shall apply.

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

4. General Agriculture (AG1)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

4.1. Permitted Uses

- agricultural use, general
- conservation
- exploration, drilling for and production of oil and natural gas
- forestry uses, not including commercial forestry processing uses
- group home
- medical marihuana production facility
- temporary wayside pit
- uses accessory to the permitted uses

4.2. Accessory Uses

- agri-tourism occupying a maximum of 2% of the lot area of which the uses are located to a maximum of 1 hectare
- anaerobic digester
- bed and breakfast establishment (maximum of 4 guest rooms)
- commercial greenhouse operation less than 0.8 hectares covered by greenhouse
- farm produce sales outlet
- home industry
- home occupation
- 1 mobile home accessory to an agricultural use, (a mobile home may be used as a primary or supplementary dwelling unit)
- seasonal worker housing
- single detached dwelling or converted dwelling which is either accessory to an agricultural use, general or on a property of at least 21 hectares
- storage container in accordance with the General Provisions
- winery, farm
- value added agricultural uses occupying a maximum of 2% of the lot area of which the uses are located to a maximum of 1 hectare

4.3. Permitted Structures

- buildings and structures for the permitted uses;
- single detached dwelling or converted dwelling which is either accessory to an agricultural use, general or on a property of at least 21 hectares
- mobile home accessory to an agricultural use; single or double
- other buildings and structures, not including residences, accessory to the permitted uses

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

- more than 1 main building per property is permitted

4.4. Zone Provisions

Zone area (minimum)	38 hectares; portions of the property zoned “Natural Environment”, and/or “Extractive Resources” may be included in the calculation of zone area
Frontage (minimum)	150 metres

4.5. Yard Requirements

For buildings and structures used for livestock, poultry and fur bearing animal housing and waste storage, setbacks will be in accordance with the following provisions or MDS requirements (whichever is greater):

Front yard (minimum)	60 metres
Rear yard (minimum)	30 metres
Interior side yard (minimum)	30 metres
Exterior Side Yard (minimum)	60 metres

Other permitted buildings and structures, and accessory structures:

Front yard (minimum)	17 metres
Rear yard (minimum)	7.5 metres
Interior side yard (minimum)	7.5 metres
Exterior side yard (minimum)	17 metres

4.6. Minimum Distance Separation

4.6.1. Livestock Housing

Notwithstanding any yard and setback requirement of this by-law to the contrary, no livestock housing facility shall be established or enlarged unless it complies with the Minimum Distance Separation (MDS) Formulae.

4.6.2. For Closed or Inactive Cemeteries

Notwithstanding any other provision of this by-law to the contrary, for the purposes of calculating MDS II for a first or expanding livestock facility, cemeteries located within an CF Zone shall be treated as a Type A land use.

4.6.3. Residential

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae.

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

4.7. New Agricultural Holdings

Where an agricultural property is created by a consent granted under Section 53 of the Planning Act it is deemed to comply with the minimum zone area, frontage, Minimum Distance Separation, and yard provisions of this By-law. This provision applies to both the severed and the retained parcels.

4.8. Existing Agricultural Holdings

Where an existing lot developed for agricultural uses, exists on the date of passing of this By-law, but does not meet the zone provisions with respect to minimum property area and minimum frontage, the farm holding will be deemed to conform with the By-law with respect to the minimum property area and minimum frontage provisions.

4.9. Clearing of Areas

Clearing of areas is prohibited except in accordance with the Huron County Forest Conservation By-law 38-2013, as amended.

4.10. Special Zones

4.10.1. AG1 - 1

Notwithstanding the provisions of the General Agriculture (AG1) Zone to the contrary, the lands zoned AG1 – 1 may be used for a home industry accessory to an agricultural use, in the absence of a single detached dwelling. A home industry located on this property need not be clearly secondary to the main residential use and may change the residential character of the dwelling. All other provisions of this By-law shall apply.

4.10.2. AG1 – 2 (as per By-law 41-2005)

The property zoned AG1 – 2 has a property area of 14 hectares (35 acres) and has a lot frontage of 140 metres.

Notwithstanding the provisions of Section 4.0 General Agriculture to the contrary a single detached dwelling may be established as a permitted use on the property zoned AG1 – 2.

Notwithstanding the provisions of Section 4.0 General Agriculture to the contrary the following uses are permitted on the property zoned AG1-2:

4.10.2.1. Permitted Uses:

- agricultural industrial establishment
- agricultural processing establishment
- agricultural service establishment
- agricultural supply establishment
- anaerobic digester
- bulk sales establishment

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

- commercial greenhouse operation greater than 0.8 hectares covered by greenhouse
- rural winery
- temporary wayside pit
- transport terminal or yard
- uses accessory to the permitted uses

4.10.2.2. Accessory Uses

- Home industry
- Home occupation
- Seasonal worker housing
- Second unit within existing single detached dwelling
- Single detached dwelling or mobile home accessory to an agricultural commercial industrial use
- Storage container in accordance with General Provisions Section.

Notwithstanding Section 4.0 General Industrial Yard Requirements, buildings and structures including those for livestock, poultry and fur-bearing animal housing and waste storage may be established no closer than 70 metres from the ER1 zone on North Part Lot 25, Concession 8.

Buildings and structures used for livestock, poultry and fur-bearing animal housing and waste storage may be established with a minimum side yard depth of 30 metres from the southerly property line.

All other provisions of this By-law shall apply.

4.10.3. AG1 – 3

Notwithstanding the provisions of Section 4 to the contrary, the area zoned as AG1 – 3 may be used as a home occupation for the retail and repair of sporting goods and hunting equipment, including firearms. Not more than the equivalent of 2 employees other than family can be employed therein on a full-time basis, and not more than 93 sq. m. (1,000 sq. ft.) of the dwelling's gross floor area can be used for the home occupation. All other provisions of this By-law that regulate a home occupation shall apply. All other provisions of this By-law shall apply.

4.10.4. AG1 – 4

Notwithstanding the provisions of Section 4 to the contrary, the area zoned AG1 – 4 may not be used for an accessory single detached dwelling. All other provisions of this By-law shall apply.

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

4.10.5. AG1 – 5

Notwithstanding the provisions of Section 4 to the contrary to the contrary, the area zoned AG1 – 5 may be used by a contractor involved with the transporting of gravel. All other provisions of this By-law shall apply.

4.10.6. AG1 – 6

Notwithstanding the provisions of Section 4 to the contrary, to the contrary, the area zoned AG1 – 6 may be used for a pit or quarry subject to the provisions of the Extractive Resources (ER1) zone. All other provisions of this By-law shall apply.

4.10.7. AG1 – 7

Notwithstanding the zone provisions of Section 4 to the contrary, the following special provisions shall apply to the property zoned AG1 – 7.

Property area (minimum)	9.7 hectares
Property frontage (minimum)	100 metres
Side yard depth – livestock buildings (minimum)	18 metres
Side yard depth – other buildings (minimum)	6 metres

All other provisions of this By-law shall apply.

4.10.8. AG1 – 8

Made redundant as a result of consent B37-14.

4.10.9. AG1 – 9

Made redundant as a result of consent B37-14.

4.10.10. AG1 – 10

Notwithstanding the zone provisions Section 4 to the contrary, the following shall apply to the property zoned AG1 – 10:

- Property area (minimum) 18 hectares

All other provisions of this By-law shall apply.

4.10.11. AG1 – 11

Notwithstanding the provisions of Section 4 to the contrary the following special provisions apply to the property zoned AG1 – 11:

- A single detached dwelling is permitted as a main use.

All other provisions of this By-law shall apply.

4.10.12. AG1 – 12

Notwithstanding the provisions of Section 4 to the contrary, the minimum property area on the property zoned AG1 – 12 shall be 10.5 hectares (26 acres). The areas of the property zoned NE1 shall be included in the calculation of property area.

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

Notwithstanding the provisions of Section 4 to the contrary, the housing of livestock on the property zoned AG1 – 12 shall conform with the provisions of the Agricultural Small Holding (AG4) zone.

Notwithstanding the provisions of Section 4 to the contrary, the existing buildings on the property zoned AG1 – 12 shall be deemed to comply with all relevant zone provisions. All other provisions of this By-law shall apply.

4.10.13. AG1 – 13

Notwithstanding the provisions of Section 4 to the contrary, the following special provision recognizes a minimum property area of 10.7 hectares (26.42 acres) and restricts the number of nutrient units to 1 per acre. Property zoned AG1 – 13 is deemed to comply with all zone provisions of this by-law. All other provisions of this By-law shall apply.

4.10.14. AG1 – 14

Notwithstanding the provisions of Section 4 to the contrary, a single detached dwelling is permitted accessory to a salvage yard provided that the salvage yard is located on the same property as the AG1 – 14 zone. All other provisions of this By-law shall apply.

4.10.15. AG1 – 15

Notwithstanding the provisions of Section 4 to the contrary, the following special provisions shall apply to the property zoned AG1 – 15: No barns shall be constructed that in total house more than 100 nutrient units. All other provisions of this By-law shall apply.

4.10.16. AG1 – 16

Notwithstanding the provisions of Section 4 to the contrary, the property zoned AG1 – 16 may include 2 residences. All other provisions of this By-law shall apply.

4.10.17. AG1 – 17

Notwithstanding the provisions of Section 4.2 to the contrary a single detached dwelling may be established as a permitted use on the property zoned AG1 – 17. All other provisions of this By-law shall apply.

4.10.18. AG1 – 18

Notwithstanding the provisions of Section 4 to the contrary, the area zoned AG1 – 18 may be used for a sanitation transport business. All other provisions of this By-law shall apply.

4.10.19. AG1 – 19

Notwithstanding the provisions of Section 4 to the contrary, the area zoned AG1 – 19 may be used for agricultural or accessory structures. All other provisions of this By-law shall apply.

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

4.10.20 AG1 – 20

Notwithstanding the provisions of Section 4 to the contrary the following special provisions apply to the property zoned AG1 – 20:

Property area (minimum)	17.5 hectares
Property frontage (minimum)	15 metres

All other provisions of this By-law shall apply.

4.10.21. AG1 – 21

Notwithstanding the provisions to the contrary, the minimum property area for the property zoned AG1 – 21 is 16 hectares. The total number of nutrient units on the property is restricted to 80. All other provisions of this By-law shall apply.

4.10.21. AG1 – 22

Notwithstanding the provisions of Section 4 to the contrary, the minimum lot frontage shall be 20.1 metres (66 feet) and the minimum lot area shall be 24.68 hectares (61 acres), for the lands zoned AG1 – 22. The location of the existing frame garage located to the rear of the property is deemed to comply with the setback provisions of this By-law. All other provisions of this By-law shall apply.

4.10.22. AG1 – 23

Notwithstanding the other AG1 zone provisions to the contrary, the area zoned AG1-23 may not be used for new buildings, except where such buildings are in conformity with the Conservation Authority's floodproofing standards or are located at a higher elevation than the regional storm level of 180.7 metres.

Notwithstanding the other AG1 zone provisions to the contrary, the area zoned AG1-23 may not be used for exploration, drilling for and production of oil and natural gas.

AG2	Municipality of South Huron Zoning By-law Section 5 Restricted Agriculture	AG2
-----	---	-----

5. Restricted Agriculture (AG2)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

5.1 Permitted Uses

- agricultural use, general; excluding new residential dwellings
- conservation
- exploration, drilling for and production of oil and natural gas
- forestry uses, not including commercial forestry processing uses
- temporary wayside pit required by road authority
- uses accessory to the permitted uses (residence is prohibited)

5.2. Accessory Uses

- anaerobic digester
- commercial greenhouse operation less than 0.8 hectares covered by greenhouse
- farm produce sales outlet
- farm winery
- seasonal worker housing
- storage containers (in accordance with the General Provisions for Accessory Storage Containers)

5.3. Permitted Structures

- buildings and structures for the permitted uses;
- other buildings and structures, not including residences, accessory to the permitted uses
- more than 1 main building per property is permitted

5.4. Zone Provisions

Zone area (minimum)	38 hectares; portions of the property zoned “Natural Environment”, and/or “Extractive Resources” may be included in the calculation of zone area
Frontage (minimum)	150 metres

5.5. Yard Requirements

For buildings and structures used for livestock, poultry and fur bearing animal housing and waste storage, setbacks will be in accordance with the following provisions or MDS requirements (whichever is greater)

Front yard (minimum)	60 metres
Rear yard (minimum)	30 metres

AG2	Municipality of South Huron Zoning By-law Section 5 Restricted Agriculture	AG2
-----	---	-----

Interior side yard (minimum)	30 metres
Exterior Side Yard (minimum)	60 metres

Other permitted buildings and structures, and accessory structures:

Front yard (minimum)	17 metres
Rear yard (minimum)	7.5 metres
Interior side yard (minimum)	7.5 metres
Exterior side yard (minimum)	17 metres

Notwithstanding any provisions to the contrary, in the area zoned AG2 the minimum property size and property frontage shall be:

- a) as it existed on the date of the passing of this by-law.
- b) or as it existed upon final approval of consent granted under Section 53 of the Planning Act.

5.6. Farm Parcel from a Surplus Farm Residence Severance

Notwithstanding any provisions to the contrary, where an agricultural property is created by a consent granted under Section 53 of the Planning Act and is zoned Restricted Agriculture (AG2) it is deemed to comply with the minimum zone area, minimum distance separation, and zone and yard provisions of this By-law, provided that existing uses and buildings have been legally established. A residence is prohibited from being constructed on lands zoned Restricted Agriculture (AG2).

5.7. Minimum Distance Separation:

5.7.1. Livestock Housing

Notwithstanding any yard and setback requirement of this by-law to the contrary, no livestock housing facility shall be established or enlarged unless it complies with the Minimum Distance Separation (MDS) Formulae.

5.7.2. For Closed or Inactive Cemeteries

Notwithstanding any other provision of this by-law to the contrary, for the purposes of calculating MDS II for a first or expanding livestock facility, cemeteries located within an CF Zone shall be treated as a Type A land use.

5.7.3. Residential

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae.

AG3	Municipality of South Huron Zoning By-law Section 6 Agricultural Commercial-Industrial	AG3
-----	---	-----

6. **Agricultural Commercial-Industrial (AG3)**

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

6.1. **Permitted Uses**

- an agricultural industrial establishment
- an agricultural processing establishment
- an agricultural service establishment
- an agricultural supply establishment
- an anaerobic digester
- a bulk sales establishment
- commercial greenhouse operation greater than 0.8 hectares covered by greenhouse
- medical marihuana production facility
- rural winery
- temporary wayside pit
- a transport terminal or yard
- uses accessory to the permitted uses

6.2. **Accessory Uses**

- agri-tourism uses over 1 hectare
- home industry
- home occupation
- seasonal worker housing
- single detached dwelling or mobile home accessory to an agricultural commercial industrial use
- single detached dwelling or converted dwelling accessory to an agricultural use, general.
- storage containers in accordance with general provisions
- value added agriculture uses over 1 hectare

6.3. **Permitted Structures**

- accessory dwelling unit or a mobile home detached from or part of the non-residential structure;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

6.4. **Zone Provisions**

Zone area (minimum)	4000 square metres
Frontage (minimum)	30 metres
Front yard (minimum)	20 metres

AG3	Municipality of South Huron Zoning By-law Section 6 Agricultural Commercial-Industrial	AG3
-----	---	-----

Interior side yard (minimum)	15 metres or ½ of the building height, whichever is greater
Exterior side yard (minimum)	20 metres
Rear yard (minimum)	7.5 metres
Zone coverage (maximum)	30%

6.5. Zone Provisions for Accessory Residential Uses

Property area (this area is required in addition to the minimum property area for an AG3 use):

- detached residence: 700 sq. m.
- attached dwelling unit: 350 sq. m.

6.6. Zone Provisions for Accessory Storage Containers

- A maximum of 3 storage containers shall be permitted
- Storage containers may only be located to the rear or interior side yard of a main building and not be visible from a street. Storage containers are not permitted in a front yard.
- Storage containers must be located a minimum of 7.5 metres from all lot lines
- Storage containers accessory to the main use shall be a maximum of 3 metres in height. Storage containers shall not be stacked.

6.7. Minimum Distance Separation

6.7.1. Livestock Housing

Notwithstanding any yard and setback requirement of this by-law to the contrary, no livestock housing facility shall be established or enlarged unless it complies with the Minimum Distance Separation (MDS) Formulae.

6.7.2. For Closed or Inactive Cemeteries

Notwithstanding any other provision of this by-law to the contrary, for the purposes of calculating MDS II for a first or expanding livestock facility, cemeteries located within an CF Zone shall be treated as a Type A land use.

6.7.3. Residential

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae.

6.8. Buffer Strip

Notwithstanding the General Provisions Planting Strip Section a buffer strip of landscaped open space, 5 metres wide, shall be provided between storage and/or display area and side and/or rear property lines. Where an AG3 Zone abuts an AG1 or AG2 Zone, the required buffer strip need not be landscaped.

AG3	Municipality of South Huron Zoning By-law Section 6 Agricultural Commercial-Industrial	AG3
-----	---	-----

6.9. Property Abutting a Railway

Notwithstanding any other provisions of this By-law to the contrary, along that portion of any property line which abuts a railway right-of-way, no interior side or rear yard shall be required.

6.10. Special Zones

6.10.1. AG3 – 1

Notwithstanding the provisions of Section 6.0 Agricultural Commercial Industrial (AG3) to the contrary, the area zoned AG3 – 1 may only permit the following uses: An agricultural industrial establishment, an agricultural service establishment and an agricultural supply establishment.

All other provisions of this By-law shall apply.

6.10.2. AG3 – 2

Notwithstanding the provisions of Section 6.0 Agricultural Commercial Industrial (AG3) to the contrary, the property zoned AG3 – 2 is permitted a second accessory residence. All other provisions of this By-law shall apply.

6.10.3. AG3 – 3

Notwithstanding the provisions of Section 6.0 Agricultural Commercial Industrial (AG3) to the contrary, the area zoned AG3 – 3 may also permit a woodworking shop. All other provisions of the By-law shall apply.

6.10.4. AG3 – 4

Notwithstanding the provisions of Section 6.0 Agricultural Commercial Industrial (AG3) to the contrary, the permitted uses of the property zoned AG3 – 4 shall be limited to a truck transport facility used for the transporting of agricultural produce or goods necessary for agricultural production. All other provisions of this By-law shall apply.

6.10.5. AG3 – 5

Notwithstanding the provisions of Section 6.0 Agricultural Commercial Industrial (AG3) to the contrary, the following shall apply to the property zoned AG3 – 5:

Rear yard (minimum)	3 metres
---------------------	----------

All other provisions of this By-law shall apply.

6.10.6. AG3 – 6

Notwithstanding the Provisions of the Agricultural Commercial-Industrial (AG3) Zone to the contrary, the maximum zone coverage of the property zoned AG3 – 6 shall not exceed 12%. All other provisions of this By-law shall apply.

6.10.7. AG3 - 7

Notwithstanding the provisions of the Agricultural Commercial-Industrial (AG3) Zone to the contrary, the following uses only are permitted in the AG3-7 zone:

AG3	Municipality of South Huron Zoning By-law Section 6 Agricultural Commercial-Industrial	AG3
-----	---	-----

- Wine processing facility or facilities in accordance with Estate Winery definition;
- Commercial event kitchen and related dining area;
- On-site restaurant and dining facility;
- Wine retail and tasting showrooms;
- Overflow parking of 200 spaces in partnership with the Huron Country Playhouse, in addition to the 60 main parking spaces and 6 bus parking spaces required for the winery;
- Agricultural implement storage facility or facilities;
- Winery event centre able to accommodate up to 300 people (for example, business meetings, staff gatherings, wine tasting events, weddings, banquets and conferences);
- All agricultural uses permitted in the General Agriculture zone (AG1), with livestock limited to a maximum of 4 Nutrient Units;
- Agricultural industrial, processing, service and supply and bulk sales uses permitted in the AG3 zone, provided that they are accessory to the production of crops and wine products and minimize the amount of productive agricultural land consumed by clustering buildings and not exceeding a total of 10% property coverage. In this case property coverage includes buildings, accessory structures, roads and parking areas, but excludes areas planted in vines;
- Buildings and structures accessory to the **estate** winery use.

Notwithstanding the provisions of the Agricultural Commercial-Industrial (AG3) Zone, the following provisions apply to the AG3-7 zone:

- Maximum retail area of 650 sq. m., including lobby area;
- Minimum vine planting area of 6 hectares;
- Accessory structures are permitted in front yard, with minimum setback from the front property line of 18 metres;
- No height restrictions for buildings or structures;
- Where not otherwise prescribed, AG3 zone provisions apply to the AG3-7 zone.

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

7. **Agricultural Small Holding (AG4)**

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

7.1. **Permitted Uses**

- converted dwelling
- group home in a single detached dwelling
- single detached dwelling, including a mobile home
- temporary wayside pit
- uses accessory to the permitted uses

7.2. **Accessory Uses**

- agricultural use, limited
- bed and breakfast establishment (maximum of 4 guest rooms)
- farm produce sales outlet
- home industry
- home occupation
- livestock use (maximum 4 nutrient units)
- uses accessory to the permitted uses

7.3. **Permitted Structures**

- 1 single detached dwelling, converted dwelling, or mobile home;
- barns
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

7.4. **Zone Provisions**

Zone area	Minimum: 4000 sq. m. Maximum: 4 hectares
Frontage (minimum)	23 metres
Front yard (minimum)	17 metres
Interior side yard (minimum)	5 metres
Exterior side yard (minimum)	17 metres
Rear yard (minimum)	7.5 metres
Zone coverage (maximum)	30 %
Building height (maximum)	14 metres

7.5. **Barns**

An existing barn may be used or a new barn may be established in compliance with the provisions below, and provided the distance from the barn to the nearest off property

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

residential, commercial or community facility building or structure complies with the minimum separation distance noted below:

Min. Lot Area (Hectares)	Max. Number of Nutrient Units Permitted	Minimum Distance Separation Requirement
0.4	1	85 metres
0.8	2	85 metres
1.2	3	85 metres
1.6+	4	85 metres

7.6. Minimum Separation Distance (Residential)

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae.

7.7. Special Zones

7.7.1. AG4 – 1

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, no more than 4 Nutrient Units are permitted on lands zoned AG4 – 1. Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the minimum side yard requirement for lands zoned AG4 – 1 shall be 3 metres.

For the purpose of lands zoned AG4 – 1, an animal kennel shall not be considered a permitted home industrial use.

All other provisions of this By-law shall apply.

7.7.2. AG4 – 2

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, no more than 4 Nutrient Units are permitted on lands zoned AG4 – 2. These lands are located within the area known locally as Elimville (Part Lot 10, Concession 7, Usborne);

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the minimum front yard requirement for lands zoned AG4 – 2 shall be 7.5 metres;

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the minimum side yard requirement for lands zoned AG4 – 2 shall be 3 metres;

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

For the purposes of lands zoned AG4 – 2, an animal kennel shall not be considered a home industrial use;

All other provisions of this By-law shall apply.

7.7.3. AG4 – 3

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the lot area minimum for the property zoned AG4 – 3 is .75 hectares (1.85 acres). All other provisions of this By-law shall apply.

7.7.4. AG4 – 4

Notwithstanding the provisions of the Agricultural Small Holding Zone, the minimum distance to the nearest livestock barn is 170 metres. All other provisions of this By-law shall apply.

7.7.5. AG4 – 5

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the minimum side yard setback for any part of a single detached dwelling from the north lot line is 22 metres on the property zoned AG4 – 5. All other provisions of this By-law shall apply.

7.7.6. AG4 – 6

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the area zoned AG4 – 6 may be used for a drive-in restaurant, restaurant and tavern, subject to the following special provisions:

- a) The existing on-site parking is deemed to comply with the provisions of this By-law.

All other provisions of this By-law shall apply.

7.7.7. AG4 – 7

Notwithstanding the provisions of Section 7 Agricultural Small Holding (AG4) Zone to the contrary, the area zoned AG4 – 7 may be used in conformity with Recreational Commercial (RC3) Zone and Huron County Playhouse (RC4) Zone providing that the front yard minimum is 29 metres. All other provisions of this By-law shall apply.

7.7.8. AG4 – 8

Notwithstanding the provisions of Section 7 Agricultural Small Holding (AG4) Zone to the contrary, the property zoned AG4 – 8 shall have the following special provisions:

Property frontage (minimum)	20 metres
Side yard (minimum)	on one side: 1 metre, on the other side: 5 metres

All other provisions of this By-law shall apply.

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

7.7.9. AG4 – 9

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the following special provisions apply to the property zoned AG4 – 9:

- a) Minimum property area – 6 hectares (14.8 acres)
- b) Hobby Livestock Operation – an accessory building including a barn, not to include hogs, may be established subject to the following table:

Property size (minimum)	1.6+ hectares
Number of permitted nutrient units (maximum)	4
Minimum distance separation required from the barn to the nearest residential, commercial, institutional building or structure excluding uses within the same ownership and same zone	80 metres

All other provisions of this By-law shall apply.

7.7.10. AG4 – 10

Notwithstanding the provisions of the Agricultural Zones, the following special provisions pertain to the property zoned AG4 – 10:

- a) Maximum property area: 10.5 hectares (25.9 acres)
- b) An accessory building including a barn, may be established subject to the following:
- c) Maximum number of nutrient units: 5
- d) The establishment of such structure shall conform with the provisions of this By-law.

All other provisions of this By-law shall apply.

7.7.11. AG4 – 11

Notwithstanding the provisions of the Agriculture Small Holding zone to the contrary, the following special provisions apply to the property zoned AG4 – 11:

- a) Hobby Livestock Operation – an accessory building including a barn may be established subject to the following table:

Property size (minimum)	1.6 hectares
Number of permitted nutrient units (maximum)	5
Minimum required separation distance from the barn to the nearest residential, commercial, institutional building or structure excluding uses within the same ownership and the same zone	80 metres

- b) The AG4 – 11 zone permits the indoor storage of feeds and concentrates in existing buildings and the accessory mixing of a vitamin mineral premix in conformity with the home industry provisions.

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

All other provisions of this By-law shall comply.

7.7.12. AG4 – 12

Notwithstanding the provisions of Section 7 Agricultural Small Holding (AG4) Zone the following special provisions pertain to the property zoned AG4 – 12:

- a) Property area (maximum): 4.9 hectares
- b) An accessory building including a barn may be established subject to the following:
- c) Maximum number of Nutrient Units: 5
- d) The establishment of such structure shall conform with the 3.17.

Minimum Distance Separation (MDS) Provisions of Section 7.5

All other provisions of this By-law shall apply.

7.7.13. AG4 – 13

Further to the provisions of Section 7 Agricultural Small Holding (AG4) Zone the housing of livestock on the property zoned AG4-13 is not permitted. The existing barn shall be retained for storage purposes only in conformity with the provisions of Section 7 Agriculture Small Holding (AG4) Zone. All other provisions of this By-law shall apply.

7.7.14. AG4 – 14

Notwithstanding the provisions of Section 7 Agricultural Small Holding (AG4) Zone, the following special provisions pertain to the property zoned AG4-14:

- a) Property area (maximum): 20 hectares
- b) Property area (minimum): the area of the subject property at the date of the adoption of this bylaw
- c) Notwithstanding the provisions of this By-law to the contrary, the following additional use is permitted on the property zoned AG4 – 14:
 - i. an existing business consisting of assembly, distribution and retail of furniture and related products;
- d) The total area of non-residential buildings shall not exceed 3,000 square metres

All other provisions of this By-law shall apply.

7.7.15. AG4 – 15

See By-law 13-1990.

7.7.16. AG4 – 16

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary the following special provisions apply to the property zoned AG4 – 16:

- a) Property area (maximum): 20.23 ha (50 ac) including the area zoned “Natural Environment”

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

- b) Property area (minimum): 20.23 ha (50 ac) including the area zoned “Natural Environment”

All other provisions of this By-law shall apply.

7.7.17. AG4 – 17

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, the following special provisions apply to the property zoned AG4 – 17:

- a) Property area (maximum): 10.05 hectares (25 acres)

All other provisions of this By-law shall apply.

7.7.18. AG4 – 18

The buildings and structures on the property zoned AG4-18 are considered to be legal non-complying as of the date of passing of this By-law. All other provisions of this By-law shall apply.

7.7.19. AG4 – 19

Notwithstanding the provisions of this By-law to the contrary, a farm produce sales outlet is a permitted use subject to the zone provisions of Section 7 Agriculture Small Holding (AG4) Zone.

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, the minimum separation between the proposed residence and the nearest livestock barn shall be 350 metres.

All other provisions of this By-law shall apply.

7.7.20. AG4 – 20

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, the maximum number of nutrient units permitted on lands zoned AG4 – 20 shall not exceed 2. The General Provisions regarding legal non-complying uses shall apply except that the operative date for the purpose of legal establishment shall be the date before the passing of the amending by-law which establishes the AG4 – 20 zone. All other provisions of this By-law shall apply.

7.7.21. AG4 – 21

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, the maximum number of nutrient units permitted on lands zoned AG4 – 21 shall not exceed 5.

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, 2 single detached dwellings are permitted on the property zoned AG4 – 21. One of these may be used as a group home. The provisions

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

of General Provisions Non-Complying Properties shall apply as of the date of passing of this amending by-law.

All other provisions of this By-law shall apply.

7.7.22. AG4 – 22

Notwithstanding Section 7 Agriculture Small Holding (AG4) Zone to the contrary, the area zoned AG4 – 22 may, in addition to the permitted home industrial uses, be used for a trucking business, provided that:

- a) Not more than 4 persons, other than the owners, are employed therein on a full-time basis;
- b) The area used for the trucking business shall be no greater than 40 % of the 557 square metres (6000 sq. ft.) accessory structure;
- c) Trucks may be parked outside in a designated parking area that is visually screened from the rear property line of the property legally-described as S. Pt. Lot 3, Concession 1;
- d) The property shall not have an area less than 1.8 hectares in size;
- e) All other provisions of this by-law that regulate a home industry shall apply.

All other provisions of this By-law shall apply.

7.7.23. AG4 – 23

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4), an animal boarding kennel may be operated on the property zoned AG4 – 23 as a home industry in an accessory structure with a total floor area of 155 square metres. All other provisions of this By-law shall apply.

7.7.24. AG4 – 24

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, an accessory structure is permitted on the property zoned AG4 – 24 with the following provisions:

- a) Front yard (minimum): 57 metres
- b) Notwithstanding Section 3.2 Accessory Buildings and Structures to the contrary, an accessory structure can be built in the front yard, provided that a structure is not directly in front of any part of the existing dwelling.

All other provisions of this By-law shall apply.

7.7.25. AG4 – 25

Notwithstanding the provisions of Agriculture Small Holding (AG4) to the contrary, the minimum required separation distance on the lands zoned AG4 – 25 from the residence to the nearest livestock operation is 243 metres. All other provisions of this By-law shall apply.

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

7.7.26. AG4 – 26

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) to the contrary, the area zoned AG4 – 26 may, in addition to the permitted home industry uses, be used for a trucking business, provided that:

- a) Not more than 4 persons, other than the owner, are employed therein on a full-time basis;
- b) Not more than 8 trucks be operated from and parked on the property at one time;
- c) Trucks must be parked in an accessory building or in a designated parking area at the rear of the property zoned AG4 – 26.
- d) The designated parking area shall be visually screened by a structure, planting strip or a fence in such a way that parked trucks or employee vehicles are visually screened from the road and neighbouring properties;

The property shall not have an area less than 1.85 hectares;

All other provisions of this by-law shall apply.

7.7.27. AG4 – 27

Notwithstanding General Provisions Accessory Buildings and Structures to the contrary, 1 accessory structure with a maximum floor area of 223 square metres is permitted to be built in the front yard, provided that the structure is not directly in front of any part of the dwelling. All other provisions of this by-law shall apply.

7.7.28. AG4 – 28 (per by-law 65-2015)

Notwithstanding the Agricultural Small Holding (AG4) Zone to the contrary the following provisions apply in the AG4-28 zone:

- Minimum side yard: 15 metres on the west side yard of this property

7.7.29. AG4 – 29 Residential Parcel from a Surplus Farm Residence Severance

Notwithstanding any provisions to the contrary, in the area zoned AG4-29 both the property and any legally established existing buildings are deemed to comply with the AG4 zone provisions and the minimum distance separation requirements of this By-law.

NE1	Municipality of South Huron Zoning By-law Section 8 Natural Environment Zone 1	NE1
-----	---	-----

8. Natural Environment Zone 1 (NE1)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

8.1. Permitted Uses:

- agricultural uses, as they existed on the date of passage of the by-law;
- conservation
- forestry
- passive recreation
- uses accessory to a permitted use

8.2. Permitted Structures

- accessory buildings and structures (100 square metre maximum ground floor size) for the maintenance of the permitted uses as well as trails and footpaths, including stiles, stairs, bridges and benches, subject to the approval of the Conservation Authority;
- buildings and structures for flood and/or erosion control prevention, subject to the approval of the Conservation Authority;
- class 1 sewage disposal facility as per the Ontario Building Code.

8.3. Zone Provisions

The minimum front, rear, and side yards of new and expanding buildings and structures will be established and constructed in accordance with the requirements of the relevant approval authority and required studies.

The placing or removal of fill or the alteration of water courses is not permitted except in accordance with the applicable regulations of the Conservation Authority.

Clearing of areas is prohibited. Except in accordance with the Huron County Forest Conservation By-law 38-2013, as amended.

Drainage of areas is prohibited other than for a direct agricultural drainage outlet, drainage required for permitted structures, and drains, with the exception of those drains constructed in accordance with the Drainage Act, and the Tile Drainage Act, as amended.

8.4. Special Zones

NE1	Municipality of South Huron Zoning By-law Section 8 Natural Environment Zone 1	NE1
-----	---	-----

8.4.1. NE1-1 (Not used)

8.4.2. NE1-2 South Huron Beach (Further to By-law 36-1984 and By-law 33-1986)

Notwithstanding Section 5 Natural Environment Zone 1 (NE1) to the contrary, the area zoned NE1-2 shall be limited to the following permitted uses and structures:

- a public park, but only on publicly owned lands in areas zoned NE1-2;
- accessory buildings and structures for the maintenance of the permitted uses as well as trails and footpaths, including stiles, stairs, bridges and benches, subject to the approval of the Conservation Authority;
- buildings and structures for flood and/or erosion control prevention, subject to the approval of the Conservation Authority.

All other provisions of this By-law shall apply.

NE2	Municipality of South Huron Zoning By-law Section 9 Natural Environment Zone 2	NE2
-----	---	-----

9. Natural Environment Zone 2 (NE2)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

9.1. Permitted Uses:

- conservation
- dwelling in existence at the date of passage of this by-law and the replacement of such dwelling
- forestry
- home occupation or home industry in or accessory to a permitted dwelling
- maple syrup production
- passive recreation
- uses accessory to a permitted use

9.2. Permitted Structures

- buildings and structures permitted in the NE1 Zone;
- buildings and structures accessory to a permitted dwelling;
- buildings and structures existing on the date of passing of this by-law;
- maple syrup evaporating facility.

9.3. Zone Provisions

The placing or removal of fill or the alteration of water courses is not permitted except in accordance with the applicable regulations of the Conservation Authority.

Clearing of areas is prohibited. Except in accordance with the Huron County Forest Conservation By-law 38-2013, as amended.

Drainage of areas is prohibited other than for a direct agricultural drainage outlet, drainage required for permitted structures, and drains, with the exception of those drains constructed in accordance with the Drainage Act, and the Tile Drainage Act, as amended.

The minimum front, rear, and side yards of new and expanding buildings and structures will be established and constructed in accordance with the requirements of the relevant approval authority and required studies.

9.4. Existing Dwellings and their Replacement

The minimum front yard, rear yard, and side yards for an existing dwelling shall constitute the minimum requirements for the dwelling and any replacement dwelling. The zone coverage and height of existing buildings and structures constitutes the maximum permitted for the dwelling and any replacement dwelling.

NE2	Municipality of South Huron Zoning By-law Section 9 Natural Environment Zone 2	NE2
-----	---	-----

9.4.1. New and Expanding Non-Dwelling Buildings and Structures

The minimum front yard, rear yard, and side yards and maximum zone coverage and building height for new and expanding buildings and structures that are not dwellings will be established and constructed in accordance with the requirements of the relevant approval authority and required studies.

Notwithstanding General Provisions Accessory Structures, and Section 9.4 Existing Dwellings and their Replacement to the contrary, in the NE2 areas below the Lake Huron top-of-bank, a single accessory building is permitted in any yard provided it is less than 10 square metres, not more than 1 storey, and a maximum height of 4 metres.

9.5. Special Zones

9.5.1. NE2-1 Dwelling in Natural Environment

Notwithstanding the provisions of this By-law to the contrary, 1 single detached dwelling is permitted on the property zoned NE2-1 subject to all provisions of Agricultural Small Holding (AG4) Zone. Development of the zoned area shall be in accordance with the fill and construction regulations of the Conservation Authority. All other provisions of this By-law shall apply.

9.5.2. NE2-2 (As per By-law 63-2004)

Notwithstanding the provisions of this By-law to the contrary, 1 single detached dwelling is permitted on the property zoned NE2-2 subject to provisions of Agricultural Small Holding (AG4) Zone. Notwithstanding provisions in Section 9 Natural Environment Zone 2 (NE2) to the contrary, the property zoned NE2-2 shall have a maximum property area of 40.47 hectares.

In addition to a single detached dwelling, the property zoned NE2-2 is permitted to have habitable space above the garage for the purpose of providing sleeping accommodation and may contain plumbing. The garage containing the habitable space is required to be attached to the main dwelling by a foyer and all utilities servicing the habitable space must be extended from the main dwelling.

Notwithstanding the definition of attached to the contrary, the garage containing the habitable space is considered to be attached to the main dwelling and is not considered an accessory building.

In addition to the requirements of this By-law, development of the subject property shall be in accordance with the Environmental Impact Study and the fill

NE2	Municipality of South Huron Zoning By-law Section 9 Natural Environment Zone 2	NE2
-----	---	-----

and construction regulations of the Conservation Authority. All other provisions of this By-law shall apply.

9.6.3. NE2-3 Aggregate Rehabilitation

In addition to the permitted uses, structures and provisions of Section 9 Natural Environment (NE2) Zone, rehabilitation activities are permitted for former mineral aggregate operations. Aggregate materials and equipment are permitted to be temporarily stored while rehabilitation continues. No dwelling shall be constructed in the NE2-3 zone. The area zoned NE2-3 is included in property area and property coverage calculations. All other provisions of this By-law shall apply.

OS	Municipality of South Huron Zoning By-law Section 10 Parks and Open Space	OS
----	--	----

10. Parks & Open Space (OS)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

10.1. Permitted Uses

- conservation
- dwelling in existence at the date of passing of this by-law and the replacement of such dwelling
- passive recreation
- public park
- private park
- forestry
- uses accessory to a permitted use

10.2. Permitted Structures

- buildings and structures accessory to the permitted uses subject to the consent of the Conservation Authority or the appropriate authority;
- buildings and structures necessary for flood and/or erosion control prevention subject to the consent of the Conservation Authority;
- class 1 sewage disposal facility as per the Ontario Building Code.

10.3. Zone Provisions

Front yard (minimum)	10 metres
Interior side yard (minimum)	7.5 metres
Exterior side yard (minimum)	10 metres
Rear yard (minimum)	8 metres
Zone coverage (maximum)	20%
Building height (maximum)	14 metres

10.4. Special Zones

10.4.1. OS-1 Stormwater Management

Notwithstanding the permitted uses of the Open Space zone to the contrary, uses and structures shall be restricted to flood control structures and stormwater management infrastructure.

10.4.2. OS-1-1 Oakwood Links (As per By-law 47-2004)

Notwithstanding the provisions of the Open Space zone to the contrary, decks may encroach into the OS-1-1 zone, subject to approval from the Conservation Authority. All other provisions of this Zoning By-law shall apply.

FF	Municipality of South Huron Zoning By-law Section 11 Flood Fringe Overlay	FF
----	--	----

11. Flood Fringe Overlay (FF)

Within this Overlay, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

11.1. Permitted Uses

- In accordance with the zones found within the flood fringe area.

11.2. Permitted Structures

- In accordance with the zones found within the flood fringe area.

11.3. Zone Provisions

The flood fringe is a second zone layered on top of the underlying zone(s) and extends from the limit of the flood way (zoned FW) to the limit of the flood plain (zoned FF). Zone provisions for FF zones are in accordance with the underlying zone(s) found within the flood fringe area. In addition, the placing or removal of fill will be subject to the approval of the Conservation Authority and the construction of permitted buildings and structures will be subject to flood damage reduction measures determined in consultation with the Conservation Authority.

FW	Municipality of South Huron Zoning By-law Section 12 Floodway	FW
----	--	----

12. Floodway (FW)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

12.1. Permitted Uses

- conservation
- passive recreation
- forestry
- uses accessory to a permitted use

12.2. Permitted Structures

- accessory structures for the maintenance of the permitted uses as well as trails and footpaths, including stiles, stairs, bridges and benches, subject to the approval of the Conservation Authority;
- structures for flood and/or erosion control prevention, subject to the approval of the Conservation Authority.

12.3. Zone Provisions

New and expanding structures shall be established and constructed in accordance with the requirements of the Conservation Authority, including flood damage reduction measures.

The placing or removal of fill will be subject to the approval of the Conservation Authority.

ER1	Municipality of South Huron Zoning By-law Section 13 Extractive Resources	ER1
-----	--	-----

13. Extractive Resources (ER1)

Within the following zones, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

13.1. Permitted Uses

- agricultural use, limited;
- agricultural uses as they existed at the date of passage of this by-law and the expansion of existing agricultural buildings subject to the zone provisions of the General Agriculture (AG1) Zone;
- extractive use licensed under the Oil, Gas and Salt Resources Act;
- mineral aggregate operation or any other operation licensed under the Aggregate Resources Act;
- processing of extracted materials from the site including crushing, screening, washing, sorting and storing of materials, and a portable asphalt plant, but not including a permanent asphalt/concrete/ready mix batching plant;
- uses permitted in the Natural Environment (NE1) Zone;
- uses accessory to the permitted uses.
- accessory storage containers in accordance with General Provisions

13.2. Permitted Structures

- buildings and structures for the permitted uses, including an office, service, storage, and maintenance building;
- buildings and structures accessory to the permitted uses, not including a dwelling unit.

13.3. Zone Provisions

Front yard (minimum)	17 metres
Rear yard (minimum)	17 metres
Interior side yard (minimum)	17 metres
Exterior side yard (minimum)	25 metres

13.4. Special Provisions

13.4.1. Rehabilitation

The site shall be mined, managed and rehabilitated in accordance with the Regulations of the Aggregate Resources Act and a site plan as approved by the Ministry of Natural Resources.

13.4.2. Excavation Limitations

No excavation shall occur or be expanded within the following minimum setbacks:

Dwelling	150 metres
Land used for residential purposes	30 metres

ER1	Municipality of South Huron Zoning By-law Section 13 Extractive Resources	ER1
-----	--	-----

Land designated as a settlement area	30 metres
Top-of-bank of any body of water or water course that is not the result of excavation below the water table	30 metres
Boundary of the site	15 metres
Street line	30 metres

Where 2 extractive operations abut and are operated at the same time thus permitting a more efficient use of the available aggregate, the setback of 15 metres from the boundary of the site may be waived conditional upon a signed agreement being registered against the deeds of both properties and upon Ministry of Natural Resources approval.

Where an extractive operation abuts a street and a reduced setback would permit a more efficient use of aggregate, the setback from the street may be reduced conditional upon a signed agreement between the owner of the street and the owner/licensee and upon Ministry of Natural Resources approval.

Setbacks for extraction and structures from the Natural Environment zones shall be in accordance with General Provisions Natural Environment Zone Setback

13.4.4. Future Uses Following Rehabilitation

Following rehabilitation a General Agriculture (AG1) or Natural Environment Zone 1 (NE1) use is permitted subject to the provisions of the respective zone.

13.4.5. Repair, Renovation, Expansion of Existing Buildings

Where a residence, accessory storage structure or barn was erected prior to the date of passing of this By-law the said building or structure may be repaired, renovated or expanded in accordance with the provisions of the General Agriculture (AG1) zone.

ER2	Municipality of South Huron Zoning By-law Section 14 Extractive Industrial	ER2
-----	---	-----

14. Extractive Industrial (ER2)

Within the following zones, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

14.1. Permitted Uses

- accessory storage containers in accordance with General Provisions
- agricultural use, limited;
- agricultural uses as they existed at the date of passage of this by-law and the expansion of existing agricultural buildings subject to the zone provisions of the General Agriculture (AG1) Zone;
- extractive use licensed under the Oil, Gas and Salt Resources Act;
- mineral aggregate operation or any other operation licensed under the Aggregate Resources Act;
- permanent asphalt/concrete/ready mix batching plant;
- processing of extracted materials from the site including crushing, screening, washing, sorting and storing of materials, and a portable asphalt plant, but not including a permanent asphalt/concrete/ready mix batching plant;
- uses accessory to the permitted uses.
- uses permitted in the Natural Environment (NE1) Zone;

14.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses, not including a dwelling unit.

14.3. Zone Provisions

Property coverage (maximum)	20 %
Rear yard (minimum)	17 metres
Side yard (minimum)	17 metres

Additional setbacks for buildings or structures for a permanent asphalt/concrete/ready mix batching plant:

Front yard (minimum)	90 metres
Exterior side yard (minimum)	90 metres

Additional setbacks for other permitted structures including accessory structures:

Front yard (minimum)	25 metres
Exterior side yard (minimum)	25 metres

ER2	Municipality of South Huron Zoning By-law Section 14 Extractive Industrial	ER2
-----	---	-----

14.4. Special Provisions

14.4.1. Rehabilitation

The site shall be mined, managed and rehabilitated in accordance with the Regulations of the Aggregate Resources Act and a site plan as approved by the Ministry of Natural Resources.

14.4.2. Excavation Limitations

No excavation shall occur or be expanded within the following minimum setbacks:

Dwelling	150 metres
Land used for residential purposes	30 metres
Land designated as a settlement area	30 metres
Top-of-bank of any body of water or water course that is not the result of excavation below the water table	30 metres
Boundary of the site	15 metres
Street line	30 metres

Where 2 extractive operations abut and are operated at the same time thus permitting a more efficient use of the available aggregate, the setback of 15 metres from the boundary of the site may be waived conditional upon a signed agreement being registered against the deeds of both properties and upon Ministry of Natural Resources approval.

Where an extractive operation abuts a street and a reduced setback would permit a more efficient use of aggregate, the setback from the street may be reduced conditional upon a signed agreement between the owner of the street and the owner/licensee and upon Ministry of Natural Resources approval.

Setbacks for extraction and structures from the Natural Environment zones shall be in accordance with General Provisions Natural Environment Zone Setback

14.4.3. Future Uses Following Rehabilitation

Following rehabilitation a General Agriculture (AG1) or Natural Environment Zone 1 (NE1) use is permitted subject to the provisions of the respective zone.

14.4.4. Repair, Renovation, Expansion of Existing Buildings

Where a residence, accessory storage structure or barn was erected prior to the date of passing of this By-law the said building or structure may be repaired, renovated or expanded in accordance with the provisions of the General Agriculture (AG1) zone.

ER2	Municipality of South Huron Zoning By-law Section 14 Extractive Industrial	ER2
-----	---	-----

14.4.5. Location

An extractive industrial zone is only permitted within an area licensed as a pit or quarry in accordance with the Regulations of the Aggregate Resources Act

14.4.6. Setback for Industrial Building or Structure

An Extractive Industrial (ER2) building or structure shall be located a minimum distance of 90 metres from any permanent dwelling unit on the same subject property, and 300 metres from any permanent dwelling unit on an adjacent property.

LR1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LR1
-----	---	-----

15. Lakeshore Residential (LR1)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

15.1. Permitted Uses

- conservation
- forestry uses
- recreation, passive
- private park
- public park
- single detached dwelling

15.2. Accessory Uses

- a guest cabin accessory to a single detached dwelling (As per by-law 37-1984);
- uses accessory to the permitted uses.

15.3. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

15.4. Zone Provisions

	With Public Water	Without Public Water
Zone area, including all portions of the property zoned NE2 (minimum)	796 square metres	1400 square metres
Property frontage (minimum)	23 metres	23 metres
Front yard (minimum)	7.5 metres	7.5 metres
Side yard (minimum)	3.0 metres	3.0 metres
Rear yard (minimum)	7.5 metres	7.5 metres
Zone coverage (maximum)	25 %	25 %
Building height (maximum)	12 metres	12 metres

15.5 Lakefront Front Yard

For properties fronting on Lake Huron and for properties abutting or including the top-of-bank of Lake Huron, the front yard shall be the lake or top-of-bank side of the property.

15.6. Existing Undeveloped Property

Where a property having an area and/or frontage less than the minimum requirement stated Section 15.4 Zone Provisions is held under distinct and separate ownership from abutting properties as shown by a registered conveyance in the records of the Registry Office, at the date of the passing of the By-law, such a property may be used and a

LR1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LR1
-----	---	-----

single detached dwelling erected on the property provided that all relevant regulations made under The Public Health Act and all relevant requirements of the relevant Health Authority are fulfilled, in addition to the following:

Minimum property frontage:	18 metres
Minimum property area with public water	604 square metres
Minimum property area without public water:	1000 sq. m.

15.7. Storage Sheds on Vacant Properties

On vacant properties in the Lakeshore Residential (LR1) Zone, 1 accessory storage shed is permitted prior to the construction of the main single detached dwelling subject to the following requirements for the shed:

- a) maximum size of 10 sq. metres;
- b) maximum height of 5.5 metres;
- c) not used for human habitation and does not contain plumbing;
- d) structurally moveable; and
- e) located in the required rear yard with a minimum setback from property lines of 1.25 metres.

15.8. Special Provisions

15.8.1. LR1-1 (Maple Grove)

Notwithstanding the requirement of this by-law that only 1 main building per property is allowed, the area zoned LR1-1 may be used for more than 1 dwelling unit, subject to the following provisions:

- An area equal to not less than 50% of the total of the area zoned LR1-1 and the abutting area zoned NE1 shall be retained in a conservation, forestry, natural environment or passive recreation use;
- An area equal to not more than 50% of the total of the area zoned LR1-1 and the abutting area zoned NE1 may develop at a net density of 1 dwelling unit per 796 sq. metres;
- Separation distance between dwelling units (minimum) - 6 metres.

All other provisions of this By-law shall apply.

15.8.2. LR1-2 (Oakwood Park)

Notwithstanding the minimum property area provisions of the Lakeshore Residential (LR1) Zone to the contrary, the following provision shall apply in an area zoned LR1-2:

- a) Property area (minimum): 1400 sq. m

All other provisions of this By-law shall apply.

LR1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LR1
-----	---	-----

15.8.3. LR1-2-1 (As Per By-law 43-2014)

Notwithstanding the minimum frontage provisions of the Lakeshore Residential (LR1) Zone, the following provisions shall apply in an area zoned LR1-2-1:

- a) Property frontage (minimum) with Public Water: 20.595 metres

15.8.4. LR1-2-2 (As per By-law 43-2014)

Notwithstanding the provisions of this By-law to the contrary, the following provisions shall apply to an area zoned LR1-2-2:

- a) no building or structure shall be erected closer than 6.0 metres from the top-of-bank of a natural watercourse or open municipal drain or Lake Huron which is more than 7.5 metres in width from top-of-bank to top-of-bank.
- b) property frontage (minimum) with Public Water: 20.095 metres

15.8.5. LR1-3 (As per By-law 21-1986)

Notwithstanding the provisions of the Lakeshore Residential (LR1) Zone the contrary, the following shall apply to the property zoned LR1-3:

- a) property area (minimum) 698 sq. metres;

All other provisions of this By-law shall apply.

15.8.6. LR1-4 (As per By-law 20-1992)

Notwithstanding the General Provisions Section of this by-law to the contrary an additional lot may be created by consent in the area zoned LR1-4 where such lot and remnant lot do not abut or front a public road, provided such lot and remnant lot each has access to a public road via a private right-of-way for the passage of persons and vehicles in common with others entitled thereto.

15.8.7. LR1-5 (As per By-law 53-2007)

Notwithstanding the General Provisions of this By-law to the contrary, no building or structure shall be erected closer than 10.9 metres (36 feet) from the top-of-bank of Lake Huron on the property zoned LR1-5. All other provisions of this By-law shall apply.

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

16. Recreational Trailer Park and Campground (RC2)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

16.1. Permitted Uses

- campground
- conservation
- forestry
- passive recreation
- private park
- public park
- trailer and tent park

16.2. Accessory Uses

- 1 accessory dwelling unit for the owner or manager of the trailer park or campground;
- for a trailer and tent park or campground: recreational vehicle sales and service, convenience store, propane sales, recreational hall, and Laundromat;
- uses accessory to the permitted uses.

16.3. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

16.4. Zone Provisions

Zone Area (minimum)	4 hectares
Property Frontage (minimum)	40 metres
Front Yard (minimum)	17 metres
Side Yard (minimum)	7.5 metres
Exterior Side Yard (minimum)	25 metres
Rear Yard (minimum)	7.5 metres
Zone Coverage (maximum)	10 %
Site Coverage (maximum)	40%
Trailer site area (minimum)	150 square metres
Building Height (maximum)	12 metres

16.5. Provisions for Accessory Residential Uses

- Location - other than in basement or cellar;
- Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling units.
- Minimum floor area per dwelling unit shall be in accordance with the following:

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

- a) fully detached residence: 84.0 square metres;
- b) a residence as part of the non-residential building or structure: 70.0 square metres;

16.6. Development Ratio

The development ratio for trailer parks shall be 1:2. That is, for each hectare of area to be developed for trailer sites, 2 hectares shall be maintained in natural area or recreational space.

16.7. Recreational Space

Not less than 20 % of the gross area of the lot shall be used as communal recreational area.

Natural areas such as ravines, marshes, or lake banks shall not be included in the calculation of recreational space.

16.8. Site Area

A minimum individual trailer park site area of 150 square metres shall be provided.

16.9. Buffer

Where a Recreational Trailer Park and Campground (RC2) zone abuts a Lakeshore Residential (LR1) Zone a buffer strip of landscaped open space or natural vegetation of 10 metres shall be required.

16.10. Water Access

Where a recreational trailer park is located within 300 metres of a navigable body of water or a lake, access to the water shall be provided as part of the lot or holding. The width of this access shall be a minimum of 30 metres.

16.11. Density of Development

Overall density of development will not exceed 15 recreational vehicle lots or camp sites per gross hectare.

16.12. Additions to Trailers

Enclosed structures, in the form of additions to travel trailers or park model trailers, are permitted as an accessory “add-on” provided the total floor area of the addition(s) does not exceed the floor area, height, double the width, and does not extend beyond the length, of the travel trailer or park model trailer.

16.13. Distance between Trailers

There shall be a minimum distance of 3 metres between travel trailers/park model trailers, including any “add-on” additions having a wall, as well as between a travel trailer/park model trailer and a building or structure used for human habitation.

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

16.14. Parking

For trailer and tent parks, each trailer or tent site shall be provided with at least 1 car parking space and visitor parking shall be provided on the basis of 1 space for every 4 sites with visitor parking dispersed throughout the trailer and tent park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers.

Parking for other uses shall be in accordance with General Provisions Parking Requirements.

16.15. Setback from a Lane

All trailers, accessory buildings, and other buildings and structures shall be setback a minimum of 2 metres from the traveled portion of an access lane or road within the trailer and tent park.

16.16. Special Provisions

16.16.1. RC2-1 (As per by By-law 60-2004 & By-law 44-2007 & By-law 31-2018)

Notwithstanding the zone provisions of Section 16.4 of this By-law, the following special provisions apply to the property zoned RC2-1:

16.16.1.1. Permitted Structures (as per By-law #44-2007)

In addition to the permitted structures listed in section 16.3 Permitted Structures, the trailer park and campground zoned RC2-1 may also include park model trailers (as defined in Section 2 Definitions).

16.16.1.2. Development Ration

Notwithstanding the development ratio outlined in Section 16.6, the trailer park and campground zoned RC2-1 shall have a ratio of 1:1.5. That is, for each hectare of area to be developed for trailer sites, 1.5 hectares shall be maintained in natural area or recreational space.

Adjacent areas on the lot, zoned Natural Environment and which represent a natural extension of the trailer park as defined by natural features of the natural extension of the Recreational lot lines, may be included in the calculation of lot area.

16.16.1.3. Density of Development

Overall density of development will not exceed 15 recreation vehicle lots or camp sites per gross hectare.

Adjacent area of the lot, zoned Natural Environment and which represent a natural extension of the trailer park as defined by natural features or the natural

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

extension of the Recreational lot lines, may be used to calculate the density of development. All trailer sites must be located on the area zoned RC2-1.

16.16.1.4. Site Provisions

- a) Site coverage (max) 40 %
 - i. Site coverage shall mean the percentage of the site area covered by all buildings and structures above ground level including the area covered by the trailer, deck, carports, sunrooms, porches, additions to the trailer and accessory structures.
- b) Trailer floor area (maximum) 100.3 square metres.(1080 sq ft)
- c) Distance Between Trailers (minimum) 2.4 metres (8ft)
 - i. The separation distance of 2.4 metres (8ft) shall be required to be measured from any deck associated with the said trailer to the nearest part of any deck that is associated with a trailer on a separate site.
- a) Distance Between Accessory Structures and Trailers on a Separate Site (minimum): 1.2 metres (4ft)
 - i. The separation distance of 1.2 metres (4ft) shall be required to be measured from any accessory structure on the said site to the nearest part of any deck that is associated with a trailer on a separate site.

16.16.1.5. Accessory Structures

Buildings and structures accessory to a park model trailer may be permitted on an individual trailer site.

An accessory structure may include, but not limited to a: garage; shed; gazebo; or a carport.

16.16.1.6. Accessory Structure in Front Yard

Notwithstanding the General Provisions section to the contrary, one accessory structure accessory to the main Recreational Trailer Park and Campground is permitted to be built in the front yard with the following provisions: front yard to accessory structure (minimum): 29m

Notwithstanding General Provisions Accessory Structures this accessory structure is permitted to be built at a height of 9m (maximum)

16.16.1.6. Main Building Height

Notwithstanding the Recreational Trailer Park and Campground (RC2) zone provisions to the contrary, main building height is permitted at 14m (maximum)

RC3	Municipality of South Huron Zoning By-law Section 17 Recreational Commercial	RC3
-----	---	-----

17. Recreational Commercial (RC3)

Within the following zones, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

17.1. Permitted Uses

- golf course
- guest cabin
- hotel
- motel
- restaurant
- retail store for the sale of personal convenience goods and foodstuffs, and recreational equipment
- 1 accessory dwelling unit
- more than 1 main use is permitted
- uses accessory to the permitted uses.

17.2. Permitted Structures

- 1 dwelling unit accessory to the permitted use;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

17.3. Zone Provisions

Property area (minimum)	1850 square metres
Property frontage (minimum)	22 metres
Front yard (minimum)	17 metres
Side yard (minimum)	7.5 metres
Rear yard (minimum)	7.5 metres
Property coverage (maximum)	30 %
Building Height (maximum)	14 metres

17.5. Provisions for Accessory Residential Uses

- a) Location: other than in basement or cellar
- b) Minimum floor area per dwelling unit shall be in accordance with the following:
 - i. Fully detached residence: 84.0 sq.m
 - ii. A residence as part of the non-residential building or structure: 70 sq.m
- c) Access to dwelling units from adjacent street shall be provided for the exclusive use of the dwelling units

17.6. Provisions for Golf Courses and Associated Uses

Property area (minimum)	4.0 hectares (10 acres)
Frontage (minimum)	75.0 metres (246 ft.)

Setbacks for buildings or structures (minimum):

RC3	Municipality of South Huron Zoning By-law Section 17 Recreational Commercial	RC3
-----	---	-----

Front yard	30 metres (98 ft.)
Side yard	8.0 metres (26 ft)
Rear yard	8.0 metres (26 ft)
Property coverage (maximum)	10 %
Parking	see General Provisions of this By-law
Lighting	all lighting and illuminated signs shall be arranged so as to deflect light away from adjacent properties.

17.7. Special Zones

17.7.1. RC3-1 Golf Course (As per By-law 39-1990)

Notwithstanding the uses permitted in the Recreational Commercial (RC3) Zone, permitted uses and structures in the RC3-1 zone shall be limited to the following:

17.7.1.1. Permitted Uses

- golf course
- driving range
- 1 accessory dwelling unit detached from or part of another building or structure, in conformity with the accessory dwelling provisions of the RC3 zone
- conservation uses
- agricultural use, limited
- more than 1 main use is permitted
- accessory uses

17.7.1.2. Permitted Structures

- buildings and structures for permitted uses
- buildings and structures accessory to permitted uses, which may include a clubhouse with accessory restaurant, bar, and/or snack bar, a pro golf shop, golf accessories rental shop, and grounds and maintenance buildings and compound
- accessory uses

RC4	Municipality of South Huron Zoning By-law Section 18 Huron County Playhouse	RC4
-----	--	-----

18. Huron County Playhouse (RC4)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

18.1. Permitted Uses

- theatre
- accessory uses to a theatre

18.2. Permitted Structures

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

18.3. Zone Provisions

Subject to provisions of the Highway Commercial Zone (C3)

18.4. Building Provisions

Subject to provisions of the Highway Commercial Zone (C3)

18.5. Special Provisions

Notwithstanding provisions of the Highway Commercial (C3) zone, accessory buildings and structures are permitted in the front yard of lands zoned RC4.

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

19. Residential – Low Density (R1)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

19.1. Permitted Uses

- converted dwelling
- duplex dwelling
- group home
- link semi-detached
- semi-detached dwelling
- single detached dwelling

19.2. Accessory Uses

- bed and breakfast (max 4 guests)
- home occupation
- second unit in a single detached dwelling, semi-detached dwelling or accessory structure
- uses accessory to the permitted uses

19.3. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

19.4. Single Detached Dwellings – Zone Provisions

	Full services (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
Zone area (minimum) Interior property	450 square metres	1,650 square metres	1,850 square metres
Zone area (minimum) Corner property	540 square metres		
Frontage (minimum) Interior property	15 metres	23 metres	
Frontage (minimum) Corner property	18 metres	23 metres	
Property depth (minimum)	30 metres	37 metres	
Front yard (minimum)	7.5 metres		
Interior side yard (minimum)	1.8 metres on 1 side and 3 metres on the other side; OR		

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

	Full services (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
	1.8 metres on both sides when there is a private garage or carport attached to the main building;		
Exterior side yard (minimum)	6 metres		
Rear yard (minimum)	7 metres		
Zone coverage (maximum)	40 %		
Landscaped open space (minimum)	30 %		
Building height (maximum)	14 metres		

19.5. Semi-Detached, Link Semi-detached, and Duplex Dwellings – Zone Provisions

	Semi-Detached	Link semi-detached	Duplex
Zone area (minimum) Interior property	270 square metres per unit	270 square metres per unit	540 square metres
Zone area (minimum) Corner property	315 square metres per unit	330 square metres per unit	
Frontage (minimum) Interior property	15 metres	10 metres per unit	23 metres
Frontage (minimum) Corner property	18 metres	Interior unit: 10 metres Corner unit: 13 metres	23 metres
Property depth (minimum)	30 metres		
Front yard (minimum)	7.5 metres		
Interior side yard (minimum)	Unattached side: 3 metres Attached side: 0 metres	Unattached side: 3 metres Attached side: 0.75 metres	3 metres on one side, 4.5 1.8 metres on the other side
Exterior side yard (minimum)	6 metres		
Rear yard (minimum)	7 metres		
Zone coverage (maximum)	40 %		
Landscaped open space (minimum)	30 %		

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

	Semi-Detached	Link semi-detached	Duplex
Building height (maximum)	14 metres		

19.6. Converted Dwellings

Any single detached dwelling lawfully existing on the date of passing of this By-law may be altered to a converted dwelling provided it complies with the following additional requirements:

- a) any additional exterior stairways provided for such dwelling units leading to a full floor above the first storey shall not be located in the front yard.
- b) A minimum outdoor landscaped amenity area (unobstructed by buildings or parking) is provided for each dwelling unit as outlined below:
 - 1 bedroom unit 18 square metres
 - 2 bedroom unit 53 square metres
 - 3 bedroom unit 65 square metres
 - 4 bedroom unit 80 square metres
- c) the external character and appearance of the dwelling is preserved.
- d) the parking provisions of Section 3 General Provisions are complied with.

19.7. Second Units

Second units shall only be permitted on full services in single detached, semi-detached or multiple attached dwellings and accessory structures on the same property in accordance with General Provisions, Second Unit.

19.8. Special Zones

19.8.1. R1-1

In addition to the uses permitted in the R1 zone, within the areas zoned R1-1 the following uses shall be included:

- boarding house dwelling
- business office
- clinic
- commercial or private school
- day nursery
- personal services shop
- professional office
- studio

Any of the aforementioned permitted uses shall:

- a) not change the external residential character of the dwelling;
- b) not use the front yard or exterior side yard for parking, other than a driveway;
- c) with the exception of a boarding house, be restricted to the ground floor only.

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

Parking shall be provided in accordance with the parking provisions of General Provisions Section. All other provisions of this By-law shall apply.

19.8.2. R1-2 (as per By-law 34-1996)

Notwithstanding the definition of “rear property line” in Section 2 Definitions, for the purpose of the Residential - Low Density R1-2 zone, “rear property line” shall mean a line parallel with the front property line 68.5 metres opposite the front property line. All other provisions of this By-law shall apply.

19.8.3. R1-3 (as per By-law 22-1997)

Notwithstanding the definition of “rear property line” in Section 2 Definitions, for the purpose of the Residential - Low Density R1-2 zone, “rear property line” shall mean a line parallel with the front property line 50.3 metres opposite the front property line. All other provisions of this By-law shall apply.

19.8.4. R1-4 (as per By-law 7-2004)

Notwithstanding the Zone Provisions of the Residential - Low Density Zone (R1) in Section 19 to the contrary, the minimum side yard for the lands zoned R1-4 shall not be less than 6 metres on the side yard adjacent to the railway right-of-way. All other provisions of this By-law shall apply.

19.8.5. R1-5 (as per By-law 20-2007 & 52-2007)

Notwithstanding the Zone Provisions of the Residential - Low Density Zone (R1) in Section 19 to the contrary, for a property zoned R1-5:

- the minimum rear yard setback from the railway right-of-way shall be 15 metres. This setback shall apply to main buildings and accessory structures;
- the maximum total ground floor area of all accessory structures on a property that is zoned R1-5 shall be 112 square metres (1200 square feet); and
- the maximum property coverage of all structures on a property that is zoned R1-5 shall be 35%.

All other provisions of this By-law shall apply.

19.8.6. R1-6 (as per By-law 12-1984)

Notwithstanding the Permitted Uses of the Residential - Low Density Zone (R1) in Section 19 to the contrary, the area zoned R1-6 may include a small engine repair business. All other provisions of this By-law shall apply.

19.8.7. R1-7 (as per By-law 22-2000)

Notwithstanding the Permitted Uses provisions of the Residential - Low Density Zone (R1) to the contrary, the area zoned R1-7 may be used for the following:

- All uses permitted under the Permitted Uses provisions of the Residential - Low Density Zone;
- A second dwelling unit;
- An office and a personal services shop, subject to the R1-1 provisions;

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

Notwithstanding the R1 provisions to the contrary, the second dwelling unit, office and personal services shop may be located in either the main residence or in an accessory building (the accessory building may not exceed 2,000 square feet ground floor area). All other provisions of this By-law shall apply.

19.8.8. R1-8 (as per By-law 47-1995)

Notwithstanding the Building Provisions of the Residential - Low Density Zone (R1) in Section 19 to the contrary, where a residence is to be established adjacent to a proposed road allowance an exterior side yard shall be required adjacent to the proposed road allowance. All other provisions of this By-law shall apply.

19.8.9. R1-9 (as per By-law 19-1993)

Notwithstanding the provisions of the South Huron Zoning By-law to the contrary, the following special provisions apply to the lands zoned Residential - Low Density R1-9:

- a) Notwithstanding the Permitted Uses provisions of the Residential - Low Density Zone (R1) to the contrary, the permitted uses for the property zoned R1-9 are limited to: a single detached dwelling, home occupation, and uses accessory to the permitted uses;
- b) The property zoned R1-9 does not front on a public road and therefore the R1 Zone Provisions concerning minimum property frontage do not apply;
- c) For the lands zoned R1-9, given the absence of frontage on a public road, the front property line shall be deemed to be the southerly property line; and
- d) Notwithstanding the General Provisions in Section 3 to the contrary, the property zoned R1-9 may be serviced by a right-of-way which provides access to an open public road.

All other provisions of this By-law shall apply.

19.8.10. R1-10 (as per By-law 14-1997)

Notwithstanding the Permitted Uses provisions of the Residential - Low Density Zone (R1) in Section 19, the area zoned R1-10 includes the following additional accessory uses: hairdressing shop and fireplace sales and service shop.

Notwithstanding the General Provisions of Section 3 to the contrary, the top-of-bank setback is established by the location of the south corner of the existing accessory building, including the porch. Further construction will be permitted based on this setback subject to the requirements of the Ausable Bayfield Conservation Authority and no further reduction in the setback.

Notwithstanding section 3 General Provisions, to the contrary, the maximum height for an accessory building is 9 metres. All other provisions of this By-law shall apply.

19.8.11. R1-11 (as per By-law 27-2005)

Notwithstanding the Permitted Uses provisions of the Residential - Low Density Zone (R1) in Section 19 to the contrary, a home industry may be permitted as an accessory

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

use, in accordance with the requirements of a home industry in the General Provisions.

For lands zoned R1-11, an animal kennel shall not be considered a home industrial use. All other provisions of this By-law shall apply.

19.8.12. R1-12 (as per By-law 4-2016)

Notwithstanding the Residential – Low Density (R1) Zone to the contrary the following provisions apply in the R1-12 zone:

- Minimum lot depth: 21.885 metres
- Maximum building height: 6 metres

19.8.13. R1-13 (as per By-law 4-2016)

Notwithstanding the Residential – Low Density (R1) Zone to the contrary the following provisions apply in the R1-12 zone:

- Minimum lot depth: 23.65 metres
- Minimum lot area: 517.5 square metres

19.8.14. R1-14 (as per By-law 37-2016) (not required due to general zone provisions)

Notwithstanding the Residential – Low Density (R1) Zone to the contrary the following provisions apply in the R1-14 zone:

- Minimum front yard: 6 metres
- Minimum side yard – 1.5 metres with detached or no garage or carport, one side yard shall not be less than 3 metres

R2	Municipality of South Huron Zoning By-law Section 20 Residential – Medium Density	R2
----	--	----

20. Residential – Medium Density (R2)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

20.1. Permitted Uses

- converted dwelling
- duplex dwelling
- group home
- hospice
- link semi-detached dwelling
- multiple attached dwelling (maximum of 4 dwelling units)
- quadruplex
- semi-detached dwelling
- single detached dwelling
- triplex

20.2. Accessory Uses

- bed and breakfast establishment (maximum of two guest rooms)
- home occupation
- second unit in a single detached dwelling, semi-detached dwelling, multiple attached dwelling or accessory structure
- uses accessory to the permitted uses

20.3. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

20.4. Single Detached Dwellings – Zone Provisions

	Full services (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
Zone area (minimum) Interior property	450 square metres	1,650 square metres	1,850 square metres
Zone area (minimum) Corner property	540 square metres		
Frontage (minimum) Interior property	15 metres	23 metres	
Frontage (minimum) Corner property	18 metres	23 metres	
Property depth (minimum)	30 metres	37 metres	

R2	Municipality of South Huron Zoning By-law Section 20 Residential – Medium Density	R2
----	--	----

	Full services (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
Front yard (minimum)	7.5 metres		
Interior side yard (minimum)	1.8 metres on 1 side and 3 metres on the other side; OR 1.8 metres on both sides when there is a private garage or carport attached to the main building;		
Exterior side yard (minimum)	6 metres		
Rear yard (minimum)	7 metres		
Zone coverage (maximum)	40 %		
Landscaped open space (minimum)	30 %		
Building height (maximum)	14 metres		

20.5. Semi-Detached, Link Semi-detached, and Duplex Dwellings – Zone Provisions

	Semi-Detached	Link semi-detached	Duplex
Zone area (minimum) Interior property	270 square metres per unit	270 square metres per unit	540 square metres
Zone area (minimum) Corner property	315 square metres per unit	330 square metres per unit	
Frontage (minimum) Interior property	15 metres	10 metres per unit	23 metres
Frontage (minimum) Corner property	18 metres	Interior unit: 10 metres Corner unit: 13 metres	23 metres
Property depth (minimum)	30 metres		
Front yard (minimum)	7.5 metres		
Interior side yard (minimum)	Unattached side: 3 metres Attached side: 0 metres	Unattached side: 3 metres Attached side: 0.75 metres	3 metres on one side, 1.8 metres on the other side
Exterior side yard (minimum)	6 metres		
Rear yard (minimum)	7 metres		
Zone coverage (maximum)	40 %		

R2	Municipality of South Huron Zoning By-law Section 20 Residential – Medium Density	R2
----	--	----

	Semi-Detached	Link semi-detached	Duplex
Landscaped open space (minimum)	30 %		
Building height (maximum)	14 metres		

20.6. Triplex and Quadruplex Dwellings – Zone Provisions

	Triplex	Quadruplex
Zone area (minimum) Interior property	810 square metres	940 square metres
Zone area (minimum) Corner property	1,080 square metres	1,260 square metres
Property frontage (minimum)	20 metres	
Property depth (minimum)	34 metres	
Front yard (minimum)	7 metres from a Municipal street	
Interior side yard (minimum)		
Unattached Side	3 metres	
Attached side	0 metres	
Exterior side yard (minimum)	6 metres from a Municipal street	
Rear yard (minimum)	7 metres	
Zone coverage (maximum)	40 %	
Landscaped open space (minimum)	30 %	
Building height (maximum)	14 metres	

20.7. Multiple Attached Dwellings, Hospice – Zone Provisions

Property frontage for each dwelling unit (minimum):	
interior unit	8 metres
end unit (not a corner unit)	11 metres
end unit abutting a side street	14 metres
Zone area for each dwelling unit (minimum):	
end unit abutting a side street	400 square metres
all other units	350 square metres
Property depth (minimum)	38 metres
Zone coverage (maximum)	40 %
Front yard (minimum); difference between front yards of adjoining units (minimum)	7 metres 1 metre
Rear yard (minimum)	10 metres
Interior side yard (minimum)	
unattached side (end unit)	3 metres
attached side	0 metres
Exterior side yard (minimum)	6 metres

R2	Municipality of South Huron Zoning By-law Section 20 Residential – Medium Density	R2
----	--	----

Landscaped open space (minimum)	30 %
Number of Dwelling units per Building (maximum)	4
Building height (maximum)	14 metres
Attached private garage recess from front of unit (minimum) width as % of unit width (maximum)	1 metre 40 %

Each dwelling unit in a multiple attached dwelling shall be provided with a private amenity area that is clear of any walkway, building, communal amenity areas, or parking and adjacent to each dwelling unit for the use of the dwelling unit's occupants as follows:

- the private amenity area shall extend the entire dwelling unit width.
- the minimum private amenity area depth shall be 6 metres from any exterior wall containing a habitable room and shall be a depth of 3 metres in front of all other walls.
- within the private amenity area there shall not be a public pedestrian walkway.

20.8. Converted Dwellings – Zone provisions

Any single detached dwelling lawfully existing on the date of passing of this By-law may be altered to a converted dwelling provided it complies with the following additional requirements:

- a) any additional exterior stairways provided for such dwelling units leading to a full floor above the first storey shall not be located in the front yard.
- b) A minimum outdoor landscaped amenity area (unobstructed by buildings or parking) is provided for each dwelling unit as outlined below:
 - 1 bedroom unit 18 square metres
 - 2 bedroom unit 53 square metres
 - 3 bedroom unit 65 square metres
 - 4 bedroom unit 80 square metres
- c) the external character and appearance of the dwelling is preserved.
- d) the parking provisions of Section 3 General Provisions are complied with.

20.9. Second Units

Second units shall only be permitted on full services in single detached, semi-detached or multiple attached dwellings and accessory structures on the same property in accordance with General Provisions Second Units.

20.10. Special Zones

20.10.1. R2-1

Notwithstanding the Permitted Uses provisions of the Residential - Medium Density Zone (R2), the following additional uses are permitted on a property

R2	Municipality of South Huron Zoning By-law Section 20 Residential – Medium Density	R2
----	--	----

zoned R2-1: adult day centre, clinic or medical office, specialized medical office and professional office.

For the purposes of the R2-1 zone, a minimum of 3 off-street parking spaces shall be provided. All other provisions of this By-law shall apply.

20.10.2. R2-2 (as per By-law 39-2004)

Notwithstanding the Zone Provisions of the Residential – Medium Density Zone (R2) to the contrary, the following special provisions shall apply to a single detached dwelling constructed on the lands zoned R2-2:

Property area (minimum)	340 square metres
Property frontage (minimum)	11 metres
Side yards (minimum)	0.6 metres on 1 side and 1.8 metres on the other side

All other provisions of this By-law shall apply.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

21. Residential – High Density (R3)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

21.1. Permitted Uses

- apartment building
- group home
- hospice
- long-term care home
- multiple attached dwelling
- retirement home

21.2. Accessory Uses

- home occupation
- second unit in multiple attached dwelling, or accessory structure
- uses accessory to the permitted uses

21.3. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

21.4. Multiple Attached Dwellings, Hospice – Zone Provisions

Property frontage for each dwelling unit (minimum):	
interior unit	8 metres
end unit (not a corner unit)	11 metres
end unit abutting a side street	14 metres
Zone area for each dwelling unit (minimum):	
end unit abutting a side street	400 square metres
all other units	350 square metres
Property depth (minimum)	38 metres
Zone coverage (maximum)	40 %
Front yard (minimum); difference between front yards of adjoining units (minimum)	7 metres 1 metre
Rear yard (minimum)	10 metres
Interior side yard (minimum)	
unattached side (end unit)	3 metres
attached side	0 metres
Exterior side yard (minimum)	6 metres
Landscaped open space (minimum)	30 %

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

Number of Dwelling units per Building (maximum)	4
Building height (maximum)	14 metres
Attached private garage recess from front of unit (minimum) width as % of unit width (maximum)	1 metre 40 %

21.4.1. Dwelling Units per Building

Maximum number of dwelling units per building: 8

21.4.2. Common Outdoor Amenity Area

Every building having more than 4 dwelling units shall have an outdoor amenity area with a minimum size of 25 square metres per dwelling unit.

21.4.3. Number of Multiple Attached Dwellings on a Property

More than 1 multiple attached dwelling may be established on a property provided the dwellings also have the following minimum separation between the buildings:

- an exterior wall having a habitable room with a window: 18 metres
- all other exterior walls: 3 metres

21.5. Apartment Building – Zone Provisions

Zone area (minimum)	730 square metres
Property frontage (minimum)	20 metres
Property depth (minimum)	38 metres
Front yard (minimum)	6 metres
Interior side yard (minimum)	6 metres
Exterior side yard (minimum)	6 metres
Rear yard (minimum)	10 metres
Zone coverage (maximum)	40 %
Landscaped open space (minimum)	35%

21.6. Apartment Building – Building Provisions

Building height (maximum)	15 metres
Balconies for above grade apartment building dwelling units shall be a minimum of 1.5 metres deep and 2.4 metres long and enclosed by a privacy screen or wall on the 2 sides which abut the building.	
No common walkway shall be located within 3 metres of a wall with a window.	

Each ground floor dwelling unit in an apartment building shall be provided with a private outdoor amenity area that is clear of any walkway, building, communal amenity areas, or parking as follows:

- the private outdoor amenity area shall extend the entire dwelling unit width.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

- the minimum private outdoor amenity area depth shall be 6 metres from any exterior wall containing a habitable room and shall be a depth of 3 metres in front of all other walls.
- within the private outdoor amenity area there shall not be a public pedestrian walkway.

Every apartment building having more than 4 dwelling units shall have an outdoor amenity area with a minimum size of 25 square metres per dwelling unit. For any apartment building above 20 dwelling units, the minimum amenity area will be 500 square metres.

More than 1 apartment building may be established on a property provided the apartment buildings also have the following minimum separation between the buildings:

- an exterior wall having a habitable room: 18 metres
- all other exterior walls: 3 metres

21.7. Long Term Care Home and Retirement Home – Zone Provisions

Zone area (minimum)	For the first 5 units: 550 square metres and For each additional unit: 75 sq. m.
Property frontage (minimum)	20 metres
Property depth (minimum)	38 metres
Front yard (minimum)	7 metres
Interior side yard (minimum)	3 metres
Exterior side yard (minimum)	6 metres
Rear yard (minimum)	10 metres
Zone coverage (maximum)	40 %
Landscaped open space (minimum)	30 %
Main building height (maximum)	15 metres
Amenity area per unit (minimum)	14 square metres

21.8. Second Units

Second units shall only be permitted on full services in multiple attached dwellings and accessory structures on the same property in accordance with the definition.

21.9. Special Zones

21.9.1. R3-1 (as per By-law 19-2006)

Notwithstanding the provisions of the South Huron Zoning By-law to the contrary, the following zone provisions shall apply to the land zoned R3-1:

21.9.1.1. Permitted Uses

No person shall, within any R3-1 zone, use any property or erect, alter or use any building or structure for any purpose except 1 or more of the following uses:

- multiple attached dwelling not having more than 4 dwelling units;
- home occupation; and

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

- buildings or structures accessory to a multiple attached dwelling.

21.9.1.2. Zone Provisions

Property area (minimum)	200 square metres per dwelling unit
Property frontage (minimum)	6.5 metres per dwelling unit
Property depth (minimum)	30 metres
Property coverage (maximum)	45 % for all structures, including main and accessory structures
Height (maximum)	Main building: 10 metres; Accessory building: 4.5 metres
Front yard setback	7 metres
Rear yard setback	8 metres
Side yards (minimum)	1 storey: 1.5 metres from end dwelling units; 2 storey: 1.8 metres from end dwelling units; No side yard requirement where multiple attached dwelling units share a common wall
Exterior side yard (minimum)	6 metres

21.9.1.3. Yard Requirements

Notwithstanding the additional yard requirements specific to multiple attached dwellings in the South Huron Zoning By-law, the following yard requirements shall apply to the lands zoned R3-1:

- Each dwelling unit in a multiple attached dwelling shall have an area which serves as an outdoor living area for the occupants.
- The outdoor living area shall be a minimum of 40 square metres and may include amenity areas and landscaped open space.

21.9.1.4. Planting Strip

A planting strip shall be provided where multiple attached dwellings abut lands zoned or used for single detached dwellings.

The dimension, appearance and maintenance of the planting strip shall be in accordance with the site plan approved by the Municipality for the lands zoned R3-1.

All other provisions of this By-law shall apply.

21.9.2. R3-2

Notwithstanding the Zone Provisions of the Residential – High Density Zone (R3) to the contrary, the minimum rear yard setback from the railway right-of-way for a property zoned R3-2 shall be 15 metres. This setback shall apply to main buildings. All other provisions of this By-law shall apply.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

21.9.3. R3-3 (as per By-law 47-2012)

Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) to the contrary, the minimum property area in the R3-3 zone shall be 3026 square metres for 3 apartment buildings that include a maximum of 18 units. All other provisions of this By-law shall apply.

21.9.4. R3-4 (as per By-law 8-1990)

Notwithstanding the Permitted Uses provisions of the Residential - High Density Zone (R3) to the contrary, the permitted uses for lands zoned R3-4 shall be limited to:

- a multiple attached dwelling containing a maximum of 6 dwelling units; or
- a triplex dwelling; or
- a quadruplex dwelling; and
- buildings or structures accessory to the foregoing uses.

Notwithstanding the parking requirement provisions of Section 3 General Provisions to the contrary, parking is permitted between the front of the main building and the street line. All other provisions of this By-law shall apply.

21.9.5. R3-5 (as per By-law 28-1997)

Notwithstanding the Permitted Uses provisions of the Residential - High Density Zone (R3) to the contrary, within the R3-5 zone, an accessory recreational use for sports and leisure activities is permitted.

Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) to the contrary, the following provisions apply to a R3-5 zone:

Property area (minimum)	4700 square metres
Property coverage (maximum)	Main building: 40 %; Accessory buildings and structures: 5 %
Setback (minimum)	6 metres
Side yard (minimum)	4 metres
Rear yard (minimum)	2 metres
Height (maximum)	12 metres
The additional yard requirements in the South Huron Zoning By-law specific to multiple attached dwellings and those for yards between buildings where 2 or more multiple attached dwellings are on a single lot, shall not apply to properties zoned R3-5.	
The additional Site Regulations for multiple attached dwellings in R3 zones shall not apply to properties zoned R3-5.	

Notwithstanding the parking provisions of Section 3 General Provisions to the contrary, the following parking provisions apply in the R3-5 zone: Minimum Parking Space Requirement: 1.75 spaces per dwelling unit.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

21.9.6. R3-6 (as per By-law 4-1990)

Notwithstanding the additional yard requirements specific to multiple attached dwellings in the South Huron Zoning By-law to the contrary, a private amenity area is not required for each dwelling unit in a multiple attached dwelling for properties zoned R3-6.

Where a R3-6 zone abuts a General Industrial (M2) or a Restricted Industrial (M1) zone, a berm as defined in the next paragraph, shall be provided along the property line abutting the industrial zone.

For the purposes of the R3-6 zone, a berm shall consist of an area of raised ground, a minimum height of 1 metre and with a maximum slope of 2 to 1 and minimum slope of 3 to 1.

21.9.7. R3-7 (as per By-law 68-2009)

Notwithstanding the provisions of the South Huron Zoning By-law, to the contrary, the following special zone provisions shall apply to the lands zoned R3-7:

21.9.7.1. Permitted Uses

No person shall, within the R3-7 zone use any property or erect, alter or use any building or structure for any purpose except 1 or more of the following uses:

- multiple attached dwelling not exceeding 6 units per dwelling;
- landscape open space; and
- accessory structures shall be limited to 1 pond, 1 gazebo, bridge, park benches, mailboxes and entrance signs.

21.9.7.2. Zone Provisions

Property area (minimum)	3.6 hectares
Property coverage (minimum)	45 % for all structures
Landscaped open space (minimum)	15 %

21.9.7.3. Site Regulations

Site area (minimum)	250 square metres per dwelling unit
Height (maximum)	Main building: 10 metres Accessory building: 4.5 metres
Front yard setback (minimum)	6 metres
Rear yard setback (minimum)	8 metres
Interior side yard (minimum)	3 metres, with 6 metres between end walls of buildings
Exterior side yard (minimum)	6 metres
No side yard requirement where multiple attached dwelling units share a common wall;	

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

No part of a multiple attached dwelling shall be closer than 8 metres to the lands zoned R1.

21.9.7.4. Yard Requirements

Notwithstanding provisions in the Residential - High Density (R3) Zone to the contrary, the following yard requirements shall apply to the lands zoned R3-7:

- a) The private outdoor amenity area shall have a minimum yard depth of 8 metres within which a privacy zone of 3 metres shall be provided.
- b) The minimum yard between an exterior wall (which is not an end wall) containing a living room window and a facing or parallel end wall with or without windows to habitable rooms shall be 15 metres.
- c) The minimum yard between 2 end walls facing and parallel to each other where either or both walls contain habitable room windows shall be 6 metres.

21.9.7.5. Planting Strip Requirements

Notwithstanding the Section 3 General Provisions for Planting Strips, a planting strip shall be provided on lands zoned R3-7 where they abut lands zoned R1.

Planting strips shall be constructed and maintained in accordance with the relevant provisions in Section 3 General Provisions.

21.9.7.6. Parking Requirements

Notwithstanding the parking requirement provisions of Section 3 General Provisions to the contrary, lands zoned R3-7 shall provide and maintain off-street parking spaces as follows:

- 1 space per dwelling unit
- Minimum of 22 visitor parking spaces

All other provisions of this By-law shall apply.

21.9.8. R3-8 (as per By-law 88-2013 and 74-2017)

The following zone provisions shall apply to the lands zoned R3-8:

- a) Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) to the contrary, the minimum property area in the R3-8 zone shall be 3,425 sq. m. for an apartment building that includes a maximum of 24 units.
- b) Notwithstanding the parking requirement provisions of Section 3 General Provisions to the contrary the minimum number of parking spaces required in the R3-8 zone is 29.
- c) Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) to the contrary, the minimum yard abutting an Institutional zone shall not be less than 6.35 metres.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

- d) Notwithstanding the parking requirement provisions of Section 3 General Provisions to the contrary, a parking space shall have a minimum width of 2.7 metres.

All other provisions of this By-law shall apply.

R4	Municipality of South Huron Zoning By-law Section 22 Mobile Home	R4
----	---	----

22. Mobile Home Park (R4)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

22.1. Permitted Uses

- mobile home park

22.2. Accessory Uses

- home occupation
- active recreation
- passive recreation
- uses accessory to the permitted uses

22.3. Permitted Structures

- administrative, sales or rental office;
- convenience retail store or personal services store to meet the day-to-day commercial needs of mobile home park residents;
- mobile home;
- 1 dwelling unit within the rear portion of second storey of the main office or sales facility OR 1 single detached dwelling accessory to the mobile home park use;
- park or playground;
- recreational or community centre
- swimming pool
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

22.4. Zone Provisions

Zone area (minimum)	1 hectare
Property frontage (minimum)	75 metres
Front yard (minimum)	6 metres from a Municipal street 10 metres from a County Road 14 metres from a Provincial Highway
Interior side yard (minimum)	6 metres
Exterior side yard (minimum)	6 metres
Rear yard (minimum)	10 metres
Number of mobile home units (maximum)	20 units per hectare zoned R4
Parking spaces per mobile home site (minimum)	1
Parking spaces for Commercial Business	1 per 30 square metres
Parking for Recreation or Community Centre	1 per 50 square metres

R4	Municipality of South Huron Zoning By-law Section 22 Mobile Home	R4
----	---	----

22.5. Building Provisions

Distance between mobile homes or between a mobile home and a main or accessory mobile home park building (minimum)	4 metres
Building height (maximum): mobile home non-accessory buildings & structures	9 metres 14 metres
Mobile home setback from the travelled surface of an internal access road (minimum)	3 metres
Mobile home floor area: minimum maximum	55 square metres 148 square metres

22.6. General Zone Provisions for Mobile Home Parks

22.6.1. Access

Each mobile home site shall be located on a private internal access road which shall have a dust-free surface and a minimum traveled width of 4 metres for 1-way traffic and 6 metres for 2-way traffic.

22.6.2. Additions and Accessory Structures

Additions (such as a porch, deck, sunroom, deck cover, or shed) are permitted as part of the mobile home unit provided the total footprint of the additions does not exceed 75% of the original mobile home's footprint. Any addition shall be regarded as part of the mobile home for the purpose of applying the separation distance.

Maximum number of permitted buildings and structures accessory to a mobile home: 2.

22.6.3. Commercial Buildings

Accessory commercial buildings shall not occupy more than 1% of the mobile home park area. The required parking spaces shall be calculated on the basis of one parking space for each 10 square metres of gross floor area.

22.6.4. Mobile Home Skirting and Foundation

Each mobile home unit shall be placed on a permanent substructure or foundation supports and be provided with durable skirtings, with the ability to access below the unit, to screen the view of the undercarriage or foundation supports.

22.6.5. Municipal Services

Any new or expanding mobile home development shall connect to municipal services.

R4	Municipality of South Huron Zoning By-law Section 22 Mobile Home	R4
----	---	----

22.6.6. Outdoor Storage

There shall be no outside storage of any furniture, domestic equipment, or seasonally used equipment on the mobile home site.

Outside storage may occur in a communal storage area provided by the mobile home park subject to an approved site plan under the Planning Act. The communal storage area may be located in the rear yard or side yard in accordance with the General Provisions section for Accessory Structures.

22.6.7. Recreation Area

Not less than 10% of the mobile home park's R4 zoned area shall be amenity area for recreation purposes.

22.7. Special Zones

22.7.1. R4-1 (as per By-law 43-1999)

Notwithstanding the Zoning Provisions, Density of Development and Services provisions of the Mobile Home Park Zone (R4) to the contrary, land use, buildings and structures in the R4-1 zone are permitted as they existed on the date of the passage of By-law 43-1999 except that nothing shall prevent the erection of an accessory structure or the expansion of a main building including the enlargement of a mobile home in compliance with the provisions of the R4 zone. All other provisions of this By-law shall apply.

R5	Municipality of South Huron Zoning By-law Section 23 Residential Park	R5
----	--	----

23. Residential Park (R5)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

23.1. Permitted Uses

- residential park

23.2. Accessory Uses

- home occupation
- active recreation
- passive recreation
- uses accessory to the permitted uses

23.3. Permitted Structures

- administrative or rental office;
- convenience retail store or a personal service store to serve the day-to-day commercial needs of the residential park residents;
- mobile home sales office;
- recreational or community centre;
- 1 dwelling unit within the rear portion or second storey of the main office or sales facility;
- residential unit ;
- swimming pool;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted use

23.4. Residential Park - Zone Provisions

Zone Area (minimum)	4.0 hectares
Zone Frontage (minimum)	100 metres
Front Yard (minimum)	9 metres
Side Yard (minimum)	4.5 metres
Rear Yard (minimum)	7.5 metres
Building Height (maximum)	9 metres

23.5. Residential Site – Zone Provisions

Site Area (minimum)	420 square metres
Site Area - (maximum)	800 square metres
Site Frontage (minimum)	13.5 metres
Front Yard (minimum)	3 metres
Side Yard (minimum)	2 metres
Rear Yard (minimum)	3 metres
Unit Floor Area (min)	55 square metres

R5	Municipality of South Huron Zoning By-law Section 23 Residential Park	R5
----	--	----

Site Coverage (maximum)	40 %
Unit Height (maximum)	7 metres
Maximum number of storeys	1

23.6. General Zone Provisions for Residential Parks

23.6.1. Density

The maximum density of residential units in a Residential park shall be 20 units per gross hectare.

23.6.2. Services

Each residential unit located within a residential park shall be provided with a piped water supply, sewage disposal facilities, solid waste disposal, storm drainage, electricity, street lighting, telephone and road maintenance.

23.6.3. Access

Each residential site within a residential park shall be located on an internal access road which shall have a dust free surface and shall be a minimum travelled width of 4 metres for 1-way traffic flow and 6 metres for 2-way traffic flow.

23.6.4. Unit Per Site

Not more than one residential unit shall be placed on any residential site.

23.6.5. Parking

In addition to the provisions of Section 3 each residential site shall be provided with at least 1 car parking space and visitor parking shall be provided on the basis on 1 space for every 2 residential sites, and shall be dispersed throughout the residential park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers.

23.6.6. Recreation Space

Not less than 10 % of the gross area of a residential park shall be used as recreation space, placed in locations convenient to all residents.

23.6.7. Separation

Residential units and any part thereof shall be separated from each other or from any other building by not less than 4 metres. Any porch, carport or addition to a residential unit shall be regarded as part of the residential unit for the purpose of separation.

23.6.8. Storage

There shall be no outside storage of any furniture, domestic equipment or seasonally used equipment on the residential site. Adequate open storage shall be provided within a special communal storage area provided within the residential park. Adequate covered storage shall be provided and located either at the individual residential site or within a special communal storage area

R5	Municipality of South Huron Zoning By-law Section 23 Residential Park	R5
----	--	----

provided within the residential home park. Structures containing accessory covered storage facilities shall be located and designated so that each building provides storage space for a minimum of 8 units on the basis of 3.5 cubic metres of storage space per unit, and no residential site is more than 60 metres from its storage facility.

23.6.9. Skirting and Accessory Structures

Each residential unit located on a residential site shall be placed on a continuous permanent substructure and permanent foundation supports. All residential units shall be provided with durable skirtings, with access where necessary, to screen the view of the undercarriage or foundation supports and any accessory structure shall be so designed to harmonize with the residential units.

23.6.10. Commercial Buildings

Accessory commercial buildings shall not occupy more than 1 % of the residential park area. The required parking spaces shall be calculated on the basis of 1 parking space for each 10 square metres of gross floor area.

23.6.11. Residential Unit in a R5 Zone

Residential unit is defined as a single detached dwelling, occupied or capable of being occupied as a home, residence or sleeping place by 1 or more persons, constructed on-site, or off-site. The units shall be limited to a single storey building, which may include a basement or cellar and which retain a resemblance in terms of shape, size, and architectural detail to existing structures in Grand Cove Estates. Single detached dwellings shall be limited to 1 dwelling unit. (As per By-law 59-1995)

23.6.12. Site Coverage

Site coverage shall mean the percentage of the site area, covered by all buildings and structures above ground level including the area covered by porches, carports, sunrooms or additions to a residential unit. (As per by By-law 36-2005)

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

24. Highway Commercial (C3)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

24.1. Permitted Uses

- agricultural service establishment
- agricultural supply establishment
- amusement arcade
- animal and poultry health and breeding clinic
- artist, dance, exercise, music and/or photography studio
- assembly hall
- auction sale facility excluding the sale of livestock
- auto body shop
- automated bank machine
- bake shop
- bed and breakfast establishment (maximum of 4 guest rooms)
- bottle return depot
- brewers retail store
- brewing establishment
- business or professional office
- bus depot
- car wash establishment
- catalogue store
- commercial storage warehouse (rental units)
- contractor's shop
- convenience store
- converted dwelling
- drive-in theatre
- drive-through restaurant
- equipment and tool sales and rental establishment
- farm produce sales outlet
- farmers market
- fast food outlet
- fast food service restaurant
- financial service or institution
- flea market
- funeral home/crematorium
- gasoline station
- greenhouse, commercial

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

- grocery store
- group home, in an existing single detached dwelling
- hardware store
- health club and/or spa
- home improvement centre
- home occupation in any permitted dwelling
- hotel and/or boutique hotel
- landscaping and garden supply establishment
- laundromat or dry cleaning establishment
- liquor store
- manufacturing and/or processing of a product intended for retail sale on the premises such as a back shop, printing shop, customer woodworking shop, dressmaking shop, tailor shop, or similar use establishment
- marine supply and service establishment
- meeting and/or assembly hall
- miniature golf course
- motel
- motor vehicle repair shop
- motor vehicle rust proofing establishment
- motor vehicle sales and/or service establishment
- parking garage
- parking lot
- place of entertainment
- printing establishment
- private club
- public park or urban square
- recreational vehicle sales and service establishment (includes motorcycles, boats and snowmobiles)
- refillable propane exchange program
- religious institution
- research facility
- restaurant
- retail store with individual gross floor area in excess of 1000 square metres
- service and repair shop
- small engine sales and service establishment
- small equipment rental and sales establishment
- sports and recreation facility
- storage containers in accordance with General Provisions
- take-out restaurant
- tavern

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

- the following uses and buildings lawfully existing on the date of the passing of this By-law:
 - single detached dwelling, and the re-establishment of same in the event of accidental destruction
 - multiple attached dwelling
 - financial service
 - buildings and structures accessory to the foregoing uses
 - legally established buildings accessory to a single detached dwelling
- tire sales establishment
- tradesman shop
- travel agency
- veterinary clinic
- vocational training
- uses accessory to the permitted use, including an automated bank machine, a refillable propane exchange program, wholesale, warehouse, or second unit in a single detached dwelling.

24.2. Permitted Structures

- Buildings and structures for the permitted uses
- Buildings and structures accessory to the permitted uses

24.3. Zone Provisions

Zone area (minimum)	1000 square metres
Property frontage (minimum)	30 metres
Property depth (minimum)	30 metres
Front yard (minimum)	In settlement area: 7 metres Outside settlement area: 20 metres
Side yard (minimum)	In settlement area: Interior: 3 metres Exterior: 8 metres In rural area: Interior: 4.5 metres Exterior: 20 metres Where interior side yard abuts a Residential zone: 7.5 metres
Rear yard setback (minimum)	6 metres
Zone coverage (maximum)	In settlement area: 50 % Outside settlement area: 20 %
Building height (maximum)	14 metres
Landscaped open space (minimum)	10 %
On a corner lot, side yard requirements may be used instead of rear yard requirements.	

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

24.4. General Commercial Provisions

24.4.1. Minimum Separation of Commercial Buildings from Residential Zones

No part of any commercial building shall be located within 6 metres of any residential zone, provided however, that this requirement shall not apply to a commercial building lawfully existing on the day of the passing of this By-law.

24.4.2. Outside Storage and Display

Open storage of raw materials is not permitted, however, open storage or areas for the display of finished goods, produce or nursery stock is permitted in C3, C4, C5, C6, C8 zones within the boundaries of the property provided that such areas or materials are located to the rear of the front property line and 3 metres from any side or rear property line. Sale of finished goods permitted in the front of buildings in the C4 zone provided there is no obstruction to the sidewalk.

24.4.3. Planting Strips

Planting strips shall be provided on lands zoned or used for any commercial purpose, including parking areas serving a commercial use, where they abut lands zoned or used for residential, institutional or open space purposes.

24.5. Provisions for Accessory Dwellings, Residential Uses and Uses Accessory to Residential Uses where Permitted

Floor area (minimum)	Fully detached dwelling: 84 sq. m. per dwelling unit Dwelling unit located within a non-residential building: see General Commercial provisions
Front yard (minimum)	7.5 metres
Side yards (minimum)	1.2 metres
Rear yard (minimum)	1.2 metres
Property coverage (maximum)	10 %
Height of dwelling unit component (maximum)	8 metres
Dwellings must not be located in a basement or cellar.	
Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling.	

24.6. Front Yard Planting Area

A planting area of not less than 3 metres in depth abutting the front property line and running the entire width of the property shall be required. The ground surface shall be planted with any combination of shrubs, flower beds or grass. Such planting area shall be maintained at all times, consistent with the season.

Where interrupted by walkways or driveways, a planting area need not be provided closer than 1 metre to a walkway or to a driveway.

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

Where required on a street corner or a corner lot, a planting area shall be located in such a way as to not form a visual obstruction to traffic.

24.7. Existing Use Provisions

For the uses permitted that are lawfully existing on the date of passage of this By-law, the minimum property area, property frontage, minimum yards, minimum gross floor area, and maximum building height and maximum zone coverage shall be as they lawfully existed on the date of passing of this By-law.

24.8. Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash

Front yard (minimum)	15 metres
Rear yard (minimum)	4 metres
Side yard	Interior: 4 metres Exterior: 8 metres
Zone area coverage (maximum)	25 %
Building height (maximum)	9 metres
Landscaped open space (minimum)	10 %
Gasoline service pump islands:	shall be located a minimum of 4.5 metres from any property boundary along any street; shall not be located within a radius of 10 metres of intersecting street lines; shall comply with any additional setback requirements of the Ministry of Transportation where applicable.
Ingress and Egress	No portion of any ingress or egress ramp shall be located closer than 4.5 metres to a property boundary along any street; No portion of any ingress or egress ramp along any street shall be located closer than 3 metres to any side property line which abuts any other property The minimum distance between 2 ramps shall not be less than 9 metres.
On a corner lot, side yard requirements may be used instead of rear yard requirements.	

24.8.1. Automobile Storage Area

A minimum of 5 **stacking** spaces for each bay for a self-service car wash on private property and a minimum of 10 **stacking** spaces in sequence for an automatic car wash on private property plus 5 further spaces for employee car storage, dry off areas and extra storage areas for cars awaiting a wash.

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

24.9. Special Zones

24.9.1. C3-1 (As per By-law 51-1987)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, a business or professional office is permitted in the area zoned C3-2. All other provisions of this By-law shall apply.

24.9.2. C3-2 (As per By-laws 48-1988 and 54-1987):

In addition to provisions of the Highway Commercial (C3) Zone, a business or professional office is an additional permitted use within the area zoned C3-2.

In the area zoned C3-2, the north side yard shall be a minimum of 0.45 metres, and within this yard any planting strip requirements shall be reduced accordingly; the minimum rear yard setback adjacent to Lots 968 and 969, Plan 376 shall be 3.05 metres, and the minimum separation distance from residential uses shall be reduced accordingly.

That a planting strip or fence in accordance with this By-law be provided, along the entire rear of the subject property.

All other provisions of this By-law shall apply.

24.9.3. C3-3 (As per By-law 65-1988)

Within the area identified as C5-3, in addition to the permitted uses set out in the C3 zone, the sales and rental, and the accessory minor repair and maintenance of motor homes, travel trailers and mobile homes shall be permitted. All other provisions of this By-law shall apply.

24.9.4. C3-4 (As per By-law 71-2003)

Within the area zoned C3-4, the installation of one propane tank and pump is permitted within 0 metres of the south side lot line. All other provisions of this By-law shall apply.

24.9.5. C3-5 (As per By-law 54-1984)

Notwithstanding the provisions of Highway Commercial (C3) Zone to the contrary, the area zoned C3-5 includes a mobile home as a permitted use. The lot frontage minimum for the area zoned C3-5 is 28.5 metres. All other provisions of this By-law shall apply.

24.9.6. C3-6 (As per By-law 38-1986)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, the area zoned C3-6 shall be limited to the following permitted uses:

- an automotive sales and service establishment (not including the sale of motorized recreational vehicles);
- an automotive rust proofing establishment;
- an automotive washing establishment;

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

- a boat sales establishment;
- a drive-in restaurant;
- a permanent fruit or vegetable stand;
- 1 dwelling unit within the rear portion or second storey of a commercial building;
- service station;
- uses accessory to the permitted uses.

All other provisions of this By-law shall apply.

24.9.7. C3-7 (As per By-laws 37-1988 and 56-1995)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, the permitted uses on the property zoned C3-7 will be limited to the following:

- an electrical heating and plumbing supply service shop;
- an automotive sales and service establishment;
- an automotive washing establishment;
- related accessory uses.

All other provisions of this By-law shall apply.

24.9.8. C3-8 (As per By-law 29-1991 and 36-1991)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary the following uses will be permitted on the property zoned C3-8:

- a shopping centre, with uses limited to those permitted in the C3 zone;
- automotive parts distribution;
- automotive body shop, provided that a fenced compound no larger than 9.1 metres by 9.1 metres (30 by 30 ft) be located to the north of the main building for all vehicles to be serviced, and that hours of operation be limited to 7 a.m. to 6 p.m., Monday to Saturday;
- storage industry or warehouse;
- automotive sales and service establishment, limited to 10 vehicles on display, provided that the commercial sale of fuels is not permitted;
- office accessory to a permitted use;
- uses accessory to the permitted uses, although this does not permit the establishment of a residence accessory to the permitted uses.

Notwithstanding the provisions of this by-law to the contrary no vehicles shall be stored on the property in a wrecked, dismantled, or inoperable state unless they are present for the specific and immediate purpose of automotive body work.

Notwithstanding the provisions of this by-law to the contrary a planting strip will not be required along the west property line between the highway commercial use and the residential use.

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

Notwithstanding the provisions of this By-law to the contrary no parking areas will be permitted west of the driveway entrance.

All other provisions of this By-law shall apply.

24.9.9. C3-9 (As per By-law 44-1991 and 66-2016)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary the following additional uses will be allowed on the property zoned C3-9:

- light manufacturing involving the fabrication, manufacture, repair and sale of signs;
- an automobile washing establishment;
- a boat or motorized recreational vehicles sales establishment
- one dwelling unit within the rear portion or second storey of a commercial building;
- a contractor tradesman's shop or yard;
- storage industry or warehouse
- uses accessory to the permitted uses

Pursuant to provisions of Section 40 of the Planning Act Council shall regulate night time flood lighting.

Where the lands zoned C3-9 abut the rear lot line of adjacent lands zoned Residential – Low Density (R1) a fence shall be established. This fence shall be subject to Site Plan Approval under Section 40 of the Planning Act.

Notwithstanding the provisions of the Highway Commercial (C3) zone the minimum setback for open storage from the rear lot line of adjacent properties zoned Residential – Low Density (R1) shall be no less than 3 metres. This 3 metre setback shall include a planning strip as required under General Provisions Planting Strips.

Further to the provisions of the Highway Commercial (C3) zone the minimum setback for areas of open storage from the rear lot line of the subject lands shall be no less than 3 metres.

A buffer strip is required 5 metres from the front property line of the subject lands running the length of yards abutting properties zoned or used for residential purposes. This buffer strip must be in accordance with General Provisions Planting Strips.

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

Notwithstanding the General Provisions Storage Containers, Accessory a maximum of five (5) storage container shall be permitted in the C3-9 zone as an accessory use to the permitted use of “light manufacturing involving the fabrication, manufacture, repair and sale of signs”. Storage containers must be in accordance with all other General Provisions Storage Containers, Accessory). Placement and appearance of storage containers will be subject to Site Plan Approval Process.

All other provisions of this By-law shall apply.

24.9.10. C3-10 (As per By-law 20-1999 and 44-2001)

Notwithstanding the provisions of this By-law to the contrary, the permitted uses on the property zoned C3-10 will be limited to:

- a boat storage shed;
- the manufacturing, display and sale of precast concrete products; outdoor storage of any other material, product, or item is not permitted.
- construction on the lands zoned C3-10 is regulated by the Ausable Bayfield Conservation Authority (ABCA) and development will not occur until ABCA approval is obtained.

The uses permitted on the property zoned C3-10 shall be established in accordance with the following provisions:

- a) the minimum side yard depth on the north side shall not be less than 3.6 metres;
- b) the maximum building height is 7.5 metres;
- c) the minimum rear yard setback is 110 metres;
- d) access to the building for the purposes of egress and access shall be restricted to the west side of the building;
- e) the west face of the building shall be within 110 metres of the front property line;
- f) the total size of the buildings on the lands zoned C3-10 shall not exceed 2790 square metres.

All other provisions of this By-law shall apply.

24.9.11. C3-11 (As per By-law 8-2006)

Notwithstanding the provisions of this By-law to the contrary, the property zoned C3-11 shall be limited to the following permitted uses:

- automotive sales and service establishment;
- automotive rust proofing establishment;
- automotive washing establishment;
- boat sales and storage establishment;
- drive-in restaurant;

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

- permanent fruit or vegetable stand;
- 1 dwelling unit within the rear portion or second storey of a commercial building;
- service station;
- uses accessory to the permitted uses.

The uses permitted on the property zoned C3-11 shall be established in accordance with the following provisions:

Lot area (minimum)	1400 sq. m.
Lot frontage (minimum)	30 metres
Front yard depth (minimum)	20 metres
Side yard depth (minimum)	4.5 metres
Rear yard depth (minimum)	20 metres
Lot coverage (maximum)	25 %
Setback from residential use (minimum)	7.5 metres

An outdoor display area shall be permitted in all yards provided:

- a) Such outdoor display area is for merchandise kept for sale on the premises;
- b) Such outdoor display area is set back a minimum of 20 metres from the rear yard and a minimum of 3 metres from all other lot lines;
- c) Such outdoor display area does not cover more than 35% of the lot area;
- d) Such outdoor display area is kept in a neat and attractive manner.

The outdoor storage of goods or materials shall be permitted only to the rear yard or interior side yard provided:

- a) Such outdoor storage is accessory to the use of the main building on the lot;
- b) Such outdoor storage shall be set back 20 metres from the rear lot line and 4.5 metres from a side lot line;
- c) Such outdoor storage does not cover more than 25 % of the lot area;
- d) Such outdoor storage area is kept in a neat and attractive manner.

All other provisions of Section 24 and the applicable provisions of the remainder of this By-law (e.g. permitted structures, building provisions, off-street parking) shall apply.

24.9.13. C3-12 (As per By-law 5-2008 and 31-2009)

Notwithstanding the provisions of Highway Commercial (C3) Zone, a dwelling unit is not permitted as a main or accessory use in the C3-12 zone. All other uses permitted in the C3 zone are permitted in the C3-12 zone.

Notwithstanding the provisions of Section 24, the following provisions shall apply to the C3-12 zone:

Lot area (minimum)	1,000 square metres
Lot Frontage (minimum)	30 metres

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

Front Yard Depth (minimum)	7 metres
Side Yard Depth (minimum)	4 metres
Exterior Side Yard Depth (minimum)	8 metres
Rear Yard (minimum)	6 metres
Lot Coverage (maximum)	50 %
Landscaped Open Space (minimum)	10 %

Notwithstanding any provisions of the Highway Commercial (C3) Zone to the contrary, the following regulation applies to the C3-12 zone:

- a) Building Height (maximum) 10 metres
- b) A planting area of not less than 3 metres in depth abutting the front lot line and running the entire width of the lot shall be required. The ground surface shall be planted with a combination of shrubs, flower beds and grass. Such planting area shall be maintained at all times, consistent with the season.
- c) Where interrupted by walkways or driveways, a planting area need not be provided closer than 1 metre to a walkway or to a driveway.
- d) Where required on a street corner or a corner lot, a planting area shall be located in such a way that it does not form a visual obstruction for traffic.
- e) No part of any commercial building shall be located within 6 metres of any residential zone.
- f) Notwithstanding any provision of this By-law to the contrary, the storage of motorized vehicles, boats, recreational vehicles and motorized equipment accessory to the main permitted use shall be permitted within any parking space on the lot. All other forms of open storage must comply with the applicable sections of this By-law.

All other provisions of this By-law shall apply.

24.9.13. C3-13 (As per By-law 37-2010 and By-law 15-2012)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, the lot frontage minimum for the property zoned C3-13 is 15.85 metres.

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, the area zoned C3-13 shall be limited to the following permitted uses:

- A contractor's yard Type A;
- Office space as accessory to the permitted use, to a maximum of 35% of the total floor area of the main building;
- Storage containers for the purpose of storing building materials and equipment are permitted accessory to a contractor's yard; and

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

- Outdoor storage of materials and equipment accessory to the permitted use;
- Outdoor storage of equipment and materials shall be permitted in the side yard and rear yard only. The minimum setback from any side or rear lot line of any open storage area in this zone shall be no less than 3 metres for the side yard width and rear yard depth respectively.
- Notwithstanding the provisions of this By-law to the contrary, a maximum of 5 storage containers may be permitted in the C3-13 zone.

All other provisions of this By-law shall apply.

24.9.14. C3-14 (As per by-law 65-2011)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, the area zoned C3-14 shall include the following additional permitted use: a home improvement centre.

Notwithstanding the storage container provisions of this By-law, storage containers for the purpose of temporarily storing building materials for sale are permitted accessory to a home improvement centre use in the area zoned C3-14.

All other provisions of this By-law shall apply.

24.9.15. C3-15 (As per by-law 24-1984, 9-1996 and 29-1996)

Contrary to the provisions of the Highway Commercial (C3) Zone, the permitted uses of those areas zoned C3-15 shall be limited to an automotive sales and service establishment. All other provisions of this By-law shall apply.

C4	Municipality of South Huron Zoning By-law Section 25 Core Commercial	C4
----	---	----

25. Core Commercial (C4)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

25.1. Permitted Uses

- adult day centre
- amusement arcade
- artist, dance, exercise, music and/or photography studio
- automated bank machine
- bake shop
- bed and breakfast establishment (4 rooms)
- brewing establishment
- brewers retail store
- bus depot
- business and/or professional office
- catalogue stored
- clinic
- convenience store
- day nursery
- dwelling units in combination with any permitted use provided such dwelling units are located entirely above the ground floor or at the rear of the main commercial use provided the retail use is a minimum 50% of the main floor area and runs the front of the building excluding access for stairway
- farmers market
- fast food outlet
- fast food service restaurant
- financial service or institution
- flea market
- funeral home/crematorium
- grocery store
- group home in an existing single detached dwelling
- hairdresser and/or barber
- hardware store
- health club and/or spa
- hotel and/or motel
- laundromat or dry cleaning establishment
- liquor store
- microbrewery
- meeting and/or assembly hall

C4	Municipality of South Huron Zoning By-law Section 25 Core Commercial	C4
----	---	----

- parking lot/garage
- personal services shop
- place of entertainment
- post-secondary institution
- printing establishment
- private club
- public park or urban square
- religious institution
- research facility
- restaurant
- retail store with individual gross floor area under 1000 square metres
- service and repair shop
- specialized medical offices
- take-out restaurant
- tavern
- the following uses and buildings lawfully existing on the date of the passing of this By-law:
 - single detached dwelling, and the re-establishment of same in the event of accidental destruction
 - multiple attached dwelling
 - financial service
 - buildings and structures accessory to the foregoing uses
- the manufacturing and/or processing of a product intended for retail sale on the premises such as a bake shop, printing shop, customer woodworking shop, dressmaking shop, tailor shop, or similar use establishment
- theatre
- travel agency
- vocational training centre

25.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

25.3. Zone Provisions

Zone area (minimum)	no minimum
Frontage (minimum)	no minimum
Property depth (minimum)	no minimum
Front yard (minimum)	4 metres Defined Area 3: no minimum
Front yard (maximum)	Defined Area 3: 1 metre

C4	Municipality of South Huron Zoning By-law Section 25 Core Commercial	C4
----	---	----

Interior side yard (minimum)	no minimum, except where the interior property line abuts a residential zone: 3 metres.
Exterior side yard (minimum)	6 metres Defined Area 3: no minimum
Rear yard (minimum)	12 metres
Zone coverage (maximum)	60 % Defined Area 3: no maximum
Landscaped open space (minimum)	30 % Defined Area 3: no minimum
Setback from a Lane or Easement (minimum)	none
Main building height (minimum)	2 storeys (7 metres)
Main building height (maximum)	4 storeys (16 metres)

25.4. General Commercial Provisions

25.4.1. Minimum Separation of Commercial Buildings from Residential Zones

No part of any commercial building shall be located within 6 metres of any residential zone, provided however, that this requirement shall not apply to a commercial building lawfully existing on the day of the passing of this By-law.

25.4.2. Outside Storage and Display

Open storage of raw materials is not permitted, however, open storage or areas for the display of finished goods, produce or nursery stock is permitted in C3, C4, C5, C6, C8 zones within the boundaries of the property provided that such areas or materials are located to the rear of the front property line and 3 metres from any side or rear property line. Sale of finished goods permitted in the front of buildings in the C4 zone provided there is no obstruction to the sidewalk.

25.4.3. Planting Strips

Planting strips shall be provided on lands zoned or used for any commercial purpose, including parking areas serving a commercial use, where they abut lands zoned or used for residential, institutional or open space purposes.

25.5. Special Provisions Defined Area 3

Defined Area 3 is an overlay zone that applies additional provisions as a layer on top of the underlying zone(s). See Schedule X for the boundaries of Defined Area 3. Except for the following provisions, zone provisions in Defined Area 3 are in accordance with the underlying zone(s).

- Within Defined Area 3, corner lots are exempt from the Sight Triangle General Provisions of this By-law.

C4	Municipality of South Huron Zoning By-law Section 25 Core Commercial	C4
----	---	----

- Notwithstanding the Parking General Provisions of this By-law, off-street parking spaces or loading areas are not required within Defined Area 3.

25.6. Prohibited Uses

- drive-through establishments, lanes and windows;
- any retail store with a floor area exceeding 1000 square metres per storey;
- automotive oriented uses (e.g. gas stations, sales and service); and,
- residential uses at/below grade in commercial or other non-residential buildings fronting onto Main Street.

25.7. Existing Dwellings Combined with a Commercial Use – Zone Provisions

The R2 zone provisions apply to an existing dwelling and an existing dwelling that is being converted to create 1 or more additional dwelling units.

A group home may be established in an existing dwelling subject to the provisions of the R1 Zone.

All or a portion of an existing dwelling may be used for a permitted commercial use.

25.8. Accessory Dwelling Units Combined with a Commercial Use – Zone Provisions

The foregoing shall not apply to prevent the erection of buildings accessory to a single-detached dwelling subject to the General Provisions Section.

25.9. Core Area Parking

Off-street parking areas are prohibited from occupying any street frontage so as not to create a void in the built-up streetscape.

25.10. Special Zones

25.10.1. C4-1

In addition to the uses permitted by the Core Commercial (C4) zone, a car wash and gasoline station shall be permitted subject to the provisions of the C3 zone. All other provisions of this by-law shall apply.

25.10.2. C4-2 (As per By-law 65-2014)

Notwithstanding the provisions of the Core Commercial (C4) zone to the contrary, the following provisions shall apply to an area zoned C4-2:

- a) a 2-storey dwelling is permitted to a maximum height of 8 metres;
- b) maximum property coverage of 35%;
- c) minimum rear yard depth of 2 metres for the existing dwelling; any subsequent dwelling shall require a minimum rear yard depth of 4 metres; and
- d) minimum interior side yard depth of 3.5 metres on the east side of the dwelling.

All other provisions of this by-law shall apply.

C5	Municipality of South Huron Zoning By-law Section 26 Mixed Use Commercial	C5
----	--	----

26. Mixed Use Commercial (C5)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

26.1. Permitted Uses

- adult day centre
- artist, dance, exercise, music and/or photography studio
- apartment
- assembly hall
- automated bank machine
- bake shop
- bed and breakfast establishment (max 4 rooms)
- boarding/rooming/lodging home
- brewing establishment
- brewers retail store
- business and/or professional office
- clinic
- convenience store
- converted dwelling
- day nursery
- dwelling units in combination with any permitted retail use
- farmers market
- fast food outlet
- financial service or institution
- funeral home/crematorium
- grocery store
- group home, in an existing single detached dwelling
- hairdresser and/or barber
- health club and/or spa
- home occupation in any permitted dwelling
- hotel and/or boutique hotel
- landscaping and garden supply establishment
- laundromat or dry cleaning establishment
- live-work unit
- meeting and/or assembly hall
- motel
- multi-unit residential building including triplexes, quadruplex and multiple attached
- nursing home, home for the aged or retirement residence

C5	Municipality of South Huron Zoning By-law Section 26 Mixed Use Commercial	C5
----	--	----

- parking lot
- personal services shop
- place of entertainment
- post-secondary institution
- printing establishment
- private club
- public park or urban square
- religious institution
- research facility
- restaurant
- retail store with individual gross floor area under 1000 square metres
- retirement home
- service and repair shop
- specialized medical office
- take-out restaurant
- tavern
- the following uses and buildings lawfully existing on the date of the passing of this By-law:
 - single detached dwelling, and the re-establishment of same in the event of accidental destruction
 - multiple attached dwelling
 - financial service
 - buildings and structures accessory to the foregoing uses
- travel agency
- vocational training centre

26.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

26.3. Zone Provisions

Zone area (minimum)	500 square metres
Frontage (minimum)	15 metres
Property depth (minimum)	30 metres
Front yard (minimum)	1 metres
Front yard (maximum)	4 metres
Interior side yard (minimum)	4 metres
Exterior side yard (minimum)	6 metres
Rear yard (minimum)	4 metres
Zone coverage (maximum)	40 %

C5	Municipality of South Huron Zoning By-law Section 26 Mixed Use Commercial	C5
----	--	----

Landscaped open space (minimum)	10 %
Main building height (minimum)	1 storey (3.5 metres)
Main building height (maximum)	4 storeys (14 metres) Any storey above the third storey shall be set back a minimum of 1.5 metres from the main wall of the first 3 storeys.

26.4. General Commercial Provisions

26.4.1. Minimum Separation of Commercial Buildings from Residential Zones

No part of any commercial building shall be located within 6 metres of any residential zone, provided however, that this requirement shall not apply to a commercial building lawfully existing on the day of the passing of this By-law.

26.4.2. Outside Storage and Display

Open storage of raw materials is not permitted, however, open storage or areas for the display of finished goods, produce or nursery stock is permitted in C3, C4, C5, C6, C8 zones within the boundaries of the property provided that such areas or materials are located to the rear of the front property line and 3 metres from any side or rear property line. Sale of finished goods permitted in the front of buildings in the C4 zone provided there is no obstruction to the sidewalk.

26.4.3. Planting Strips

Planting strips shall be provided on lands zoned or used for any commercial purpose, including parking areas serving a commercial use, where they abut lands zoned or used for residential, institutional or open space purposes.

26.5. Residential Units in Commercial Zones

Residential units may be located in combination with any permitted retail use provided such dwelling units are located entirely above the ground floor or at the rear of the main commercial use provided the retail use is a minimum 50% of the main floor area and runs the front of the building excluding access for stairway.

Apartments, nursing home, home for the aged or retirement residence, and multi-unit residential buildings including triplexes, quadruplexes and multiple attached are permitted as a standalone building in the C5 zone.

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
----	--	----

27. Grouped Commercial (C6)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

27.1. Permitted Uses

- accessory wholesale or warehouse uses
- adult day centre
- agricultural service establishment
- agricultural supply establishment
- amusement arcade
- animal and poultry health and breeding clinic
- artist, dance, exercise, music and/or photography studio
- assembly hall
- auction sale facility excluding the sale of livestock
- auto body shop
- automated bank machine
- bake shop
- bottle return depot
- brewers retail store
- brewing establishment
- bus depot
- business and/or professional office
- car wash establishment
- clinic
- convenience store
- converted dwelling
- drive-in theatre
- drive-through restaurant
- equipment and tool sales and rental establishment
- farm produce sales outlet
- farmers market
- fast food outlet
- fast food service restaurant
- financial institution
- financial service or institution
- flea market
- funeral home/crematorium
- gasoline station
- greenhouse, commercial

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
----	--	----

- grocery store
- group home, in an existing single detached dwelling
- hairdresser ad/or barber
- hardware store
- health club and/or spa
- home occupation in any permitted dwelling
- hotel and/or boutique hotel
- landscaping and garden supply establishment
- laundromat or dry cleaning establishment
- liquor store
- marine supply and service establishment
- meeting and/or assembly hall
- miniature golf course
- motel
- motor vehicle repair shop
- motor vehicle rust proofing establishment
- motor vehicle sales and/or service establishment
- **parking lot/garage**
- personal services shop
- place of entertainment
- post-secondary institution
- printing establishment
- private club
- public park or urban square
- recreational vehicles sales and service establishment (includes motorcycles, boats and snowmobiles)
- refillable propane exchange program
- religious institution
- research facility
- restaurant
- retail store with individual gross floor area in excess of 1000 square metres
- retail store with individual gross floor area under 1000 square metres
- service and repair shop
- small engine sales and service establishment
- small equipment rental and sales establishment
- **specialized medical offices**
- sports and recreation facility
- take-out restaurant
- tavern

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
----	--	----

- the following uses and buildings lawfully existing on the date of the passing of this by-law:
 - single detached dwelling, and the re-establishment of same in the event of accidental destruction
 - multiple attached dwelling
 - financial service
 - buildings and structures accessory to the foregoing uses
 - legally established buildings accessory to a single detached dwelling
- the manufacturing and/or processing of a product intended for retail sale on the premises such as a bake shop, printing shop, customer woodworking shop, dressmaking shop, tailor shop, or similar use establishment
- tire sales establishment
- tradesman shop
- travel agency
- uses accessory to the permitted uses
- veterinary clinic
- vocational training centre

27.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

27.3. Zone Provisions

Zone area (minimum)	7, 500 square metres
Frontage (minimum)	60 metres
Property depth (minimum)	60 metres
Front yard (minimum)	25 metres
Interior side yard (minimum)	6 metres
Exterior side yard (minimum)	10 metres
Rear yard (minimum)	6 metres provided that where the rear lot line is the boundary line between a C6 zone and a residential zone or an (-h) residential zone, the minimum rear yard shall be: 15 metres
Zone coverage (maximum)	50 %
Landscaped open space (minimum)	20 %
Height (maximum)	14 metres

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
----	--	----

27.4. General Commercial Provisions

27.4.1. Minimum Separation of Commercial Buildings from Residential Zones

No part of any commercial building shall be located within 6 metres of any residential zone, provided however, that this requirement shall not apply to a commercial building lawfully existing on the day of the passing of this By-law.

27.4.2. Outside Storage and Display

Open storage of raw materials is not permitted, however, open storage or areas for the display of finished goods, produce or nursery stock is permitted in C3, C4, C5, C6, C8 zones within the boundaries of the property provided that such areas or materials are located to the rear of the front property line and 3 metres from any side or rear property line. Sale of finished goods permitted in the front of buildings in the C4 zone provided there is no obstruction to the sidewalk.

27.4.3. Planting Strips

Planting strips shall be provided on lands zoned or used for any commercial purpose, including parking areas serving a commercial use, where they abut lands zoned or used for residential, institutional or open space purposes.

27.5. Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash

Front yard (minimum)	15 metres
Rear yard (minimum)	4 metres
Side yard	Interior: 4 metres Exterior: 8 metres
Zone area coverage (maximum)	25 %
Building height (maximum)	7 metres
Landscaped open space (minimum)	10 %
Gasoline service pump islands:	shall be located a minimum of 4.5 metres from any property boundary along any street; shall not be located within a radius of 10 metres of intersecting street lines; shall comply with any additional setback requirements of the Ministry of Transportation where applicable.
Ingress and Egress	No portion of any ingress or egress ramp shall be located closer than 4.5 metres to a property boundary along any street; No portion of any ingress or egress ramp along any street shall be located closer than 3 metres to any side

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
----	--	----

	property line which abuts any other property The minimum distance between 2 ramps shall not be less than 9 metres.
On a corner lot, side yard requirements may be used instead of rear yard requirements.	

27.5.1. Automobile Storage Area

A minimum of 5 parking spaces for each bay for a self-service car wash on private property and a minimum of 10 parking spaces in sequence for an automatic car wash on private property plus 5 further spaces for employee car storage, dry off areas and extra storage areas for cars awaiting a wash.

27.5.2. Location

No car wash facilities shall be located within 10 metres of a residential zone, a park, place of worship, community centre, funeral home, convalescent home, home for the aged, nursing home, or hospital.

C8	Municipality of South Huron Zoning By-law Section 28 Village Commercial	C8
----	--	----

28. Village Commercial (C8)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

28.1. Permitted Uses

- accessory wholesale or warehouse uses
- adult day centre
- agricultural supply establishment
- artist, dance, exercise, music and/or photography studio
- auto body shop
- automated bank machine
- business and/or professional office
- boarding/rooming/lodging house
- bottle depot
- brewers retail outlet
- clinic
- convenience store
- day nursery
- dwelling units in combination with any permitted use provided such dwelling units are located entirely above the ground floor or at the rear of the main commercial use provided the retail use is a minimum 50% of the main floor area and runs the front of the building excluding access for stairway
- equipment and tool sales and rental establishment
- farmers market
- financial service or institution
- flea market
- funeral home/crematorium
- gasoline station
- greenhouse, commercial
- grocery store
- group home
- hairdresser and/or barber
- hardware store
- health club and/or spa
- hotel and/or boutique hotel
- landscaping and garden supply establishment
- laundromat or dry cleaning establishment
- live-work unit
- liquor store

C8	Municipality of South Huron Zoning By-law Section 28 Village Commercial	C8
----	--	----

- motor vehicle repair shop
- parking garage
- parking lot
- personal services shop
- private club
- public park or urban square
- recreational vehicle sales and service establishment (includes motorcycles, boats and snowmobiles)
- refillable propane exchange program
- religious institution
- restaurant
- retail store with individual gross floor area under 1000 square metres
- small engine sales and service establishment
- small equipment rental and sales establishment
- specialized medical offices
- take-out restaurant
- the following uses and buildings lawfully existing on the date of the passing of this by-law:
 - single detached dwelling, and the re-establishment of same in the event of accidental destruction
 - multiple attached dwelling
 - financial service
 - buildings and structures accessory to the foregoing uses
- travel agency
- veterinary clinic
- vocational training centre

28.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

28.3. Zone Provisions

	With Public Water	Without Public Water
Zone Area (minimum)	796 square metres	1400 square metres
Lot Frontage (minimum)	23 metres	23 metres
Front Yard Depth (minimum)	3 metres	3 metres
Side Yard Depth (minimum)		
- Interior	3 metres	3 metres
- Exterior	3 metres	3 metres

C8	Municipality of South Huron Zoning By-law Section 28 Village Commercial	C8
----	--	----

Rear Yard Depth (minimum)	7.5 metres	7.5 metres
Lot Coverage (maximum)	40 %	40 %
Landscaped Open Space (minimum)	20 %	20 %
Building Height (maximum)	14 metres	14 metres

28.4. General Commercial Provisions

28.4.1. Minimum Separation of Commercial Buildings from Residential Zones

No part of any commercial building shall be located within 6 metres of any residential zone, provided however, that this requirement shall not apply to a commercial building lawfully existing on the day of the passing of this By-law.

28.4.2. Outside Storage and Display

Open storage of raw materials is not permitted, however, open storage or areas for the display of finished goods, produce or nursery stock is permitted in C3, C4, C5, C6, C8 zones within the boundaries of the property provided that such areas or materials are located to the rear of the front property line and 3 metres from any side or rear property line. Sale of finished goods permitted in the front of buildings in the C4 zone provided there is no obstruction to the sidewalk.

28.4.3. Planting Strips

Planting strips shall be provided on lands zoned or used for any commercial purpose, including parking areas serving a commercial use, where they abut lands zoned or used for residential, institutional or open space purposes.

28.5. Existing Buildings, Structures and Properties

The lot area, lot frontage, all yards, landscaped open space, , lot coverage, and building height of existing permitted buildings, structures and lots, where lower than the foregoing minimum or higher than the foregoing maximum requirements, shall apply as they lawfully exist on the day of passing of this By-law.

28.6. Special Zones

28.6.1. C8-1

In the area zoned C8-1 the requirements of the Village Commercial (C8) Zone shall apply in addition to the following special provision:

- a) Minimum separation distance between buildings and structures for the permitted uses shall be 6 metres.

All other provisions of this by-law shall apply.

28.6.2. C8-2 (As per by-law 15-1992)

Further to the provisions of the Village Commercial (C8) Zone the area zoned C8-2 includes the following additional permitted uses:

C8	Municipality of South Huron Zoning By-law Section 28 Village Commercial	C8
----	--	----

- monument manufacture, sales and service.
- 1 parking space per employee shall be provided.
- Notwithstanding any provisions of this by-law to the contrary, a planting strip or fence shall be provided from the south rear corner of the building to the north rear corner of the building, so as to enclose the rear yard of the property.

All other provisions of this by-law shall apply.

28.6.3. C8-3

Notwithstanding the provisions of the Village Commercial (C8) Zone to the contrary, the following shall apply to the property zoned C8-3:

All uses permitted in the C8 zone are permitted in the C8-3 zone.

A building which is used for a residential use may also contain 1 or more permitted commercial uses, in combination with up to 8 dwelling units provided:

- b) the commercial use(s) form part of the main building and are located on the ground floor, to the front of the residential use;
- c) the minimum depth, within the building of the commercial use(s) is 7 metres;
- d) the commercial use(s) are completely self-contained, and have separate and direct access to a street.

All other provisions of this by-law shall apply.

28.6.4. C8-4 (As per By-law 04-2017)

Notwithstanding the provisions of the Village Commercial (C8) Zone to the contrary, a low density residential use shall be permitted subject to the provisions of the Residential – Low Density (R1) zone.

28.6.5. C8-5 (As per By-law 12-2018)

Notwithstanding the provisions of the Village Commercial (C8) Zone to the contrary, a contractor's shop and yard shall be a permitted use.

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	--	----

29. Light Industrial (M1)

Within the following Zones, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

29.1. Permitted Uses

- accessory storage containers in accordance with General Provisions
- accessory use subordinate to and located on the same property as a permitted main use including an office, showroom, retail outlet, cafeteria, or a wholesale outlet
- agricultural equipment sales and supply establishment
- agricultural industrial establishment
- agricultural processing establishment, but not dead stock removal
- agricultural service establishment
- assembly, manufacturing, fabricating, packaging, printing, publishing plant or warehouse conducted and wholly contained within an enclosed building
- auto body shop
- bottle return depot
- catering service or light equipment rentals
- commercial storage warehouse (rental units)
- communications facility
- contractor or tradesperson's yard and/or shop, Type "A"
- dry cleaning establishment
- furniture refinishing, woodworking or upholstery shop
- indoor sports and recreational facility
- industrial mall
- medical marihuana production facility
- machine shop
- motor vehicle service and/or repair shop
- mushroom growing facility
- nursery stock and/or landscaping business
- parking lot
- printing plant
- public or private garage
- recycling centre
- research facility
- service industrial use
- sewage and solid waste management, but not a transfer facility or landfill site
- textile plant
- the following uses legally existing on the day of the passing of this By-law:

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	--	----

- a single detached dwelling, and the re-establishment of same in the event of accidental destruction
- transport truck terminal and/or yard, including cartage and/or express business
- warehouse or storage industry wholly enclosed within a building
- wholesale outlet
- window and plate glass establishment

29.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

29.3. Zone Provisions

Lot area (minimum)	1,400 square metres
Lot frontage (minimum)	25 metres
Lot depth (minimum)	40 metres
Front yard setback (minimum)	7 metres
Side yard (minimum)	5 metres
Exterior Side Yard (Minimum)	15 metres
Rear yard (minimum)	5 metres
Building height (maximum)	20 metres (grain elevators – 30 metres)
Zone coverage in M1 zone (maximum)	50 %
Zone coverage in M2 zone (maximum)	70 %
Landscaped open space (minimum)	10 %
Corner lots	Side yard requirements may be substituted for rear yard requirements. The exterior side yards for corner lots shall be 6 metres.

29.4. General Industrial Provisions

29.4.1. Main Buildings and Uses

More than 1 main building and more than 1 main use are permitted in Industrial (M1, M2) zones.

29.4.2. Planting Strips

Planting Strips shall be provided in the side and rear yards of lands zoned or used for any industrial purpose where they abut lands zoned or used for residential, recreational, institutional or park purposes, in accordance with the Planting Strip General Provisions of this By-law.

29.4.3. Front Yard Planting Area

- a) a planting area of not less than 7 metres in depth abutting the front lot line and running the entire width of the lot shall be required. The ground surface shall be planted with any combination of shrubs and/or

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	--	----

evergreens, flower beds or grass. Such planting area shall be maintained at all times, consistent with the season.

- b) where interrupted by walkways or driveways, a planting area shall be located, planted and maintained in such a way as not to form an obstruction to traffic. Or closer than 1 metre to a walkway or driveway
- c) where required on a corner lot or street corner, a planting strip shall be located in such a way as not to form a visual obstruction for traffic

29.4.4. Uses Permitted in Yards

- a) a railway spur line is permitted in any required yard.
- b) a parking area accessory to the industrial use of the lot is permitted in any yard except a required front yard.

29.4.5. Outside Storage

The outdoor storage of goods or materials shall be permitted provided that:

- a) the outdoor storage is accessory to the use of the main building on the property, and
- b) the outdoor storage does not cover more than 75% of the zone area
- c) in addition, no outdoor storage is permitted in the side yard or rear yard abutting or across the street from a non-industrial zone unless the outdoor storage is enclosed, to a minimum height of 1.8 metres, by a fence, planting strip or decorative masonry wall or has a site plan for the outdoor storage approved under the Planning Act

29.4.6. Property Abutting a Railway

For proposed development within 100 metres of a railway right-of-way, the proponent may be required to undertake noise studies to the satisfaction of the Municipality and the Ministry of the Environment in consultation with the appropriate railway, and may be required to undertake appropriate measures to mitigate any adverse effects from noise.

For proposed developments within 50 metres of a railway right-of-way, the proponent may be required to undertake vibration studies, to the satisfaction of the Municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

Notwithstanding any other provisions of this By-law to the contrary, where any property line or portion thereof abuts a railway, the interior side yard or rear yard along that portion of the property line which abuts the railway shall be: 0 metres

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	--	----

29.4.7. Maximum Commercial Floor Area

The maximum amount of commercial floor area accessory to a main industrial use shall be not more than 25% of the gross floor area of the main use.

29.4.8. Existing Use Provisions

The property area, property frontage, all yards, gross floor area of the main building, property coverage and building height, shall apply as they lawfully exist on the day of the passing of this By-law.

29.4.9. Property Subject to Utility Easement

Where any industrial property is subject to a utility easement, the building setbacks shall also be in accordance with the applicable utility's requirements.

29.4.10. Servicing Limitations

All industrial uses locating in the Light Industrial (M1) zone shall be dry industries.

29.4.11. Thames Road Corridor

In Light Industrial (M1) Zoned properties along Highway 83 (Thames Road) the following additional uses are permitted:

- Bus depot;
- Equipment and tool and sales and rental establishment;
- Landscaping and garden supply establishment;
- Manufacturing and/or processing of a product intended for retail sale;
- Marine supply and service establishment;
- Offices, including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training centres;
- Private sports and recreation facility;
- Refillable propane exchange program;
- Research facility;
- Service and repair shop;
- Vocational training.

29.5. Special Zones

29.5.1. M1-1 (As per By-law 36-1989 and By-law 34-1991)

In addition to the permitted uses set out in the Light Industrial (M1) Zone, the following uses shall be permitted in the M1-1 zone:

- a business or professional office, except medical or dental offices;
- an automotive supply retail outlet;
- a building supply outlet;
- an equipment sales, rental and servicing establishment, excluding sale and rental of home entertainment equipment;
- a catering service;
- a motorcycle, snowmobile or small implement sales and service establishment;

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	--	----

- a veterinary clinic
- a plant for the manufacture, fabrication, processing and assembly of racquetball, squash and similar courts;
- a recreation club for racquet sports and related recreation facilities.

29.5.2. M1-2 (As per By-law 2-1990)

Notwithstanding the uses permitted in the Light Industrial (M1) Zone, the following additional uses are permitted:

- an automobile service station;
- a gas bar;
- a car wash establishment;
- a retail store in excess of 1000 square metres, specializing in sporting goods, home and hardware goods, automotive supplies and services and similar goods and services but does not include a shopping centre or any other use defined herein.

Notwithstanding the Light Industrial (M1) Zone, the zone provisions of the Grouped Commercial (C6) Zone apply to the M1-2 zone.

29.5.3. M1-3 (As per by-law 37-1997)

Notwithstanding the permitted uses in the Light Industrial (M1) Zone, the M1-3 zone is limited to the following uses:

Cottage industries which term shall mean the erection and/or the use of a building and/or structure for 1 or more of the following trades and uses:

- carpentry or woodworking;
- an electrical/electrician's shop;
- window framing;
- plumbing service;
- ceramics manufacture;
- furniture repair and upholstery;
- accessory retail;
- light manufacturing and assembly and/or light fabrication.
- A detached dwelling containing a single dwelling unit as an accessory use.

Notwithstanding the Light Industrial (M1) Zone, the following special provisions apply to an industrial building in the M1-3 zone:

- Permitted industrial buildings/structures shall not exceed 200 sq. m. in ground floor area;
- Minimum Setback: 20 metres;
- Interior Side Yard: 5 metres;
- A pylon sign and a wall-mounted sign are permitted, provided a maximum sign height of 3 metres and maximum total sign area of 4

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	--	----

square metres. The Sign must be located to the rear of an accessory dwelling.

Notwithstanding the Light Industrial (M1) Zone, the following special provisions apply to an accessory detached dwelling in the M1-3 zone:

- The accessory residential dwelling shall be to the front of the industrial building or structure;
- Minimum Front Yard Setback: 7 metres;
- Minimum Side Yard Setback: 2 metres.
- Minimum exterior side yard: 5 metres;
- Maximum building height: 10 metres
- Maximum lot area: 2000 sq metres

In all other ways, the Light Industrial (M1) Zone provisions apply.

29.5.4. M1-4 (As per By-laws 35-1999 and 13-2000)

Notwithstanding the uses permitted in the Light Industrial (M1) Zone, the uses in the M1-4 zone are restricted to:

- A cottage industry, which shall mean the erection and/or use of a building and/or structure and/or land for 1 or more of the following:
 - a cartage, express or truck transport terminal;
 - a craft manufacturing business
 - a truck maintenance storage facility and/or yard;
 - carpentry or woodworking shop;
 - an electrician's shop;
 - window framing;
 - plumbing service;
 - ceramics manufacture;
 - furniture repair and upholstery;
 - small engine repair and service;
 - retail accessory to a cottage industry use;
 - light manufacturing and assembly and/or light fabrication;
 - a detached dwelling containing a single dwelling unit as an accessory use.

Notwithstanding the Light Industrial (M1) Zone provisions of this By-law, the following special provisions apply to an industrial building in the M1-4 zone:

- permitted industrial buildings/structures shall not exceed 250 square metres. in ground floor area;
- minimum Setback from a residential zone – 20 metres;
- minimum Interior Side Yard – 5 metres.
- minimum exterior side yard – 5 metres

In all other ways, the provisions of the M1 zone apply.

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	--	----

29.5.5. M1-5 (As per By-law 68-2013)

Notwithstanding the permitted uses of the Light Industrial (M1) zone, and in addition to any other provisions a radio broadcasting station and ancillary outdoor equipment and storage is permitted in the M1-5 zone. All other provisions of this by-law shall apply.

29.5.6. M1-6 (As per By-law 76-2013)

Notwithstanding the uses permitted the Light Industrial (M1) Zone, the following uses only are permitted in the M1-6 zone:

- a warehouse for the storage of goods and materials within a wholly enclosed building or structure;
- a wholesale outlet;
- a tradesman's shop;
- a parking lot;
- a retail outlet, business office or an eating establishment accessory to a permitted use (provided the primary use is a Class I facility as per Ministry of Environment guidelines);
- a contractor's yard, Type "A";
- a lumber yard;
- a roofing contractor yard; and
- buildings and structures accessory to the foregoing uses.

All other provisions of this by-law shall apply.

29.5.7. M1-7 (As per By-law 76-2013)

Notwithstanding the uses permitted in the Light Industrial (M1) Zone the following uses only are permitted in the M1-7 zone:

- a seasonal work camp; and
- buildings and structures accessory to the foregoing uses.
- The total floor area for building(s) and/or trailer(s) used for seasonal accommodation shall not exceed 400 square metres.
- The maximum height of any building or trailer shall be 5 metres.
- The number of occupants in any building or trailer shall not exceed 1 resident per 7.45 square metres (80 square feet).
- For the purposes of the M1-7 zone, a seasonal work camp means a building, group of buildings, trailer and/or a group of trailers providing seasonal accommodation for workers in the food production/processing industries. Seasonal accommodation shall exclude winter occupancy.

All other provisions of this by-law shall apply.

29.5.8. M1-8 (As per by-law 11-1987 and 13-1997)

All uses permitted in the Light Industrial (M1) Zone are permitted in the M1-8 zone.

M1	Municipality of South Huron Zoning By-law Section 29 Light Industrial	M1
----	--	----

Notwithstanding the permitted uses in the Light Industrial (M1) zone, the following additional uses are permitted in the M1-8 zone:

- service industry including, but not limited to, establishments for the service and repair of all types of motor vehicles, aircraft, boats, recreational vehicles and other marine crafts, as well as related equipment and accessories.

Notwithstanding the provisions of the Light Industrial (M1) zone to the contrary, the following special provision shall apply to the area zoned VM1-8:

- Rear Yard Depth (minimum): 30 metres.

All other provisions of this by-law shall apply.

29.5.9. M1-9 (As per By-laws 33-1992 and 34-1993)

Notwithstanding the permitted uses of the Light Industrial (M1) zone, the area zoned M1-9 allows only the following permitted uses:

- an automotive body shop;
- a contractor or tradesman's shop, Type "A";
- a garage, public;
- a retail outlet, a wholesale outlet or office accessory to a permitted use;
- a storage industry or warehouse;
- a transport terminal or yard;
- uses accessory to the permitted uses;
- a service station including small engine repair, boat sales and servicing (as per By-law 34-1993)
- Notwithstanding the General Provisions for planting strips a planting strip shall not be required. A 5 foot fence shall be provided along the north property boundary.

All other provisions of this by-law shall apply.

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

30. General Industrial (M2)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

30.1. Permitted Uses

- accessory use subordinate to and located on the same property as a permitted main use including an office, showroom, retail outlet, cafeteria, or a wholesale outlet
- agricultural industrial establishment
- agricultural processing establishment, but not dead stock removal
- agricultural service establishment
- agricultural equipment sales and supply establishment
- assembly, manufacturing, fabricating, packaging, printing, publishing plant or warehouse conducted and wholly contained within an enclosed building
- auto body shop
- bottle return depot
- carbon dioxide plant
- Cartage express truck transport terminal or truck transport yard
- catering service or light equipment rentals
- chemical plant
- commercial storage warehouse (rental units)
- communications facility
- composting facility
- contractor's or tradesperson's yard and/or shop, Type "A"
- contractor's yard, Type "B"
- dairy
- dry cleaning establishment
- ethanol plant
- feed or flour mill
- foundry for casting of metals
- fuel storage tank or supply yard
- furniture refinishing, woodworking or upholstery shop
- grain elevator
- industrial mall
- medical marihuana production facility
- lumber yard
- machine shop
- motor vehicle service and/or repair shop
- mushroom growing facility

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

- nursery stock and/or landscaping business
- parking lot
- planing or saw mill
- plant, ready mix (a concrete or asphalt plant)
- plating plant
- printing plant
- public or private garage
- radio or television tower
- recycling centre
- research facility
- roofing contractor's yard
- sand, gravel or coal storage and sales yard
- service industrial use
- sewage and solid waste management, but not a transfer facility or landfill site
- textile plant
- the following uses legally existing on the day of the passing of this By-law:
 - a single detached dwelling, and the re-establishment of same in the event of accidental destruction
- transport truck terminal and/or yard, including cartage and/or express business
- warehouse or storage industry wholly enclosed within a building
- wholesale outlet
- window and plate glass establishment
- accessory storage containers in accordance with General Provisions

30.2. Permitted Structures

- Buildings and structures for the permitted uses;
- Buildings and structures accessory to the permitted uses.

30.3. Zone Provisions

Lot area (minimum)	1,400 square metres
Lot frontage (minimum)	25 metres
Lot depth (minimum)	40 metres
Front yard setback (minimum)	7 metres
Side yard (minimum)	5 metres
Exterior Side Yard (Minimum)	15 metres
Rear yard (minimum)	5 metres
Building height (maximum)	20 metres (grain elevators – 30 metres)
Lot coverage in M1 zone (maximum)	50 %
Lot coverage in M2 zone (maximum)	70 %
Landscaped open space (minimum)	10 %
Corner lots	Side yard requirements may be substituted for rear yard requirements.

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

	The exterior side yards for corner lots shall be 6 metres.
--	--

30.4. General Industrial Provisions

30.4.1. Main Buildings and Uses

More than 1 main building and more than 1 main use are permitted in Industrial (M1, M2) zones.

30.4.2. Planting Strips

Planting Strips shall be provided in the side and rear yards of lands zoned or used for any industrial purpose where they abut lands zoned or used for residential, recreational, institutional or park purposes, in accordance with the Planting Strip General Provisions of this By-law.

30.4.3. Front Yard Planting Area

- a) a planting area of not less than 7 metres in depth abutting the front lot line and running the entire width of the lot shall be required. The ground surface shall be planted with any combination of shrubs and/or evergreens, flower beds or grass. Such planting area shall be maintained at all times, consistent with the season.
- b) where interrupted by walkways or driveways, a planting area shall be located, planted and maintained in such a way as not to form an obstruction to traffic. Or closer than 1 metre to a walkway or driveway
- c) where required on a corner lot or street corner, a planting strip shall be located in such a way as not to form a visual obstruction for traffic

30.4.4. Uses Permitted in Yards

- a railway spur line is permitted in any required yard.
- a parking area accessory to the industrial use of the lot is permitted in any yard except a required front yard.

30.4.5. Outside Storage

The outdoor storage of goods or materials shall be permitted provided that:

- a) the outdoor storage is accessory to the use of the main building on the property, and
- b) the outdoor storage does not cover more than 75% of the zone area
- c) in addition, no outdoor storage is permitted in the side yard or rear yard abutting or across the street from a non-industrial zone unless the outdoor storage is enclosed, to a minimum height of 1.8 metres, by a fence, planting strip or decorative masonry wall or has a site plan for the outdoor storage approved under the Planning Act

30.4.6. Property Abutting a Railway

For proposed development within 100 metres of a railway right-of-way, the proponent may be required to undertake noise studies to the satisfaction of the

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

Municipality and the Ministry of the Environment in consultation with the appropriate railway, and may be required to undertake appropriate measures to mitigate any adverse effects from noise.

For proposed developments within 50 metres of a railway right-of-way, the proponent may be required to undertake vibration studies, to the satisfaction of the Municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

Notwithstanding any other provisions of this By-law to the contrary, where any property line or portion thereof abuts a railway, the interior side yard or rear yard along that portion of the property line which abuts the railway shall be: 0 metres

30.4.7. Maximum Commercial Floor Area

The maximum amount of commercial floor area accessory to a main industrial use shall be not more than 25% of the gross floor area of the main use.

30.5. Existing Use provisions

The property area, property frontage, all yards, gross floor area of the main building, property coverage and building height, shall apply as they lawfully exist on the day of the passing of this By-law.

30.6. Property Subject to Utility Easement

Where any industrial property is subject to a utility easement, the building setbacks shall also be in accordance with the applicable utility's requirements.

30.7. Open uses permitted

Any use permitted in an M2 Zone need not be conducted in a wholly enclosed building or structure in the M2 zone.

30.8. Servicing limitations

In discharging to municipal sewage systems, M2 industries must comply with all existing Sewer Use By-laws of the Municipality of South Huron (By-law 24-1987 and its derivatives). Industrial uses that would emit heavy metals, hydrocarbons or other effluents that cannot be processed effectively using the existing sewage treatment facilities in Exeter are not permitted.

30.9. Thames Road Corridor

In General Industrial (M2) Zoned properties along Highway 83 (Thames Road) the following additional uses are permitted:

- Bus depot;
- Equipment and tool and sales and rental establishment;

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

- Landscaping and garden supply establishment;
- Manufacturing and/or processing of a product intended for retail sale;
- Marine supply and service establishment;
- Offices, including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training centres;
- Private sports and recreation facility;
- Refillable propane exchange program;
- Research facility;
- Service and repair shop;
- Vocational training.

30.10. Special Zones

30.10.1. M2-1 Huron Park

In the area zoned M2-1, the requirements of M2 zone shall apply in addition to the following special provisions:

- a) separation distances between buildings and structures for the permitted uses will be a minimum of 9 metres.
- b) any use which meets the general definition of Industrial Use included in this By-law is permitted in the M2-1 zone, and is not to be limited by the permitted uses of the M2 zone.

30.10.2. M2-2 (As per By-law 6-1988)

Notwithstanding the Permitted Uses set out for the General Industrial (M2) zone, any industrial use located within the area zoned M2-2 shall be a dry industry.

30.10.3. M2-3 (As per By-law 16-1990)

Notwithstanding the provisions of the General Industrial (M2) zone, there shall be no lot frontage requirement for any area zoned as M2-3. A planting strip shall not be required along the most southerly lot line of those lands zoned M2-3.

30.10.4. M2-4 (As per By-law 33-1991)

In addition to the uses permitted by the General Industrial (M2) zone, a nursery stock and landscaping supply dealership will be permitted in the M2-4 zone.

Notwithstanding the provisions of the General Industrial (M2) zone, a front yard planting area of not less than 3 metres in depth abutting the front lot line and running the entire width of the lot shall be required. The ground surface shall be planted with any combination of shrubs, flower beds or grass.

Notwithstanding the General Provisions for parking of this by-law, a minimum of 12 parking spaces will be provided for a nursery stock and landscaping supply dealership in the M2-4 Zone.

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

30. 10.5. M2-5 (As per by-laws 26-1994 and 37-1994)

Notwithstanding the permitted uses of the General Industrial (M2) zone, an automobile sales establishment is permitted as accessory to an automobile repair shop within the M2-5 zone.

Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, all industrial uses that locate in the M2-5 zone must be dry industries.

30. 10.6. M2-6 (As per By-law 37-1994)

Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, all industrial uses located in the M2-6 zone must be dry industries.

Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, the minimum lot frontage shall be 20 metres (65.6 feet) within the M2-6 zone.

Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, no building, structure, storage or placement of fill shall be permitted within 15 metres of the top of bank for the watercourse within the area affected by Fill, Construction and Alteration to Waterways Regulation 142/90.

30. 10.7. M2-7 (As per By-law 88-2011)

Notwithstanding the industrial zone provisions of the General Industrial (M2) zone, the following special provisions apply in the M2-7 zone:

Lot area (minimum)	917 square metres
Lot depth (minimum)	30 metres
Side yard – west side only (minimum)	3 metres
Side yard – east side only (minimum)	1.2 metres
Rear yard setback (minimum)	3 metres

30.10.8. M2-8 (As per by-laws 32-2015)

In the area zoned M2-8 the requirements of the General Industrial (M2) and Airport Lands – Airport Related Uses (AL2) Zones shall apply in addition to the following special provisions:

- Notwithstanding the provisions of General Industrial (M2) zone to the contrary, the area zoned M2-8 may include an aircraft runway
- Storage must be covered and/or contained in buildings and/or structures
- The existing number of parking spaces being 69 (including two (2) limited mobility spaces and two (2) accessible parking spaces) shall be maintained, and no additional spaces are required. Where an industrial use is proposed other than the uses existing on the date of passing of

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

this by-law, the related parking and loading space requirements set out in the General Provisions of this By-law shall apply.

- separation distances between buildings and structures for the permitted uses will be a minimum of 9 metres.
- any use which meets the general definition of Industrial Use included in this By-law is permitted in the M2-1 zone, and is not to be limited by the permitted uses of the M2 zone.

30. 10.9. M2-9 (As per by-laws 37-2016)

Notwithstanding the provisions of the General Industrial (M2) zone to the contrary the permitted uses on lands zoned M2-9 shall be limited to the following:

- non obnoxious uses involving light manufacturing, processing, printing, assembly, storage, warehousing and distribution uses, within wholly enclosed buildings or screened enclosures
- a contractor's yard
- a parking lot
- buildings and structures accessory to the foregoing uses
- uses accessory to the foregoing uses

Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, accessory buildings and structures are to be limited in the front yard only

Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, truck loading and unloading are to be permitted in the front yard only

Notwithstanding the provisions of the General Industrial (M2) zone screened storage shall be permitted in the front yard only subject to screening around the perimeter of outside storage areas that may be established in the industrial zone, where such areas can be viewed from a public street.

Notwithstanding General Industrial (M2) zone provisions the rear yard setback in the M2-9 zone is 30 metres.

All other provisions of this By-law shall apply.

30.10.10. M2-10 (As per by-laws 36-2018)

In the area zoned M2-10 the following special provisions shall apply:

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

30.10.10.1. Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, a rear yard depth abutting the internal rear property line of 3.3 metres (minimum) is permitted.

30.10.10.2 Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, a rear yard depth abutting the west side of flanking street (Canada Avenue) of 0 metres (minimum) is permitted.

30.10.10.3. Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, a side yard depth abutting the south side of flanking street (Canada Avenue) of 0 metres (minimum) is permitted.

30.10.10.4. Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, a side yard depth abutting the southeast side of flanking street (Canada Avenue) of 1.4 metres (minimum) is permitted.

30.10.10.5. Notwithstanding the provision of the General Industrial (M2) zone to the contrary, front yard depth of 2 metres (minimum) is permitted.

30.10.10.6. Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, lot coverage is permitted at 75% (maximum).

30.10.10.7. Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, main building height is permitted at 20 metres (maximum).

30.10.10.8. Notwithstanding the Accessory Structure General Provisions of this by-law to the contrary, accessory building and structure height is permitted at 12 metres (maximum).

30.10.10.9. Notwithstanding the Parking General Provisions of this by-law to the contrary, parking requirements are one (1) parking space for each 140 sq. metres or fraction thereof of building on the lot for an Industrial use.

30.10.10.10. Lands zoned M2-10 shall also be permitted any use which meets the general definition of Industrial Use included in this By-law and is not to be limited by the permitted uses of the M2 zone.

CF	Municipality of South Huron Zoning By-law Section 31 Community Facility	CF
----	--	----

31. Community Facility (CF)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

31.1. Permitted Uses

- ambulance station;
- any use of the Corporation;
- art gallery;
- art or cultural facility;
- assembly hall;
- business office of a public agency;
- cemetery;
- clinic;
- day care facility;
- day centre;
- educational institutions, including schools;
- fairgrounds;
- fire hall;
- fraternal/sororal association;
- funeral home;
- grandstand;
- group home;
- hospital and/or psychiatric hospital;
- library;
- museum;
- nursery school;
- park, public;
- parking lots;
- police station;
- post office;
- public buildings and uses (municipal government, county, and area provincial and federal offices);
- public utility;
- race track;
- railway trackage and loading facilities;
- recreational facilities to serve the needs of staff, service users and/or students;
- religious institution, including a church or place of worship;
- school;
- sports and recreation facility;

CF	Municipality of South Huron Zoning By-law Section 31 Community Facility	CF
----	--	----

- specialized medical offices;
- theatre;
- uses permitted in the OS Zone;
- utility service building;
- uses accessory to the permitted uses;
- any use described by the definition of Community Facility of this by-law;
- uses accessory to the permitted uses, including eating facilities

31.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses

31.3. Zone Provisions

Zone area (minimum)	600 square metres
Property frontage (minimum)	20 metres
Zone coverage (maximum)	40 %
Front yard (minimum) In settlement area: In other areas:	7.5 metres 20 metres from a municipal street 25 metres from a County Road or Provincial Highway
Rear yard (minimum)	7.5 metres
Interior side yard (minimum)	5 metres
Exterior side yard (minimum) In settlement area: In other areas:	7.5 metres 20 metres from a municipal street 25 metres from a County Road or Provincial Highway
Landscaped open space (minimum)	10 %
Building height (maximum)	20 metres

31.4. Setback from Residential Zone

Where a Community Facility use abuts a Residential zone, a 9 metre side yard and/or rear yard shall be required. Such yard includes the required planting strip.

31.5. Setback from Railway

Where a Community Facility use abuts a railway, a 15 metre minimum setback from the railway right-of-way is required.

CF	Municipality of South Huron Zoning By-law Section 31 Community Facility	CF
----	--	----

31.6. Special Zones

31.6.1. CF-1 (As per By-law 56-1989)

Notwithstanding the list of permitted uses in the Community Facility (CF) zone, the outside storage of materials and/or equipment in a rear yard is permitted on lands zoned CF-1.

Notwithstanding the Zone Provisions of the Community Facility (CF) zone, the following further provisions apply to the CF-1 zone:

- minimum Front Yard Setback: 7 metres;
- minimum Rear Yard Setback: 6 metres;
- no part of any building, structure and/or outside storage shall be located within 6 metres of any residential zone;
- where an outside storage area or an outside parking area is located in a yard abutting a residential zone, a planting strip as described in the General Provisions of this By-law shall be provided and maintained between such open storage area and the Residential Zone.

All other provisions of this By-law shall apply.

31.6.2. CF-2 (As per By-law 7-1994)

Notwithstanding the Permitted Uses of the Community Facility (CF) zone, only a church (place of worship) is permitted in the CF-2 zone.

Notwithstanding the Zone Provisions of the Community Facility (CF) zone, the following further provisions apply to the CF-2 zone:

- minimum Lot Frontage: 19 m;
- minimum Back Lot Area: 7500 square metres

All other provisions of this By-law shall apply.

31.6.3. CF-3 (As per By-law 16-1999)

Notwithstanding the Permitted Uses of the Community Facility (CF) zone, uses permitted within the CF-3 zone are limited to:

- church (place of worship);
- living quarters for a parish priest;
- parish hall;
- childcare facility;
- buildings and structures accessory to the foregoing uses.

Zone Provisions

Lot area (minimum)	7500 square metres
Lot frontage (minimum)	50 metres
Setback (minimum)	7 metres
Rear yard (minimum)	7 metres
Setback from the railroad property (minimum)	15 metres

CF	Municipality of South Huron Zoning By-law Section 31 Community Facility	CF
----	--	----

Side yard requirement (minimum)	6 metres
---------------------------------	----------

All other provisions of this By-law shall apply.

31.6.4. CF-4 (As per By-law 19-1998)

Notwithstanding the provisions of the Community Facility (CF) zone to the contrary, the existing building on the property zoned CF-4 may also be used for auction sales; antique sales; hardware and building material sales and storage warehousing. All other provisions of this By-law shall apply.

31.6.5. CF-5 (As per By-law 2-2009)

Notwithstanding the provisions of the Community Facility (CF) zone to the contrary, the property zoned CF-5 shall have a maximum lot coverage of 45%.

Notwithstanding the General Parking Provisions of this By-law, provided the property zoned CF-5 continues to be used as a religious institution, parking can continue to be provided through on-street parking. All other provisions of this By-law shall apply.

31.6.6. CF-6 (As per By-law 44-2009)

Notwithstanding the Minimum Distance Separation provisions and the provisions of the Community Facility (CF) zone, the minimum distance from an odour receptor in the CF-6 zone to the nearest livestock barn is 205 metres. All other provisions of this By-law shall apply.

31.6.7. CF-7 (As per By-law 59-2010)

Further to the provisions of the Community Facility (CF) zone, the property zoned CF-7 may be used as an impound yard by the Corporation for the temporary storage of any goods or materials acquired as a result of by-law enforcement. All other provisions of this By-law shall apply.

DS	Municipality of South Huron Zoning By-law Section 32 Disposal	DS
----	--	----

32. Disposal (DS)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

32.1. Permitted Uses

- waste disposal facility as approved by the Ministry of Environment, including a sewage treatment plant and landfill site;
- recycling centre;
- water treatment, supply or storage facilities;
- uses accessory to the permitted uses.

32.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses, not including a dwelling unit

32.3. Zone Provisions

Zone area (minimum)	1850 square metres
Property frontage (minimum)	Full services: 20 metres Partial/private services: 25 metres
Property depth (minimum)	30 metres
Zone coverage (maximum)	70 %
Front yard (minimum)	15 metres
Rear yard (minimum)	15 metres
Interior side yard (minimum)	10 metres
Exterior side yard (minimum)	15 metres
Landscaped open space (minimum)	10 %
Building height (maximum)	14 metres however, any portion of a building or structure erected above a height of 14 metres to a maximum of 30 metres, shall be set back from the front property line, side property lines, or rear property line a further distance of 0.5 metres for each metre the building or structure is erected above a height of 14 metres.

32.5. Sewage Treatment Facility Buffer Overlay

The Sewage Treatment Facility Buffer Overlay zone is a second zone layered on top of the underlying zone(s). Zone provisions in the Sewage Treatment Facility Buffer Overlay are in accordance with the underlying zone(s) found within the flood fringe area.

DS	Municipality of South Huron Zoning By-law Section 32 Disposal	DS
----	--	----

In accordance with the Ministry of Environment Guidelines D-2 (Compatibility between Sewage Treatment and Sensitive Land Use) and D-1-3 (Land Use Compatibility: Definitions), the following sensitive uses are not permitted within the Sewage Treatment Facility Buffer Overlay:

- Residential uses, including a residence accessory to an agricultural operation, single detached, multi-unit dwellings, and mobile home parks;
- Recreational uses including trailer parks, campgrounds, golf courses, parks and picnic areas;
- Institutional uses including nursing homes, hospitals, schools, places of worship, community centres and day care centres and similar uses;
- Livestock facilities as part of an agricultural operation;
- Orchards;
- Bird and wildlife habitats or sanctuaries.

The buffer area is measured from the periphery of the noise/odour producing source/structure.

The buffer will extend for 150 metres surrounding the Grand Bend Sewage Treatment Facility located on Lot 6, Concession Aux Sables, Stephen Ward:

The buffer will extend for 100 metres surrounding the Exeter Sewage Treatment Facility on Lot 24, Concession 2, Stephen Ward.

U	Municipality of South Huron Zoning By-law Section 33 Utility	U
---	---	---

33. Utility (U)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

33.1. Permitted Uses

- active recreation;
- agricultural use, limited;
- community garden;
- conservation;
- passive recreation;
- pipeline;
- public utility;
- radio, television, microwave, or similar communications tower;
- railway track and station;
- storm water management facility
- telephone switching station;
- uses accessory to permitted uses in other zones on the same property;
- uses accessory to the permitted uses.

33.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses, not including a dwelling unit.

AL1	Municipality of South Huron Zoning By-law Section 34 Airport Lands- Essential Facilities	AL1
-----	---	-----

34. Airport Lands – Essential Facilities (AL1)

34.1. Uses

- aircraft runways and taxiways;
- aircraft tie-down areas;
- aircraft navigational equipment and infrastructure;
- aircraft control tower;
- aircraft fuel stations;
- aircraft hangars, aerodromes and terminals;
- uses accessory to the permitted uses.

34.2. Structures

- buildings and structures for permitted uses;
- buildings and structures accessory to a permitted use.

AL2	Municipality of South Huron Zoning By-law Section 35 Airport Lands – Airport Related Uses	AL2
-----	--	-----

35. Airport Lands – Airport Related Uses (AL2)

35.1. Permitted Uses

- aircraft control tower;
- aircraft fuel stations;
- aircraft hangars, aerodromes and terminals;
- aircraft maintenance facilities;
- aircraft museum and/or aircraft display;
- aircraft navigational equipment and infrastructure;
- aircraft runways and taxiways;
- aircraft tie-down areas;
- airport related commercial facilities;
- airport related service-facilities;
- airport-related industrial facilities, including warehousing;
- airport-related restaurant and/or club house;
- airport-related vehicle rental and leasing;
- broadcasting office and infrastructure;
- commercial and/or industrial uses that rely on aviation such as: crop duster, air taxi, air shipping, helicopter rides, recreational flights, and aerial photographers;
- conservation uses and related passive recreation;
- flight school;
- uses accessory to the permitted uses, including an accessory business office.

35.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

35.3. Zone Provisions

35.3.1. Yards (minimum)

No building or structure will be located closer than 10 metres from any property line.

35.4. Building Provisions

35.4.1. Building Height (maximum)

For airport-related uses permitted in the AL2 zone, no building or structure may be higher than a height calculated based on the ratio of 1:7 from the side perimeter of an AL1 zone. (That is, for every 7 metres calculated at a right angle to the plane of the AL1 zone, building or structure height may be increased by 1 metre).

AL2	Municipality of South Huron Zoning By-law Section 35 Airport Lands – Airport Related Uses	AL2
-----	--	-----

35.4.2. Number of Structures per Lot

Notwithstanding the provisions of this by-law to the contrary, more than 1 building or structure is allowed per property.

35.5. Accessory Residential Use Provisions

Notwithstanding the provisions of the Airport Lands Airport Related Uses Zone (AL2) Zone to the contrary, 1 existing dwelling may be allowed as an accessory use in the AL2 zone. Only 1 accessory residential unit is allowed in the zoned area.

35.6. Off Street Parking

All parking facilities shall be located off street.

35.7. Open Storage

No open storage will be allowed in any yard.

35.8. Special Zones

35.8.1 AL2-1 Zone

(As per By-law 36-1998)

Permitted Uses

Notwithstanding any other provisions of this By-law to the contrary, within the area zoned AL2-1 the following uses are permitted:

- All uses permitted in the AL2 zone;
- Recreational parachuting facilities and activities, including a clubhouse and training facilities, as well as equipment storage and repair facilities;
- Motor vehicle racing facilities, including race tracks, drag strips, spectator seating, vehicle storage, servicing and testing facilities;
- Motor vehicle sales, rental, service and repair establishments, including an automotive sales and service establishment, and establishments for the sales, rental, service and repair of off-road and recreational vehicles;
- Restaurants, including drive-in restaurants, and accessory retail outlets for the sale of personal convenience items and supplies;
- Places of entertainment, including outdoor public entertainment facilities and an assembly hall;
- Camping facilities for the overnight accommodation of participants and spectators on a short-term basis, utilizing tents, travel trailers, motor homes or other similar transportable accommodation;
- Sports fields and outdoor active recreation uses;
- Uses accessory to the permitted uses.

Permitted Structures

- Buildings and structures for the permitted uses;
- Buildings and structures accessory to the permitted uses.

AL2	Municipality of South Huron Zoning By-law Section 35 Airport Lands – Airport Related Uses	AL2
-----	--	-----

Zone Provisions

Unless stated otherwise, all zone provisions for the AL2 zone shall also apply in the AL2-1 zone;

- Notwithstanding any other provisions of this By-law, within the AL2-1 zone there shall be no minimum yard requirements for buildings and structures in existence on the date of passing of this by-law;
- Within the AL2-1 zone the minimum yard depth in any yard shall be 4.5 metres for new buildings and structures;
- The area for a camping space shall be not less than 55.0 square metres-;
- Open storage is permitted in any yard within the AL2-1 zone for goods, materials and equipment accessory to permitted uses;
- All activities within the AL2-1 zone shall be in compliance with the Township Noise By-law; and shall be in compliance with any required approval from the Ministry of Environment;
- The lands zoned AL2-1 are subject to site plan control, the completion of a development agreement and all other requirements of the Municipality of South Huron;
- The use of jet vehicles shall be limited to 3 weekend events per year.

DA	Municipality of South Huron Zoning By-law Section 36 Defined Area Overlay for Public Safety	DA
----	--	----

36. Defined Area Overlay for Public Safety (DA)

Defined Areas 1 and 2 are overlay zones layered on top of the underlying zone(s) to provide additional height restrictions for public safety of uses in proximity to airport lands. In all other respects, zone provisions in Defined Areas 1 and 2 are in accordance with the underlying zone(s). Nothing in the Defined Area overlay zones removes any provincial or federal jurisdiction to regulate airport lands and buildings.

36.1. Defined Area 1 (D.A. 1)

In Defined Area 1 (D.A. 1) no building, structure, trees or foliage may be higher than a height calculated based on the ratio of 1:7 from the side perimeter of an AL1 Zone, or the height restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 7 metres calculated at a right angle to the side plane of the AL1 Zone, building or structure height may be increased by 1 metre, until the prescribed maximum height restriction for the zone is reached). Defined Area 1 is measured as a buffer around the active runway equal to half the length of the runway.

36.2. Defined Area 2 (D.A. 2)

In Defined Area 2 (D.A. 2), no building, structure, tree or foliage may be higher than a height calculated based on the ratio of 1:50 from the take-off threshold, or the height restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 50 metres calculated at a right angle to the end horizontal plane of the take-off threshold, building height may be increased by 1 metre, until the prescribed maximum height restriction for the zone is reached). The take-off threshold is the end of the runway as determined by federal and/or provincial regulations. Defined Area 2 is measured as a buffer extending at 45 degree angles from the take-off threshold to a distance that equals double the length of the active runway.

SY	Municipality of South Huron Zoning By-law Section 37 Salvage Yard	SY
----	--	----

37. Salvage Yard (SY)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

37.1. Permitted Uses

- salvage yard;
- uses accessory to the permitted uses, including the sale of motor vehicles and a motor vehicle repair shop.

37.2. Permitted Structures

- accessory residence to be owned/operated by the owner/staff of the permitted use;
- accessory storage containers in accordance with General Provisions
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses;
- storage shed

37.3. Zone Provisions

Zone area (maximum)	6 hectares
Property frontage (minimum)	45 metres
Front yard (minimum)	25 metres
Rear yard (minimum)	3 metres, except: Abutting any non-industrial zone: 15 metres Abutting a railway: 1 metre
Interior side yard (minimum)	3 metres, except Abutting any non-industrial zone: 15 metres Abutting a railway: 1 metre
Exterior side yard (minimum)	25 metres
Building height (maximum)	15 metres
Zone Coverage (maximum)	40%
In addition, an accessory residential use may only be established where there is a minimum zone area of 4,000 square metres	

37.4. Outdoor Storage & Display

All outdoor storage shall be surrounded by a solid fence or a planting strip with a minimum height of 3 metres or be in accordance with a site plan for the outdoor storage approved under the Planning Act. No outdoor storage shall be permitted higher than the planting strip or fence.

SY	Municipality of South Huron Zoning By-law Section 37 Salvage Yard	SY
----	--	----

Outdoor storage and display is permitted in the front yard if enclosed by the required fence or planting strip but may not be located in the required front yard or required exterior side yard.

37.5. Accessory Sale of Motor Vehicles

The motor vehicles to be sold are accessory to a motor vehicle repair shop on the property and may include the sale of other used motor vehicles. The display area for the sale of motor vehicles shall be limited to 15 vehicles and may be located in the required yard at a setback of 10 metres from the exterior side property line or front property line. This display area for the accessory sale of motor vehicles shall not include vehicles which are derelict.

37.6. Special Zones

37.6.1 SY-1 (As per by-law 45-2015)

Further to the provisions of the Salvage (SY) Zone lands zoned SY-1 shall also comply with the following:

37.6.1.1 The rear yard of the lands zoned SY-1 are limited to an area of 94 square metres wide and 111 metres deep (an area equal to 10,434 sq.m or 1.04 hectares).

37.6.1.2 Vehicle storage and stacking will be permitted in the designated rear yard to a maximum height of 3 metres.

37.6.1.3 A screening buffer of at least 1.5 metres in width is required along the perimeter of the rear yard area used for vehicle storage subject to the following:

- This buffer must be a continuous fence or vegetative buffer strip which reaches a height that matches the maximum height of vehicles stored or stacked in the rear yard.
- The buffer shall be located in the rear yard outlined in 39.6.1.1 and will be a continuous buffer required along the northerly, easterly, westerly and southerly portion of any unlicensed derelict vehicle storage area.
- A 6 metre opening for access will be allowed or where the existing barn or shop act as a visual screen.

37.6.1.4 To permit accessory sales of operational non-derelict motor vehicles in the front yard (south west area of the property in front of the exiting dwelling west of the existing driveway) at an approximate area of 60 metres frontage from the far west property line eastward along County Road No 5 by a depth of 40 metres measured from the south west property boundary northward. The number of vehicles shall be limited to a maximum of 10. A minimum setback distance of 10 metres is required from the street line to any vehicle.

37.6.1.5 All lighting and illuminating signs shall be arranged so as to deflect light away from adjacent properties.

SY	Municipality of South Huron Zoning By-law Section 37 Salvage Yard	SY
----	--	----

37.6.2 SY-2

Notwithstanding the provisions of the Salvage Yard (CSY) Zone the number of unlicensed derelict vehicles stored outdoors is unlimited in number, however, the stacking of vehicles will not be permitted. The storage of vehicles that have been partially dismantled shall be restricted to the area of existing yard with dimensions of 153 by 103 metres.

Further to the provisions of the Salvage Yard (SY) Outdoor Storage and Display provisions a solid fence or wall will be required subject to the following:

- The fence or wall shall be provided around the existing yard.
- Subject to an agreement with Council, the required fence may be removed when the required planting strip has grown to a sufficient height to suitably screen the vehicle storage.
- The fence or wall shall extend to a height of 2.13 metres, and the boarding on the fence shall be continuous and extend a minimum range of .5 metres to 2.13 metres above the ground.
- The fence shall be continuous and shall be constructed to screen the area in which vehicles are stored.

37.6.3 SY-3

Notwithstanding the provisions of the Salvage Yard (SY) Zone, lands zoned SY-3 shall have a maximum lot area of 13 ha. The sale of Christmas trees is also a permitted use on lands zoned SY-3.

D	Municipality of South Huron Zoning By-law Section 38 Future Development	D
---	--	---

38. Future Development (D)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

38.1. Permitted Uses

- uses existing on the date of the passing of this By-law;
- uses accessory to the permitted uses.

38.2. Permitted Structures

- buildings and structures existing on the date of passing of this By-law;
- buildings and structures accessory to the permitted uses, not including the establishment of new livestock buildings

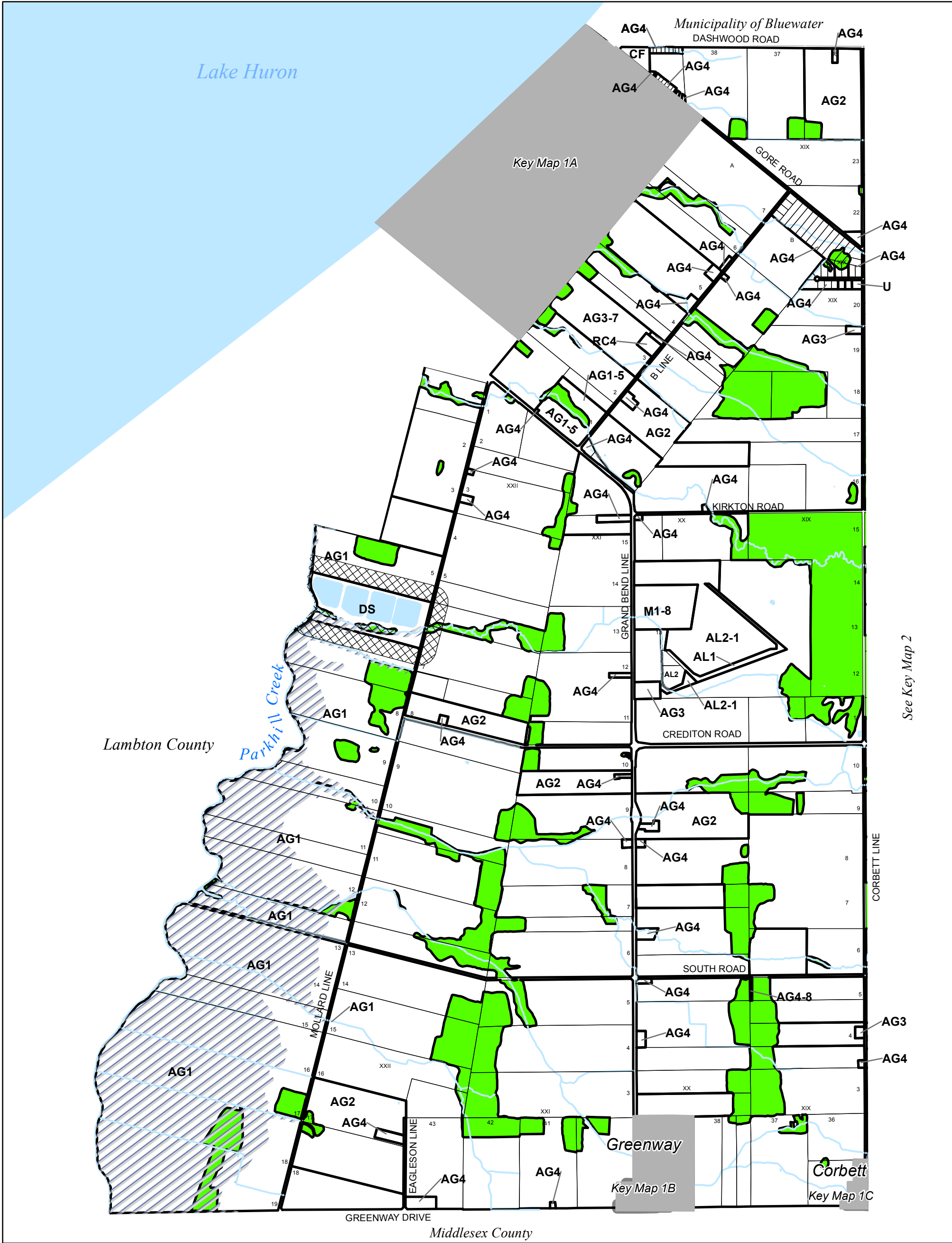
38.3. Zone Provisions

Front Yard (minimum)	10 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	7.5 metres
Exterior Side Yard (minimum)	10 metres

38.4. Special Provisions

Final approval of subdivision of land in a Future Development zone will not be permitted prior to a rezoning to the applicable zone.

Existing residences will be allowed to expand, enlarge or reestablish provided that the provisions of the Residential Medium Density (R2) Zone are complied with and the number of dwelling units is not increased.



DS Zone Buffer

Property Boundary

Watercourses

Waterbody

Top of Bank

Floodplain

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N

W

E

S

0

500

1,000

2,000

Meters

1 cm = 320 meters

1

2

3

4

5

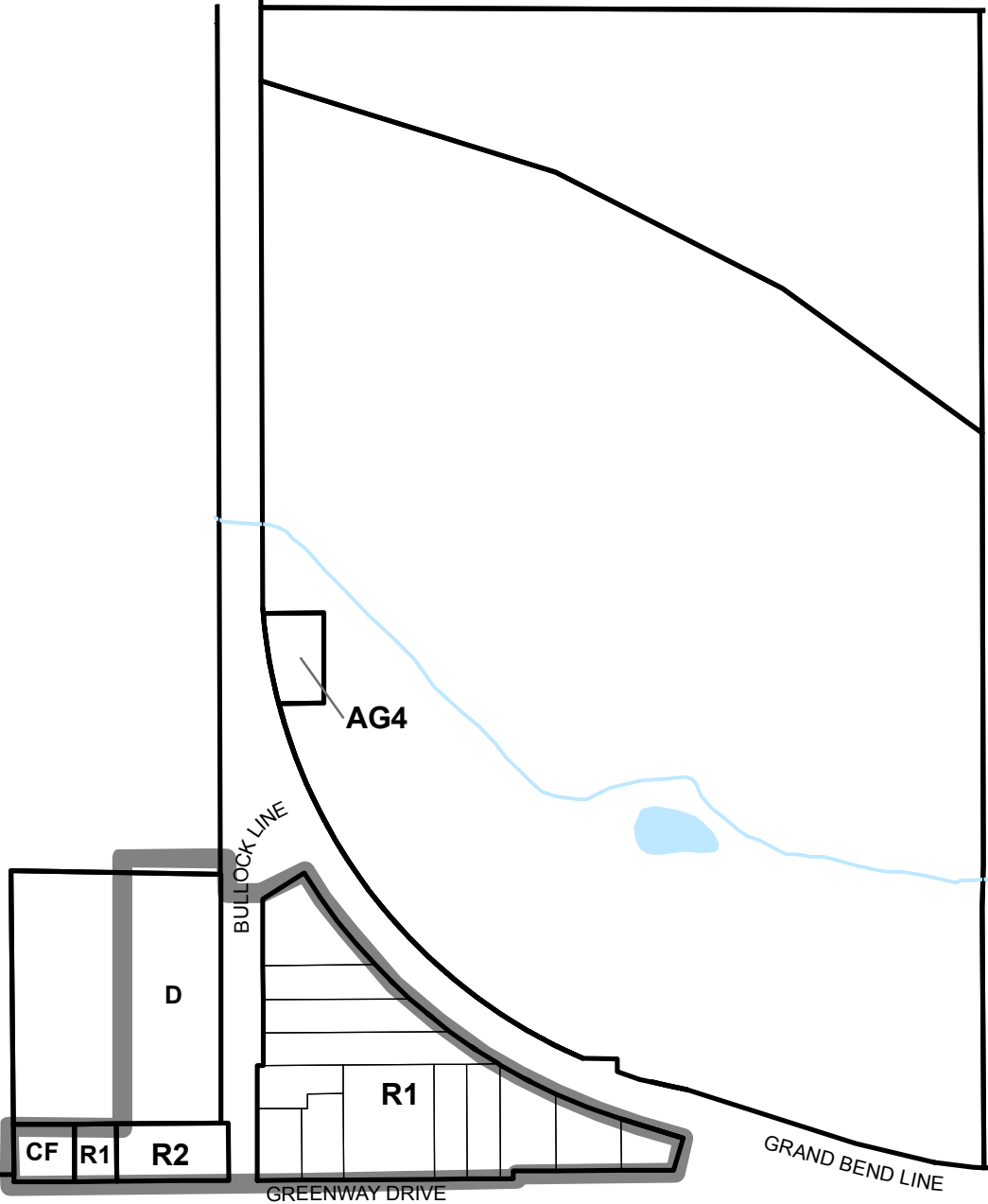
6

7

8

9

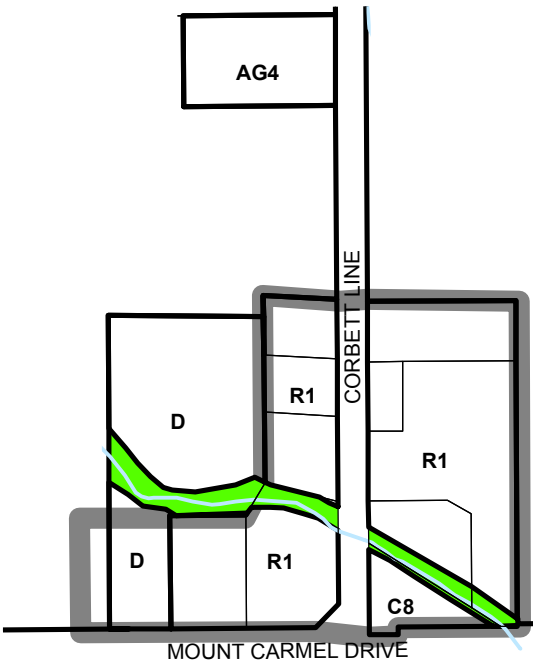
See Key Map 1



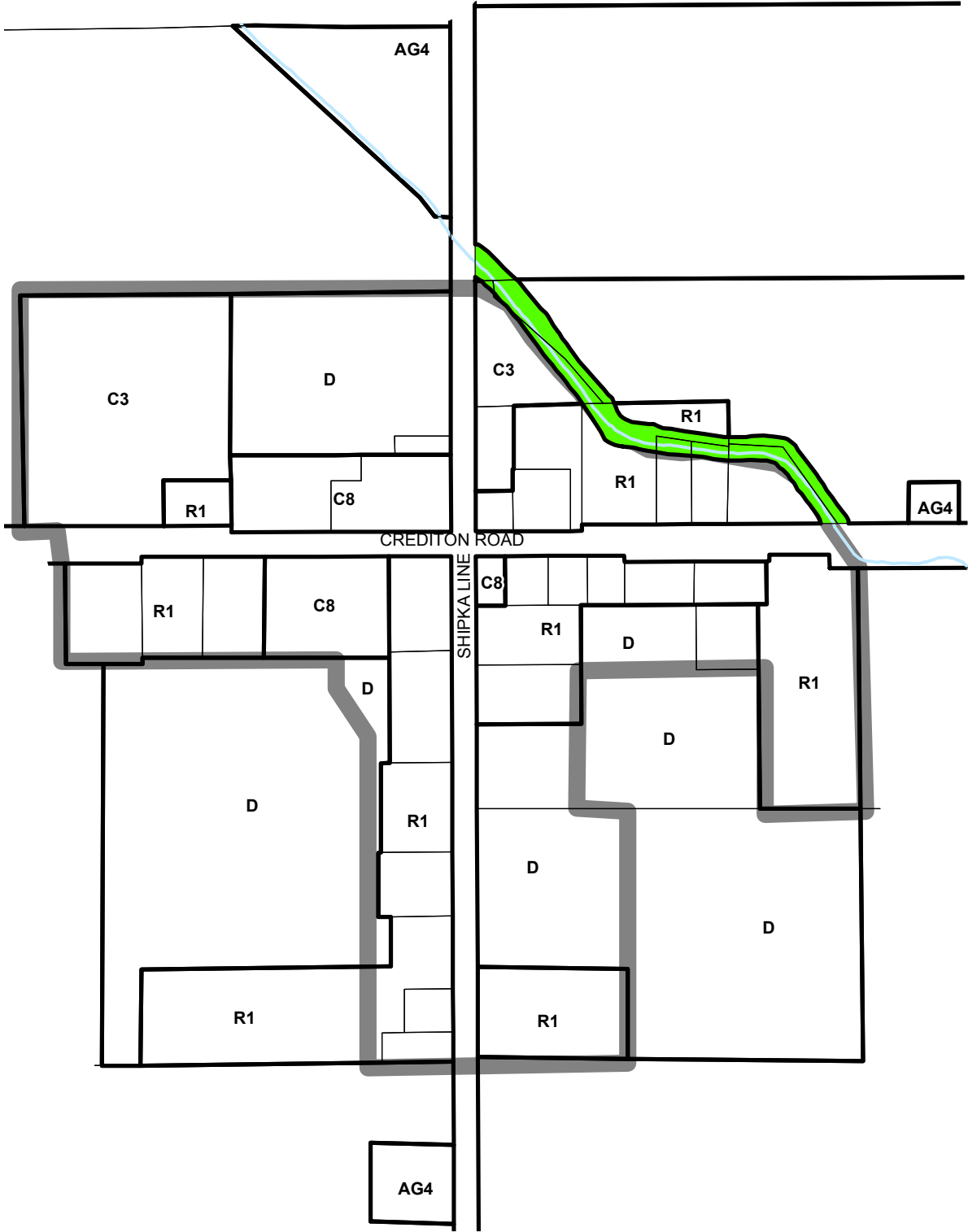
Middlesex County

See Key Map 1

See Key Map 2

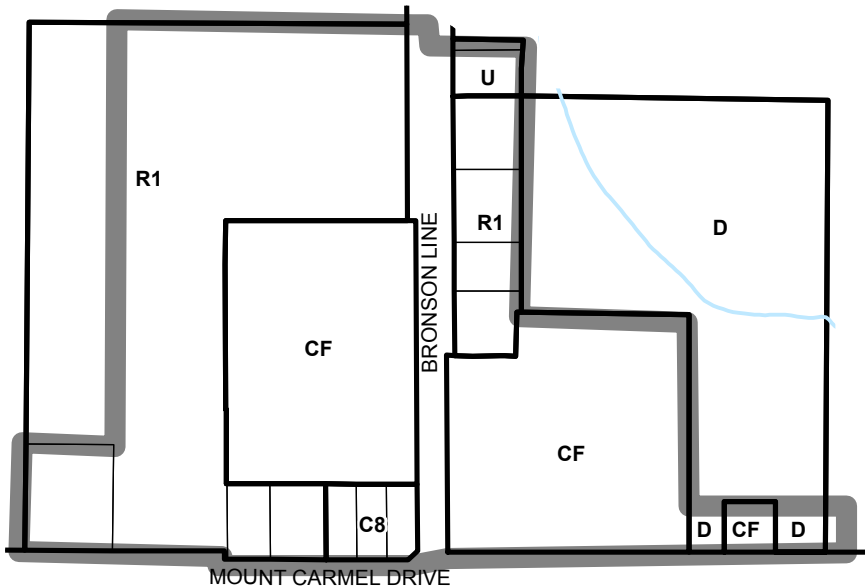


Middlesex County



See Key Map 2

See Key Map 3



Middlesex County

Municipality of Bluewater



See Key Map 2

See Key Map 3

Property Boundary

Watercourses

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N

W

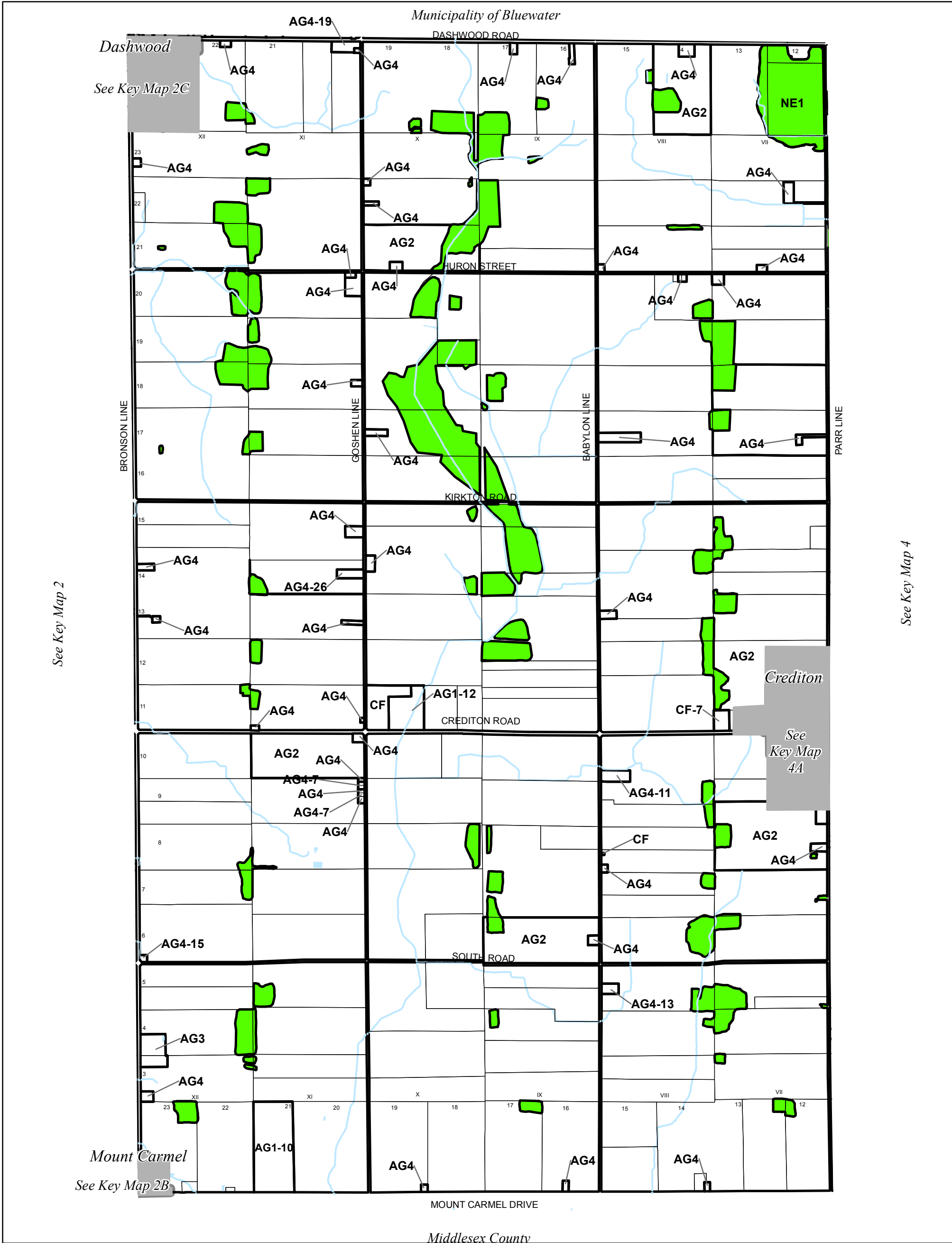
S

E

080160320

Meters

1 cm = 50 meters



Property Boundary

Watercourses

Waterbody

AG1 (Unless otherwise noted)

NE1 or NE2 - Special

NE2

Settlement Boundary

N

W

E

S

0

500

1,000

2,000

Meters

1 cm = 320 meters

1

2

3

4

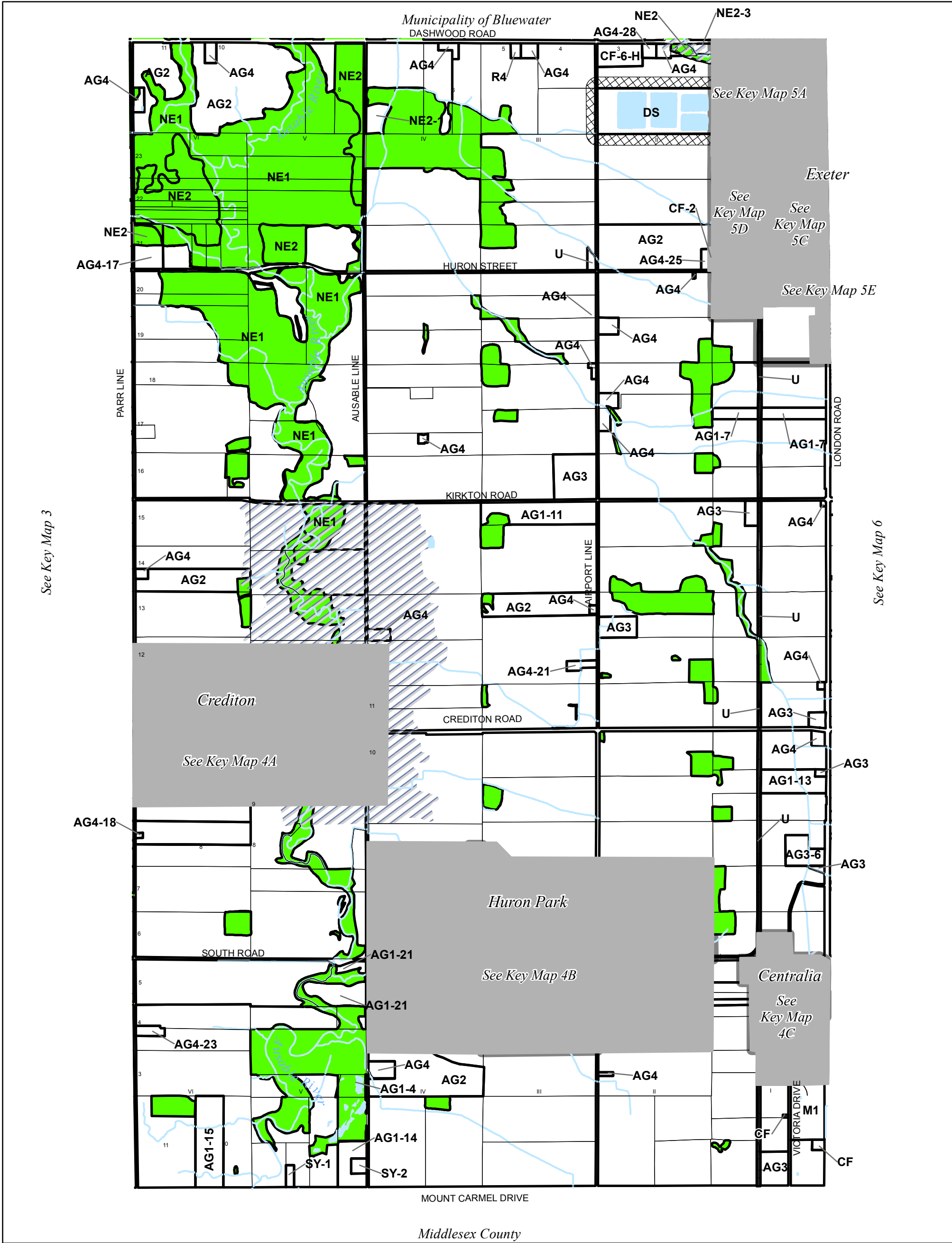
5

6

7

8

9



DS Zone Buffer

Property Boundary

Watercourses

Waterbody

Floodplain

AG1 (Unless otherwise noted)

NE1 or NE2 - Special

NE2

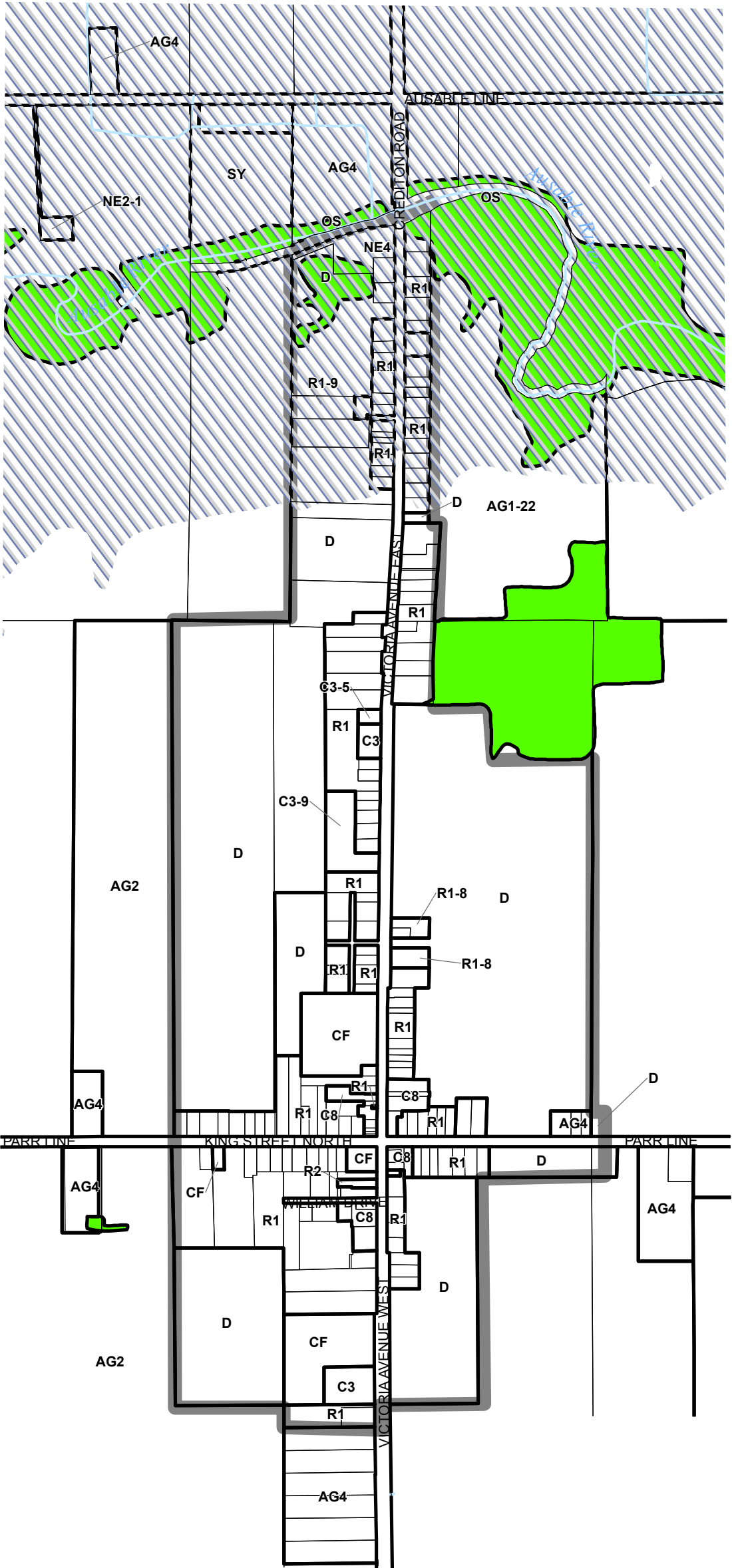
Settlement Boundary

N
W E S

05001,0002,000

Meters

1 cm = 320 meters



See Key Map 4

See Key Map 4

See Key Map 3

See Key Map 3

See Key Map 3

Property Boundary

Watercourses

Floodplain

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N

E

S

W

0

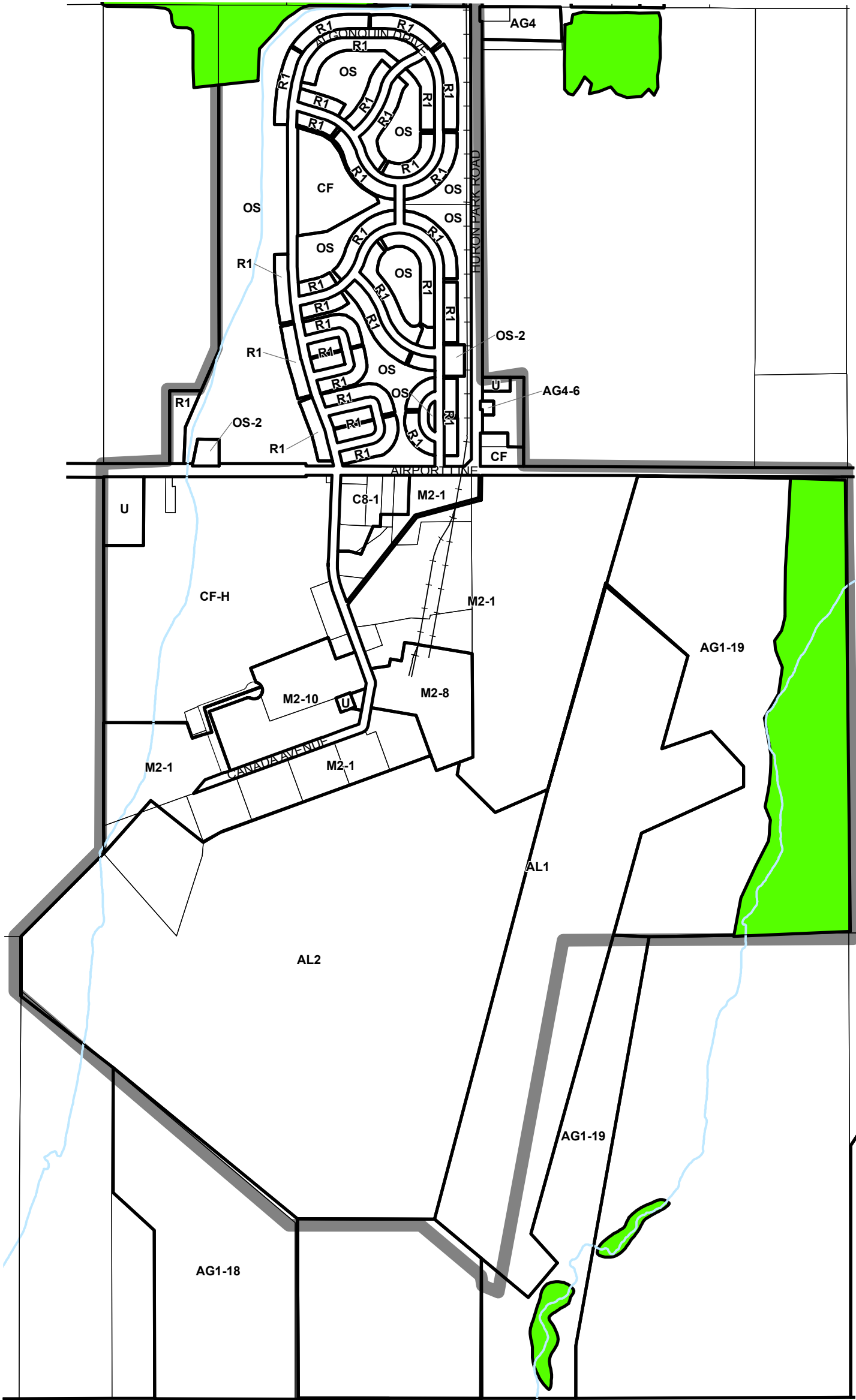
160

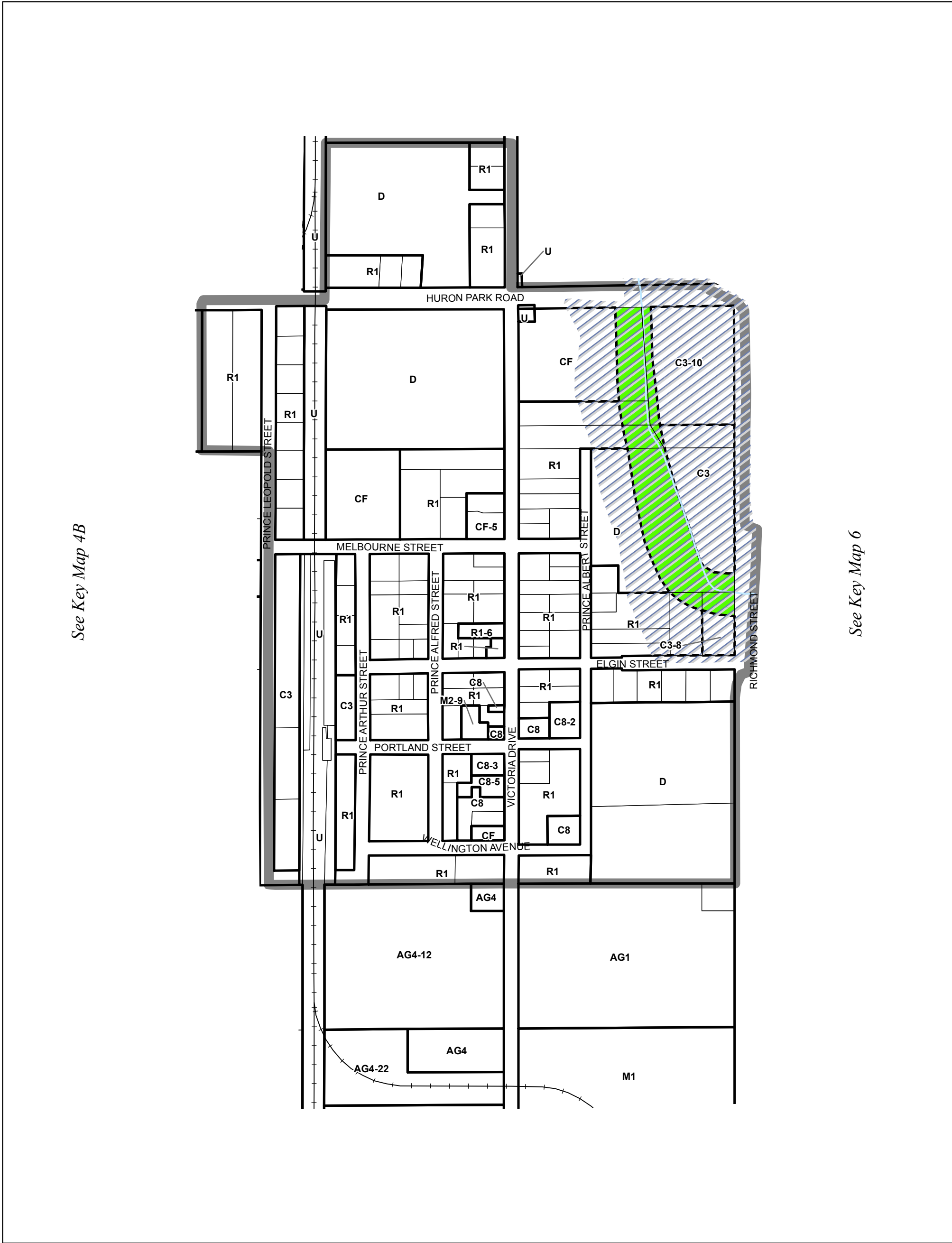
320

640

Meters

1 cm = 100 meters





Property Boundary

Watercourses

Floodplain

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N

W

S

E

0

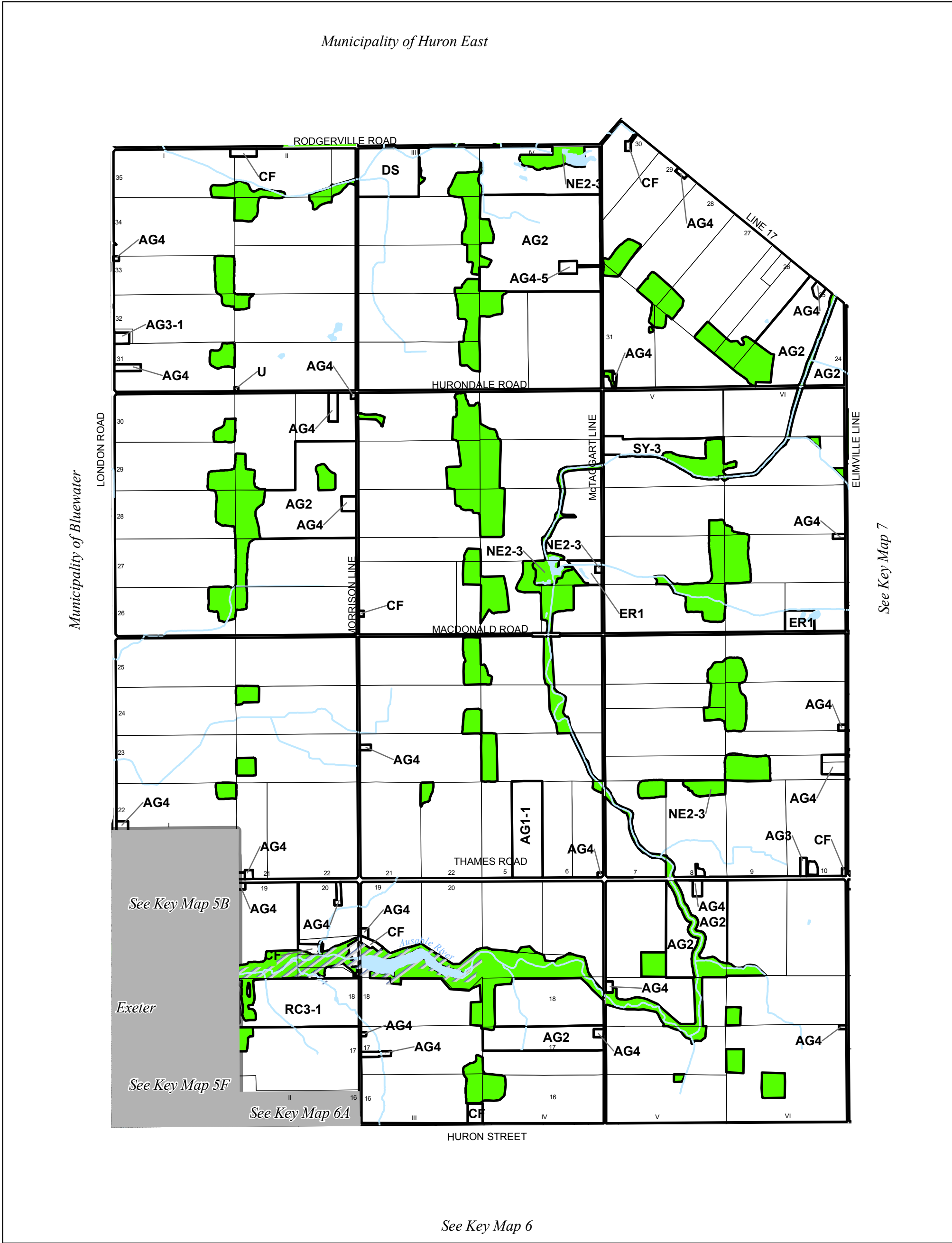
80

160

320

Meters

1 cm = 50 meters



Property Boundary

Watercourses

Waterbody

Floodplain

AG1 (Unless otherwise noted)

NE1 or NE2 - Special

NE2

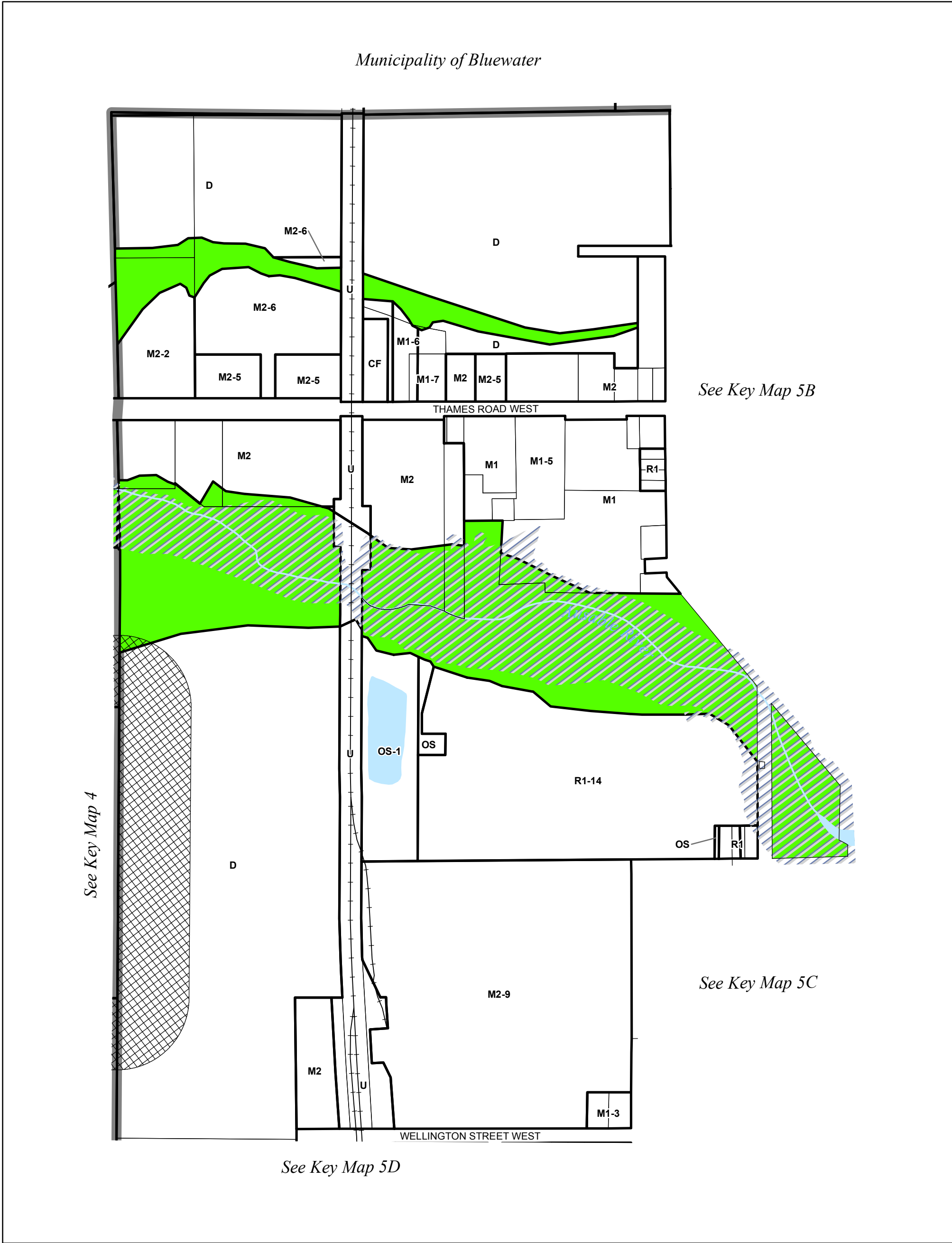
Settlement Boundary

N
W
S
E

0 470 940 1,880

Meters

1 cm = 300 meters



DS Zone Buffer

Property Boundary

Watercourses

Waterbody

Floodplain

AG1 (Unless otherwise noted)

NE1 or NE2 - Special

NE2

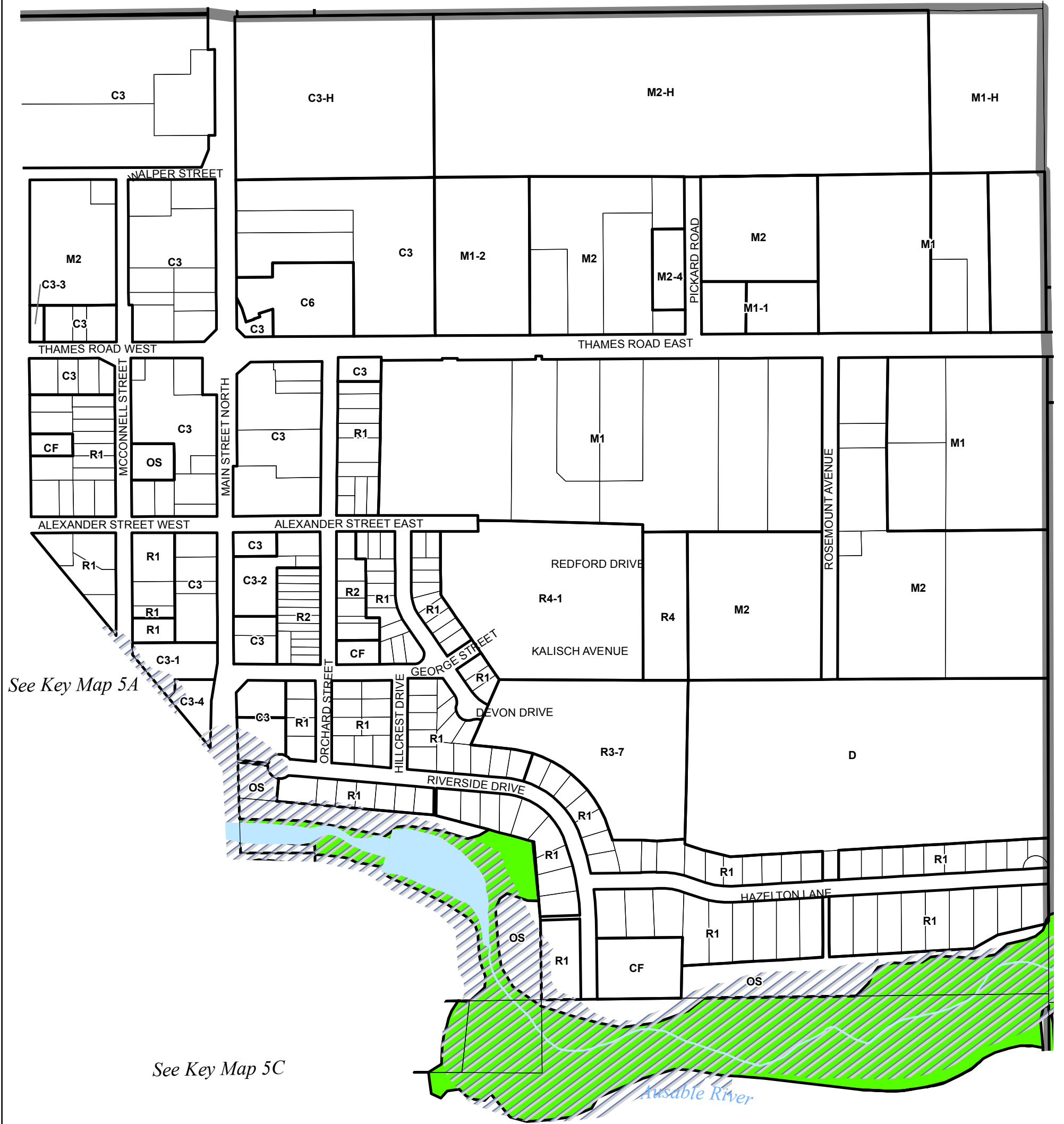
Settlement Boundary

080160320

Meters

1 cm = 50 meters

See Key Map 5



Property Boundary

Watercourses

Waterbody

Floodplain

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N

W

S

E

0

80

160

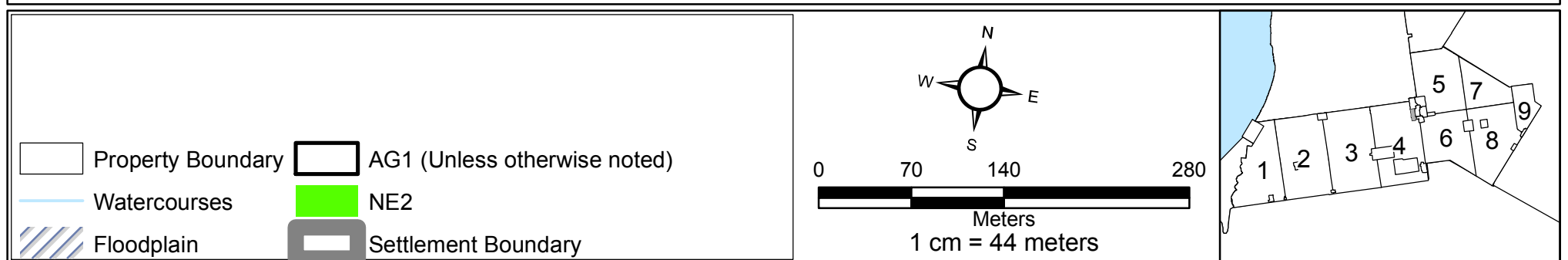
320

Meters

1 cm = 50 meters

See Key Map 5B

See Key Map 5F



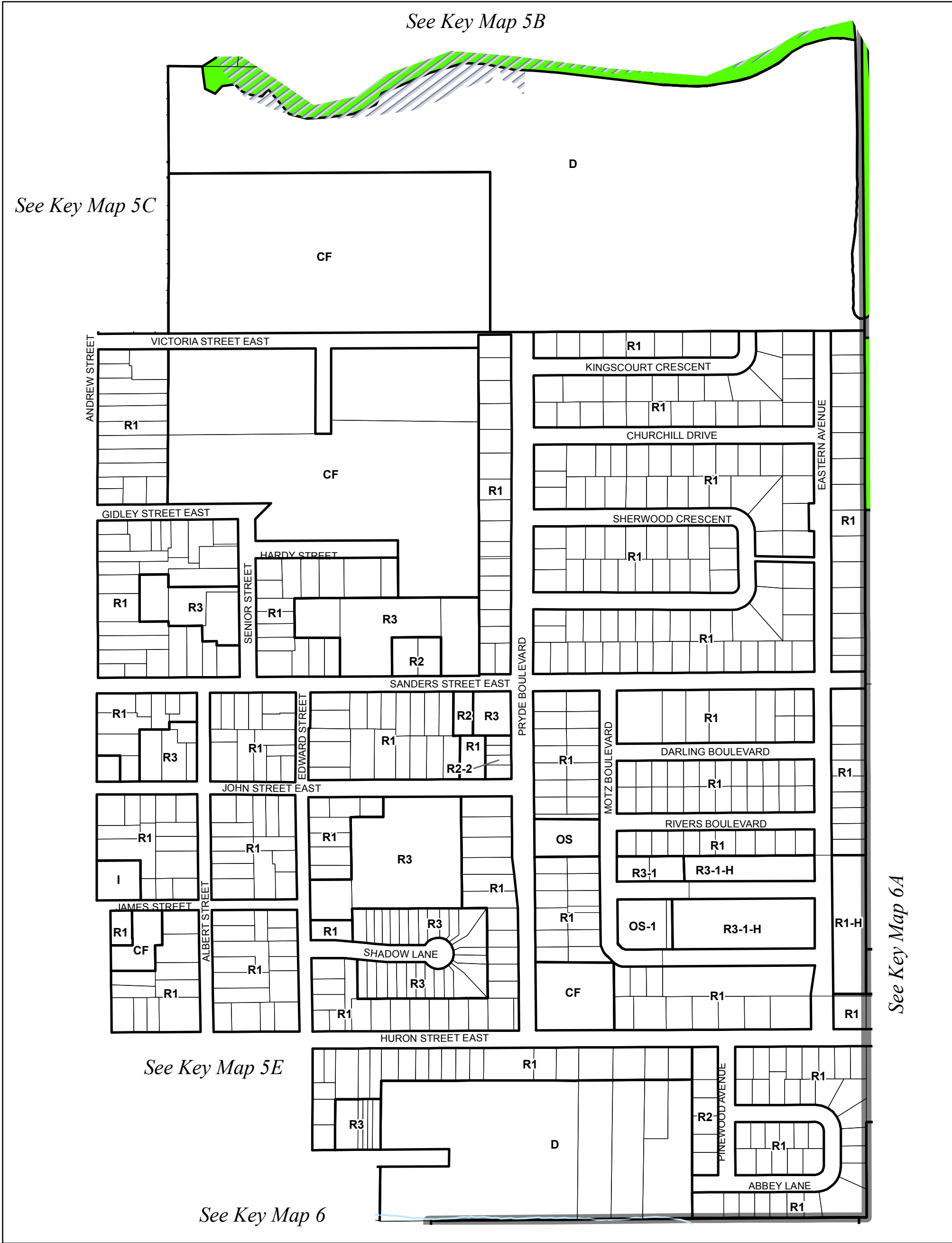
See Key Map 5C

See Key Map 5F



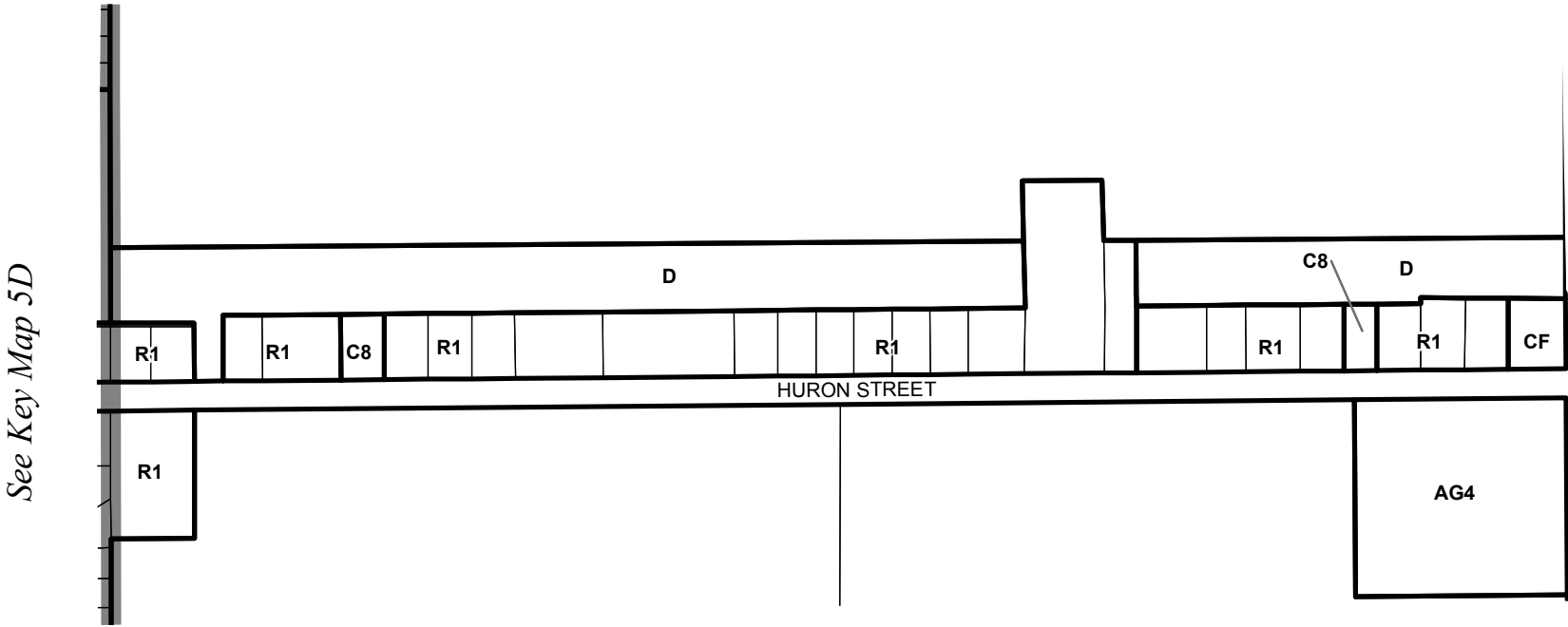
See Key Map 4

See Key Map 6

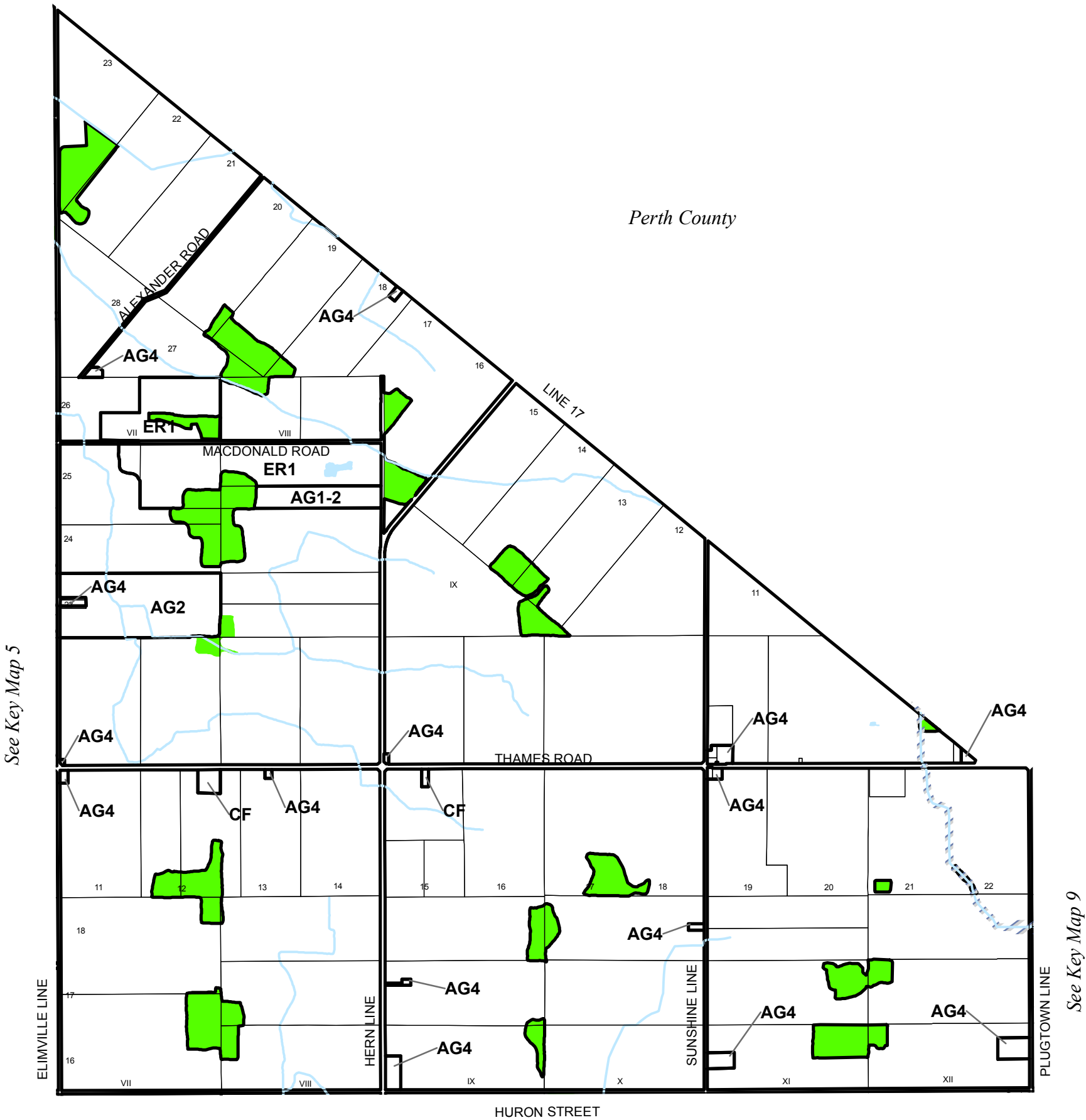




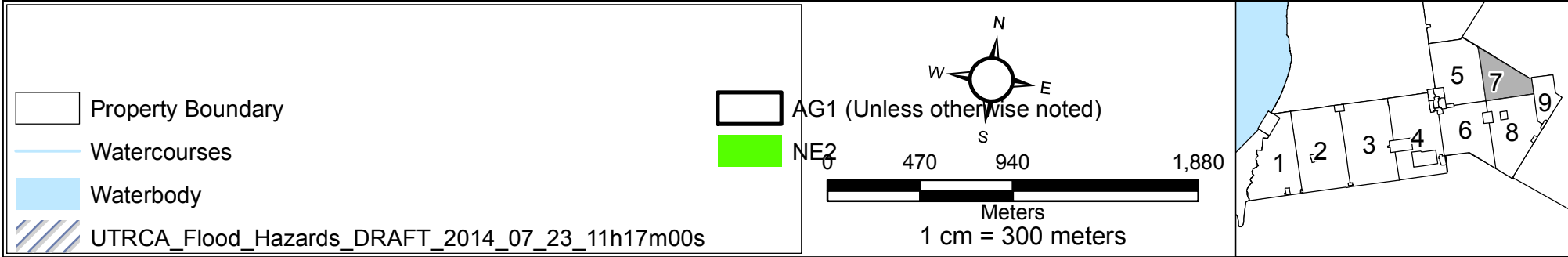
See Key Map 5

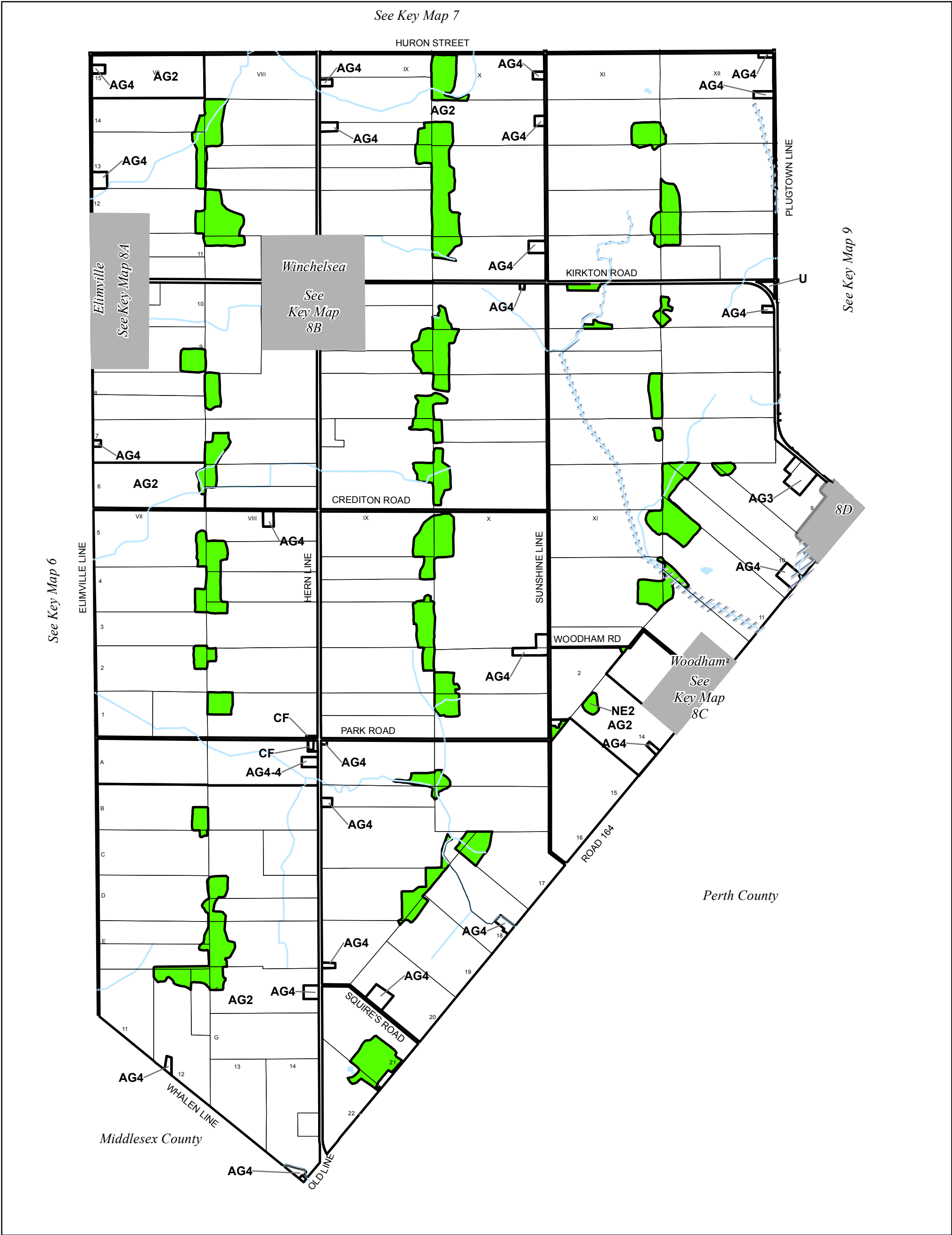


See Key Map 6



See Key Map 8





Property Boundary

Watercourses

Waterbody

UTRCA_Flood_Hazards_DRAFT_2014_07_23_11h17m00s

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N
W
E
S

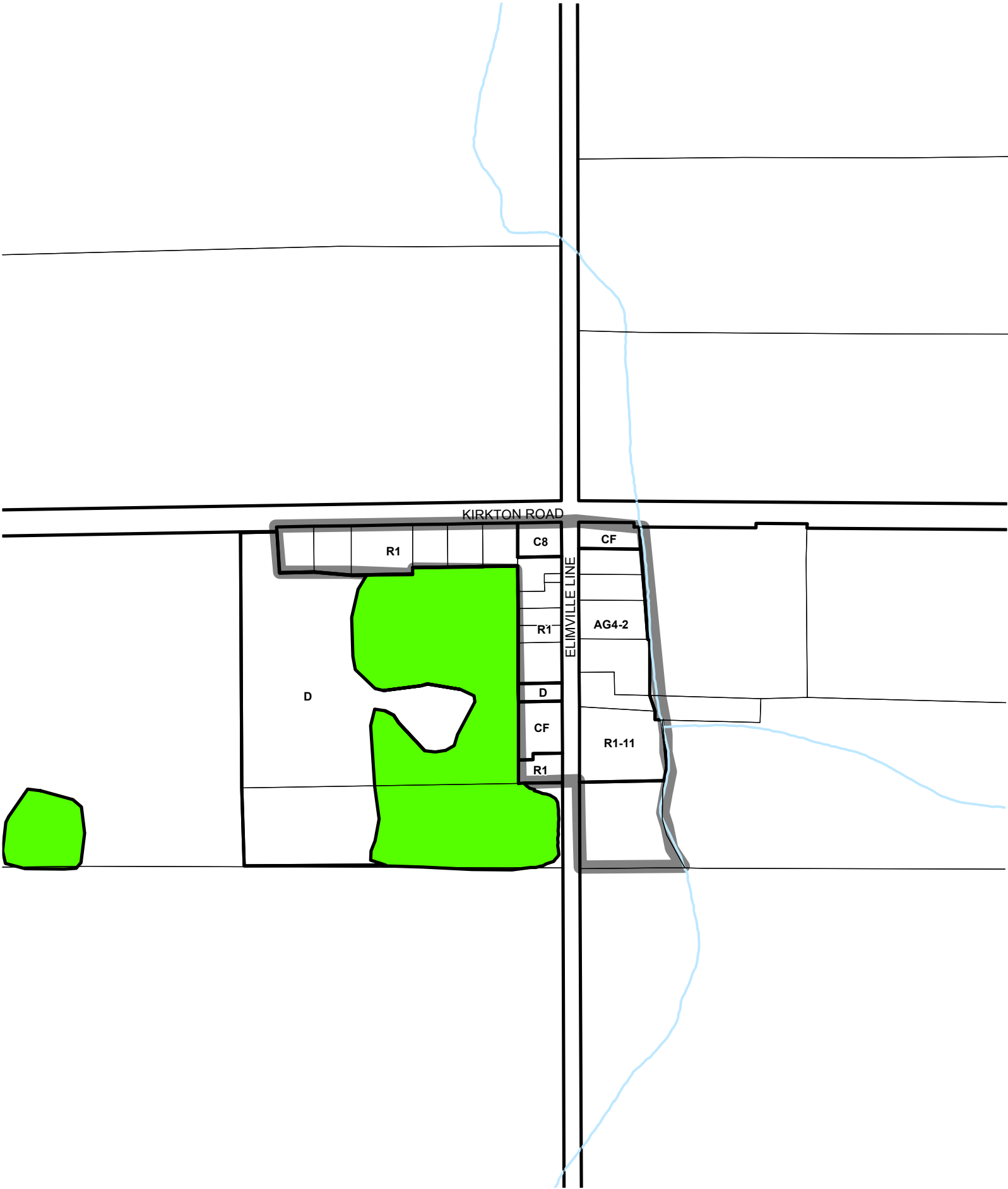
0 500 1,000 2,000

Meters

1 cm = 320 meters

See Key Map 6

See Key Map 8



See Key Map 6

See Key Map 8

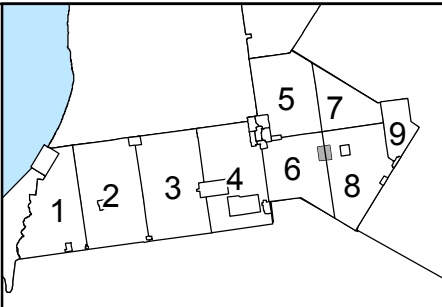
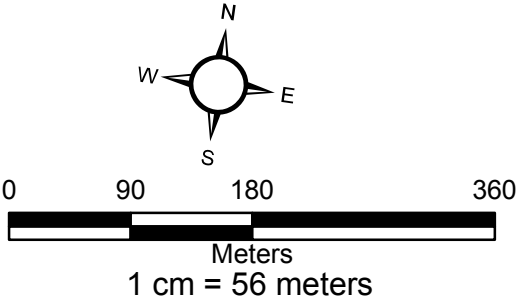
-  Property Boundary

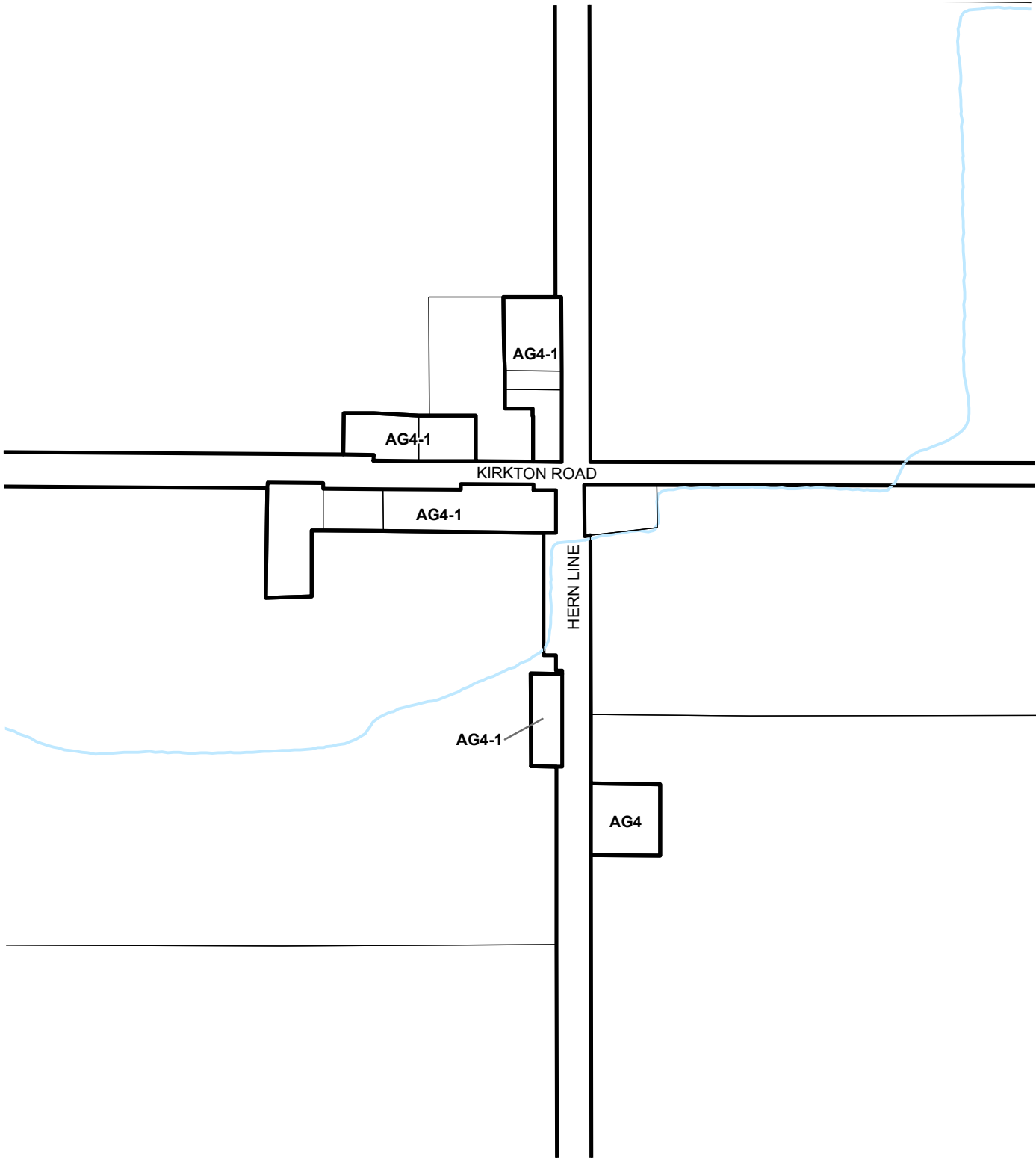
 Watercourses

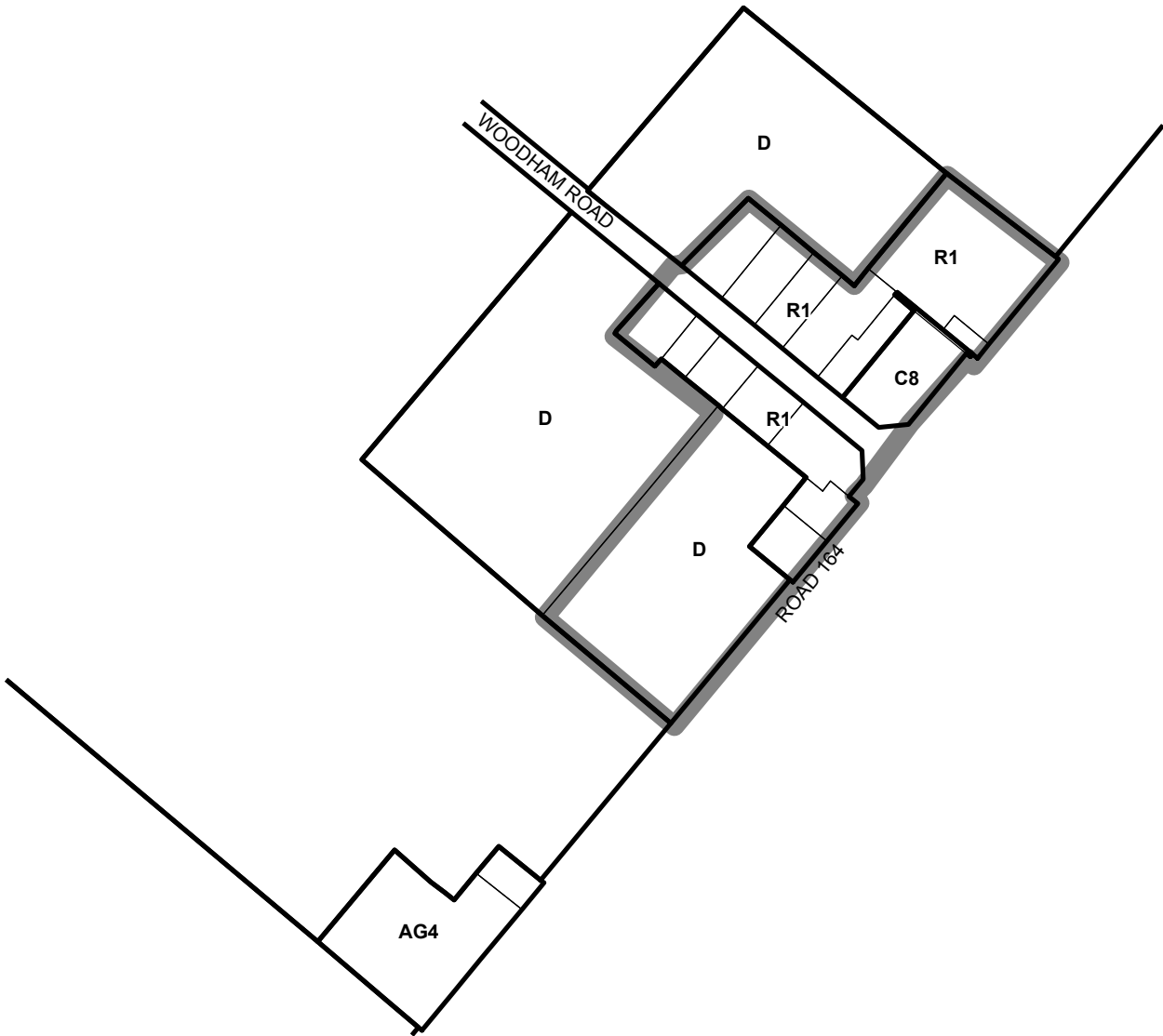
 AG1 (Unless otherwise noted)

 NE2

 Settlement Boundary



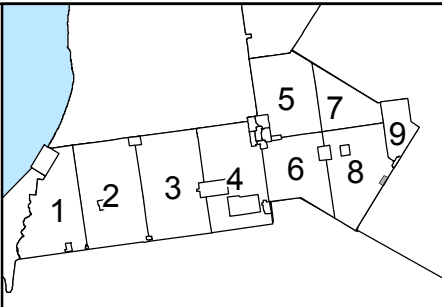
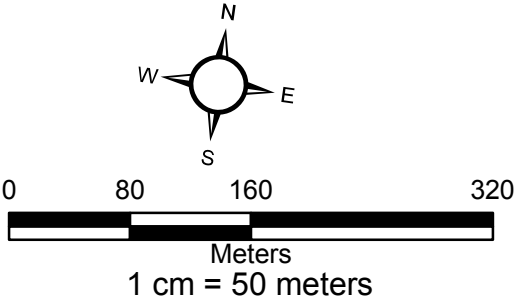




 Property Boundary

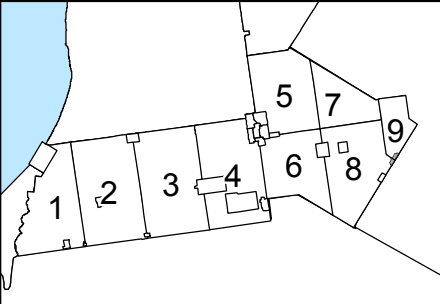
 AG1 (Unless otherwise noted)

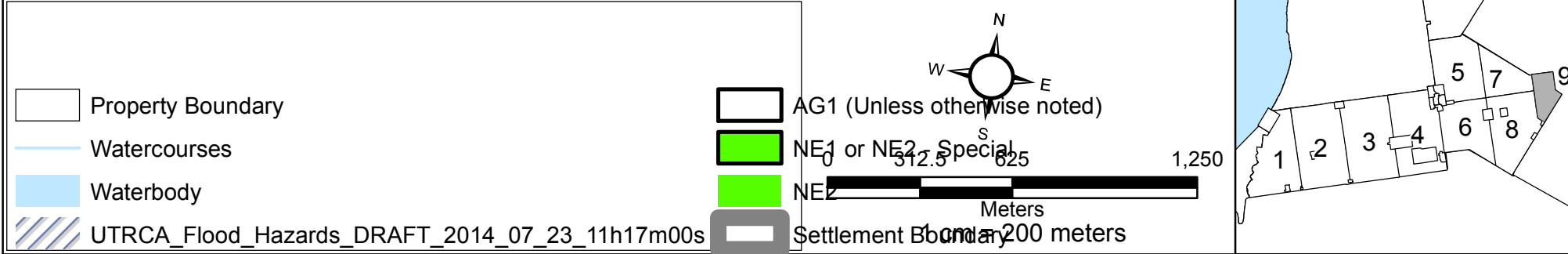
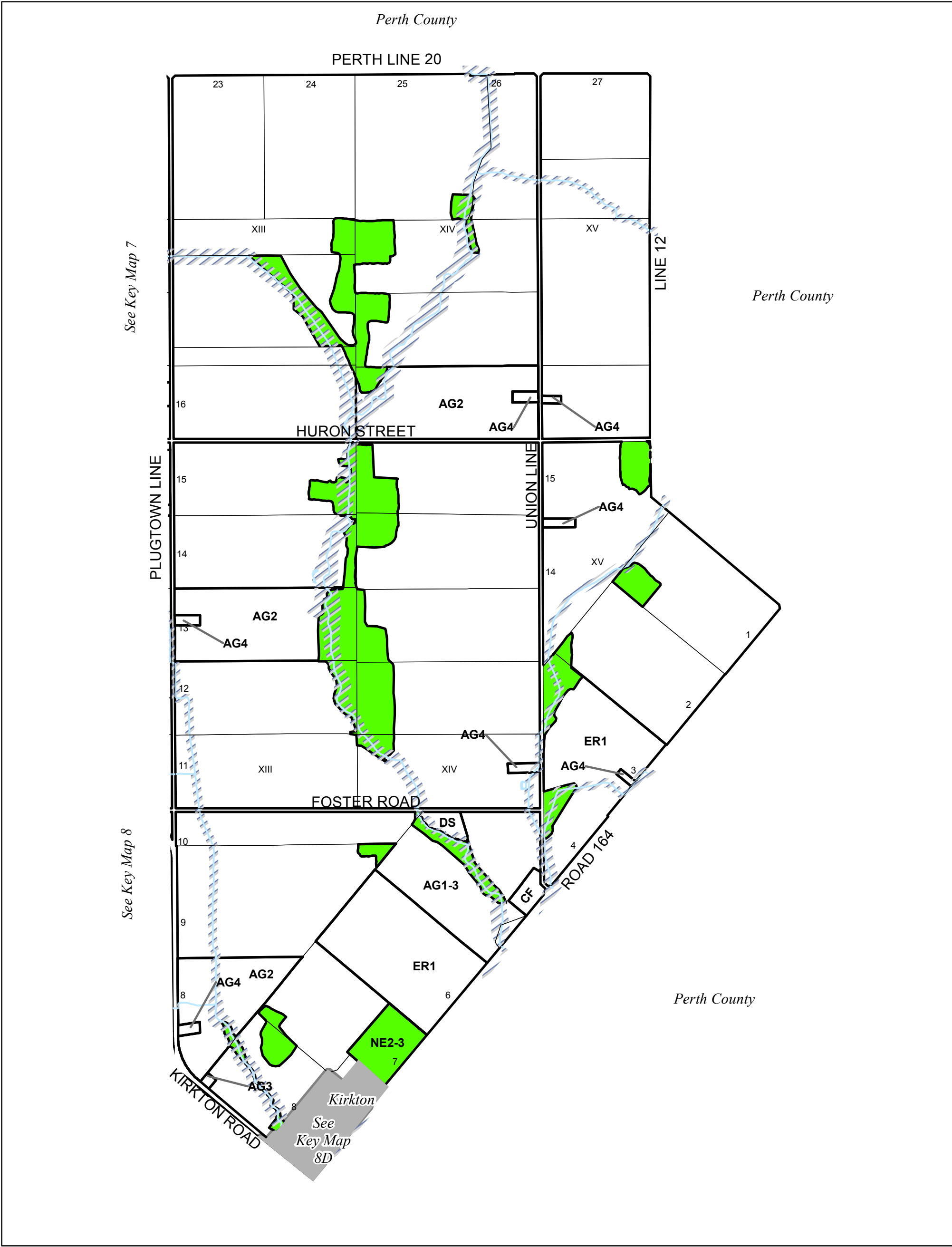
 Settlement Boundary



See Key Map 8

See Key Map 9







The Corporation of The Municipality of South Huron

By-Law # 70 -2018

Confirming By-Law

Being a by-law to adopt, confirm and ratify matters dealt with by the Council of the Corporation of the Municipality of South Huron.

Whereas Section 8 of the *Municipal Act, 2001*, as amended, provides that the powers of a Municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the Municipality's ability to respond to municipal issues; and

Whereas Section 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas the Council of The Corporation of the Municipality of South Huron deems it expedient to adopt, confirm and ratify matters dealt with at all meetings of Council;

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That the proceedings and actions taken by Council and municipal officers of the Corporation of the Municipality of South Huron at the July 16, 2018 Public Meeting and Regular Council Meeting in respect of each report, motion, recommendation, by-law and any other business conducted are, except where the prior approval of the Local Planning Appeal Tribunal or other authority is required by law, hereby adopted, ratified and confirmed and shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.
2. That the Mayor and Members of Council of the Corporation of the Municipality of South Huron are hereby authorized and directed to do all things necessary to give effect to the said actions of Council of the Corporation of the Municipality of South Huron or to obtain approvals where required.
3. That on behalf of The Corporation of the Municipality of South Huron, the Mayor, or the Presiding Officer of Council, and the Clerk or the Chief Administrative Officer, where instructed to do so, are hereby authorized and directed to execute all necessary documents and to affix thereto the Corporate Seal.
4. That this By-Law shall not be amendable or debatable.

Read a first and second time this 16th day of July, 2018

Read a third time and passed this 16th day of July, 2018

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk